



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 6, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 3/14/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#17-018 - 845 S. Bristol Ln. - SF/Teardown
- B. DC#17-019 - 919 N. Fernandez Ave. - SF/Teardown
- C. DC#17-022 - 948 N. Fernandez Ave. - SF/Teardown
- D. DC#17-026 - 828 N. Forrest Ave. - SF/Teardown
- E. DC#17-028 - 905 W. Maude Ave. - SF/Teardown
- F. DC#17-030 - 1111 W. Maude Ave. - SF/Teardown
- G. DC#17-025 - Mago Grill & Cantina - 115 W. Campbell St. - Sign Variation
- H. DC#17-036 - Heart's Place - 120-122 E. Boeger Pl - Commercial/Multi-Family

VII. OTHER BUSINESS

- A. 2017 Alan. F. Bombick Excellence in Design Award -

Preliminary Nomination Discussion

VIII. ADJOURNMENT

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



Item: Minutes - 3/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 3/14/17

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 14, 2017

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

Members Present: Ted Eckhardt, Chair
Kirsten Kingsley
Anthony Fasolo
John Fitzgerald

Members Absent: Jonathan Kubow

Also Present: Keith Ginnodo, Kingsley/Ginnodo Architects for *403 E. Eastman St.*
John Wozniak, David Weekly Homes for *1510 N. Ridge Ave.*
John Lohrmann, Lohrmann Construction for *1112 W. White Oak St.*
Craig & Heather Johnson, Owners of *1112 W. White Oak St.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 28, 2017

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF FEBRUARY 28, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#17-012 – 403 E. Eastman St.

Commissioner Kingsley recused herself from the review of the project.

Keith Ginnodo, representing *Kingsley/Ginnodo Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add two small additions and a new wrap-around front porch to an existing single-story house. The project requires zoning variations for building lot coverage and the exterior side setback, which has been scheduled with the Zoning Board of Appeals in April. The proposed front porch addition is a nice feature on this corner lot, and the decorative porch columns and new stone base are nicely designed. The concern with the design is the proposed intersecting gable roof form located above the existing roof. The petitioner explained that the new gable roof form is required to receive the new porch roof, but the massing and scale of the proposed roof is somewhat out of context with the existing home, and it should be evaluated by the Design Commission. Staff suggests either reducing the pitch of the proposed gables to match the pitch of the existing roof, or expanding the existing main hipped roof over the new front porch.

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

Mr. Ginnodo said that the porch is the biggest change being proposed, although it was kept within the confines of the footprint of the home in order to maintain its overall scale and shape. The porch roof is a lower pitch than the gabled version because they are trying to accommodate a decent size window to give a lot of interior space and a large volume ceiling on the inside. A lower pitch roof does not have what they are looking for from a design standpoint and extending the hip roofs will result in no admittance of light as well as cutting off a lot of the porch. He referred to the context elevation that shows how the scale, massing and shapes of the roof are in relationship to the neighbors and are in no way overpowering or much different than what is there. He also said that the material selection is very high quality and was carefully considered, and they feel these changes will be a nice addition for both the home and the community.

Commissioner Fasolo liked the design of the proposed addition and felt the porch was a nice feature. In looking at the context elevation, he felt that it fit in well with the adjacent homes. He asked if the new second-floor space would be usable and the petitioner explained that it will be a cathedral ceiling opened up to the first-floor. Commissioner Fasolo also liked the materials being proposed, and would not change anything about the proposed design.

Commissioner Fitzgerald liked the proposed design and felt it would fit into the neighborhood better than it does now. He liked the materials and colors and said the design was great.

Chair Eckhardt agreed with the comments made by the other commissioners and had no further comments.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 403 E. EASTMAN STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 3/13/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE

REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#17-014 – 1510 N. Ridge Ave.

John Wozniak, representing *David Weekly Homes*, was present on behalf of the project. He presented a color rendering of the new home being proposed and said that this is a similar floor plan to the 2 previous homes that he presented to the commission; however, the elevation has changed.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with a one car attached garage to allow construction of a new two story residence with an attached, two car garage. The proposed design does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one 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. Although the neighborhood is predominantly single story homes, it should be noted that there are a few other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

The front elevation is nicely designed with varying roof forms and a nice mix of materials, and the hipped main roof works well to reduce the height of the side walls and reduce the overall mass of the proposed new house. The single story porch/garage roof helps the design to fit in with the context of the single story neighborhood; however, Staff recommends lowering the garage/porch roof at least one foot to better relate to the scale of the adjacent houses. The exterior materials and colors are nicely coordinated, and the stone detailing on the front is wrapped down the sides to a good transition point. The board and batten siding on the front elevation is a very nice detail; however, it is recommended that it be continued on the second floor of the side and rear elevations for a more cohesive appearance. Staff recommends approval with the suggested revisions.

Mr. Wozniak addressed Staff comments. He said that although he preferred the design as proposed, he would consider lowering the garage roof somewhat since it would not affect the interior of the home. With a 10' first-floor ceiling height and an 8' second-floor ceiling height, he was unsure where the break would be if the board and batten siding was continued onto the side and rear elevations. He added that stone was included around the sides of the home and windows were added on the side elevation in the Study, based on comments received from the homes he previously presented to the commission.

Commissioner Kingsley felt the home was similar to other homes the petitioner has presented, and her first reaction is that the new home looks very tall in this neighborhood. She suggested lowering the main horizontal line of the first-floor, above the transom and above the garage door, a minimum of 1 or 2-feet, as well as lowering the height of the front porch and clipping the ceilings, all of which will help the new home better fit the neighborhood. She also suggested using less stone, perhaps not on the piers or not on the garage. She liked the colors.

Commissioner Fitzgerald agreed with all of the comments made by Commissioner Kingsley. He liked the windows in the garage door as shown in the rendering, which helps with the mass above the garage door, and he questioned the stone being proposed on the pillars; they seem very large and very wide compared to the scale of the door. He was also concerned about the large amount of concrete that will be visible from the street, since the porch will be concrete as well; therefore, he would require evergreens at the front porch. Mr. Wozniak showed a rendering of a home he previously presented and built that has much of the same concrete and stone and front door as the home being reviewed tonight. Commissioner Fitzgerald reiterated his concern that the pillars look too heavy.

Commissioner Fasolo liked the home and he agreed with the comments made by the other commissioners and Staff. He felt the pillars were scaled appropriately, and he pointed out that the material list indicated shutters, although there are no shutters being proposed for this home, and Mr. Wozniak agreed. Commissioner Fasolo agreed with Staff's suggestion to continue the board and batten siding from the front elevation onto the second-floor

of the side and rear elevations. He definitely wanted to see the roof above the garage lowered; he felt it was completely out of scale with the adjacent homes.

Chair Eckhardt concurred with the comments made by the other commissioners, and asked if there was a hardship in lowering the fascia of the roof over the garage. Mr. Wozniak saw no issues with lowering the roof above the garage, which was currently done in proportion to the stoop and the transom window. Chair Eckhardt also felt the board and batten was a nice feature that should continue around the sides and rear of the home. He felt the columns were appropriately scaled as proposed and he encouraged the brackets as shown.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1510 N. RIDGE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 2/15/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CONTINUE THE BOARD AND BATTEN SIDING FROM THE FRONT ELEVATION ON TO THE SIDE AND REAR ELEVATIONS.
2. A REQUIREMENT TO LOWER THE GARAGE ROOF A MINIMUM OF 1-FOOT, OR 2-FEET IF POSSIBLE.
3. A REQUIREMENT THAT EVERGREEN PLANTINGS BE ADDED IN FRONT OF THE CONCRETE FRONT 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 RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald clarified that the rendering shows windows in the garage door while the drawing does not, and he wanted it to be a requirement that the garage door have windows.

A MOTION WAS MADE BY COMMISSIONER FASOLO TO AMEND THE MOTION AS FOLLOWS:

6. A REQUIREMENT THAT THE GARAGE DOORS HAVE WINDOWS AS SHOWN IN THE COLOR RENDERING SUBMITTED.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Commissioner Kingsley wanted the motion to include language about lowering the porch and the roof of the Study/Den because these elements raise the first-floor or pedestrian level height of the home, which she felt needed to come down, as well as language about the large amount of stone along with the fact that the home is tall, making it imposing. Chair Eckhardt was concerned that when these changes are made to the front elevation it may affect some of the pleasant relationships that currently exist with the stepping, and Commissioner Fasolo agreed. Commissioner Kingsley wanted her comments to be a requirement. Chair Eckhardt suggested Staff review the revisions to be made to the front elevation. Mr. Hautzinger pointed out that there appeared to be a line missing in the drawing, making it read like one roof plane, although there are 2 different materials; however, the rendering

seems to clarify this. Chair Eckhardt suggested amending the motion to include Commissioner Kingsley's comments. Commissioner Fitzgerald liked the height of roof in the Study, which appeared playful with the rest of the home. Mr. Hautzinger suggested adding an amendment to adjust the height of the porch roof accordingly, to be reviewed by Staff. Commissioner Kingsley said that the columns need to be adjusted as well.

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

2. A RECOMMENDATION TO LOWER THE PORCH ROOF AND PROPORTIONATELY LOWER THE COLUMNS ALONG WITH IT, TO BE REVIEWED BY STAFF.
7. A RECOMMENDATION TO LOOK AT LOWERING THE ROOF ABOVE THE STUDY ON THE LEFT SIDE ELEVATION, TO BE REVIEWED BY STAFF.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Mr. Hautzinger asked for clarification on the location of the board and batten siding to be continued on the side and rear elevations. Commissioner Fasolo clarified that the board and batten siding should continue on the second-floor only of the side and rear elevations, separated by a horizontal band around all 3 sides of the home.

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#17-015 – 1112 W. White Oak St.

John Lohrmann, representing *Lohrmann Construction*, and Craig & Heather Johnson, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second floor addition to an existing split-level home. The project complies with all of the R-3 zoning requirements. The proposed second floor addition is a simple rectangular form above the existing living room and kitchen area. However, the massing of the addition is poorly integrated with the existing house. Staff recommends that the window spacing on the front elevation be revised for a more balanced appearance, and that the new second floor eave be lowered to align with the existing roof. Staff provided a sketch in the Staff report that illustrates how this could look. It is recommended that the rear elevation be modified similarly. Staff recommended approval with the proposed revisions required.

Chair Eckhardt noted that there was nobody in the audience other than the petitioner at this time.

Mr. Lohrmann said that he looked at different options for the roofline, such as a hip roof; however, it did not fit with the existing style of the home. The windows could be adjusted if necessary, and the roof eave could be lowered, although the most it could be lowered is approximately 1-foot, which would not get the eave lines to line up.

Chair Eckhardt pointed out that the second-floor, front elevation has 2 windows proposed in the Office and 1 window in a closet, and he felt there was some flexibility in the layout with the windows.

Commissioner Fasolo felt the addition fit in well with the existing context of the home; however, he wanted to see the windows re-distributed, especially with the flexibility of the closet and the office. He liked the sketch prepared by Staff which was a successful way to equalize the windows and get the rooflines more coordinated. He suggested similar window distribution, sizing and alignment to Staff's sketch, and a requirement that the rooflines be studied to be similar to the Staff's sketch.

Commissioner Kingsley agreed with the previous comments and questioned the inconsistency of the elevations submitted. Mr. Hautzinger pointed out that the side elevations 2 and 4 do not appear to be coordinated with the front and back elevations, which appear to be accurate. Commissioner Kingsley agreed with Staff's suggestion to lower the roof eave of the proposed addition to align with the existing roof on the front and rear elevations, and that the proportions of the windows are more in line. She also suggested improving the transition of how the second-floor meets the first-floor, either adding trim at the bottom, or a bracket, or something to visually help hold it up. Mr. Lohrmann clarified that there is an 8-inch trim board across the bottom of the addition.

Commissioner Fitzgerald was okay with the rooflines as proposed, and he agreed that somehow the windows need to have some balance with the rest of the home. He strongly agreed that there needs to be some kind of trim where the siding meets the brick, perhaps 12 to 14-inches, which he felt would help a great deal.

Chair Eckhardt asked for clarification of the colors being proposed. Mr. Lohrmann replied that the LP siding would be a medium grey color and the trim would be white. Chair Eckhardt asked the petitioner for his response to the suggestions on the 3 windows on the front of the addition. Mr. Lohrmann was not opposed to Staff's drawing that brought the second-floor windows together, although it would take up more space in the closet, and he suggested 2 second-floor windows above the 2 far right windows below and 2 windows above the 2 far left windows below. Chair Eckhardt did not want to require the petitioner to revise the roofline as shown in Staff's sketch, although he did like the suggested design.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1112 W. WHITE OAK STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 2/17/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD TRIM, A MINIMUM OF 12-INCHES WIDE, ON THE SOUTH ELEVATION WHERE THE BRICK MEETS THE SIDING ON THE ADDITION.
2. A REQUIREMENT TO CHANGE THE WINDOW DESIGN ON THE SOUTH ELEVATION OF THE ADDITION, TO BE REVIEWED AND APPROVED BY STAFF.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley wanted the motion to include language about lowering the second-floor eave line as suggested by Staff. Commissioner Fitzgerald said that although he agreed with the sketch drawn by Staff, he also felt that it would affect the inside of the rooms, especially the closet. After fixing the balance of the windows and shortening the area above the bay window, he felt the home would look great. He wanted the motion to remain, with a recommendation to look at changing the roofline similar to Staff's sketch.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. A RECOMMENDATION TO STUDY THE SECOND-FLOOR EAVE LINE AND CONSIDERING LOWERING THE ROOF EAVE OF THE ADDITION, SIMILAR TO THE SKETCH DRAWN BY STAFF.

COMMISSIONER FASOLO SECONDED THE MOTION.

Chair Eckhardt clarified for the petitioner the difference between a requirement and a recommendation.

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

ITEM 4. GENERAL MEETING

Commissioner Kingsley wanted to have a discussion about the current Design Guidelines and how they compare to the National Standards for adding onto buildings and historic preservation; she felt that a better job could be done with some of the elements in the current Design Guidelines. She felt this was a healthy thing for the commission to do since the guidelines are at least 10 years old and she suggested the guidelines be re-evaluated every 5 years. Chair Eckhardt asked Staff to place this item on a future agenda so the commissioners could provide their comments on any possible changes. Commissioner Kingsley explained that these National Standards are the Secretary of Interior Standards for Historic Preservation, and she would provide Staff with a link.

Commissioner Kingsley also stated her concerns about the location of public hearing signs for single-family projects that in some cases are being placed directly on the home or garage, which is not the intent and are difficult to see from the street. She asked that the guidelines for these signs be better defined.

Commissioner Kingsley also wanted to be sure that all petitioners are required to submit the same documents for a Design Commission application to be complete, before a project can move forward for review. She pointed out that the last project did not include a scaled context elevation or complete photos of the surrounding properties. Without this information, it is difficult for both Staff and the commissioners to review a project. She also questioned why construction documents are being accepted as part of a Design Commission application, since these documents represent every detail already worked out, which is a hardship for the petitioner if they are asked to make changes. Mr. Hautzinger acknowledged that construction documents are often submitted at the time of the design commission application, and although this level of detail is not required, Staff interprets this is the petitioner proceeding ahead at their own risk, and the commissioners should not let construction document level plans prevent them from requiring design revisions that they feel are necessary. The commissioners agreed that construction drawings did not matter to them if they felt a design change was necessary. Chair Eckhardt commented that he is bothered by the free-hand drawings that the commissioners sometime see, and he liked to see 3-dimensional drawings and models provided, which need to be developed far along in order to determine whether or not a design works. There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#17-018 - 845 S. Bristol Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 845 S. Bristol Lane. This recommendation is subject to compliance with the architectural plans dated and received 2/23/17, and the following:

1. Provide landscaping along the edge of the driveway to soften the view of the garage from the adjacent property.
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

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Massarelli Residence
Project Address: 845 S. Bristol Lane
Prepared By: Steve Hautzinger

Date Prepared: March 21, 2017

PETITION INFORMATION:

DC Number: 17-018
Petitioner Name: Anthony Massarelli
Petitioner Address: 845 S. Bristol Lane
Arlington Heights, IL 60005
Meeting Date: April 6, 2017

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 and attached two car garage to allow construction of a new two story residence with an attached four car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of approximately 34,680 square feet and the proposed residence will have approximately 8,453 square feet. This project received approval from the Zoning Board of Appeals on March 13, 2017 to allow an exterior side setback of 15.7 feet where 36.3 feet is required. The proposed building height is approximately 25'-4", which exceeds the maximum 25' and will need to be adjusted. The driveway width is 23 feet, which exceeds the maximum 22 feet, and it is in conflict with an existing parkway tree which will need to be resolved. Otherwise, the proposed design complies with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 47.9 feet Side: 18.1 feet Exterior Side: 36.3 feet Rear: 30 feet	Front: 47.9 feet Side: 26 feet Exterior Side: 15.7 feet (variation approved) Rear: 88.7 feet
Building Height	25 feet to the midpoint	25.3 feet to the midpoint
FAR	10,404 SF	8,453 SF
Building Lot Coverage	10,404 SF	6,269 SF
Impervious Surface Coverage Total	17,340 SF	10,051 SF

This neighborhood originally consisted of primarily single story homes with attached garages, but there have been numerous teardowns previously approved throughout the neighborhood that are mostly larger two-story homes. Typical lots in this neighborhood are 100' wide x 200' deep, and 20,000 sf. The subject property is a larger corner lot with a 200' wide frontage facing Bristol Lane, although the lot tapers in width towards the rear.

The proposed house design has an overall width of approximately 117 feet facing Bristol Lane. For comparison, the widest possible house on a typical 100 foot wide lot would be 80 feet, so the proposed design is roughly 37 feet wider. The scale of the proposed house is the primary reason for the project appearing before the Design Commission.

Overall, the proposed design is very nicely done in a symmetrical, center entry, traditional style that will fit in very well with numerous other newer homes that are adjacent to this property. The proposed exterior materials and colors are a very nice classic combination of red brick, limestone base, white windows, white trim, and black shutters, and the design includes the same level of detailing on all sides of the house. The proposed four car garage is arranged in a side loaded configuration which works well on large lots to turn the garage face away from the street. There is abundant space (approximately 46 feet) between the face of the garage and the adjacent house, but it is recommended that landscaping be provided along the edge of the driveway to soften the view of the garage form the adjacent property.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 845 S. Bristol Lane. This recommendation is subject to compliance with the architectural plans dated and received 2/23/17, and the following:

1. Provide landscaping along the edge of the driveway to soften the view of the garage from the adjacent property.
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.

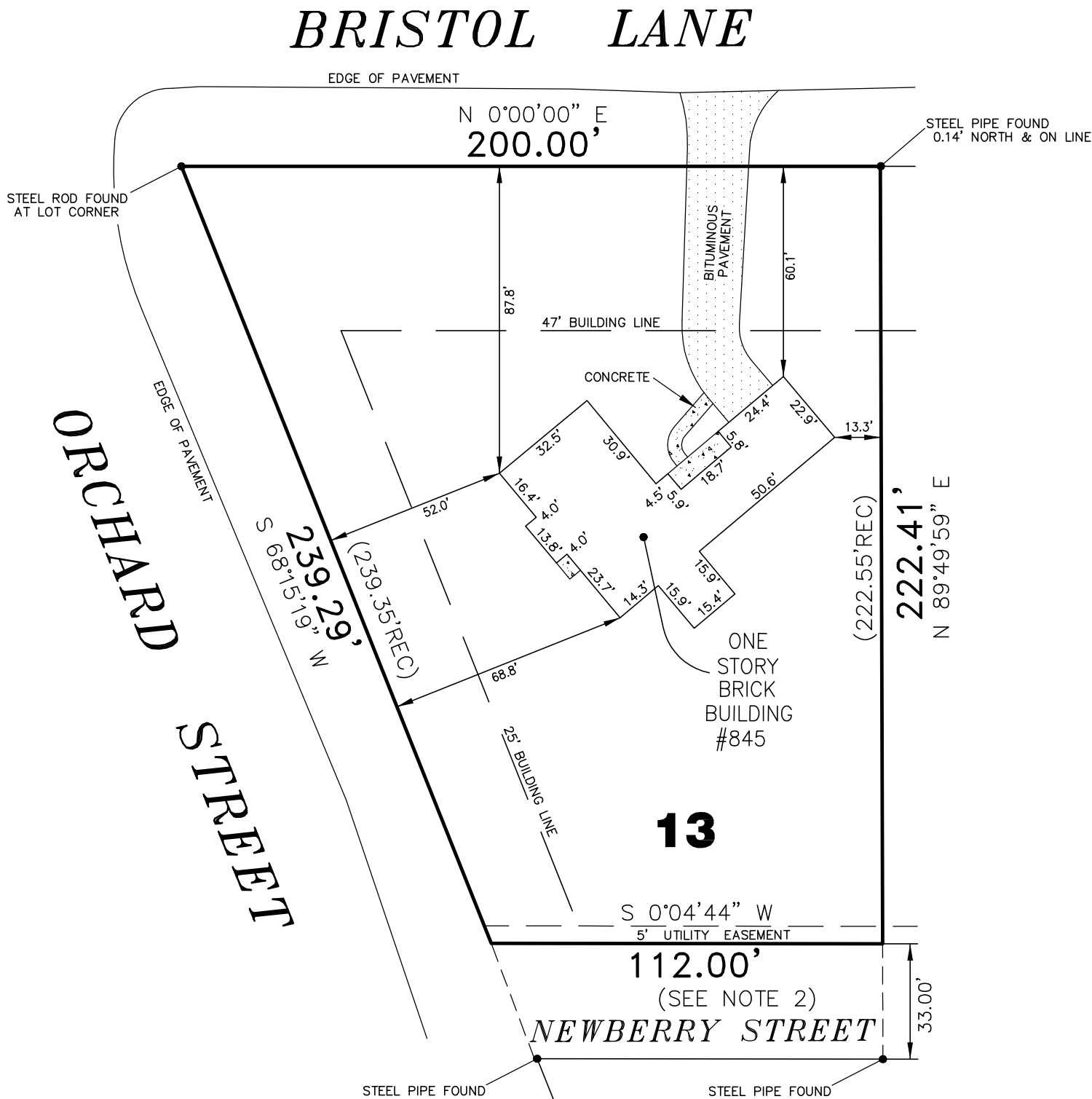
March 21, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-018

PLAT OF SURVEY

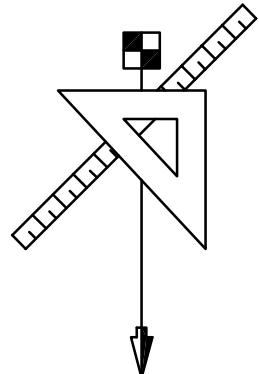
LOT 13 IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 685.4 FEET THEREOF; ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER, LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPT THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, CALLED STATE ROAD, AND SOUTH OF THE NORTH 685.4 FEET THEREOF), IN COOK COUNTY, ILLINOIS.



NOTES:

- SUBJECT PROPERTY AREA: 34,680 SQ FT MORE OR LESS.
- LEGAL DESCRIPTION IN EXHIBIT A OF TITLE COMMITMENT NO. 2016-03416-PT DATED JULY 27, 2016 DOES NOT INCLUDE ANY PORTION OF WHAT APPEARS TO BE A VACATED NEWBERRY STREET PER DOCUMENT 14112122. ITEM 14 OF SCHEDULE B IN SAID TITLE COMMITMENT FURTHER STATES "NOTHING CONTAINED IN THE COMMITMENT POLICY SHOULD BE CONSTRUED AS INSURING ANY PART OF THE STREET\ALLEY PURPORTEDLY VACATED BY THE ORDINANCE RECORDED JULY 30, 1947 AS DOCUMENT 14112122." SUBSEQUENTLY, NO PART PART OF THE POSSIBLE VACATED STREET IS INCLUDED WITHIN SURVEY SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- PROPERTY SUBJECT TO DOCUMENT 12826281. SEE DOCUMENT FOR PARTICULARS. COPY RECEIVED WAS NOT LEGIBLE. SEE DOCUMENT FOR PARTICULARS.

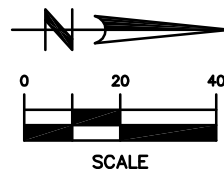
PREPARED FOR: KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC.



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 08/25/16

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

DATED: 08/26/16

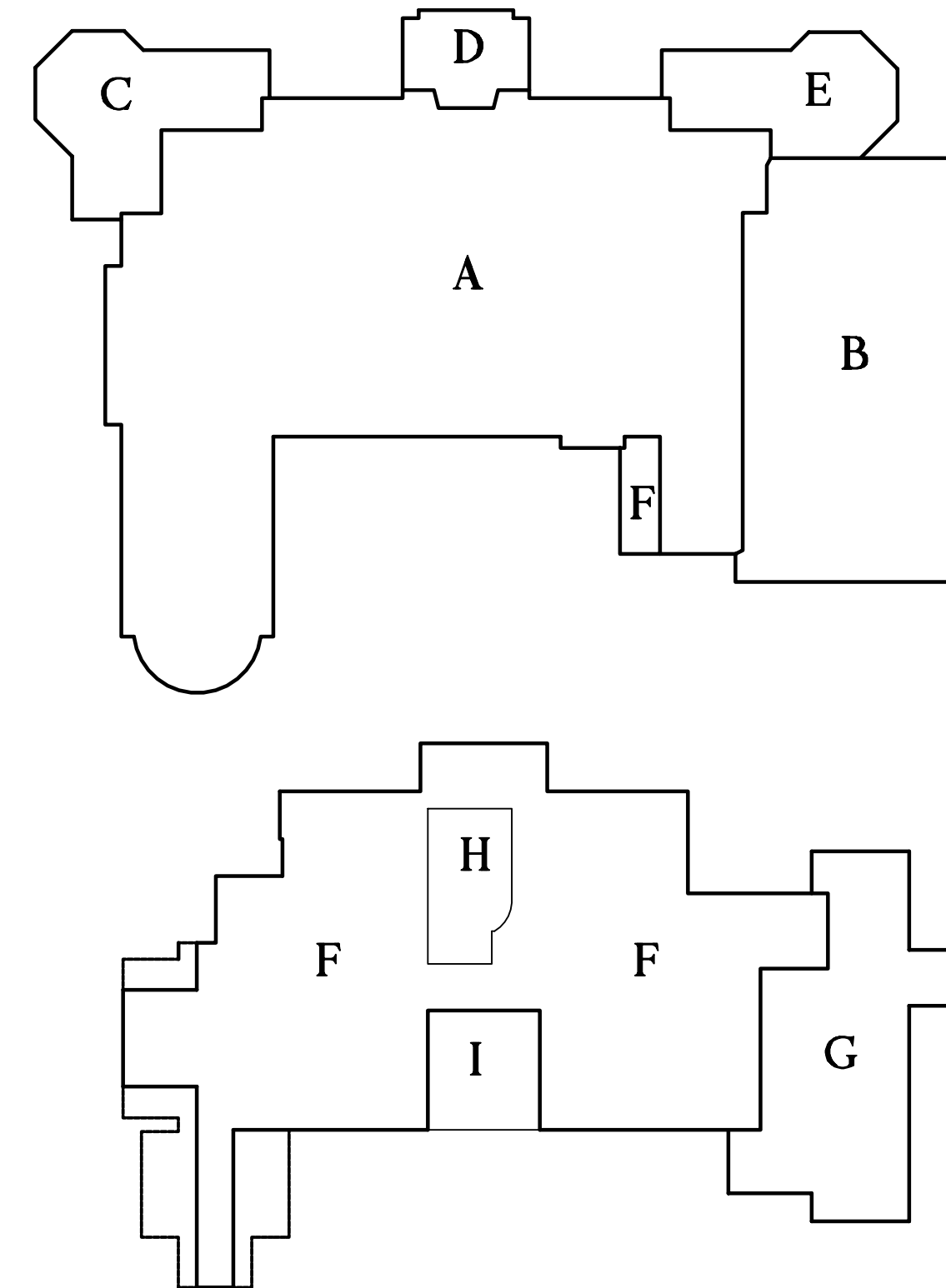
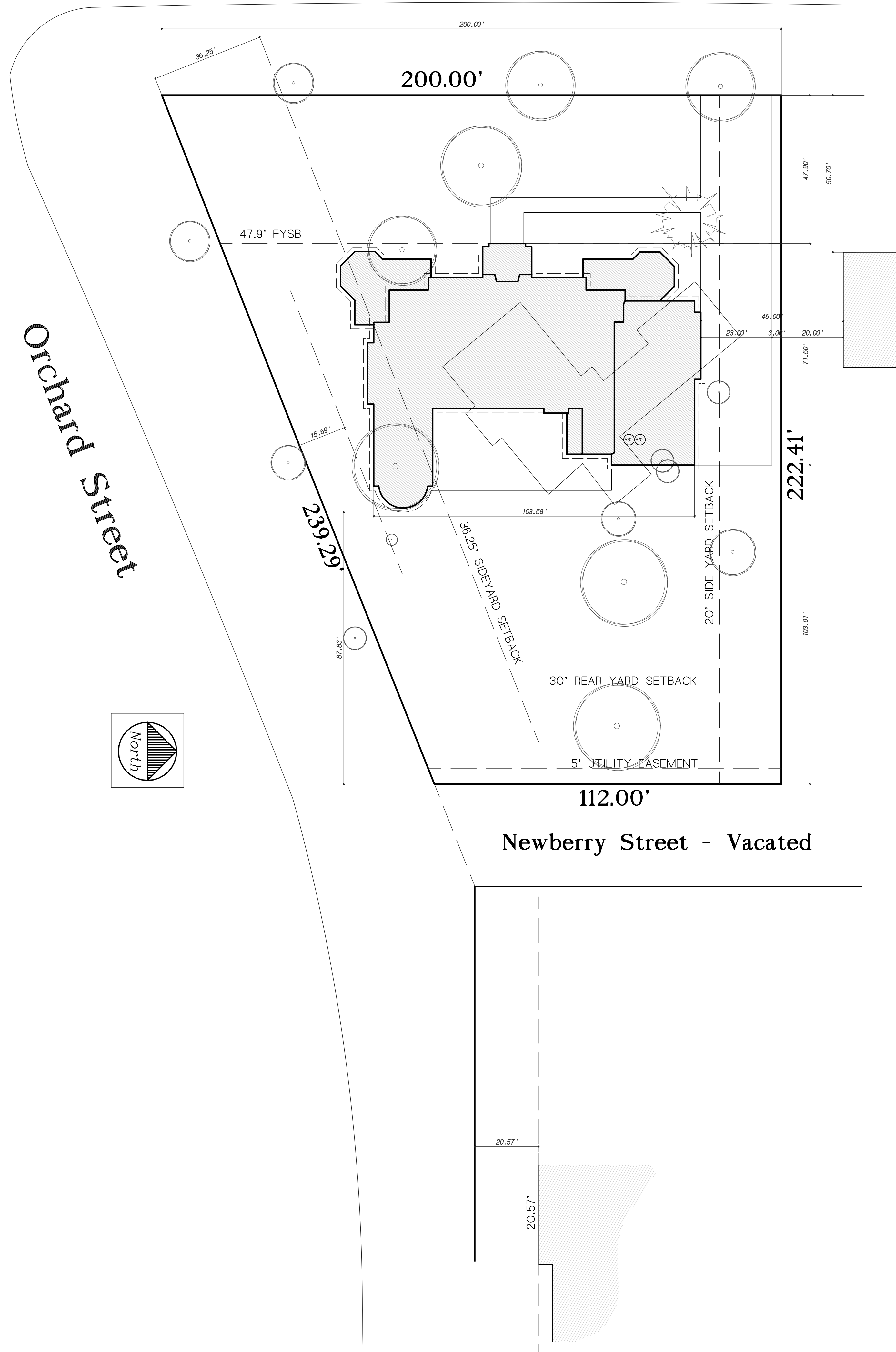
[Signature]

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY No. 16-08-048-R

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

Bristol Lane



A = 3922 sf
B = 1400-400 = 1000 sf
C = 433
D = 171
E = 352
F = 73

F = 3110-191-209 = 2710 sf
G = 821
H = 191
I = 209

Zoning Summary 845 Bristol Lane Arlington Heights

Zoning R-E (One-Family Dwelling District)
Yards: Side 10% Lot Width
 Front 47'-0" (47.9' Average of Block)
 Rear 30'-0"

Lot Area: 34,696 Sq.Ft.
F.A.R. $3,062 + [(34,696 - 8,750) \times 0.26] = 9,808$ Sq.Ft.

First Floor Living Space	3922.0 s.f.
Covered Front Porch	956.0
Covered Rear Porch	73.0
Garage	400.0 (1400-1000 = 400)
	5951.0 s.f. Coverage

Second Floor Living Space 2710.0 s.f.

Total Living Space	1st Floor	3922.0 s.f.
	2nd Floor	2710.0
		6632.0 s.f. Total Living Space

$$\text{Allowable Coverage @ 30\%} = 34,696 \times .30 = 10,491.0 \text{ Sq.Ft.}$$

Coverage: First Floor = 5322.0 Sq.Ft.
Driveway = 2525.0 Sq.Ft.
Patio = 1200.0 Sq.Ft. (2644.0 max)
9,047 Sq.Ft.

[illegible]

TO CERTIFY THAT THESE DRAWINGS
WERE PREPARED UNDER MY DIRECT
VISION, AND TO THE BEST OF MY
KNOWLEDGE, ARE IN COMPLIANCE WITH THE
CODES AND ORDINANCES OF THE STATE OF
MISSISSIPPI.

EXPIRES:

BER 30, 2016

MASSARELLI RESIDENCE

845 S. Bristol Lane
Arlington Heights - Illinois

STARTED: 02/23/2017	DRAWN BY: WJRock
NO: XXXXXX	PLOT DATE:

NO:



611 Orchard



607 Orchard



525 Orchard

Three House Across Orchard



819 Bristol



835 Bristol



841 Bristol

Three Houses to Left



845 Bristol

845 Bristol (Subject)



898 Bristol



846 Bristol



832 Bristol

Three Houses Across Bristol



714 ENTERPRISE DRIVE
SUITE 100
OAK BROOK - ILLINOIS - 60523
PH: 630.472.1000 F: 630.472.1002
INFO@GEA-ARCHITECTS.COM
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 184-003293

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[illegible]

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CODES AND ORDINANCES OF THE STATE OF

LICENSE EXPRES

NOVEMBER 30, 2012

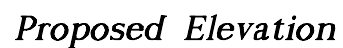
PROPOSED:

PROPOSED:
MASSARELLI RESIDENCE

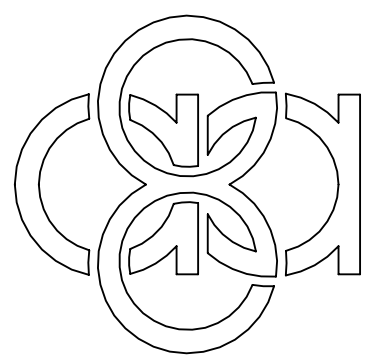
845 S. Bristol Lane
Arlington Heights - Illinois

DATE STARTED: 02/17/2017	DRAWN BY: WJRock
JOB NO:	PLOT DATE:

SHEET NO:







gea architects, ltd.

714 ENTERPRISE DRIVE
SUITE 100
OAK BROOK - ILLINOIS - 60523
PH: 630.472.1000 F: 630.472.1002
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CONTRACTOR IS RESPONSIBLE FOR DESIGN AND
INSTALLATION OF PROPERLY SIZED AND ENGINEERED
SYSTEMS. CONTRACTOR TO SUBMIT SHOP DRAWINGS
TO ARCHITECT FOR APPROVAL ON CONFORMITY TO
ARCHITECTURAL DESIGN INTENT PRIOR TO
INSTALLATION.

DATE	DRAWING ISSUE
------	---------------

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ILLINOIS.

LICENSE EXPIRES:

NOVEMBER 30, 2016

PROPOSED:
MASSARELLI RESIDENCE

845 S. Bristol Lane
Arlington Heights - Illinois

DATE STARTED: 02/16/2017	DRAWN BY: WJRock
-----------------------------	---------------------

JOB NO: XXXXX	PLOT DATE:
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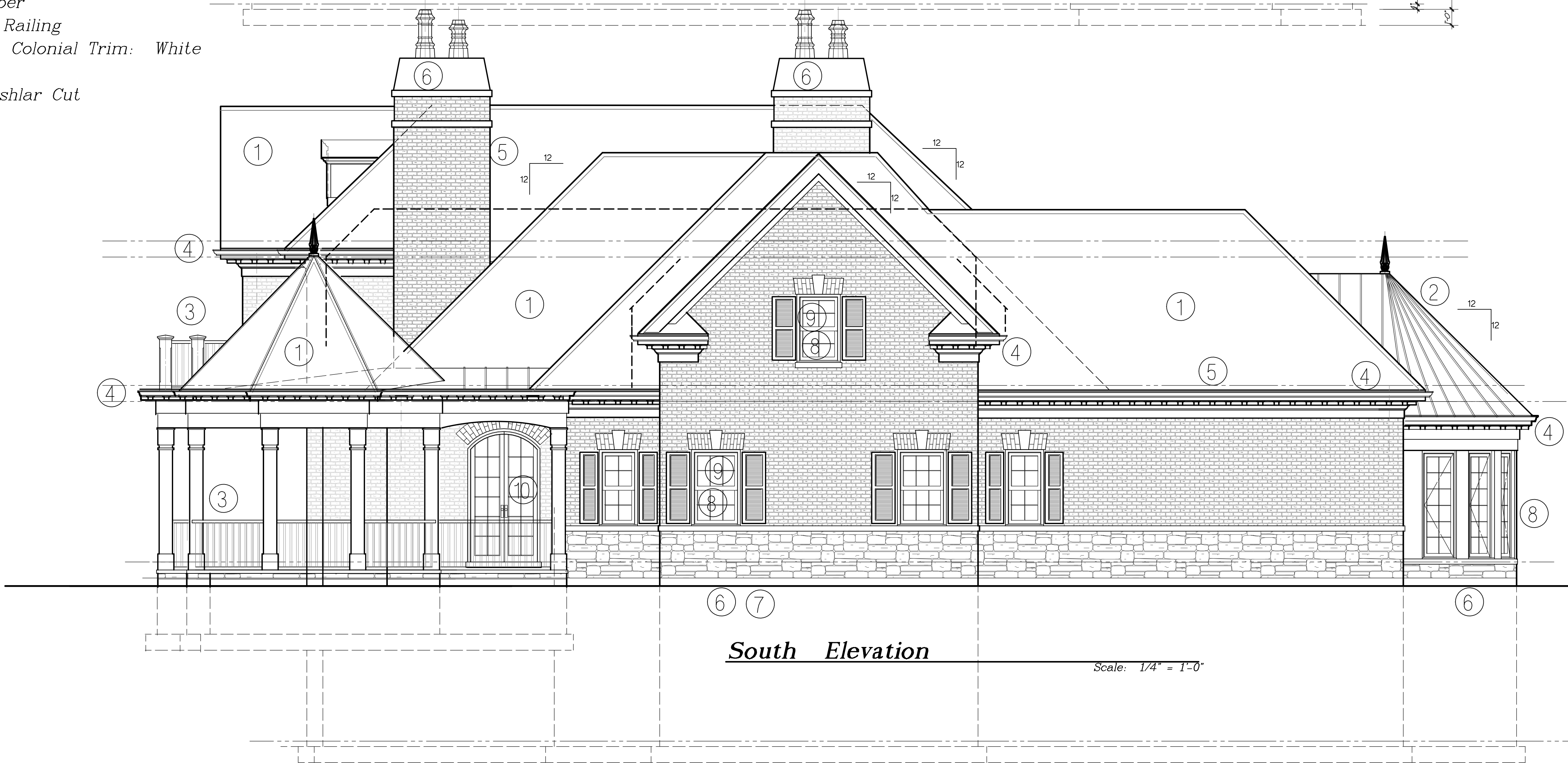
SHEET NO:



West Elevation

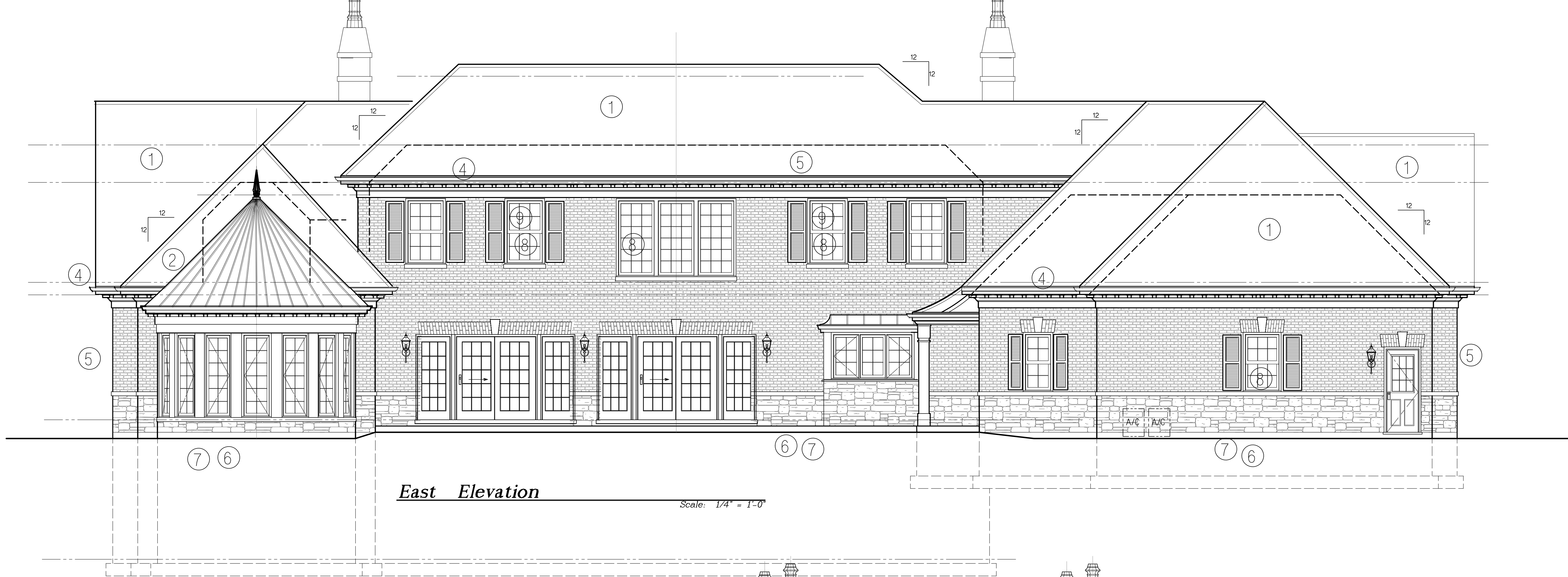
Scale: 1/4" = 1'-0"

- ① Main Roof: Black Asphalt
- ② Porch Roof: Standing Seam Copper
- ③ Porch: White Columns and White Railing
- ④ Gutters, Fascia, Soffit, Frieze Brd, Colonial Trim: White
- ⑤ Face Brick: Red
- ⑥ Stone: Standard Color Accent, Ashlar Cut
- ⑦ Limestone Sills: Standard Color
- ⑧ Windows: White Metal Frames
- ⑨ Shutters: Black
- ⑩ Doors: White Metal
- ⑪ Driveway: Pavers



South Elevation

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



East Elevation

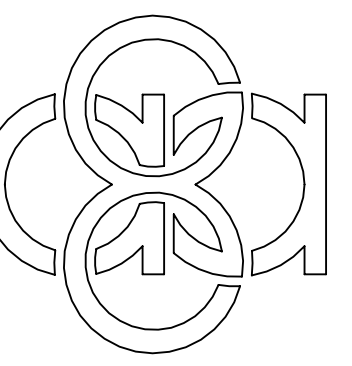
Scale: 1/4" = 1'-0"

- ① Main Roof: Black Asphalt
- ② Porch Roof: Standing Seam Copper
- ③ Porch: White Columns and White Railing
- ④ Gutters, Fascia, Soffit, Frieze Brd, Colonial Trim: White
- ⑤ Face Brick: Red
- ⑥ Stone: Standard Color Accent, Ashlar Cut
- ⑦ Limestone Sills: Standard Color
- ⑧ Windows: White Metal Frames
- ⑨ Shutters: Black
- ⑩ Doors: White Metal
- ⑪ Driveway: Pavers



North Elevation

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



gea architects, ltd.
714 ENTERPRISE DRIVE
SUITE 100
OAK BROOK - ILLINOIS - 60523
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INSTALLATION.

DATE DRAWING ISSUE

THIS IS TO CERTIFY THAT THESE DRAWINGS
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CODES AND ORDINANCES OF THE STATE OF
ILLINOIS.

LICENSE EXPIRES:

NOVEMBER 30, 2016

PROPOSED:
MASSARELLI RESIDENCE
845 S. Bristol Lane
Arlington Heights - Illinois

DATE STARTED: 02/16/2017 DRAWN BY: WJRock

JOB NO: XXXXX PLOT DATE:

SHEET NO:



ASPHALT SHINGLES
COPPER ROOF

②

①

FASCIAS/SIDING



③



⑨

SHUTTERS



④

⑧

⑩

CLAD WINDOWS
GUTTERS/ D.S.
FRONT DOOR



⑦

BRICK VENEER

STONE VENEER ⑪

SAMPLE BOARD - 845 BRISTOL LAKE

2017

MATERIAL SCHEDULE - 845 BRISTOL LANE, ARLINGTON HEIGHTS

	Item	Material	Manufacturer	Color
1	Main Roof	Asphalt Shingles	GAF / Camelot	Charcoal
2	Porch Roof	Copper Standing Seam	Chicago Metal	Copper
3	Porch Columns / Siding	Wood / Fiber Cement	James Hardie	White
4	Gutters / Fascia / Trim	Aluminum	ACM	White
5	Brick	Clay	Taylor	Red Clover
6	Stone	Limestone - Ashlar Cut	Indiana Limestaone	Buff
7	Sills	Limestone	Indiana Limestaone	Buff
8	Windows	Wood / Aluminum	Anderson	White
9	Shutters	Cellular PVC	HBG	Black
10	Doors	Wood / Fiberglass	TBD	White



Item: DC#17-019 - 919 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 919 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 2/24/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide landscaping on the left side elevation to soften the appearance of the wall.
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

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 919 N. Fernandez Ave.
Project Address: 919 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 21, 2017

PETITION INFORMATION:

DC Number: 17-019
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: April 6, 2017

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 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 6,615 square feet and the proposed residence will have 2,975 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.5 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.5 feet Side: 5.8 feet Side: 5.8 feet Rear: 51.8 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,977 SF	2,975 SF
Building Lot Coverage	2,315 SF	1,990 SF
Impervious Surface Coverage Total	3,307 SF	2,591 SF

The existing neighborhood consists of primarily smaller scale, single-story, and one-and-a-half-story residences with predominantly detached garages. However, there are a couple of major second floor additions and four teardowns previously completed on this block, one of which is directly south of the subject property.

Overall, the proposed design is very nicely done with a single story front porch and single story garage roof that helps the house to fit in the scale of the neighborhood. Additionally, the main side-to-side roof gable is recessed towards the back of the house, so the massing of the home along the street frontage will have a very nice scale that will fit in well in this location. The Design Commission should evaluate the proposed front loaded garage where the majority of the block has detached garages, but the porch does extend in front of the garage wall placing the focal point on the entry instead of the garage.

The only comment on the design is that the first floor plan does not allow for any windows on the left side elevation, so it is recommended that landscaping be provided to soften the large blank wall.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 919 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 2/24/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide landscaping on the left side elevation to soften the appearance of the wall.
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.

March 21, 2017

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

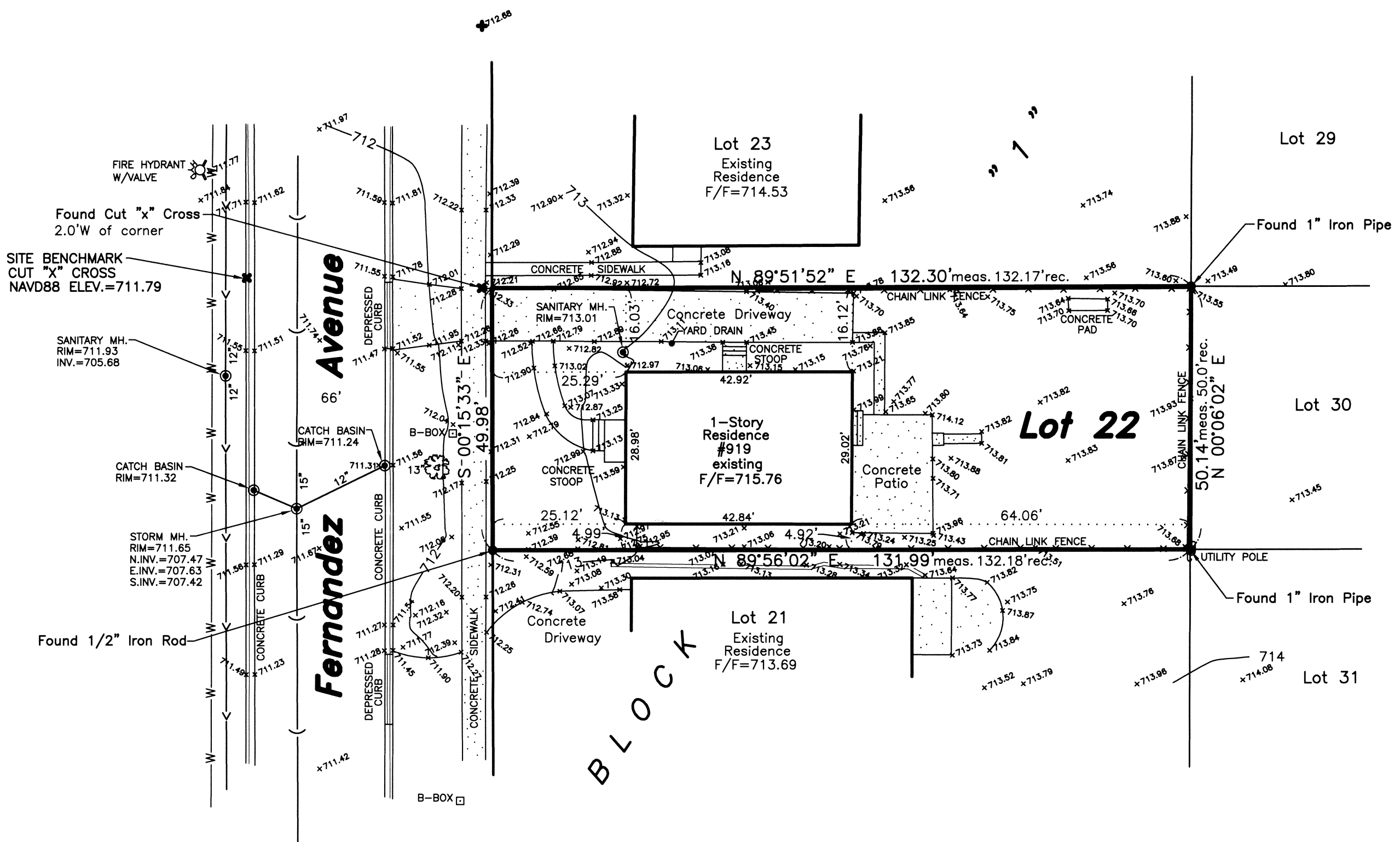
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-019

PLAT OF SURVEY

OF

LOT 22 IN BLOCK 1 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTH WEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
919 N FERNANDEZ AVENUE, ARLINGTON HEIGHTS, IL. 60004
PARCEL AREA = 6,615 S.F.
PIN: 03-30-203-013



BENCHMARKS
SOURCE BENCHMARK:
ARLINGTON HEIGHTS BENCHMARK
STATION 4A
AT THE CORNER OF OAKTON STREET
AND KASPAR AVENUE
ELEVATION: 719.17 NAVD88

SITE BENCHMARK:
SURVEYING CORNER POINT, CUT
CROSS IN CONCRETE CURB ON THE
WEST SIDE OF FERNANDEZ AVENUE
ACROSS FROM THE NORTHWEST
CORNER OF THE SITE.
ELEVATION= 711.79 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 10th DAY OF November, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-18
PROFESSIONAL DESIGN FIRM NO. 184-002732



Scale: 1" = 20'

FILE NO. 169-16
F16916.DWG

FIELDWORK COMPLETED: 11-09-16
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 W. Winchester Road, Suite 205
Libertyville, IL. 60048

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		FORCE MAIN
		STORM SEWER
		P.V.C. STORM SEWER
		DRAIN TILE
		WATER MAIN
		TRENCH BACKFILL
		MANHOLE
		CATCH BASIN
		INLET
		2' STORM MANHOLE
		INLET MANHOLE
		FLARED END SECTION
		HEAD WALL
		LIFT STATION
		CLEAN-OUT
		VALVE VAULT
		VALVE BOX
		BUFFALO BOX
		FIRE HYDRANT
		CONFLICT
		CROSSING
		TRIPLE BASIN
		GAS MAIN
		ELECTRIC CABLE
		TELEPHONE CABLE
		FIBER OPTIC CABLE
		CABLE
		STREET LIGHT
		UTILITY POLE
		PEDESTAL
		TRANSFORMER
		GAS VALVE
		ELECTRIC BOX
		TELEPHONE MANHOLE
		FIBER OPTIC MANHOLE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL
		CENTER LINE
		EASEMENT
		BUILDING SETBACK
		CURB & GUTTER
		CURB & REVERSE GUTTER
		DEPRESSED CURB & GUTTER
		GUARD RAIL
		FENCE
		RETAINING WALL
		CURB RAMP
		SIGN
		SOIL BORING
		DECIDUOUS TREE, DIAMETER
		EVERGREEN TREE, HEIGHT
		TOP OF FOUNDATION
		FINISHED GRADE
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		FLOW LINE OF GUTTER
		CONTOUR
		DITCH
		DRAINAGE FLOW
		OVERLAND FLOW
		RIM ELEVATION
		INVERT ELEVATION
		WETLAND LIMIT
		WETLAND BUFFER LINE
		RIDGE LINE
		BASE FLOOD ELEVATION LINE

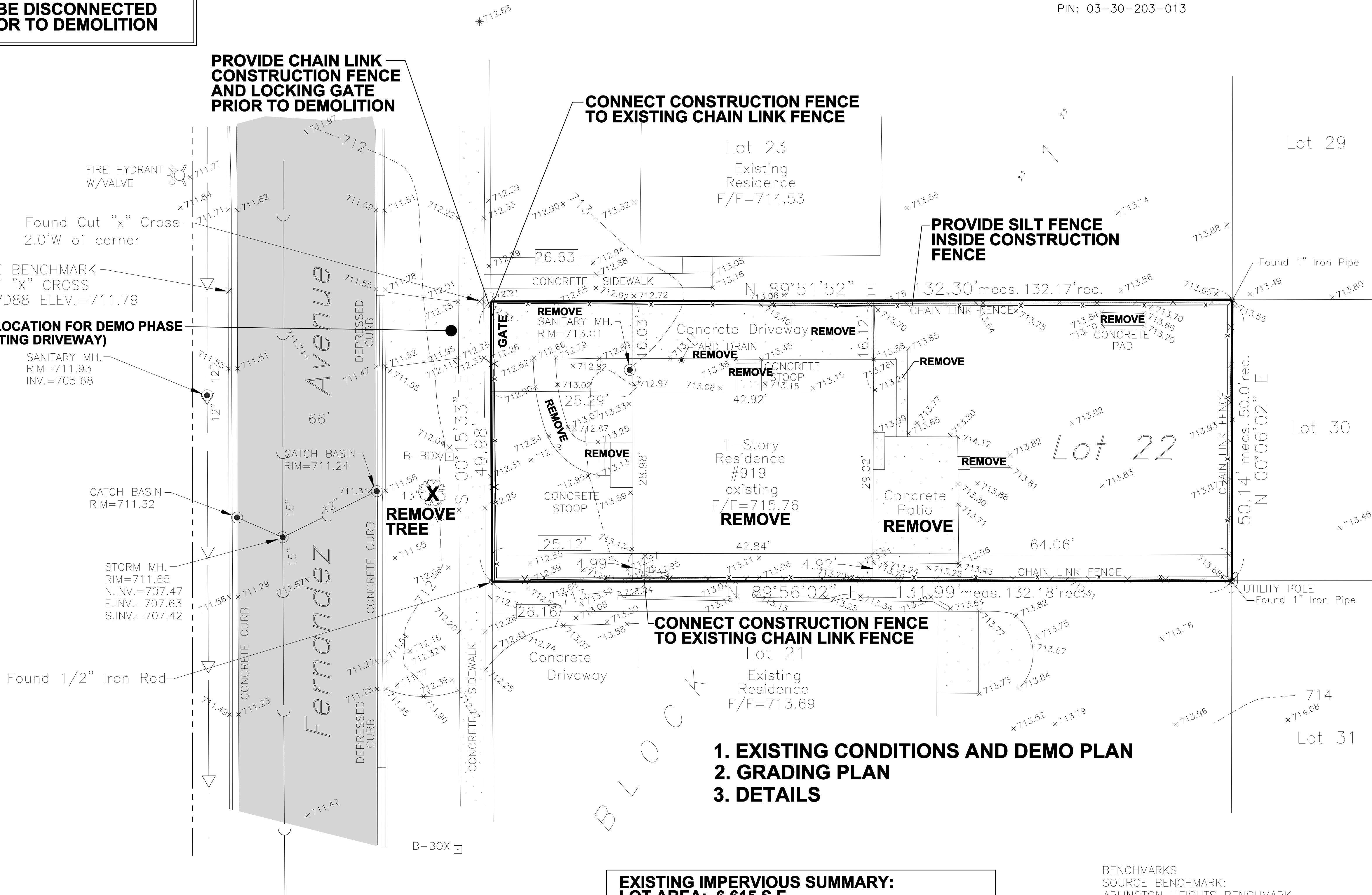
**EXISTING WATER SERVICE
AND SANITARY SERVICE
TO BE DISCONNECTED
PRIOR TO DEMOLITION**

**PROVIDE CHAIN LINK
CONSTRUCTION FENCE
AND LOCKING GATE
PRIOR TO DEMOLITION**

**CONNECT CONSTRUCTION FENCE
TO EXISTING CHAIN LINK FENCE**

**PROVIDE SILT FENCE
INSIDE CONSTRUCTION
FENCE**

**ACCESS LOCATION FOR DEMO PHASE
(USE EXISTING DRIVEWAY)**



1. EXISTING CONDITIONS AND DEMO PLAN
2. GRADING PLAN
3. DETAILS

**EXISTING IMPERVIOUS SUMMARY:
LOT AREA: 6,615 S.F.**

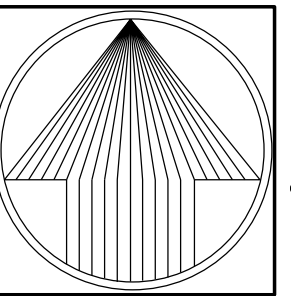
**RESIDENCE = 1243 S.F.
DRIVEWAY = 659 S.F.
WALKS = 147 S.F.
STAIRS, STOOPS, AND PADS = 436 S.F.
TOTAL = 2485 S.F.**

EXISTING IMPERVIOUS PERCENTAGE = 37.6%

BENCHMARKS
SOURCE BENCHMARK:
ARLINGTON HEIGHTS BENCHMARK
STATION 4A
AT THE CORNER OF OAKTON STREET
AND KASPAR AVENUE
ELEVATION: 719.17 NAVD88

SITE BENCHMARK:
SURVEYING CORNER POINT, CUT
CROSS IN CONCRETE CURB ON THE
WEST SIDE OF FERNANDEZ AVENUE
ACROSS FROM THE NORTHWEST
CORNER OF THE SITE.
ELEVATION= 711.79 NAVD88

CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County **COOK**
City/Township **ARLINGTON HEIGHTS T42N R11E**
Sec 1/4 Sec No. **Sec 30, NE 1/4**
Call 2 working days BEFORE YOU DIG.



NORTH

SCALE: 1" = 10'

919 N. FERNANDEZ AVENUE

ARLINGTON HEIGHTS, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (630) 387-2557
FAX: (630) 387-2557

E-MAIL ADDRESS: pba@pearsonbrown.com
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DESIGNED BY: **A.K.Z.**
DRAWN BY: **A.K.Z.**
CHECKED BY: **J.F.C.**
ORIGINAL ISSUE: 11/29/16

DESCRIPTION

DATE BY

02/07/17 JFC REVISED PER CLIENT REVIEW - NEW RESIDENCE FOOTPRINT

REVISIONS

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

SHEET NUMBER

1

JOB No. 16119

OF 3 SHEETS

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		FORCE MAIN
		STORM SEWER
		P.V.C. STORM SEWER
		DRAIN TILE
		WATER MAIN
		TRENCH BACKFILL
		MANHOLE
		CATCH BASIN
		INLET
		2' STORM MANHOLE
		INLET MANHOLE
		FLARED END SECTION
		HEAD WALL
		LIFT STATION
		CLEAN-OUT
		VALVE VAULT
		VALVE BOX
		BUFFALO BOX
		FIRE HYDRANT
		CONFLICT
		CROSSING
		TRIPLE BASIN
		GAS MAIN
		ELECTRIC CABLE
		TELEPHONE CABLE
		FIBER OPTIC CABLE
		CABLE
		STREET LIGHT
		UTILITY POLE
		PEDESTAL
		TRANSFORMER
		GAS VALVE
		ELECTRIC BOX
		TELEPHONE MANHOLE
		FIBER OPTIC MANHOLE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL
		CENTER LINE
		EASEMENT
		BUILDING SETBACK
		CURB & GUTTER
		CURB & REVERSE GUTTER
		DEPRESSED CURB & GUTTER
		GUARD RAIL
		FENCE
		RETAINING WALL
		CURB RAMP
		SIGN
		SOIL BORING
		DECIDUOUS TREE, DIAMETER
		EVERGREEN TREE, HEIGHT
		TOP OF FOUNDATION
		FINISHED GRADE
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		FLOW LINE OF GUTTER
		CONTOUR
		DITCH
		DRAINAGE FLOW
		OVERLAND FLOW
		RIM ELEVATION
		INVERT ELEVATION
		WETLAND LIMIT
		WETLAND BUFFER LINE
		RIDGE LINE
		BASE FLOOD ELEVATION LINE

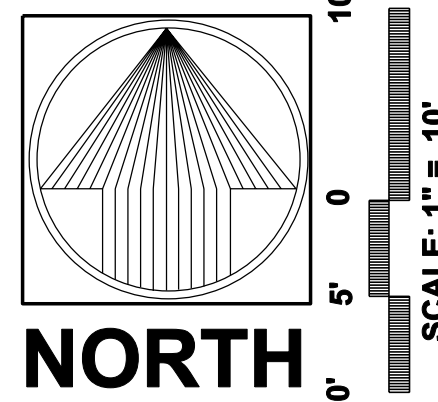
CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County COOK
City/Township ARLINGTON HEIGHTS T42N R11E
Sec 1/4 Sec No. Sec 30, NE 1/4
Call 2 working days BEFORE YOU DIG.

AVERAGE EXISTING SETBACK ALONG BLOCK
REFER TO SURVEY DATA FROM R.E. ALLEN

AVG. = 25.51'

LOT 22 IN BLOCK 1 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTH WEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
919 N FERNANDEZ AVENUE, ARLINGTON HEIGHTS, IL. 60004
PARCEL AREA = 6,615 S.F.
PIN: 03-30-203-013



919 N. FERNANDEZ AVENUE
ARLINGTON HEIGHTS, ILLINOIS
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ORIGINAL ISSUE: 11/29/16

DESCRIPTION
02/07/17 JFC REVISED PER CLIENT REVIEW - NEW RESIDENCE FOOTPRINT

DATE BY

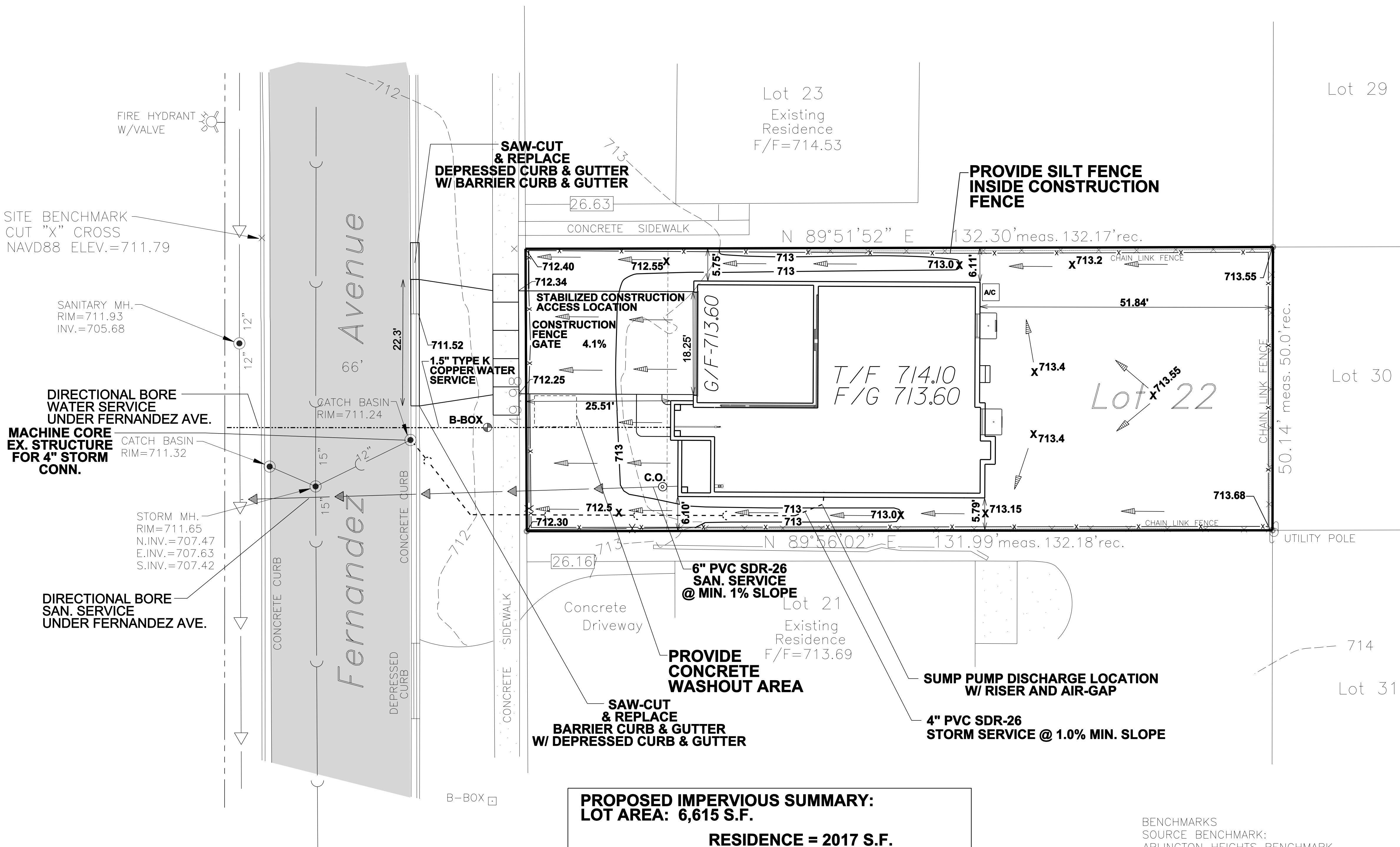
REVISIONS

GRADING AND UTILITY PLAN

SHEET NUMBER

2

OF 3 SHEETS



EXISTING IMPERVIOUS SUMMARY:
LOT AREA: 6,615 S.F.

RESIDENCE = 1243 S.F.
DRIVEWAY = 659 S.F.
WALKS = 147 S.F.
STAIRS, STOOPS, AND PADS = 436 S.F.
TOTAL = 2485 S.F.

EXISTING IMPERVIOUS PERCENTAGE = 37.6%

PROPOSED IMPERVIOUS SUMMARY:
LOT AREA: 6,615 S.F.

RESIDENCE = 2017 S.F.
DRIVEWAY = 540 S.F.
FRONT WALK = 43 S.F.
STEPS = 10 S.F.
A/C PAD = 9 S.F.
WINDOW WELLS = 28 S.F.
TOTAL = 2647 S.F.

PROPOSED IMPERVIOUS PERCENTAGE = 40.0%

BENCHMARKS
SOURCE BENCHMARK:
ARLINGTON HEIGHTS BENCHMARK
STATION 4A
AT THE CORNER OF OAKTON STREET
AND KASPAR AVENUE
ELEVATION: 719.17 NAVD88

SITE BENCHMARK:
SURVEYING CORNER POINT, CUT
CROSS IN CONCRETE CURB ON THE
WEST SIDE OF FERNANDEZ AVENUE
ACROSS FROM THE NORTHWEST
CORNER OF THE SITE.
ELEVATION= 711.79 NAVD88

Single-Family Home Application and Procedures

Village of Arlington Heights

919 N Fernandez

Arlington Heights IL 60005



Property to left 3
931 N Fernandez



Property to left 2
927 N Fernandez



Property to left 1
923 N Fernandez



Subject Property
919 N Fernandez



Property to right 1
915 N Fernandez



Property to right 2
911 N Fernandez



Property to right 3
905 N Fernandez

N Fernandez



Property Across Left 3
916 N Fernandez



Property Across Street
920 N Fernandez



Property Across Right 1
924 N Fernandez



DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	12-08-18 NM	1				
PRELIMINARY DESIGN	12-23-18 NM	2				
DESIGN DEVELOPMENT	09-28-18 BD	3				
PERMITTING	11-02-18 NM	4				
RELEASE FOR PERMIT	10-05-18 NM	5				

CONTEXT ELEVATIONS

FAIRFIELD CUSTOM HOMES
919 NORTH FERNANDEZ AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

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

ALA

Job Number: 16213
Sheet Number: A201
File Name: 16213201

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- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS. CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WINDOWS 34 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2) 2" X 12" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

MATERIAL SCHEDULE

ROOF:	• MANUFACTURER: LP (WOOD)
• COLOR: WHITE AND PINK	
STONE:	• MANUFACTURER: SANGS STONE (COLOR)
• COLOR: CAPE COD STONES STONE	
TRIM/SCREENING:	• MANUFACTURER: T.B.D. (ALUMINUM)
• COLOR: WHITE	
SCREENING:	• MANUFACTURER: T.B.D. (ALUMINUM)
• COLOR: WHITE	
SCREENING:	• MANUFACTURER: SNOWTOWN (WVL)
• COLOR: WHITE	
SCREENING:	• MANUFACTURER: HORMAN (STEEL)
• COLOR: WHITE OUTLINE	
SCREENING:	• MANUFACTURER: TANKO (ASPHALT SHINGLES)
• COLOR: ARCHITECTURAL WEATHERED WOOD	

DESIGN STAGE

CONCEPTUAL DESIGN	12-06-16 N.M.	12-23-16 N.M.	02-20-17 B.U.
PRELIMINARY DESIGN	09-29-16 B.U.	10-10-16 N.M.	11-02-16 B.U.
DESIGN DEVELOPMENT	09-29-16 B.U.	10-10-16 N.M.	11-02-16 B.U.
PERMITTING	09-29-16 B.U.	10-10-16 N.M.	11-02-16 B.U.
RELEASE FOR PERMIT	09-29-16 B.U.	10-10-16 N.M.	11-02-16 B.U.
REVISION			

FAIRFIELD CUSTOM HOMES
919 NORTH FERNANDEZ AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

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

ALA

Job Number: 16213
Sheet Number: A200
File Name: 16213200

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Fairfield Homes, Inc.
919 N Fernandez
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	Tamko	Architectural - Weathered Wood
Siding	Wood	LP	Smartside - Hardie Aged Pewter
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hormann	White Cottage





Item: DC#17-022 - 948 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 948 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 2/24/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Recess the garage a few feet, and change the single window above front entrance to a double window.
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

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 948 N. Fernandez Ave.
Project Address: 948 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 21, 2017

PETITION INFORMATION:

DC Number: 17-022
Petitioner Name: Joseph LaBell
Petitioner Address: Rize Properties LLC
784 Busse Highway
Park Ridge, IL 60068
Meeting Date: April 6, 2017

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 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 6,606 square feet and the proposed residence will have 2,943 square feet. The project does comply with the R-3 zoning requirements listed below, but there are two zoning issues that need to be corrected:

- There is a bay window on the south elevation that encroaches into the required side yard setback which is not allowed.
- Basement window wells are required to be a minimum of 3 feet from the side property line. The basement window well on the south is less than 3 feet from the property line which is not allowed.

	ALLOWED	PROPOSED
Setbacks	Front: 27.8 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.8 feet Side: 5 feet Side: 5.6 feet Rear: 42.4 feet
Building Height	25 feet to the midpoint	20 feet to the midpoint
FAR	2,973 SF	2,943 SF
Building Lot Coverage	2,312 SF	2,074 SF
Impervious Surface Coverage Total	3,303 SF	2,686 SF

The existing neighborhood consists of primarily smaller scale, single-story, and one-and-a-half-story residences with predominantly detached garages. However, there are a couple of major second floor additions and four teardowns previously completed on this block, one of which is directly south of the subject property.

The proposed design has a unique and interesting traditional style with a one-and-a-half-story massing that works very well in this location. However, the Design Commission should evaluate the proposed front loaded garage where the majority of the block has detached garages. Overall, the garage is nicely designed with a single story eave line and attractive dormer above, but the front door is recessed back from the garage wall, leaving the garage wall as the prominent feature on the front. Additionally, the second floor window above the front door looks crowded by the garage roof. It is recommended that the garage be further recessed to make the front entrance more prominent and to allow more space for a double window above the front door, as illustrated in the sketch below.



Suggested Revisions.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 948 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 2/24/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Recess the garage a few feet, and change the single window above front entrance to a double window.
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.

March 21, 2017

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

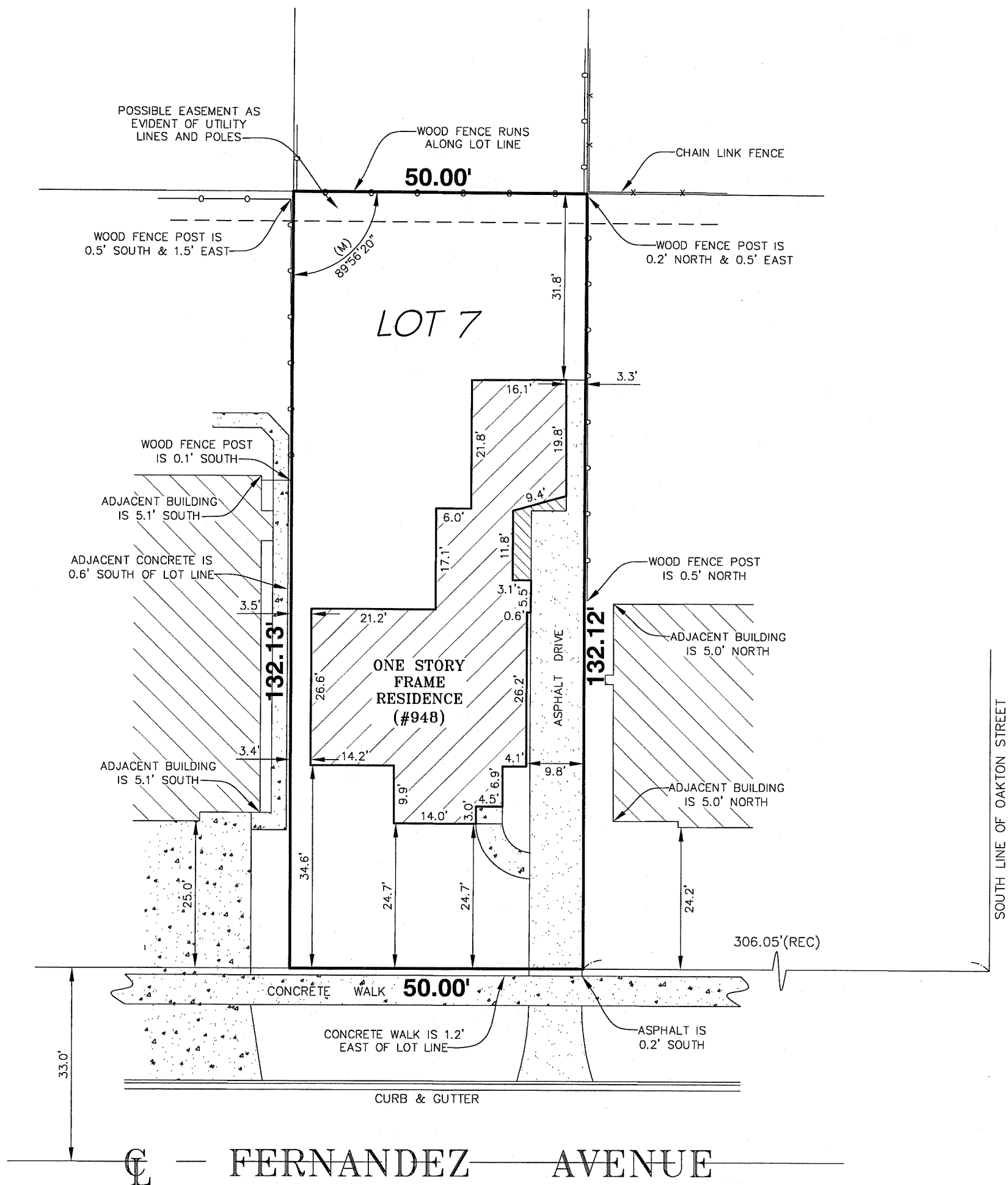
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-019

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

PLAT OF SURVEY

OF

LOT 7 IN BLOCK 2 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 EXCEPT THE EAST THIRTY THREE FEET THEREOF, OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY AND SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY IN COOK COUNTY, ILLINOIS



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 6,606 SQ. FT.
MORE OR LESS

PREPARED FOR: SEAN KELLY
JOB ADDRESS: 948 N. FERNANDEZ AVE, ARLINGTON HEIGHTS, IL.
JOB NO.: 16-01-0902

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX



NOTE:

COMPREHENSIVE TITLE POLICY OR SUBDIVISION PLAT NOT
AVAILABLE AT TIME OF SURVEY. REVISED SURVEY
AVAILABLE UPON REQUEST AFTER RECEIPT OF ABOVE ITEMS.

FIELD WORK COMPLETED ON THE 28TH DAY OF JANUARY, 2016.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

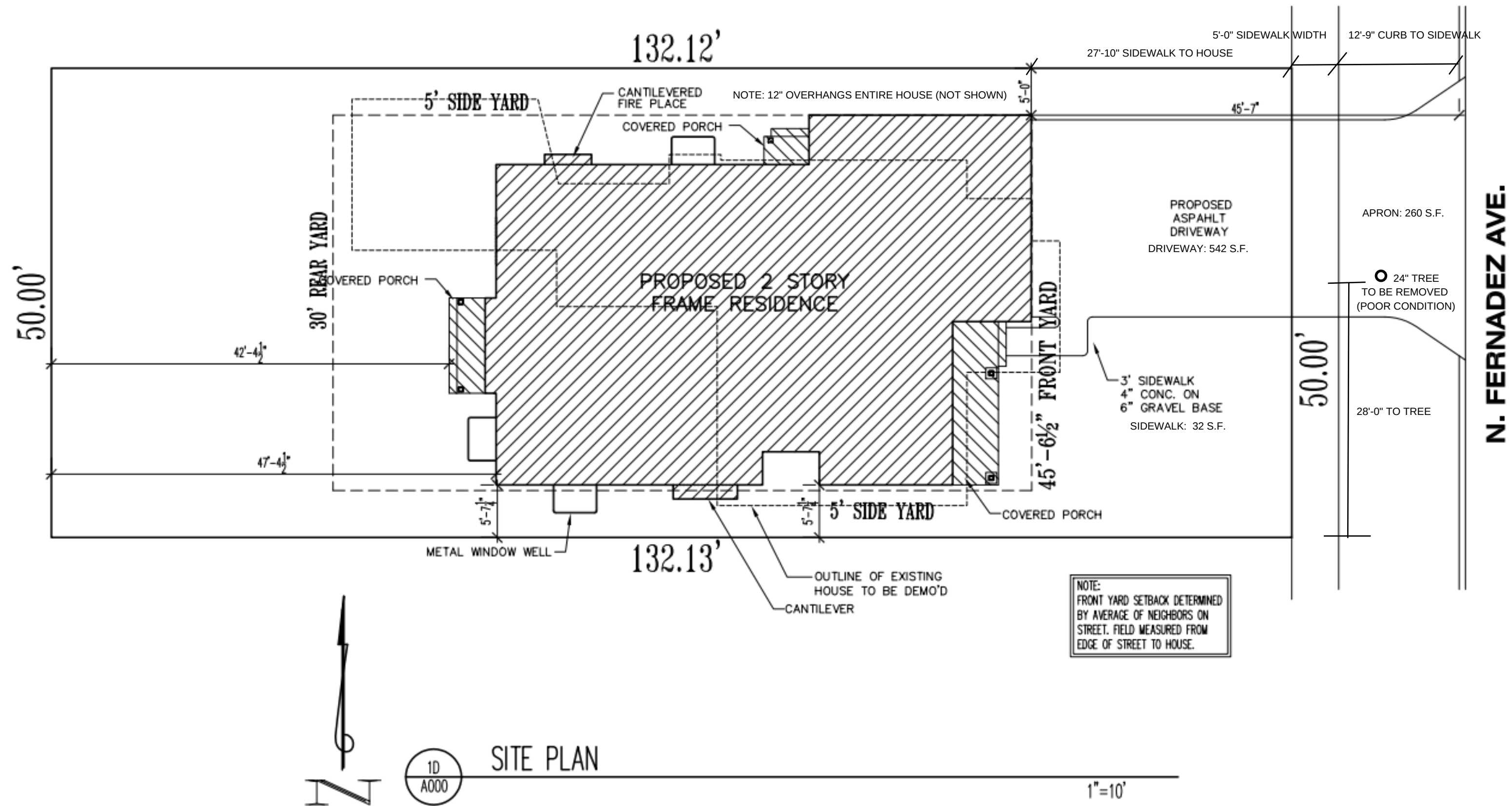
DATED THIS 28TH DAY OF JANUARY, 2016.

Wayne W. Nekola
PLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL
POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING
LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE
POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.





PROPERTY TO LEFT 3
936 N. FERNANDEZ



PROPERTY TO LEFT 2
940 N. FERNANDEZ



PROPERTY TO LEFT 1
944 N. FERNANDEZ



SUBJECT PROPERTY
948 N. FERNANDEZ



PROPERTY TO RIGHT 1
1002 N. FERNANDEZ



PROPERTY TO RIGHT 2
1008 N. FERNANDEZ



PROPERTY TO RIGHT 3
1012 N. FERNANDEZ

FERNANDEZ AVE



PROPERTY ACROSS 1
943 N. FERNANDEZ



PROPERTY ACROSS 2
947 N. FERNANDEZ



PROPERTY ACROSS 3
979 N. FERNANDEZ



1C
A202

FRONT ELEVATION
944 N. FERNANDEZ AVE.
LEFT NEIGHBOR

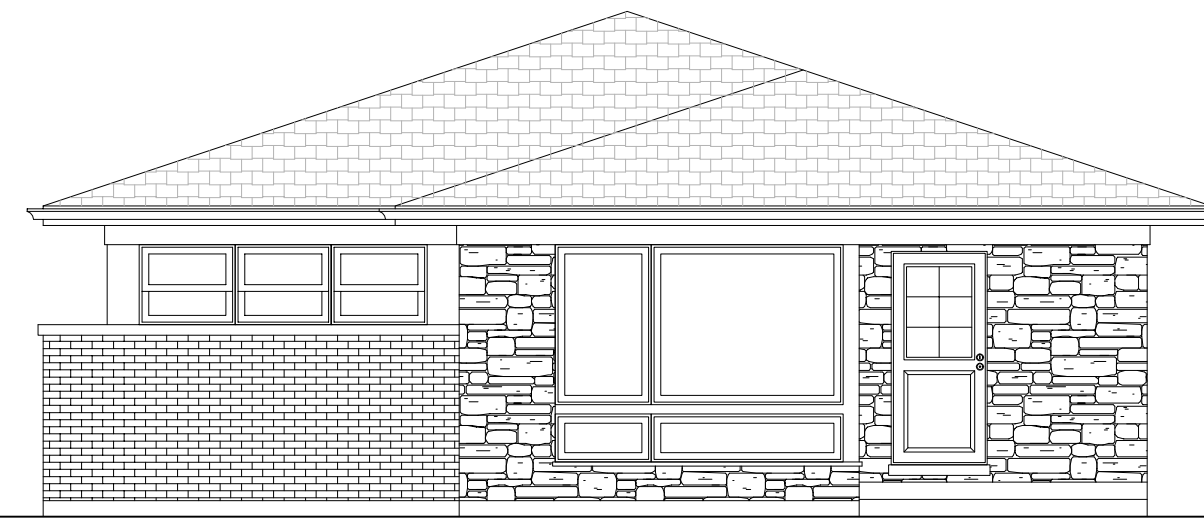
1/6"=1'-0"



3C
A202

EXISTING FRONT ELEVATION
948 N. FERNANDEZ AVE.
SUBJECT PROPERTY

1/6"=1'-0"



5C
A202

FRONT ELEVATION
1002 N. FERNANDEZ AVE.
RIGHT NEIGHBOR

1/6"=1'-0"



1E
A202

FRONT ELEVATION
944 N. FERNANDEZ AVE.
LEFT NEIGHBOR

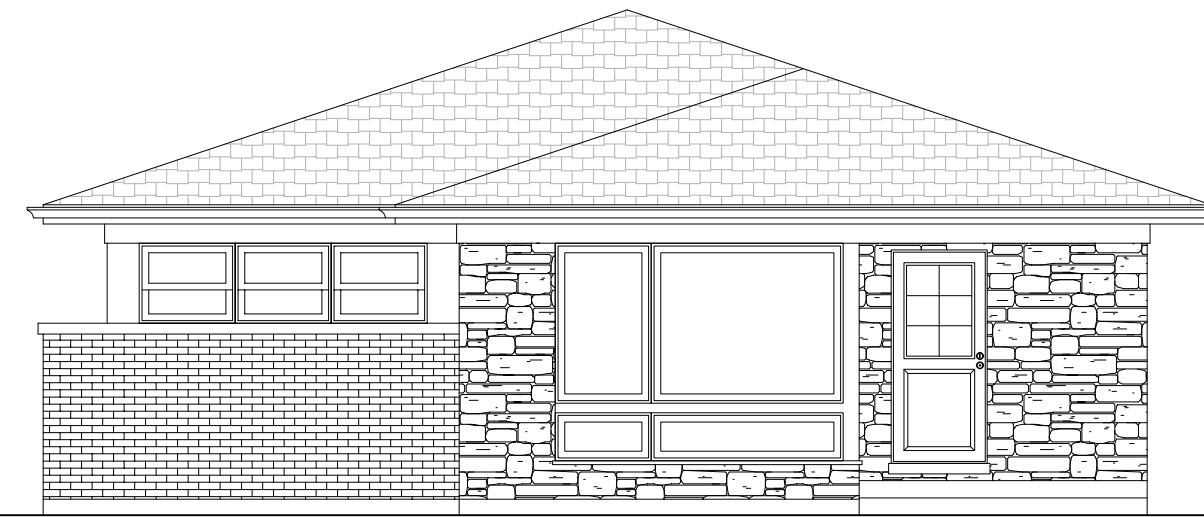
1/6"=1'-0"



3E
A202

PROPOSED FRONT ELEVATION
948 N. FERNANDEZ AVE.
SUBJECT PROPERTY

1/6"=1'-0"



5E
A202

FRONT ELEVATION
1002 N. FERNANDEZ AVE.
RIGHT NEIGHBOR

1/6"=1'-0"

RELEASED FOR
DESIGN COMMISSION

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	09-24-18	18	18	18	18	18
PRELIMINARY DESIGN	10-14-18	18	18	18	18	18
DESIGN DEVELOPMENT	11-11-18	18	18	18	18	18
PERMITTING	12-11-18	18	18	18	18	18
RELEASE FOR PERMIT	01-11-19	18	18	18	18	18
REVISION						

RIZE PROPERTIES
948 N. FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

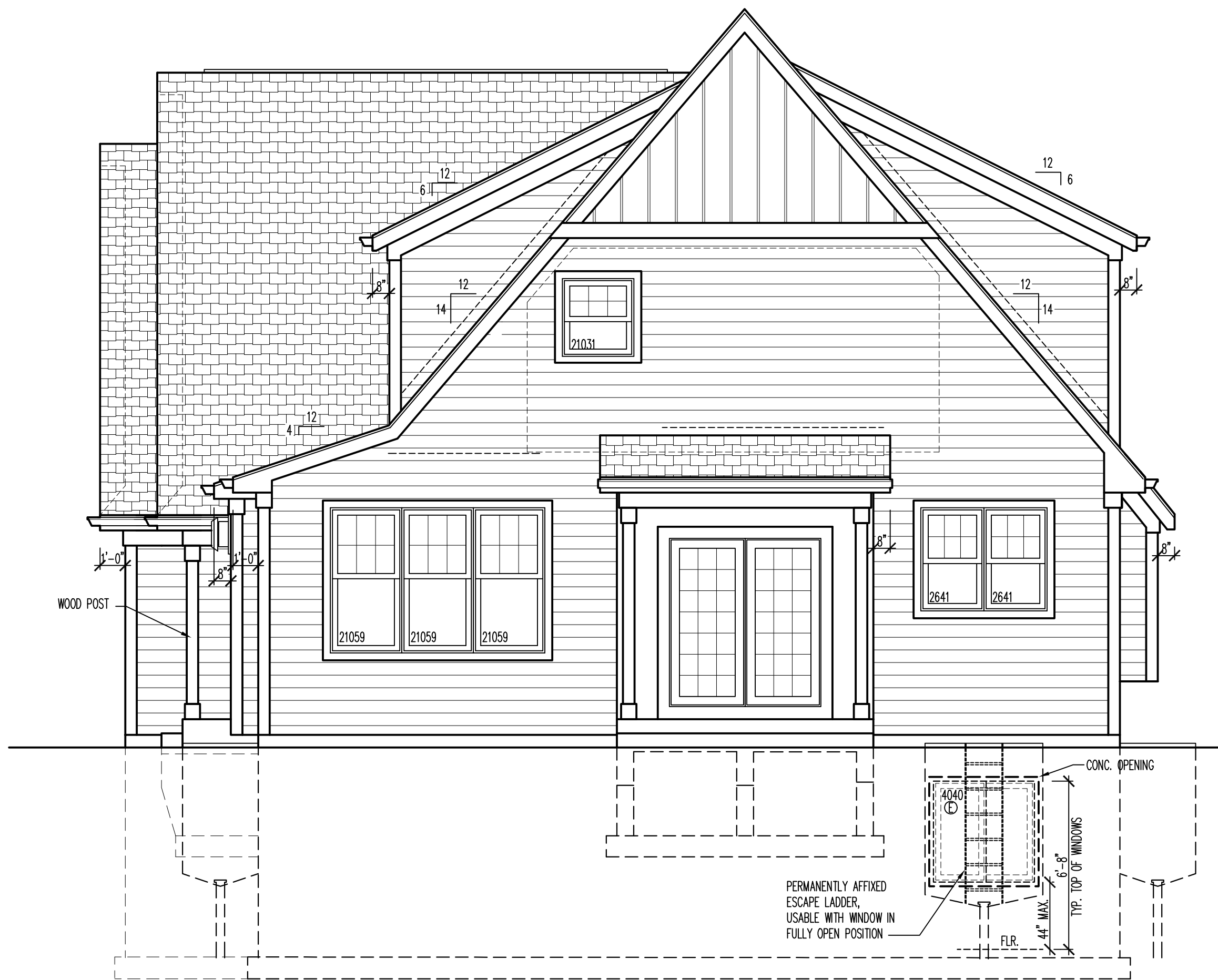
Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA
Job Number:
16201
Sheet Number:
A202
File Name:
16201202



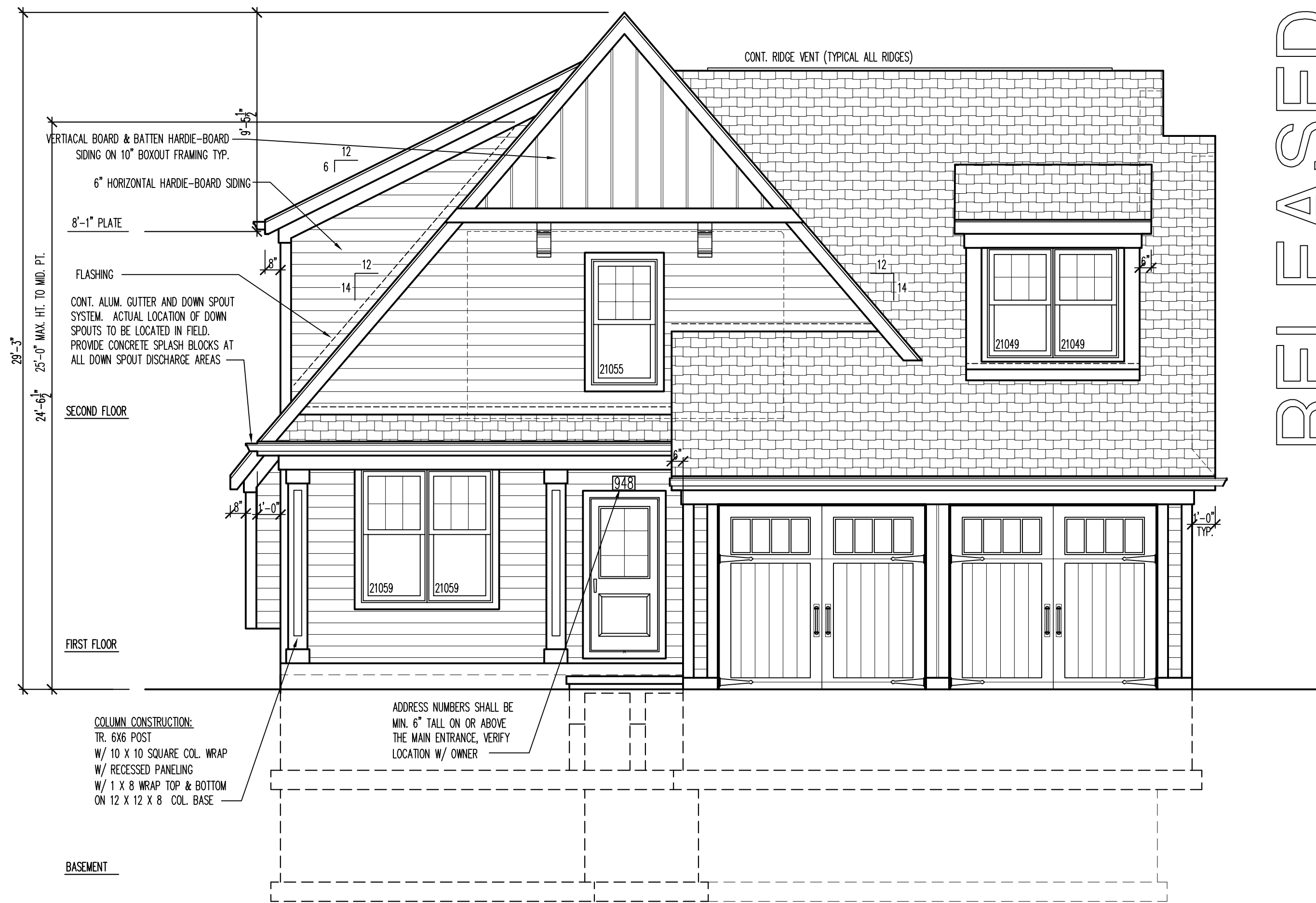
RENDERINGS ARE CONCEPTUAL ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR DETAILS.

	RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com		REVISION:		DATE:		SHEET TITLE RENDERINGS	SHEET NUMBER: 2		SCALE: AS NOTED	DATE: 2/24/2017



1C
A200 REAR ELEVATION

1/4"=1'-0"



4E
A200 FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

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

WINDOW NOTES

- TOP OF WINDOWS 91 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- PROVIDE (2) 2' X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

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

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- MANUFACTURER: JAMES HARDIE
- COLOR: NIGHT GRAY

BOARD & BATTEN SIDING:

- MANUFACTURER: JAMES HARDIE
- COLOR: NIGHT GRAY

TRIM:

- MANUFACTURER: LP SMART TRIM
- COLOR: WHITE

GUTTERS/SHEET METAL/FASCIA:

- MANUFACTURER: ACM ALUMINUM
- COLOR: WHITE

WINDOWS:

- MANUFACTURER: PELLA
- COLOR: WHITE

ROOFING:

- MANUFACTURER: OWENS CORNING OASIS
- COLOR: ESTATE GRAY

RELEASED FOR
DESIGN COMMISSION

ALA

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

Job Number:
16201

Sheet Number:
A200

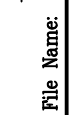
File Name:
16201200

FRONT ELEVATION
REAR ELEVATION

RIZE PROPERTIES
948 N. FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PERMITTING
FINAL DESIGN
RELEASE FOR PERMIT
REVISION

1 2 3 4 5 6 7 8 9 10 11 12



Material Schedule
948 N. Fernandez Ave
Arlington Heights

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



Item: DC#17-026 - 828 N. Forrest Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 828 N. Forrest Lane. This recommendation is subject to compliance with the architectural plans dated 2/24/17 and received 3/3/17, and the following:

1. Revise the exterior materials to include a better balance of stone and siding. Consider combining horizontal siding with the board and batten siding for more variety.
2. Increase the roof pitch of the small standing seam metal roofs at the garage window and adjacent door.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Department Comments

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Carlson Residence
Project Address: 828 N. Forrest Avenue
Prepared By: Steve Hautzinger

Date Prepared: March 22, 2017

PETITION INFORMATION:

DC Number: 17-026
Petitioner Name: Brian Carlson
Petitioner Address: 1322 S. Harvard Avenue
Arlington Heights, IL 60005

Meeting Date: April 6, 2017

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 two story residence and attached two car garage to allow construction of a new two story residence with an attached three car side-loaded garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 46,600 square feet and the proposed residence will have approximately 6,719 square feet. The proposed design complies with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 15.7 feet Side: 15.7 feet Rear: 30 feet	Front: 52 feet Side: 20.7 feet Side: 45.8 feet Rear: 182.8 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	13,980 SF	6,719 SF
Building Lot Coverage	13,980 SF	5,369 SF
Impervious Surface Coverage Total	23,300 SF	9,991 SF

This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. The subject property is extra wide, at 156 feet in width. The proposed house is large, but it fits comfortably on the large lot with generous setbacks on each side, and there have been numerous similar scale teardowns completed on this street.

Overall, the proposed design is nicely done with a contemporary farmhouse style. The white board and batten siding is one of the defining characteristics of the design, and this is generally a very nice detail. However, due to the size of the home, there is a large amount of board and batten siding, so it is recommended that other materials be added to break up the amount of board and batten siding. The garage has a stone base on the right side of the front elevation that has a very nice appearance, but the full wall of stone on the single story gable on the left side of the elevation seems random. For a more balanced composition, it is recommended that stone be added on the gable in the center of the front elevation, possibly up to the sill of the second floor windows, and the full stone wall on the left side be reduced to match the garage. Another suggestion to break up the amount of board and batten siding and add interest to the design would be to combine it with other siding styles, such as horizontal siding on the first floor with board and batten siding above.

The metal roof features above the garage window and the adjacent door are very nice details, however they have a flat appearance, so it is recommended to slightly increase the pitch of those metal roofs.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 828 N. Forrest Lane. This recommendation is subject to compliance with the architectural plans dated 2/24/17 and received 3/3/17, and the following:

1. Revise the exterior materials to include a better balance of stone and siding. Consider combining horizontal siding with the board and batten siding for more variety.
2. Increase the roof pitch of the small standing seam metal roofs at the garage window and adjacent door.
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.

_____, March 22, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-026

Lot Development Plan - Tree Protection & Erosion Control

Existing Conditions

SITE BENCH MARK

Open Bolt on Firehydrant at the
Center of the lot along Forrest
Avenue
Elev=683.27

Lot 36 in C.H. Taylor's Arlington town Gardens being a subdivision of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 28,
Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat recorded March 7, 1948 as document 13735491 in
Cook County, Illinois.

Construction Notes

GENERAL

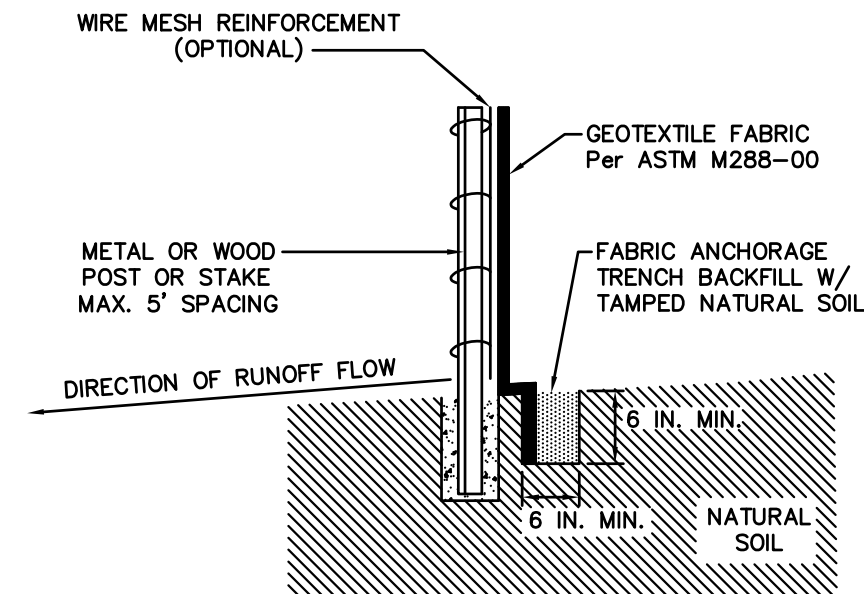
- All work shall be performed in accordance with the Village of Arlington Heights Specifications.
- The contractor shall contact J.U.L.E. and the Village of Arlington Heights a minimum of 48 hours prior to any excavation work.
- The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
- Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

EROSION CONTROL

- All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
- The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
- Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
- Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day
- Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation.

TREE PROTECTION NOTES

- Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
- Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
- No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
- No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
- Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
- Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
- At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION

Taurus Engineering, L.L.C.

3N655 E. Laura Ingalls Wilder Road
St. Charles, IL 60175
630-377-3997
tauruseng@sbcglobal.net

Prepared For:
Brian & Megan Carlson

Property Address:
848 Forrest Avenue
Arlington Heights, IL

Scale: 1"=15'
Revision: Date

Utility Note

The location of the existing sanitary and watermain lines are approximate. The contractor shall confirm the location with the Village's Public Works Department.

Survey Data

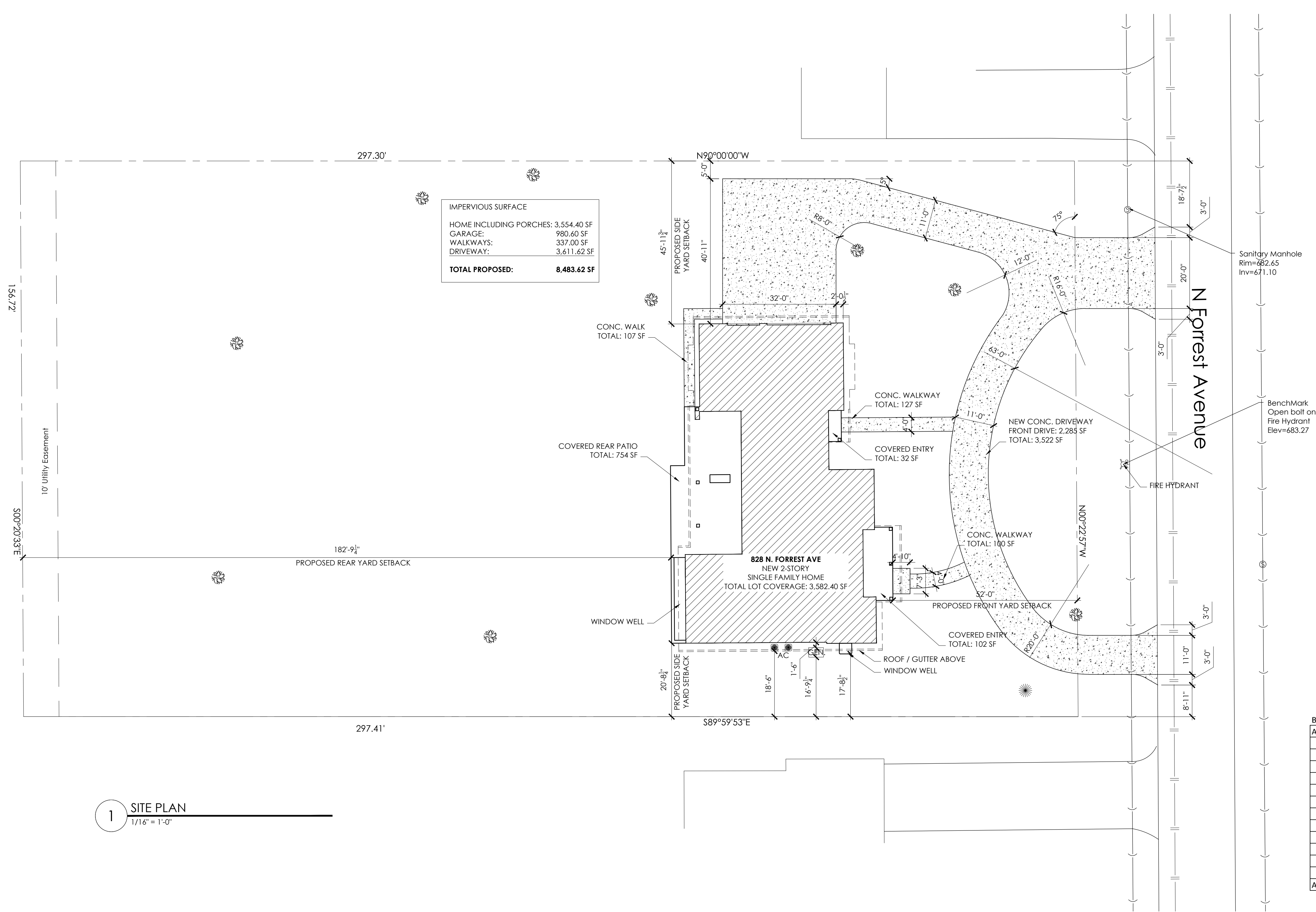
Building location, building ties and measured property dimensions are based on plat of survey prepared by Morris Engineering, Inc. dated June 14, 2016.

Block Setbacks	
Address	Setback
930	49.6
916	54.2
904	50.2
900	50.4
832	52.8
828	54.9
800	54.3
732	51.3
722	50.9
718	50.4
712	42.7
702	51.5
Average	51.1

Typical Construction Sequencing

- Install soil erosion and sediment control measures.
- Tree removal where necessary (clear & grub).
- Construct sediment trapping devices.
- Strip topsoil and stockpile.
- Excavate for basement and stockpile.
- Install foundation.
- Backfill foundation and rough grade side.
- Re-spread Topsoil.
- Fine grade and permanently stabilize site.
- Remove all temporary SE/SC measures after site is stabilized with vegetation.
- Soil erosion and sediment control maintenance must occur every two weeks and after every 1/4" or greater rainfall event.

- Legend**
- TF = Top of Foundation
 - GF = Garage Floor
 - LO = Look Out
 - WO = Walk Out
 - T/C = Top of Curb
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement
 - CL = Center Line
 - x 100.00 = Proposed Elevation
 - x 100.00 = Existing Elevation
 - - - = Final Contour
 - - - = Proposed Contour
 - ⊕ = B-box
 - ⊕ = Storm Manhole
 - ⊕ = San Manhole
 - ⊕ = Valve Vault
 - ⊕ = Fire Hydrant
 - ⊕ = Down spout
 - = Drainage Flow
 - = Watermain
 - = Storm Sewer
 - = Sanitary Sewer
 - ⊕ = Exst. Tree
 - ⊕ = Remove Tree
 - ⊕ = Proposed Evergreens



Block Setbacks	
Address	Setback
930	49.6
916	54.2
904	50.2
900	50.4
832	52.8
828	54.9
800	54.3
732	51.3
722	50.9
718	50.4
712	42.7
702	51.5
Average	51.1

1 SITE PLAN
1/16" = 1'-0"

WIDLER

ARCHITECTURAL

4827 WASHINGTON BL., 5TH FLOOR
DUBLIN, OHIO 43017
PH: 773.333.1132
WWW.WIDLERARCH.COM

DATE	ISSUE FOR	APPEARANCE REVIEW / BID
02.24.17		

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES HAVING JURISDICTION.
DATE: 02.24.17

LICENSED ARCHITECT

BRENT LEWIS WIDLER

001-020289

STATE OF ILLINOIS

ARCHITECT
BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
#001-020289
EXPIRATION DATE: 11.30.18

PROJECT NAME

Carlson Residence

Megan & Brian Carlson
828 N. Forrest Ave.
Arlington Heights, IL

DRAWN BY BW
CHECKED BY BLW
DATE 02.24.17
JOB NUMBER 16011

SHEET NAME

SITE PLAN

SHEET NUMBER

A0.0



PROPERTY TO LEFT 3
722 N. FORREST



PROPERTY TO LEFT 2
732 N. FORREST



PROPERTY TO LEFT 1
800 N. FORREST



SUBJECT PROPERTY
828 N. FORREST



PROPERTY TO RIGHT 1
832 N. FORREST



PROPERTY TO RIGHT 2
900 N. FORREST



PROPERTY TO RIGHT 3
904 N. FORREST

N. FORREST AVE.

PROPERTY ACROSS 1
811 N. FORREST



PROPERTY ACROSS 2
833 N. FORREST



PROPERTY ACROSS 3
835 N. FORREST



SURROUNDING PROPERTIES 828 N. FORREST AVE.



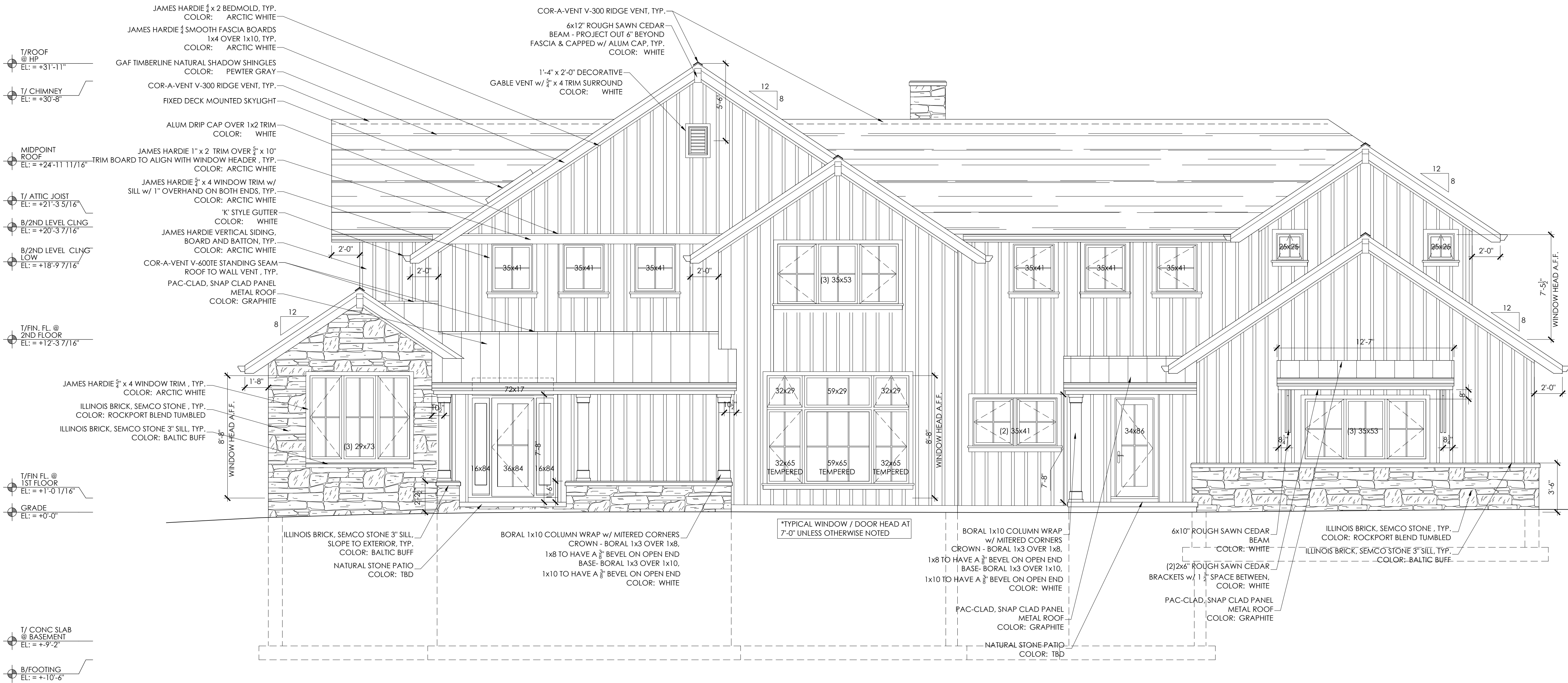
1 EXISTING CONTEXT ELEVATIONS
1/8" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS
1/8" = 1'-0"







1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	GAF - TIMBERLINE	PEWTER GRAY
SIDING	COMPOSITE SIDING	JAMES HARDIE	ARCTIC WHITE
TRIM / FASCIA	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
GUTTERS	ALUMINUM	AMERICAN CONSTRUCTION METALS	30 DEG WHITE
WINDOWS	ALUM CLAD WOOD	PELLA	BLACK
GARAGE DOOR	WOOD	WAYNE DALTON	BLACK
STONE	NATURAL STONE VENEER	SEMCO	ROCKPORT BLEND TUMBLED

**WIDLER
ARCHITECTURAL**
4827 WASHINGTON BLVD., 15
DUPONT CIRCLE, N.W.
WASHINGTON, D.C. 20036
PH: 202.333.1132
WWW.WIDLERARCH.COM

DATE	ISSUE FOR	APPEARANCE REVIEW /
02.24.17	BID	

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DATE: 02.24.17

ARCHITECT
BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
#001-020289
EXPIRATION DATE: 11.30.18

PROJECT NAME

Carlson Residence

Megan & Brian Carlson
828 N. Forrest Ave.
Arlington Heights, IL

DRAWN BY
BW

CHECKED BY
BLW

DATE
02.24.17

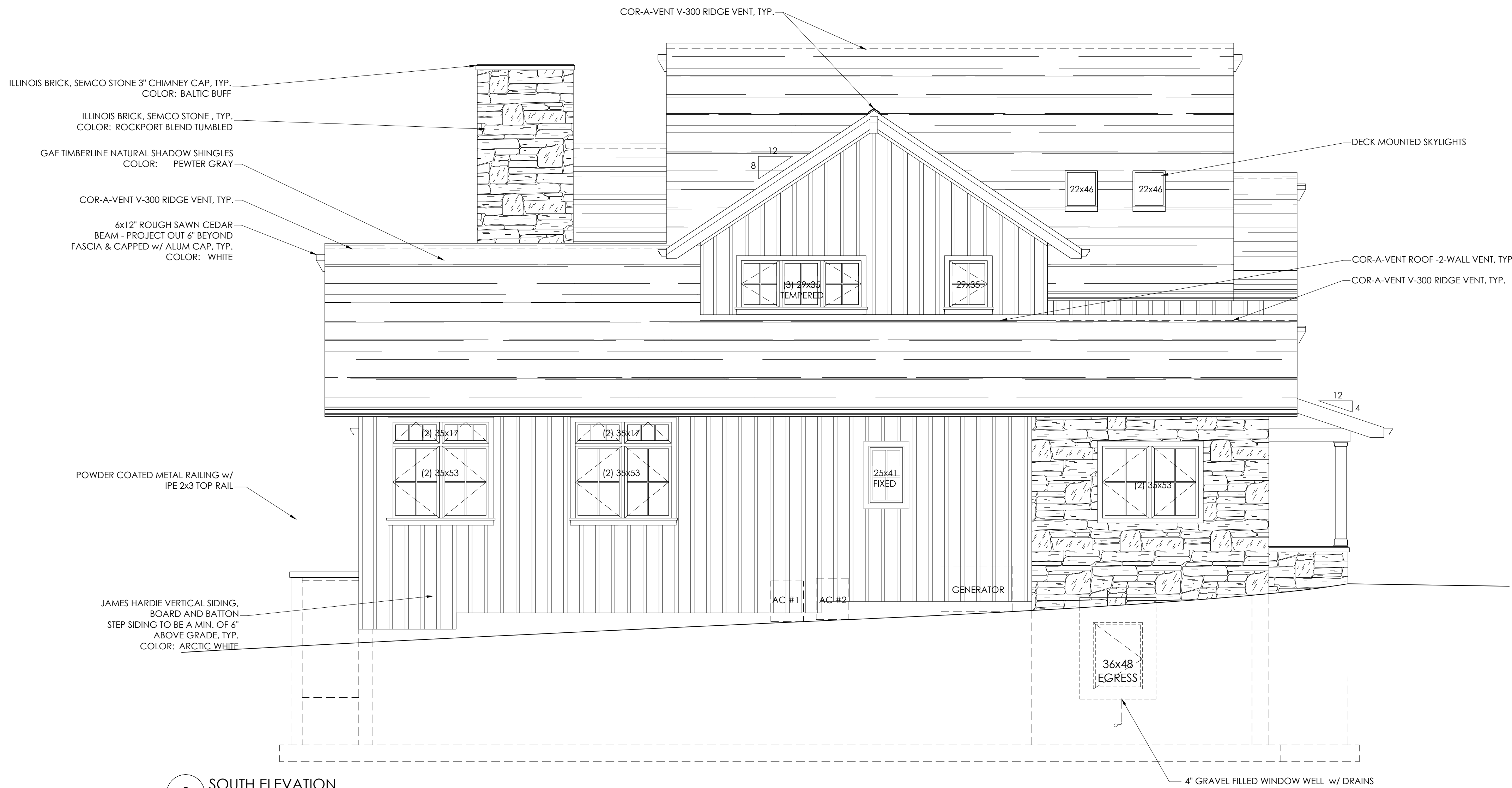
JOB NUMBER
16011

SHEET NAME

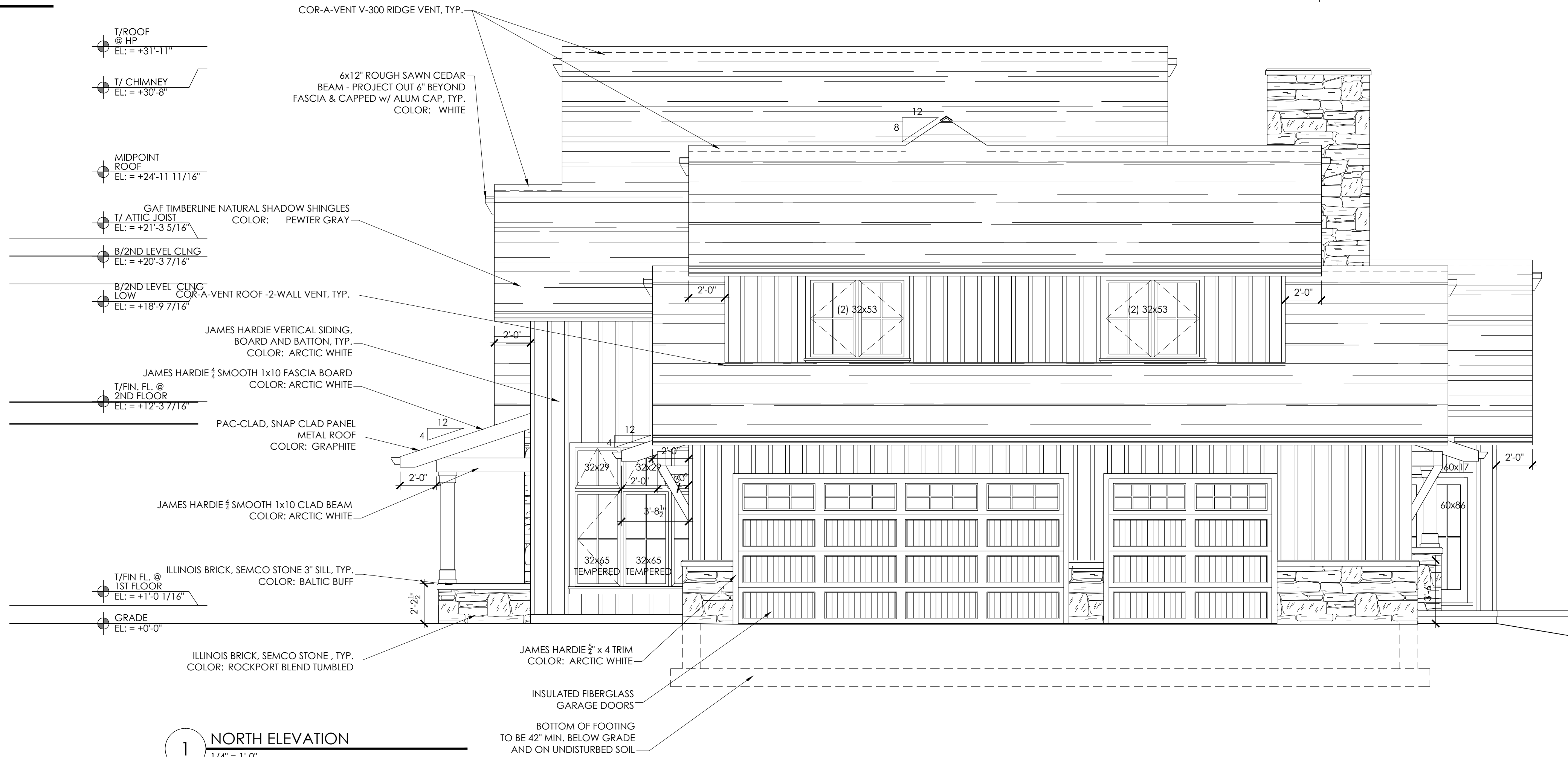
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A2.1

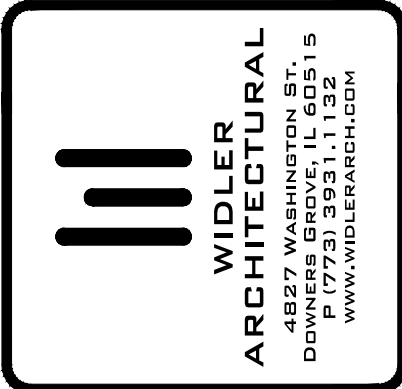


2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

T/ROOF @ HP	EL: = +31'-1 1/4"
T/ CHIMNEY	EL: = +30'-8"
T/ATTIC JOIST	EL: = +21'-3 5/16"
B/2ND LEVEL CLNG	EL: = +20'-3 7/16"
B/2ND LEVEL CLNG LOW	EL: = +18'-9 7/16"
T/FIN FL @ 2ND FLOOR	EL: = +12'-3 7/16"
T/FIN FL @ 1ST FLOOR	EL: = +1'-0 1/16"
GRADE	EL: = +0'-0"
T/ CONC SLAB @ BASEMENT	EL: = -9'-2"
B/FOOTING	EL: = +10'-6"



DATE	ISSUE FOR	APPEARANCE REVIEW /
02.24.17	BID	

THESE DRAWINGS HAVE BEEN PREPARED AT AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES HAVING JURISDICTION.

02.24.17
DATE

BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
#001-020289

ARCHITECT
BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
#001-020289
EXPIRATION DATE: 11.30.18

PROJECT NAME
Carlson Residence
Megan & Brian Carlson
828 N. Forrest Ave.
Arlington Heights, IL

DRAWN BY	BW
CHECKED BY	BLW
DATE	02.24.17
JOB NUMBER	16011

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

DATE	ISSUE FOR	APPEARANCE REVIEW /
02.24.17		BID

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02.24.17
DATE

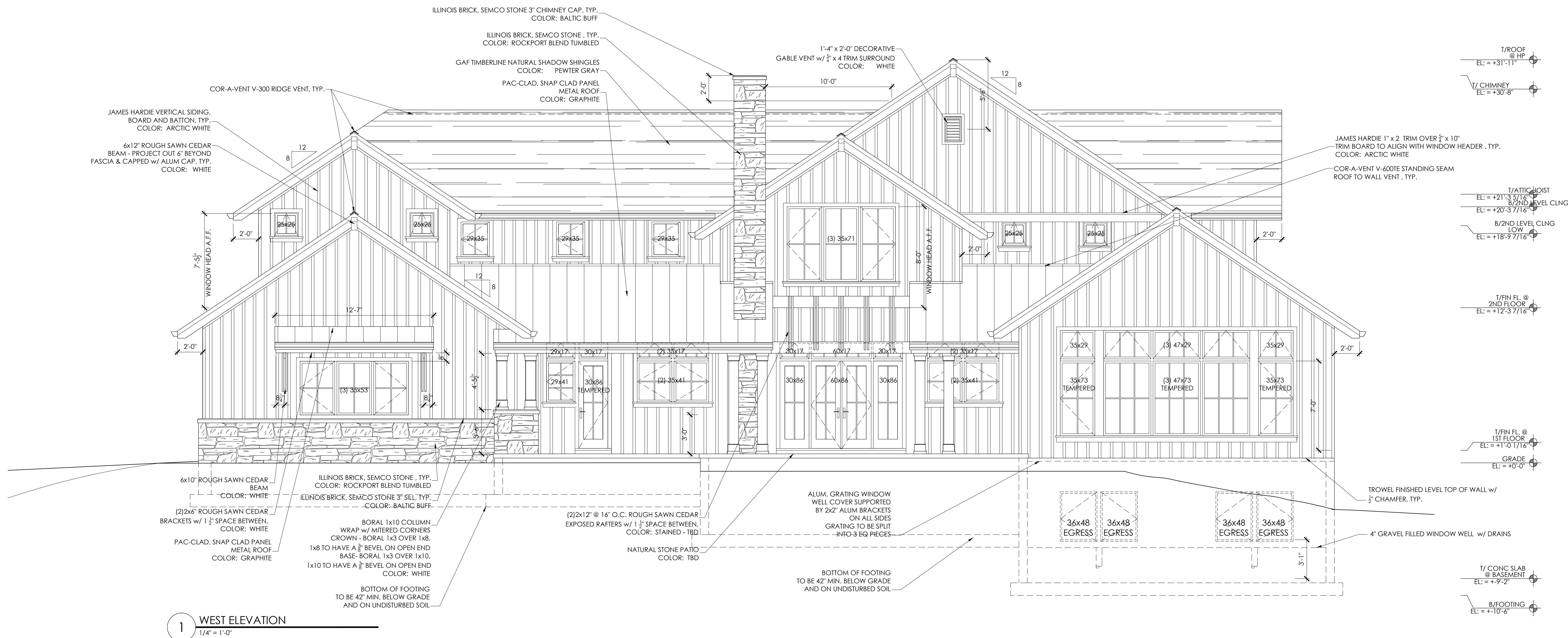
BRENT WIDLER
STATE OF ILLINOIS
LICENSED ARCHITECT
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EXPIRATION DATE: 11.30.18

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BRENT WIDLER
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Carlson Residence
Megan & Brian Carlson
828 N. Forrest Ave.
Arlington Heights, IL

DRAWN BY BW
CHECKED BY BLW
DATE 02.24.17
JOB NUMBER 16011

SHEET NAME EXTERIOR ELEVATIONS
SHEET NUMBER A2.2





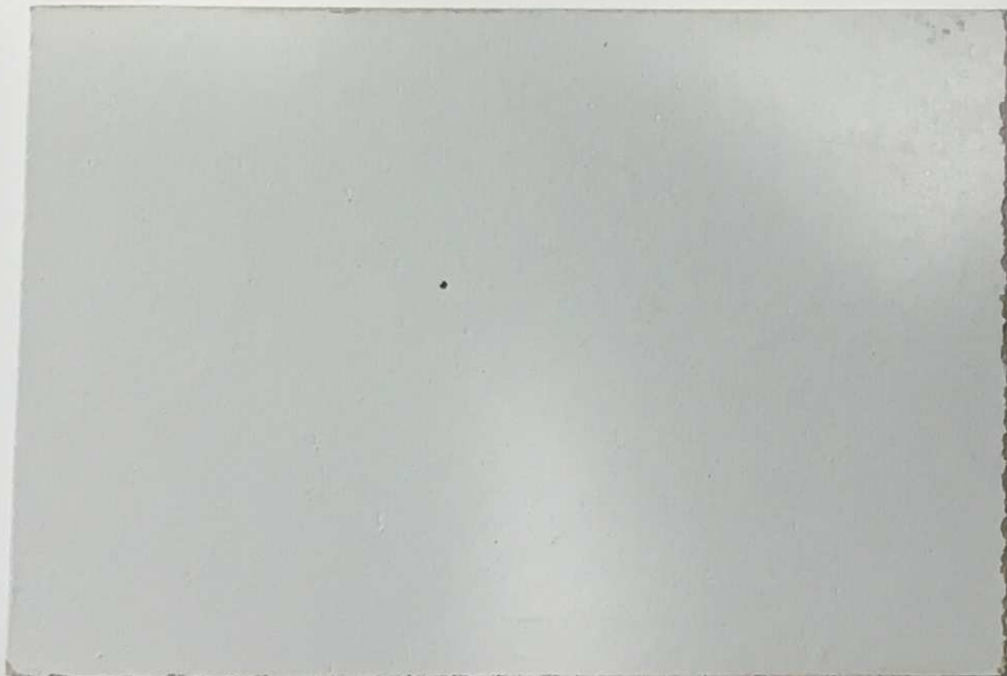
MAIN ROOF SHINGLE



GUTTER ALUM.

STANDING
SEAM
METL. ROOF

WINDOW FRAME



BOARD & BUTTON SIDING & TRIM



STONE VENEER

Carlson - 820 Forest



Item: DC#17-028 - 905 W. Maude 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 require revisions and re-review the proposed new single-family residence to be located at 905 W. Maude Avenue. This recommendation is based on the architectural plans dated 2/20/17 and received on 3/3/17, and the following:

1. Correct the non-compliant zoning issues.
2. Relocate the garage to the west end of the site facing Maude Avenue. Coordinate driveway to avoid existing parkway trees.
3. Revise the scale of the front elevation to include some single story elements to fit the scale of the neighborhood.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

Elevation Study

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Piersa Residence
Project Address: 905 W. Maude Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 22, 2017

PETITION INFORMATION:

DC Number: 17-028
Petitioner Name: Tomasz Augusta
Petitioner Address: 1835 Webster Lane
Des Plaines, IL 60018
Meeting Date: April 6, 2017

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 a one car attached garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 11,049 square feet and the proposed residence will have approximately 3,881 square feet. The proposed design does not comply with the following zoning requirements which will either need to be corrected or variations requested from the Zoning Board of Appeals:

- The proposed side yard setback (south) is 5 feet, where a minimum 8 feet minimum is required.
- The proposed exterior side yard setback (north) is 25.1 feet, where a minimum 25.7 feet is required.
- The proposed building height is 25.5 feet, where 25 feet is the maximum.
- The proposed driveway is 27.5 feet wide, and it is required to taper to 22 feet maximum within 18 feet of the garage face.

Otherwise, the project complies with the R-3 zoning requirements as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8.4 feet Exterior Side: 25.7 feet Rear: 30 feet	Front: 30 feet Side: 5 feet Exterior Side: 25.1 feet Rear: 39.7 feet
Building Height	25 feet to the midpoint	25.5 feet to the midpoint
FAR	4,857 SF	3,881 SF
Building Lot Coverage	3,867 SF	2,540 SF
Impervious Surface Coverage Total	5,524 SF	3,940 SF

The existing neighborhood consists primarily of single-story homes with one 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. Although the neighborhood is predominantly single story homes, it should be noted that there are numerous teardowns previously completed throughout the neighborhood.

The subject property is a corner lot, and the proposed design includes a three car garage facing Kaspar Avenue. In a neighborhood of primarily one car garages, a three car garage prominently facing the street is out of context in this location. There have been a few newer homes with three car garages approved in this neighborhood, but they have been on interior lots and have recessed the third car garage to diminish the appearance. Corner lots should be considered as having two front facades, and it is recommended that the garage be relocated to the west end of the property facing Maude Avenue. Existing parkway tree locations need to be shown on the Site Plan and coordinated with the driveway location.

In addition to concerns about the garage, the proposed front elevation for the home fails to address the scale of the neighborhood. The

design includes many tall features such as the two story front entry portico and a raised second floor balcony that do not fit with the scale of the adjacent single story homes. It is recommended that some single story design elements be included on the front elevation. Relocation of the garage to the west side of the house may help the transition to the adjacent home.

The brown tone color palette for the exterior materials on the home, and the low hipped main roof do work well in this location.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 905 W. Maude Avenue. This recommendation is based on the architectural plans dated 2/20/17 and received on 3/3/17, and the following:

1. Correct the non-compliant zoning issues.
2. Relocate the garage to the west end of the site facing Maude Avenue. Coordinate driveway to avoid existing parkway trees.
3. Revise the scale of the front elevation to include some single story elements to fit the scale of the neighborhood.
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.

March 22, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-028

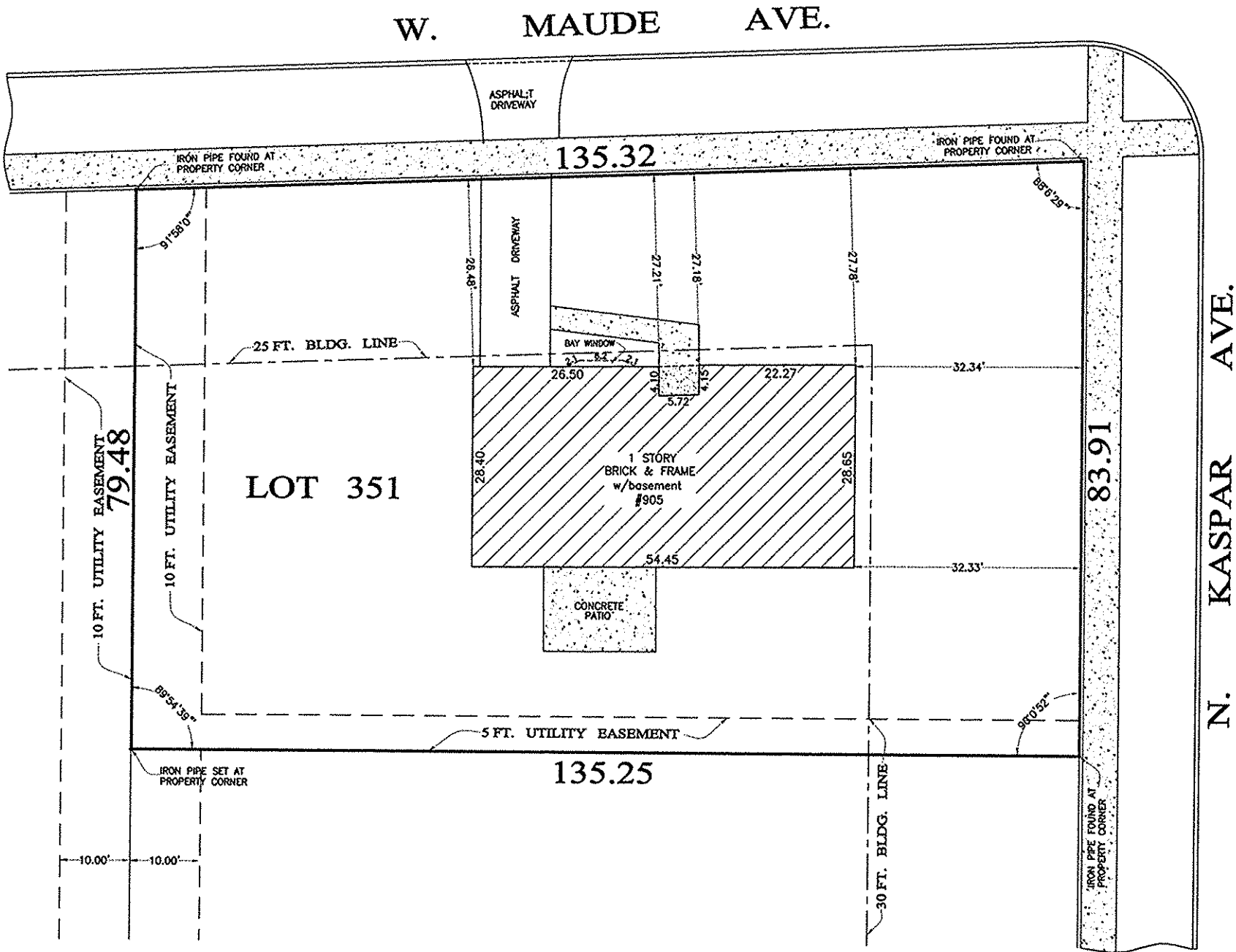


PROFESSIONAL DESIGN FIRM No. 184-003233

PLAT OF SURVEY
OF

LOT 351 IN HASBROOK SUBDIVISION UNIT NO. 4, A SUBDIVISION OF PART
OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 11,045 sq.ft.



LEGEND :

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.P. - ENCLOSED FRAME PORCH
- O.F.P. - OPEN FRAME PORCH
- O.B.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE

ORDER NO. 85740

SCALE: 1 INCH= 20 FEET

FIELDWORK
COMPLETION DATE : 06 NOVEMBER 2015

ORDERED BY: CITY & SUBURBS CONSTRUCTION

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

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT
SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL
ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE
CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois
County of Cook ss

We, M M Surveying Co., Inc., do hereby
certify that we have surveyed the above
described property and that the plat
hereon drawn is a correct representation
of said survey.

Signature: M. Domolyi

Date: NOVEMBER 16-2015

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2016

NEW TWO STORY BRICK & FRAME RESIDENCE WITH BASEMENT

905 MAUDE AVE, ARLINGTON HEIGHTS, IL 60004

GENERAL NOTES:

SPECIAL NOTICE

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING; THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKSMAN SHALL CONSTITUTE A HOLD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTING MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES AND FOR ANY SAFETY PRECAUTION OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKSMAN, OR FOR THEIR FAILURE TO COMPLY WITH THESE PLANS AND SPECIFICATIONS.

SPECIAL SAFETY NOTE

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

GENERAL NOTES

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

2. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS REFERENCED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE LATEST EDITION.

3. DETAILS AND SELECTION ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREAT SIMILARLY MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS, DRESSING, SLOPES, DRAINS, OUTLETS, REGRESS, REGLETS, BOLT SETTINGS, SLOPES, ETC.

5. CONTRACTOR SHALL VERIFY AND PROTECT EXISTING ONES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.

6. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH C DRAWINGS OR THE REQUIRED CODES.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.

8. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATIONS OF THE WORK.

9. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED, TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOLING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

11. ALL MANUFACTURERS PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, ALL SUBSTITUTIONS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.

12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

GENERAL ARCHITECTURAL NOTES

1. INTERIOR WALL AND CEILING FINISH AND TRIM SHALL BE OF THE CLASS IN ACCORDANCE WITH FLAME SPREAD RATINGS AS FOLLOWS:

CLASSIFICATION	FLAME SPREAD RATING	MAX SMOKE DEVELOPED
CLASS 1	0 TO 15	0 TO 100
CLASS 2	16 TO 25	100 TO 200
CLASS 3	26 TO 75	200 TO 400
CLASS 4	OVER 75	OVER 400

CLASSIFICATION	CRITICAL RADIANT FLUX CHARACTERISTICS AS FOLLOWS:
A.	0.45 WATTS/SQUARE CM
B.	0.22 TO 0.44 WATTS/SQUARE CM

2. ALL DOORS SHALL REMAIN KEYLESS IN THE DIRECTION OF EGRESS.

3. ALL GLAZED DOORS, ANY-GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR AND ANY GLAZED PANEL LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.

4. INSTALL APPROVED CARBON MONOXIDE DETECTOR WITHIN 40' OF EVERY BEDROOM, OR MIN. OF ONE ON EVERY LEVEL OR IN THE HEATER ROOM.

5. INSTALL APPROVED SMOKE DETECTORS WITHIN 15' OF EVERY BEDROOM, MIN. OF ONE ON EVERY LEVEL AND AT TOP OF EVERY STAIR.

SITE WORK NOTES:

1. PRESUMPTIVE SOIL BEARING CAPACITY IS 2500 PSF ON UNDISTURBED SOIL. ALL CONCRETE FOOTING SHALL BEAR ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. BOTTOM OF FOOTING SHALL BE 3'-6" BELOW FINISH GRADE (MINIMUM).

2. NO EXCAVATIONS SHALL BE MADE WITH A DEPTH BELOW THE EXISTING FOOTING GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE FOOTING.

3. ALL BACKFILL AT STRUCTURES, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL, PLACE IN 8" LAYER AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE EXCAVATION.

4. ALL SLABS ON GRADE SHALL BEAR ON GRANULAR FILL, MECHANICALLY COMPACTED TO 95% DRY DENSITY PER ASTM D-1557.

5. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS.

6. DO NOT BACKFILL UNIT WALLS UNTIL THEY HAVE CURED IN ACCORDANCE WITH ACI REQUIREMENTS.

ARCHITECTURAL NOTES

ALL MECHANICAL ROOM DOORS TO BE LOUVERED.

ALL LUMBER FOR OUTSIDE CONSTRUCTION TO BE WOLMANIZED/PRESSURE TREATED FIRE RETARDANT LUMBER.

CONTRACTOR TO PROVIDE DOUBLE JOISTS BELOW ALL PARTITION WALL & DOUBLE JOISTS UNDER JACUZZIS AND BATHUBS.

CONTRACTOR TO DOUBLE ALL RAFTERS AT SKYLIGHTS AREA.

DECK & BALCONY RAILING NOTE

HORIZONTAL RAILING & RAILING POSTS & THEIR ATTACHMENTS TO BE CAPABLE TO RESIST 50 LB. FT. HORIZONTAL TO RESIST 100 LB. VERTICAL OR 200 LB. CONCENTRATED LOAD APPLIED IN ANY DIRECTION WHICHEVER IS MORE CRITICAL.

ROUGH CARPENTRY

1. STRESS GRADE LUMBER GRADING RULES AND WOOD SPECIES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, NDLA LATEST EDITION WITH FIBER STRESS IN BENDING (FBS) OF 1500 PSI IN REPETITIVE MEMBERS WITH E+ 1400/2000 HTY-FIR T2 (FOR ROOFING).

2. PROVIDE 1"BY 4" CROSS BRIDGING AT 1'-0" O.C. MAX. OR APPROVED METAL BRIDGING.

3. FRAME WOOD MEMBERS TO CLOSE FIT, SET ACCURATELY TO REQUIRED ONES AND LEVELS AND SECURE RIGIDLY IN ACCORDANCE WITH DRAININGS, CUT AND FIT FRAMING, BLOCKING, AND OTHER WOOD MEMBERS TO ACCOMMODATE OTHER WORK.

4. ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS AND WALLS SHALL BE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION FIRESTOP ALL FURRING, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND ARE JUNCTURE OF ROOF RAFTERS AND WALLS.

5. FIRESTOP REQUIRED EVERY EIGHT FEET IN WALL CAVITY.

6. ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 9 SHELVES @ 12" O.C. TYPICALLY, JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT FREE-HANG DOORS ARE TO HAVE DRYWALL METAL BEADS.

STAIRS:

- 1 3/4" MAX. RAISER

- 10" MIN. TREAD

- 1" MIN. NOSING

- 32" MIN. HEIGHT HANDRAILS

- 42" MIN. HEIGHT GUARDRAILS

- MINIMUM TREAD REQUIRED OF 7 FEET CLEAR

- OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS OF NOT LESS THAN 42" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE STAIRS TO THE TOP OF THE GUARDRAIL.

6. ALL INTERIOR FINISHES ON APARTMENTS SHALL NOT EXCEED CLASS 1, FLAME SPREAD 25 MAX. SMOKE

1. HARD WIRE SMOKE DETECTOR/10V CONNECTED AT ALL APARTMENTS AND TOP OF EACH STAIR CASE

MASONRY NOTES

1. PROVIDE ALL WORK SPECIFIED IN THIS DIVISION AND WORK WITH CONTRACTOR FOR PLACEMENT OF RELATED ITEMS OF OTHER TRADES.

2. ANCHORS AND WALL TIES TO BE CORRUGATED GALVANIZED METAL TIES, 1/8" x 22 GAUGE ANCHORS TO BE 1/8" x 1/4" x 24" LONG STRAP ANCHORS.

3. ALL MASONRY SURFACES SHALL BE MAINTAINED CLEAN AND FREE FROM MORTAR AS THE WORK PROGRESSES. MORTAR SHEARS SHALL NOT BE PERMITTED AND MUST BE REMOVED BY WIRE BRUSHING.

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6. ALL INTERIOR FINISHES ON APARTMENTS SHALL NOT EXCEED CLASS 1, FLAME SPREAD 25 MAX. SMOKE

MECHANICAL NOTES

1. CONTRACTOR TO VISIT JOB SITE OR PREMISES AND BE FAMILIAR WITH THE JOB CONDITIONS PRIOR TO SUBMITTING THE BID.

2. CONTRACTOR TO PAY FOR ALL TAXES AND FEES AND GIVE LOCAL AUTHORITY ALL NOTICES RELATING TO THIS WORK.

3. WORKMANSHIP TO BE DONE IN FIRST CLASS MANNER.

4. ALL MATERIALS USED FOR JOB SHALL BE NEW AND THE BEST OF THEIR KIND.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.

6. CONTRACTOR IS TO GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIAL AND WORKMANSHIP.

7. CONTRACTOR TO TEST SYSTEM PRIOR TO OPERATION.

8. ALL CUTTING AND PATCHING CAUSED BY THIS WORK SHALL BE DONE BY THIS CONTRACTOR.

9. ALL SUPPLY DUCTWORK SHALL BE LINED WITH 1/2" FIBERGLASS DUCT LINER.

10. ALL NEW EQUIPMENT SHALL BEAR UL LABEL.

11. DUCTWORK SHALL BE FABRICATED FROM PRIME QUALITY GALVANIZED STEEL SHEETS AND BE OF LOW PRESSURE SYSTEM CONSTRUCTION AS PER S.M.A.C.M. RECOMMENDATIONS.

12. MECHANICAL CONTRACTOR TO INSTALL SPLITTER OR COLLAR DAMPERS AT EACH SUPPLY DUCT TAKE-OFF TO PROVIDE THE MEANS FOR PROPER SYSTEM AIR BALANCING.

13. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND THE INSTALLATION OF THE TEMPERATURE CONTROL SYSTEM.

14. MECHANICAL CONTRACTOR SHALL PROVIDE SUPPORTING STEEL AND HANGERS FOR ALL MECHANICAL AND PIPING AS REQUIRED.

15. ALL SUPPLY DIFFUSERS TO BE CARNES SERIES S.A.T.A 24" LAY-IN TYPE WITH OPPOSED BLADE DAMPER.

16. ALL RETURNS AND EXHAUST GRILLES TO BE CARNES SERIES S.A.T.A 24" LAY-IN TYPE WITH OPPOSED BLADE DAMPER.

17. ALL SUPPLY REGISTERS SHALL BE CARNES RND4H WITH OPPOSED BLADE DAMPERS.

18. THERE SHALL BE A MINIMUM SEPARATION OF 15'-0" BETWEEN ALL OUTSIDE AIR AND EXHAUST AIR OPENINGS.

19. GAS FLUES SHALL BE TYPE "B" VENT PIPING AND SHALL BE RUN TO A POINT 6'-0" ABOVE THE ROOF.

20. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL AND EACH PIECE OF GAS PIPED EQUIPMENT SHALL BE PROVIDED WITH A GAS SHUT-OFF CLOCK.

21. NOISE LEVEL OF ALL MECHANICAL EQUIPMENT AT LOT LINE SHALL NOT EXCEED 55 DBA.

22. THERE SHALL BE NO REFRIGERATION VALVES, DEVICES, OR FITTINGS IN THE AIR STREAM OF THE HEATING UNIT.

CONCRETE NOTES

1. ALL CONCRETE FOUNDATIONS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE SLABS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

2. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

3. CONCRETE FOUNDATION WALLS, FOOTINGS AND SLABS CONCRETE SHALL BE 6 BAG MIX.

4. IN ON-GRADE CONCRETE SLAB THE WUP. REINFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB THICKNESS.

5. PROVIDE CONCRETE REINFORCING BARS AT LOCATION SHOWN ON DRAWINGS.

6. PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM FROST DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTING AND OTHER ON-GRADE CONSTRUCTION PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING.

7. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND 8" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM FLATE END 4'-0" O.C. MAXIMUM INTERMEDIATE SPACING MINIMUM 2 BOLTS PER SILL PLATE SECTION.

ELECTRICAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIAL NECESSARY FOR A COMPLETE & FUNCTIONING ELECTRICAL SYSTEM.

2. MATERIALS SHALL COMPLY WITH CODES, LAWS & ORDINANCES OF FEDERAL, STATE & LOCAL GOVERNING BODIES.

3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES & LICENSES NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE ELECTRICAL WORK.

4. ALL THE MATERIALS & EQUIPMENT SHALL BE LISTED OR LABELED APPROVED BY THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) OR THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) OR THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).

5. ALL THE MATERIALS, EQUIPMENT, WIRING DEVICES ETC. SHALL BE NEW, EXCEPT OTHERWISE NOTED.

6. ALL CONDUCTORS CARRYING 100V OR GREATER CURRENT SHALL BE INSTALLED IN RIGID HEAVY WALL GALVANIZED STEEL CONDUIT IN ALL INTERMEDIATE METALLIC TUBING OR ELECTRICAL METALLIC TUBING.

7. LOW VOLTAGE WIRING SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING OR RIGID HEAVY WALL GALVANIZED STEEL CONDUIT IN ALL AREAS THAT ARE NOT ACCESSIBLE.

8. THE MAIN SERVICE DISCONNECTING MEANS SHALL BE LOCATED WITHIN 5 FEET FROM THE POINT WHERE THE SERVICE CONDUCTORS ENTER THE BUILDING, OR WITHIN 5 FEET FROM METERING DEVICE.

9. THE MIN. SIZE FOR BRANCH CIRCUIT WIRING SHALL BE AWG#4 GAUGE COPPER WIRE FOR GENERAL LIGHTING LOADS & MAX. RATE OF THE BRANCH CIRCUIT FUSE DEVICE SHALL NOT EXCEED 15 AMPERS.

10. A SEPARATE DEDICATED CIRCUIT SHALL BE INSTALLED TO FOR EACH CENTRAL AC UNIT, FURNACE, HEAT PUMP, SUMP PUMP, EJECTOR PUMP, ETC. TWO OR MORE FURNACES, HOT WATER HEATERS, HEAT PUMPS, ETC. SHALL NOT BE CONNECTED TO THE SAME BRANCH CIRCUIT.

11. AN APPROVED SWITCH OR DISCONNECTING MEANS SHALL BE INSTALLED AT EACH FURNACE, HEAT PUMP, HOT WATER HEATER, ETC. MANUFACTURED INTERNAL DISCONNECTING MEANS SHALL NOT BE USED TO DISCONNECT MEANS OF SAID EQUIPMENT. BRANCH CIRCUIT BREAKERS IN PANEL BOARDS SHALL NOT BE APPROVED AS DISCONNECTING MEANS OF SAID APPLIANCES.

12. THERE SHALL BE MIN. 2 DEDICATED 20 AMPERE CIRCUITS FOR EACH KITCHEN AREA WITH MIN. 12 GAUGE COPPER WIRING.

13. EACH MICROWAVE OVEN, LAUNDRY EQUIPMENT & DISHWASHER SHALL BE CONNECTED TO DEDICATED CIRCUIT WITH 20 AMPERE BREAKER AND MIN. 12 GAUGE COPPER WIRING.

14. FLOOR JOISTS, CEILING JOISTS, ROOFTRUSSES ETC. MAY NOT BE NOTCHED FOR ANY ELECTRICAL INSTALLATION PURPOSES.

15. FLOOR JOISTS, CEILING JOISTS MAY BE DRILLED FOR THE PURPOSE OF INSERTING A CONDUIT SYSTEM, HOWEVER, IT SHALL BE NOTED THAT A MIN. OF ONE & A HALF INCH OF WOOD SHALL REMAINING ON THE BOTTOM OF SAID FLOOR JOISTS OR CEILING JOISTS WHEN THE CONDUIT SYSTEM INSTALLATION IS COMPLETE. IT SHALL BE DONE UNDER THE SUPERVISION OF THE ARCHITECT.

16. SUFFICIENT ACCESS AND WORKING SPACE ABOUT ELECTRICAL EQUIPMENT SHALL BE PROVIDED AS STATED IN 18-21-1026.

17. ALL WIRING SHALL BE COPPER AND COLOR CODED. MIN. WIRE SIZE SHALL BE 12 AWG. ALL WIRING SHALL BE 12 AWG. AND SMALLER SHALL BE SOLID. ALL CABLE SIZE 1/2" AND ABOVE SHALL BE STRANDED. CONDUCTORS INSTALLED INDOORS SHALL BE NO. 12 AWG. THIN COPPER AND OUTDOORS NO. 12 AWG. THIN OR XHHW COPPER. HOMERUNS 15 FEET AND LONGER SHALL BE NO. 12 AWG.

18. ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF EXIST. OUTLETS AND CONDUIT AND NEW REQUIREMENTS. MAKE ALL NECESSARY ROUTING AND CONNECTIONS AS REQUIRED.

19. LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING AND MECHANICAL EQUIPMENT.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND THE INSTALLATION OF THE TEMPERATURE CONTROL SYSTEM.

21. CONDUIT SHALL BE EMT OR RIGID AS PER CODE. CONDUITS RUNS SHALL BE IN 8' IN SIGHT OF EACH OTHER. CONTRACTOR MAY SELECT TO USE ON "FEED THRU" GPI TO FEED THE SLAVE. GPI CIRCUIT BREAKERS WILL NOT BE PERMITTED TO PROTECT RECEPTACLES INDICATED FOR GPI PROTECTION.

22. THE SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION IN THE BASEMENT OR FIRST FLOOR AREA OF A BUILDING OR STRUCTURE, WITHIN THE MAIN WALL, AT A POINT NOT EXCEEDING 5 FT. FROM THE ENTRY, WHEN THE DISTANCE OF THE SERVICE RACEWAY NEEDS TO EXCEED 5 FT. FROM THE POINT OF ENTRY INTO THE BUILDING THE SERVICE RACEWAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 18-21-2306.

23. HARD WIRE SMOKE DETECTOR/10V CONNECTED AT ALL APARTMENTS AND TOP OF EACH STAIR CASE.

24. ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT INTERRUPTER TYPE C/B.

25. ALL 20 AMPERE BRANCH HOMERUNS 100' OR LONGER SHALL BE A MIN. OF 12 AWG. OR LARGER SIZED TO LIMIT THE VOLTAGE DROP TO ALLOWABLE CODE REQUIREMENTS.

26. ALL UNDER FLOOR UNDER FLOOR OR UNDERGROUND OR EXPOSED TO WEATHER TUBING SHALL BE HEAVY WALL GALVANIZED RIGID STEEL (GRS) MIN. 3/4".

27. RECEPTACLES INDICATED FOR GPI PROTECTION SHALL PROTECT THE RECEPTACLE ONLY. AT LOCATIONS WHERE GPI ARE INDICATED IN THE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION AND THE INSTALLATION OF THE TEMPERATURE CONTROL SYSTEM.

28. THE SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION IN THE BASEMENT OR FIRST FLOOR AREA OF A BUILDING OR STRUCTURE, WITHIN THE MAIN WALL, AT A POINT NOT EXCEEDING 5 FT. FROM THE ENTRY, WHEN THE DISTANCE OF THE SERVICE RACEWAY NEEDS TO EXCEED 5 FT. FROM THE POINT OF ENTRY INTO THE BUILDING THE SERVICE RACEWAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 18-21-2306.

29. HARD WIRE SMOKE DETECTOR/10V CONNECTED AT ALL APARTMENTS AND TOP OF EACH STAIR CASE.

30. ALL BEDROOM RECEPTACLES SHALL BE PROTECTED BY ARC-FAULT INTERRUPTER TYPE C/B.

KEYED NOTES

12 DOOR MARK

24 WINDOW MARK

ELEVATION MARK

KITCHEN ROOM NAMES

REVISION NUMBER

DETAIL NUMBER

SHEET LOCATOR

SECTION

DETAIL DESIGNATION

PLAN DETAIL

AREA DETAILED

DRAWING NUMBER WHERE DETAIL IS LOCATED

KEYED NOTES

DOOR MARK

WINDOW MARK

ELEVATION MARK

KITCHEN ROOM NAMES

REVISION NUMBER

DETAIL NUMBER

SHEET LOCATOR

SECTION

DETAIL DESIGNATION

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SHEET LOCATOR

SECTION

DETAIL DESIGNATION

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NEW TWO STORY BRICK & FRAME RESIDENCE WITH BASEMENT 905 W. MAUDE AVE, ARLINGTON HEIGHTS, IL 60004			AVAS ATELIER DESIGN 1904 LAURA LN, DES PLAINES, IL 60018 PH: 773-799-4616, FAX: 773-435-6616 Sheet Title: COLOR PHOTOS	
 PROPERTY ACROSS 3  PROPERTY ACROSS 2  PROPERTY ACROSS 1 MAUDE AVE			 PROPERTY ACROSS TO RIGHT 1  PROPERTY ACROSS TO RIGHT 2  PROPERTY ACROSS TO RIGHT 3 N. KASPAR AVE	
 PROPERTY TO LEFT 1  SUBJECT PROPERTY 905 W. MAUDE AVE N. KENNICOTT BLVD			 PROPERTY TO RIGHT 1  PROPERTY TO RIGHT 2  PROPERTY TO RIGHT 3	

NEW TWO STORY BRICK & FRAME RESIDENCE WITH BASEMENT
905 W. MAUDE AVE, ARLINGTON HEIGHTS, IL 60004

AVAS
ATELIER
DESIGN

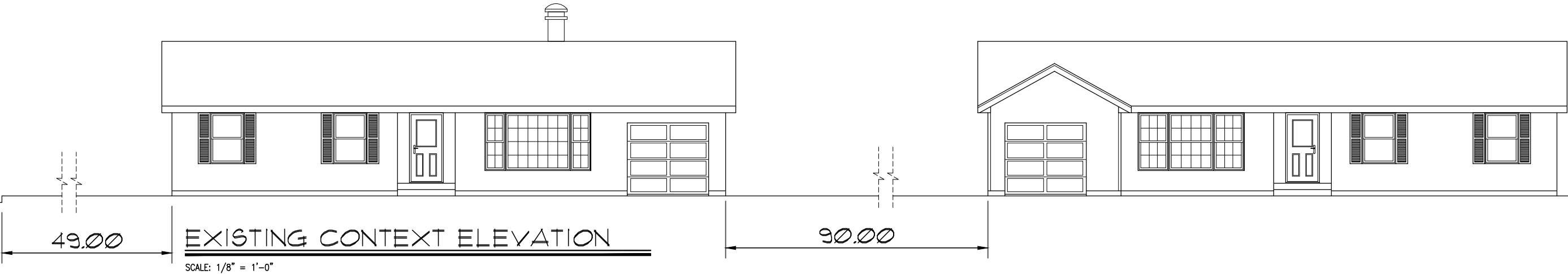
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616



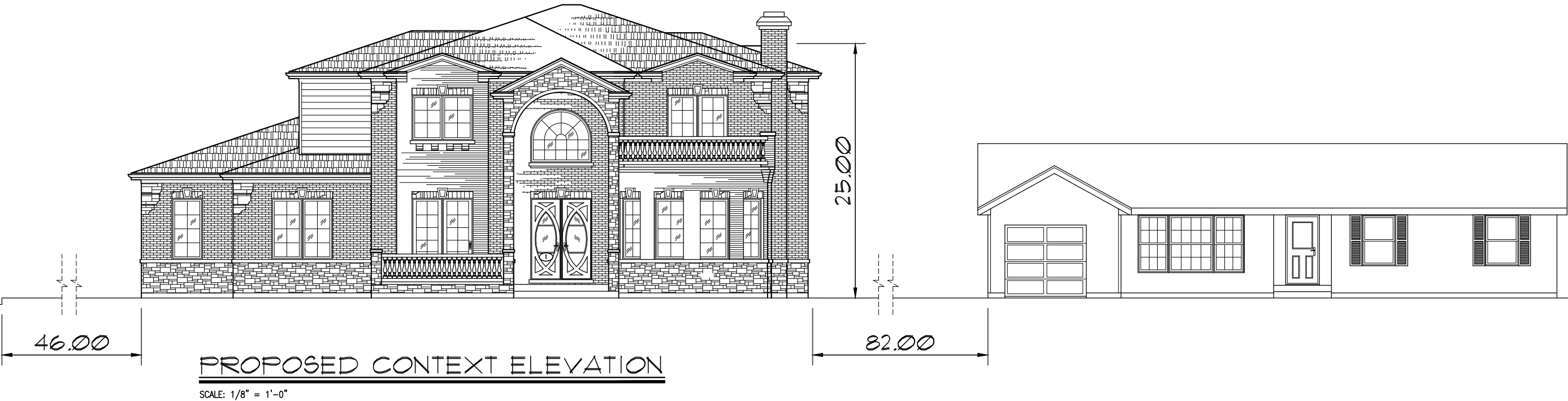
Sheet Title:

EXISTING & PROPOSED
ELEVATION

N. KASPAR AVE



N. KASPAR AVE





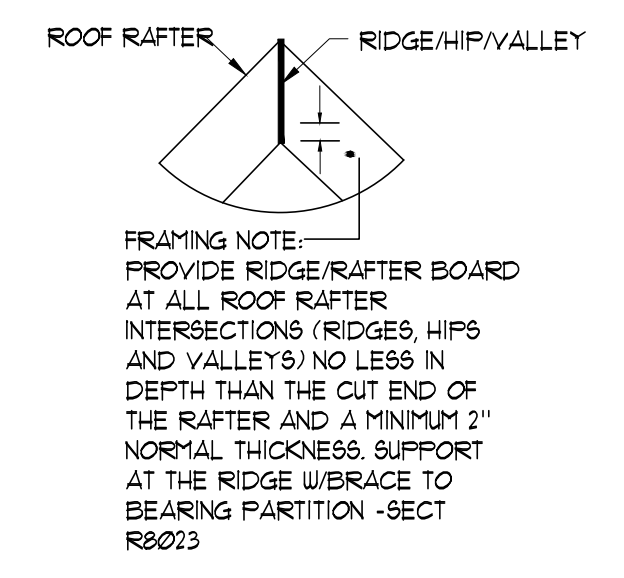
WINDOW SCHEDULE						
WINDOW	WIDTH	HEIGHT	NATURAL LIGHT	VENT AREA	GLAZING	DESCRIPTION
A	3'-0"	6'-0"	180	180	CLEAR INSULATED GLASS	CASEMENT
B	6'-0"	5'-3"	216	--	CLEAR INSULATED GLASS	FIX
C	2'-6"	4'-6"	1125	1125	CLEAR INSULATED GLASS	CASEMENT
D	3'-0"	8'-0"	240	240	CLEAR INSULATED GLASS	CASEMENT
E	3'-0"	4'-6"	135	135	CLEAR INSULATED GLASS	CASEMENT
F	2'-0"	4'-6"	90	90	CLEAR INSULATED GLASS, TEMPER	CASEMENT
G	3'-0"	3'-0"	90	90	CLEAR INSULATED GLASS, TEMPER	CASEMENT
H	2'-0"	3'-0"	60	60	CLEAR INSULATED GLASS, TEMPER	CASEMENT
I	3'-0"	4'-6"	135	135	CLEAR INSULATED GLASS	BENT WINDOW
J	3'-0"	6'-8"	200	200	CLEAR INSULATED GLASS	CASEMENT

ALL NEW WINDOWS TO REQUIRE MAXIMUM U-FACTOR OF 0.32.
WINDOWS TO BE SELECTED BY OWNER.

- WINDOW NOTES:
- ALL BEDROOM WINDOWS HAVE AN EGRESS OPENING GREATER THE 5.7 SF. EGRESS OPENING HEIGHT SHALL BE 24" MINIMUM. EGRESS OPENING WIDTH SHALL BE 24" MINIMUM.
 - ALL WINDOW SILLS SHALL BE ABOVE 24" and BELOW 44" MEASURED FROM THE FINISH FLOOR.
 - ALL UNITS SHALL MATCH EXISTING WINDOWS WITH FLASHING FLANGES.
 - ALL UNITS SHALL BE INSULATED GLASS: (2) LAYERS of 1/4" GLAZING WITH AN AIR SPACE.
 - INSECT SCREENS and STORM UNITS TO BE PROVIDED.

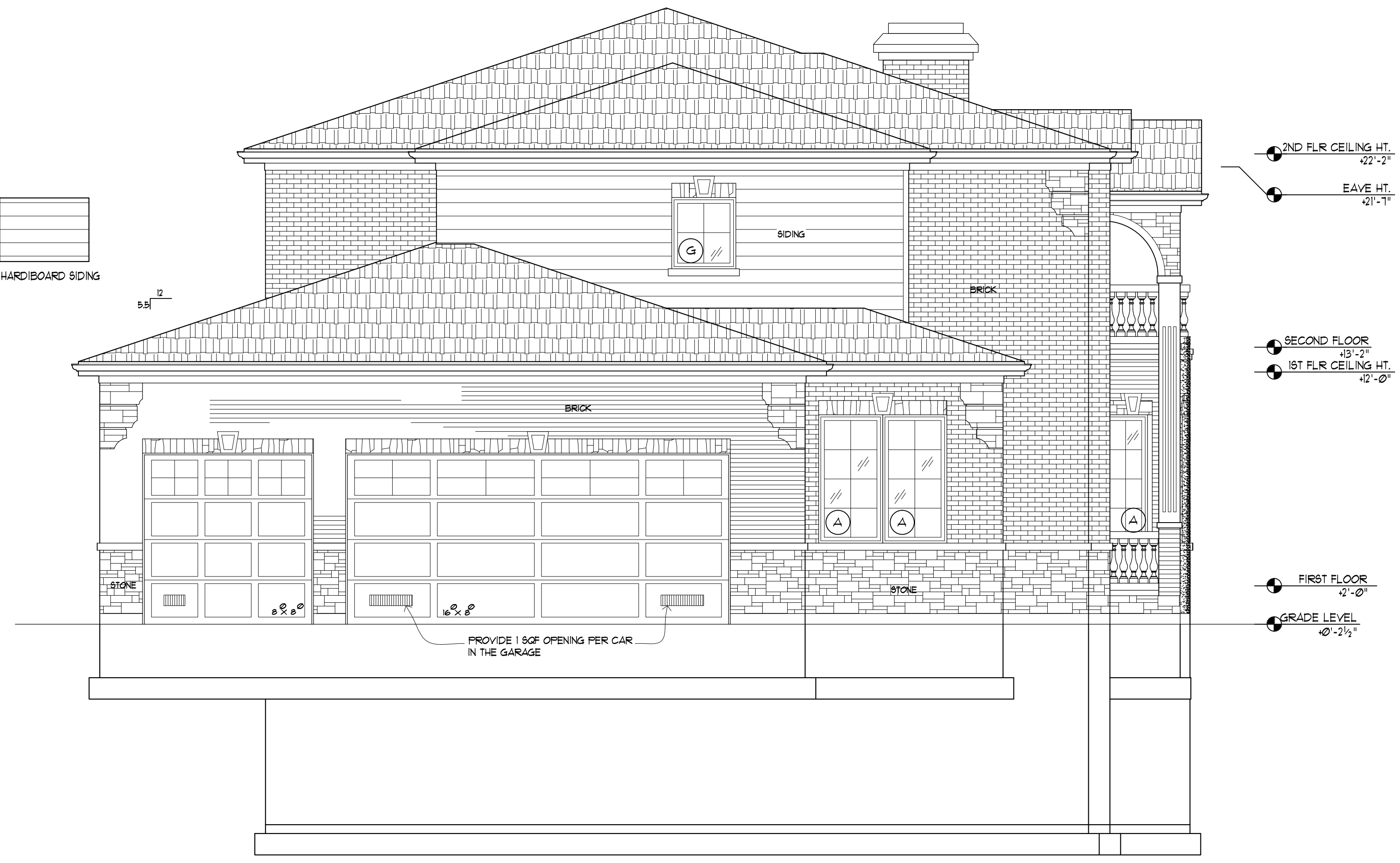
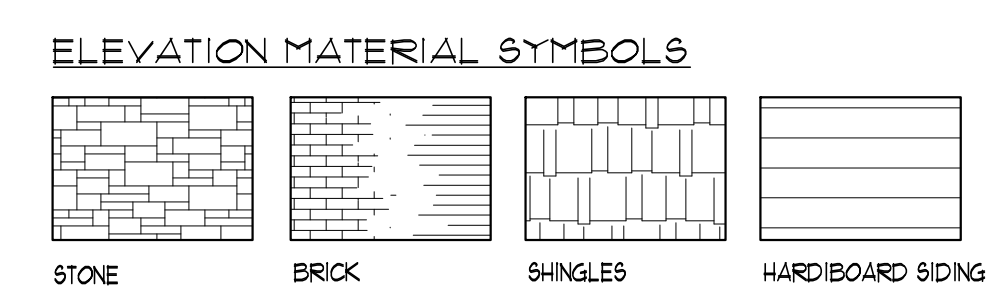
ROOF NOTES

- ALL DOWNSPOUT SHALL BE 3"x3" ALUMINUM
- ALL GUTTER SHALL BE SEAMLESS ALUMINUM. COLOR TO BE SELECTED BY OWNER
- ROOF SOFFIT SHALL HAVE 4"x12" ALUMINUM GRILL VENT WITH INSECT SCREEN SPACE AT EVERY 8'-0"
- THERMOSTATIC POWER VENTILATOR OR RIDGE VENT SHALL BE SELECTED BY OWNER

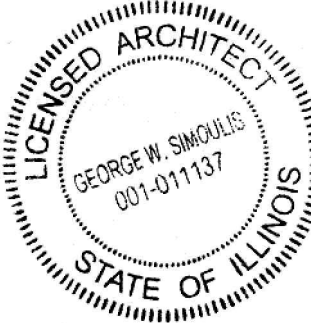


NOTE:
RIDGE / HIP TO BE MIN. ONE SIZE LARGER THAN RAFTERS.
FOR RAFTER OVER 10'-0" APPLY BRACING TO BOTTOM OF JOISTS.
RAFTERS AND CEILING JOIST SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10 FT. WHERE FINISHED CEILING APPLIED.

NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"
3"x5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN



EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"
3"x5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN

Sheet:

GEORGE W. SIMOULIS
REGISTERED ARCHITECT 001-011137
LICENSE EXP. 11/30/18

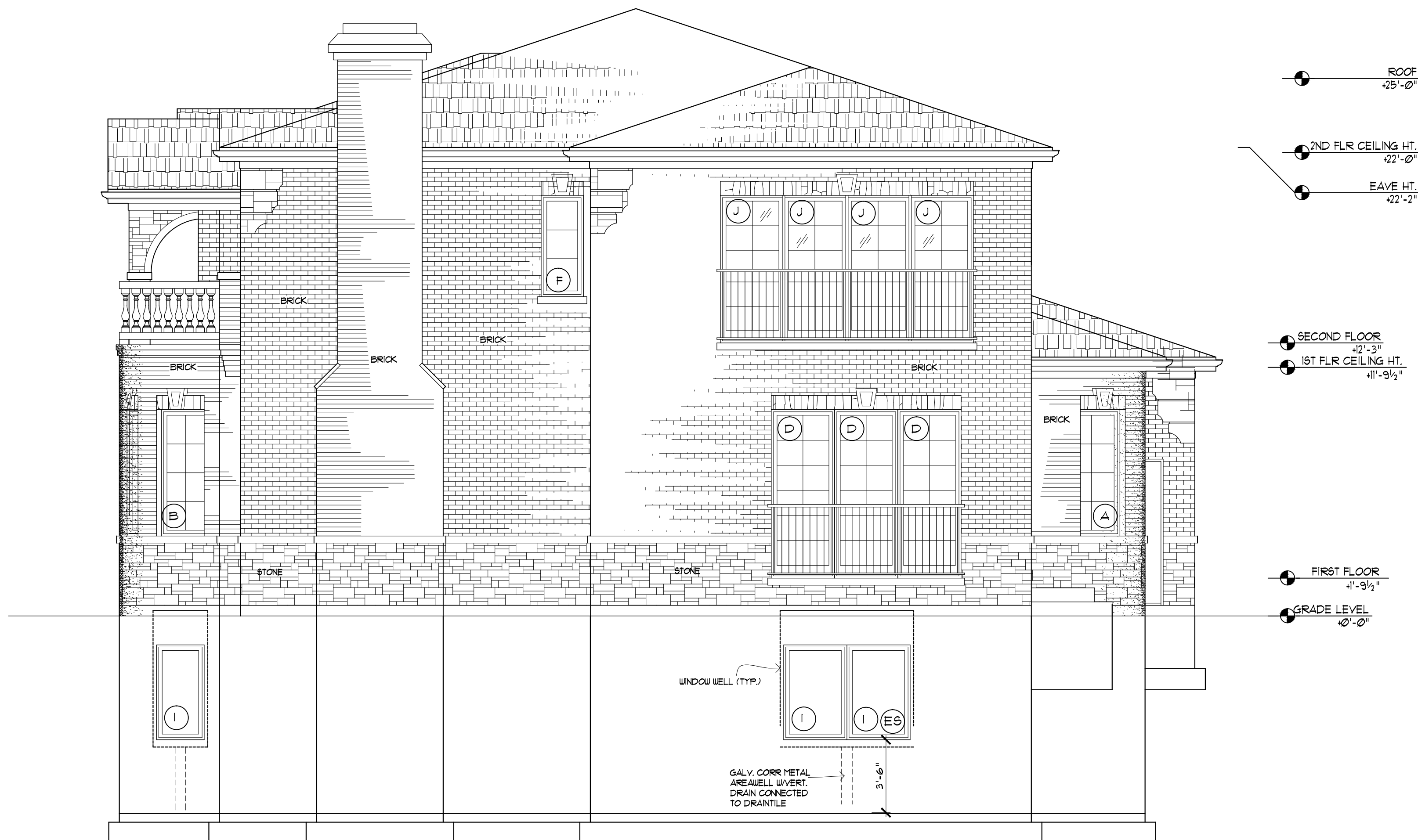
Rev. No.	Date	Description
ISSUES & REVISIONS		
Project: NEW TWO STORY BRICK & FRAME RESIDENCE WITH BASEMENT		
Address: 905 MAUDE AVE, ARLINGTON HEIGHTS, IL 60004		
Sheet Title: ELEVATIONS		
Date: 02/20/17	Proj. No.: 567.15	
Drawn: TOM AUGUSTOWSKI	Sheet No.:	7.A6
Checked:		
Approved: GEORGE SIMOULIS		



SOUTH ELEVATION (REAR)

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

3"x5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN



WEST ELEVATION (SIDE)

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

3"x5" DOWN SPOUT NOT SHOWN - REFER TO

ELEVATION GENERAL NOTES:

- PELLA PRO LINE SERIES OR EQUAL
- UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS

NOTE:
E- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

1/2" UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECIFICATION.

FLITCH PLATE/HEADER ASSEMBLY PER PLAN UNIT TO BE THRU BOLTED @ 24" O.C. (MIN) STAGGERED @ 3/4" BOLTS MIN @ EA END-ASSEMBLY MUST HAVE ALL COMPONENTS AS NOTED ON THE FLOOR PLANS AND THRU BOLTED FOR HEADER TO ACT AS A SINGLE UNIT SOLID BLKG @ EA END TO FDN

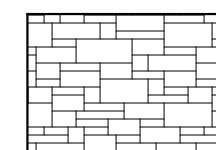
STEEL ANGLE WELDED TO STEEL PLATE AS NOTED ON PLANS-MUST BE THRU BOLTED AS A UNIT TO HDR. SEE NOTE TO RIGHT

METAL FLASHING W/WEEP HOLES @ 24" O.C. OVER DOOR

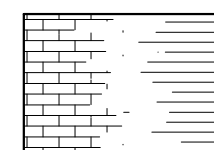
LINTEL/HDR DETAIL @ QVHD DOOR

SCALE: NTS

ELEVATION MATERIAL SYMBOLS



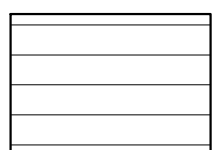
STONE



BRICK



SHINGLES



HARDBOARD SIDING

NOTE:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

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(ES) EGRESS WINDOW

VENT CALCULATION

ATTIC FLOOR AREA SQUARE FEET (EXCLUDING EAVES)	TOTAL VENT AREA REQUIRED IN SF IN SQUARE INCHES	RIDGE AREA VENTING 50% OF TNFA+ UPPER LEVEL VENTING SQUARE INCHES	SOFFIT/EAWE VENTING 50% OF TNFA+ LOWER LEVEL VENTING SQUARE INCHES
2100	1008	504	504

VENT RATED AT 18 NFA PER FOOT: 504/18=28
24 LINEAR FEET OF RIDGE VENT

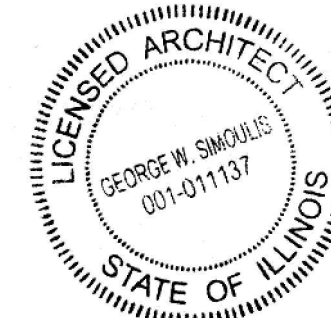
MUSHROOM VENT: 2100 SF. / 150 SF. = 14 SF.

SOFFIT VENT AREA: 14/2 = 7 SF.

EACH VENT AREA: 0.5 SF.

NUMBER OF VENTS: 7 SF. / 0.5 SF. = 14

Scale:



GEORGE W. SIMOULIS
REGISTERED ARCHITECT 12001-011137
LICENSE EXP. 11/30/18

Rev. No. Date Description

ISSUES & REVISIONS

Project:

NEW TWO STORY
BRICK & FRAME RESIDENCE
WITH BASEMENT

Address:
905 MAUDE AVE,
ARLINGTON HEIGHTS, IL
60004

Sheet Title:

ELEVATIONS

Date:
02/20/17

Proj.
No: 567.15

Drawn:
TOM AUGUSTOWSKI

Sheet No:

Checked:

8.A7

Approved:
GEORGE SIMOULIS

905 W. MAUDE AVE,
ARLINGTON HEIGHTS, IL 60004

ROOF

"TRU DEFINITION
DURATION"

BROWNWOOD



GUTTERS, TRIM, FASCIA:

"ALSCO PERFECT TRIM PLUS"

TMK-MUSKET/R-MUSKET



SIDING:

"HARDIBOARD" JAMES HARDIE

KHAKI BROWN

BRICK:

"SIOUX CITY BRICK"

WILLIAMSBURG
ADIRONDACK

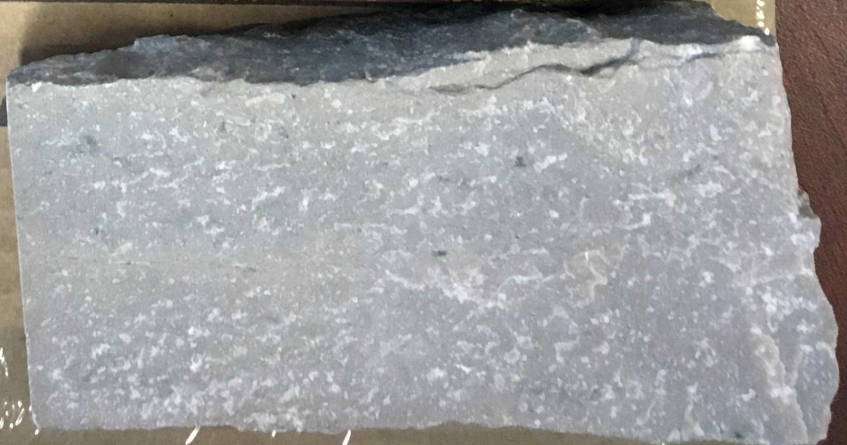


STONE:

"BUECHEL STONE CO

CHILTON COUNTRY
SQUIRE

BRONZE



MATERIAL SCHEDULE

1. PETITIONER NAME: **TOMASZ AUGUSTOWSKI**
2. DATE: **02.26.2017**
3. PROJECT: **NEW TWO STORY BRICK & FRAME
RESIDENCE WITH BASEMENT**
4. LOCATION: **905 W. MAUDE AVE, ARLINGTON HEIGHTS,
IL 60004**

List of Primary colors, textures and materials to be used:

STONE: BUECHEL STONE CORP, "Chilton Country Squire, Bronze"

BRICK: SIOUX CITY BRICK, Williamsburg Adirondack

SIDING: JAMES HARDIE, HARDIBOARD, "Khaki Brown"

WINDOWS: MARVIN, Wood/Aluminum "Brown"

GUTTERS, TRIM, FASCIA: ALSCO PERFECT TRIM PLUS, "TMK-Musket/R-Musket"

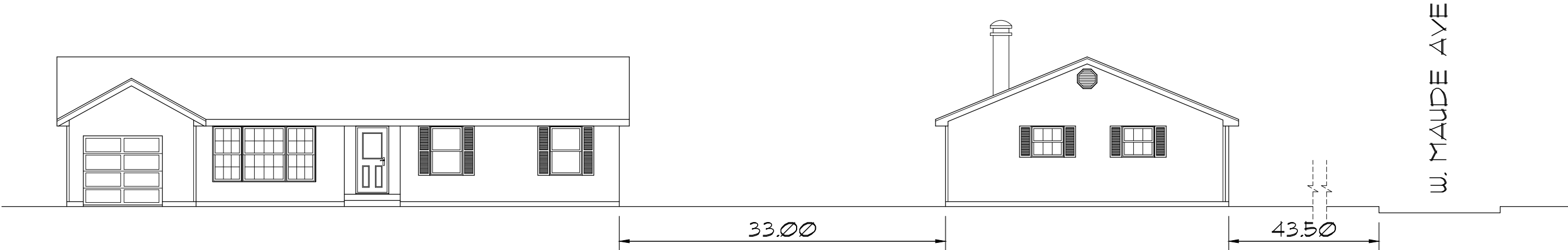
ROOF ASPHALT SHINGLE: TRUDEFINITION DURATION "Brownwood"

NEW TWO STORY BRICK & FRAME RESIDENCE WITH BASEMENT
905 W. MAUDE AVE, ARLINGTON HEIGHTS, IL 60004

AVAS ATELIER
DESIGN
1904 LAURA LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

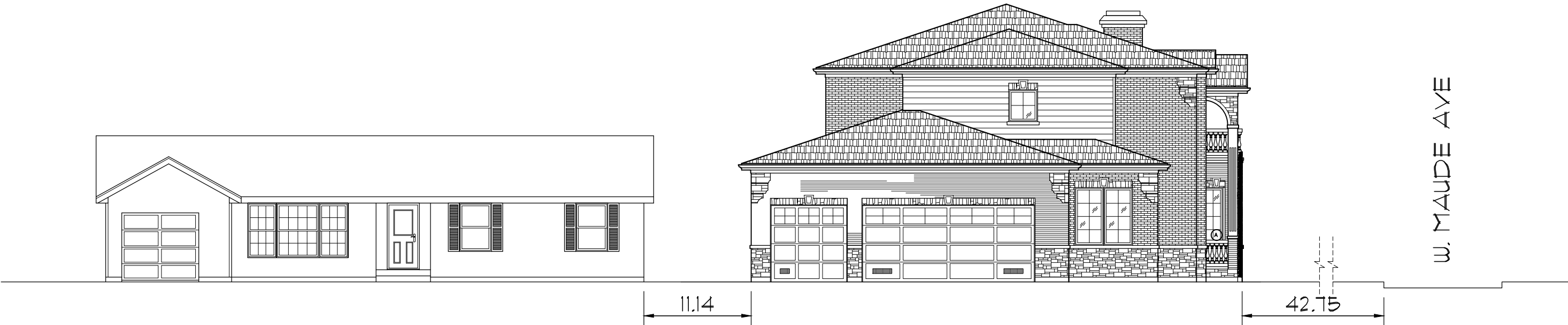


Sheet Title:
EXISTING & PROPOSED
SIDE ELEVATION



EXISTING CONTEXT EAST ELEVATION

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



PROPOSED CONTEXT EAST ELEVATION

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



Item: DC#17-030 - 1111 W. Maude Ave.

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1111 W. Maude Avenue. This recommendation is based on the architectural plans dated 3/6/17 and received on 3/8/17, and the following:

1. Increase the setback of the third car garage from 1'-7" to a minimum of 3 to 5 feet.
2. Hip the sides of the main roof to reduce the height of the side walls. If the roof is not required to be hipped, then add a continuous trim board in line with fascia to break up the visual height of the walls.
3. Return the stone base down the side of the garage wall on the right side, and return the stone approximately 6 feet on the left side.
4. Add at last one window in each bedroom on the second floor of the left side elevation to break up the wall of siding.
5. Increase the gable detail above the garage door proportionate to the size of the gable.
6. Add a portico over the patio door on the rear elevation to break up the large flat wall.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the

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.

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1111 W. Maude Ave.
Project Address: 1111 W. Maude Ave.

Prepared By: Steve Hautzinger

Date Prepared: March 22, 2017

PETITION INFORMATION:

DC Number: 17-030
Petitioner Name: Craig Anderson
Kristine Shirley
Petitioner Address: Brentwood Development
PO Box 1775
Arlington Heights, IL 60004
Meeting Date: April 6, 2017

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 split level residence with a one car attached garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,800 square feet and the proposed residence will have approximately 3,797 square feet. This project does comply with the R-3 zoning requirements, although a few items require clarification:

- The front yard setback requirement needs to be confirmed based on the average setback of the block.
- The driveway is required to taper to a maximum 22 feet wide within 18 feet from the front of the garage.
- The driveway layout needs to be coordinated to avoid and preserve the existing parkway trees.

	ALLOWED	PROPOSED
Setbacks	Front: approx. 30 feet (to be verified) Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 31 feet Side: 10.6 feet Side: 8 feet Rear: 34.5 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	3,958 SF	3,797 SF
Building Lot Coverage	3,080 SF	2,290 SF
Impervious Surface Coverage Total	4,400 SF	3,482 SF

The existing neighborhood consists primarily of single-story homes with one 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. Although the neighborhood is predominantly single story homes, it should be noted that there are numerous teardowns previously completed throughout the neighborhood.

Overall, the proposed design is nicely done in a traditional style and a nice color palette that will fit well in this location. The design includes single story roofs over the garage and entry portico which help the design to fit with the scale of the adjacent single story homes. The design includes a three car garage, but the garage is recessed from the front of the house to diminish the appearance. The following revisions are recommended to improve the design:

1. Increase the setback of the third car garage from 1'-7" to a minimum of 3 to 5 feet.
2. Hip the sides of the main roof to reduce the height of the side walls. If the roof is not required to be hipped, then add a continuous trim board in line with fascia to break up the visual height of the walls.
3. Return the stone base down the side of the garage wall on the right side, and return the stone approximately 6 feet on the left side.

4. Add at last one window in each bedroom on the second floor of the left side elevation to break up the wall of siding.
5. Increase the gable detail above the garage door proportionate to the size of the gable.
6. Add a portico over the patio door on the rear elevation to break up the large flat wall.

RECOMMENDATION:

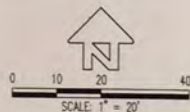
It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1111 W. Maude Avenue. This recommendation is based on the architectural plans dated 3/6/17 and received on 3/8/17, and the following:

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

March 22, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-030



PLAT OF TOPOGRAPHY

LOT 510 IN HASBROOK SUBDIVISION UNIT NUMBER 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT NO. 17778451, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 111 W. MAUDE AVENUE, ARLINGTON HEIGHTS, ILLINOIS. P.L.N.: 03-19-111-002.

STORM MANHOLE
R.W. 128.25
I.V. 27.73

VALVE VAULT
27.5

SANITARY MANHOLE
R.W. 725.08
I.V. 718.36

STORM MANHOLE
R.W. 722.56
I.V. 715.04

SANITARY MANHOLE
R.W. 722.73
I.V. 716.62

N. HARVARD AVENUE

N. PATTON AVENUE

LOT 509

LOT 510

LOT 481

LOT 508

LOT 482



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 OCTOBER 5, 2015

REFERENCE BENCHMARK: WALLACE OF ARLINGTON HEIGHTS MONUMENT NO. 37, AT THE SOUTHWEST CORNER OF THOMAS STREET AND RACE AVENUE. ELEVATION: 730.77 NAVD 1983.
SITE BENCHMARK: TAG BOLT OF FIRE HYDRANT AT THE NORTH SIDE OF MAUDE AVENUE AND HARVARD AVENUE. ELEVATION: 726.00 NAVD 1983.

REVISIONS

NO.	DATE	DESCRIPTION

RECEIVED

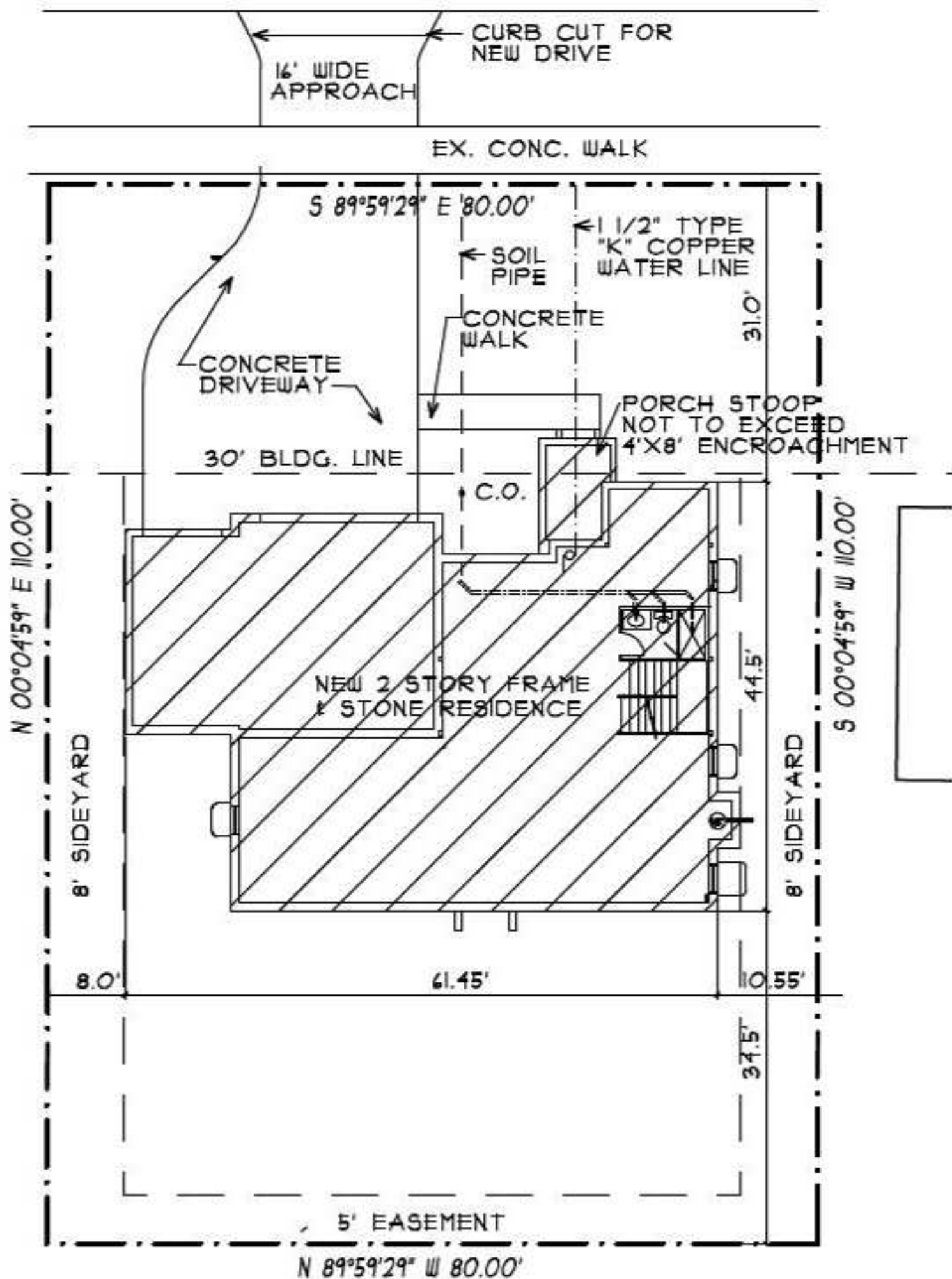
MAR 08 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

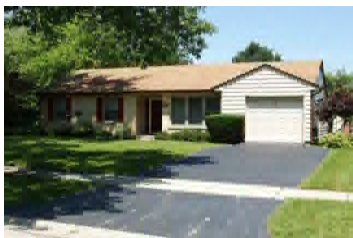
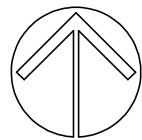
SCHROEDER & ASSOCIATES

1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013
TEL: 847-639-1415 CELL: 847-650-1416 JSCHROEDER@AOL.COM
CLIENT: CRAIG ANDERSON FIELD WORK COMPLETED: 09/23/16
JOB NO. 15090 DATE: OCTOBER 5, 2015

MAUDE AVENUE



SURROUNDING PROPERTIES
ADJACENT TO 1111 MAUDE AVE.
COLOR PHOTOGRAPHS



1116 W. MAUDE AVE.



1110 W. MAUDE AVE.



1532 N. PATTON AVE.

W. MAUDE AVENUE

N. HARVARD AVENUE



1528 N. HARVARD AVE.



1524 N. HARVARD AVE.



1115 W. MAUDE AVE.



1111 W. MAUDE AVE.

SUBJECT
PROPERTY



1105 W. MAUDE AVE.

N. PATTON AVENUE



1529 N. PATTON AVE.



1525 N. PATTON AVE.



EXISTING COMPOSITE NORTH ELEVATIONS OF ADJACENT HOMES TO 1111 MAUDE AVE



PROPOSED COMPOSITE NORTH ELEVATIONS OF ADJACENT HOMES TO 1111 MAUDE AVE

SPECIFICATIONS:

1 GENERAL INFORMATION

- A. Contractors shall carry workman's liability and property damage insurance, and shall include in their bids all federal, state and local taxes.
- B. Contractors shall procure all local and state permits and must comply with all governing ordinances together with the local building codes. Owner shall reimburse permit fees to the contractors.
- C. Contractors shall verify all dimensions on the job and shall be responsible for same. Report any and all discrepancies to the architect before proceeding with work of any nature.
- D. Each contractor shall remove all his own rubbish at once before it accumulates and shall leave premises broom clean upon completion of work.
- E. Contractors shall provide all necessary protection and adhere to safety precautions during the construction period. All work shall be installed in strict accordance with manufacturer's specifications and recommendations.
- F. Any additional diagrams, layouts, information, etc., pertaining to plumbing, HVAC, and electrical necessary for obtaining permits shall be submitted by the respective contractors.
- G. When applicable, contractors shall shop drawings to architect for final approval before proceeding with fabrication of work. All work started and/or completed before said final approval shall be at the respective contractor's risk and expense. Failure of contractors to provide shop drawings shall render said contractor liable for all detrimental occurrences caused by discrepancies between actual construction and the intent of the architect's drawings. Their shall be no backcharges.
- H. All information found in these notes, is intended for general use. Utilization of applicable notes is required by all contractors.

2 EXCAVATION AND BACKFILL

- A. Excavate as required to install all foundations and footings. Extend excavation a minimum of 6" into virgin or compacted soil, having the required bearing capacity. All soil and fill under slabs, under and around inside of foundation walls shall be compacted by approved methods in 8" layers so that the compacted soil has a density of 95% of the optimum when tested. Maintain minimum soil pressure of 3000# per sq.ft. under slabs and foundation walls.
- B. All fill and topsoil shall be removed under slabs and pavements. Excess topsoil material shall be used for landscaping. Excess excavation and spoils shall be hauled away.
- C. Provide all shoring and sheathing and bracing necessary to prevent cave-in of excavation or damage to existing structures or adjoining site. When appropriate, issue any notices to owners of adjoining property which may be required. Furnish copies of such notices to owner and architect.
- D. Do not backfill against wall longer than 10' until first floor is in place.

3 CONCRETE

- A. Concrete materials, aggregates and reinforcing shall conform to the latest edition of the A.C.I. code. Concrete shall have a minimum compressive strength of 3500 psi @ 28 days. Reinforcing shall have covering as follows: Concrete deposited against soil: 3" ; concrete exposed to weather: 2" ; concrete in other places: 1 1/2". 5-7% air entrainment.
- B. Footings and foundations shall be poured on dry soil free from frost and shall be protected from frost.
- C. All interior concrete slabs to have trowel finish with a maximum tolerance of 1/4" in 8'-0". All exterior slabs shall have broom finish.
- D. Welded wire fabric, as shown on the plans, shall be placed 2" form top of slabs and lapped 6" at the edges and 12" at the end of strips.
- E. Provide openings and sleeves in foundation walls as required for mechanical and plumbing. Verify size and location with respective contractors.
- F. Contractor shall take all precautions to protect the concrete from freezing during cold weather.

4 CARPENTRY

- A. All wardrobe, entry, dressing and walk-in closets, as indicated on floor plans, shall have a minimum of one shelf and one rod (support at mid or third points as required).
- C. All lumber shall be kiln-dried having a moisture content of 15% maximum.
- D. All doors and frames may be pre-hung. Style: _____ Finish: _____
- E. Provide double stud (jack & king stud) at both sides of any opening up to 10' supporting a header and provide double king for any opening greater than 10' (overhead doors) Provide 4X post as noted on drawing when applicable
- F. All wall thickness dimensions shown are actual size of structural elements only except for masonry dimensions which are nominal.
- G. Carpenter shall verify all rough openings with specific manufacturers selected prior to actual framing for openings.
- Windows: _____ Glass: _____ Screens: **YES** Grilles: _____
- I. Header specifications: E=1,700,000 min. psi. Fb=1350 psi. min. (bearing walls) Fv=75 psi. min. (Hemlock-fir or equal)
- J. All headers at exterior walls to be (2) 2x12's unless otherwise noted and (2) 2x10's at interior walls unless otherwise noted.
- K. Joist and rafter specifications: E=1,400,000 min. psi. Fb=1150 psi. min. Fv= 75 psi. min. Hemlock-fir or equal
- L. All interior non-bearing walls to have 2x4's at 16" o.c.
- M. Firestop all draft spaces with 2x blocking or mud-in or thermafiber.
- N. TrusJoists shall be furnished and installed in strict accordance with manufacturer's specifications and hole cutting requirements when applicable
- O. All joints bearing onto flush headers shall be supported by jist headers.
- P. Carpenter shall do all necessary cutting, patching, framing and headering in lumber for other trades.
- Q. Carpenter shall install all windows, doors (either wood or metal), cabinets and all hardware items.
- R. Seal tight around all openings in exterior walls with insulating foam and caulk or approved equal.
- S. Studs may be pre-drilled with 1" hole approximately 14" from stud bottom. T. Use corrosion resistant fastener at exterior siding and trim.
- U. Provide spring metal weatherstripping around doors and windows if not furnished as part of the unit.
- V. All finish interior trim to be: _____ Exterior trim: _____

5 DRYWALL & INSULATION

- A. Provide drywall & insulation shown in "Typical Construction Assemblies"
- B. Provide all corner beads, trim, attachments, anchors, etc.
- C. All drywall to be placed horizontally and double nail or screw at edges.
- D. Provide vapor barrier under drywall at all exterior walls and ceilings on warm side if insulation is not Kraft or foil-faced.
- E. Tape and smooth drywall joints and nails in 3 coats for paint-ready surface

7 PAINTING

- A. Drywall surfaces to be painted shall receive a minimum of one coat primer and one coat flat white or latex enamel for rooms prone to wetness.
- B. Paint all exposed steel inside and outside of building with two coats of rust-inhibitive paint.

8 ELECTRICAL

- A. Electrical contractor shall do his work in accordance with the rules and regulations of the governing electrical code and the requirements of the electrical company.
- B. Electrical contractor shall coordinate his work with all other related work and trades in terms of final connections of motors, switches, pumps, etc.
- C. Provide wire from water meter to remote reader at exterior.
- D. All duplex receptacles shall be groundable type.
- E. Provide and hook-up all exhaust fans. Ductwork by heating contractor.
- F. Electrical contractor shall review mechanical contractor's drawings for items to be included in their bid.
- G. Verify location of all ceiling fixtures with owner prior to installation.
- H. Provide ground-fault circuit protection for outlets in bathrooms, entire kitchen and at exterior, all exterior boxes shall have covers.
- I. Arc fault circuiting required for all bedrooms and their closets
- J. All closet lighting to have lens covers
- K. Separate GFI circuits for whirlpool w/ bond #8 solid and pump access skirt
- L. Three way switching to be at all stairs
- M. (2) 20 amp kitchen appliance circuits required. 20 amp receptacle circuit and 15 amp lighting circuits.
- N. Provide dishwasher disconnect switch.
- O. Island receptacles with no overhang above and within 12' of top
- P. All room ceiling boxes shall be reinforced boxes.

9 MECHANICAL HVAC

- A. Size, furnish and install complete HVAC system capable of maintaining 70 degrees F. heat when outside temperature is (-) 10 degrees F. and cool to 15 degree temperature difference when outside temperature is 95 degrees F.
- B. Insulate all ductwork in attic and crawlspace.
- C. Provide all sheet metal, louvers, grilles, diffusers, wall vents, exhaust fans, flues, firestops, caps, screens, cleanouts, accessories, etc.

10 PLUMBING

- A. All plumbing work shall comply with all applicable codes. Provide water-saving devices and fixtures.
- B. All waste and soil lines above grade to be PVC where permitted by code.
- C. All interior water supply lines shall be type "L" copper (1/2"-1 1/4").
- D. Plumbing contractor shall provide frost proof sill cocks where shown.
- E. All plumbing vents shall terminate 12" above roof surface.
- F. Plumber to wrap water lines with fiberglass blankets with foil face in all exterior walls and unheated spaces.
- G. Stuff around piping through walls and floors with insulating foam after piping is installed.
- H. Plumbing contractor shall provide and install condensate drain lines from heating/air conditioning units.
- I. Plumbing contractor shall review mechanical drawings for items to be included in their bids.
- K. On gas piping, each gas appliance to have gas cocks for isolation. Furnish and install flexible gas pipe from stub out to each gas appliance and make final connection to each appliance.
- L. Provide check valve(s) at sump pump(s).
- M. Valve all fixtures, appliances and equipment.
- O. Provide 12" air chambers at all fixtures and 24" air chambers at risers.

11 STRUCTURAL STEEL

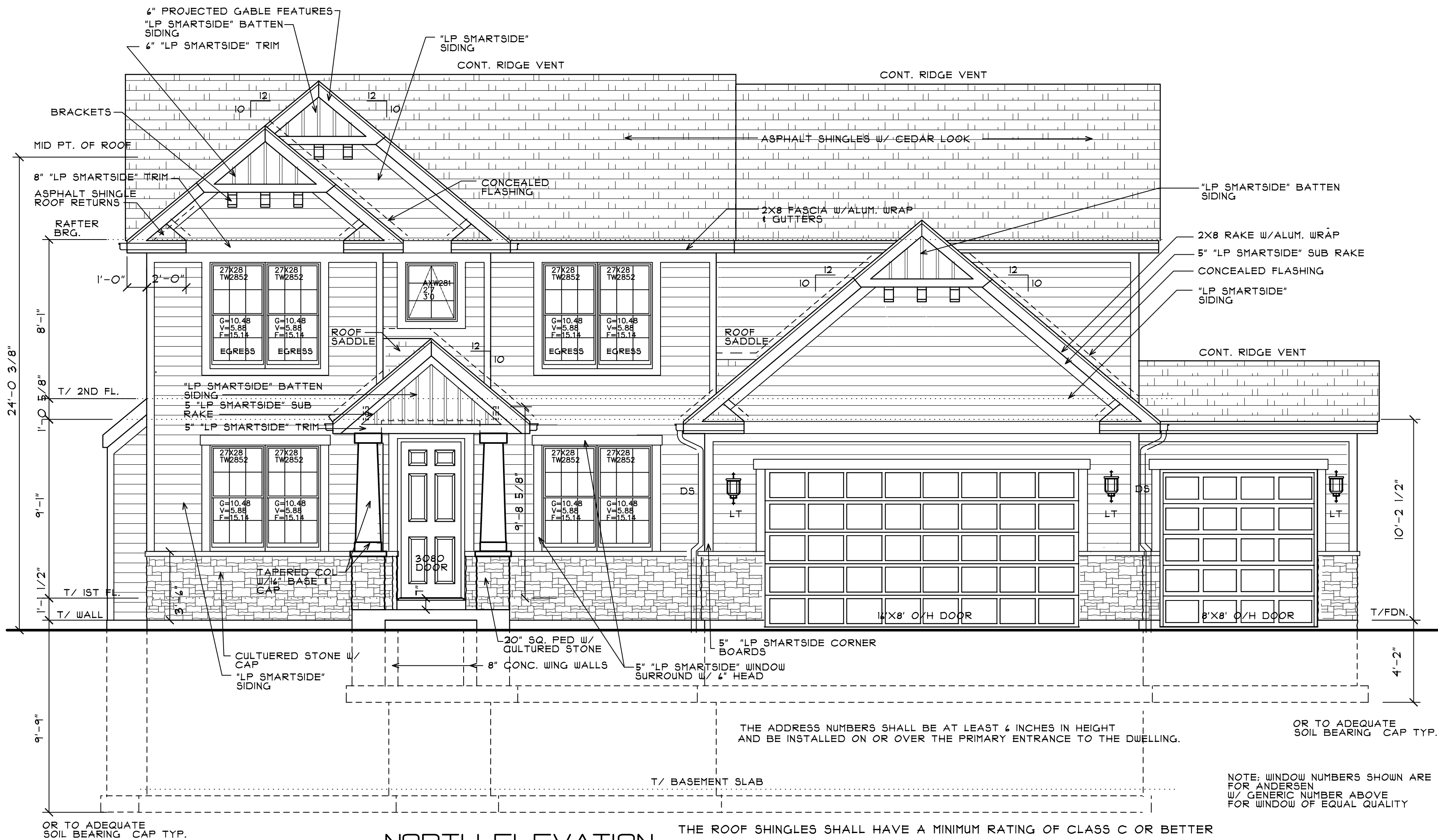
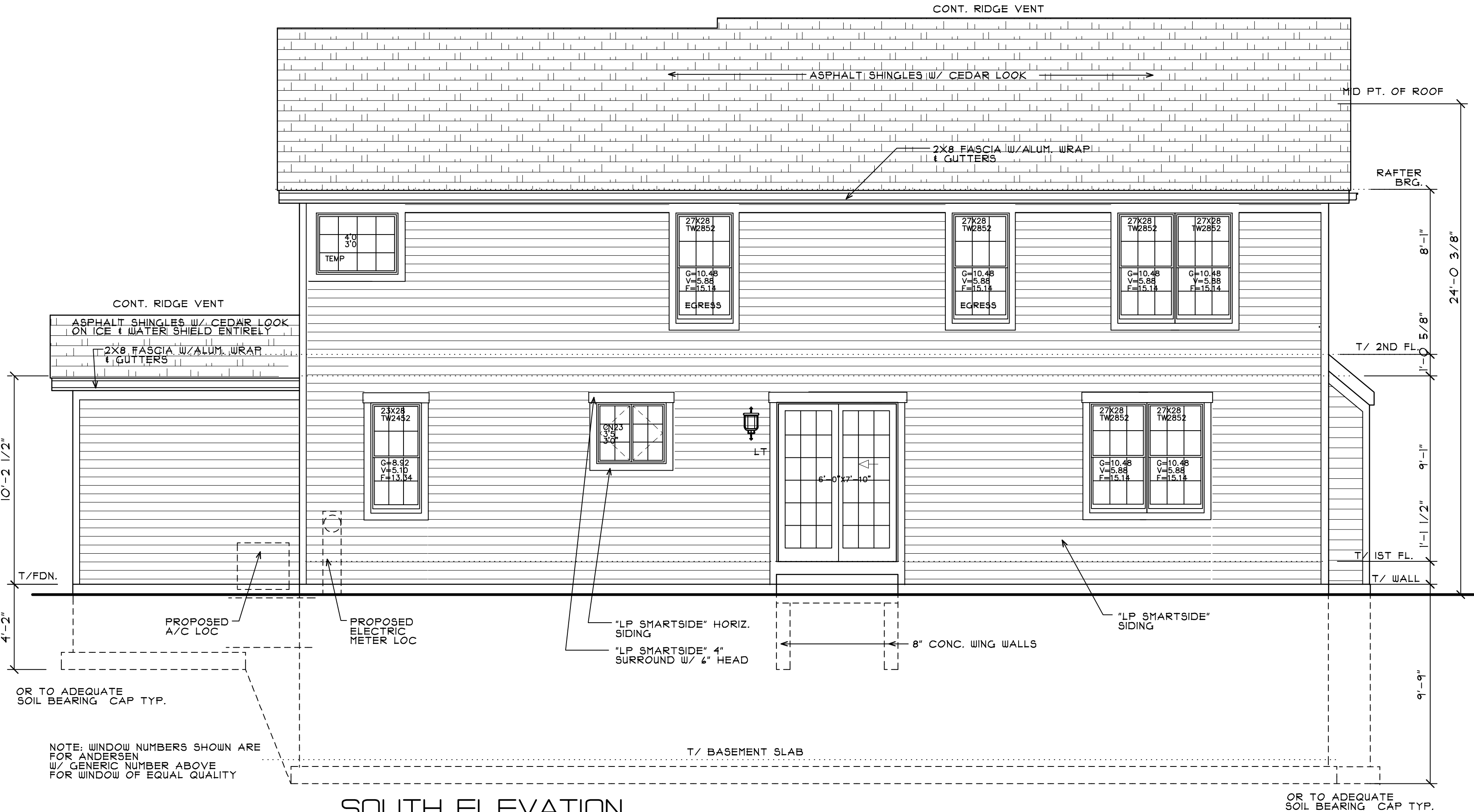
- A. Anchor bolts, angles and bearing plates and other items anchored in masonry and concrete shall be furnished as a part of the structural steel contract. The location of the anchors shall be checked by the contractor's steel erector before starting erection and report any discrepancies to architect. Cutting and altering of structural steel members in the field caused by errors in shop work or any other cause shall not be corrected until the method has been approved by the architect.
- B. All structural steel shall receive a shop coat of Detroit Graphite, tennac or equal which shall be applied to all surfaces except those which will be welded in the field. After the steel is erected and field welds are completed, touch-up remaining uncoated areas.
- C. All structural steel shall be A-36 steel.
- D. All beams shall have a minimum of 4" bearing.

12 ROOFING & FLASHING

- A. Provide flashing under shingles and siding at roof and exterior wall intersections. Flashing shall be 26 gauge minimum galvanized sheet metal and shall extend 12" minimum each side of centerline.
- B. Asphalt shingles to project minimum 1 1/2" beyond edge of roof sheathing.
- C. Provide ice & water shield from eave and up, extend ice & water shield from up past 24" past inside face of exterior wall.
- D. See "Typical Construction Assemblies" for type of roofing.

14 MISCELLANEOUS

- A. Provide grates over all area wells.
- B. Provide 26 gauge galvanized flashing at heads of all openings in exterior walls (unless protected by eave overhang), under window openings (where masonry veneer is used) and at the intersection of changes of exterior finish materials.
- C. Provide flashing over top of foundation wall up sheathing and under threshold at door openings with concrete stoop abutting siding.
- E. Surface mount light fixtures at top floor ceiling unless otherwise instructed by owner or general contractor.
- F. Walls around tub and shower shall have smooth hard non-absorbing surface up to 6'-0" above finished floor and installed over water-resistant gyp. bd.
- G. The following items shall be furnished complete, by the appropriate trades: Prefinished gutters and downspouts, grading as shown on engineering drawings, basement escape windows and wells, smoke detectors, telephone and television rewiring, conduits, etc.
- H. Owner is responsible for all tree removal, trimming, seeding, sod, bushes and shrubs.
- I. Provide low voltage conduits from doorbell, thermostat and etc.to accessible spaces.



DATE OF REVISION

email: steve@arkteks.com
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N. 11th St.
Wheeling,
Illinois
60090

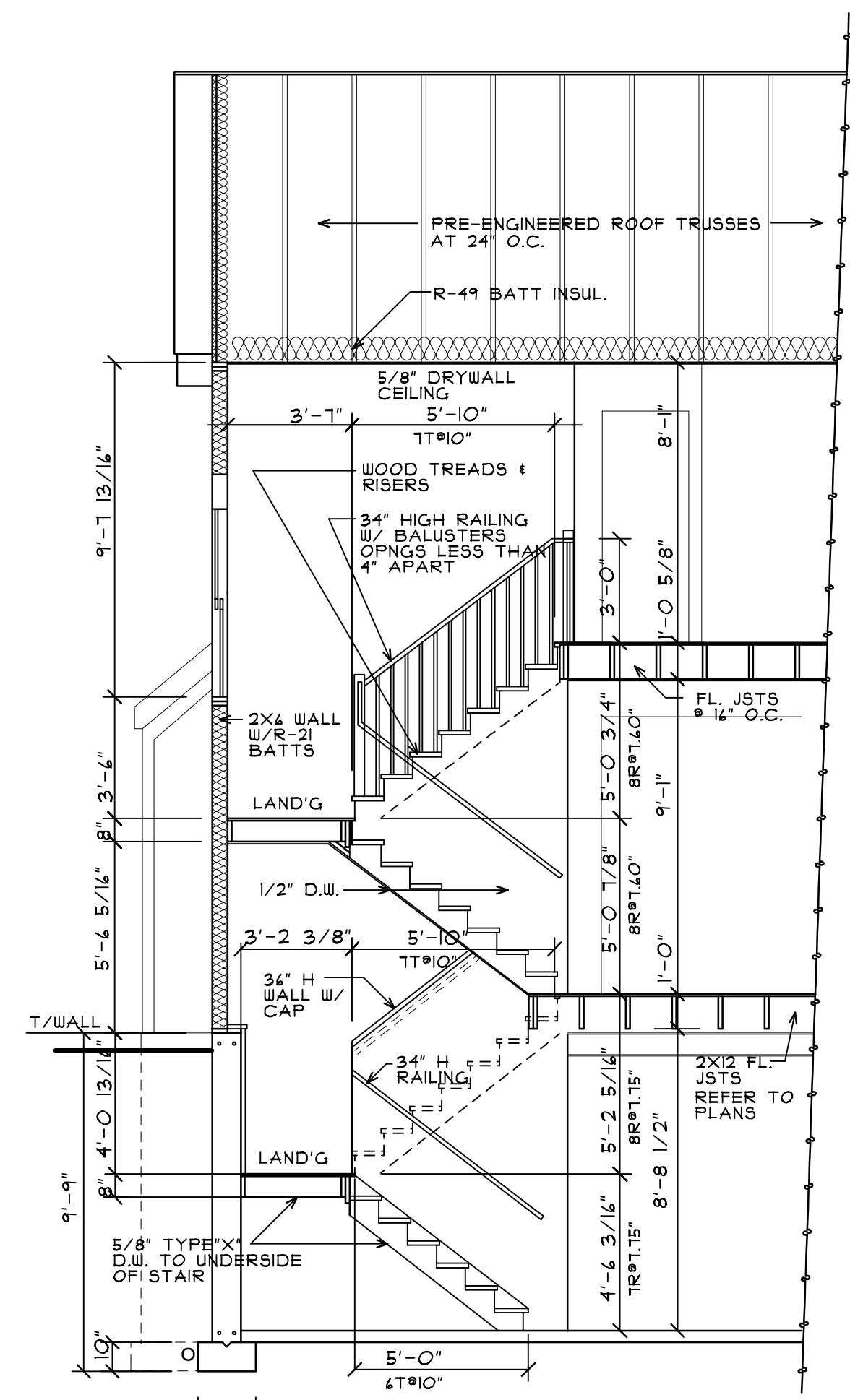
DATE OF ISSUE:

3/6/17
JOB NUMBER:
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DRAWN CHECKED:
TFM : SPK

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OF
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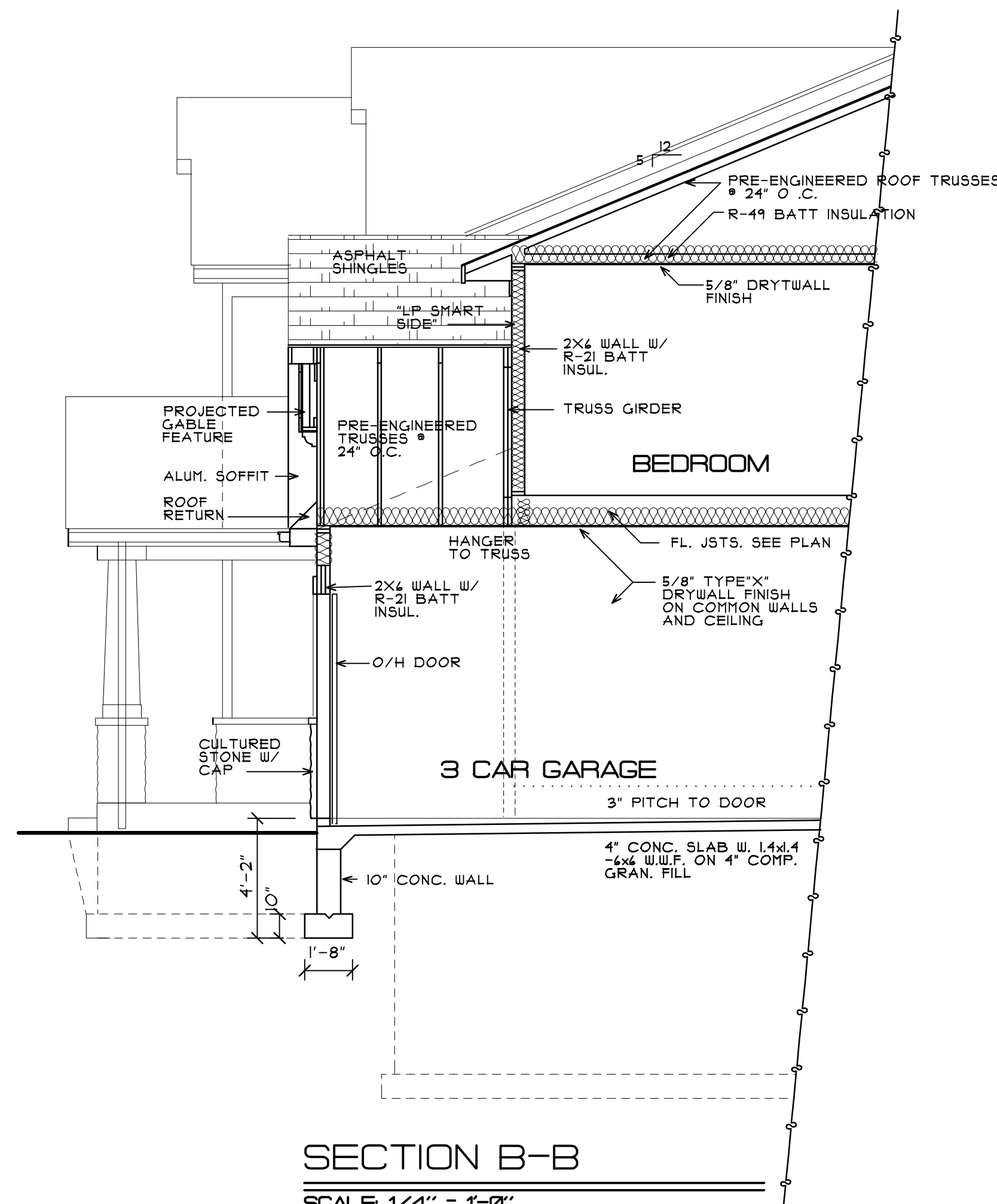
ARHITEKS
UNLIMITED, LTD

A NEW RESIDENCE BY
BRENTWOOD DEVELOPMENT
111 MAUDE AVENUE
ARLINGTON HEIGHTS, IL.



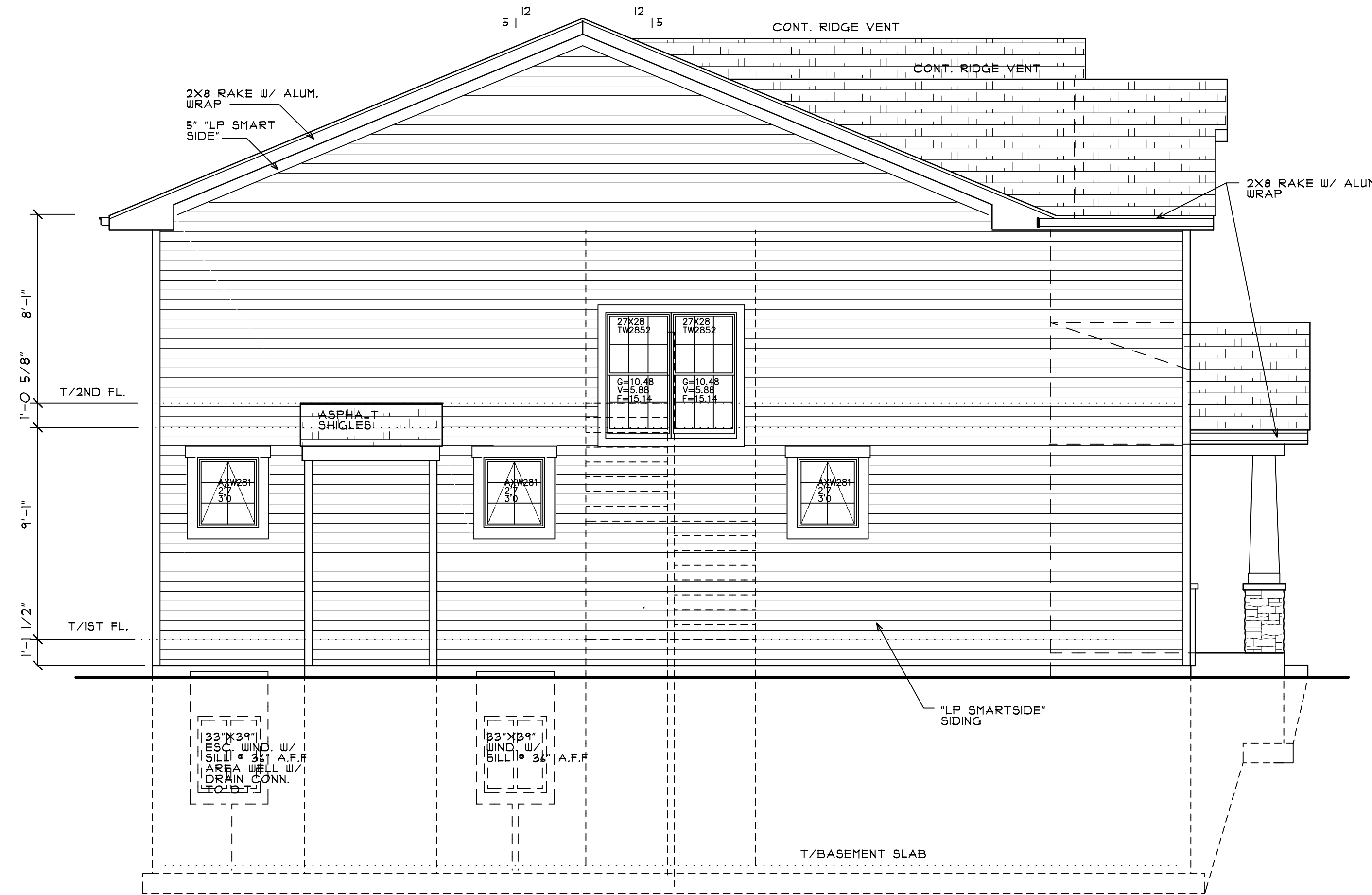
STAIR SECTION

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



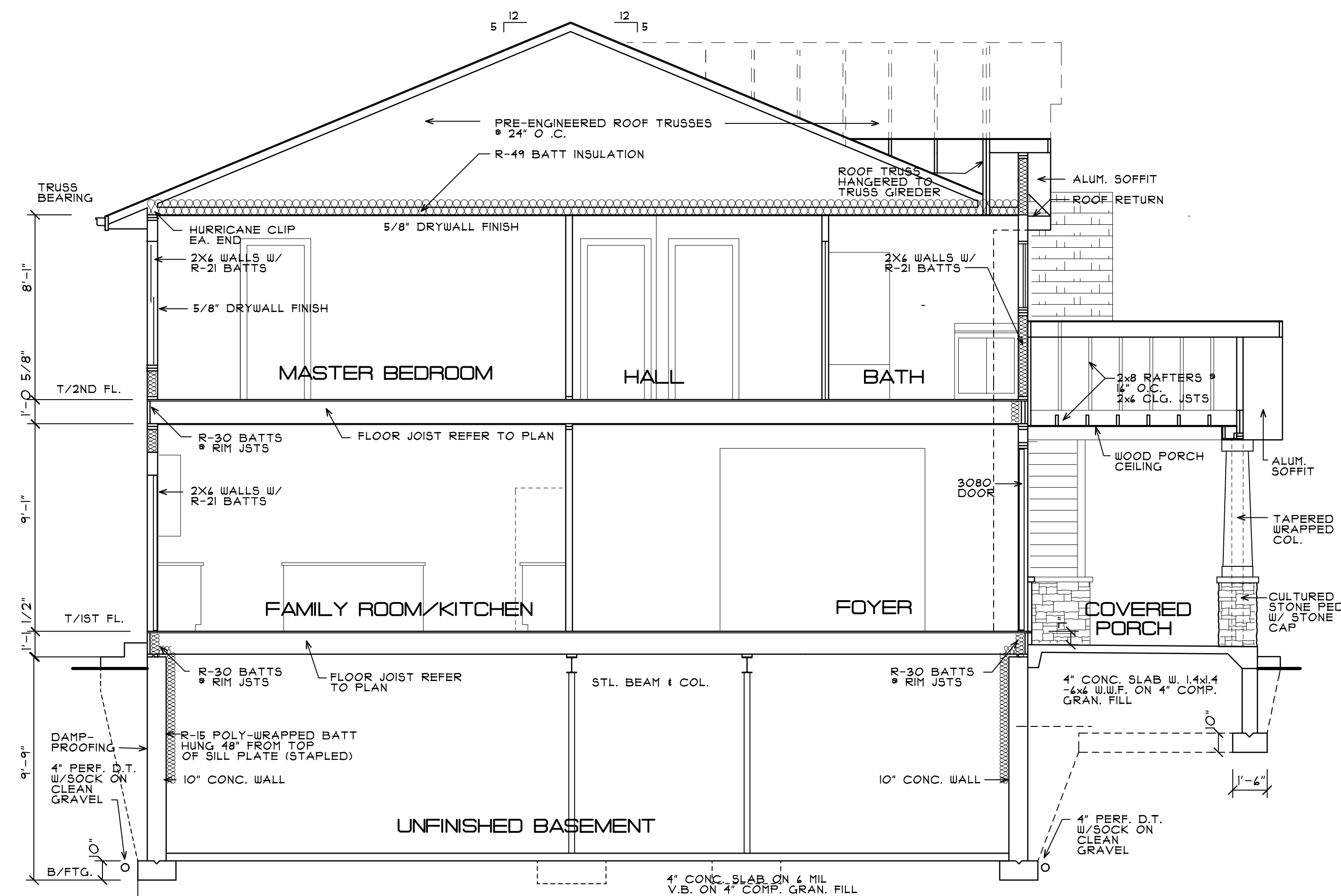
SECTION B-B

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



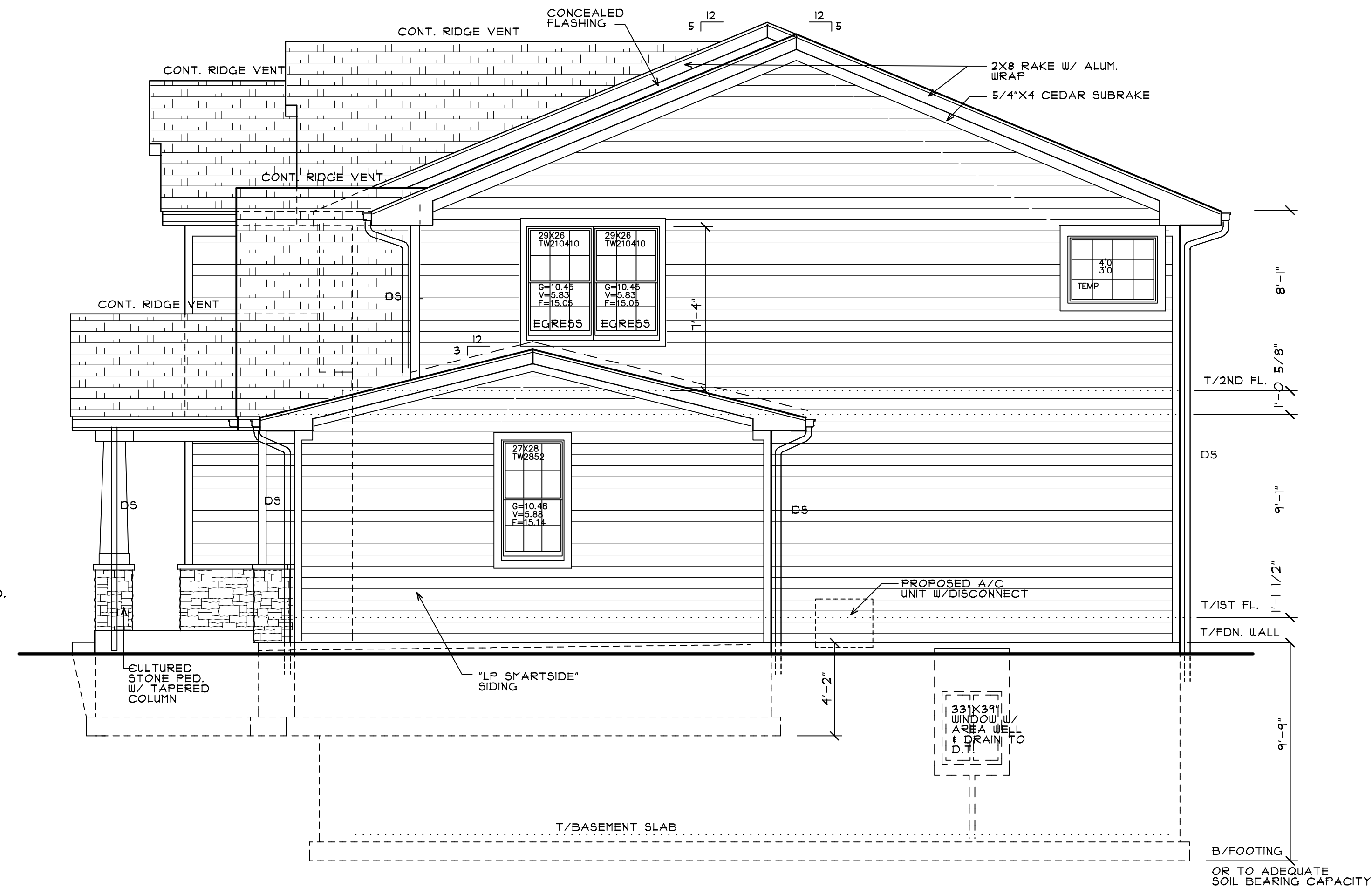
EAST ELEVATION

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



SECTION A-A

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



WEST ELEVATION

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

DATE REVISION

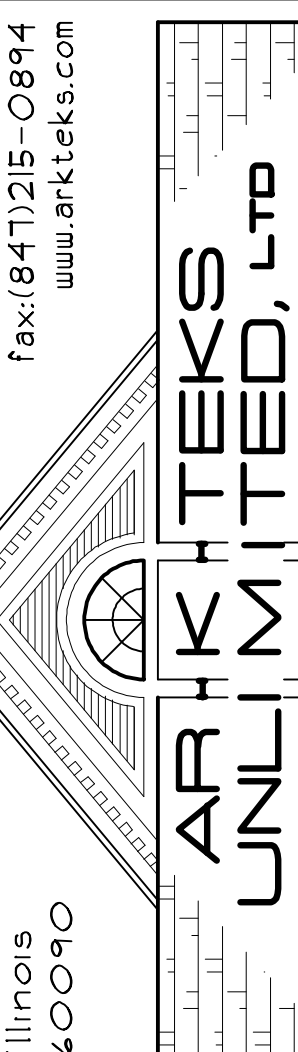
email: steve@arkteks.com
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N. 11th St.
Wheeling,
Illinois
60090

DATE OF ISSUE:
3/6/17

JOB NUMBER:
TABMALDOW

DRAWN CHECKED:
TFM : SPK



SHEET
A-01
OF
01

A NEW RESIDENCE BY
BRENTWOOD DEVELOPMENT
1111 MAUDE AVENUE
ARLINGTON HEIGHTS, IL.

Brentwood Development
(847) 274-9696

Property Address: 1111 W. Maude Avenue

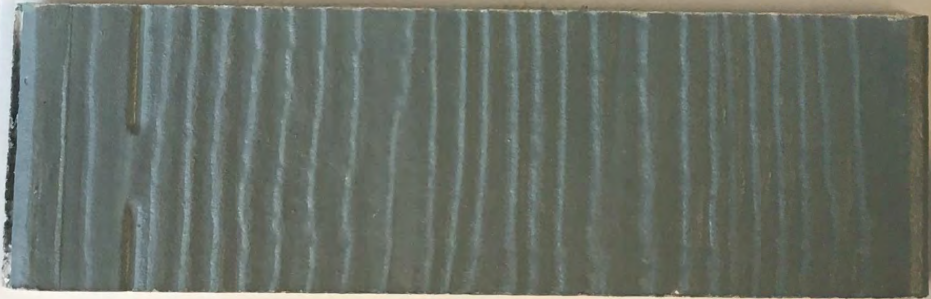
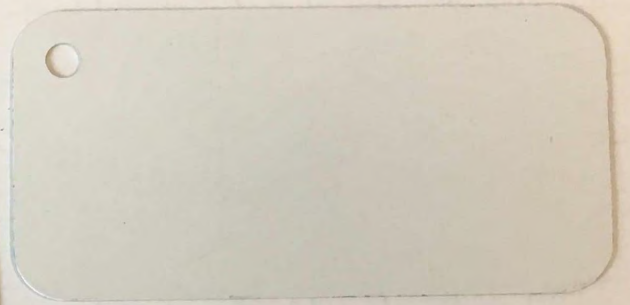
Stone: Buechel - Fond du Lac Country Squire

Roof: GAF - Slate

Siding: Hardie - Boothbay Blue

Trim - Bright White

Ext. Doors: Walnut (Stain)



Material Schedule

<u>ITEM</u>	<u>MATERIAL</u>	<u>MANUFACTURER</u>	<u>COLOR</u>
Stone	Stone	Buechel Stone	Fond du Lac Country Squire
Roof	Asphalt Shingles	GAF	Slate
Siding	Wood Composite	James Hardie	Boothbay Blue
Gutters/Fascia/Soffit	Aluminum	Rollex	Bright White
Windows	Wood/Aluminum	Jeldwen	White
Garage Doors	Steel	Clopay	Walnut (Stained)
Exterior Trim	Wood Composite	James Hardie	White

Property Address: 1111 W. Maude Avenue



Item: DC#17-025 - Mago Grill & Cantina - 115 W. Campbell St.

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, section 30-201.h.4 Number, to allow two wall signs where only one is allowed.
2. A variation from Chapter 30, section 30-201.h.3 Wall Signs, to allow a 9 sf wall sign, where 0 sf is allowed.

RECOMMENDATION

It is recommended that the Design Commission approve the requested sign variations for Mago Grill & Cantina at 115 W. Campbell Street. This recommendation is subject to compliance with the plans received on 2/23/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description

Staff Report
Variation Letter
Drawings & Documents

Type

Board or Commission Report
Correspondence
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Mago Grill & Cantina
Project Address: 115 W. Campbell Street
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-025
Petitioner Name: Eddie Nahlawi
Petitioner Address: Foodworks
171 W. Wing Street
Arlington Heights, IL 60005
Meeting Date: April 6, 2017

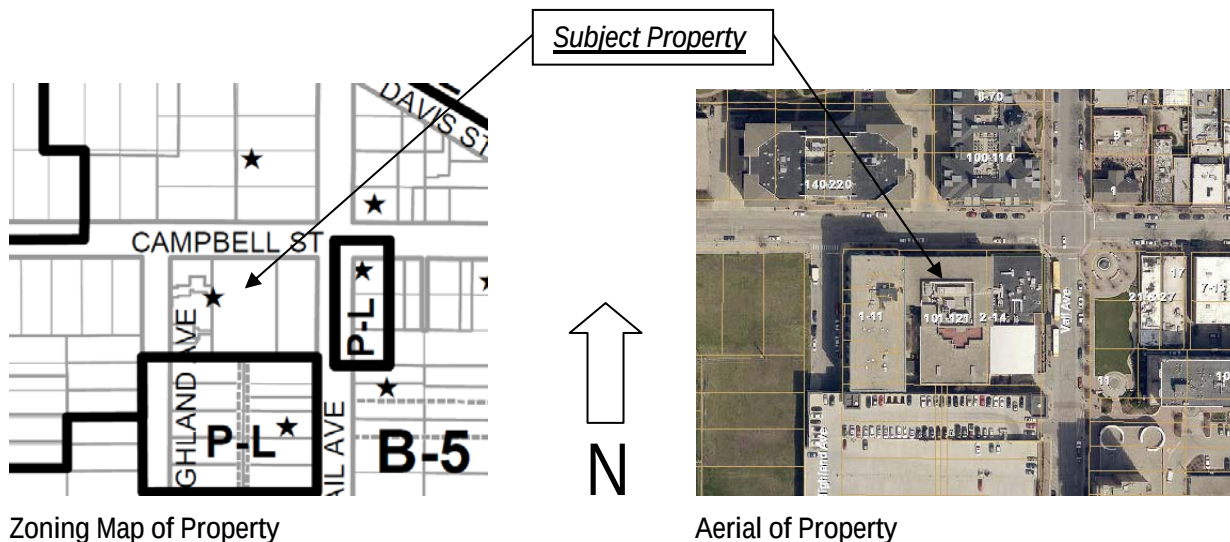
Date Prepared: March 20, 2017

Requested Action:

1. A variation from Chapter 30, section 30-201.h.4 Number, to allow two wall signs where only one is allowed.
2. A variation from Chapter 30, section 30-201.h.3 Wall Signs, to allow a 9 sf wall sign, where 0 sf is allowed.

ANALYSIS:

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



Summary:

Mago Grill & Cantina is an existing restaurant located in the first floor of the Metropolis building in the Downtown. The Metropolis building has two tenant spaces facing Campbell Street that are separated in the middle by a main common building entrance. Mago currently occupies the west tenant space, and they have recently expanded into the east tenant space (formerly Z Spa). The existing Mago restaurant has two awnings above their storefront windows, and a 9 sf wall sign on the center brick pier. The petitioner is proposing to use the same signage on the new east side of their restaurant, where awnings are permitted by code, but a second wall sign for the same business on the same street frontage is not allowed.

The awnings are proposed to be updated with new graphics, which is nicely designed, and code compliant. The existing Mago wall sign has a brown background, and it is proposed to be refaced with a colorful new sign on a white background. The existing Z Spa wall sign is proposed to be updated with a matching white Mago sign.

Table 1: Wall Sign Summary:

Section 30-201.h.4 Number states that each business shall be permitted no more than one wall sign for each street it fronts on.

Section 30-201.h.3 Wall Signs states that a ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area.

Tenant Spaces facing Campbell Street	Storefront Length	Sign Area Allowed	Sign Area Proposed	Remarks
West (Existing)	50 feet	50 sf	9 sf	Complies with code.
East (New)	50 feet	0 sf	9 sf	Variations required for quantity and size.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as the need to create signage reflecting that the two spaces are owned and operated by one individual business.

Staff agrees with the proposed variations for the following reasons:

- The shared common building entrance divides the restaurant into two halves which is a unique situation that is not self-created. The expanded restaurant is completely separated by the main building entrance and lobby. This situation is substantially different and unique from other establishments with only one street frontage.
- The proposed signage is nicely designed and fits the character of the Downtown.
- The size of the two wall signs combined is well under the allowable sign size for just one of the tenant spaces.

RECOMMENDATION:

It is recommended that the Design Commission approve the requested sign variations for the *Mago Grill & Cantina* at 115 W. Campbell Street. This recommendation is subject to compliance with the plans received on 2/23/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

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

March 20, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-025

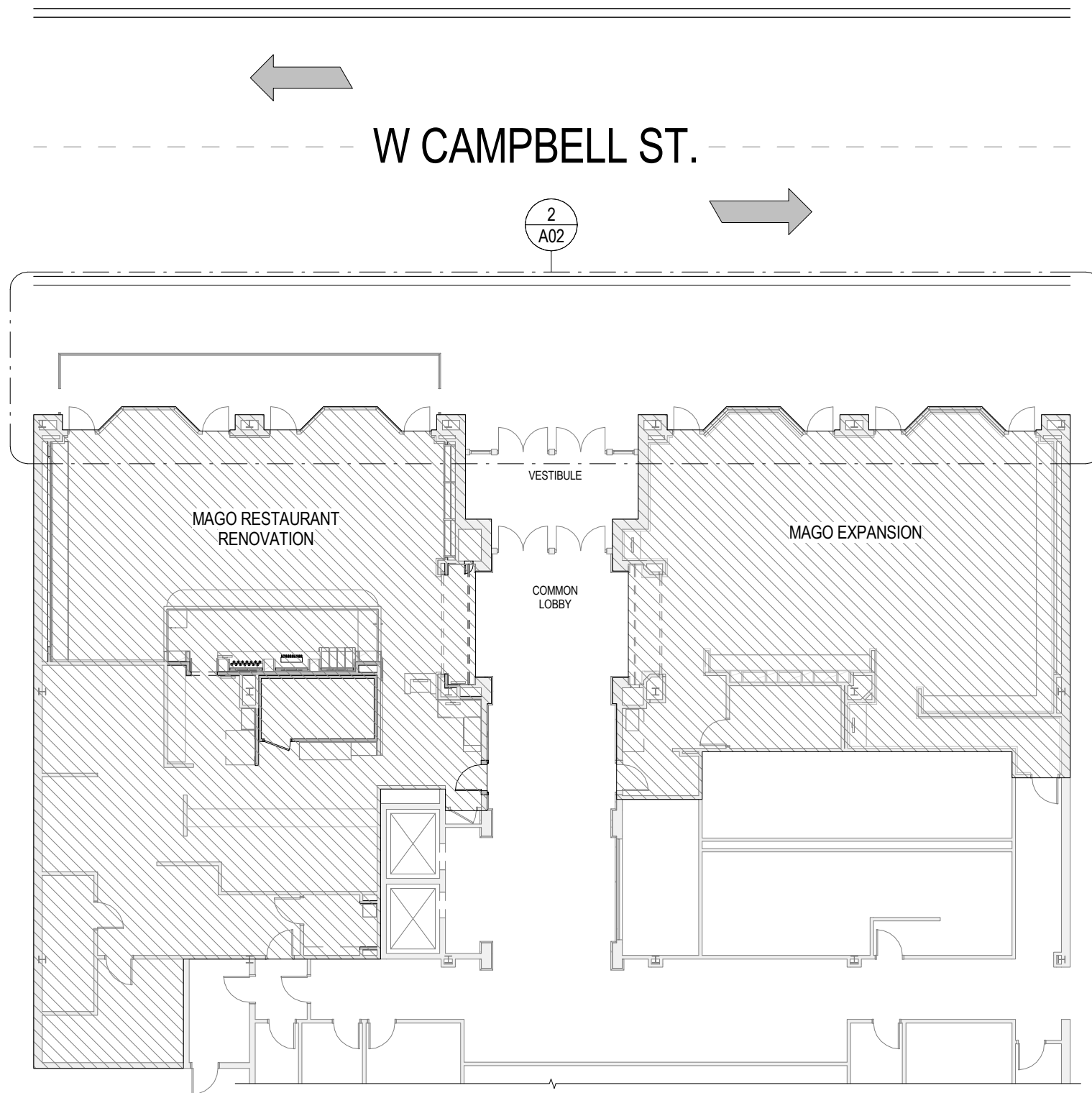
**Food Works Hospitality Group
171 Wing Street Suite 203
Arlington Heights IL. 60005**

Dated 02-28-2017

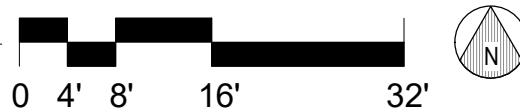
RE: Signage Variation Procedure

To whom it may concern. Please be aware of the following circumstances that apply to the applicant, Mago AH LLC and owner Richard Munoz. Mago currently has signage at 115 West Campbell and is also in the process of seeking permission to replace and modify the worn out elements with a new fresh and inviting look. However 107 West Campbell was recently renovated by Mago AH LLC and now has become the main dining room for the Mago Grill. The request for variance has to do with the removal of old worn out elements of the previous tenant. The Z Spa that unfortunately has moved. Mago at 107 West Campbell once again is seeking to replace the existing old and worn out Z Spa signage with new signage and awning in order to blend in with 115 West Campbell. Creating a clean line of signage and awning reflecting that two new sites are owned and operated by one individual. This variation will not alter the character of the locality but embrace the character of the surrounding area. We are not seeking a competitive edge but are seeking to enhance the beauty of the surround building. Furthermore, we are bringing value to all other retailers by the virtue of our capital expenditure for this activity. Or are we in any way creating a traffic hazard in any shape or form. We respectfully request that our variation be given based on the circumstances listed above. Thank you.

Respectfully; Michael Brito-Amador



1 COMMON AREA FLOOR PLAN
 1/16" = 1'-0"





MAGO - Existing Awnings and Signage



MAGO – Proposed Awnings and Wall Signs

NEW MAGO AWNINGS



NEW MAGO AWNINGS



2 S/F INT. LED ILLUMINATED DISPLAYS 1" = 1'-0"

SIDE VIEW 1" = 1'-0"

ALUMINUM CABINET, WHITE PAINTED FINISH.
WHITE LEXAN FACE W/ 1/2" THICK WHITE PLEX
APPLIED COPY.
WHITE LEXAN BACKS FOR HALO ILLUMINATION.
FULL COLOR DIGITALLY PRINTED VINYL APPLIED
GRAPHICS PER CLIENT'S ARTWORK.
1 1/4" PROJECTION MOUNTED FROM WALL.



**OLYMPIC
SIGNS**

account representative
R WHITEHEAD

client



151 W CAMPBELL
ARLINGTON HTS., IL

drawn by
JOHN W

• job#: 16-6667
• 11-29-16
• rev.# 12-5-16

1130 N. Garfield
Lombard, IL 60148 Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

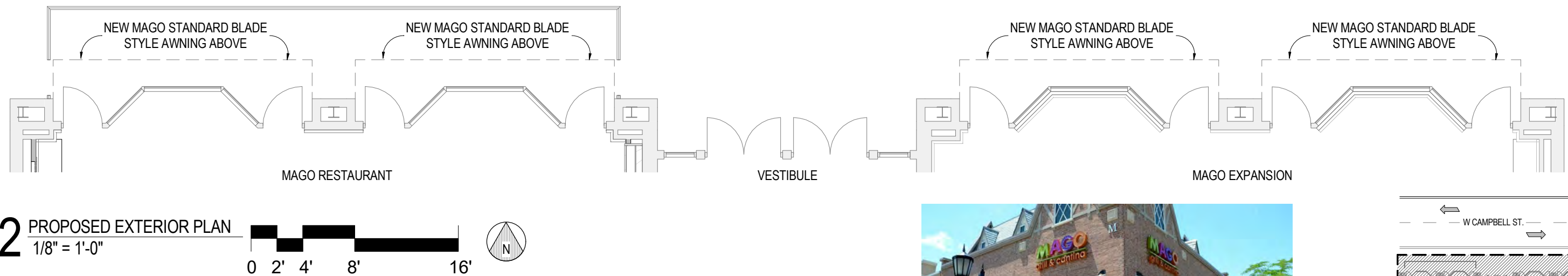
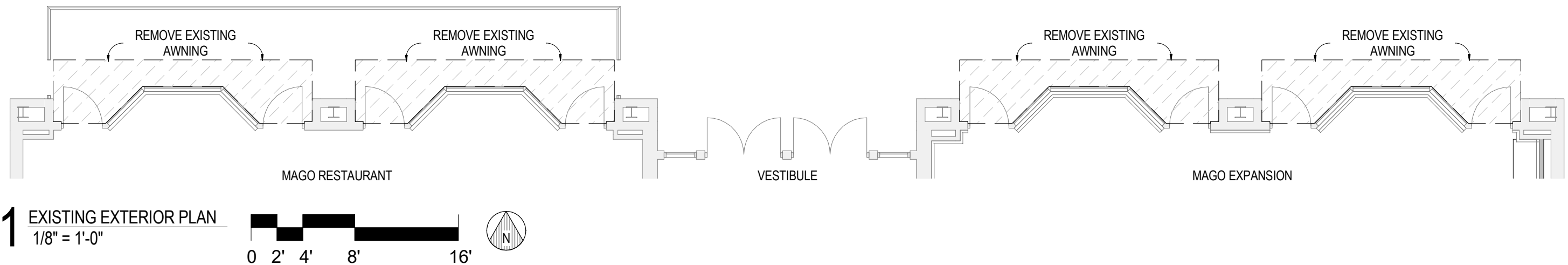
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED,
EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 1 of 2

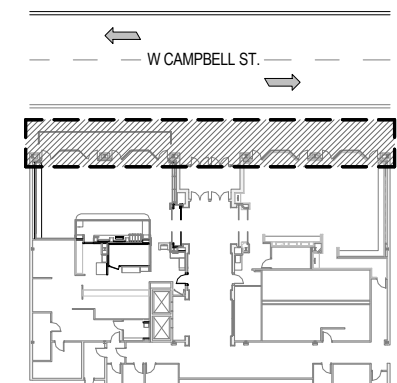
Customer's Signature: _____ Date: _____

Comments:





AWNING EXAMPLE



MAGO, South Barrington – For Reference Only





MAGO
grill & cantina

M

RESERVED
PARKING
\$300 FINE





Item: DC#17-036 - Heart's Place - 120-122 E. Boeger Pl. - Commercial/Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new multi-family supportive housing development.

Recommendation

It is recommended that the Design Commission approve the proposed design for Heart's Place to be located at 120-122 E. Boeger Drive. This recommendation is based on the plans received 3/10/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Change the trash enclosure construction from vinyl to masonry, to match the building.
2. Provide additional foundation plantings along the south (front) and east elevations. The plantings should be layered and consist of a mix of shrubs, perennials, and groundcover.
3. Brick pavers are recommended at the main entrance.
4. Site furnishings including benches and planter pots are recommended in key site areas such as at the main entrance and under the gazebo.
5. Relocate all 18 condensing units to the back of the building and screen with landscaping.
6. All signage must meet code, Chapter 30.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the

architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Photos of Surrounding Properties

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Heart's Place
Project Address: 120-122 E. Boeger Place
Prepared By: Steve Hautzinger

Date Prepared: March 17, 2017

PETITIONER INFORMATION:

DC Number: 17-036
Petitioner Name: Richard Koenig
Petitioner Address: 2001 Waukegan Road
Northbrook, IL 60062
Meeting Date: April 6, 2017

Requested Action(s):

1. Approval of the proposed architectural design for a new multi-family supportive housing development.

ANALYSIS

Summary:

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

The petitioner is proposing to build a new 18,800 square foot, two-story, 16-unit, multi-family supportive housing development to provide housing for families living with disabilities that are in need of supportive services. All units within the building will be 2-bedroom. The first floor contains 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. The proposed development includes site improvements with new on-grade parking, an outdoor gazebo, and landscaping throughout the site.

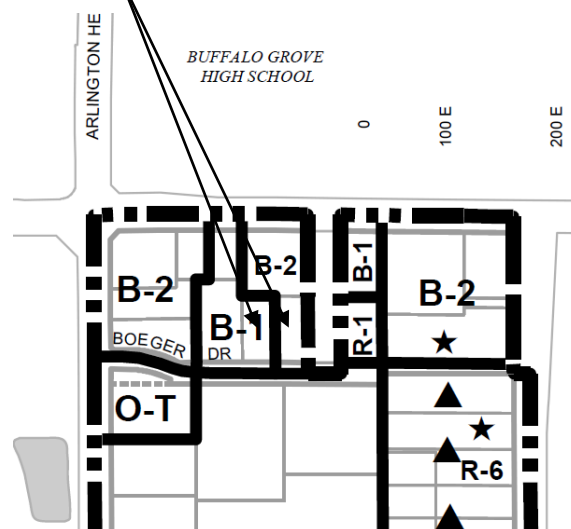
The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot is zoned B-1, Limited Retail Business District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development, approval to consolidate and rezone the two lots to I, Institutional, as well as various zoning variations (zoning district area, collector street frontage, building/pavement separation, gazebo in the side yard, and parking quantity reduction).

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	B-2, General Business District	Popeye's Restaurant
East	Village of Buffalo Grove	Vacant Land
South	M-1, Research, Development, and Light Manufacturing District	R&D, Manufacturing, and Warehousing
West	B-1, Business District Limited Retail	La Joie Day Care

Architectural Design:

The overall design has nice scale and proportion, and there is a good balance of stone and siding on all facades. The dark brown siding color contrasts very nicely with the white trim and the "sienna" stone, creating a very attractive appearance. The proposed design fits in well with the surrounding one and two-story commercial buildings which are primarily dark brown brick construction.

The plans do not indicate any roof mounted mechanical equipment, but if any rooftop equipment is needed, it shall be screened from public view with screening materials that are harmonious with the building design.

Site Design:

1. **Parking.** As part of the Plan Commission review, construction of the land-banked parking spaces may be required as part of the development.
2. **Trash Enclosure.** It is recommended that the trash enclosure be constructed of masonry to match the building in lieu of vinyl which is less durable.
3. **Landscaping.**
 - a. As part of the Plan Commission review:
 - i. 4" caliper shade trees are required in the parking islands at the end of all parking rows.
 - ii. Staff is recommending that a 6 foot tall fence be provided on the sides and rear of the property for additional site buffer and security, and that additional evergreen trees be provided along the fence.
 - iii. Four additional existing trees are recommended to be saved.
 - b. Additional foundation plantings along the south (front) and east elevations are recommended. The plantings should be layered and consist of a mix of shrubs, perennials, and groundcover.
 - c. Brick pavers are recommended at the main entrance.
 - d. Site furnishings including benches and planter pots are recommended in key site areas such as at the main entrance and under the gazebo.
4. **Mechanical Unit Screening.** The Site Plan indicates 18 individual condensing units on grade. 14 units are on the side of the building, and 4 units are in the rear. All mechanical equipment is required to be screened from public view, so it is recommended that all 18 condensing units be moved to the back of the building and screened with landscaping.
5. **Ground Sign.** The proposed sign is too tall and large, and does not comply with code. 40 sf is the maximum allowed sign area, where 48 sf is proposed. It is recommended that the overall height of the sign be reduced to 6 feet above grade. The message on the sign is small as compared to the size of the sign panel, consider enlarging the message for better readability.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Heart's Place* to be located at 120-122 E. Boeger Drive. This recommendation is based on the plans received 3/10/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Change the trash enclosure construction from vinyl to masonry, to match the building.
2. Provide additional foundation plantings along the south (front) and east elevations. The plantings should be layered and consist of a mix of shrubs, perennials, and groundcover.
3. Brick pavers are recommended at the main entrance.
4. Site furnishings including benches and planter pots are recommended in key site areas such as at the main entrance and under the gazebo.
5. Relocate all 18 condensing units to the back of the building and screen with landscaping.
6. All signage must meet code, Chapter 30.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

March 20, 2017

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

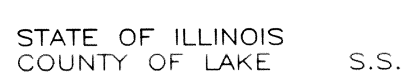
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Derek Mach, Landscape Planner, Petitioner, DC File 17-036

Heart's Place
Site Location - 120 & 122 East Boeger Drive



LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

Dundee Road



DATED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF
February, A.D. 2010.

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF ILLINOIS" at the bottom. Inside the ring, the name "BRYAN J. LEE" is at the top, the number "3618" is in the center, and "GRAYSLAKE ILLINOIS" is at the bottom.

UPDATED SURVEY 12-29-2016 B.J.L.

FIELDWORK COMPLETED: 12-27-16
CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd. Suite 2W
Chicago, IL 60607

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030
GRAYSLAKE 847-223-0914 ILLINOIS

UP DEVELOPMENT CONSOLIDATION OF

OWNERS CERTIFICATE

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

_____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF CONSOLIDATION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER: _____
ADDRESS: _____

NOTARY'S CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

VILLAGE PRESIDENT CERTIFICATE

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER/COLLECTOR

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

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DATE: _____

VLLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

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

APPROVED BY THE VILLAGE OF ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ____.

VILLAGE OF ENGINEER _____

PLAN COMMISSION CERTIFICATE

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

I, _____, CHAIRMAN OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20 ____, THIS PLAT OF SUBDIVISION WAS DULY RECOMMENDED FOR APPROVAL BY THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS.

CHAIRMAN _____

SECRETARY _____

ENGINEERS CERTIFICATE

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

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS CONSOLIDATION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION.

OWNER _____ REGISTERED PROFESSIONAL ENGINEER
NAME: _____ NAME: _____
DATE: _____ FIRM: _____
DATE: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS UP DEVELOPMENT CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE LOT LIES.

SCHOOL DISTRICT
LOT 1 ELEMENTARY HIGH SCHOOL
21 214

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY COMMONLY KNOWN AS UP DEVELOPMENT CONSOLIDATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS/HER FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC _____

** SURVEYOR'S AUTHORIZATION TO RECORD **

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED COPY OF THE SAME.

DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616
IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:

NAME: _____
ADDRESS: _____
CITY, STATE: _____

SURVEYORS CERTIFICATE

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

I, BRYAN J. LEE OF R.E. ALLEN AND ASSOCIATES, LTD., HEREBY CERTIFIES THE I HAVE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. _____, EFFECTIVE DATE: _____.

DATED AT GRAYSLAKE, ILLINOIS THIS _____ DAY OF _____ A.D. 20 ____.
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002732

BRYAN J. LEE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616
LICENSE EXPIRES 11-30-18

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

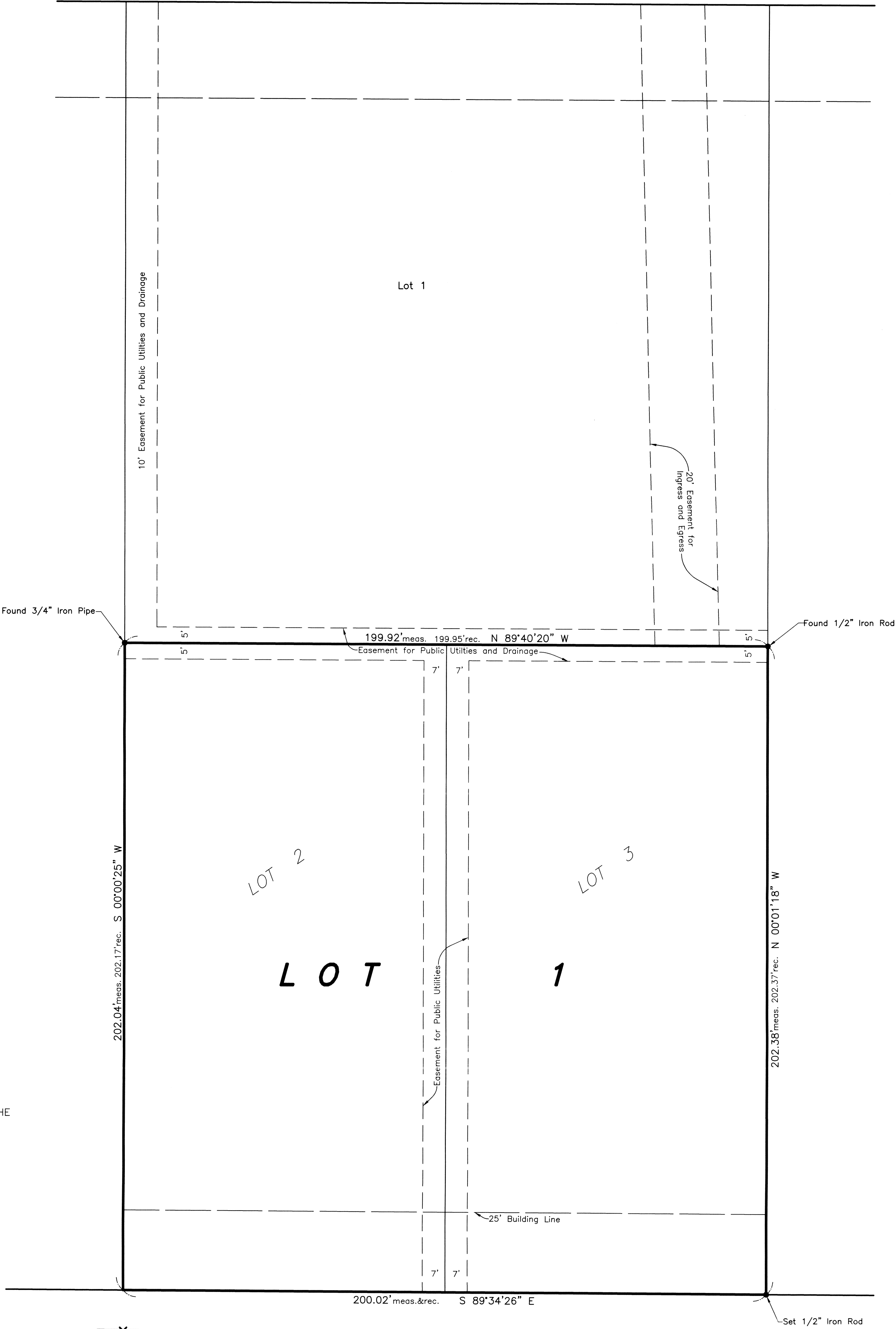
THE PREMISES COMMONLY KNOWN AS:
120-122 BOEGER DRIVE, ARLINGTON HIEGHTS, IL. 60004
PARCEL AREA = 40,435 S.F.
PIN: 03-08-100-054
03-08-100-053

SEND TAX BILL TO:

NAME: _____

ADDRESS: _____

Dundee Road



COUNTY CLERK'S CERTIFICATION

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

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENETS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20 ____.

COUNTY CLERK OF COOK COUNTY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
File No. 9-10
P910 CONSOLIDATION.DWG

BENCHMARK:
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, ILL.
#3436 KENNICOTT, ARLINGTON HEIGHTS, IL
MONUMENT 6

1" DISC ON THE NORTH OF A CONCRETE BASE FOR A TRAFFIC SIGNAL MAST ARM, 52'+/- SOUTH OF THE CENTERLINE OF DUNDEE ROAD AND 32'+/- WEST OF THE CENTERLINE OF KENNICOTT. NAVD 1988 ELEVATION = 742.25

FIELDWORK COMPLETED: 12-27-16

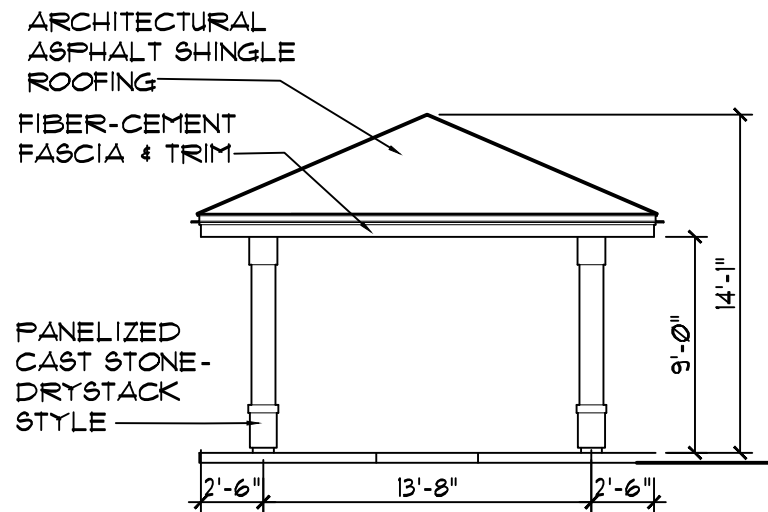
CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd., Suite 2W
Chicago, IL 60607

NOTES:

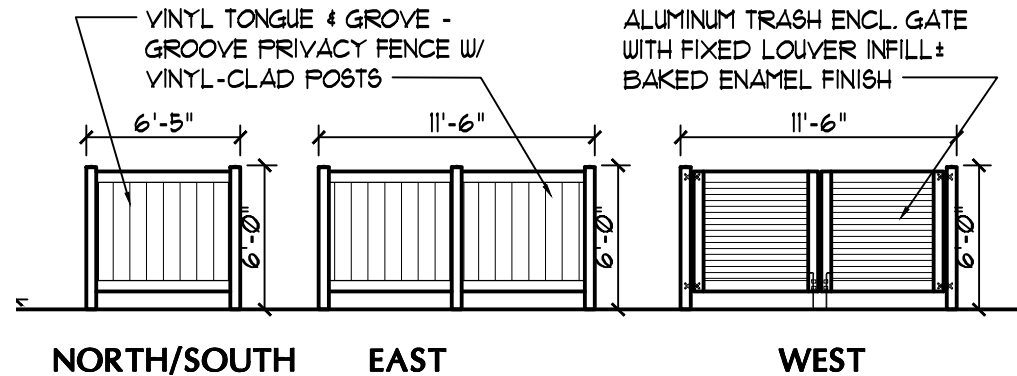
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.

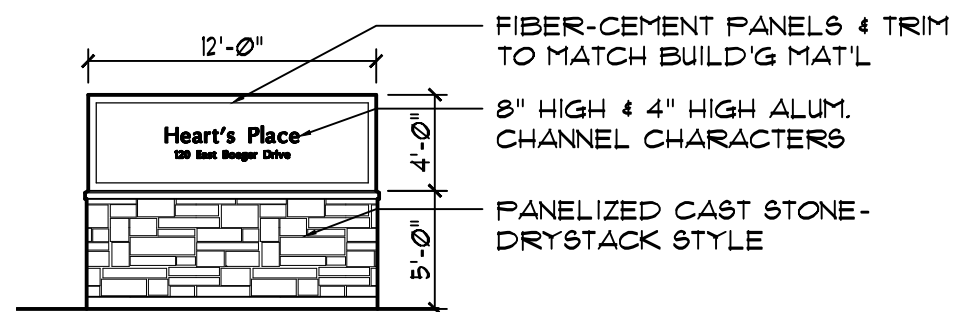
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



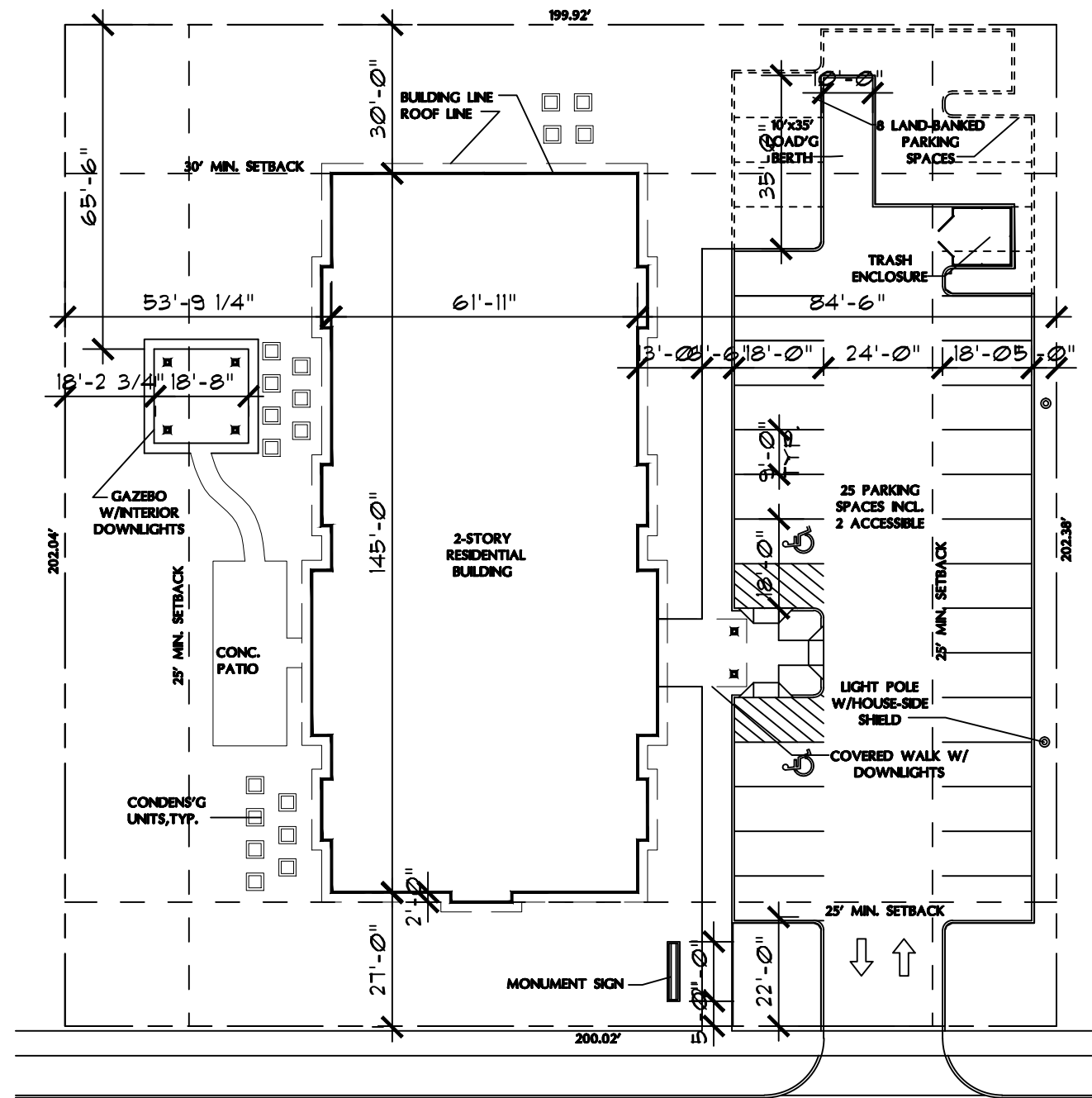
GAZEBO ELEVATION
1/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"



SIGN ELEVATION
1/8" = 1'-0"



SITE PLAN
1/32" = 1'-0"

MARCH 3, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

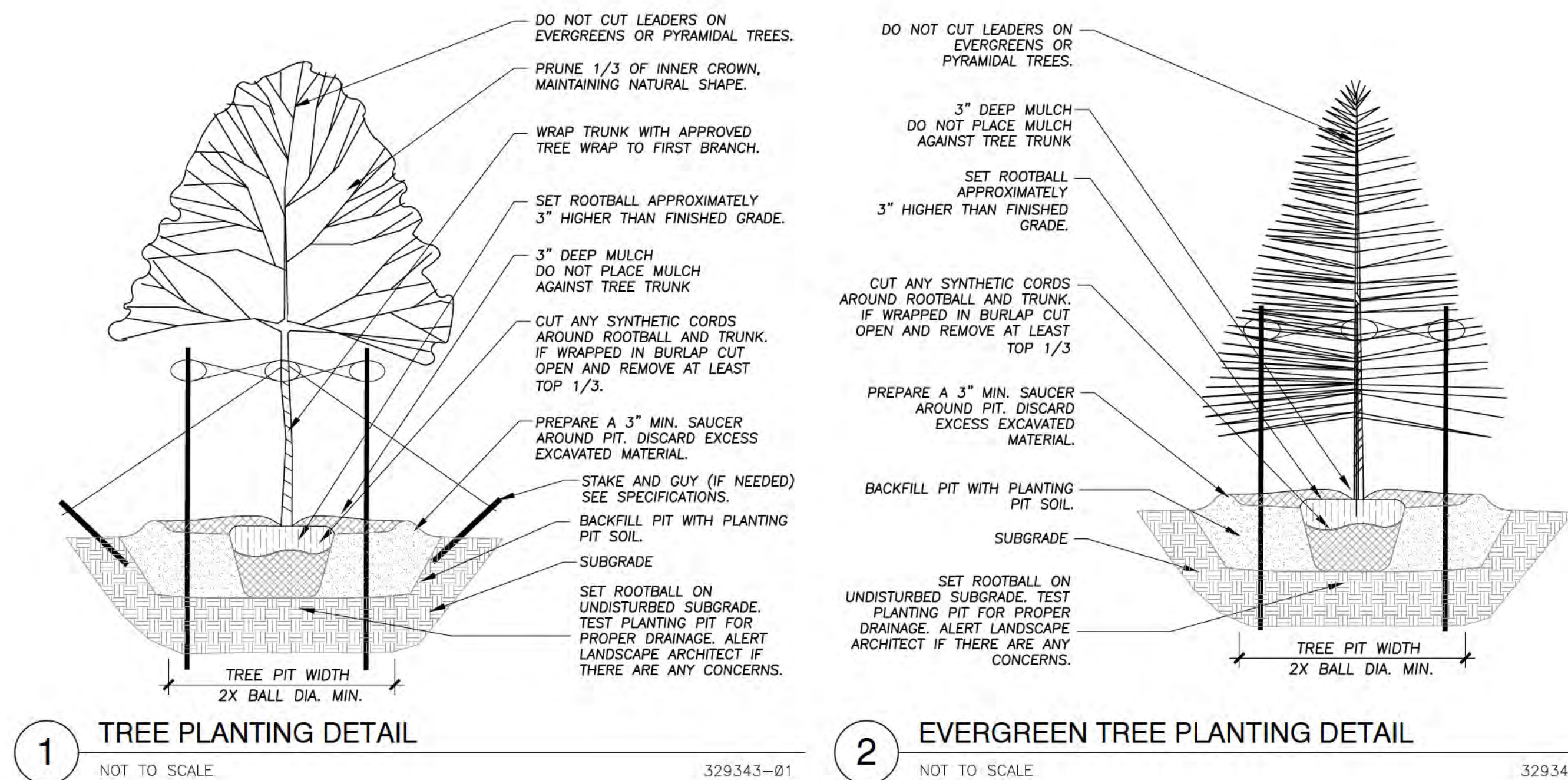
TITLE:

SITE PLAN

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

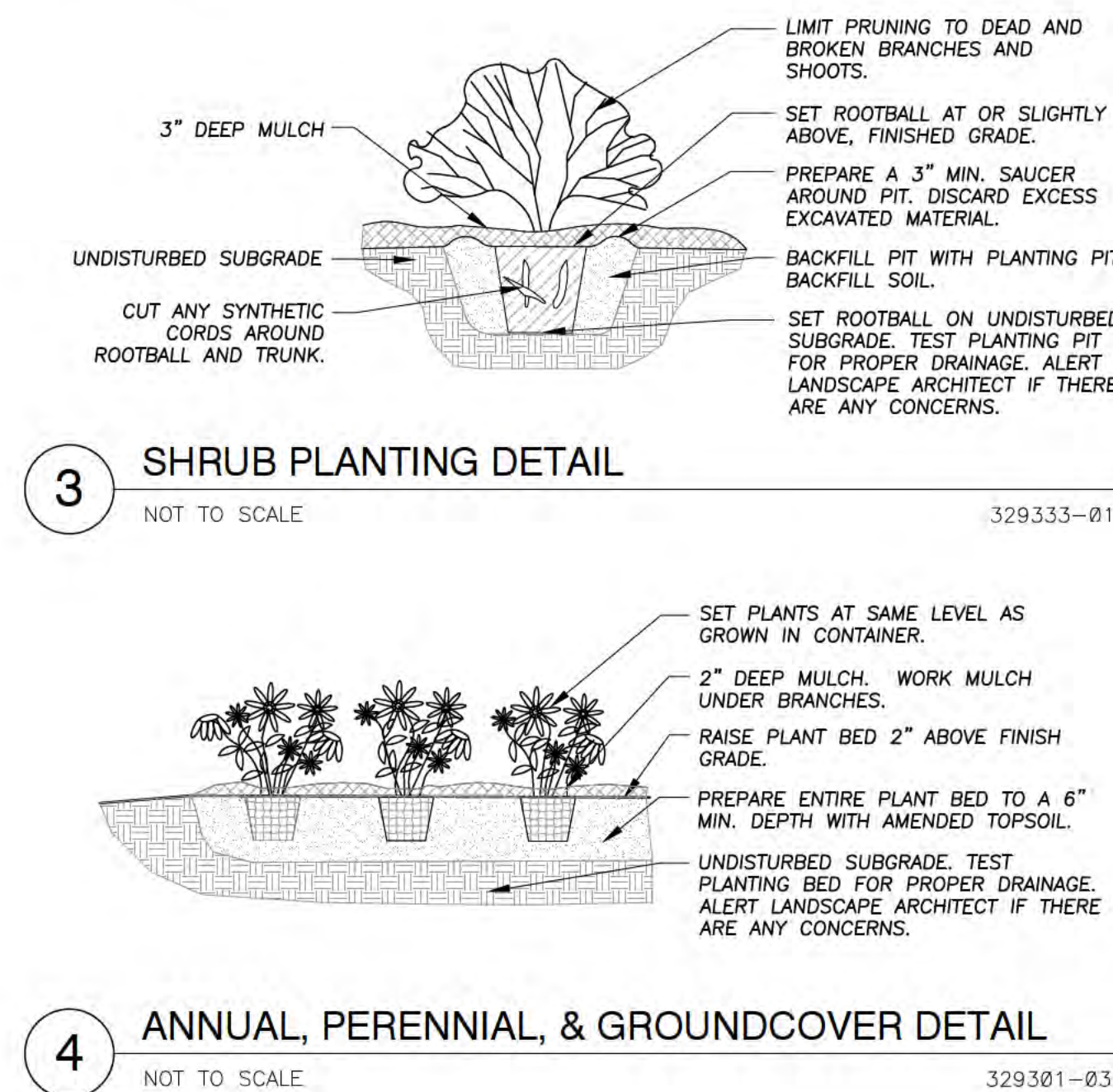
SHEET:

A1.0



CANOPY TREES		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CEL OCC		CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL	3
PRU CHA		PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	4" CAL	2
TIL GRE		TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL	3
EVERGREEN TREES		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PIC COL		PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6' - 8' HT.	8
PIN NIG		PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' - 8' HT.	3
UNDERSTORY TREES		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
SYR IVO		SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	3
DECIDUOUS SHRUBS		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU		COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	7
HYD ANN		HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	10
PHY N12		PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B	36" HT.	6
RHU GRO		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	14
RIB GRE		RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	9
ROS FL3		ROSA X 'FLOWER CARPET CORAL' / ROSE	#5	24" SPREAD	8
SPI G06		SPIRAEA JAPONICA 'GOLDFLAME' / SPIREA	B & B	24" HT.	6
SPI SPI		SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	10
SYR P10		SYRINGA X 'PENDA' / BOOMERANG LILAC	B & B	30" HT.	14
VIB LUS		VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	5
WEI WIN		WEIGELA FLORIDA 'WINE TM' / WEIGELA	B & B	30" HT.	24
EVERGREEN SHRUBS		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
BUX CHI		BUXUS X 'CHICAGOLAND GREEN' TM / GLENCOE BOXWOOD	B & B	18" HT.	13
JUN BRO		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	B & B	24" SPREAD	16
TAX DEN		TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	14
THU SMA		THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	B & B	48" HT.	12
GRASSES		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	46
PEN ALO		PENSETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	CONT.	1 GAL.	25
PERENNIALS		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
HOS ELE		HOSTA X 'ELEGANS' / PLANTAIN LILY	CONT.	1 GAL.	9
GROUND COVERS		BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
EUO COL		EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	3" POT	6"-12" HT.	10
GAI KOB		GAILLARDIA X GRANDIFLORA 'KOBOLD' / BLANKETFLOWER	CONT.	#1	16
HEM ORO		HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	33
NEP WAL		NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	30
TUR SOD		TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SEED	S.F.	18,756 SF

1. ALL PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DEFECTS, OR INJURIOUS DAMAGES. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL, THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.



HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

[illegible]

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016

Design By: <i>CDF</i>	Date: <i>01/13/17</i>
Approved By: <i>MR</i>	Project No.

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Sheet No.:

L001



01.03.2017



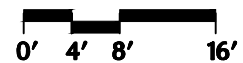
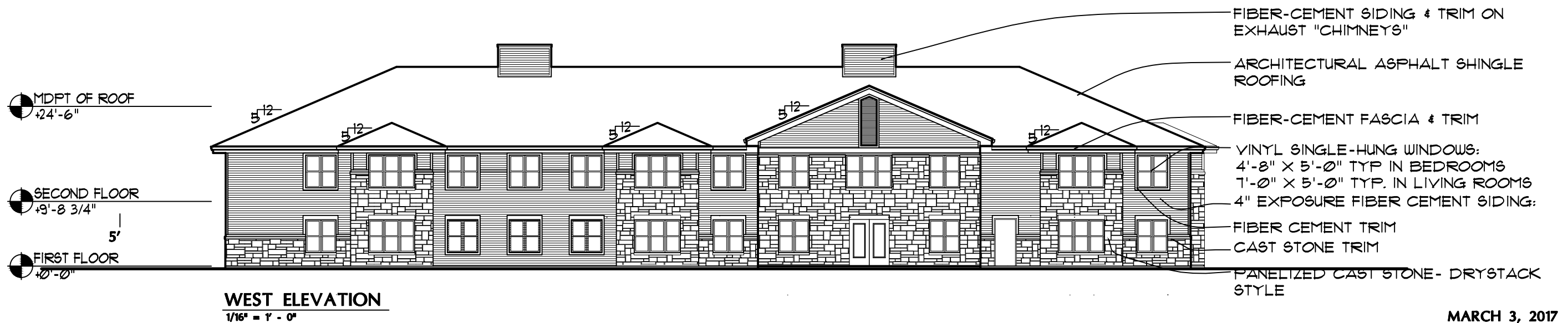
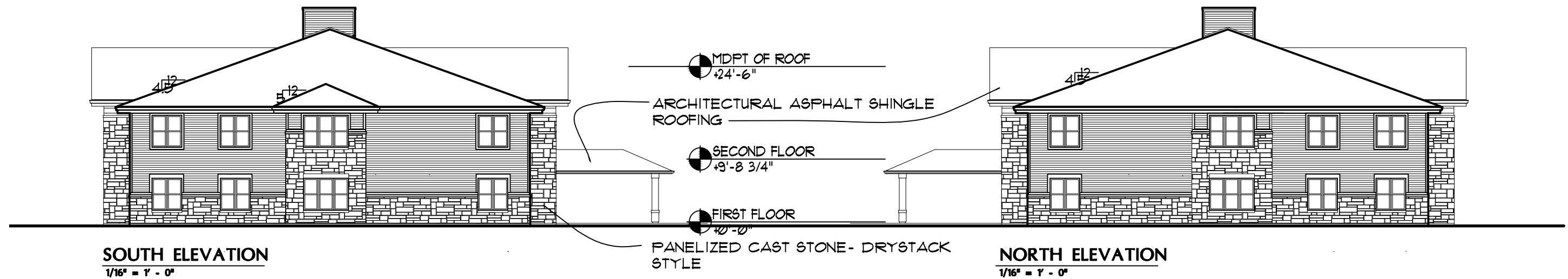
UP Development, LLC

HEART'S PLACE

120 & 122 E. BOEGER ROAD

ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN, CLARK & ASSOCIATES
ARCHITECTS ENGINEERS



MARCH 3, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

TITLE:

BUILDING ELEVATIONS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

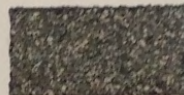
A4.0



MATERIALS LIST:

1. ROOFING: ARCHITECTURAL ASPHALT SHINGLES-
GAF TIMBERLINE HD 'DRIFTWOOD'
2. FIBER-CEMENT SIDING: HARDIE 'RICH ESPRESSO'
SMOOTH TEXTURE
3. FIBER-CEMENT TRIM: HARDIE 'ARCTIC WHITE'
4. CAST STONE: QUALITY STONE VENEER
'SIENNA'
5. WINDOWS (NOT SHOWN): ANDERSON
SILVERLINE OR EQUAL- WHITE VINYL

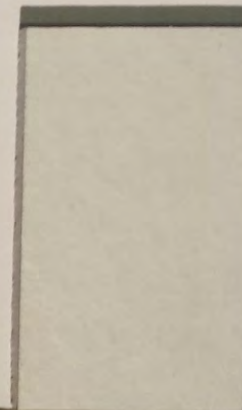
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4



3



2



HEART'S PLACE



UP Development, LLC

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

Site Photographs



Heart's Place site (120 East Boeger Drive) facing north

Site Photographs



Heart's Place site (120 East Boeger Drive) facing north

Properties Adjacent to the Project Site

Properties to the West of Project Site



110 W Boeger Dr (directly west of Project Site)



3431 N Arlington Heights Rd (directly west of previous property)



1209 W Dundee Rd (directly west of previous property, across N Arlington Heights Rd)

Properties across the street from the Project:



129 W. Boeger Drive (across the street directly south of the Project Site)



121 W Boeger Dr (across the street to the southeast of the Project Site)



3411 N Arlington Heights Rd (across the street to the southwest of the Project Site)

Properties to the East of the Project:



No address (directly east of the Project Site)



3430 N. Old Arlington Heights Road (directly east of the previous property, and last property on the block)