



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 31, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 3/10/15

IV. REPORTS

V. OLD BUSINESS

- A. DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown
- B. DC#14-120 - 428 S. Evanston Ave. - SF/Addition
- C. DC#15-001 - Patton Elementary School - 1616 N. Patton Ave. - Sign Variation (continued from 2/24/15)
- D. DC#11-112 - Arlington Downs - Exterior Lighting

VI. NEW BUSINESS

- A. DC#15-020 - Teleflex - 900 W. University Dr. - Commercial
- B. DC#15-025 - Christina Court Subdivision - 1306/1310 E. Olive St. - Single-Family

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 3/10/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 3/10/15_DRAFT	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 10, 2015

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

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

Members Absent: None

Also Present: Michael & Beth Stibgen, Owners of *1104 S. Vail Ave.*
Chris Russo, ALA Architects for *1104 S. Vail Ave.*
Sean Kelly, Rize Properties for *918 N. Yale Ave.*
Joe LaBelle, Rize Properties for *918 N. Yale Ave.*
David Deichl, Village Green for *Central Park East Apts.*
Larry Dziurdzik, Allen Kracower & Associates for *Central Park East Apts.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 24, 2015

Chair Eckhardt said that during the discussion regarding the sign variation for Patton School, he strongly suggested the petitioner obtain a sample mock-up of the sign to locate on the wall of the school and to seek neighbors' opinion about its intensity, its brightness, and any other things they want to comment about, especially the neighbor who was present at the meeting that lives across the street, which the petitioner was in favor of trying to do that. He asked that these comments be added to the minutes.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF FEBRUARY 24, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-009 – 1104 S. Vail Ave.

Mr. Chris Russo, representing *ALA Architects*, and **Michael & Beth Stibgen**, the owners, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-story home and detached two-car garage to build a new two-story home with an attached three-car garage. The project does comply with all zoning requirements. Overall, the front elevation of the home has a very nice appearance and is a great example of applying all materials and details on all sides of the home. The proposed colors and materials have a nice appearance as well. The proposed new home is large as compared to many of the existing adjacent homes, although there are other 2-story homes in the neighborhood and it does fit comfortably on the large corner lot. The Design Commission should look at the scale of the new home as compared to the surrounding adjacent homes. Staff's primary concern is the size and orientation of the three-car garage on this corner lot. The garage projects forward approximately 21-feet from the front wall of the home and is orientated towards the open corner of the site facing Magnolia Avenue. As proposed, the garage wing becomes the focal point of the design, blocking the view of the front of the home from the corner. It is recommended that the location of the garage on the site be evaluated and revised.

Mr. Russo said they have been working on the project for the last couple of years, and the new home was originally proposed as one-story. The concerns about the garage were discussed with the homeowners; however, they have specific requirements with views and prefer not to have the garage on the left side. They also commented that the driveway would not work if the garage location were changed. **Mr. Russo** also presented a revised right side elevation (Magnolia Ave.) elevation, Option 2, which was enhanced with more detailing to be a stand-alone front elevation, while still working with the homeowners' requirements for access of the garage. Dormers were added, windows were moved, and materials were brought from the front elevation to this elevation, which they felt was a nice compromise. **Mr. Stibgen** added that the entire layout of the first-floor was designed in consideration with their special needs son, along with the garage space and the way it fits into the home, relative to the elevation shaft and the accessible room for him on the first-floor. He added that he liked the revised elevation presented tonight better than the original elevation.

Commissioner Fitzgerald felt the new home was beautiful with nice details, and the revisions presented tonight were nice as well. He liked that the garage doors were high end and attractive, and he was okay with the current location of the garage; however, he might want to require landscaping in the 6-10' range from the walkway going to the front door to the property line along the driveway and then something to balance that on the side, which will help to soften the garage doors.

Commissioner Fasolo agreed that the new home was very nicely designed. He liked the materials and the colors, and felt that Option 2 presented tonight was much better than the originally proposed elevation. He had no concerns about the location of the garage, and pointed out that other homes across the street have frontload garages, as does the home located to the west. He commented that the window trim on the new dormers above the garage in Option 2 appeared wider than elsewhere and should be consistent.

Commissioner Kubow agreed with the other commissioners. He felt it was obvious that the architect went out of his way to detail and elevate the home, knowing the garage would be a focal point, which he commended the petitioner on. He acknowledged that the 3-car garage was large and stuck out at the corner, and he questioned the possibility of somehow bringing back the single bay, although it would affect the grade elevation there. Otherwise, he felt the new home was fantastic.

Chair Eckhardt concurred with the comments made by the commissioners, and he particularly felt it was important to add a requirement to add landscaping to soften the garage.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1104 S. VAIL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 11/21/14, RECEIVED 2/03/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. APPROVAL OF THE REVISED RIGHT SIDE ELEVATION (OPTION 2) PRESENTED TONIGHT;**
- 2. A REQUIREMENT THAT LANDSCAPING BE ADDED FROM THE FRONT WALKWAY ALONG THE DRIVEWAY TO THE PROPERTY LINE, AS WELL ON THE OTHER SIDE OF THAT TO BALANCE IT, PARTS OF IT TO BE A MINIMUM 6' TALL, TO BE APPROVED BY STAFF.**
- 3. A REQUIREMENT THAT THE 2 DORMERS ABOVE THE GARAGE DOORS HAVE SHAKE SHINGLES WRAP AROUND THE FRONT OF THE THEM AND THE WINDOW TRIM BE SMALLER THAN SHOWN IN THE DRAWING.**
- 4. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 5. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-014 – 918 N. Yale Ave.

Mr. Sean Kelly & Mr. Joe LaBelle, representing *Rize Properties*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-story home with an attached one-car garage to allow construction of a new two-story home with an attached two-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood consists primarily of smaller scale one and two-story homes with a mix of detached and attached garages. The homes with attached front loading garages are primarily one-car garages. This project is appearing before the Design Commission to evaluate the proposed design for compatibility with the context of the neighborhood, because it will be the first teardown on this block, and will be one of only a few houses that have attached two-car garages.

Overall, Staff felt the proposed massing and composition were well done. The hipped main roof helps to diminish the overall height of the house as it relates to the existing adjacent single story residence to the south, and the front porch projects out in front of the garage, placing emphasis on the entry rather than on the garage.

The following revisions were recommended by Staff, which the petitioner has addressed in the elevations being shown tonight:

1. The laundry room windows and grille pattern (above the front porch) are out of proportion with the rest of the windows on the front elevation. It is recommended to slightly revise the window size and adjust the grille pattern to better match the top half of the adjacent double hung windows.
2. The stone base should be wrapped on both sides for approximately 5' down the side walls.
3. A window should be added on the side of the garage to break up the empty wall space.

Staff has concerns about the proposed “iron gray” siding color, which they feel is too dark for this large house in this neighborhood, and recommend a much lighter shade of gray or tan siding; otherwise, Staff recommends approval of the new home.

Mr. Kelly said they received the comments and suggestions from Staff and integrated them into the revised design, with the exception of the siding color. Although they like the current color palette and want a siding color that compliments the neighborhood, they are open to suggestions from the commissioners. **Mr. LaBelle** added that the ultimate goal is to have the new home fit the scale and character of the neighborhood and they appreciate the comments and feedback.

Commissioner Fasolo liked that the petitioner addressed the comments and suggestions made by Staff. He felt the proposed siding color was not much of a concern, and he pointed out that there are a few homes on the block with grey siding. He would approve the new home as presented tonight.

Commissioner Kubow agreed with Commissioner Fasolo. He liked the proposed siding color and how it

mixed with the other homes that consist of mostly light blue, light grey, and light beige. In terms of the elevations, he appreciated the revisions that were made by the petitioner. He recommended carrying the stone base around the home, although it might be an unnecessary expense. He felt the new home fit in well with the neighborhood, fit in with the context and has a nice front elevation.

Commissioner Fitzgerald appreciated that some concerns were previously addressed by Staff, which added a lot to the new home. He liked the proposed siding color a lot and was not in favor of changing it. He was in favor of the suggestion to carry the stone base all the way around the home, and pointed out that the side and rear elevations were not as nicely detailed as the front elevation. He suggested details be added to the rear of the home to be consistent with the front.

Chair Eckhardt appreciated the petitioner responding to the comments made by Staff, which he agreed with. With regards to the stone base, he suggested adding landscaping at the juncture of where the stone stops to help soften the change in materials.

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

PUBLIC COMMENT

Beverly Krams, 910 N. Yale Avenue, said that she lives 2 homes south of the site. She is concerned about the close proximity of the new home to the adjacent home to the south, which her friend lives in, specifically, the first-floor window on the left side of the new home and whether it would face directly into the kitchen bay window of the adjacent home, which is a very small home. **Mr. Kelly** replied that the double window is located in the dining room and is approximately 22-feet back, roughly the mid-point of the left side elevation of the new home. **Ms. Krams** was concerned about reduced natural light and privacy issues on the adjacent home, with a bay window located in the main eating area of the home. **Commissioner Kubow** pointed out that the left side of the new home is the south elevation, which is the most important elevation of a home in terms of having windows for natural light. **Commissioner Fitzgerald** asked about the distance from the existing bay window to the property line, and **Commissioner Kubow** replied that the adjacent home was located approximately 9-feet from the property line.

Commissioner Bombick arrived at the meeting.

Chair Eckhardt said that adding landscaping along the south elevation of the new home would provide visual screening between both homes. **Mr. Kelly** understood and agreed with the privacy concerns for both homes and was open to the idea of adding year-round screening on the south elevation. Arbor Vitae were suggested as a solution for rear-round screening between the two homes. **Ms. Krams** suggested adding a long piano window similar to a transom window up at the top of the dining room instead of the window currently proposed. **Mr. Kelly** pointed out that the setback on the left side of the new home would ease the close proximity of the two homes. He also reiterated that they are more than open to adding plantings to screen between the two homes. **Ms. Krams** also asked how far back the new home went into the rear yard and **Mr. Kelly** replied that there would be over 50-feet from the rear of the home to the property line.

Mike Schneider, 922 N. Yale Avenue, said that he lives directly north of the site, and he is concerned about damage to the large Oak tree in his rear yard during construction of the new home. **Commissioner Fitzgerald** replied that construction should be kept within the property of the new home, with soil, materials and machinery kept off the top of the existing root system, and the drip line protected with fencing. He

suggested the petitioner contact an arborist who can do selective pruning of the roots and fertilize the tree prior to construction. **Mr. Kelly** reiterated that they want to be a good neighbor and are willing to make accommodations to protect the adjacent properties during construction.

Kelly Schneider asked if the existing fence would be replaced for the new home and the petitioner stated that a new fence was not being proposed at this time.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 918 N. YALE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 1/23/15, RECEIVED 2/11/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO ADD LANDSCAPE SCREENING AT THE DINING ROOM WINDOW ON THE SOUTH ELEVATION TO PROVIDE YEAR ROUND SCREENING, SUCH AS ARBOR VITAE.**
- 2. A REQUIREMENT TO PROVIDE ACCOMMODATIONS TO PROTECT THE EXISTING OAK TREE LOCATED IN THE REAR YARD OF THE ADJACENT HOME TO THE NORTH DURING CONSTRUCTION.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Chair Eckhardt clarified that once the new home is built, the petitioner should communicate with the adjacent neighbor to the south regarding the placement and location of the landscape screening on the south elevation.

**FASOLO, AYE; FITZGERALD, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBICK, ABSTAIN.
THE MOTION CARRIED.**

ITEM 3. SIGN VARIATION REVIEW

DC#15-016 – Central Park East Apartments – 1551 E. Central Rd.

Mr. David Deichl, representing *Village Green*, and **Mr. Larry Dziurdzik**, representing *Allen Kracower & Associates*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking the following sign variations for one additional ground sign facing Central Road to be located near the center of the property:

1. A variation from Chapter 30, section 30-203g to allow a total of four (4) development identification ground signs, where only one (1) sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-203g to allow a development identification ground sign to be located near the middle of the site, where signs are only allowed to be located at the points of ingress to the development.
3. A variation from Chapter 30, section 30-203g to allow a 27 sf ground sign, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-302a, to allow a ground sign with separation distances of approximately 500 feet and 477 feet, where 800 feet of separation is required between ground signs.

Central Park East Apartments is an existing 204 unit apartment community consisting of two 3-story buildings on approximately 12 acres of land which was approved as a Planned Unit Development in 1986. At this time, the petitioner is proposing to install an additional ground sign facing Central Road to be located near the center of the property. The property currently has two ground signs facing Central Road located adjacent to each of the access driveways on the east and west ends of the site. The petitioner is seeking approval for an additional ground sign at the center of the property to increase the visibility of the property in order to attract new residents.

The petitioner appeared before the Design Commission on October 10, 2014, and presented preliminary plans for the proposed new ground sign. At that time, the petitioner proposed to remove the existing sign and brick wall at the west entry drive, and replace it with a new, smaller directional sign to match the existing directional sign at the east entrance driveway. At that time, Staff felt that the proposed new sign had a corporate feel, and should be redesigned to have a more inviting, residential feel.

Highlights of the Design Commissioners comments at the preliminary review were as follows:

1. The proposed sign design is too corporate looking and too tall.
2. The Commissioners preferred the design of the existing monument sign at the west entry drive.
3. Concern that removal of the existing west entry monument sign would leave a void at the entry.
4. Petitioner should consider keeping the existing west entry monument sign and provide a similar, low, wide sign in the middle of the property.
5. Not opposed to the idea of a lower profile sign in the center of the property.

In response to the preliminary review feedback, the petitioner is now proposing to keep the existing wall and signage at the east entry, and the height of the proposed new ground sign has been reduced.

Mr. Hautzinger provided a summary of the existing and proposed ground signs for the development, as well as a comparison of signs to similar apartment developments.

With regards to the design of the proposed new signage, **Mr. Hautzinger** explained that the lettering will match the existing sign at the main east entry with illuminated reverse channel lettering. This style of signage has a very commercial feel, but it is softened at the main entrance by the textured brick wall that it is mounted on. However, the structure for the proposed sign will be a large, smooth, white aluminum cabinet that has a very modern aesthetic and does not match the character of the existing main entry sign or the residential development. Staff has concerns about the mismatch of the proposed sign with the two existing signs. The existing sign at the east entry drive does have the smooth aluminum cabinet style, but it is much smaller and has a different arrangement of text. Staff recommends that the design of the proposed new sign and the two existing signs be reworked to have a more coordinated and consistent appearance that is softer and more appropriate for a residential development. A coordinated set of signs will help to establish the identity and visibility of the overall apartment development.

The petitioner submitted a letter addressing the sign variation hardship criteria, with the primary hardship identified as a need for a sign in the middle of the site to more effectively identify the property.

Staff has evaluated the proposed sign package and has concerns regarding the appropriateness of the proposed sign design as compared to the essential character of the residential property, the lack of cohesiveness of the overall signage package, the number of signs proposed, and the total square footage of signage proportionate to the number of apartment units. As a result, Staff recommends the following options for *Central Park East Apartments* located at 1551 E. Central Road:

Option 1. Denial of the request as submitted.

Option 2. Revise the request to have one main ground sign centered in the property with directional signage at each driveway, subject to:

- An overall cohesive sign package that is in character with the residential property.
- Removal of the existing ground sign and logo at the west entry drive, and replace with a directional sign consistent with the east entry drive.
- Variation for a center ground sign and two directional ground signs.

Mr. Dziurdzik referred to the 2 existing ground signs and directional ground sign located at the east and west end of the site on Central Road, which received variations in 2012. The new ground sign being proposed near the middle of the development on Central Road will be centered between 2 trees and match the existing signs on the property in design and color. The new ground sign will have a granite base, consistent with the modern and contemporary materials being used in the new lobbies, the new paving leading into each building, and the new canopies. He explained that the height of the new ground sign has been reduced by 2-feet as a result of concerns stated at the preliminary review, and the granite base would return into the grade along Central. **Mr. Deichl** added that they strongly believe the new ground sign should be located in the center of the property for both visibility and symmetry. **Mr. Dziurdzik** reiterated that their first proposal was to remove the existing masonry sign at the west end of the property and replace it with a directional sign similar to the sign at the east side of the development; however, the commissioners encouraged them to keep the existing masonry sign, which they are now proposing to do.

Commissioner Bombick questioned the need for more signage, and pointed out that the existing signage at the main entrance was given a variation for a larger sign. He also asked why the new ground sign was not more consistent in style and color to the existing signage, such as the blue edge on the sign box and the curved corners, and he commented that it is a bad branding scheme to have mismatched signage.

Commissioner Fitzgerald said that he would not vote to approve the proposed sign and keep the existing entry signs. He still liked the existing masonry sign and was not in favor of removing it and replacing it with a directional sign to match the sign at the east end of the property. If a new ground sign was approved for the middle of the property, although he felt it would not help, he would insist on a directional sign at the west end as well.

Commissioner Fasolo had the same question as Commissioner Bombick about the need for new signage in the center of the property; he was unsure if this signage was necessary. He also agreed that the blue edge and rounded corners on the existing sign should be reflected throughout all signage for the development. He was glad to see that the existing masonry wall was staying.

Commissioner Kubow said that part of him liked the proposed new sign a lot more than some of the existing directional signage; it is pretty clean and pretty crisp. He pointed out that the new ground sign would face a high speed road and commercial area across the street, and if the signage is needed that badly, he was not totally opposed to it. However, he also felt that there was already a lot of other signage for the development and he was struggling to give proper direction. He would almost rather see the open space be nicely landscaped instead.

Chair Eckhardt clarified that at the last review the commissioners suggested keeping the existing masonry wall/signage because it is located at the main entrance to the development. He also felt that removing the existing masonry wall/signage would result in the development becoming secondary to the adjacent Dana Point development, and would leave an out of balance void at the main entry. He felt signage was necessary at both ends of the development; however, he questioned whether more signage was necessary in the middle. He agreed with Staff that the new slick metal box design being proposed on Central Road was not appropriate because of the established masonry signage theme at the west end of the property. He could only support a new ground sign that consists of painted brick to tie in with the existing sign at the main entrance. He added that he understood why the petitioner wants to have the name of the development in the middle of the property since it is a long property; however, he questioned the necessity of it.

Mr. Dziurdzik explained the reasons for the new ground sign; Central is a very busy, high speed road, and drive-by traffic is a big source of rentals, with most renters not being from the area. The new ground sign will help pull people into the community and help them recognize this is an apartment development.

Mr. Hautzinger commented that the petitioner has chosen to place the new ground parallel to the road; whereas more commonly, ground signs are perpendicular to the road so they are visible upon approach. He pointed out that he recently drove by the site at night and noticed the existing directional sign at the east end of the site was not illuminated. He asked for the commissioners' thoughts about replacing the directional sign at the east end of the site with a mirror image of the existing masonry sign at the west end, and perhaps a small ground sign in the middle of the property, perpendicular to the road.

Commissioner Bombick questioned why a ground sign would be located where there was no driveway. This was a constant source of frustration for him, and he felt it was a disservice to the public to allow signs that do not guide you to the entrance. **Mr. Hautzinger** clarified that the sign code allows a 25 sf sign on each side of an entry drive, but only one per street. The petitioner's situation is unique because the driveway at the west end is being shared; therefore, the petitioner is only allowed a sign on one side, at the main entrance, as opposed to 2 signs. **Mr. Dziurdzik** replied that the entrance at the east end of the property is more of a resident entrance, and they want people to enter at the west end of the property.

Commissioner Bombick felt that a big angled ground sign at the east end of the site to catch traffic coming from the east was more appropriate, which by the time they reach the stoplight, they will have figured out where the main entrance is. He also pointed out that the address of the development was not on the sign.

Commissioner Kubow said that he understood the need for signage and he could possibly get behind signage in the middle of the property; however, he would prefer to see signage that was minimal, something a little longer, something masonry, maybe 3' high, and with the name Central Park East. A simpler type of sign would draw attention and still allow the clubhouse and amenities to be seen. This was the only way he could possibly support a sign here, although he acknowledged that he was in the minority with this opinion.

Commissioner Fasolo felt that the directional sign located at the east end of the site should be illuminated, since it is located at a secondary entrance to the development. **Commissioner Kubow** asked about the current vacancy rate at the development and **Mr. Deichl** replied it is 2%. **Mr. Dziurdzik** explained that the proposed new ground sign was not considered a wayfinding sign; it is more or less an architectural announcement for people driving down Central and not necessarily an announcement to turn here. This is why signage is important at both ends of the property. They like the horizontal nature of the new sign, the granite material, and how it works with the grade change. Perpendicular signage was explored; however, they do not like the look of it on the long expanse of Central Road. They also created a mock-up of the new sign and drove up and down Central Road at various speeds before deciding on the appropriate size for the sign. He added that the grade drops off behind the sign, and reducing the height of the sign would no longer allow the text on the sign to be at eye level from a car.

Commissioner Bombick asked about the hardship for the variations. **Mr. Dziurdzik** explained that the hardship is complicated because they are looking at the entire property and all the improvements being done for the property. It comes down to being competitive in the apartment rental business in Arlington Heights. Because of the beautiful frontage along Central Road, they felt that in light of all the improvements being done on the property and the future lobby improvements, it would be a disservice to not have a redeveloped landscape plan and new architectural monument feature. He pointed out that most of the competitors have received variances for signage, and he did not necessarily agree with Staff's comparison of the # of units versus square footage of signage. He also referred to their response to Item c in the hardship criteria.

Chair Eckhardt asked if there was a motion at this time, and there was no response. He said that it appeared as though there is one definite no, maybe 2 soft no's, maybe 1 yes, and maybe a yes/no. He asked the commissioners if there was any shape/form/color/height/orientation of ground sign in the middle of the property that they could support. **Commissioners Kubow, Fasolo and Fitzgerald** replied yes. **Commissioner Bombick** replied yes, only if someone could explain why the sign is necessary.

While **Chair Eckhart** completely understood Commissioner Bombick's concerns about confusion with the entrance, he understood why the petitioner would want the new ground sign in the middle of the property to designate that this is the development, similar to what many golf courses and large developments do with their signage. Whether the sign is located near the street and closer to the clubhouse, he felt it was the same message. He asked the commissioners to state what size/shape/color of sign could be supported, if it were approved.

Commissioner Fasolo felt that a ground sign about the same size as the one at the main entrance was appropriate, with the same type of sign construction as the existing masonry sign; rounded edge, blue border, and white masonry wall, rather than the granite. **Commissioner Kubow** agreed, and preferred to see a more horizontal sign, lower in height, and well landscaped to help draw attention to the amenities beyond. He also suggested reducing the amount of text on the sign to include only 'Central Park East'; even just the letters on top of the masonry without a border, or a sign design similar to the existing masonry sign at the west end that faces north.

Commissioner Fitzgerald did not see any hardship. He reiterated that he liked the existing masonry wall and felt the new ground sign was unnecessary. If the petitioner wants a new ground sign in the middle of the property, he would insist that the existing masonry wall come down, which he would not be happy about. He felt the new ground sign, in addition to the existing signs, would give the petitioner a competitive edge.

Commissioner Bombick felt that removing the existing masonry wall would not work at all because it would unbalance the entrance for Dana Point. He was fine with whatever the other commissioners felt was appropriate for the center ground sign, although he felt it needed a brick background.

Chair Eckhardt felt that management always did a wonderful job with the change-out of the flowers at the development, and similar treatment of the new ground sign in the middle would be an important element and commitment as well. He could support a sign that was lower in height, understated, with masonry, and painted to match the existing sign, and he felt the word 'Apartments' was important on the sign. He did not want to see the existing masonry wall/signage removed because it is part of the main entrance to the development. Although he appreciated Commissioner Fitzgerald's concerns about unfair advantage, he felt it probably would not be an issue because the property is so long.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES FOR THE SIGN VARIATION REQUESTS FOR *CENTRAL PARK EAST APARTMENTS* LOCATED AT 1551 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 2/13/15, 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 VARIATION TO ALLOW A GROUND SIGN TO BE LOCATED IN THE CENTER OF THE PROPERTY, AS DEPICTED IN THE EXHIBIT, WITH LETTERING STYLE AND SIZE TO MATCH THE EXISTING SIGN ON THE MASONRY WALL, AND THE WORD 'APARTMENTS' BENEATH IT, IN A SMALLER, LEGIBLE SIZE MATCHING THE BLUE COLOR.**
- 2. A CONDITION THAT THE EXISTING METAL BOX SIGN 'CENTRAL PARK EAST APARTMENTS'**

FACING CENTRAL ROAD ON THE MASONRY WALL BE REMOVED, AND A NEW DIRECTIONAL SIGN BE ADDED AT THE WEST ENTRANCE, THE SAME SIZE AS THE DIRECTIONAL SIGN AT THE EAST ENTRANCE, AND ADJUSTED IN HEIGHT TO NOT EXCEED THE HEIGHT OF THE MASONRY WALL.

There was no second to the motion.

Clarification of the motion was given. **Commissioner Bombick** supported a new ground sign in the middle of the property, to be the same design and color of the existing 'Central Park East Apartments' wall sign on the masonry wall; and he supported the removal of the existing 'Central Park East Apartments' sign on the masonry wall (logo to remain), and the addition of a new directional sign on the masonry wall at the main entrance. **Commissioner Fitzgerald** pointed out that this would result in 4 signs on the front of the property, which he was opposed to. **Commissioner Bombick** said it was only 3 signs because the logo and the new directional sign text should be counted as one sign. **Chair Eckhardt** was not in support of the arrow on a directional sign at the main entrance; he felt it looked cheesy. **Commissioner Bombick** was in support of eliminating the arrow at the main entrance.

Mr. Hautzinger said that although the commissioners' feedback was beneficial, he would suggest that instead of making a detailed motion to approve the sign with extensive revisions required for the proposed and existing signs, the petitioner should take the feedback, revise their sign proposal accordingly, adjust the variations requested as needed, and then return for a final review. **Chair Eckhardt** agreed with the suggestion, and reiterated that the petitioner has not been convincing on the need and hardship for the new ground sign. He explained the process of continuing the project to a specific date so that public re-notification would not be required.

Commissioner Bombick asked for clarification on the sign code. **Mr. Hautzinger** read from the code, which states: "Development identification signs which display the name of the project shall be permitted. Permanent ornamental signs or entry gates shall be permitted only at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed. Such signs shall be limited to the name of the subdivision or development and shall be no more than 25 square feet in area and 6 feet in height." He clarified that only one of the driveways is allowed to have signage on both sides, and the main entrance is shared with a different development (Dana Point). The existing directional sign at the east entrance was previously approved with a variation.

Chair Eckhardt felt that removing the existing 'Central Park East Apartments' sign from the masonry wall at the main entrance would make the entrance feel off balance, and he was unsure if this was a good idea. **Commissioner Fitzgerald** said that if the petitioner comes back with this suggestion, the logo and new directional signage should look as though it was designed as one sign. Based on this direction, it appeared as though there would be 3 completely different signs across the front of the property, which would take a lot for him to support. He preferred the new ground sign be changed to include brick, the existing masonry wall be kept without any signage, and a new directional sign be added at the main entrance to match the east side. **Chair Eckhardt** reiterated the importance of signage at the main entrance and his preference to keep the existing 'Central Park East Apartments' sign on the masonry wall. **Commissioner Fasolo** agreed. **Commissioner Fitzgerald** reiterated that this would include too many variations for his liking.

Mr. Hautzinger reiterated that if the proposed sign in the middle of the property were omitted, and instead the existing masonry wall and signage at the main entrance could be replicated at the east end of the

property, it would accomplish the petitioner's goal of giving the entire property a stronger presence along Central Road with the two signs acting as book ends to the property instead of having one sign in the center. This would be more in keeping with the spirit of the sign code, which is to locate signage at the entry driveways. Furthermore, it would satisfy the Design Commissioners desire to keep the existing west entry sign as is, and also provide a cohesive sign package appearance.

Chair Eckhardt asked the petitioner for their preference on either making a motion tonight to recommend to the Village Board, or making a motion to continue the project to a specific date in the future for further discussion. **Mr. Dziurdzik** said their preference is to consider the comments and suggestions made tonight and return in two meetings for another review. **Mr. Hautzinger** said that two meetings would be April 14, which already has 2 sign variations scheduled for that agenda.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE SIGN VARIATION REQUEST FOR CENTRAL PARK EAST APARTMENTS (DC#15-016) UNTIL THE APRIL 14, 2015 DESIGN COMMISSION MEETING.

Mr. Hautzinger commented that the April 28th meeting is also available, which would allow the petitioner more time to prepare their final proposal and submit to Staff 2 weeks prior to the meeting. The petitioner stated their preference to return on April 14.

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

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1805 N. Fernandez Ave.
Project Address: 1805 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2014

PETITION INFORMATION:

DC Number: 14-042
Petitioner Name: Sean Rafferty, Greenscape Homes
Petitioner Address: 4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: March 31, 2015

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 the 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 8,910 square feet and the proposed residence will have 3,602 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7.3 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,002 SF	3,602 SF
Building Lot Coverage	3,119 SF	2,170 SF
Impervious Surface Coverage Total	4,455 SF	3,210 SF

The existing neighborhood consists of primarily single story homes. 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. The hipped main roof and single story front porch help the design of the proposed house to fit into the neighborhood. Finally, although this neighborhood is predominantly single story homes, it should be noted that there are a few other similar scale, newer two story home on the block.

The proposed design is generally nicely done with varying roof lines, varied materials, and good proportions. The hipped main roof helps to diminish the overall height and mass of the proposed home as it relates to the adjacent single story homes. The proposed third car garage is of some concern, but it is set back a few feet from the front of the home which helps minimize its appearance. The architectural details on the front of the home are continued on the side and rear elevations such as: decorative window grilles in all double hung windows, stone base wall treatment, metal accent roofing, windows on the side of the garage, and continuous horizontal trim bands. The only comment on the design is to provide metal roofing at the bay window on the right side of the home.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14, and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

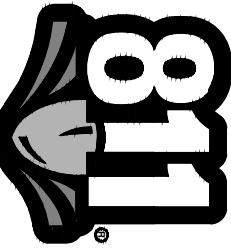
addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit 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 18, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 14-042



BOUNDARY SURVEY

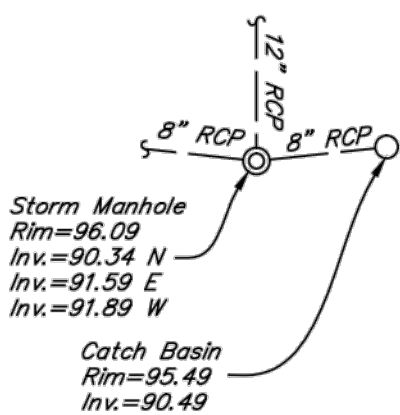
WITH TOPOGRAPHY

OF

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.



SCALE: 1"=20'



BLOCK SETBACKS OF FERNANDEZ AVENUE:

1839	30.0'
1835	32.0'
1831	32.0'
1823	30.5'
1817	33.2'
1809	32.0'
1805	31.3'
1801	29.6'
1735	31.5'
1731	33.5'
1717	30.5'
1701	33.5'
1611	32.5'
1601	31.0'

Avg. = 31.7'

Approximate Location of 6" Watermain

Sanitary Manhole
Rim=99.92
Inv.=94.42

Found "1" On Line & 2.00' W.
Site BM

SYMBOL LEGEND

- (R) - RECORD DATA
- (M) - MEASURED DATA
- - MANHOLE
- - CATCH BASIN
- ⊗ - WATER VALVE
- ⊙ - HYDRANT
- ⊕ - BUFFALO BOX
- XXX.XX - EXISTING ELEVATION
- - CONCRETE SURFACE
- - EXIST. CONTOURS
- *** - FENCE LINE
- > - SANITARY SEWER
- > - STORM SEWER
- W--- - WATERMAIN
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

BENCHMARK

CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

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

AREA OF SURVEY:

CONTAINING 8,929± SQ. FT.

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

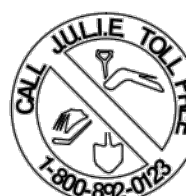
STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 20TH DAY OF MARCH, 2014.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
PROFESSIONAL DESIGN FIRM NO. 184--004196



Call 48 hours before you dig
1-800-892-0123

PREPARED FOR: Greenscape Homes, LLC
JOB ADDRESS: 1805 Fernandez Avenue
Arlington Heights, IL

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR FLD. BK./PG. NO.: 108/61
COMPLETION DATE: 3--22-14 JOB NO.: 149154
REVISED:

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FOR REVIEW ONLY - NOT FOR CONSTRUCTION

DAVID M. RENDEAU
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-050030

I, DAVID M. RENDEAU, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

REV #	DATE	DESCRIPTION
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ISSUE DATE:
04/23/14

DRAWN BY:
DSB

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C-1

SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS



GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

Property to Left 3
1823 N Fernandez



Property to Left 2
1817 N Fernandez



Property to Left 1
1809 N Fernandez



Subject Property
1805 N Fernandez



Property to Right 1
1801 N Fernandez



Property to Right 2
1743 N Fernandez



Property to Right 3
1731 N Fernandez



N. Fernandez Ave



Property Across 3
1810 N Fernandez

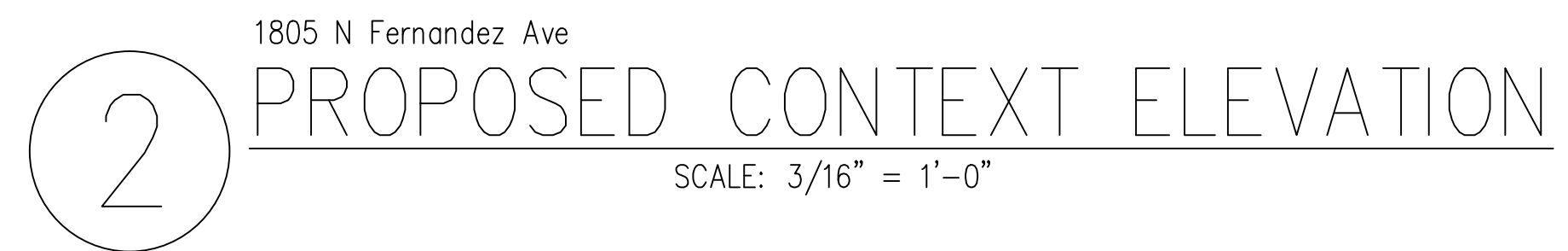


Property Across 2
1806 N Fernandez



Property Across 1
1802 N Fernandez

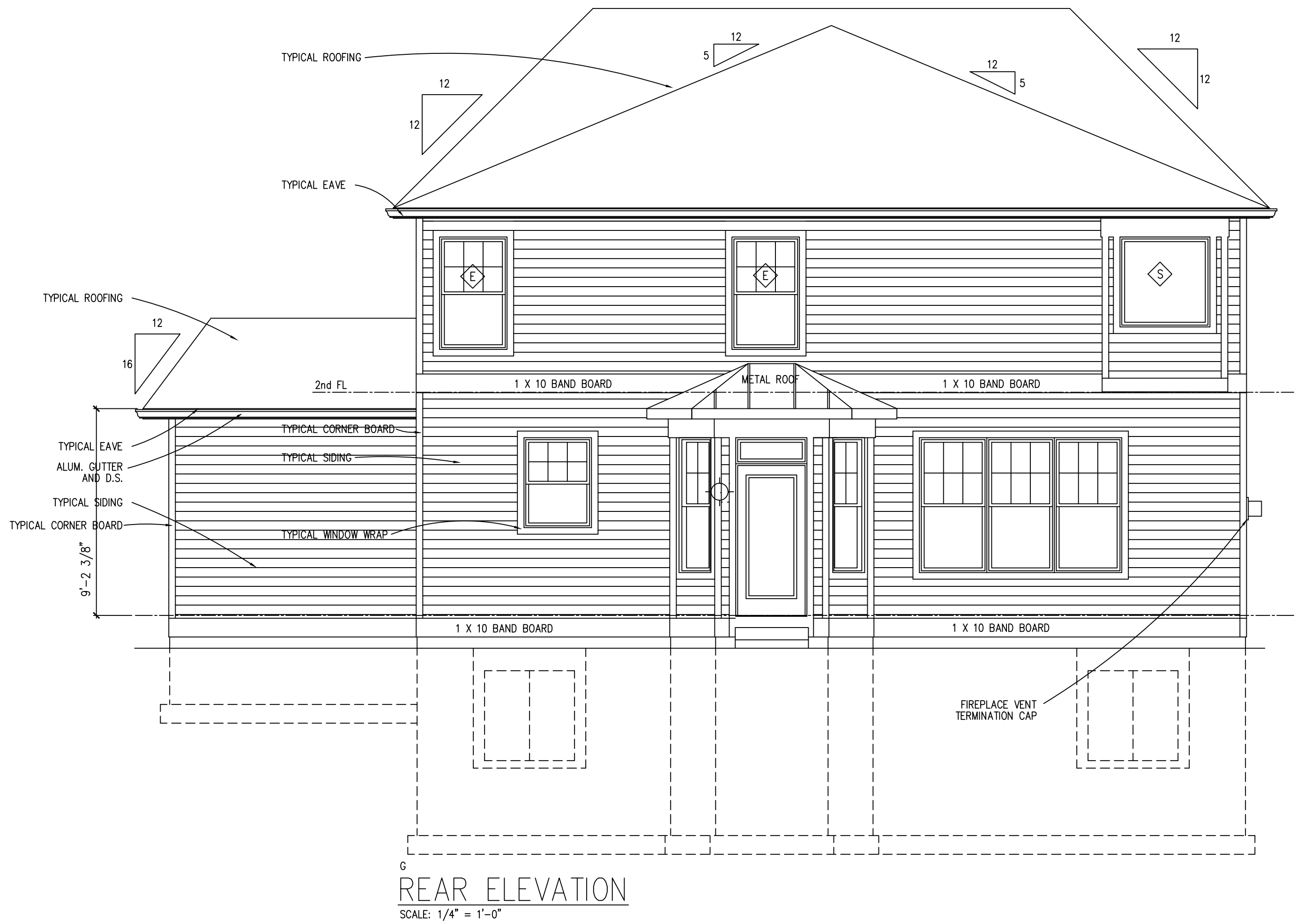
W. Maude Ave



MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

ISSUE DATE: 5-2-14
DRAWN BY: SMR
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A3.2



ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV. #	DATE	DESCRIPTION
1	5/8/14	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
5-2-14

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SMR

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A3.1



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
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7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.i. PROVIDED IN EACH BEDROOM.
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19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

REV. #	DATE	DESCRIPTION
1	5/8/14	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
5-2-14

DRAWN BY:
SMR

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A3.2

1805 N Fernandez Ave Arlington Heights
Material Schedule

Roof	Landmark	Weathered Wood
Metal Roof	Alsco	Terra Bronze
Siding	James Hardie	Monterey Taupe
Stone	Fond Du Lac	Country Squire
Gutters/Trim/Fascia	Norandex	White
Windows	Silver Line	White
Front Door	Stained	Dark Walnut



Item: DC#14-120 - 428 S. Evanston Ave. - SF/Addition

Department: Planning & Community Development

BACKGROUND

Approval of a revision to the previously approved architectural design for an addition to an existing single-family residence.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed revision to the previously approved design for an addition to the single-family residence located at 428 S. Evanston Avenue. This recommendation is based on the previously approved architectural plans dated and received 12/9/14, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Espinal Residence
Project Address: 428 S. Evanston Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 18, 2015

PETITION INFORMATION:

DC Number: 14-120
Petitioner Name: Joosung "Joe" Sohn
Petitioner Address: Sohn Architects
1122 N. Clark St. #2407
Chicago, IL 60610
Meeting Date: March 31, 2015

Requested Action(s): Approval of a revision to the previously approved architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

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

This project is a second floor and rear addition to an existing single story home, and it was previously approved on December 9, 2014 with a requirement, "to continue a horizontal trim board at the second floor line around all sides of the home." At this time, the house is under construction, and the petitioner is requesting approval to not add the horizontal trim board on the rear addition to the home, as well as to omit the horizontal stone trim band on all other sides of the home.

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,977 square feet and the proposed residence will have 3,579 square feet. The project complies with the R-3 zoning requirements.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.8 feet Side: 6.8 feet Rear: 30 feet	Front: 25.09 feet Side: 6.8 feet Side: 6.8 feet Rear: 57.41 feet
Building Height	25 feet to the midpoint	23.6 feet to the midpoint
FAR	4,028 SF	3,579 SF
Building Lot Coverage	3,142 SF	1,952 SF
Impervious Surface Coverage Total	4,489 SF	2,521 SF

The stone band on the front elevation does help the design to relate to the adjacent single story homes, and the horizontal trim board on the rear addition helps to break up the two story wall of siding. However, this is a relatively minor detail on an otherwise nicely designed home.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed revision to the previously approved design for an addition to the single-family residence located at 428 S. Evanston Avenue. This recommendation is based on the previously approved architectural plans dated and received 12/9/14, and the following:

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

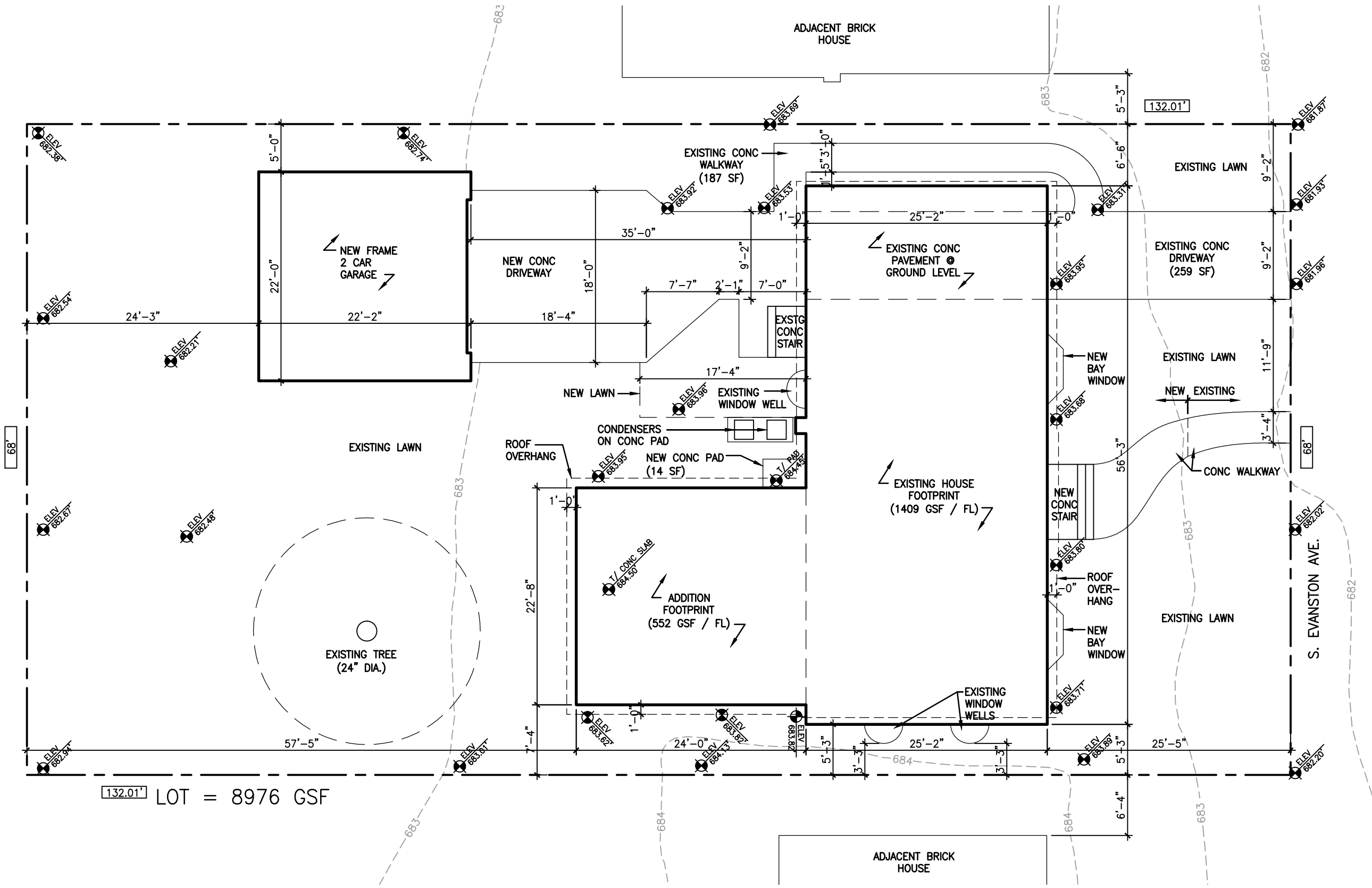
Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

_____, March 18, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 14-120



**PROPOSED
SITE PLAN**
 SCALE: 3/32" = 1'-0"
 N

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PROJECT:
 428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1	ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014
2	ISSUED FOR DESIGN COMMISSION REVIEW, NOVEMBER 25, 2014
3	ISSUED FOR DESIGN COMMISSION REVIEW, DECEMBER 09, 2014

A1.0



FRONT ELEVATION



PROPOSED
EAST ELEVATION
1
SCALE: 1/4" = 1'-0"

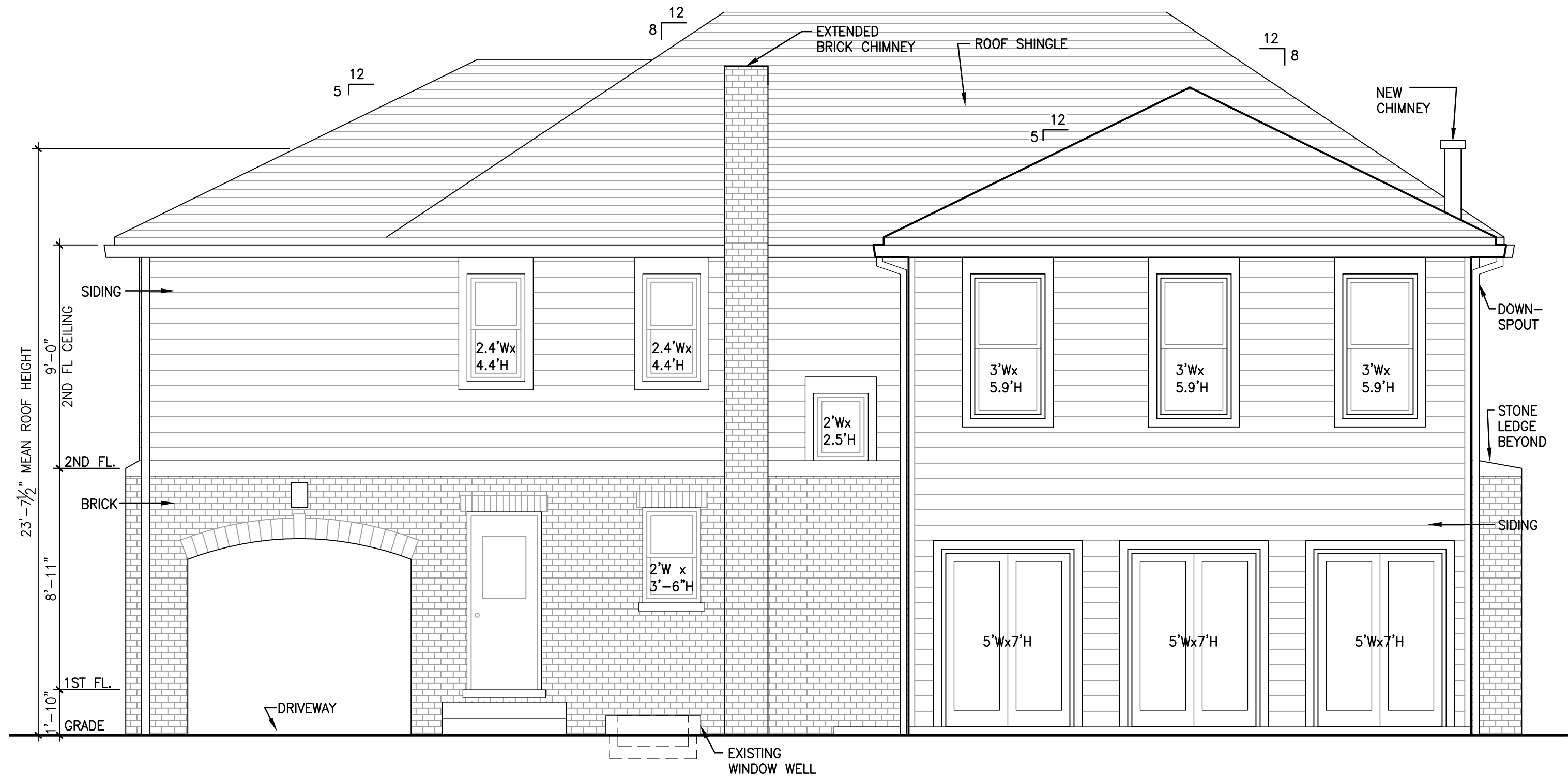
© COPYRIGHT 2014 BY SOHN ARCHITECTS, LTD.



PROJECT:
428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1	ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014
2	ISSUED FOR DESIGN COMMISSION REVIEW, NOVEMBER 25, 2014
3	ISSUED FOR DESIGN COMMISSION REVIEW, DECEMBER 09, 2014

A2.5



PROPOSED
WEST ELEVATION
1
SCALE: 1/4" = 1'-0"

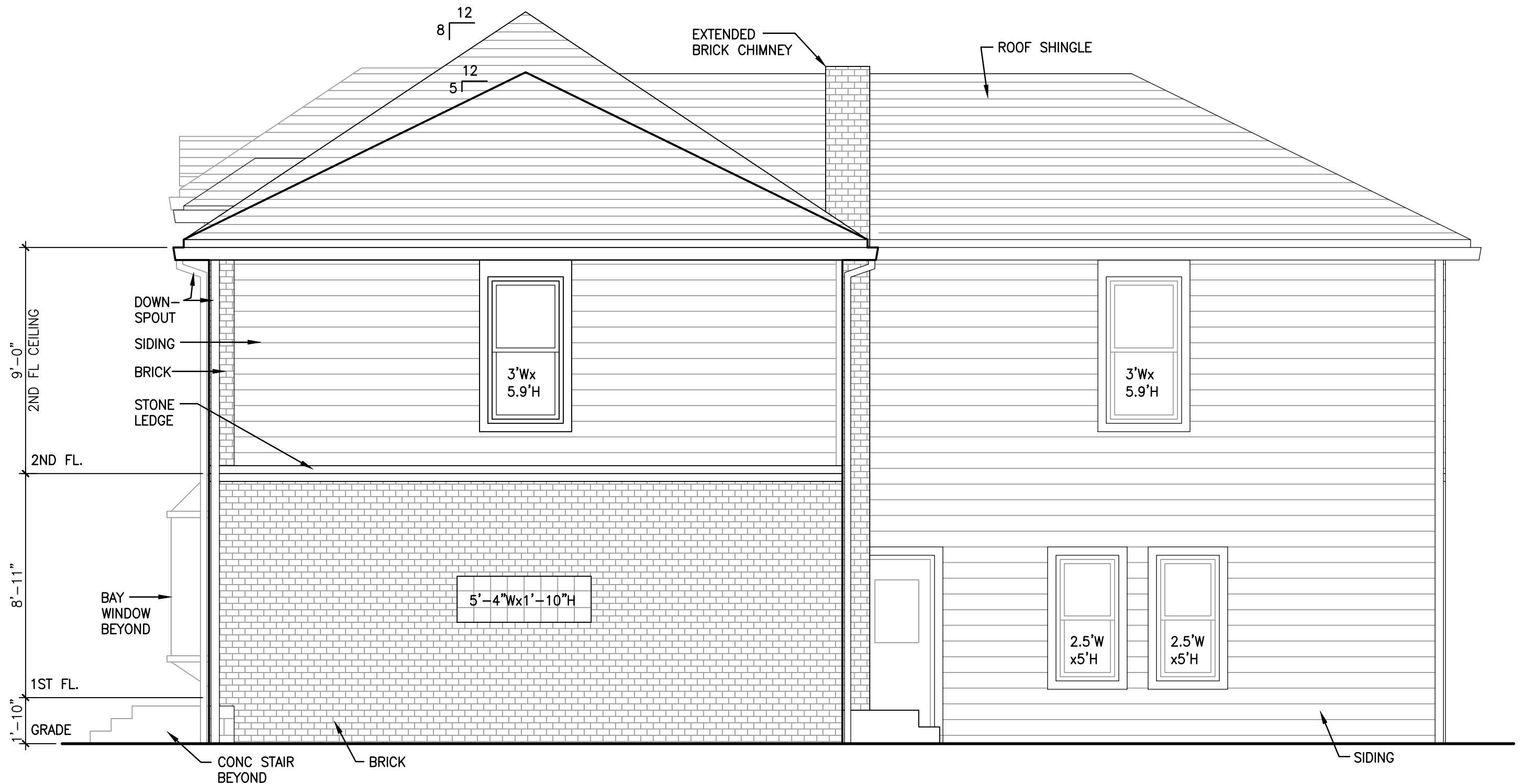
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PROJECT:
428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1	ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014
2	ISSUED FOR DESIGN COMMISSION REVIEW, NOVEMBER 25, 2014
3	ISSUED FOR DESIGN COMMISSION REVIEW, DECEMBER 09, 2014

A2.8



PROPOSED
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

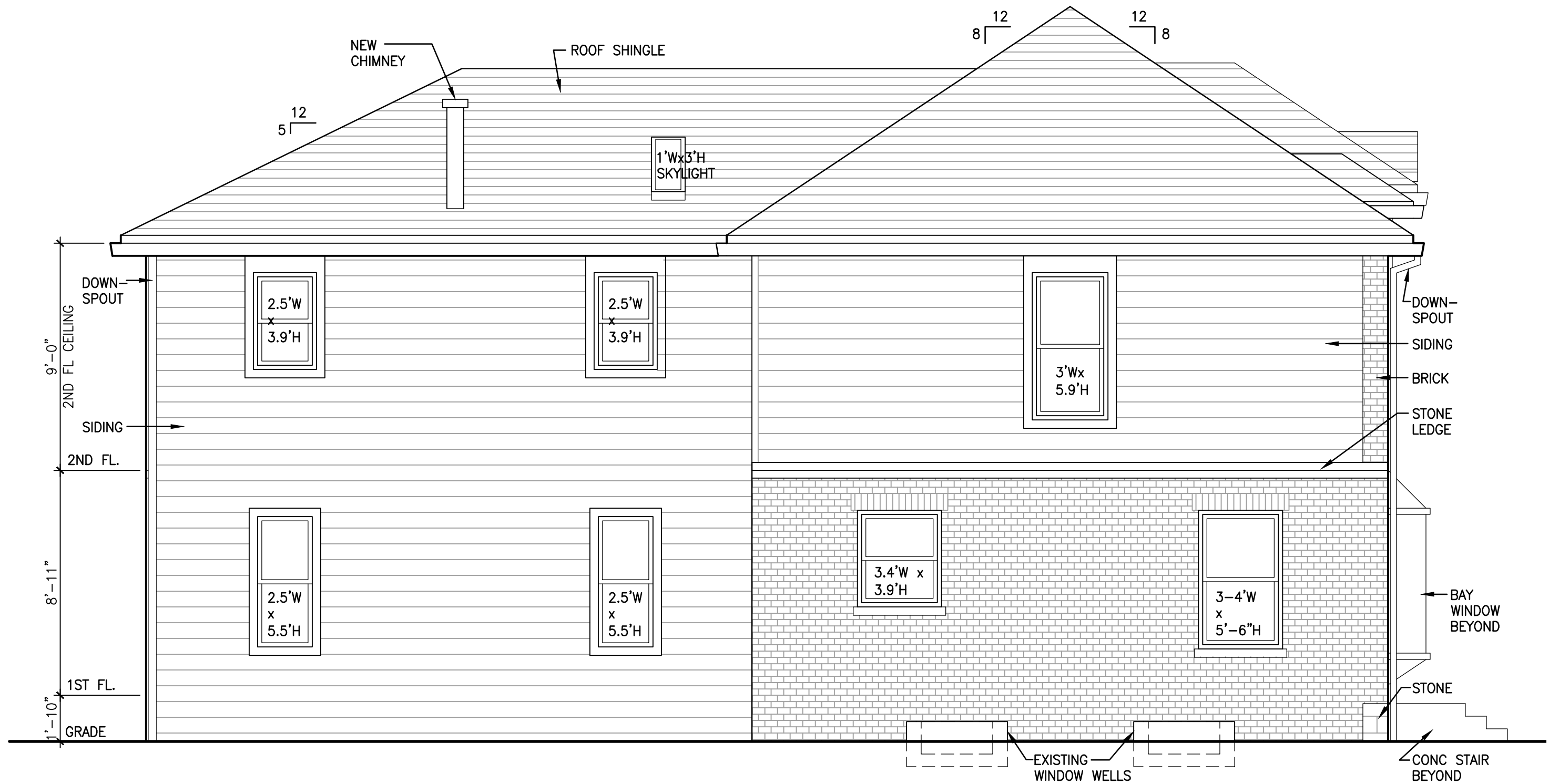
© COPYRIGHT 2014 BY SOHN ARCHITECTS, LTD.



PROJECT:
428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1	ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014
2	ISSUED FOR DESIGN COMMISSION REVIEW, NOVEMBER 25, 2014
3	ISSUED FOR DESIGN COMMISSION REVIEW, DECEMBER 09, 2014

A2.7



PROPOSED
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

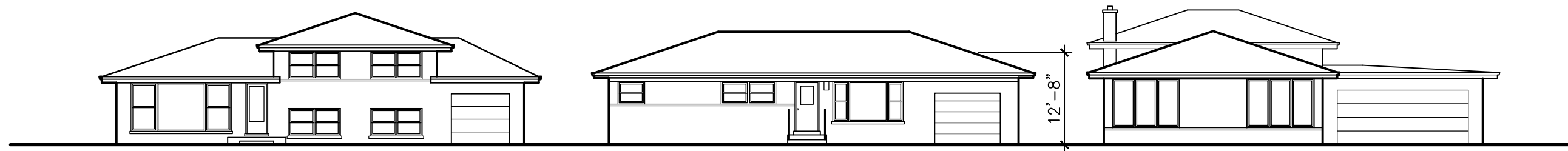
© COPYRIGHT 2014 BY SOHN ARCHITECTS, LTD.



PROJECT:
428 S. EVANSTON AVE. ARLINGTON HEIGHTS, IL 60004

1	ISSUED FOR DESIGN REVIEW, NOVEMBER 05, 2014
2	ISSUED FOR DESIGN COMMISSION REVIEW, NOVEMBER 25, 2014
3	ISSUED FOR DESIGN COMMISSION REVIEW, DECEMBER 09, 2014

A2.6



1 EXISTING CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
SCALE: 1/16" = 1'-0"



Item: DC#15-001 - Patton Elementary School - 1616 N. Patton Ave. / Sign Variation

Department: Planning & Community Development

On January 27, 2015, the Design Commission reviewed a sign variation request for Patton Elementary School to allow replacement of their existing manual change bulletin board with a new electronic LED changeable sign. At that time, the Design Commission decided to defer action and continue the request to February 24, 2015 to allow time for a Village wide re-review of electronic LED signage, as well as to allow time for the petitioner to more clearly define how they are proposing to use the sign, and for Staff to research electronic signage options and recommend operational restrictions.

At the February 24, 2015 Design Commission, the Design Commission decided to continue the request to the March 31, 2015 Design Commission meeting to allow the petitioner time to conduct additional research regarding the proposed sign.

At this time, the petitioner is requesting to continue the review of their request to the June 9, 2015 Design Commission meeting.

ATTACHMENTS:

Description	Type
--------------------	-------------

No Attachments Available



Item: DC#11-112 - Arlington Downs - Exterior Lighting

Department: Planning & Community Development

REQUEST

Approval of proposed exterior architectural lighting to be added to the previously approved architectural design for Tower One of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed exterior lighting for Tower One of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received on 3/5/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

RE-REVIEW(2) STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs
Project Address: 3400 W. Euclid Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 19, 2015

PETITIONER INFORMATION:

DC Number: 11-112
Petitioner Name: Gary Wendt
Petitioner Address: Arlington Devco LLC
3400 W. Euclid Ave.
Arlington Heights, IL 60005
Meeting Date: March 31, 2015

Requested Action(s):

1. Approval of proposed exterior architectural lighting to be added to the previously approved architectural design for Tower One of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue.

ANALYSIS

Summary:

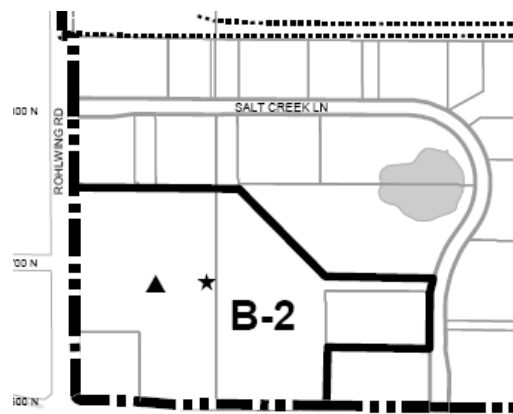
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

Tower One of the Arlington Downs mixed use development is a new luxury rental apartment building that was converted from the old Sheraton hotel building. The design received Design Commission approval on August 13, 2013. At this time, the petitioner is seeking approval to add exterior architectural lighting to the top and sides of the building.

Site:



Aerial Image



Zoning Map

The proposed exterior lighting is called "Neon-Flex". It is a flexible plastic rope containing LED lights spaced at approximately every 1/2" on center resulting in the appearance of a continuous line of light. The petitioner is proposing to install the "Neon-Flex" lighting continuously around the top of the building parapet wall and with two lines running up each side of the building.

The issue with the proposed lighting is that, as proposed, the actual strip light will be exposed to direct view creating a crisp, bright line. The Village's Design Guidelines state that, "(Lighting) fixtures, standards and all exposed accessories shall be concealed..." Similar proposals in the past have been consistently required to conceal the light source from direct view, but the light can wash the building wall. It is recommended that the proposed installation details be revised to create a recess for the strip lighting to conceal the actual light source, but will allow the light to wash and highlight the building walls. However, since this is a tall building, glare from the exposed fixture is less of a concern than it would be for a similar proposal on a building at street level.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed exterior lighting for Tower One of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans received on 3/5/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

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

_____ March 19, 2015

Steve Hautzinger, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 11-112

Arlington Downs
3400 W. Euclid Ave.
Arlington Heights, IL

Tower Rendering



Arlington DEVCO LLC

PAPPAGEORGE
HAYMES

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www.pappageorgehaymes.com

8/5/13
P/H # 112043

These plans are shown as is and are not to be used for construction without the owner's approval. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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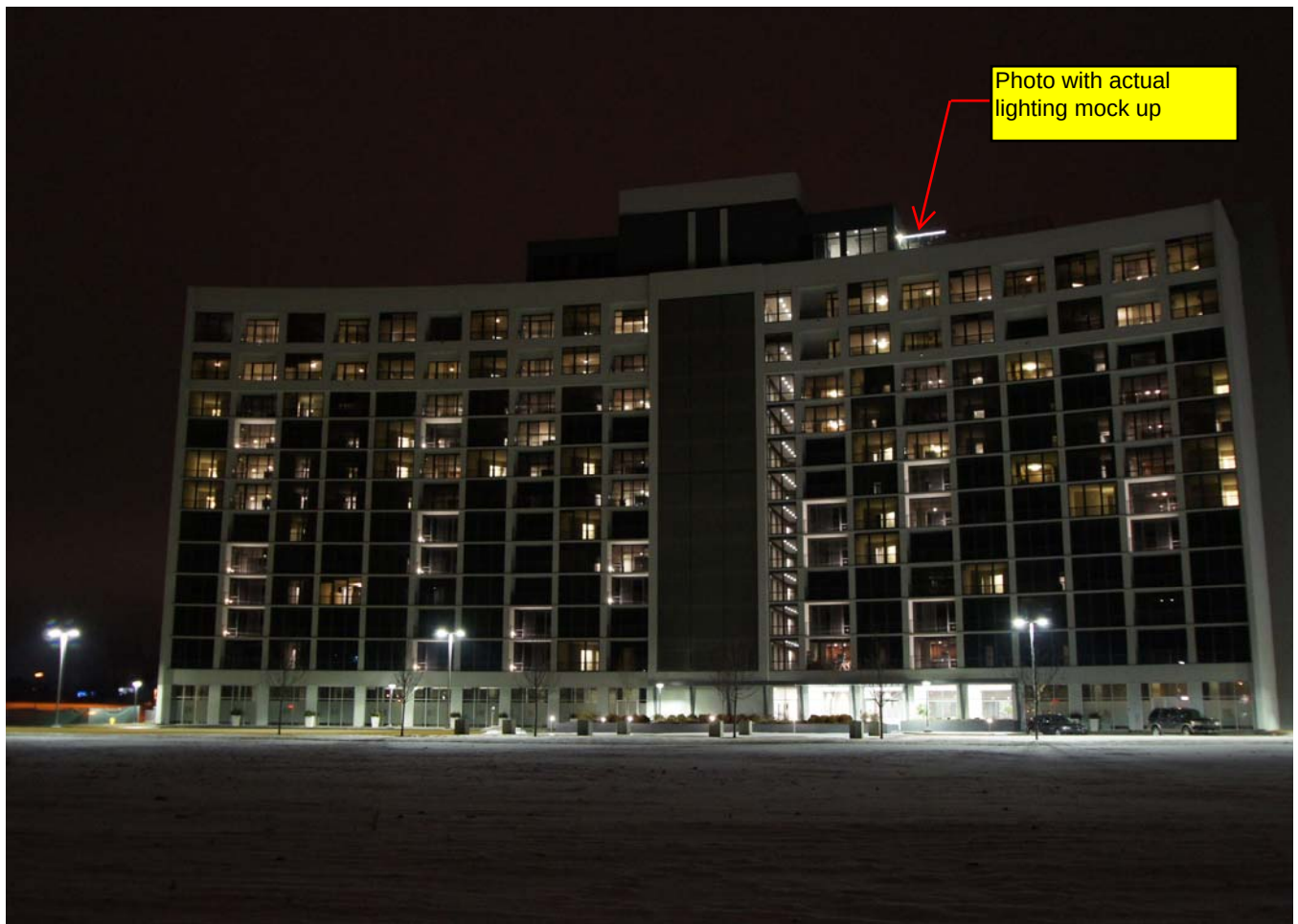


Photo with actual lighting mock up

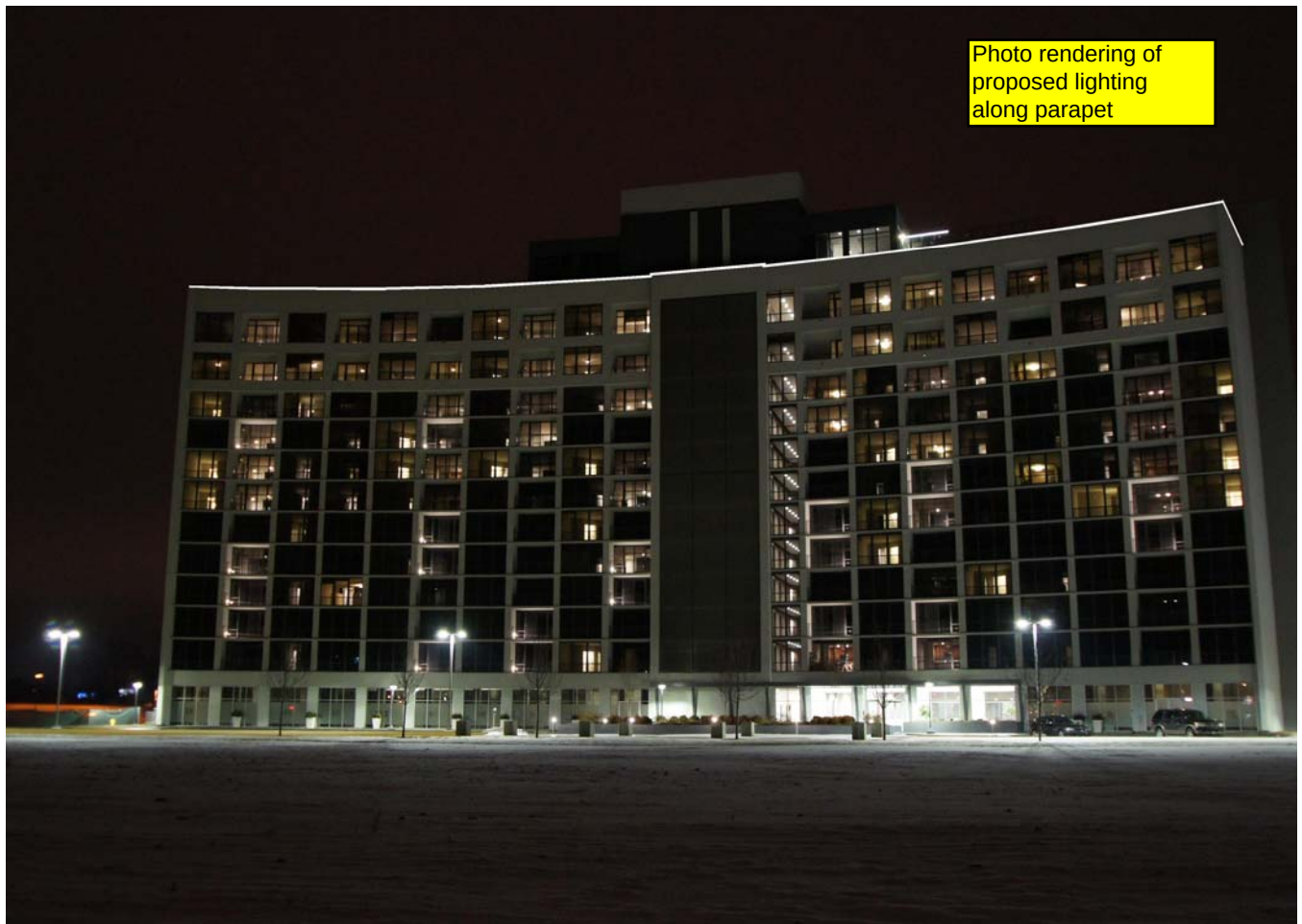
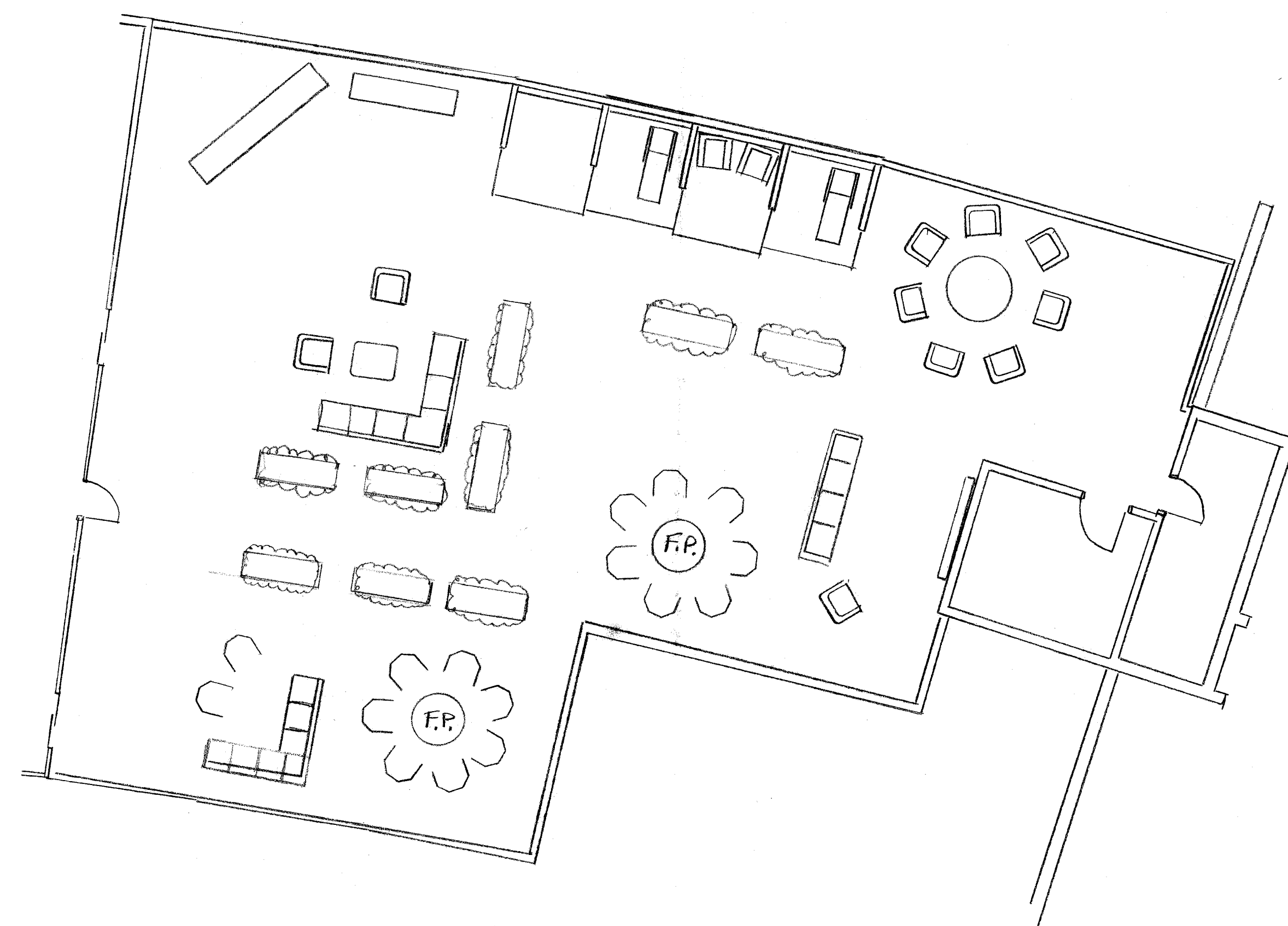
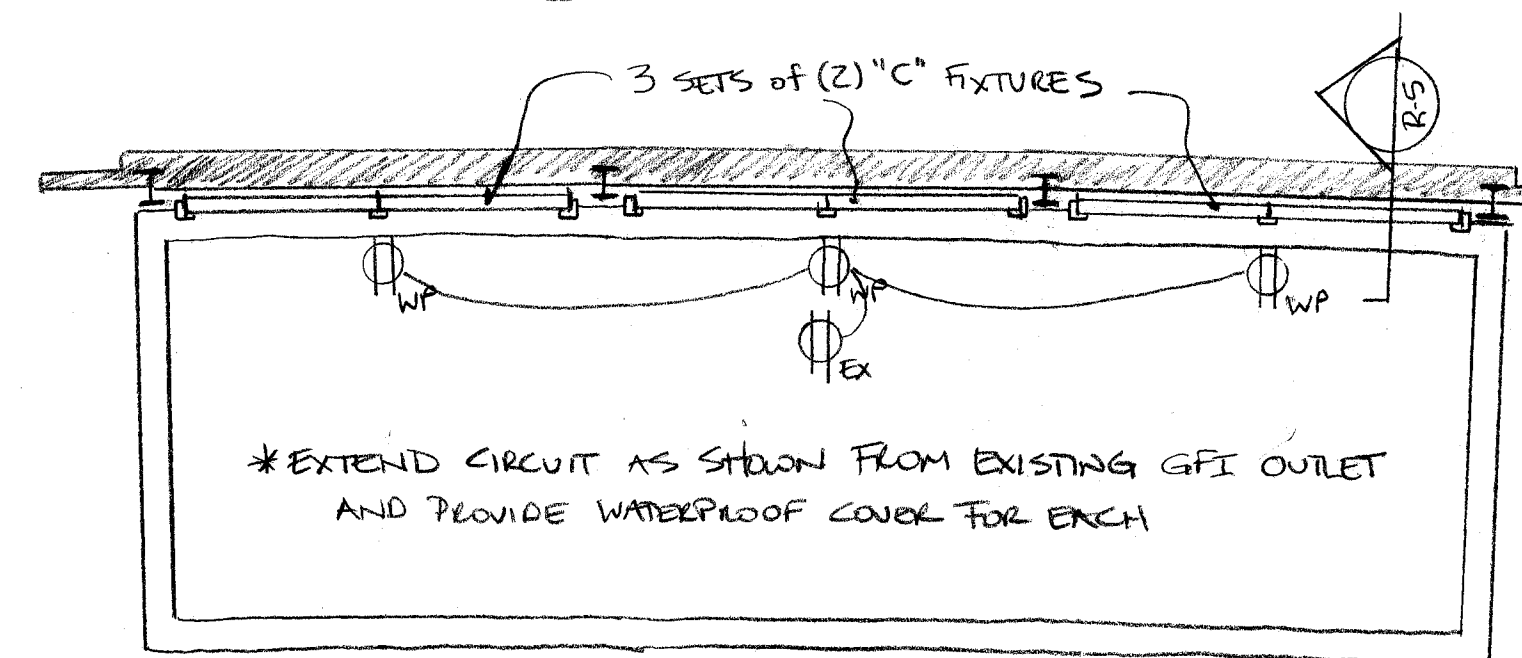
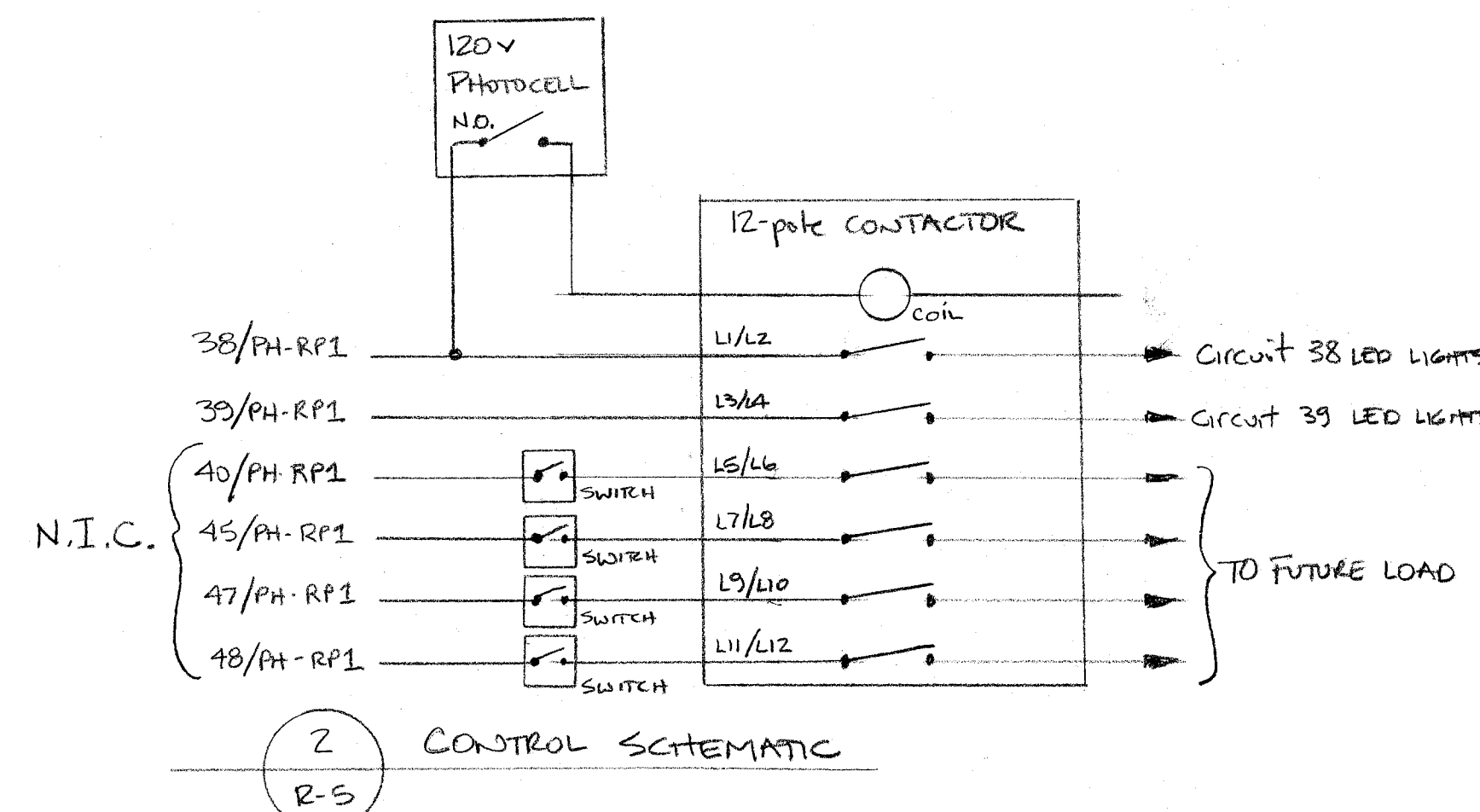


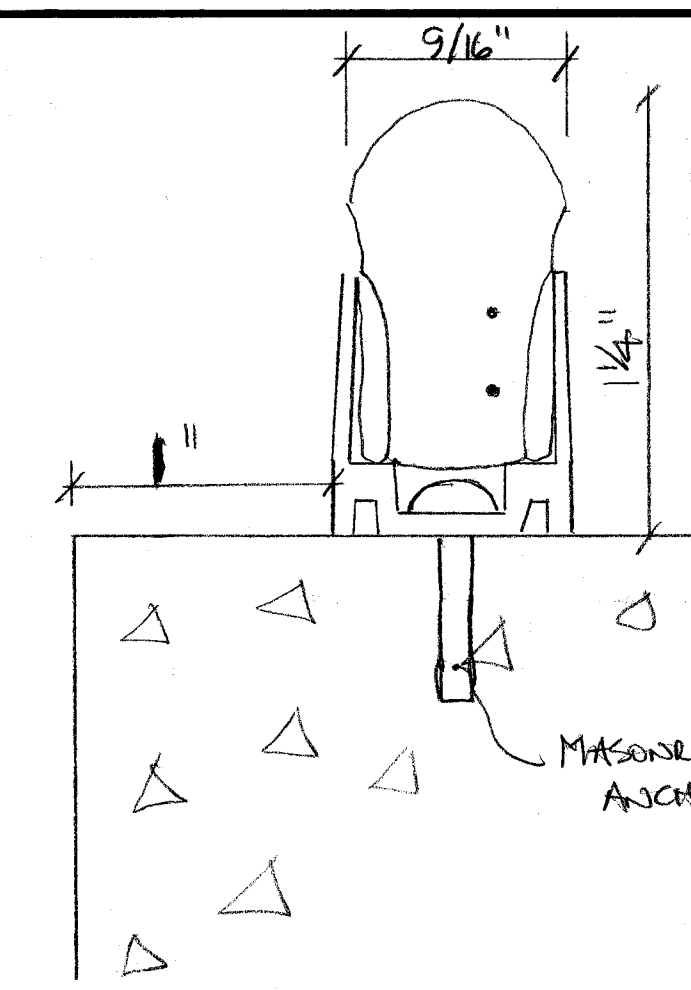
Photo rendering of proposed lighting along parapet



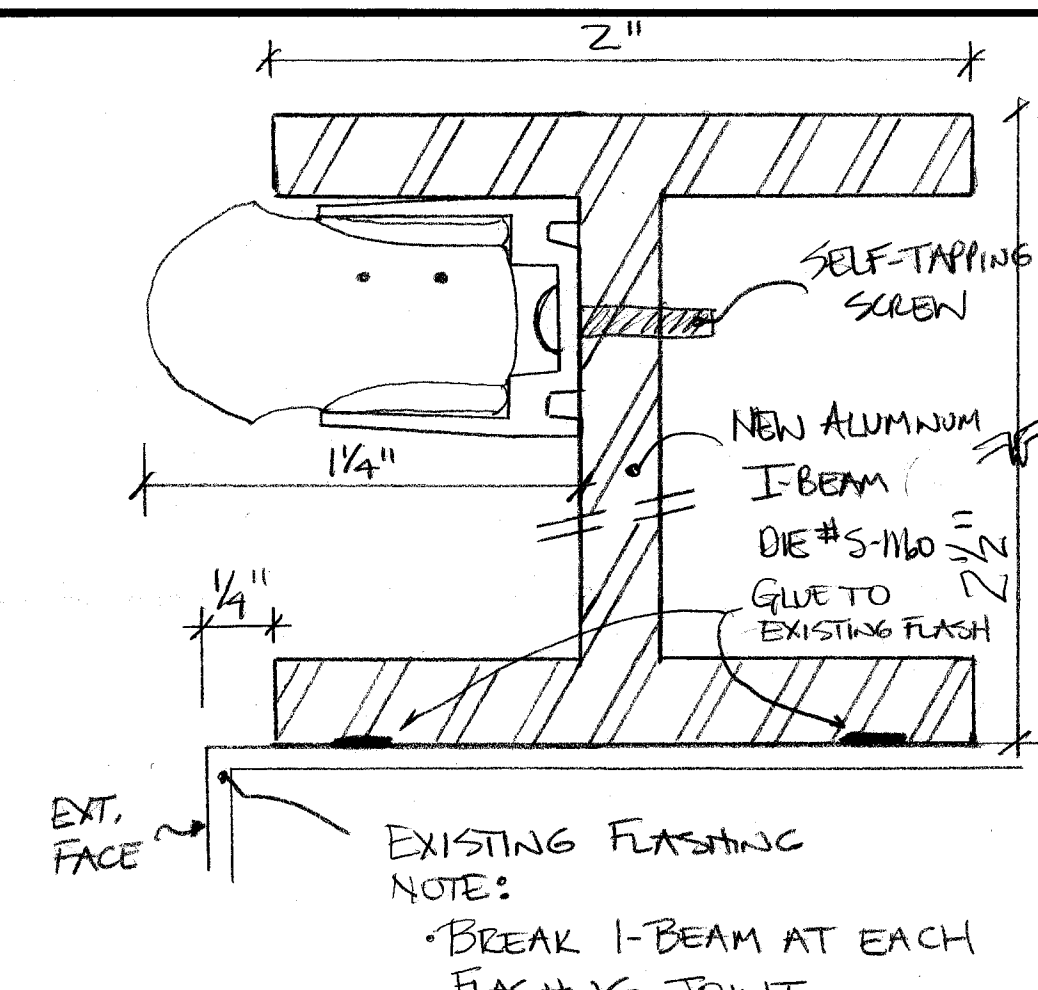
1 PATIO FURNITURE PLAN
R-5



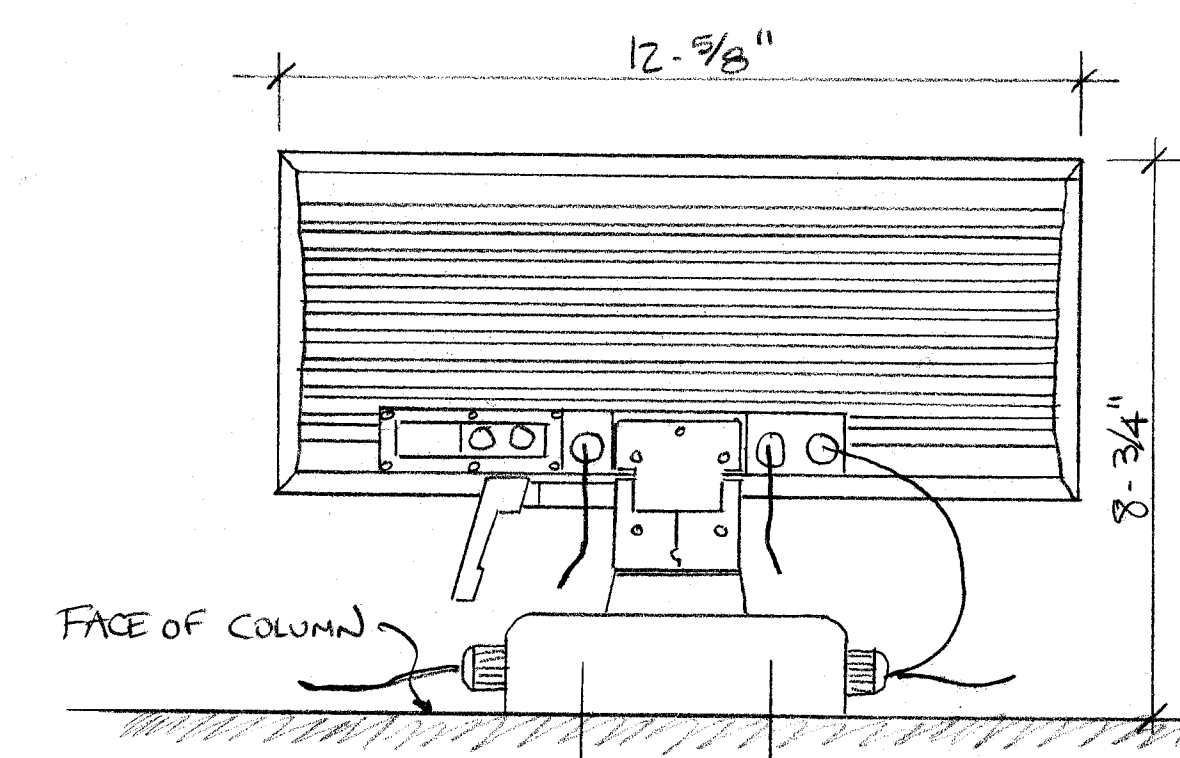
5 PLANTER PLAN @ ENTRANCE
R-5



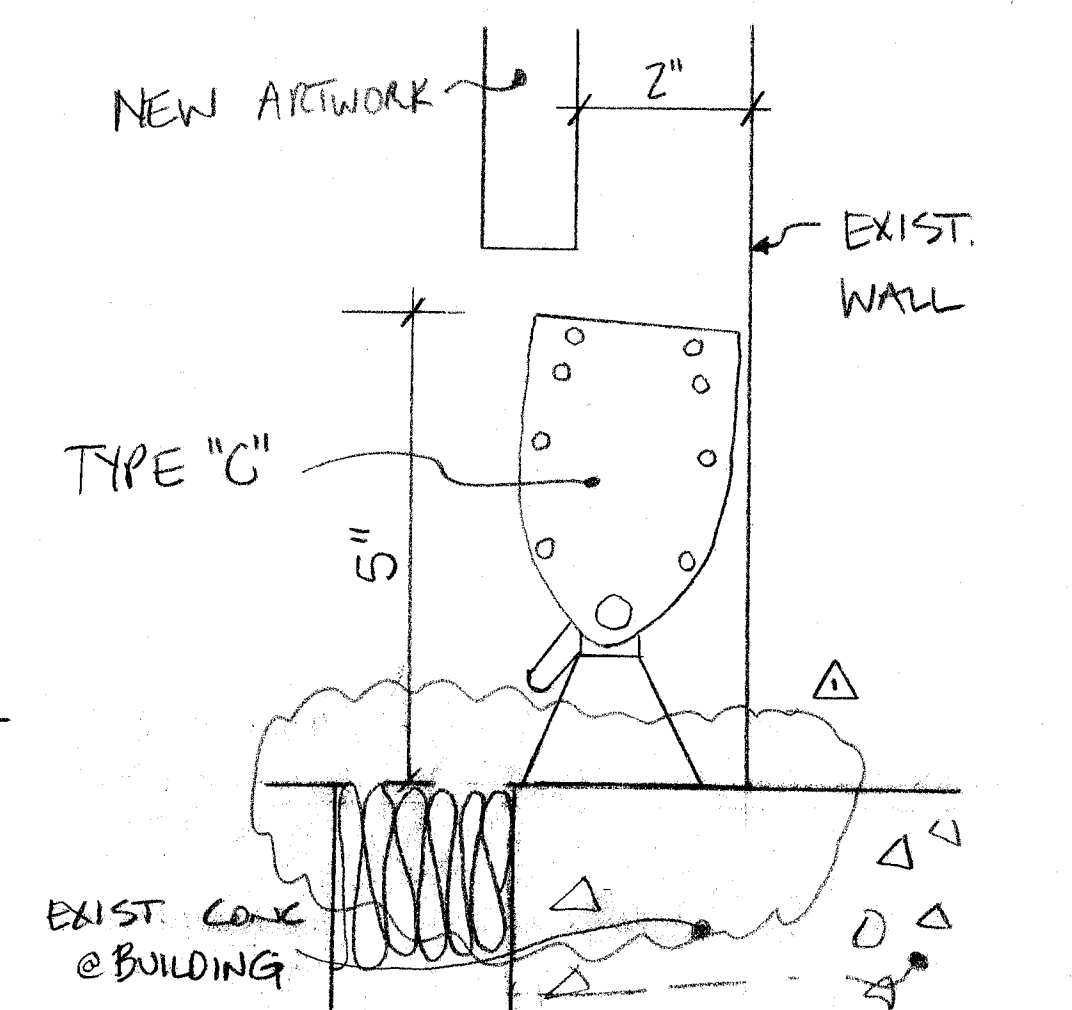
3 TYPE "A" FIXTURE
R-5



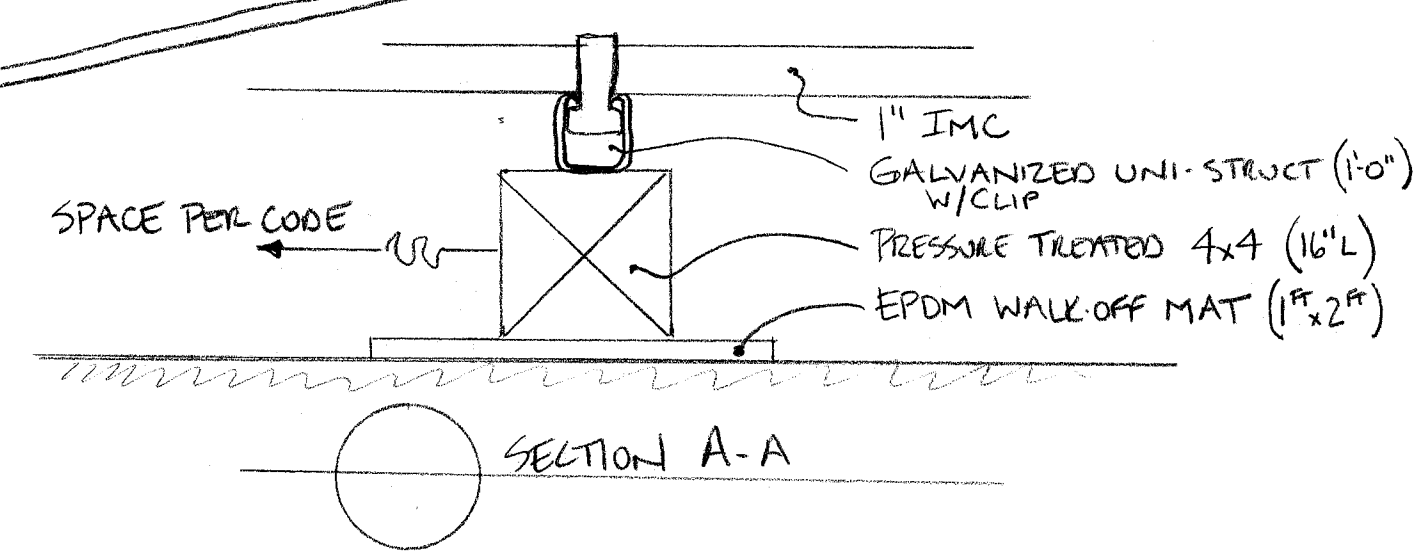
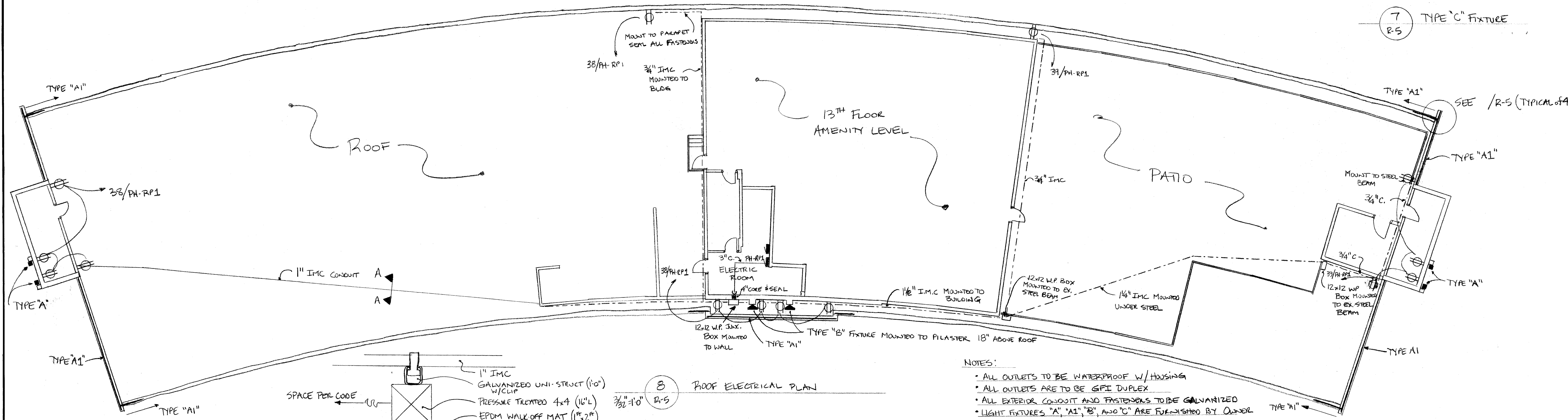
4 TYPE "A1" FIXTURE
R-5



6 TYPE "B" FIXTURE
R-5



7 TYPE "C" FIXTURE
R-5

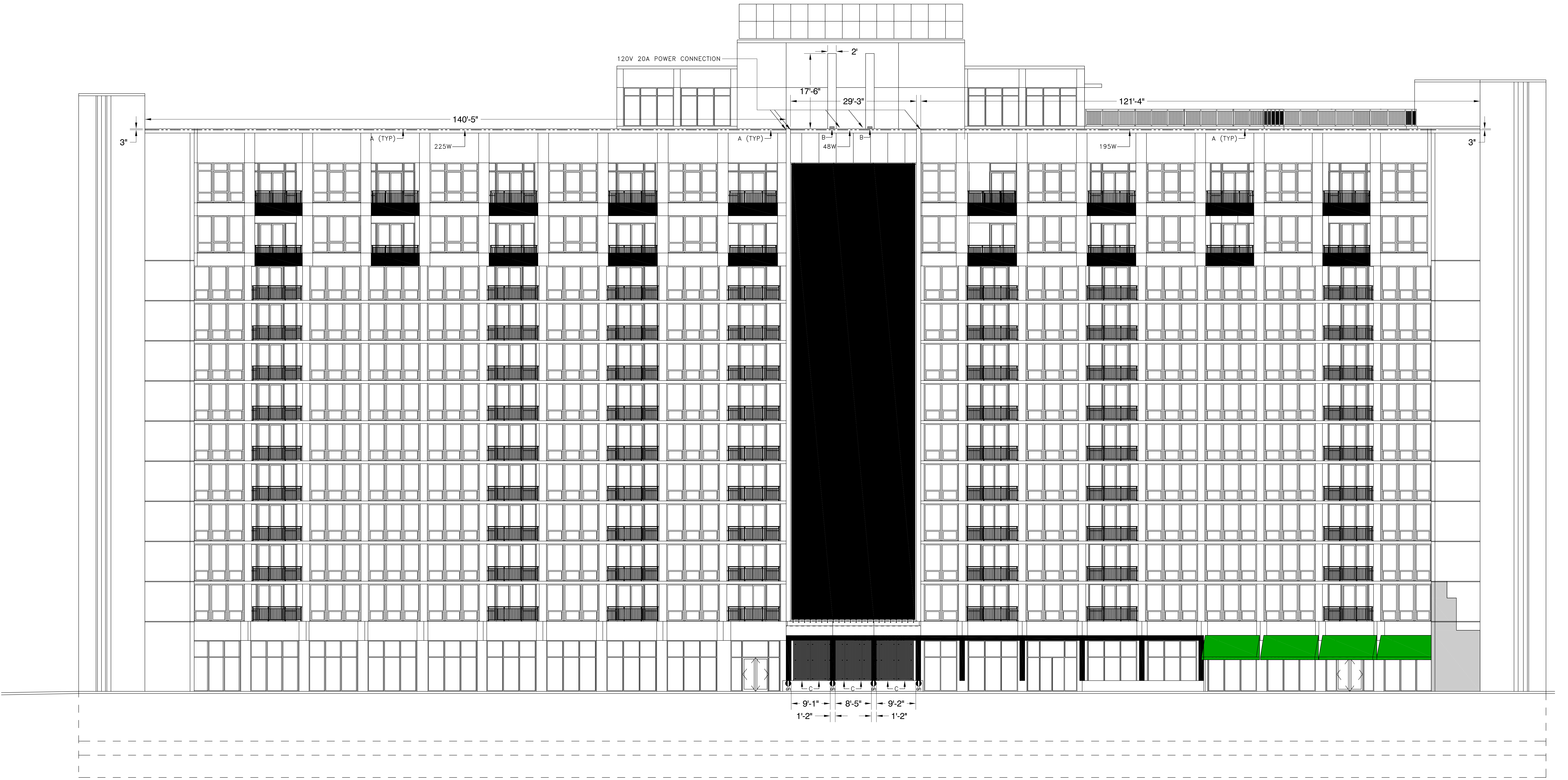


SECTION A-A

8 ROOF ELECTRICAL PLAN
R-5

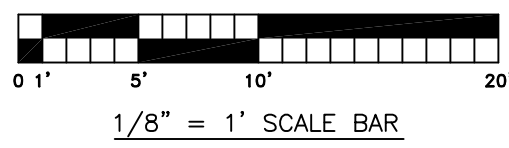
- NOTES:
- ALL OUTLETS TO BE WATERPROOF W/ HOUSING
 - ALL OUTLETS ARE TO BE GFI DUPLEX
 - ALL EXTERIOR CONDUIT AND FASTENERS TO BE GALVANIZED
 - LIGHT FIXTURES "A", "A1", "B", AND "C" ARE FURNISHED BY OWNER WITH FACTORY MOUNTED POWER CORDS
 - ALL CONDUCTORS TO BE #10 WIRE MIN.
 - ALL 1 1/4" CONDUIT OR LARGER TO HAVE DRAG LINE FOR FUTURE CIRCUITS
 - ALL DUPLEX OUTLETS TO BE INSTALLED A MAXIMUM OF 4" FROM THE END OF THE FIXTURE
 - ALUMINUM I-BEAM SUPPORT SHALL NOT CROSS EXISTING FLASHING JOINTS

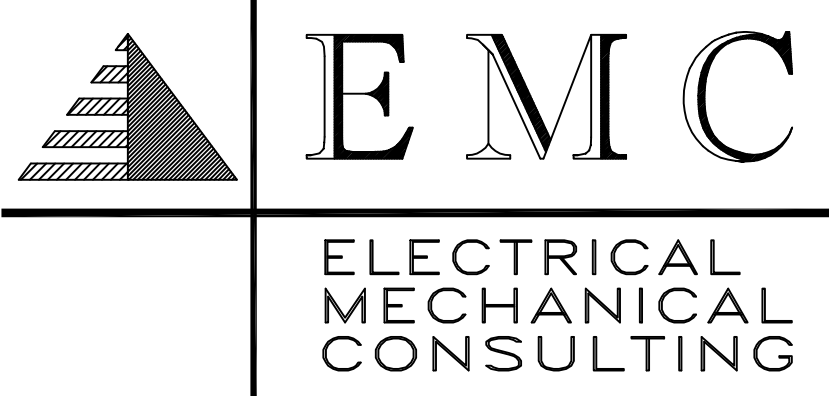
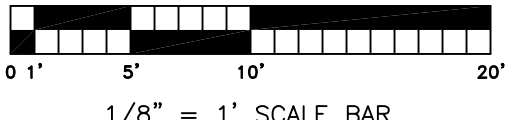
BUILDING LIGHTING - BID PACK #5		
ONE ARLINGTON		
SCALE: VARIOUS	APPROVED BY	DRAWN BY
DATE: 2/10/15		TRC
3400 W. EUCLID AVE.		
ARLINGTON HEIGHTS, IL 60005		
REV: 2/13/15		DRAWING NUMBER
		R-5

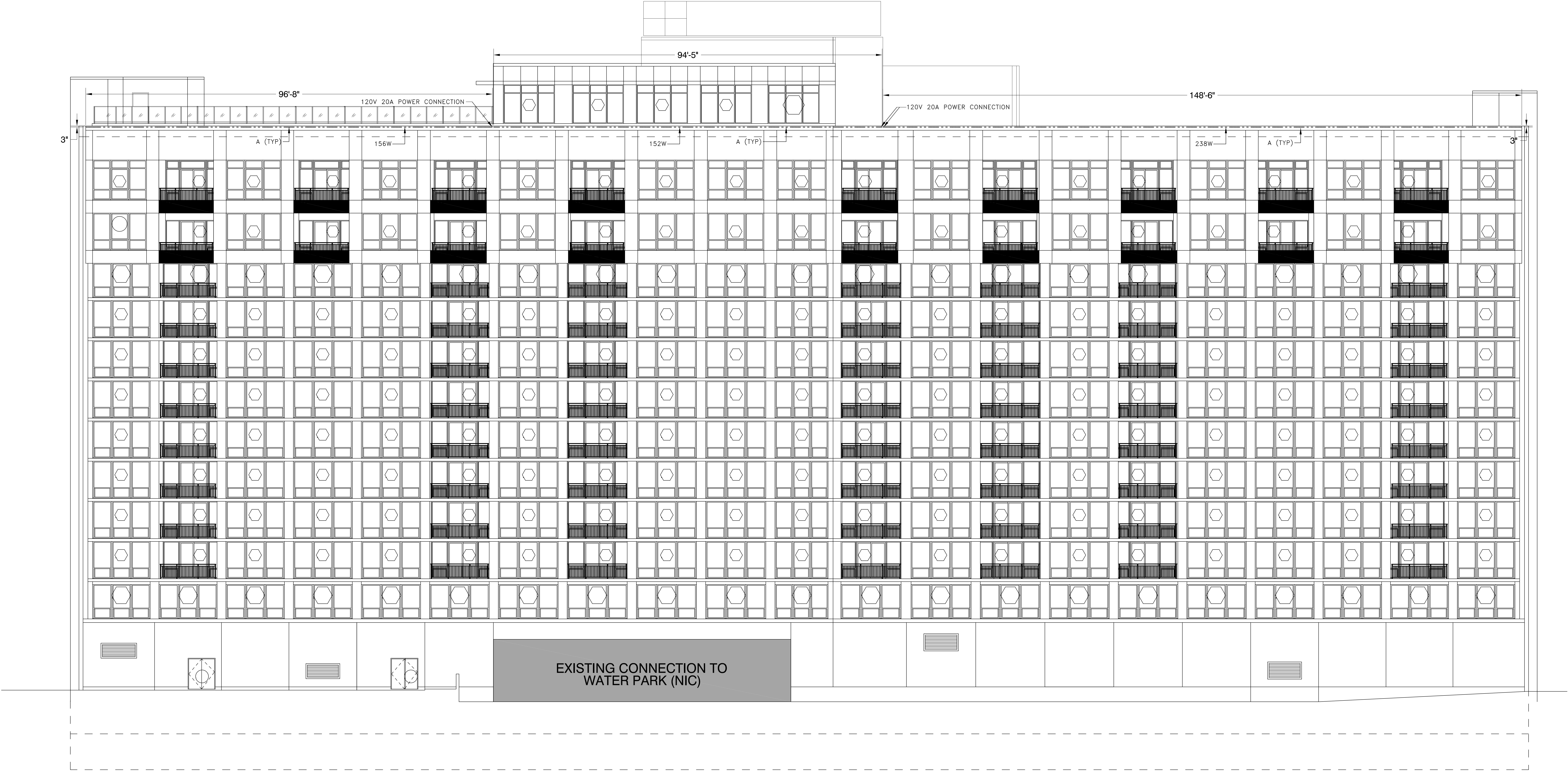


SOUTH ELEVATION

SOUTH ELEVATION LED EXTERIOR LTG. PLACEMENT

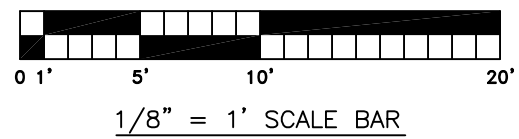


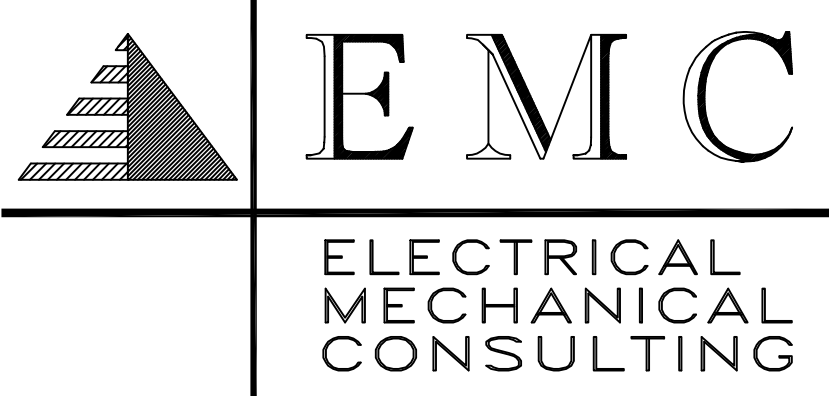
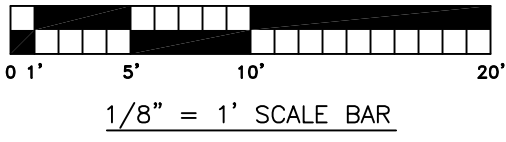
		TENANT: ONE ARLINGTON	3400 EUCLID ARLINGTON HTS ILLINOIS	ISSUED FOR: _____ DATE: _____ FOR REVIEW: _____ 01/26/15 FOR REVIEW: _____ FOR PRICING: _____ FOR PERMIT: _____ FOR CONST.: _____	ISSUED FOR: _____ DATE: _____ REVISION: _____ REVISION: _____ REVISION: _____ REVISION: _____ REVISION: _____	PROJECT NO.: 03-2015 DATE: 01/26/15 DRAWN BY: VMB SCALE: 1/8" = 1'0" FLOOR/LEVEL: ROOF SQUARE FEET: 000,000'	 SHEET NO.: LED-1.0
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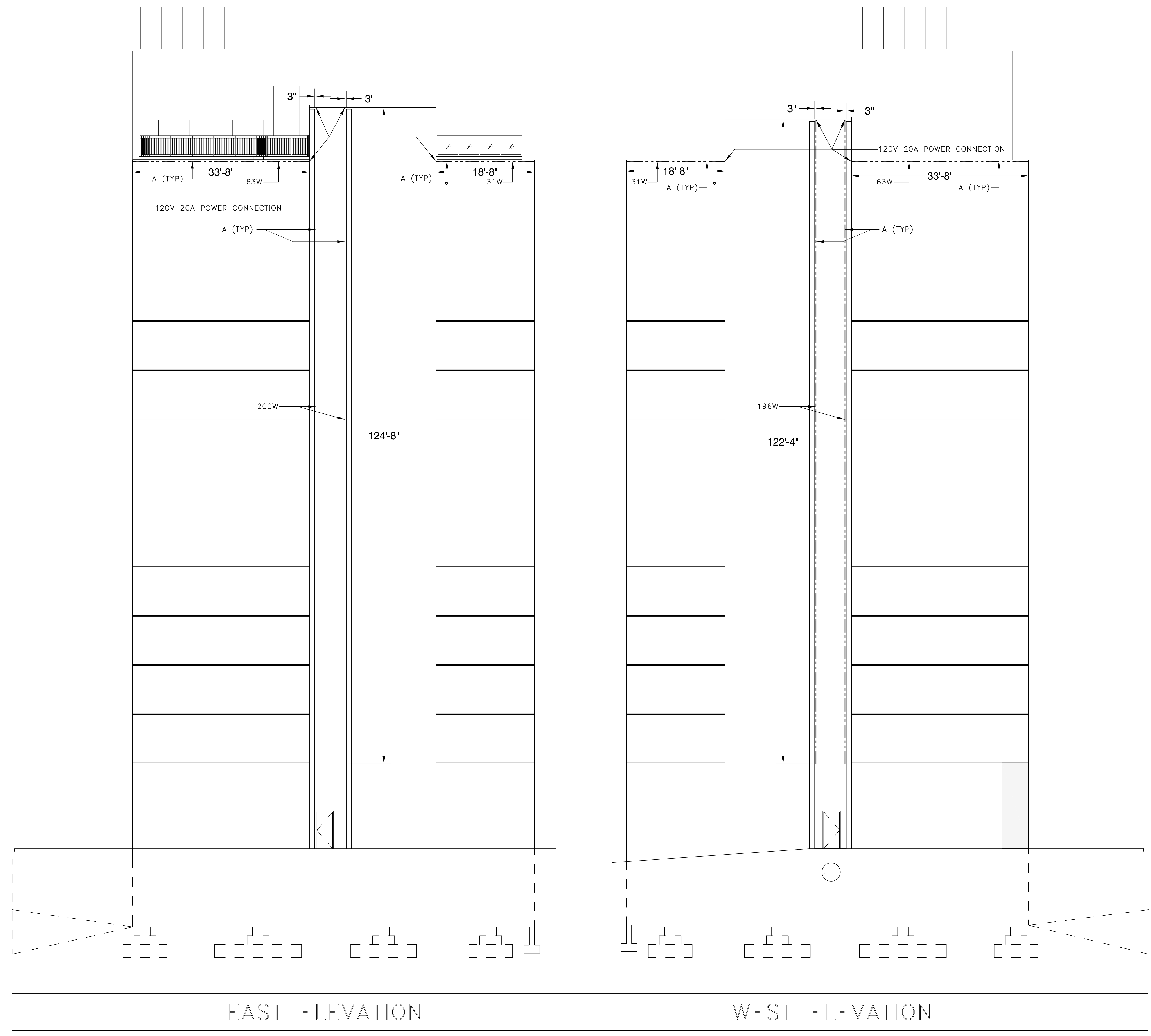


NORTH ELEVATION

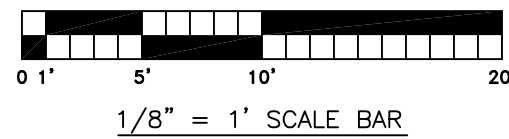
NORTH ELEVATION LED EXTERIOR LTG. PLACEMENT

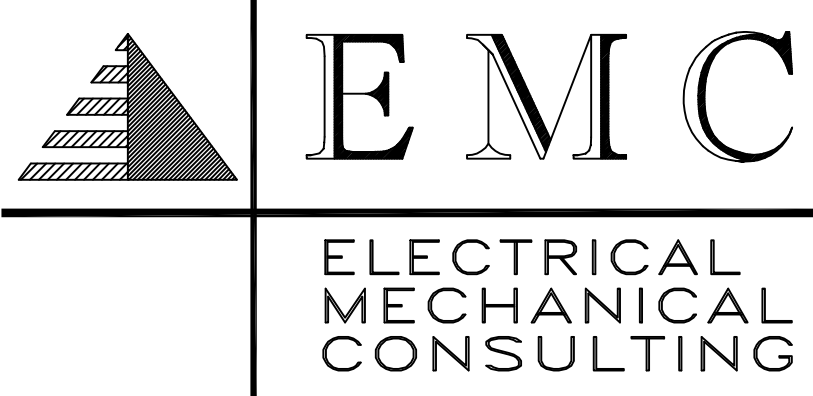
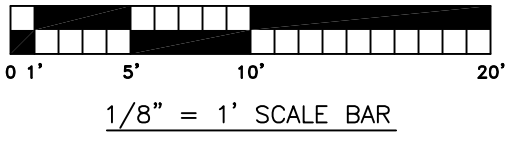


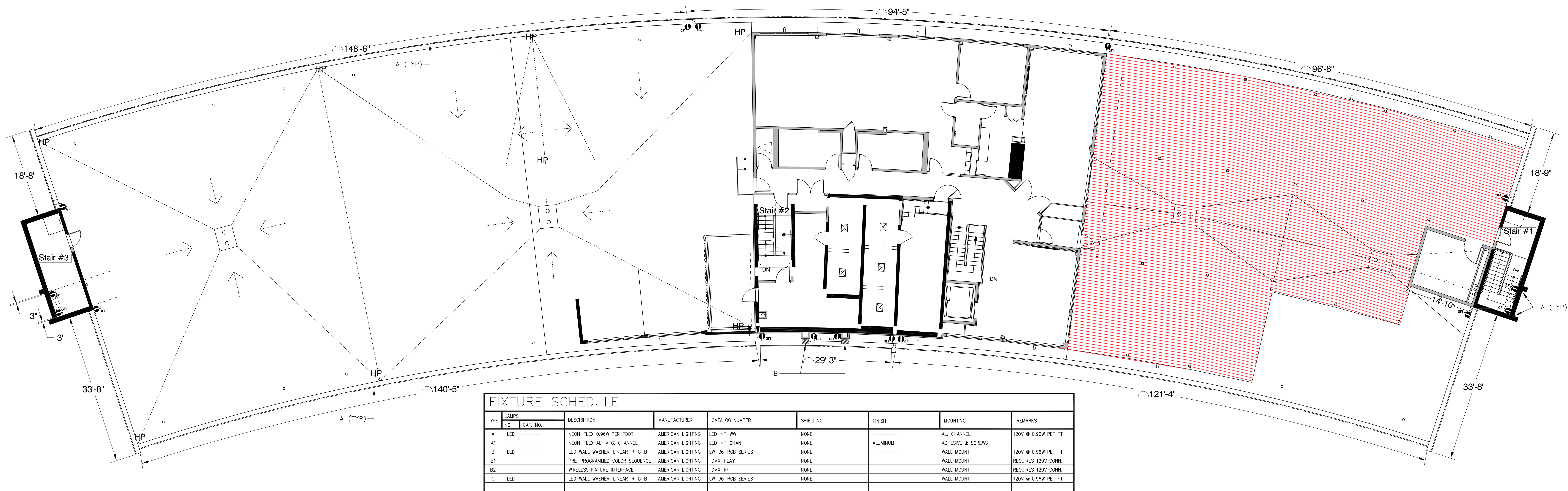
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EAST / WEST ELEVATION LED EXTERIOR LTG. PLACEMENT

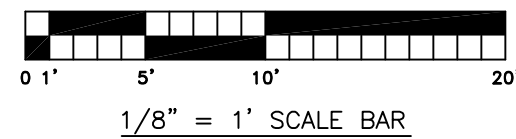


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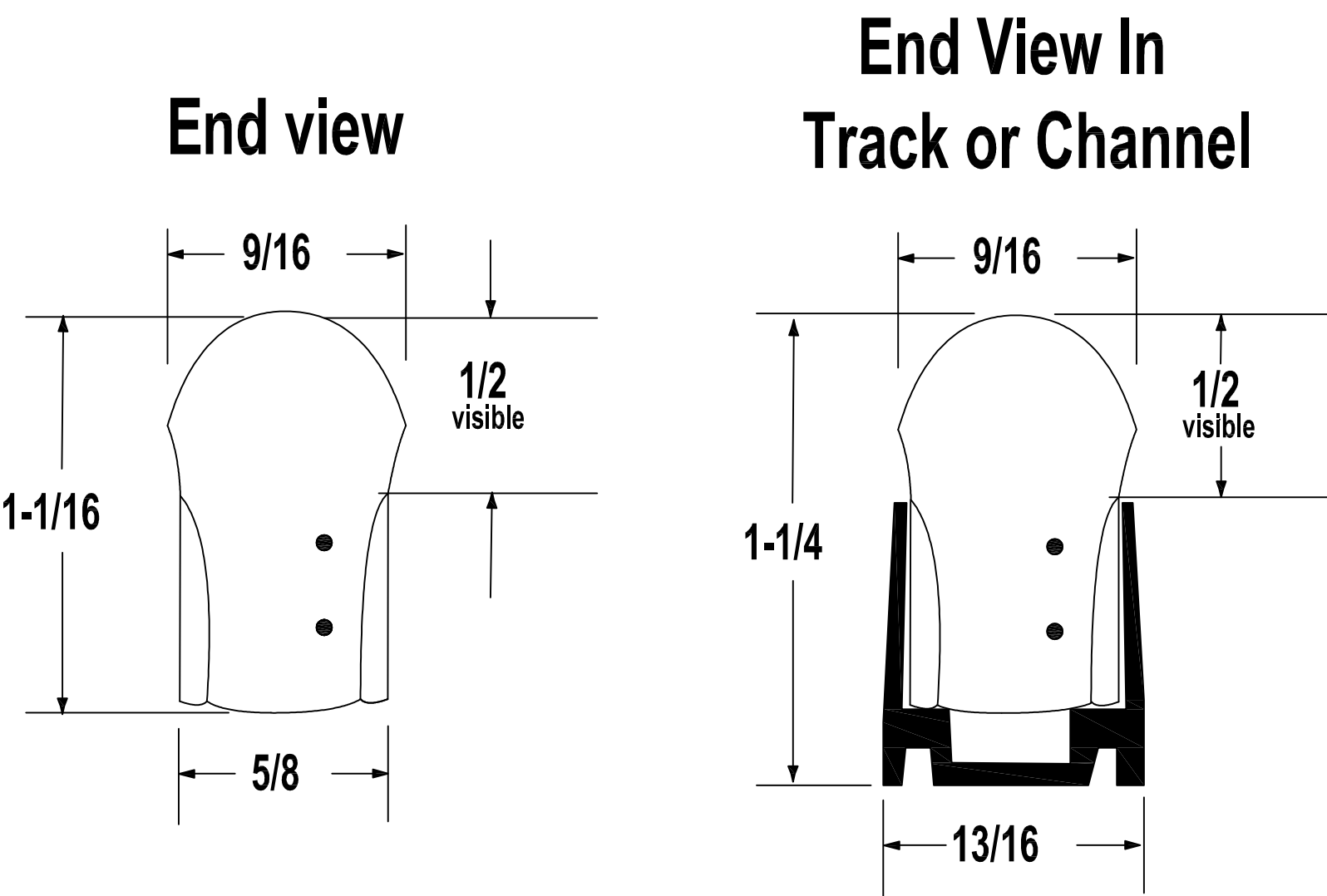


ROOF PLAN

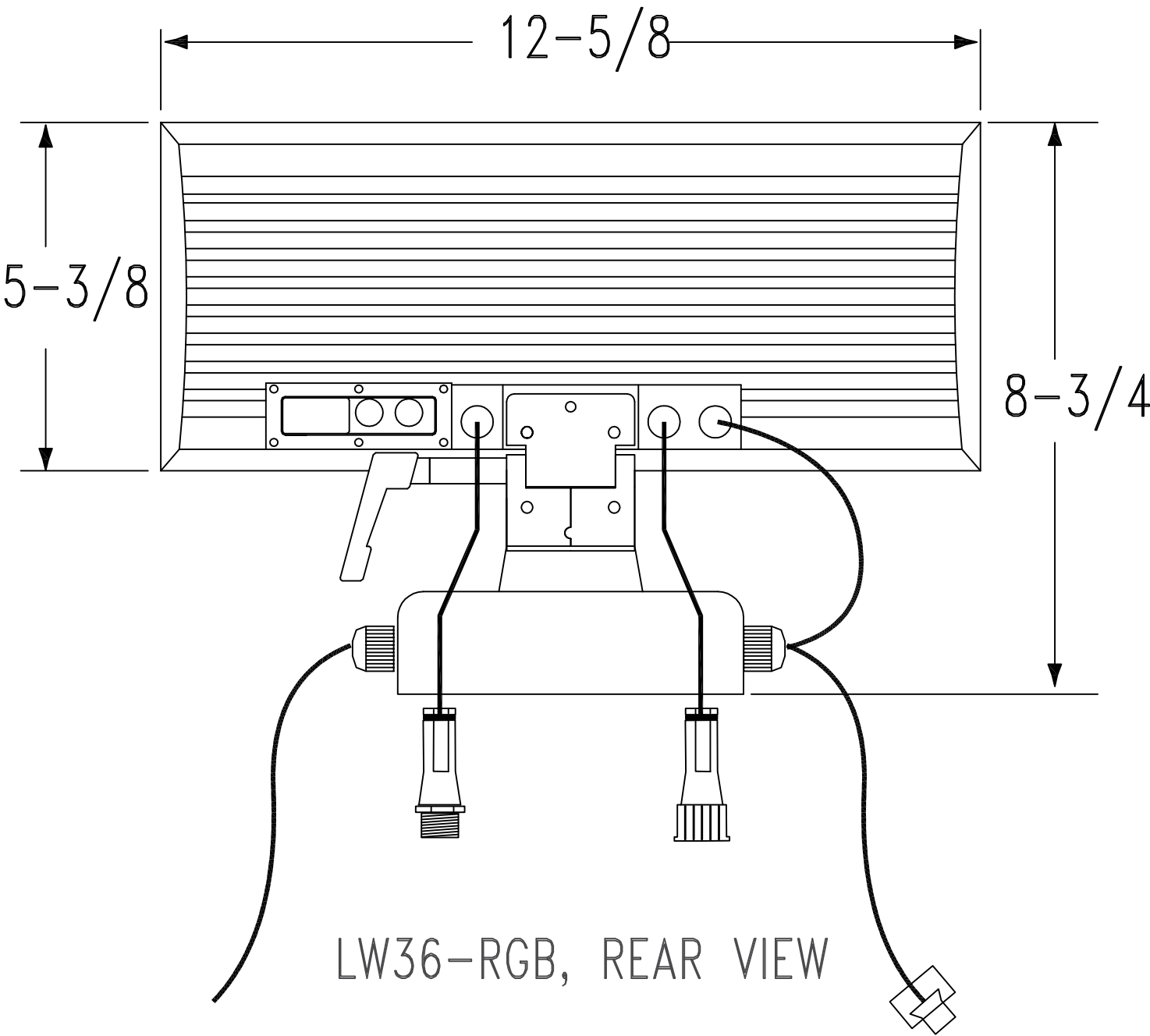
ROOF PLAN / PARRAPIT LED LAYOUT



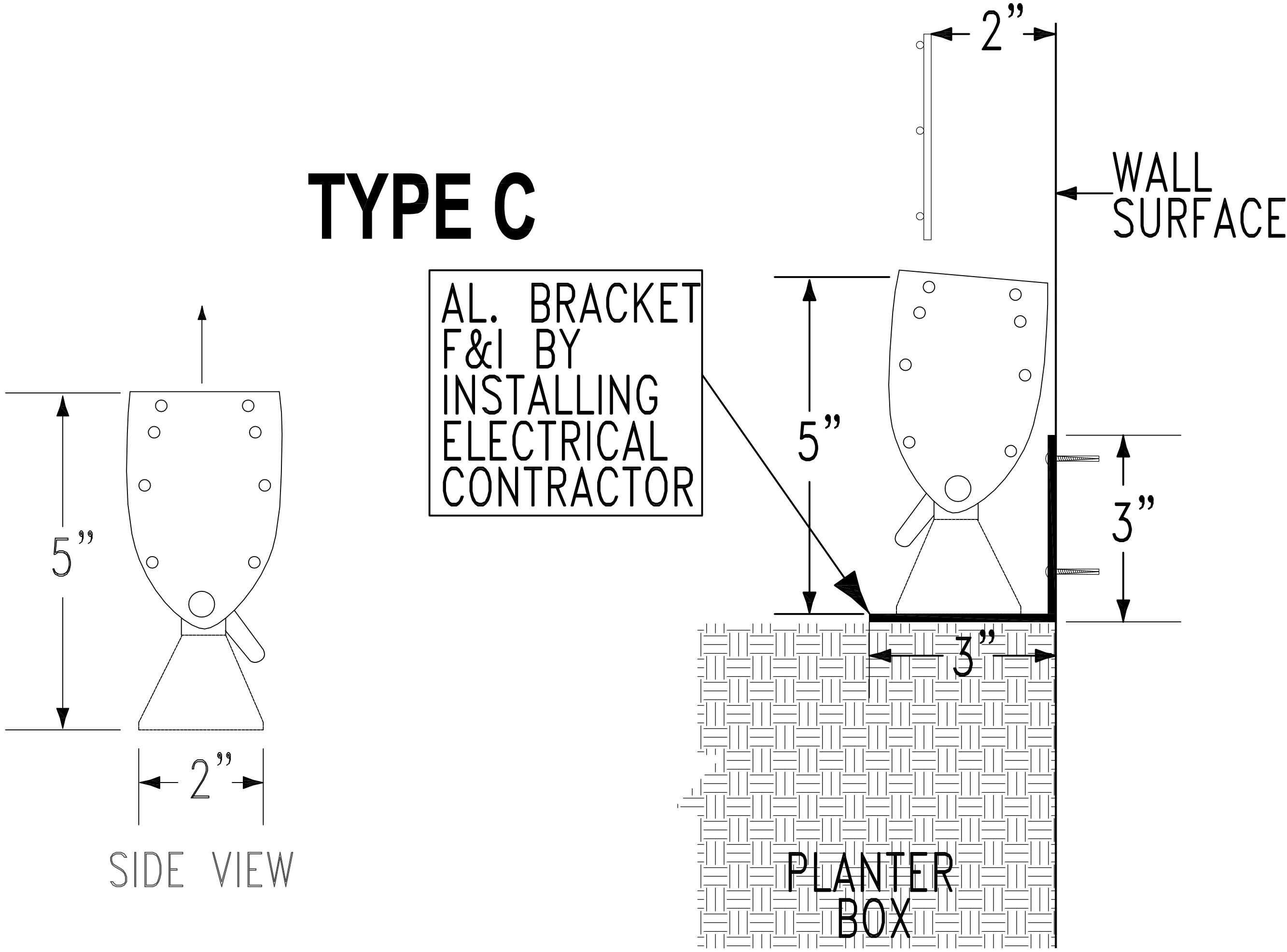
TYPE A



TYPE B



TYPE C





Item: DC#15-020 - Teleflex - 900 W. University Dr. - Commercial

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for an addition to an existing manufacturing facility.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for an addition to Teleflex to be located at 900 W. University Drive.

This recommendation is subject to compliance with the plans dated 2/17/15 and received 2/23/15, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Teleflex Medical
Project Address: 900 W. University Dr.
Prepared By: Steve Hautzinger

Date Prepared: March 13, 2015

PETITIONER INFORMATION:

DC Number: 15-005
Petitioner Name: Chad McRoberts
Petitioner Address: Catalyst GC & Development Inc.
2514 W. Armitage, Suite 208
Chicago, IL 60647

Meeting Date: March 31, 2015

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing manufacturing facility.

ANALYSIS:

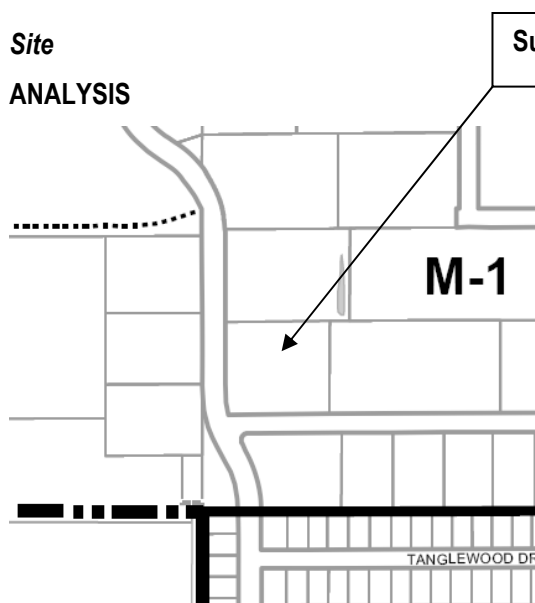
Summary

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

The petitioner is proposing a 7,113 sf two story addition to an existing 87,856 sf manufacturing facility. Teleflex is a global provider of medical supplies and equipment. This facility produces pure water for use in medical respirators. Construction of the existing building was completed in 1976. The scope of the project includes the building addition, new driveway, and corresponding landscape restoration and improvements. The property is zoned M-1, Research, Development, and Light Manufacturing District. The overall site area is approximately 6 acres. The proposed addition complies with the M-1 zoning setback and floor area requirements.

Site

ANALYSIS



Zoning Map of Subject Property

Subject Property



Aerial View of Subject Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing	Office / Industrial	R&D, Manufacturing, Warehouse
South	M-1, Research, Development, & Light Manufacturing	Office / Industrial	R&D, Manufacturing, Warehouse
East	M-1, Research, Development, & Light Manufacturing	Office / Industrial	R&D, Manufacturing, Warehouse
West	M-1, Research, Development, & Light Manufacturing	Office / Industrial	R&D, Manufacturing, Warehouse

Architectural Design:

The proposed addition will be constructed with precast concrete exterior walls, whereas the existing manufacturing building is corrugated metal siding. However, the proposed addition will be painted to match the same color scheme used on the existing building which will help to tie the new and existing portions of the building together. The proposed addition will fill in the southeast corner of the overall rectangular building footprint, but it will be recessed from the one story office area, leaving the office area as the focal point of the design. Overall, the proposed addition is appropriately designed for the M-1 zoning district.

Landscaping:

The petitioner is removing existing trees to accommodate the new addition and new driveway, however they are providing ten (10) replacement trees pursuant to the exchange rate in Chapter 28, Section 6.15. They are also proposing a new landscape bed with a mix of trees and shrubs at the southeast corner which will buffer the new driveway. Overall, the proposed landscaping works well with the proposed addition.

Rooftop Mechanical Screening:

One new rooftop mechanical unit will be located away from the front wall of the proposed addition, and it will be screened by the new continuous parapet wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for an addition to *Teleflex* to be located at 900 W. University Drive. This recommendation is subject to compliance with the plans dated 2/17/15 and received 2/23/15, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, Chapter 30.

March 13, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-010

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-1404 PHONE: 847-646-2480
OF FAX: 847-825-1636

Teleflex MEDICAL

900 W. University Drive Arlington Heights, Illinois 60004

Legal Description:

That part lying North of the South 667.86 feet thereof; lying South of the North 332.0 feet thereof, both as measured on the East line thereof, lying East of the East line of Kennicott Avenue as heretofore dedicated, except the East 800.19 feet, as measured on the North and South lines thereof, together with that part of the North 332.0 feet of the South 667.86 feet, as measured on the East line thereof, lying East of the East line of Kennicott Avenue as heretofore dedicated, except the East 810.13 feet, as measured on the North and South lines thereof, of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.

Area within Survey = .2621640 sq. ft. or .60184 acres.

Flood Plain Certification

An examination of the "Flood Insurance Rate Map" of the National Flood Insurance Program for this area of the Village of Arlington Heights, Cook County, IL being Community Map No. 170316-0063, revised to August 19, 2008.

The National Flood Insurance Program has determined that the area within the survey hereon drawn lies within its Zone "X", which is defined as an area of minimal flooding.

This statement is for flood insurance purposes only and does not necessarily show all areas subject to flooding.

Note:

There is a Total of 91 Parking Spaces including 4 Handicapped Spaces. (as shown)

Permanent Real Estate Tax Index No. 08-01-200-010
08-01-200-011

Lot 3

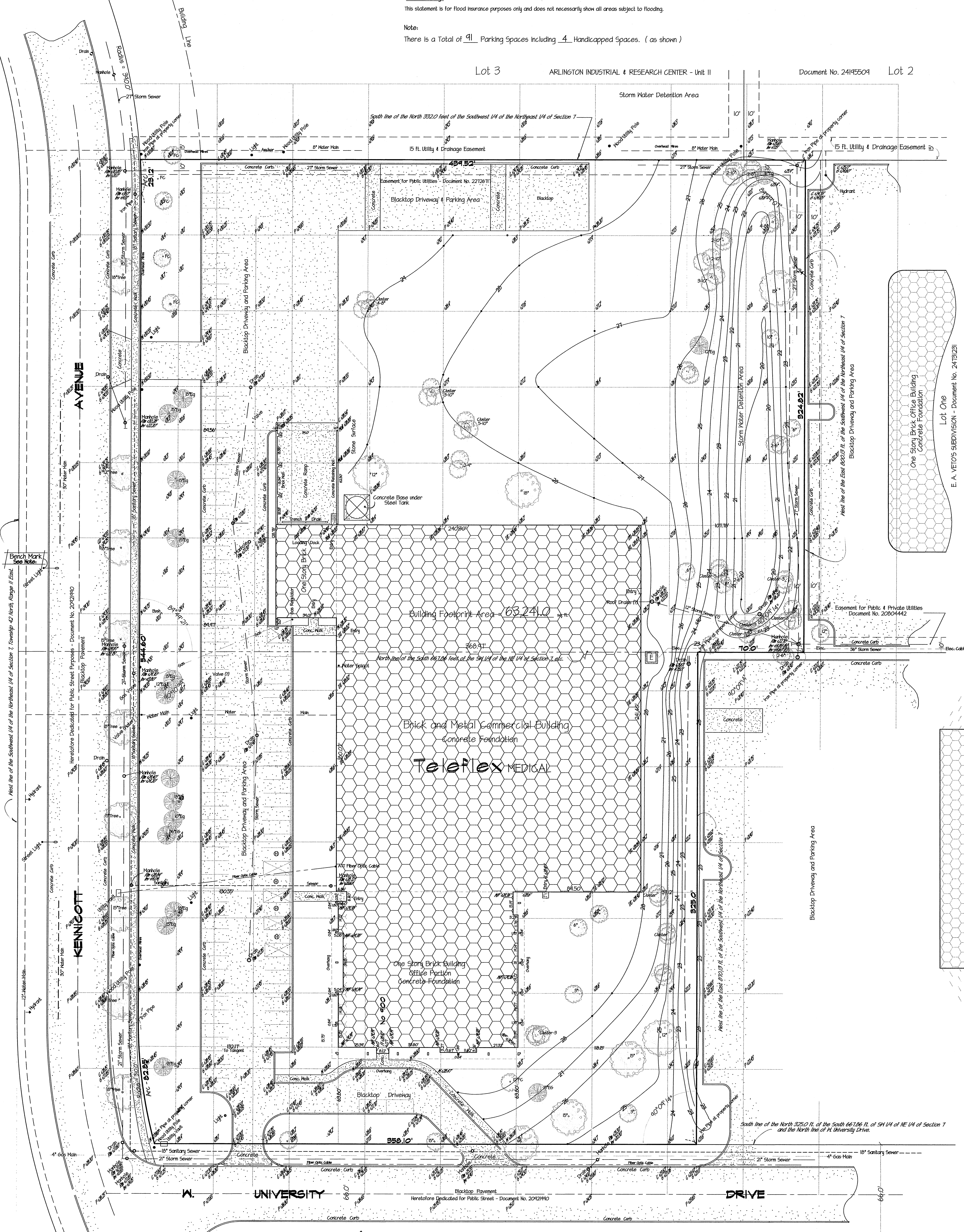
ARLINGTON INDUSTRIAL & RESEARCH CENTER - Unit II

Document No. 24195504

Lot 2

Feet & Inches
Decimal Equivalents
12 11 10 9 8 7 6 5 4 3 2 1 0
100 90 80 70 60 50 40 30 20 10 0

North
Scale 1" = 25'



Notes 1
The Elevation shown hereon are referenced to Bench Mark No. 4 of the Village of Arlington Heights, being a Brass D.I.M. concrete base of light pole near the address of No. 3206 Kennicott Avenue.
Elevation = +124.52' NAVD Datum 1988
Add 100.0 ft. to Elevations shown for Arlington Heights Datum.

Notes 1
Gas Mains are considered "Classified Information" Please call "M.I.I." at 1-800-842-0123 to have utilities marked on the ground at this location and we will add that information to this drawing.

Notes 1
The location of the underground utility lines shown on this Survey has been reconstructed from the location of the structures located and shown hereon.
The underground portion of said utility is based upon conjecture using the information gathered and should be verified further.

Abbreviations:
C - Curb
G - Gutter
W - Walk
P - Pavement
D - Deck
T/C - Top of Concrete
T/F - Top of Metal Window Frame at Bottom of Window

State of Illinois
County of Cook

GEORGE D. HARKER & ASSOCIATES, hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plot hereon drawn is a correct representation of said survey.

This professional service conform to or exceeds the current Illinois standards for a boundary survey as per the Illinois Municipal Code, (68 ILCS 120.156)

Park Ridge, Illinois

Dated this 01 day of December AD. 2014

Expires 30 November 2016

Revisions:
No. of Parking Spaces - 02-16-15

GEORGE D. HARKER & ASSOCIATES
Licensed Professional Land Surveyor / Consultant

[Signature]

SCALE: 1 inch equals 25 feet.
Distance are shown in feet and decimal parts thereof.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY!

ORDERED BY: CATALYST GC * DEVELOPERS

ORDERED FOR: Teleflex MEDICAL

ORDER NO: 140136 - Survey, Elevations & Utilities
Please use this Order No. in future reference to this survey.



16 Building Photo
Scale: NTS



15 Building Photo
Scale: NTS



14 Building Photo
Scale: NTS



13 Building Photo
Scale: NTS



12 Building Photo
Scale: NTS



11 Building Photo
Scale: NTS



10 Building Photo
Scale: NTS



9 Building Photo
Scale: NTS



8 Building Photo
Scale: NTS



7 Building Photo
Scale: NTS



6 Building Photo
Scale: NTS



5 Existing Building Photo
Scale: NTS



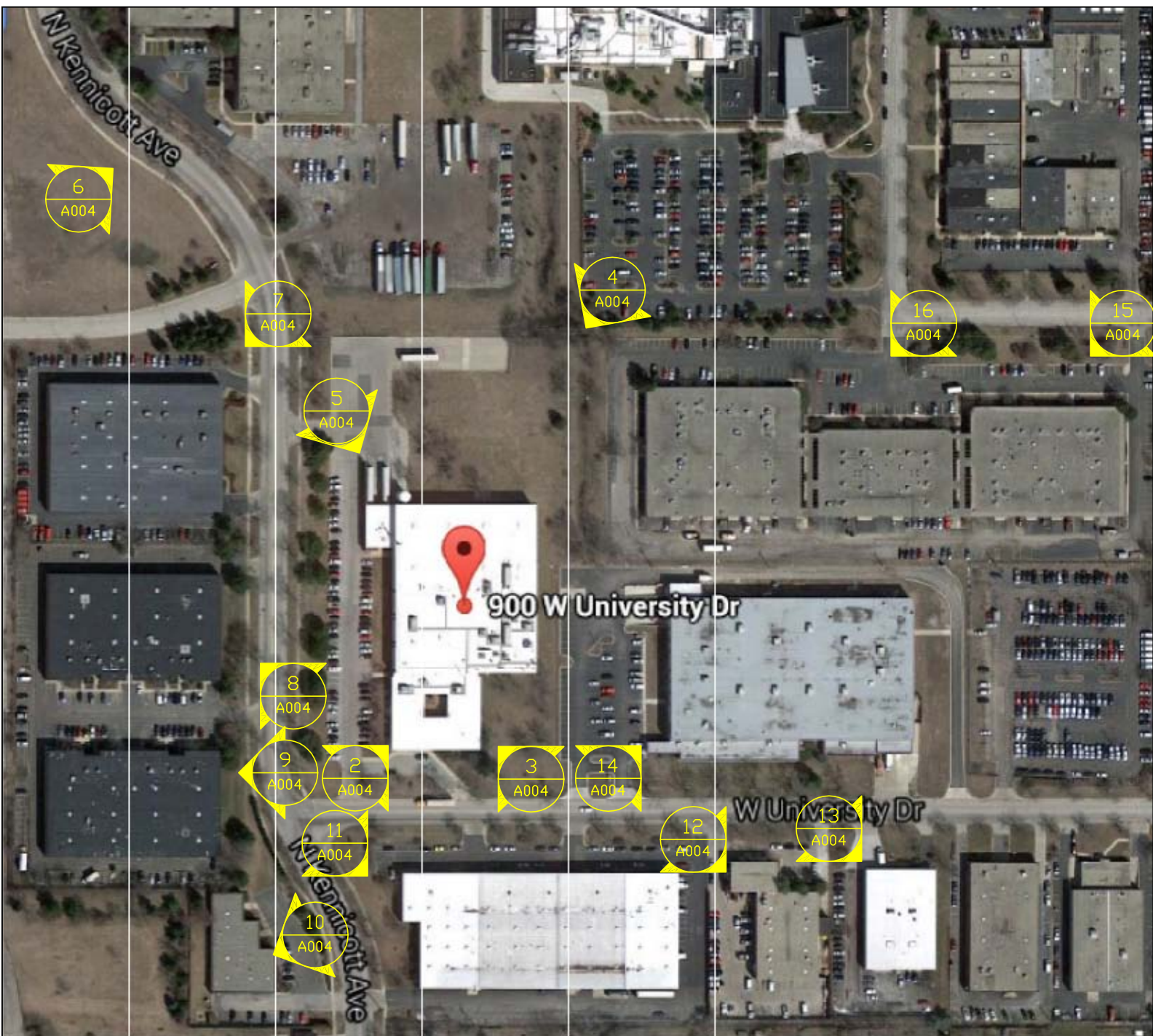
4 Existing Building Photo
Scale: NTS



3 Existing Building Photo
Scale: NTS



2 Existing Building Photo
Scale: NTS



1 Aerial Site Photo
Scale: 1"=200'-0"



Teleflex Building Addition

900 West University Dr.
Arlington Heights, Illinois
60004

TELEFLEX, INC.
Tenant

CATALYST GC AND
DEVELOPMENT, INC
General Contractor

Studio3 Design, Inc.
Architect

S Mechanical, Inc.
Mechanical

ABCO Electrical Construction
Electrical

S Mechanical, Inc.
Plumbing

F.E. Moran, Inc.
Fire Protection

Kibler-AE, LLC.
Structural

Eriksson Engineering
Assoc., Inc.
Civil

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Issue #	Title	Date
1	Design Commission Review	02/17/15

Project Number: 1068:02

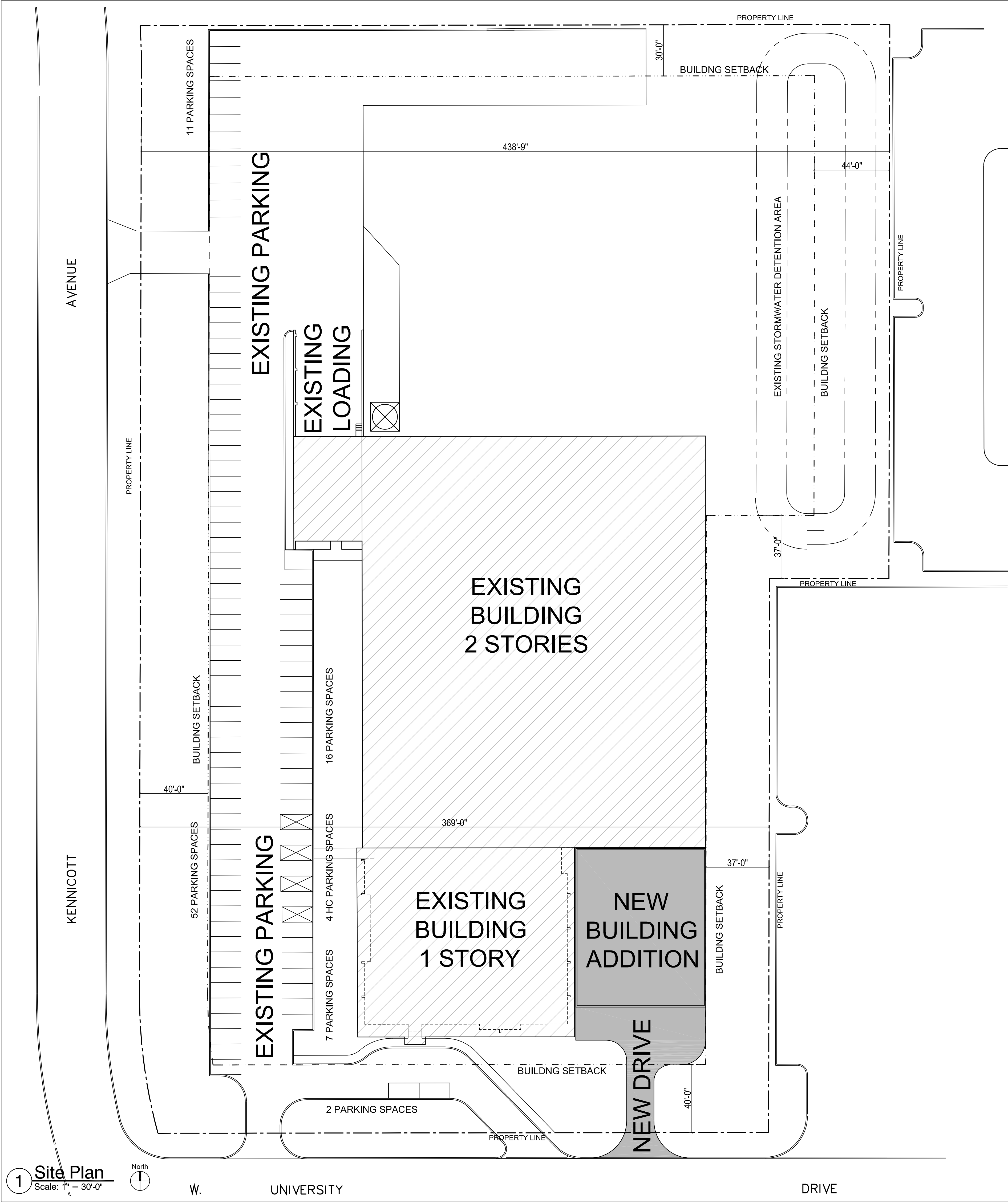
Scale: As Noted

Drawn By: EJM

Checked By: TLB

Surrounding
Property
Photographs

A004



ZONING CHART					
M-1 Research, Development and Light Manufacturing Distric					
EXISTING SITE	AREA	%	PROPOSED SITE	AREA	%
TOTAL SITE AREA	262,164 SF	100%	TOTAL SITE AREA	262,164 SF	100%
BUILDING FOOTPRINT			BUILDING FOOTPRINT		
EXISTING	63,256 SF		EXISTING	63,256 SF	
	63,256 SF	24.13%	NEW	7,113 SF	
				70,369 SF	26.84%
GREEN AREA			GREEN AREA		
EXISTING					
			NEW	131,325 SF	
TOTAL	140,856 SF	53.73%	TOTAL	131,325 SF	50.09%
IMPERVIOUS AREA			IMPERVIOUS AREA		
EXISTING	58,052 SF		EXISTING	58,052 SF	
			NEW	2,418 SF	
TOTAL	58,052 SF	22.14%	TOTAL	60,470 SF	23.07%

EXISTING SITE		PROPOSED SITE	
ALLOWABLE	200% = 564,328 SF	ALLOWABLE	200% = 564,328 SF
ACTUAL FAR	33.51% = 87,856 SF	PROPOSED FAR	36.23% = 94,969 SF
MAXIMUM HEIGHT	NO LIMIT	MAXIMUM HEIGHT	NO LIMIT
EXISTING BUILDING	25'-6 1/2"	NEW BUILDING	28'-6 1/2"
MAXIMUM # FLOORS	NO LIMIT	MAXIMUM # FLOORS	NO LIMIT
EXISTING BUILDING	2	NEW BUILDING	1
LOADING BERTHS		LOADING BERTHS	
EXISTING	3	NEW	0

PARKING REQUIREMENTS

EXISTING SITE		PROPOSED SITE		
PARKING	87 SPACES	1/300GSF OF OFFICE	16,212 GSF / 300 = 55 SPACES	PROVIDED
HC PARKING	4 SPACES	60 PROD EMPLOYEES	1 PER 2 EMP = 30 SPACES	
TOTAL PARKING	91 SPACES	1 VEHICLE	1 SPACE PER VEHICLE	
			86 REQUIRED SPACES	91 SPACES
		TOTAL PARKING		



studio3design

Studio3 Design Inc.

402 E. Tower Drive
Barrington, IL 60010

312 635 6500 tel / fax
www.studio3design.us

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Eriksson Engineering Assoc., Inc.
Civil

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Issue #	Title	Date
1	Review	11/17/14
2	Coordination	12/08/14
3	Issue for Permit & Const	12/23/14
4	Zoning Review	02/09/15
5	Design Commission Review	02/17/15

Project Number: 1068:02

Scale: As Noted

Drawn By: EJM

Checked By: TLB

Site Plan

A003

MWRDGC GENERAL NOTES

1. The MWRDGC Local Sewers Field Office must be notified at least two (2) working days prior to the commencement of work. Call (708) 588-4055.
2. Elevation datum is NAVD 88.
3. All floor drains shall discharge to the sanitary sewer system.
4. All downspouts and footing drains, shall discharge to the storm system.
5. All sanitary sewer pipe materials (and storm sewer pipe material in combined sewer areas) and joints shall conform to:
- a. Ductile Iron Pipe (DIP): Pipe shall conform to ANSI-21.51 CL52 cement lined per ANSI A-21.4
1) Joints: O-Ring, ANSI-21.11
- c. Reinforced Concrete Pipe (RCP): Pipe shall conform to ASTM C-76
1) Joints shall conform to ASTM C-443
- d. Polyvinyl Chloride Pipe (PVC 6"-15"dia.-SDR 26): Pipe shall conform to ASTM D-3034
1) Joints shall conform to ASTM D 3212.
- e. Polyvinyl Chloride Pipe (PVC-C900): Pipe shall conform to AWWA C-900-97
1) Joints shall conform to ASTM D-3139.
6. All sanitary sewer construction (and storm sewer construction in combined sewer areas); requires stone bedding 1/4" to 1" in size, with a minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when using PVC.
7. "Band Seal" or similar flexible-type couplings shall be used in the connection of sewer pipe of dissimilar materials .
8. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
- a. Circular saw-cut of the storm sewer main by proper tools ("sewer-top" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
- b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
- c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
9. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the water main shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and water mains shall be maintained unless: The sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the water main located on the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crossed above the water main, the sewer shall be constructed to water main standards. All sanitary sewers shall be tested in keeping with all MWRDGC requirements.
10. All existing septic systems to be abandoned. Abandoned tanks to be filled with granular material or removed.
11. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete. Resilient connectors, conforming to ASTM C-923, shall be used between manhole and pipes.
12. Except for Foundation/Footing Drains provided to protect buildings, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes are not allowed to be connected or to be tributary to Combined Sewers, Sanitary Sewers, or Storm Sewers tributary to Combined Sewers in Combined Sewer Areas. Construction of new facilities of this type is prohibited; and all existing Drain Tiles and Perforated Pipes encountered within the project area shall be plugged or removed and shall not be connected to Combined Sewers, Sanitary Sewers, or Storm Sewers tributary to Combined Sewers.
13. All abandoned sewers shall be plugged at both ends with a minimum of two (2) foot long non-shrink concrete/mortar plugs.

GENERAL NOTES

The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.

Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.

Notify The Owner, Engineer and The Village of Arlington Heights Public Works Department A Minimum of 48 Hours In Advance of Performing Any Work.

All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.

These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File and Stake All Site Improvements Using Coordinates Tied Into The Control Points. The Dimensions Indicated On The Drawings Are For The Convenience of The Contractor Only.

No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.

The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Or Surveyor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.

Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which May Include All Detention Basins, Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s) and Watermain and Valve and Appurtenance Locations.

The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

LEGEND

EXISTING	PROPOSED

GEOMETRY NOTES

All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.

Refer to Architectural Drawings for Exact Locations of All Buildings.

UTILITY NOTES

Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.

Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.

Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.

Coordinate the Relocation of Any Utilities Encountered And Replacement of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.

All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.

Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.

Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.

The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.

All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Tapsill Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"

All Catch Basins to Be Installed Along Curb and Gutter Shall Have Neenah R3281-A Frame & Grate or Approved Equal.

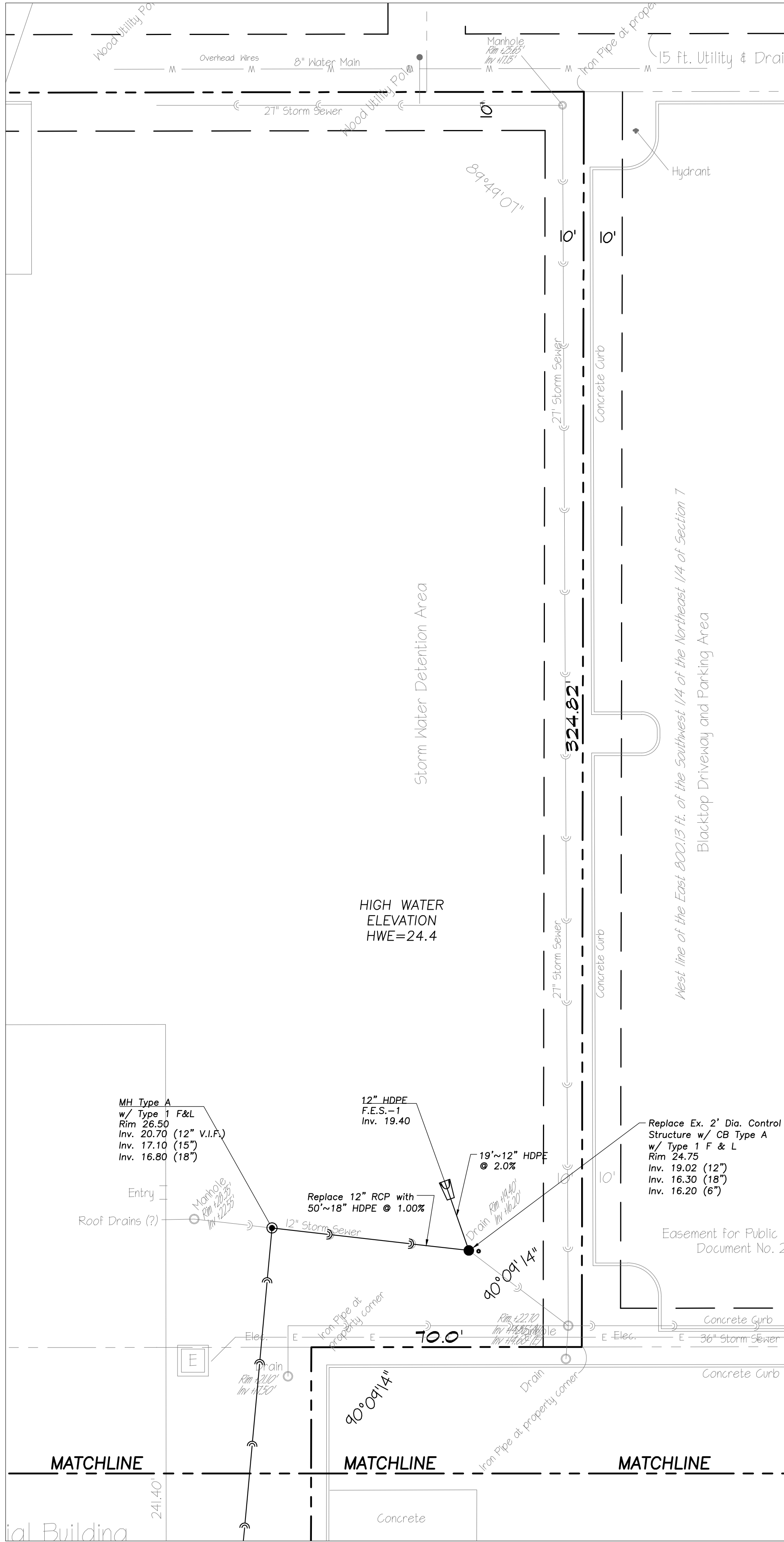
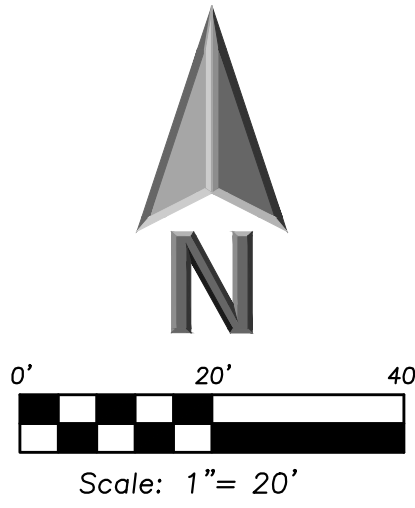
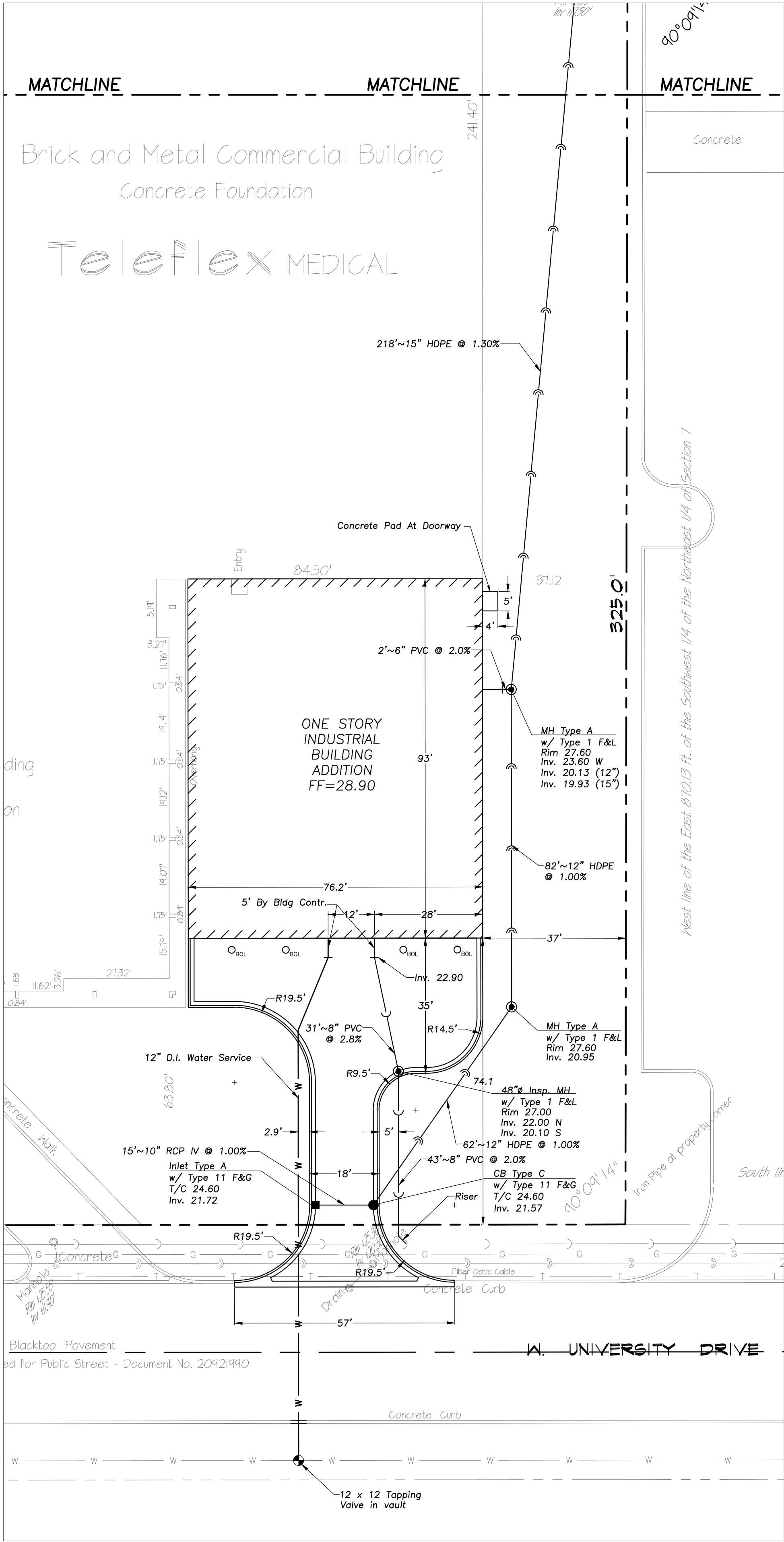
Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That The Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.

All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.

For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.

All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.

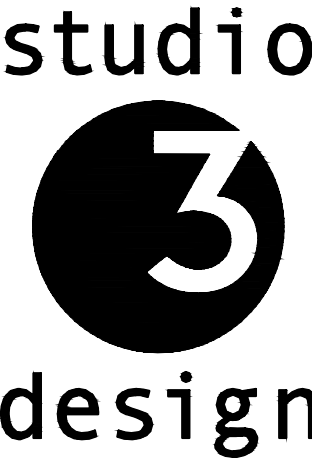
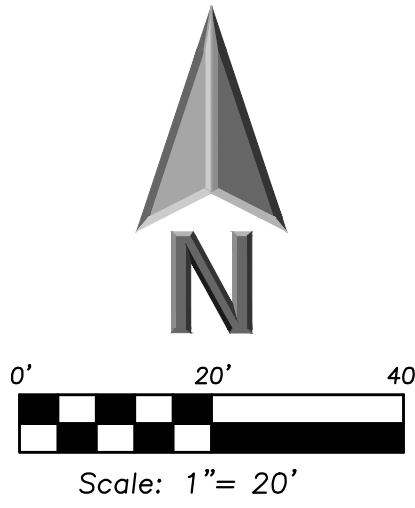
All Sanitary Manholes Shall Include a Chimney Seal.



Notes !
The Elevations shown hereon are referenced to Bench Mark No. 1 of the Village of Arlington Heights, being a Brass Disc in the concrete base of light pole near the the address of No. 3206 Kennicott Avenue.

Elevation = +124.52' NAVD Datum 1988

Add 100.0 ft. to Elevations shown for Arlington Heights Datum.



Studio3 Design Inc.
402 E. Tower Drive
Barrington, IL 60010
312 635 6500 tel / fax
www.studio3design.us

Teleflex Building Addition

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Arlington Heights, Illinois
60004

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Tenant

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Studio3 Design, Inc.
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Mechanical

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Plumbing

Fire Protection

Structural

Civil



ERIKSSON ENGINEERING ASSOCIATES, LTD.
1185 DOWNSHORE DRIVE, SUITE A
GRAYLAND, ILLINOIS 60030
PHONE (847) 223-4854
FAX (847) 223-4884
WWW.ERIKSSON-ILL.COM

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Issue #	Title	Date

Project Number: 1068:02

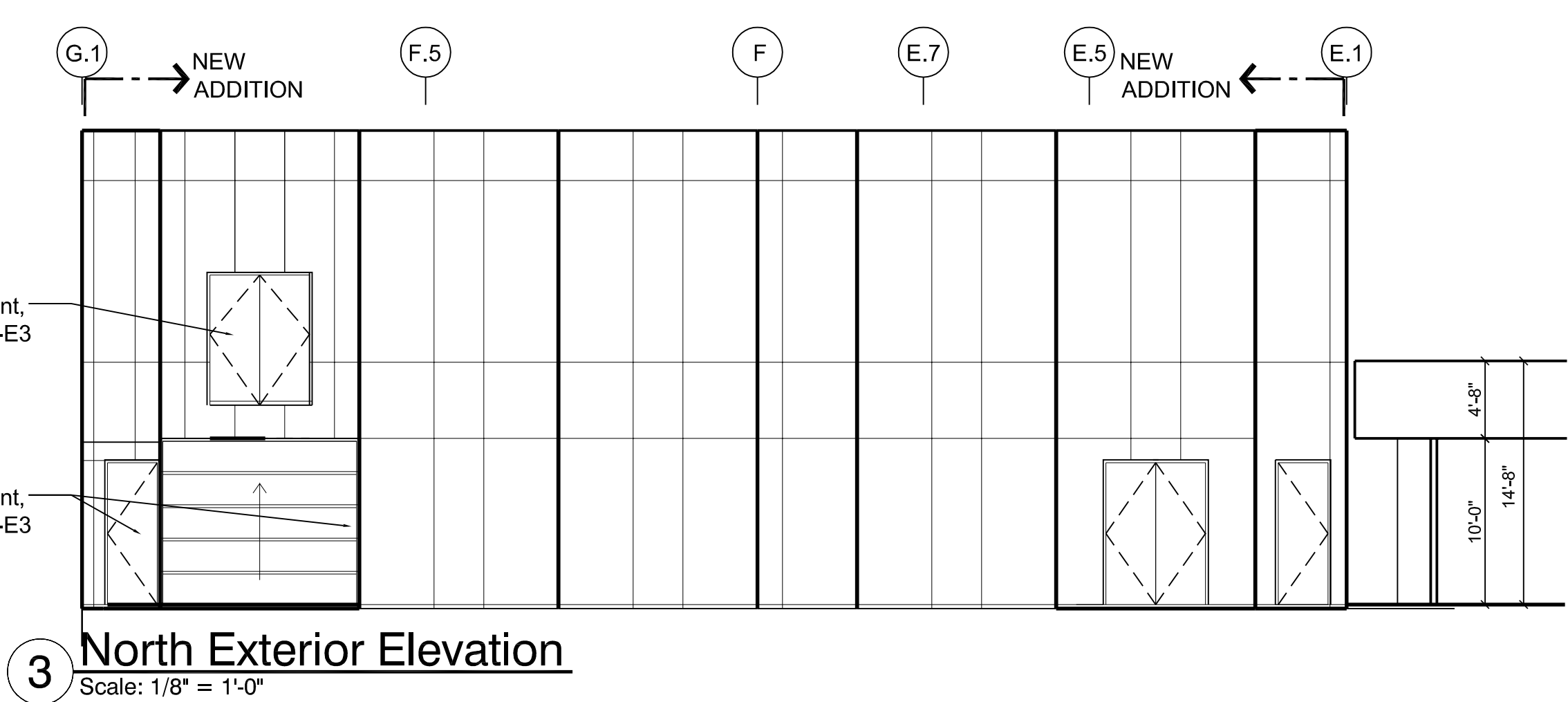
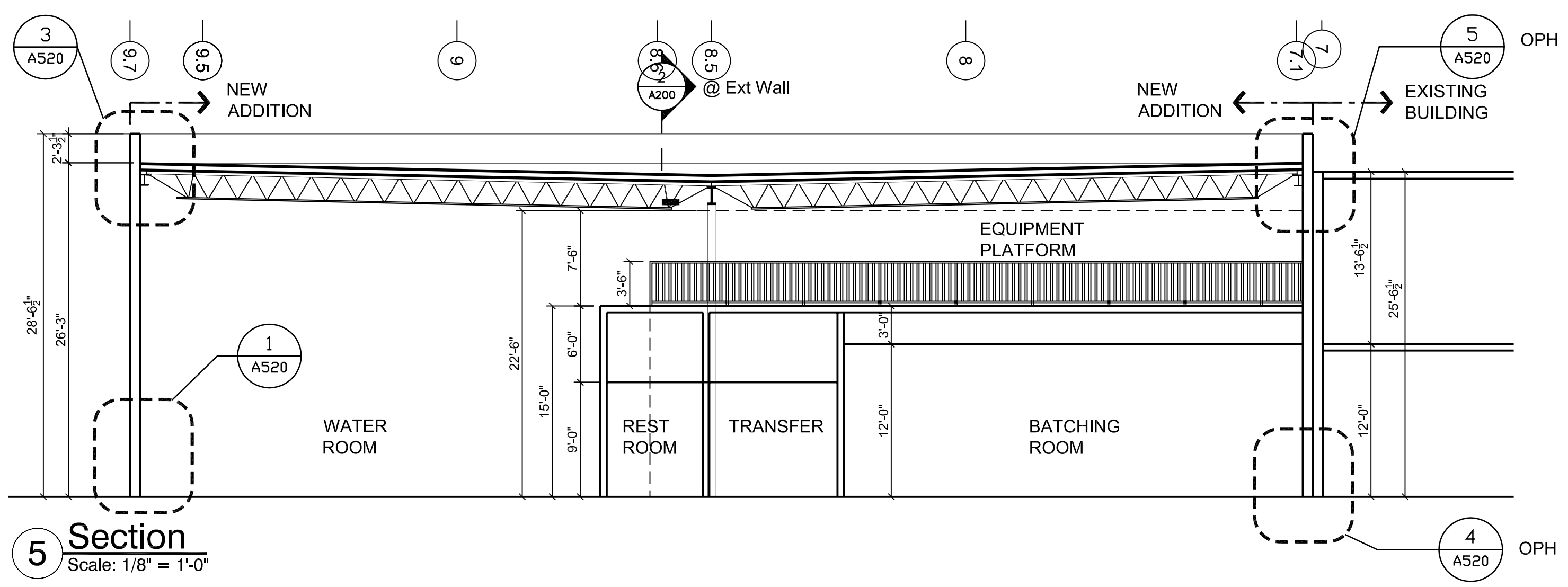
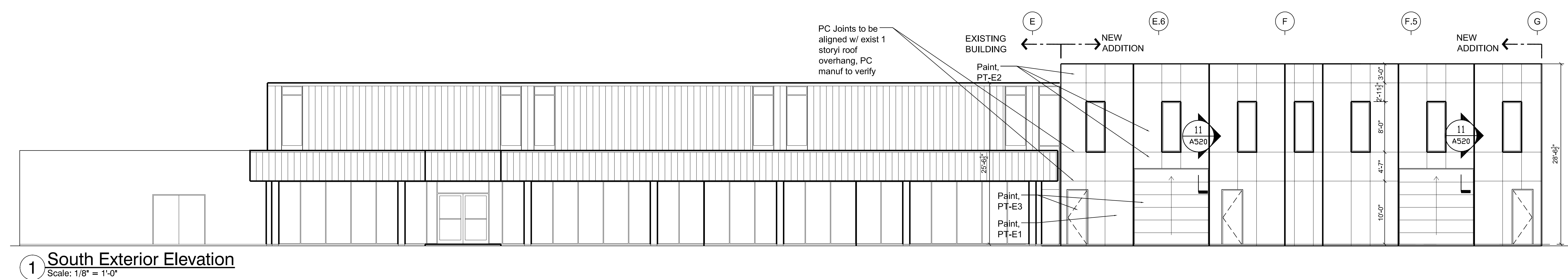
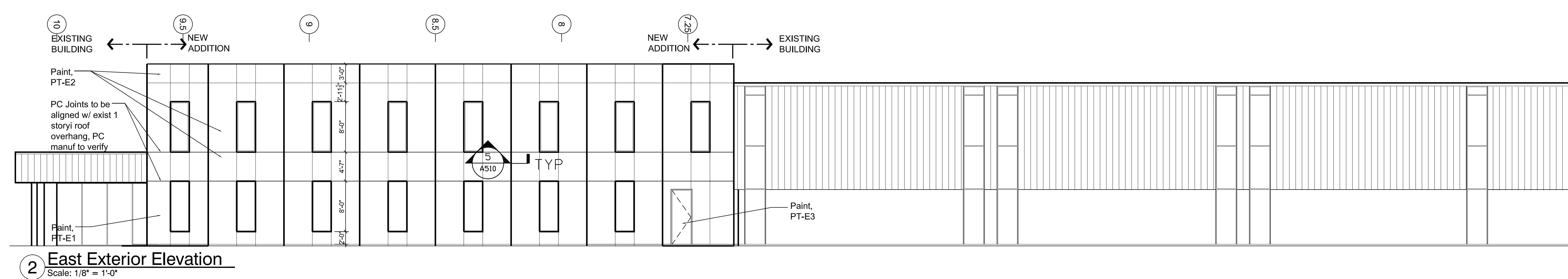
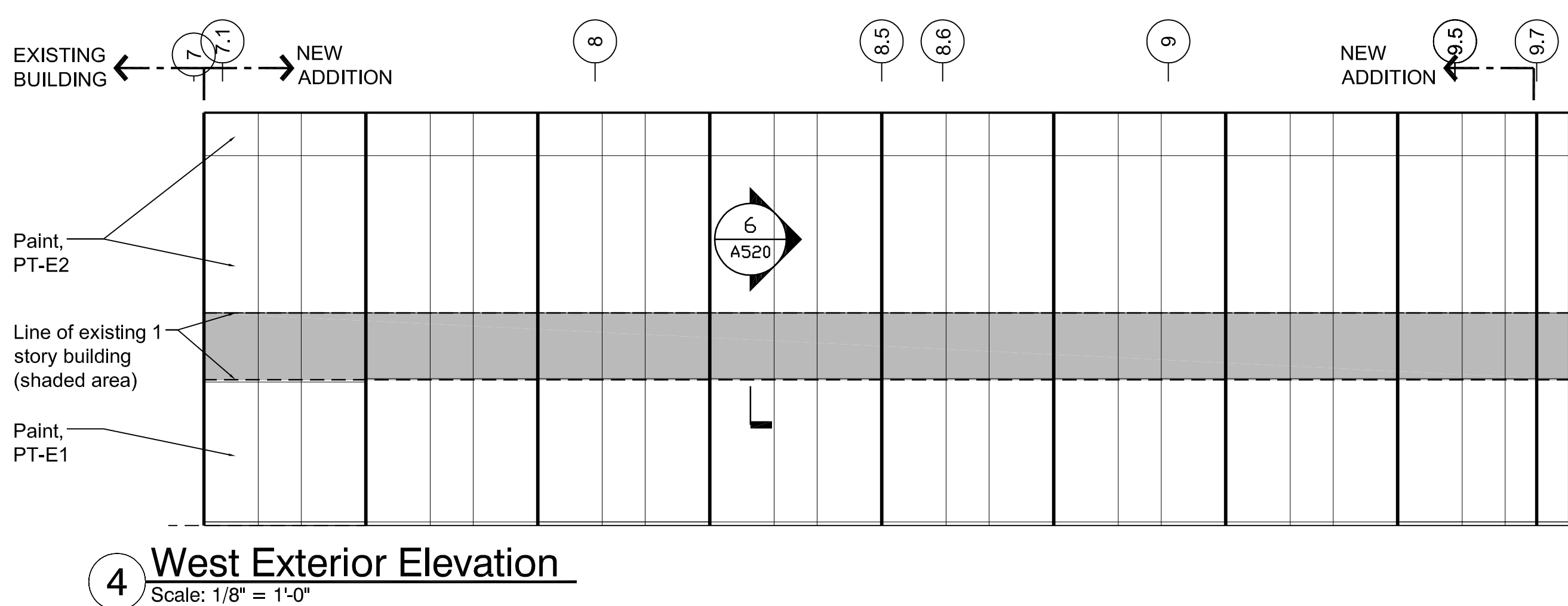
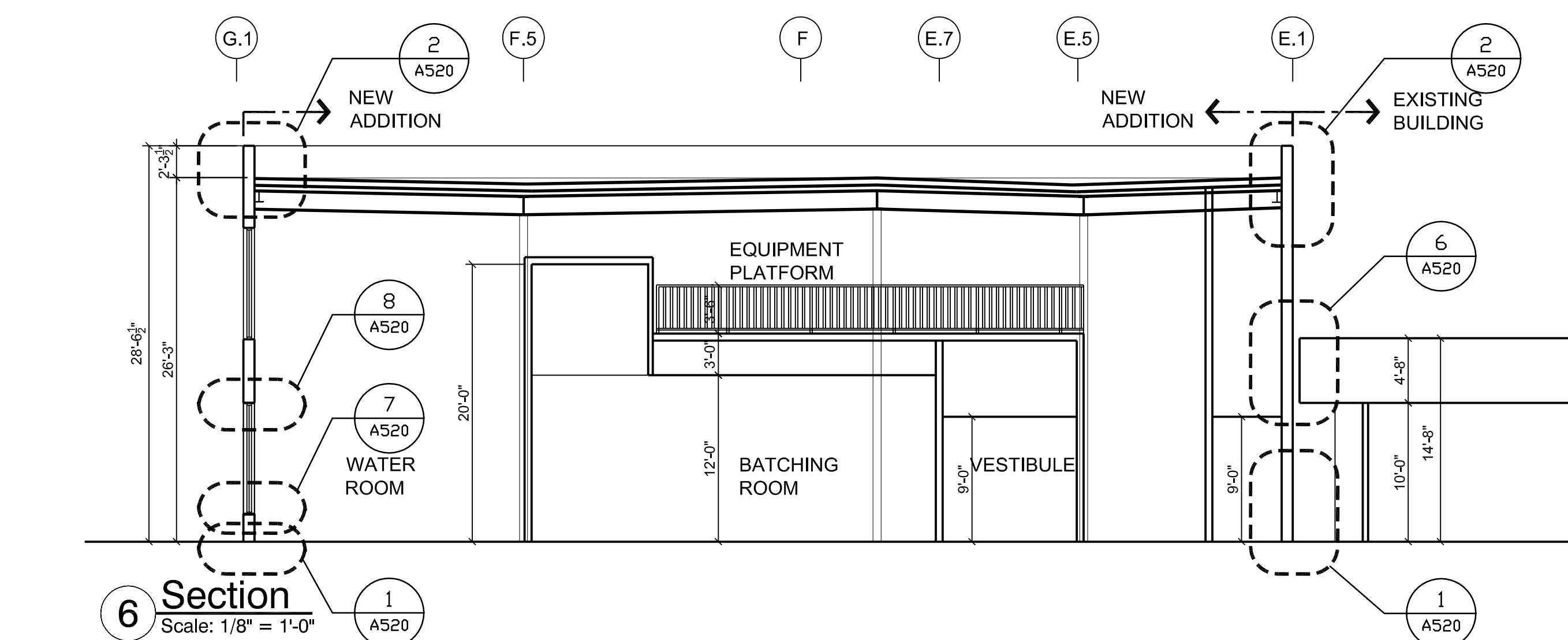
Scale: As Noted

Drawn By: RF

Checked By: RS

C101
SITE UTILITY AND GEOMETRY PLAN





Teleflex Building Addition

900 West University Dr.
Arlington Heights, Illinois
60004

- TELEFLEX, INC.**
Tenant
- CATALYST GC AND DEVELOPMENT, INC.**
General Contractor
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Architect
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Fire Protection
- Kibler-AE, LLC.**
Structural
- Eriksson Engineering Assoc., Inc.**
Civil

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Issue #	Title	Date
1	Preliminary Design	08/18/14
2	Preliminary Design-Rev1	08/25/14
3	Code Review	09/16/14
4	Review	11/14/14
5	Precast Review	11/20/14
6	Coordination	12/08/14
7	Coordination	12/18/14
8	Issue for Permit and Const	12/23/14

Project Number: 1068:02
Scale: As Noted
Drawn By: EJM
Checked By: TLB

Teleflex

900 West University Drive
Arlington Heights, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.382.2209 | F 847.382.2214

McCALLUM
ASSOCIATES

CATALYST GC + DEVELOPMENT, INC.

254 West Armitage | Suite 208 | Chicago Illinois 60647
T 773.489.6470

Tree Inventory
Plan

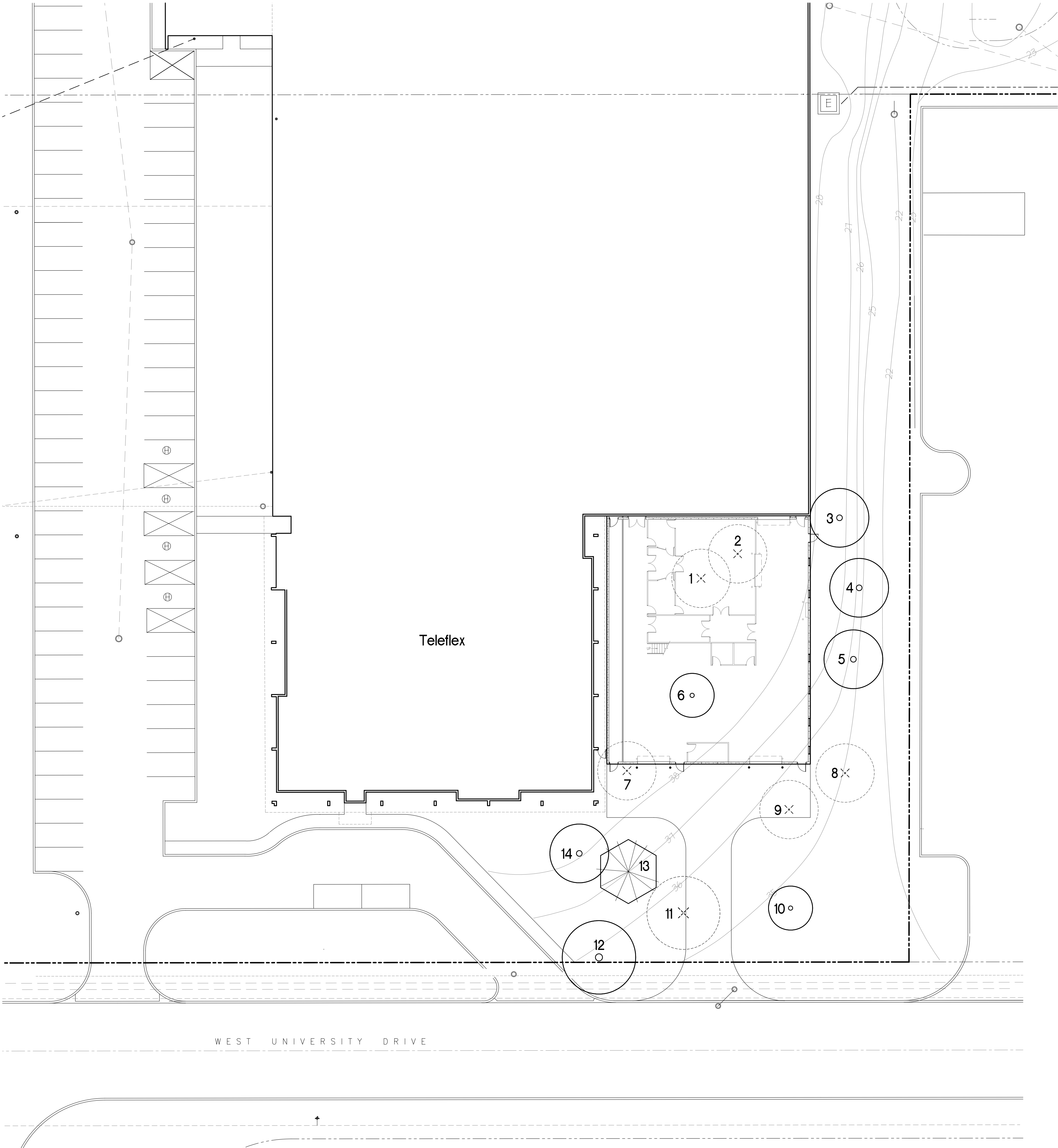
Existing Tree Inventory

Tag	Size	Botanical Name	Common Name	Form	Condition	Action	Required Replacements
1	4"/6"/6"/8"	Betula nigra	River Birch	2/2	Remove	3	
2	13"	Fraxinus pennsylvanica	Green Ash	3/5	Remove	0 (EAB)	
3	5"/6"/8"	Betula nigra	River Birch	2/2	To remain	0	
4	4"/7"/9"	Betula nigra	River Birch	2/2	To remain	0	
5	7"/8"/8"	Betula nigra	River Birch	2/2	To remain	0	
6	3"	Acer x freemanii	Freeman Maple	2/2	Transplant	0	
7	11"	Cercis canadensis	Eastern Rdabd	2/3	Remove	3	
8	17"	Fraxinus pennsylvanica	Green Ash	3/5	Remove	0 (EAB)	
9	18"	Fraxinus pennsylvanica	Green Ash	3/5	Remove	0 (EAB)	
10	3"	Acer rubrum	Red Maple	2/2	To remain	0	
11	15"	Acer saccharum	Sugar Maple	3/3	Remove	4	
12	12"	Gleditsia triacanthos	Thornless Honeylocust	2/4	To remain	0	
13	16"	Pinus nigra	Austrian Pine	2/3	To remain	0	
14	10"	Crataegus crusgali	Cockspur Hawthorn	2/2	To remain	0	

Required replacement trees: 10

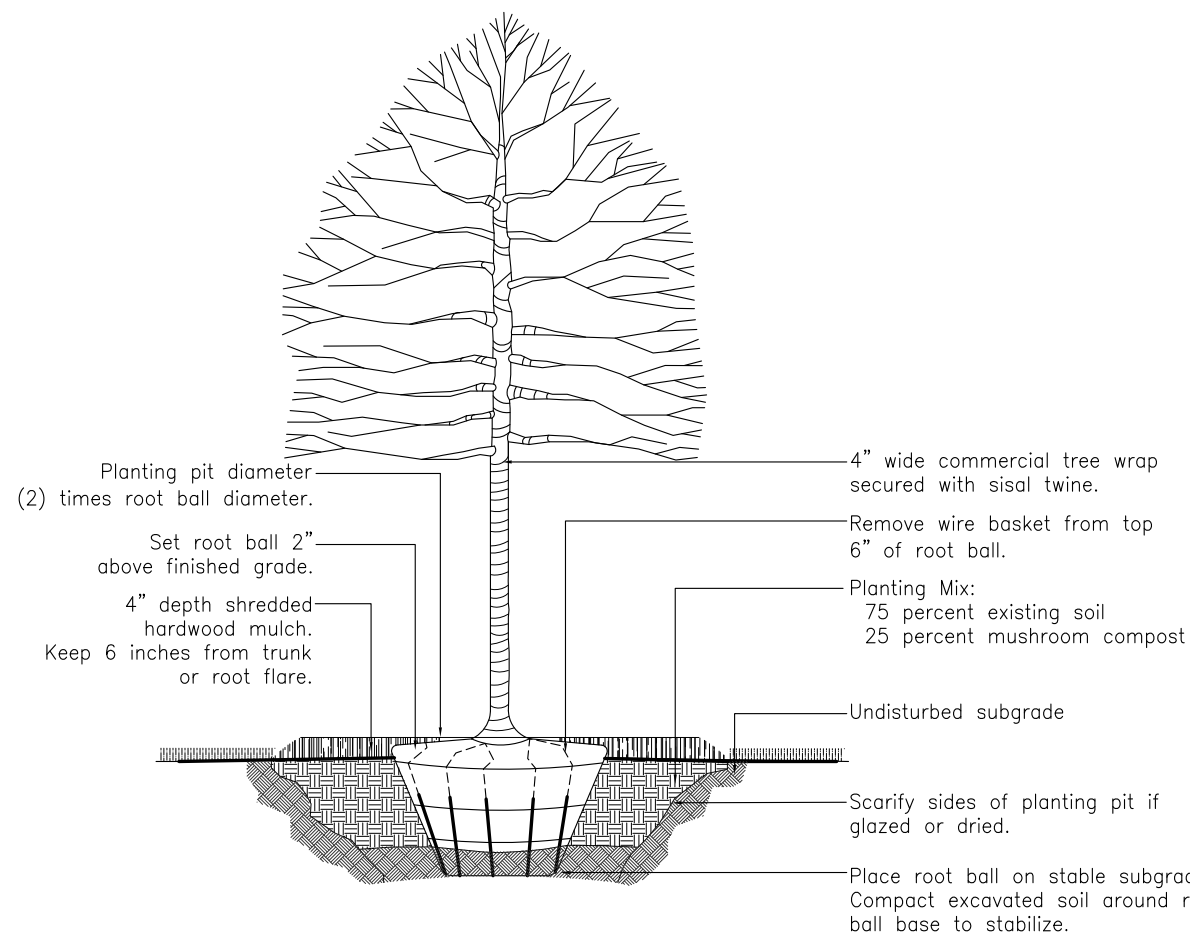
Condition Rating Scale

RATING	DESCRIPTION	GENERAL CRITERIA
1	Excellent	The tree has no apparent defects. This category is typically reserved for larger mature trees in excellent condition.
2	Very Good	Contains little or no deadwood, has few defects and appears healthy.
3	Average	The tree may contain some deadwood or other manageable defects.
4	Poor	The tree possesses numerous major defects. Maintenance and monitoring of the tree is needed.
5	Very Poor	75 percent or more of the tree is dead. Most trees in this condition should be removed.

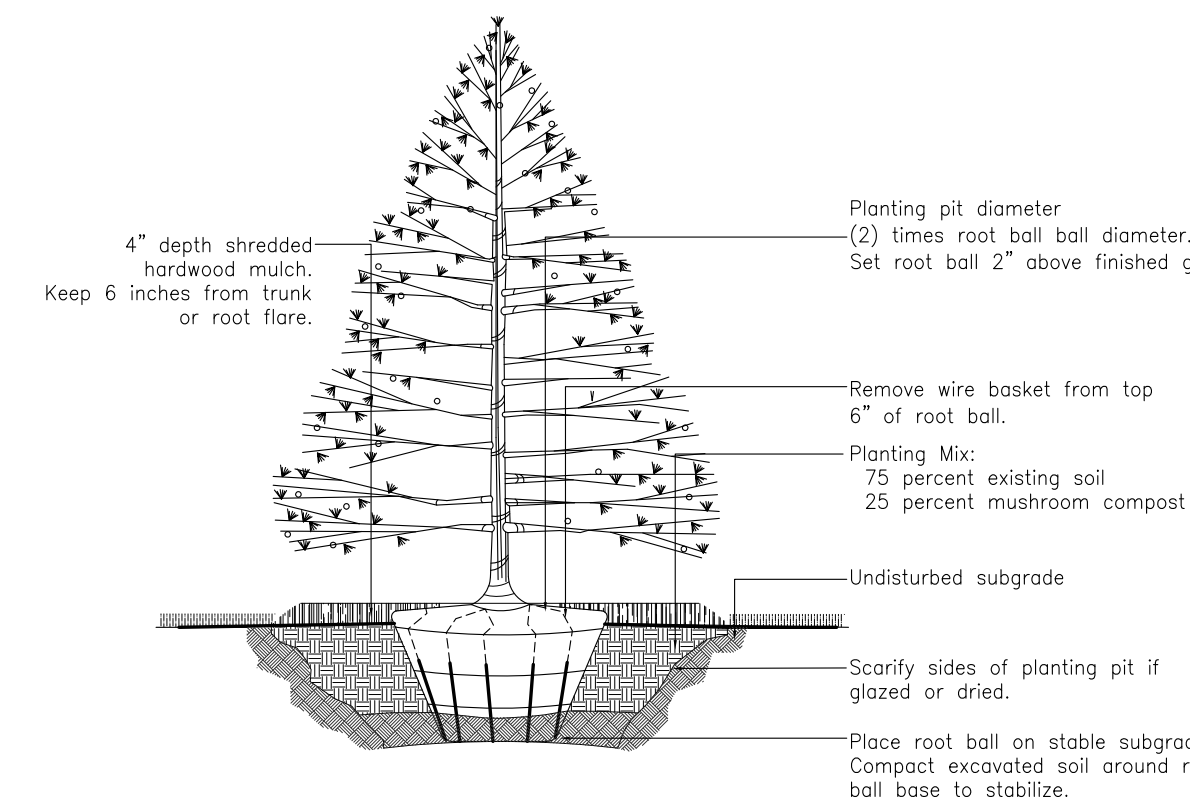


1	For Review	02.03.15
Mark	Description	Date
Issuance		

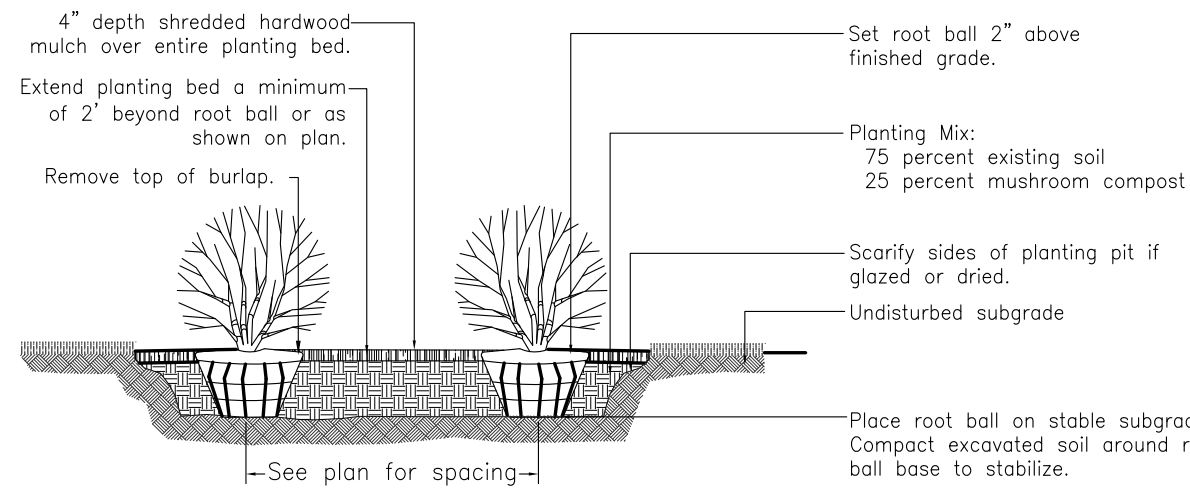
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File 4315FP1A	
Sheet L20	



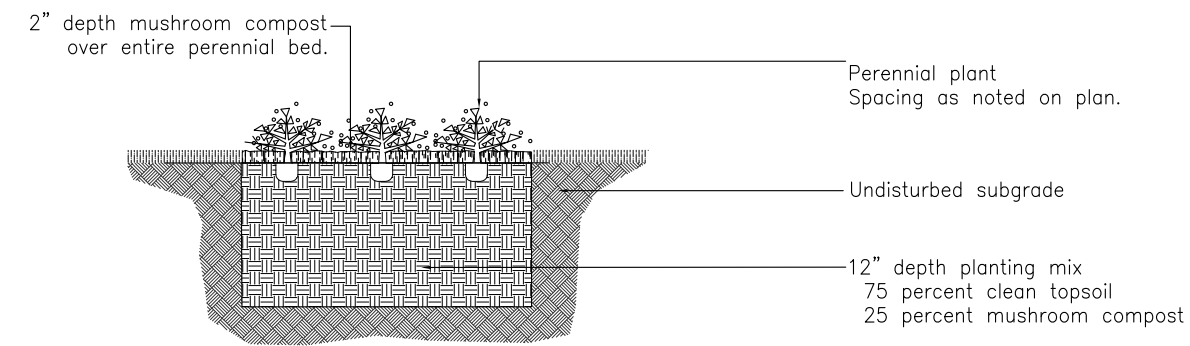
Detail
Deciduous Tree Planting



Detail
Evergreen Tree Planting



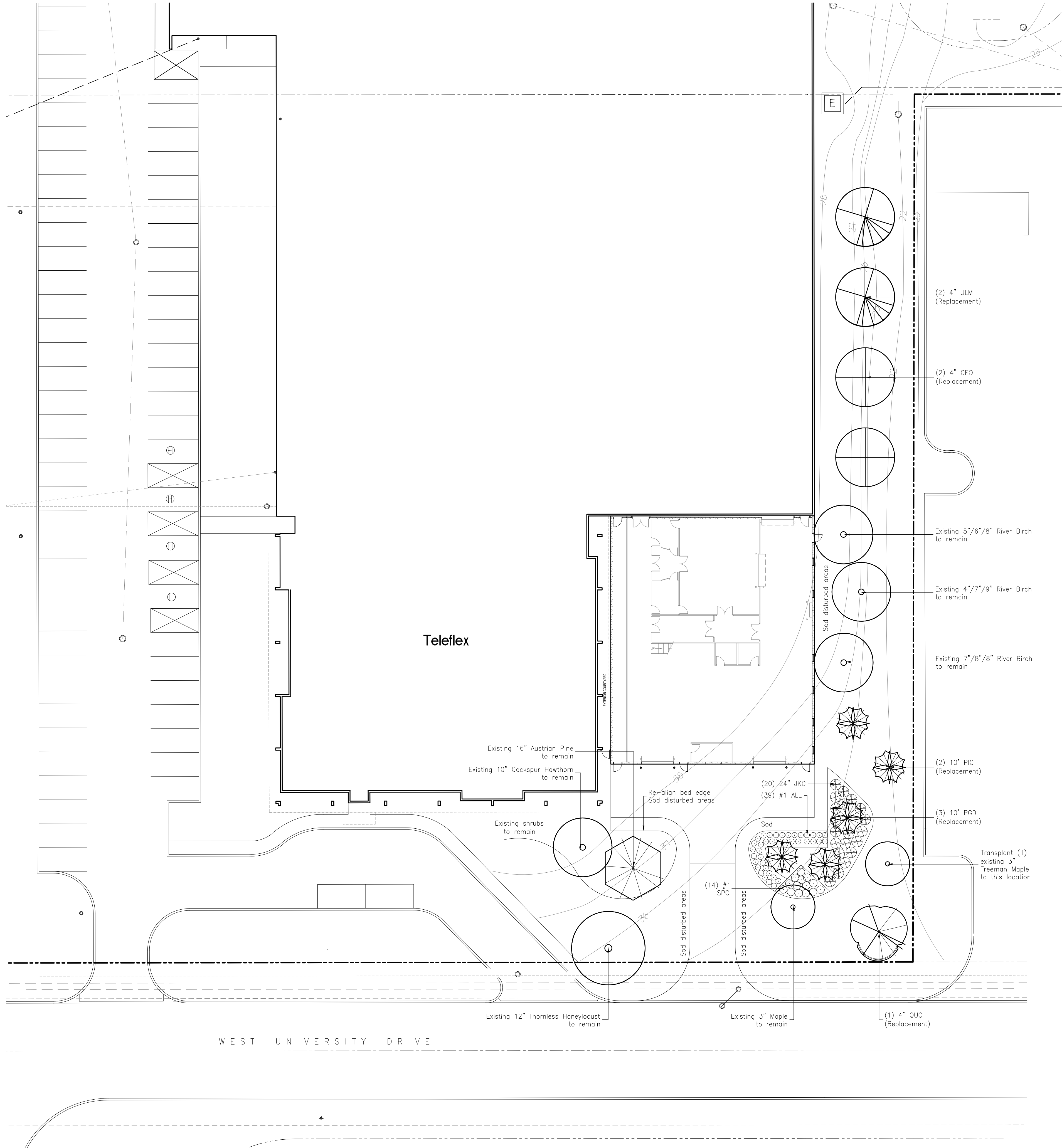
Detail
Shrub Planting



Detail
Perennial Planting

Plant List

Shade Trees		Key	Qty.	Size	Botanical Name	Common Name	Remarks
CEO	2	4"			Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB
QUC	1	4"			Quercus muhlenbergii	Chinkapin Oak	BB
ULM	2	4"			Ulmus x 'Triumph'	Triumph Elm	BB
Evergreen Trees		Key	Qty.	Size	Botanical Name	Common Name	Remarks
PGD	3	10'			Picea glauca 'Densata'	Black Hills Spruce	BB
PIC	2	10'			Picea pungens	Colorado Green Spruce	BB
Shrubs		Key	Qty.	Size	Botanical Name	Common Name	Remarks
JKC	20	24"			Juniperus chinensis 'Kallay's Compacta'	Kallay's Compact Juniper	BB
Perennials and Ornamental Grasses		Key	Qty.	Size	Botanical Name	Common Name	Remarks
ALL	39	#1			Allium 'Summer Beauty'	Summer Beauty Allium	Container
SPD	14	#1			Sporobolus heterolepis	Prairie Dropseed	Container



Teleflex

900 West University Drive
Arlington Heights, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.382.2209 | F 847.382.0214

McCALLUM
ASSOCIATES

CATALYST GC + DEVELOPMENT, INC.
254 West Armitage | Suite 208 | Chicago, Illinois 60647
T 773.489.6470

Landscape Plan

1	For Review	02.03.15
Mark	Description	Date
Issuance		

Number
431515

Scale
1" = 20'

File
4315FP1A

Sheet

L10

Material List

1. Petitioner Name: Teleflex Inc.
2. Date: 2/17/15
3. Project: Teleflex Building Addition
4. Location: 900 West University Drive, Arlington Heights, IL 60004

Commercial Building:

Precast: Precast Concrete Panels with reveals by ATMI Precast

Painted Precast two-colors:

Lower Area: Painted medium gray color to match existing two-story building.

Upper Area: Painted light grey color to match existing two-story building.

Doors: Hollow Metal doors painted dark gray to match the existing color of the lower portion of the two story building.

Windows: Aluminum dark bronze mullions with clear glass.



Item: DC#15-025 - Christina Court Subdivision - 1306/1310 E. Olive St.

Department: Planning & Community Development

BACKGROUND

Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Christina Court subdivision.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed general architectural designs and material packages for the single-family residences for the Christina Court Subdivision located at 1306 & 1310 E. Olive Street. This recommendation is subject to compliance with the plans dated 3/6/15 and received 3/9/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and resolution of the following:

1. A requirement that the petitioner seek final Design Review approval for each individual residence through the Administrative Approval process.
2. A requirement to comply with monotony restrictions per Chapter 28, Section 28-6.4.
3. A recommendation to provide curving landscape beds along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.
4. A requirement that brick and stone shown on the front elevations be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
5. A requirement that windows be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
6. A requirement that window trim, shutters, and grilles provided on the front elevation also be provided on the side and rear elevations to match, unless not practical as approved by Staff.

7. Victoria & Morton models. A recommendation to add a covered portico above the rear patio door to break up the large flat rear walls.
8. Morton F & G. A requirement to adjust the porch column spacing so that the windows are centered between the columns.
9. Memphis H. A recommendation to explore options to break up the flat empty wall above the garage doors.
10. Boulder model. A requirement to omit the optional garage door facing the side yard.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Report
Site Plans & Context	Exhibits
Elevations - Memphis & Boulder	Exhibits
Elevations - Victoria & Morton	Exhibits
Exterior Materials	Exhibits

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Christina Court Subdivision –
Single-Family Residences
Project Address: 1306 & 1310 E. Olive Street
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2015

PETITION INFORMATION:

DC Number: 15-025
Petitioner Name: Jon Isherwood
Petitioner Address: K. Hovnanian Homes
1804 N. Naper Blvd, Suite 200
Naperville, IL 60563
Meeting Date: March 31, 2015

Requested Action(s):

1. Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Christina Court subdivision.

ANALYSIS:

Summary

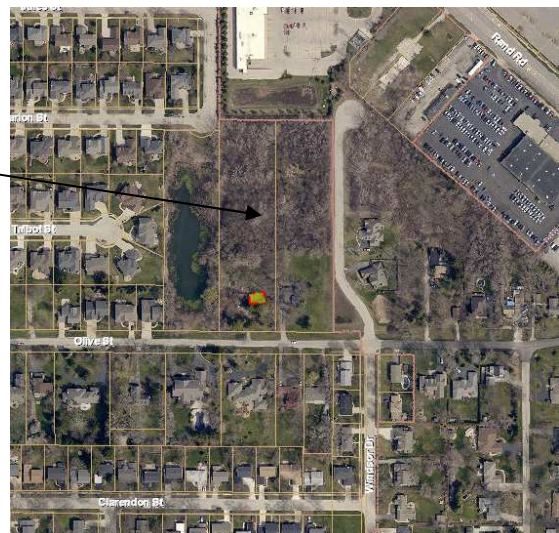
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

Christina Court is a proposed 14 lot subdivision to be located on East Olive Street in an R-3 One Family Dwelling District. The petitioner is proposing a series of 4 different single family residential floor plans with a total of 11 exterior elevations. All plans will be required to comply with the R-3 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for Administrative Approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Christina Court Subdivision is pending Plan Commission review and Village Board approval, and is currently scheduled for review by the Plan Commission on April 8, 2015.

Site



Zoning Map



Aerial Map of Subject Property

Site

The subject property is comprised of two existing single family lots totaling 207,755 sf or 4.77 acres. The proposed subdivision will consist of 14 single family lots as well as an outlot storm water detention area. The proposed single family lots do comply with the R-3 zoning requirements for minimum lot area and width.

Landscaping

The site is currently heavily wooded, and the petitioner is proposing to clear all of the existing trees to provide a clean slate for development. However, as part of the Plan Commission review, Staff is recommending that a buffer of existing trees be kept at the rear of the proposed lots along the east, west, and north sides of the property. Additionally, as part of the Subdivision approval, Staff is working with the petitioner to improve the landscaping around the perimeter of the detention basin and along the perimeter retaining wall on the north and west sides of the site.

In regards to front yard landscaping, the Design Commission should consider if landscaping in the front yards should be required as part of the Design Commission approval, or if front yard landscaping should be left up to the new homeowners. Staff recommends that the petitioner provide landscaping in the front of each home in order to ensure a cohesive appearance throughout the new subdivision. Plans for the front yard landscaping could include curving landscape beds along the front elevation and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.

Monotony

The proposed subdivision will be required to comply with the monotony requirements per Chapter 28, Section 28-6.4.

Section 28-6.4 *“No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

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

Architectural Designs

Overall, the proposed set of plans and elevations will work well together to create a cohesive new subdivision. However, there are various concerns that need to be addressed as recommended below:

1. Brick and stone shown on the front elevations should be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
2. Windows should be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
3. Window trim, shutters, and grilles provided on the front elevation should also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
4. The optional side bay windows are not allowed to project into the required side yard setbacks.
5. Victoria & Morton models. Consider adding a covered portico above the rear patio door to break up the large flat rear walls.
6. Morton F & G. Adjust the porch column spacing so that the windows are centered between the columns.
7. Memphis H. The blank wall space above the garage doors looks odd. Explore options to break up the flat empty wall.
8. Boulder model. The optional garage door facing the side yard should be omitted.

Exterior Materials

The petitioner is proposing that all vinyl windows, steel garage doors, engineered wood trim, aluminum soffits, fascia, and gutters will have a white finish on all homes. The white components will be paired with 23 different exterior material packages having varied colors of engineered wood siding, clay brick, cultured stone, asphalt shingle roofing, and accents. It is difficult to assess the proposed material packages without color renderings, photos of completed projects, or actual material samples, but overall the packages appear to be nicely coordinated. The only two items of concern are the “prairie wheat” siding color in package #6 which looks very yellow, and the “evergreen” siding color in package #NR01 which looks quite bold. It is recommended that these two packages be revised or omitted.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed general architectural designs and material packages for the single-family residences for the *Christina Court Subdivision* located at 1306 & 1310 E. Olive Street. This recommendation is subject to compliance with the plans dated 3/6/15 and received 3/9/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and resolution of the following:

1. A requirement that the petitioner seek final Design Review approval for each individual residence through the Administrative Approval process.
2. A requirement to comply with monotony restrictions per Chapter 28, Section 28-6.4.
3. A recommendation to provide curving landscape beds along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.
4. A requirement that brick and stone shown on the front elevations be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
5. A requirement that windows be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
6. A requirement that window trim, shutters, and grilles provided on the front elevation also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
7. Victoria & Morton models. A recommendation to add a covered portico above the rear patio door to break up the large flat rear walls.
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10. Boulder model. A requirement to omit the optional garage door facing the side yard.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

Steve Hautzinger, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-025

DESIGN COMMISSION APPLICATION



PROPERTY ADDRESS: 1306 & 1310 OLIVE STREET
PETITIONER: JON ISHERWOOD
K. HOVNANIAN HOMES
1804 N. NAPER BLVD., STE 200
NAPERVILLE, IL 605

VILLAGE OF ARLINGTON HEIGHTS – 33 SOUTH ARLINGTON HEIGHTS ROAD
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS 60005

Phone: (847) 368-5200

Fax: (847) 368-5988

DATE SUBMITTED: 03/06/2015

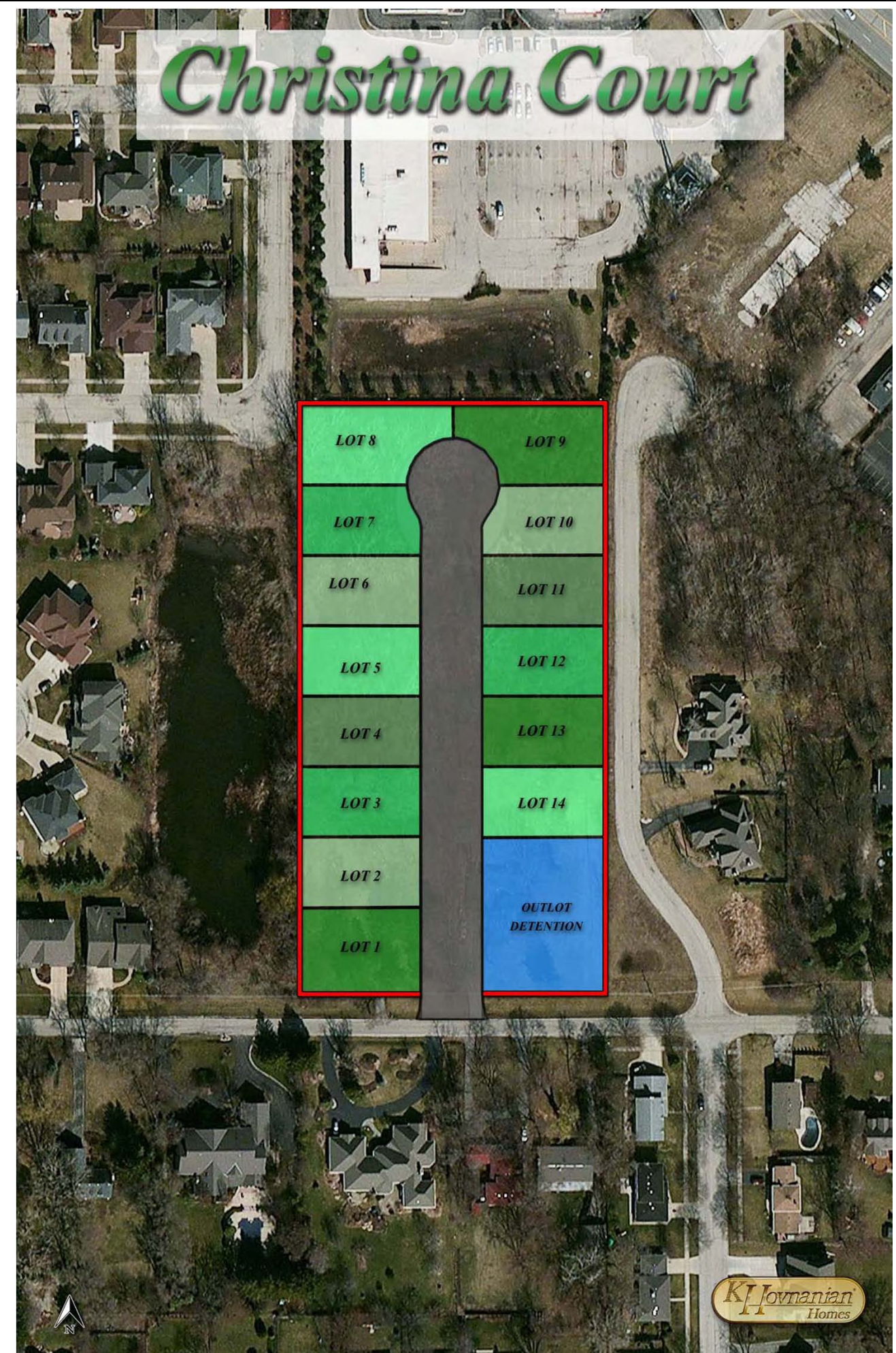
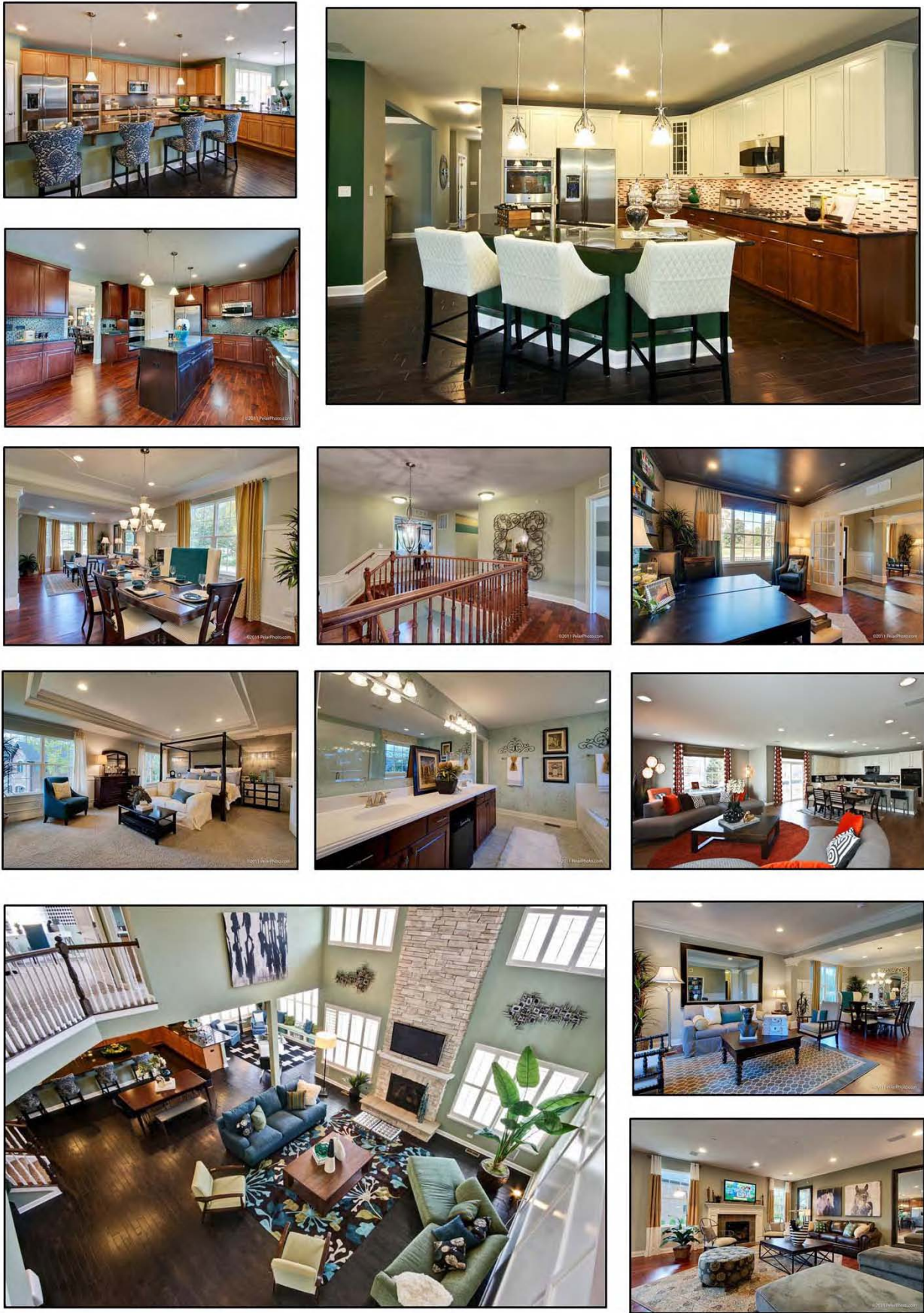


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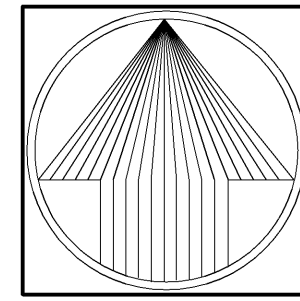
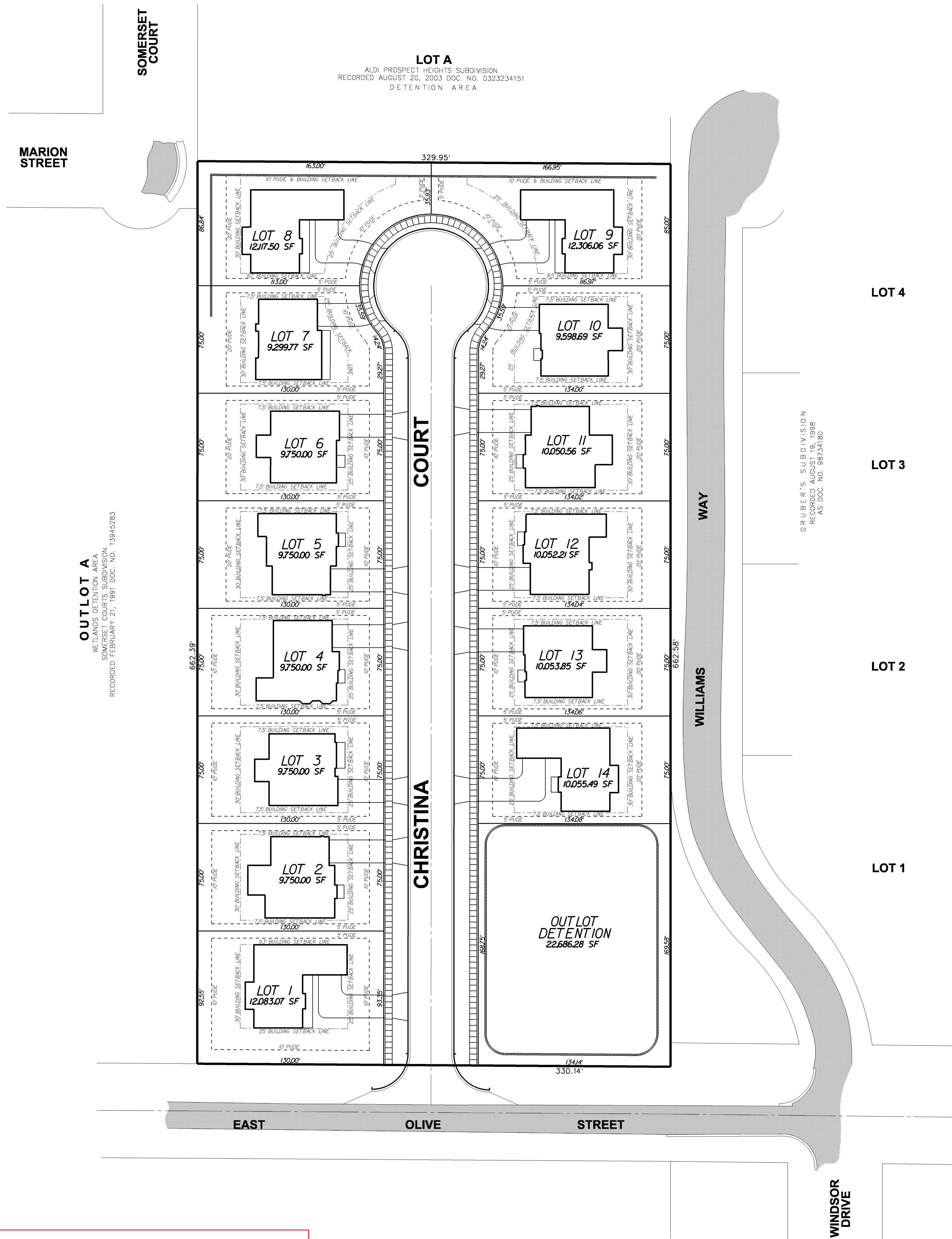
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	ii. Site Plan – Building Locations & Driveways	Page 5
	iii. Preliminary Plat	Page 6
	iv. Tree Preservation Pan	Page 7-9
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E.	Roof Plans	Page 46
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G.	Elevation Study	Page 58
H.	Materials Study	Page 61
I.	Sample of All Major Materials	Page 62
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Interior Photos



- A. i. Site Plan – R-3 Single Family Zoning Ordinance
- ii. Site Plan – Representative Building Locations & Driveways
- iii. Preliminary Plat
- iv. Tree Preservation Plan
- v. Landscape Plan

**The building location, floor plan and lot layout are strictly for demonstration purposes only and are subject to change at any time.



NORTH

0' 20' 40'

SCALE: 1" = 40'

CHRISTINA COURT

ARLINGTON HEIGHTS, ILLINOIS

PEARSON.BROWN & ASSOCIATES.INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com
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DESIGNED BY: R.A.A.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 02/27/15

[illegible]

FOUNDATION SITE PLAN EXHIBIT

SHEET NUMBER

1

OF 1 SHEETS

PRELIMINARY PLAT OF SUBDIVISION
FOR CHRISTINA COURT



PARCEL 1:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUTY, ILLINOIS.

COMMONLY KNOWN AS: 1310 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1306 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

AREA = 207,755 SQ. FT. / 4.769 ACRES

OWNER OF LAND PROPOSED TO BE SUBDIVIDED:
PIN: 03-20-401-016 AND 03-20-401-015-0000
COUNTRY G LLC
1303 WILLIAMSWAY
PROSPECT HEIGHTS, IL 60004

NOTES:

PUDE= PUBLIC UTILITY and DRAINAGE EASEMENT
FIP = FOUND IRON PIPE "AS SHOWN ON THE EXISTING PLAT OF SURVEY"

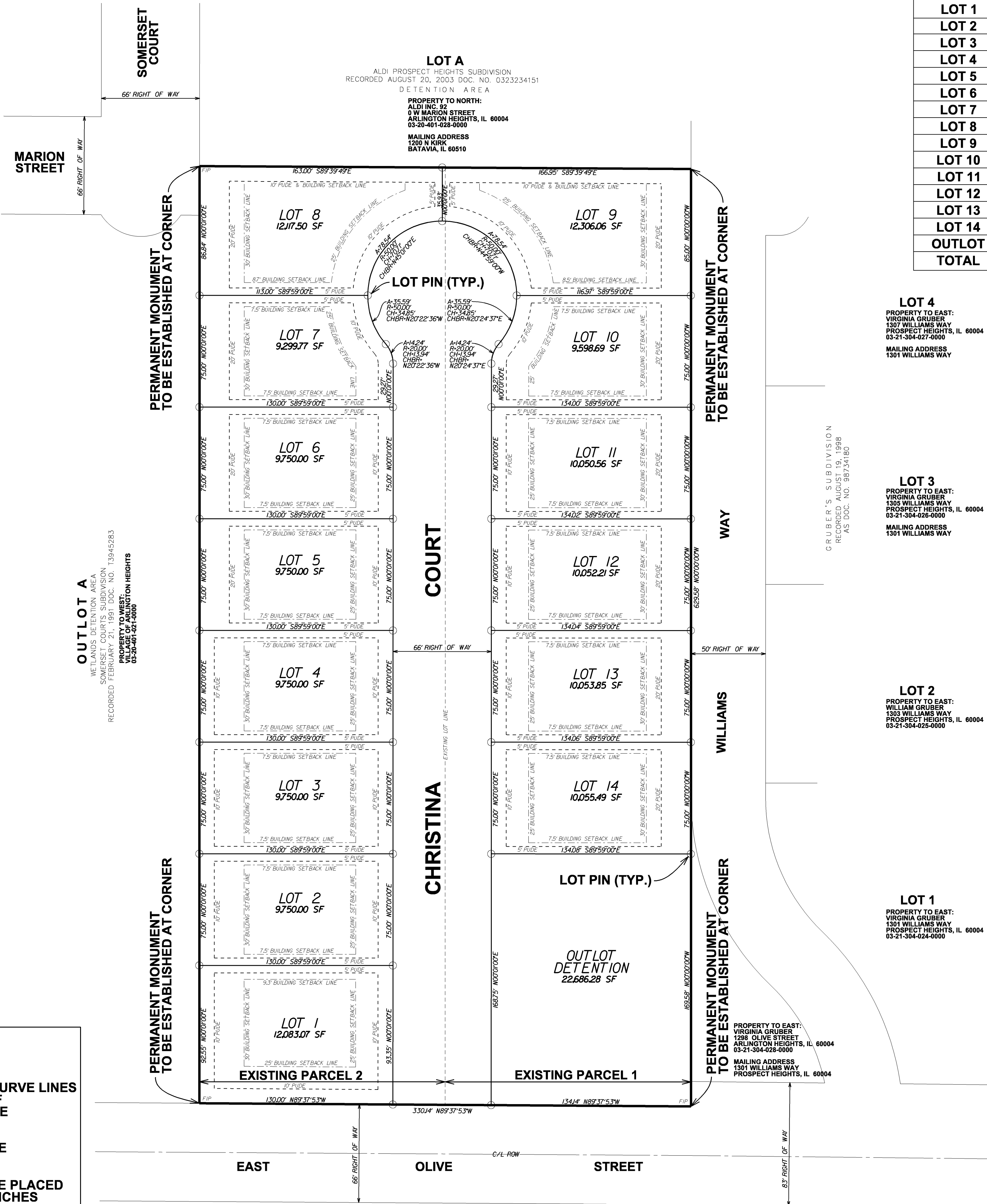
ARLINGTON HEIGHTS
PROPOSED MONUMENT
REQUIREMENTS:

A. PERMANENT MONUMENTS SHALL BE PLACED AT ALL CORNERS AND AT ALL POINTS TANGENT TO CURVE LINES ALONG THE BOUNDARY OF THE SUBDIVISION. PERMANENT MONUMENTS SHALL BE CONSTRUCTED OF CONCRETE, THE MINIMUM DIMENSIONS OF SHICH SHALL BE FOUR BY FOUR INCHES AT THE TOP OF THE MONUMNET AND SIX BY SIX INCHES AT THE BOTTOM; SUCH MONUMENT SHALL BE A MINIMUM OF 36 INCHES LONG WITH A COPPER DOWEL OF AT LEAST 3/8 OF AN INCH IN DIAMETER AND 2-1/2 INCHES IN LENGTH EMBEDDED IN THE TOP OF SUCH MONUMENT SO THAT THE DOWEL SHALL BE FLUSH WITH THE SURFACE OF THE MONUMENT AND PLACED IN THE CENTER OF THE MONUMENT.

B. ALL LOT CORNERS OF THE SUBDIVISION WHERE CONCRETE MONUMENTS ARE NOT REQUIRED TO BE PLACED SHALL BE MARKED BY GALVANIZED OR WROUGHT IRON PIPE OR IRON OR STEEL BARS AT LEAST 18 INCHES LONG AND NOT LESS THAN 1/2 INCH IN DIAMETER. THE TOP OF THE PIPE SHALL BE SET LEVEL WITH THE ESTABLISHED GRADE OF THE LOT.

C. FOR EACH 20 ACRES OR FRACTION THEREOF IN THE SUBDIVISION, ONE PERMANENT BENCHMARK SHALL BE ESTABLISHED AT A LOCATION DESIGNATED BY THE DIRECTOR OF ENGINEERING. THIS BECNHMARK SHALL BE CONSTRUCTED OF CONCRETE, FOUR BY FOUR INCHES AT THE TOP, SIX BY SIX INCHES AT THE BOTTOM AND 48 INCHES IN LENGTH WITH A BRASS PLATE SECURELY FASTENED TO THE SURFACE. THE BRASS PLATE SHALL BE INSCRIBED WITH THE NUMBER AND ELEVATION OF THE BENCHMARK.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH LOT PINS AS DESCRIBED IN "B" ABOVE.



LOT AREAS	
LOT 1	12,083.07 SF
LOT 2	9,750.00 SF
LOT 3	9,750.00 SF
LOT 4	9,750.00 SF
LOT 5	9,750.00 SF
LOT 6	9,750/00 SF
LOT 7	9,299.77 SF
LOT 8	12,117.50 SF
LOT 9	12,306.06 SF
LOT 10	9,598.69 SF
LOT 11	10,050.56 SF
LOT 12	10,052.21 SF
LOT 13	10,053.85 SF
LOT 14	10,055.49 SF
OUTLOT	22,686.28 SF
TOTAL	167,053.48 SF / 3.835 AC

LOT 4
PROPERTY TO EAST:
VIRGINIA GRUBER
1307 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-027-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 3
PROPERTY TO EAST:
VIRGINIA GRUBER
1305 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-026-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 2
PROPERTY TO EAST:
WILLIAM GRUBER
1303 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-025-0000

LOT 1
PROPERTY TO EAST:
VIRGINIA GRUBER
1301 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-024-0000

GRUBER'S SUBDIVISION
RECORDED AUGUST 19, 1988
AS DOC. NO. 98734180

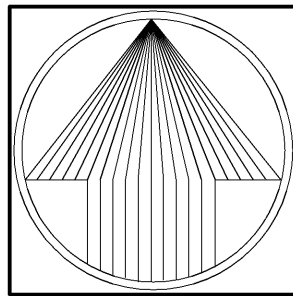
PROPERTY TO SOUTH:
GREGORY KAY
1221 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-031-0000

PROPERTY TO SOUTH:
PROCHASKA AGATHA
1303 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-033-0000

PROPERTY TO SOUTH:
ANNA MAY SCHROEDER
1313 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-035-0000

PROPERTY TO SOUTH:
MICHAEL KINASTOWSKI
1317 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-026-0000

PROPERTY TO SOUTH:
MICHAEL BASIELLO
1240 N WINDSOR STREET
ARLINGTON HEIGHTS, IL 60004
03-21-306-048-0000



NORTH

CHRISTINA COURT

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
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DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 01/30/15

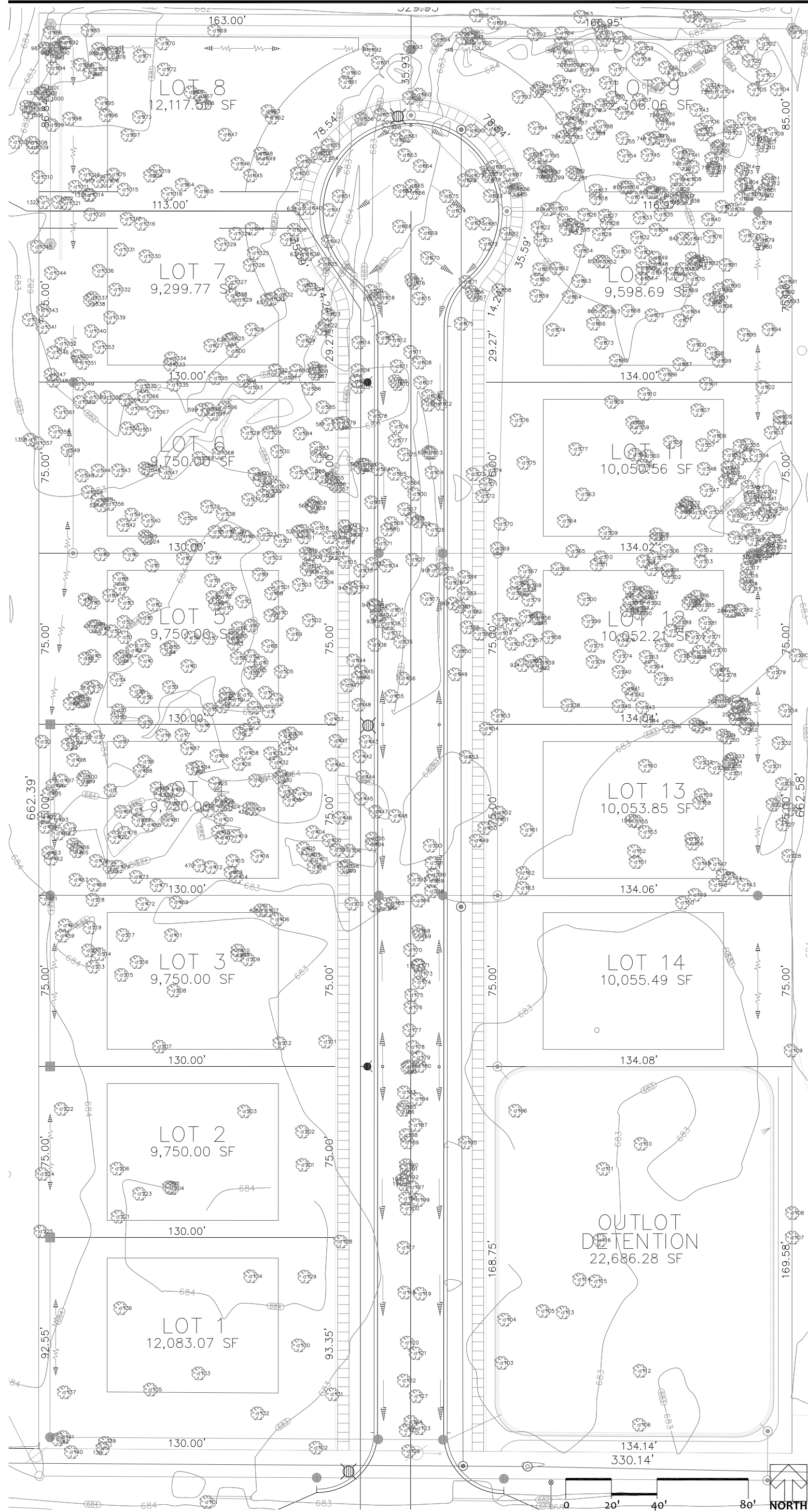
DESCRIPTION

DATE BY

REVISIONS

PRELIMINARY PLAT

SHEET NUMBER
1
OF 3 SHEETS
JOB NO. 1463



TREE No.	DBH In.	TYPE (COMMON NAME)	SCIENTIFIC NAME	H F	COMMENTS
1	6	Common Buckthorn	Rhamnus cathartica	6	dead
2	4	Box Elder	Acer negundo	5	5 no branching
3	10	Siberian Elm	Ulmus pumila	6	6 dead
4	4	Siberian Elm	Ulmus pumila	6	6 dead
5	5	Siberian Elm	Ulmus pumila	5	5
6	4	Box Elder	Acer negundo	5	5
7	5	Silver Maple	Acer saccharinum	5	5
8	4	Silver Maple	Acer saccharinum	4	4
9	32	Eastern Cottonwood	Populus deltoides	3	4
10	5	Silver Maple	Acer saccharinum	5	5
11	6	Siberian Elm	Ulmus pumila	5	5
12	9	Sugar Maple	Acer saccharinum	4	4
13	6	Siberian Elm	Ulmus pumila	4	5
14	6	Silver Maple	Acer saccharinum	5	5
15	4	Siberian Elm	Ulmus pumila	5	5
16	7	Sugar Maple	Acer saccharum	5	5
17	12	Slippery Elm	Ulmus pumila	4	4
18	9	Slippery Elm	Ulmus pumila	5	5
19	6	Box Elder	Acer negundo	4	4
20	7	Siberian Elm	Ulmus pumila	5	5 half dead
21	4	Black Cherry	Prunus serotina	4	4
22	6	Common Buckthorn	Rhamnus cathartica	5	5
23	5	Common Buckthorn	Rhamnus cathartica	5	5
24	6	Common Buckthorn	Rhamnus cathartica	5	5
25	8	Eastern Red Cedar	Juniperus virginiana	5	5
26	5	Common Buckthorn	Rhamnus cathartica	5	5
27	12c	Common Buckthorn	Rhamnus cathartica	5	5
28	12c	Common Buckthorn	Rhamnus cathartica	5	5
29	4	Siberian Elm	Ulmus pumila	4	5
30	4	Common Buckthorn	Rhamnus cathartica	5	5
31	12c	Common Buckthorn	Rhamnus cathartica	5	5
32	12	Black Cherry	Prunus serotina	3	4
33	8	Black Cherry	Prunus serotina	3	4
34	3	Common Buckthorn	Rhamnus cathartica	3	3
35	8	Black Cherry	Prunus serotina	3	4
36	6	Black Cherry	Prunus serotina	3	4
37	4	Slippery Elm	Ulmus pumila	5	5
38	4	Common Buckthorn	Rhamnus cathartica	5	5
39	5	Siberian Elm	Ulmus pumila	4	4
40	7	Siberian Elm	Ulmus pumila	4	4
41	5	Siberian Elm	Ulmus pumila	4	5
42	5	Downy Hawthorn	Crataegus mollis	4	5
43	6	Downy Hawthorn	Crataegus mollis	4	5
44	10c	Downy Hawthorn	Crataegus mollis	4	5
45	9c	Common Buckthorn	Rhamnus cathartica	4	5
46	8c	Downy Hawthorn	Crataegus mollis	5	5
47	6	Eastern Red Cedar	Juniperus virginiana	5	5
48	3	Eastern Red Cedar	Juniperus virginiana	6	6
49	3	Common Buckthorn	Rhamnus cathartica	5	5
50	4	Eastern Red Cedar	Juniperus virginiana	5	5
51	5	Eastern Red Cedar	Juniperus virginiana	6	6
52	7c	Eastern Red Cedar	Juniperus virginiana	5	5
53	4	Siberian Elm	Ulmus pumila	4	4
54	5	Common Buckthorn	Rhamnus cathartica	5	5
55	6	Siberian Elm	Ulmus pumila	5	5
56	14	Silver Maple	Acer saccharinum	4	4
57	8	Siberian Elm	Ulmus pumila	4	4
58	5	Siberian Elm	Ulmus pumila	5	5
59	4	Silver Maple	Acer saccharinum	5	5
60	7	Silver Maple	Acer saccharinum	5	5
61	6	Silver Maple	Acer saccharinum	5	5
62	5	Silver Maple	Acer saccharinum	5	5
63	4	Siberian Elm	Ulmus pumila	5	5
64	4	Silver Maple	Acer saccharinum	5	5
65	5	Silver Maple	Acer saccharinum	5	5
66	5	Silver Maple	Acer saccharinum	5	5
67	5	Siberian Elm	Ulmus pumila	4	4
68	6	Siberian Elm	Ulmus pumila	4	5
69	6	Siberian Elm	Ulmus pumila	5	5
70	10	Silver Maple	Acer saccharinum	3	4
71	3	Silver Maple	Acer saccharinum	5	5
72	5	Silver Maple	Acer saccharinum	5	5
73	10	Siberian Elm	Ulmus pumila	5	5
74	6	Silver Maple	Acer saccharinum	5	5
75	3	Silver Maple	Acer saccharinum	5	5
76	5	Siberian Elm	Ulmus pumila	5	5
77	4	Common Buckthorn	Rhamnus cathartica	5	5 codominate
78	12	Silver Maple	Acer saccharinum	5	5 codominate
79	5	Black Cherry	Prunus serotina	4	4 assumed (no tag)
80	3	Siberian Elm	Ulmus pumila	4	4 assumed (no tag)
81	4	Common Buckthorn	Rhamnus cathartica	4	4
82	14	Siberian Elm	Ulmus pumila	5	4
83	12c	Common Buckthorn	Rhamnus cathartica	4	4
84	8	Siberian Elm	Ulmus pumila	4	4
85	6	Downy Hawthorn	Crataegus mollis	5	5
86	4	Common Buckthorn	Rhamnus cathartica	5	5
87	4	Common Buckthorn	Rhamnus cathartica	5	5
88	9c	Common Buckthorn	Rhamnus cathartica	4	4
89	10	Downy Hawthorn	Crataegus mollis	3	4
90	3	Silver Maple	Acer saccharinum	4	5
91	5	Downy Hawthorn	Crataegus mollis	4	4
92	4	Box Elder	Acer negundo	5	5
93	5	Common Buckthorn	Rhamnus cathartica	5	5
94	5	Siberian Elm	Ulmus pumila	4	4
95	11	Siberian Elm	Ulmus pumila	4	3
96	5	Silver Maple	Acer saccharinum	4	4
97	6	Silver Maple	Acer saccharinum	4	4
98	8	Silver Maple	Acer saccharinum	4	4
99	8	Silver Maple	Acer saccharinum	4	5 twisted
100	11	Siberian Elm	Ulmus pumila	3	4
101	16	Siberian Elm	Ulmus pumila	4	4
102	10	Crabapple variety	Malus in variety	4	4 wires
103	20	Silver Maple	Acer saccharinum	4	4
104	13	Norway Spruce	Picea abies	4	4
105	19	Silver Maple	Acer saccharinum	3	3
106	22	White Pine	Pinus strobus	2	2
107	13	Silver Maple	Acer saccharinum	3	3
108	15c	Silver Maple	Acer saccharinum	3	3
109	10	Silver Maple	Acer saccharinum	3	3
110	10	Colorado Spruce	Picea pungens	4	4 leaning/twisted
111	32	Silver Maple	Acer saccharinum	4	4
112	12	Colorado Spruce	Picea pungens	2	2
113	16	Silver Maple	Acer saccharinum	4	4 leaning
114	6	Colorado Spruce	Picea pungens	4	5
115	8	Colorado Spruce	Picea pungens	4	4 one sided
116	11x2	Arborvitae	Thuja occidentalis	3	4 one sided
117	14	Silver Maple	Acer saccharinum	3	4 one sided
118	17	Box Elder	Acer negundo	4	4
119	7	Silver Maple	Acer saccharinum	4	4
120	9	Box Elder	Acer negundo	5	5 almost dead
121	6	Common Buckthorn	Rhamnus cathartica	5	5
122	6	Box Elder	Acer negundo	4	5 leaning
123	19	Box Elder	Acer negundo	4	4
124	4	Common Buckthorn	Rhamnus cathartica	4	4
125	10x2	Box Elder	Acer negundo	4	4 leaning
126	10	Box Elder	Acer negundo	4	5 leaning
127	3x3	Common Buckthorn	Rhamnus cathartica	4	4
128	20	Norway Spruce	Picea abies	3	3
129	26	Norway Spruce	Picea abies	3	3
130	15	Norway Spruce	Picea abies	4	4
131	13	Norway Spruce	Picea abies	5	4
132	18	Norway Spruce	Picea abies	3	4 one sided
133	14	Colorado Spruce	Picea pungens	4	4
134	19	Norway Spruce	Picea abies	3	3
135	24	White Pine	Pinus strobus	4	3
136	22	Sugar Maple	Acer saccharum	4	4
137	20	American Beech	Fagus grandifolia	5	4 split/holes
138	8	Common Buckthorn	Rhamnus cathartica	5	5 codominant/twisted
139	7	Box Elder	Acer negundo	5	5
140	18c	Common Buckthorn	Rhamnus cathartica	4	4 wires
141	30	Siberian Elm	Ulmus pumila	5	5 split
142	6	Box Elder	Acer negundo	5	5
143	9	Box Elder	Acer negundo	4	4
144	6	Common Buckthorn	Rhamnus cathartica	5	5
145	4	Common Buckthorn	Rhamnus cathartica	5	5
146	3	Common Buckthorn	Rhamnus cathartica	4	4
147	13	Siberian Elm	Ulmus pumila	5	5
148	18	Silver Maple	Acer saccharinum	4	4
149	4	Silver Maple	Acer saccharinum	4	4
150	19	Box Elder	Acer negundo	4	3
151	6	Box Elder	Acer negundo	5	5
152	4	Common Buckthorn	Rhamnus cathartica	5	5
153	22	Silver Maple	Acer saccharinum	4	4
154	5	Common Buckthorn	Rhamnus cathartica	5	5
155	5	Common Buckthorn	Rhamnus cathartica	5	5

Note: all tree on site shall be removed.

1 of 3

CHECKED
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PROJECT
KHH401

DATE
1/23/15

REVISIONS

Christina Court, Arlington Heights, IL

K. Hovnanian Homes

TREE PRESERVATION/REMOVAL PLAN

KROGSTAD

LAND DESIGN LIMITED

LANDSCAPE ARCHITECTURE • CONSULTING

519 FEMBRICK CT., N. CRYSTAL LAKE, IL 60014

P. 815.239.1511

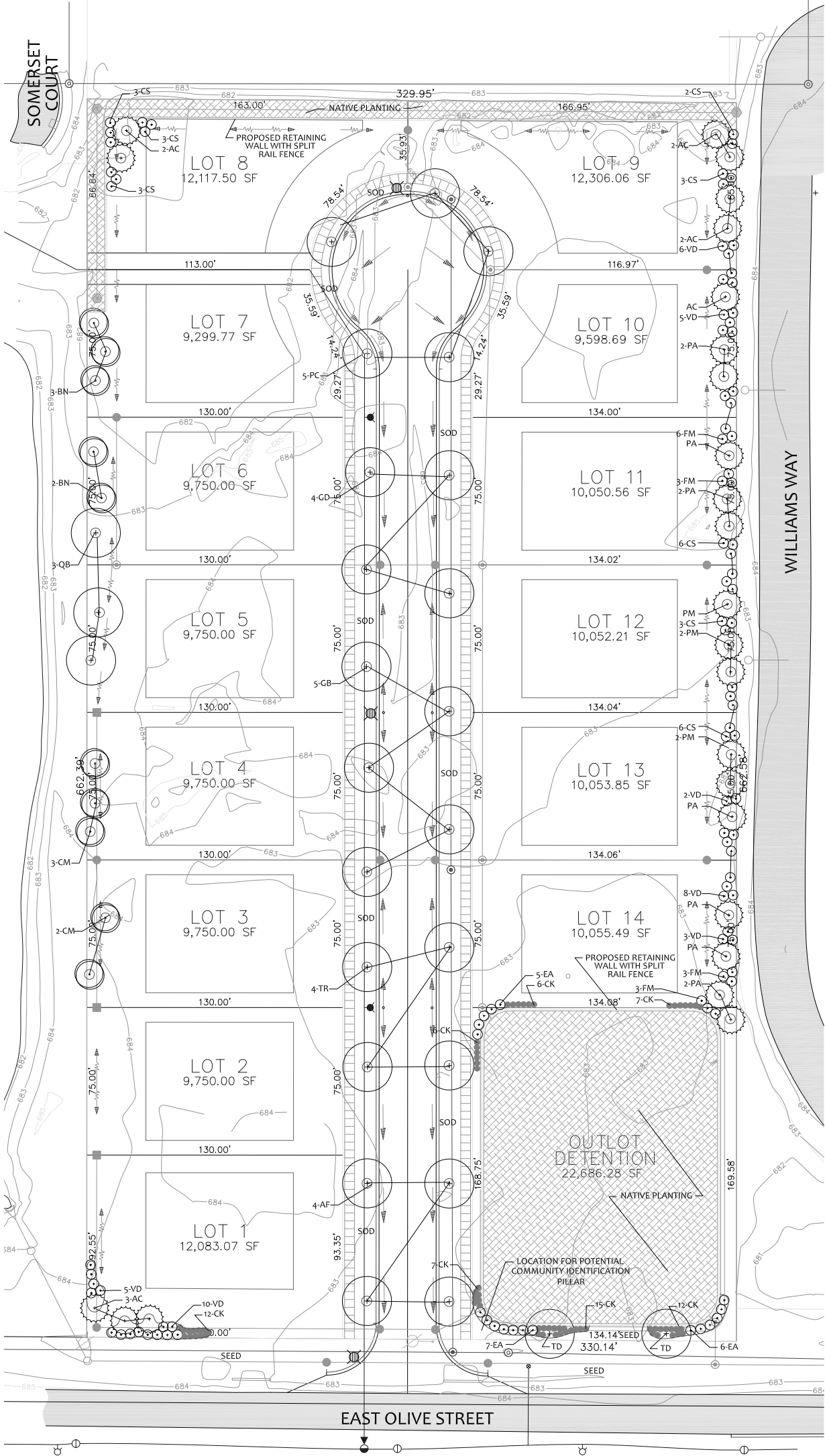
KROGSTAD@LANDDESIGNLIMITED.COM

156	7	Silver Maple	Acer saccharinum	5	5	
157	7	Silver Maple	Acer saccharinum	5	5	
158	17	Silver Maple	Acer saccharinum	4	5	
159	12	Slippery Elm	Ulmus pumila	5	5	
160	8	Box Elder	Acer negundo	5	5	
161	10	Silver Maple	Acer saccharinum	5	5	
162	15	Siberian Elm	Ulmus pumila	5	5	
163	18	Siberian Elm	Ulmus pumila	5	5	
164	9	Box Elder	Acer negundo	5	5	leaning
165	30	Silver Maple	Acer saccharinum	4	4	
166	15	Silver Maple	Acer saccharinum	5	5	
167	21	Silver Maple	Acer saccharinum	4	4	
168	13	Box Elder	Acer negundo	4	5	leaning
169	6	Box Elder	Acer negundo	4	4	
170	13	Siberian Elm	Ulmus pumila	5	5	half dead/hole
171	6	Box Elder	Acer negundo	4	4	
172	5	Box Elder	Acer negundo	5	5	
173	10	Box Elder	Acer negundo	5	5	
174	10	Box Elder	Acer negundo	5	5	lean
175	30	Silver Maple	Acer saccharinum	3	3	
176	8	Box Elder	Acer negundo	4	4	
177	5	Box Elder	Acer negundo	5	5	
178	5	Box Elder	Acer negundo	4	5	
179	16	Box Elder	Acer negundo	5	5	
180	10	Box Elder	Acer negundo	4	5	
181	8	Box Elder	Acer negundo	4	4	
182	16	Siberian Elm	Ulmus pumila	4	4	
183	15	Box Elder	Acer negundo	5	5	lean
184	6	Box Elder	Acer negundo	4	5	lean
185	10	Box Elder	Acer negundo	4	5	lean
186	4	Common Buckthorn	Rhamnus cathartica	3	3	
187	9	Box Elder	Acer negundo	4	4	
188	10	Box Elder	Acer negundo	4	4	
189	11	Box Elder	Acer negundo	4	5	
190	7	Box Elder	Acer negundo	4	4	
191	5	Box Elder	Acer negundo	5	5	
192	5	Box Elder	Acer negundo	5	5	
193	5	Common Buckthorn	Rhamnus cathartica	4	4	
194	8	Box Elder	Acer negundo	4	5	
195	38	Silver Maple	Acer saccharinum	3	3	
196	12	Silver Maple	Acer saccharinum	3	3	
197	7	Box Elder	Acer negundo	4	5	
198	8	Box Elder	Acer negundo	4	5	
199	8	Common Buckthorn	Rhamnus cathartica	5	5	
200	8	Box Elder	Acer negundo	5	5	leaning
201	27	Tuliptree	Liriodendron tulipifera	5	5	
202	38	American Elm	Ulmus americana	4	3	codominant
203	24	Box Elder	Acer negundo			
204	7	Box Elder	Acer negundo	5	5	
205	6	Common Buckthorn	Rhamnus cathartica	4	4	
206	12	Crabapple variety	Malus in variety	5	5	
207	16	Box Elder	Acer negundo	5	5	leaning
208	5	Box Elder	Acer negundo	4	4	
209	44	Siberian Elm	Ulmus pumila	4	3	
210	7	Box Elder	Acer negundo	4	4	
211	6	Crabapple variety	Malus in variety	5	5	
212	5	Crabapple variety	Malus in variety	5	5	
213	12	Box Elder	Acer negundo	5	5	
214	12	Box Elder	Acer negundo	5	5	hole
215	32	Box Elder	Acer negundo	6	6	fallen
216	38	Siberian Elm	Ulmus pumila	4	3	
217	20	Box Elder	Acer negundo	6	6	
218	12	Siberian Elm	Ulmus pumila	4	4	
219	7	Box Elder	Acer negundo	5	5	
220	4	Box Elder	Acer negundo	5	5	
221	14c	Common Buckthorn	Rhamnus cathartica	5	4	
222	14	Basswood	Tilia americana	5	5	
223	13	Siberian Elm	Ulmus pumila	5	5	
224	4	Common Buckthorn	Rhamnus cathartica	4	4	
225	12	Box Elder	Acer negundo	5	5	leaning
226	6	Box Elder	Acer negundo	4	5	
227	6	Silver Maple	Acer saccharinum	5	5	
228	5	Siberian Elm	Ulmus pumila	5	5	
229	4	Box Elder	Acer negundo	5	5	
230	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
231	6	Box Elder	Acer negundo	4	4	
232	7/2	Silver Maple	Acer saccharinum	5	5	
233	12	Box Elder	Acer negundo	5	5	
234	6	Silver Maple	Acer saccharinum	5	5	
235	6	Silver Maple	Acer saccharinum	5	5	
236	14	Box Elder	Acer negundo	5	5	
237	6	Silver Maple	Acer saccharinum	5	5	
238	7	Box Elder	Acer negundo	5	5	
239	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
240	3	Silver Maple	Acer saccharinum	4	4	
241	8	Siberian Elm	Ulmus pumila	5	5	
242	7	Siberian Elm	Ulmus pumila	6	6	
243	9	Siberian Elm	Ulmus pumila	4	4	
244	12	Siberian Elm	Ulmus pumila	4	5	
245	7	Siberian Elm	Ulmus pumila	4	5	
246	7	Siberian Elm	Ulmus pumila	5	5	
247	9	Siberian Elm	Ulmus pumila	5	5	
248	5	Silver Maple	Acer saccharinum	5	5	
249	9	Silver Maple	Acer saccharinum	5	5	
250	10	Silver Maple	Acer saccharinum	5	5	
251	10	Silver Maple	Acer saccharinum	5	5	
252	8	Silver Maple	Acer saccharinum	5	5	
253	8	Silver Maple	Acer saccharinum	5	5	
254	6	Box Elder	Acer negundo	4	4	
255	4	Silver Maple	Acer saccharinum	4	4	
256	6	Silver Maple	Acer saccharinum	5	5	
257	8	Silver Maple	Acer saccharinum	5	5	
258	4	Silver Maple	Acer saccharinum	5	5	
259	7	Silver Maple	Acer saccharinum	5	5	
260	13	Silver Maple	Acer saccharinum	4	4	
261	4	Silver Maple	Acer saccharinum	5	5	
262	6	Siberian Elm	Ulmus pumila	5	5	
263	12	Siberian Elm	Ulmus pumila	5	5	
264	8	Siberian Elm	Ulmus pumila	5	5	
265	15	Siberian Elm	Ulmus pumila	5	5	
266	8	Siberian Elm	Ulmus pumila	4	4	
267	3/2	Common Buckthorn	Rhamnus cathartica	4	4	
268	8	Siberian Elm	Ulmus pumila	5	5	
269	6	Siberian Elm	Ulmus pumila	5	5	
270	10	Siberian Elm	Ulmus pumila	5	5	
271	9	Siberian Elm	Ulmus pumila	5	5	
272	7	Siberian Elm	Ulmus pumila	5	5	
273	7	Siberian Elm	Ulmus pumila	5	5	
274	5	Silver Maple	Acer saccharinum	5	5	
275	4	Box Elder	Acer negundo	4	4	
276	6	Slippery Elm	Ulmus pumila	4	5	
277	15	Box Elder	Acer negundo	4	4	
278	5	Silver Maple	Acer saccharinum	5	5	
279	4	Silver Maple	Acer saccharinum	5	5	
280	4	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
281	8	Siberian Elm	Ulmus pumila	4	4	
282	7	Box Elder	Acer negundo	5	5	
283	4	Siberian Elm	Ulmus pumila	5	5	
284	3	Common Buckthorn	Rhamnus cathartica	4	4	
285	7	Siberian Elm	Ulmus pumila	5	5	
286	8	Siberian Elm	Ulmus pumila	4	4	
287	4	Siberian Elm	Ulmus pumila	5	5	
288	5	Siberian Elm	Ulmus pumila	4	4	
289	5	Siberian Elm	Ulmus pumila	4	4	
290	3	Silver Maple	Acer saccharinum	4	4	
291	4	Silver Maple	Acer saccharinum	5	5	
292	6	Silver Maple	Acer saccharinum	4	4	
293	5	Silver Maple	Acer saccharinum	4	4	
294	7	Silver Maple	Acer saccharinum	4	4	
295	5	Siberian Elm	Ulmus pumila	4	4	
296	4	Siberian Elm	Ulmus pumila	4	4	
297	6	Siberian Elm	Ulmus pumila	5	5	
298	5	Siberian Elm	Ulmus pumila	4	4	
299	12c	Common Buckthorn	Rhamnus cathartica	3	3	
300	4	Siberian Elm	Ulmus pumila	4	4	
301	10	Siberian Elm	Ulmus pumila	3	3	codominant
302	4	Silver Maple	Acer saccharinum	4	4	
303	4	Siberian Elm	Ulmus pumila	4	4	
304	8	Siberian Elm	Ulmus pumila	4	4	
305	5	Siberian Elm	Ulmus pumila	4	4	
306	6	Siberian Elm	Ulmus pumila	4	4	
307	6	Siberian Elm	Ulmus pumila	5	5	
308	12	Siberian Elm	Ulmus pumila	4	4	
309	7	Siberian Elm	Ulmus pumila	3	3	
310	4	Siberian Elm	Ulmus pumila	5	5	

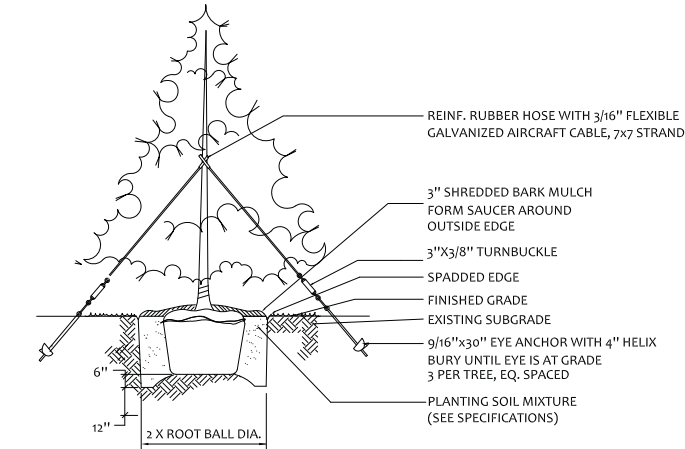
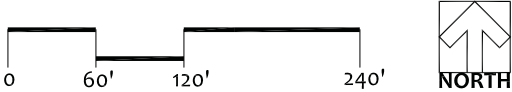
311	6	Siberian Elm	Ulmus pumila	3	3	
312	5	Green Ash	Fraxinus pennsylvanica	4	4	
313	3	Siberian Elm	Ulmus pumila	5	5	
314	7	Siberian Elm	Ulmus pumila	4	4	
315	7	Common Buckthorn	Rhamnus cathartica	5	5	
316	7	Silver Maple	Acer saccharinum	4	4	
317	7	Silver Maple	Acer saccharinum	4	4	
318	4	Box Elder	Acer negundo	5	5	
319	6	Siberian Elm	Ulmus pumila	5	5	
320	6	Siberian Elm	Ulmus pumila	5	5	
321	4	Silver Maple	Acer saccharinum	5	5	
322	6	Siberian Elm	Ulmus pumila	4	4	
323	7c	Common Buckthorn	Rhamnus cathartica	4	4	
324	5	Common Buckthorn	Rhamnus cathartica	4	4	
325	4	Common Buckthorn	Rhamnus cathartica	4	4	
326	9	Siberian Elm	Ulmus pumila	4	4	
327	6	Silver Maple	Acer saccharinum	4	4	
328	3	Siberian Elm	Ulmus pumila	5	5	
329	4	Common Buckthorn	Rhamnus cathartica	4	4	
330	6	Siberian Elm	Ulmus pumila	4	4	
331	6	Siberian Elm	Ulmus pumila	4	4	
332	16	Siberian Elm	Ulmus pumila	4	4	codominant
333	4	Siberian Elm	Ulmus pumila	5	5	
334	4	Siberian Elm	Ulmus pumila	5	5	
335	4	Green Ash	Fraxinus pennsylvanica	4	4	
336	4	Common Buckthorn	Rhamnus cathartica	4	4	
337	4	Common Buckthorn	Rhamnus cathartica	4	4	
338	5	Siberian Elm	Ulmus pumila	5	5	
339	5	Siberian Elm	Ulmus pumila	5	5	
340	5	Siberian Elm	Ulmus pumila	5	5	
341	6	Siberian Elm	Ulmus pumila	4	4	
342	7	Green Ash	Fraxinus pennsylvanica	4	4	
343	4	Siberian Elm	Ulmus pumila	4	4	
344	4	Siberian Elm	Ulmus pumila	4	4	
345	4	Silver Maple	Acer saccharinum	4	4	
346	4	Silver Maple	Acer saccharinum	4	4	
347	6/4	Silver Maple	Acer saccharinum	4	4	
348	5	Box Elder	Acer negundo	4	4	
349	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
350	5	Silver Maple	Acer saccharinum	4	4	
351	3	Silver Maple	Acer saccharinum	4	4	
352	7	Siberian Elm	Ulmus pumila	4	4	
353	4	Siberian Elm	Ulmus pumila	4	4	
354	5	Siberian Elm	Ulmus pumila	4	4	
355	4	Siberian Elm	Ulmus pumila	5	5	
356	3	Siberian Elm	Ulmus pumila	4	4	
357	10	Siberian Elm	Ulmus pumila	3	3	
358	6/2	Green Ash	Fraxinus pennsylvanica	4	4	codominant
359	5	Siberian Elm	Ulmus pumila	4	4	codominant
360	6c	Common Buckthorn	Rhamnus cathartica	3	3	
361	4	Siberian Elm	Ulmus pumila	5	5	vine
362	5	Siberian Elm	Ulmus pumila	4	4	
363	9	Green Ash	Fraxinus pennsylvanica	4	4	
364	5	Crabapple variety	Malus in variety	4	4	codominant
365	3	Common Buckthorn	Rhamnus cathartica	4	4	
366	5	Siberian Elm	Ulmus pumila	4	4	
367	10	Siberian Elm	Ulmus pumila	4	4	
368	4	Siberian Elm	Ulmus pumila	4	4	
369	9	Siberian Elm	Ulmus pumila	4	4	
370	3	Siberian Elm	Ulmus pumila	4	4	
371	4	Siberian Elm	Ulmus pumila	4	4	
372	5	Eastern Red Cedar	Juniperus virginiana	5	5	
373	6	Siberian Elm	Ulmus pumila	4	4	
374	6	Eastern Red Cedar	Juniperus virginiana	4	4	
375	4	Siberian Elm	Ulmus pumila	4	4	
376	4	Siberian Elm	Ulmus pumila	4	4	
377	6	Siberian Elm	Ulmus pumila	3	3	
378	3	Siberian Elm	Ulmus pumila	4	4	
379	6	Common Buckthorn	Rhamnus cathartica	5	5	
380	9c	Common Buckthorn	Rhamnus cathartica	5	5	
381	4	Eastern Cottonwood	Populus deltoides	4	4	
382	8	Eastern Cottonwood	Populus deltoides	4	4	
383	26	Eastern Cottonwood	Populus deltoides	3	4	
384	4	Siberian Elm	Ulmus pumila	4	4	
385	4	Siberian Elm	Ulmus pumila	4	4	
386	4	Siberian Elm	Ulmus pumila	4	4	
387	5	Siberian Elm	Ulmus pumila	4	4	
388	6	Box Elder	Acer negundo	5	5	
389	14	Box Elder	Acer negundo	4	5	
390	9	Box Elder	Acer negundo	4	5	
391	20	Siberian Elm	Ulmus pumila	4	4	
392	5	Box Elder	Acer negundo	4	4	
393	5	Silver Maple	Acer saccharinum	6	6	dead
394	6	Slippery Elm	Ulmus rubra 'Muhl'	4	5	
395	8	Box Elder	Acer negundo	5	5	
396	8	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
397	7	Box Elder	Acer negundo	5	5	
398	6	Box Elder	Acer negundo	5	5	
399	5	Box Elder	Acer negundo	5	5	
400	6	Box Elder	Acer negundo	5	5	
401	8	Box Elder	Acer negundo	5	5	
402	2	Box Elder	Acer negundo	4	5	
403	12	Box Elder	Acer negundo	5	5	
404	14	Box Elder	Acer negundo	5	5	lean
405	7	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
406	10	Box Elder	Acer negundo	5	5	
407	10	Box Elder	Acer negundo	5	5	
408	8	Box Elder	Acer negundo	5	5	
409	8	Siberian Elm	Ulmus pumila	5	5	
410	7	Siberian Elm	Ulmus pumila	4	4	
411	22	Box Elder	Acer negundo	5	5	
412	13	Siberian Elm	Ulmus pumila	4	5	lean
413	7	Siberian Elm	Ulmus pumila	5	5	
414	14	Siberian Elm	Ulmus pumila	5	5	
415	5	Box Elder	Acer negundo	5	5	
416	5	Siberian Elm	Ulmus pumila	5	5	
417	5	Box Elder	Acer negundo	5	5	hole
418	4	Box Elder	Acer negundo	5	5	
419	4	Siberian Elm	Ulmus pumila	4	4	
420	6	Siberian Elm	Ulmus pumila	4	4	
421	8	Silver Maple	Acer saccharinum	5	5	
422	8	Silver Maple	Acer saccharinum	5	5	
423	5	Box Elder	Acer negundo	4	5	
424	6	Box Elder	Acer negundo	5	5	
425	6	Box Elder	Acer negundo	4	4	
426	8/3	Silver Maple	Acer saccharinum	4	4	
427	10	Silver Maple	Acer saccharinum	4	4	
428	4	Box Elder	Acer negundo	5	5	
429	12	Slippery Elm	Ulmus rubra 'Muhl'	3	3	
430	10	Box Elder	Acer negundo	5	5	
431	6	Box Elder	Acer negundo	5	5	
432	4	Siberian Elm	Ulmus pumila	4	4	
433	8	Siberian Elm	Ulmus pumila	5	5	lean
434	5	Silver Maple	Acer saccharinum	4	5	
435	9	Siberian Elm	Ulmus pumila	5	5	
436	5	Siberian Elm	Ulmus pumila	4	4	
437	7	Silver Maple	Acer saccharinum	4	5	
438	4	Silver Maple	Acer saccharinum	5	5	
439	7	Silver Maple	Acer saccharinum	5	5	cracked
440	10	Siberian Elm	Ulmus pumila	4	4	
441	7	Silver Maple	Acer saccharinum	5	5	
442	5	Box Elder	Acer negundo	5	5	
443	12	Slippery Elm	Ulmus rubra 'Muhl'	5	4	
444	6	Box Elder	Acer negundo	5	5	
445	7	Box Elder	Acer negundo	5	5	
446	5	Siberian Elm	Ulmus pumila	5	5	
447	4	Silver Maple	Acer saccharinum	5	5	
448	5	Silver Maple	Acer saccharinum	5	5	
449	7	Box Elder	Acer negundo	5	5	
450	8	Siberian Elm	Ulmus pumila	5	5	
451	4	Common Buckthorn	Rhamnus cathartica	5	5	
452	4	Common Buckthorn	Rhamnus cathartica	5	5	
453	60	Silver Maple	Acer saccharinum	5	5	
454	6	Common Buckthorn	Rhamnus cathartica	5	5	
455	8	Box Elder	Acer negundo	4	4	
456	10	Siberian Elm	Ulmus pumila	5	5	
457	5	Silver Maple	Acer saccharinum	4	4	
458	7	Box Elder	Acer negundo	5	5	
459	5	Common Buckthorn	Rhamnus cathartica	4	4	
460	4	Common Buckthorn	Rhamnus cathartica	5	5	
461	4	Common Buckthorn	Rhamnus cathartica	5	5	
462	6	Common Buckthorn	Rhamnus cathartica	4	5	
463	7	Common Buckthorn	Rhamnus cathartica	4	5	
464	9	Common Buckthorn	Rhamnus cathartica	4	4	
465	4	Box Elder	Acer negundo	4	4	

621	15	Eastern Cottonwood	Populus deltoides	4	4
622	4	Box Elder	Acer negundo	4	4
623	20	Eastern Cottonwood	Populus deltoides	4	4
624	5	Siberian Elm	Ulmus pumila	5	5
625	3	Siberian Elm	Ulmus pumila	4	5
626	14	Eastern Cottonwood	Populus deltoides	4	4
627	11	Eastern Cottonwood	Populus deltoides	4	4
628	3	Common Buckthorn	Rhamnus cathartica	5	5
629	6	Siberian Elm	Ulmus pumila	4	4
630	16	Eastern Cottonwood	Populus deltoides	4	5
631	3	Silver Maple	Acer saccharinum	5	5
632	11	Eastern Cottonwood	Populus deltoides	4	lean
633	5	Eastern Cottonwood	Populus deltoides	4	4
634	5	Box Elder	Acer negundo	4	4
635	13	Eastern Cottonwood	Populus deltoides	3	4
636	8	Eastern Cottonwood	Populus deltoides	4	bent
637	16	Eastern Cottonwood	Populus deltoides	4	4
638	14	Eastern Cottonwood	Populus deltoides	4	4
639	10	Green Ash	Fraxinus pennsylvanica	4	3
640	10	Siberian Elm	Ulmus pumila	4	total codominant
641	5	Siberian Elm	Ulmus pumila	4	5
642	9	Siberian Elm	Ulmus pumila	4	4
643	5	Siberian Elm	Ulmus pumila	4	4
644	6	Siberian Elm	Ulmus pumila	4	4
645	17	Eastern Cottonwood	Populus deltoides	3	4
646	4	Siberian Elm	Ulmus pumila	5	5
647	6	Siberian Elm	Ulmus pumila	4	4
648	11	Eastern Cottonwood	Populus deltoides	4	4
649	7	Eastern Cottonwood	Populus deltoides	4	4
650	16	Eastern Cottonwood	Populus deltoides	4	thin
651	3	Siberian Elm	Ulmus pumila	5	5 lean
652	3	Siberian Elm	Ulmus pumila	6	6
653	10	Eastern Cottonwood	Populus deltoides	4	4
654	11	Eastern Cottonwood	Populus deltoides	4	4
655	24	Eastern Cottonwood	Populus deltoides	3	3
656	22	Eastern Cottonwood	Populus deltoides	3	3
657	10c	Common Buckthorn	Rhamnus cathartica	5	5
658	6	Siberian Elm	Ulmus pumila	4	5 lean
659	17	Eastern Cottonwood	Populus deltoides	4	4
660	5	Silver Maple	Acer saccharinum	5	5
661	10	Green Ash	Fraxinus pennsylvanica	5	5 lean
662	4	Common Buckthorn	Rhamnus cathartica	5	5
663	6	Siberian Elm	Ulmus pumila	5	5
664	6	Common Buckthorn	Rhamnus cathartica	4	4
665	6	Eastern Red Cedar	Prunus serotina	5	5
666	4	Siberian Elm	Ulmus pumila	4	5 lean
667	8	Siberian Elm	Ulmus pumila	4	4
668	12c	Common Buckthorn	Rhamnus cathartica	4	4
669	6	Eastern Red Cedar	Juniperus virginiana	5	5
670	15c	Common Buckthorn	Rhamnus cathartica	3	3
671	4	Box Elder	Acer negundo	4	4
672	10	Siberian Elm	Ulmus pumila	4	codominant
673	8	Siberian Elm	Ulmus pumila	4	4
674	4	Siberian Elm	Ulmus pumila	5	4
675	4	Common Buckthorn	Rhamnus cathartica	4	4
676	4	Siberian Elm	Ulmus pumila	4	5
677	5	Siberian Elm	Ulmus pumila	4	4
678	5	Siberian Elm	Ulmus pumila	4	4
679	6	Siberian Elm	Ulmus pumila	4	4
680	4	Siberian Elm	Ulmus pumila	4	4
681	4	Siberian Elm	Ulmus pumila	4	4
682	8	Common Buckthorn	Rhamnus cathartica	3	3
683	4	Siberian Elm	Ulmus pumila	4	4
684	6	Box Elder	Acer negundo	4	4
685	5	Siberian Elm	Ulmus pumila	5	5
686	6	Siberian Elm	Ulmus pumila	5	5
687	6	Box Elder	Acer negundo	4	5 contorted
688	5	Siberian Elm	Ulmus pumila	4	4
689	6	Siberian Elm	Ulmus pumila	3	3
690	5	Black Cherry	Prunus serotina	4	4 codominant
691	22	Silver Maple	Acer saccharinum	4	4
692	10	Silver Maple	Acer saccharinum	5	5
693	8	Siberian Elm	Ulmus pumila	4	4
694	4	Silver Maple	Acer saccharinum	5	5
695	7	Box Elder	Acer negundo	5	5
696	5	Box Elder	Acer negundo	5	5
697	6	Black Cherry	Prunus serotina	4	4 twisted
698	6	Silver Maple	Acer saccharinum	4	4
699	6	Common Buckthorn	Rhamnus cathartica	5	5
700	4	Box Elder	Acer negundo	4	4
701	5	Box Elder	Acer negundo	3	3
702	10	Box Elder	Acer negundo	4	4
703	9	Siberian Elm	Ulmus pumila	3	4
704	11	Eastern Cottonwood	Populus deltoides	3	3
705	4	Siberian Elm	Ulmus pumila	3	3
706	8	Siberian Elm	Ulmus pumila	4	4
707	5	Siberian Elm	Ulmus pumila	4	4
708	7	Siberian Elm	Ulmus pumila	4	4
709	4	Common Buckthorn	Rhamnus cathartica	4	4
710	4	Siberian Elm	Ulmus pumila	4	5
711	5	Siberian Elm	Ulmus pumila	4	4
712	6x3	Box Elder	Acer negundo	4	4 2 stems
713	4	Common Buckthorn	Rhamnus cathartica	4	4
714	5	Siberian Elm	Ulmus pumila	5	5
715	4	Siberian Elm	Ulmus pumila	4	4
716	5	Siberian Elm	Ulmus pumila	4	4
717	4	Common Buckthorn	Rhamnus cathartica	5	5
718	3	Common Buckthorn	Rhamnus cathartica	4	5
719	3	Siberian Elm	Ulmus pumila	4	4
720	6	Siberian Elm	Ulmus pumila	4	4
721	6	Siberian Elm	Ulmus pumila	4	4
722	4	Common Buckthorn	Rhamnus cathartica	4	4
723	4	Siberian Elm	Ulmus pumila	4	4
724	3	Box Elder	Acer negundo	4	4
725	3	Common Buckthorn	Rhamnus cathartica	4	4
726	14	Eastern Cottonwood	Populus deltoides	4	lean
727	7	Siberian Elm	Ulmus pumila	4	4
728	6	Siberian Elm	Ulmus pumila	4	4
729	18	Box Elder	Acer negundo	5	5
730	4	Siberian Elm	Ulmus pumila	4	4
731	8	Common Buckthorn	Rhamnus cathartica	3	4
732	4	Common Buckthorn	Rhamnus cathartica	4	4
733	11	Siberian Elm	Ulmus pumila	4	4
734	4	Common Buckthorn	Rhamnus cathartica	4	4
735	4	Common Buckthorn	Rhamnus cathartica	4	4
736	5	Siberian Elm	Ulmus pumila	4	4
737	7	Common Buckthorn	Rhamnus cathartica	5	5
738	4	Siberian Elm	Ulmus pumila	5	5
739	4	Siberian Elm	Ulmus pumila	4	4
740	4	Siberian Elm	Ulmus pumila	4	4
741	6	Siberian Elm	Ulmus pumila	4	4
742	8	Siberian Elm	Ulmus pumila	5	5
743	5	Black Cherry	Prunus serotina	4	4 codominant
744	4	Siberian Elm	Ulmus pumila	4	4
745	5	Siberian Elm	Ulmus pumila	4	4
746	6	Siberian Elm	Ulmus pumila	4	4
747	6	Siberian Elm	Ulmus pumila	4	4
748	6	Siberian Elm	Ulmus pumila	4	4
749	7	Siberian Elm	Ulmus pumila	4	4
750	5	Siberian Elm	Ulmus pumila	4	4
751	5	Siberian Elm	Ulmus pumila	4	4
752	4	Common Buckthorn	Rhamnus cathartica	4	4
753	3	Siberian Elm	Ulmus pumila	5	5
754	7	Siberian Elm	Ulmus pumila	4	4
755	4x5	Common Buckthorn	Rhamnus cathartica	4	4
756	6	Siberian Elm	Ulmus pumila	5	4 cracked
757	6	Siberian Elm	Ulmus pumila	4	4
758	12	Siberian Elm	Ulmus pumila	4	5 codominant
759	7	Siberian Elm	Ulmus pumila	5	5
760	6	Siberian Elm	Ulmus pumila	5	5
761	20	Eastern Cottonwood	Populus deltoides	4	4 codominant
762	4	Common Buckthorn	Rhamnus cathartica	5	5
763	8	Siberian Elm	Ulmus pumila	5	5
764	4	Common Buckthorn	Rhamnus cathartica	5	5
765	9	Siberian Elm	Ulmus pumila	4	4
766	5	Siberian Elm	Ulmus pumila	4	5
767	5	Siberian Elm	Ulmus pumila	4	4
768	4	Siberian Elm	Ulmus pumila	4	4
769	10	Black Cherry	Prunus serotina	3	3
770	6	Siberian Elm	Ulmus pumila	4	4
771	5	Box Elder	Acer negundo	4	4
772	5	Siberian Elm	Ulmus pumila	4	4
773	4	Siberian Elm	Ulmus pumila	4	4
774	7	Siberian Elm	Ulmus pumila	4	4
775	4x3	Common Buckthorn	Rhamnus cathartica	4	4

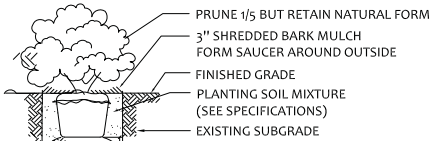
776	6	Common Buckthorn	Rhamnus cathartica	4	4
777	5	Common Buckthorn	Rhamnus cathartica	4	4
778	5	Common Buckthorn	Rhamnus cathartica	4	4
779	5	Siberian Elm	Ulmus pumila	4	4
780	3	Silver Maple	Acer saccharinum	4	5
781	7	Green Ash	Fraxinus pennsylvanica	5	5
782	6	Siberian Elm	Ulmus pumila	4	4
783	5	Siberian Elm	Ulmus pumila	4	4
784	4	Common Buckthorn	Rhamnus cathartica	4	5
785	6	Siberian Elm	Ulmus pumila	4	4
786	4	Siberian Elm	Ulmus pumila	4	4
787	4	Siberian Elm	Ulmus pumila	4	4
788	6	Silver Maple	Acer saccharinum	4	4
789	4	Siberian Elm	Ulmus pumila	4	4
790	6	Siberian Elm	Ulmus pumila	3	3
791	4	Siberian Elm	Ulmus pumila	4	4
792	9	Box Elder	Acer negundo	5	5
793	5	Siberian Elm	Ulmus pumila	4	4
794	4	Common Buckthorn	Rhamnus cathartica	4	4
795	6	Siberian Elm	Ulmus pumila	4	4
796	5	Siberian Elm	Ulmus pumila	4	4
797	4	Siberian Elm	Ulmus pumila	4	4
798	4	Siberian Elm	Ulmus pumila	5	5
799	5	Siberian Elm	Ulmus pumila	4	4
800	3	Siberian Elm	Ulmus pumila	4	4
801	4	Siberian Elm	Ulmus pumila	4	4
802	4	Siberian Elm	Ulmus pumila	5	5
803	4	Siberian Elm	Ulmus pumila	4	4
804	4	Siberian Elm	Ulmus pumila	4	4
805	4	Common Buckthorn	Rhamnus cathartica	4	4
806	4	Common Buckthorn	Rhamnus cathartica	4	4
807	5	Siberian Elm	Ulmus pumila	4	4
808	4	Siberian Elm	Ulmus pumila	4	4
809	4	Siberian Elm	Ulmus pumila	4	4
810	5	Siberian Elm	Ulmus pumila	4	4
811	5	Siberian Elm	Ulmus pumila	4	4
812	6	Siberian Elm	Ulmus pumila	4	4
813	6	Siberian Elm	Ulmus pumila	4	4
814	6	Siberian Elm	Ulmus pumila	4	4
815	6	Siberian Elm	Ulmus pumila	4	4
816	4	Silver Maple	Acer saccharinum	4	4
817	4	Siberian Elm	Ulmus pumila	4	4
818	6	Silver Maple	Acer saccharinum	4	4
819	8c	Common Buckthorn	Rhamnus cathartica	4	4
820	4	Siberian Elm	Ulmus pumila	4	4
821	4	Common Buckthorn	Rhamnus cathartica	4	4
822	4	Eastern Red Cedar	Juniperus virginiana	5	5
823	8	Siberian Elm	Ulmus pumila	4	4
824	6	Green Ash	Fraxinus pennsylvanica	4	5 lean
825	4	Siberian Elm	Ulmus pumila	4	4
826	6	Green Ash	Fraxinus pennsylvanica	4	4
827	7	Siberian Elm	Ulmus pumila	4	4
828	10c	Common Buckthorn	Rhamnus cathartica	3	3
829	5	Siberian Elm	Ulmus pumila	4	4
830	5	Common Buckthorn	Rhamnus cathartica	4	4
831	4	Common Buckthorn	Rhamnus cathartica	4	4
832	3	Common Buckthorn	Rhamnus cathartica	4	4
833	4	Common Buckthorn	Rhamnus cathartica	4	4
834	4	Common Buckthorn	Rhamnus cathartica	4	4
835	3	Box Elder	Acer negundo	4	4
836	4	Siberian Elm	Ulmus pumila	4	4
837	4	Siberian Elm	Ulmus pumila	4	4
838	5	Siberian Elm	Ulmus pumila	4	4
839	6	Siberian Elm	Ulmus pumila	4	4
840	6	Siberian Elm	Ulmus pumila	4	4
841	3	Common Buckthorn	Rhamnus cathartica	4	4
842	7	Siberian Elm	Ulmus pumila	4	4
843	6	Siberian Elm	Ulmus pumila	4	4
844	8	Siberian Elm	Ulmus pumila	4	4
845	6	Siberian Elm	Ulmus pumila	4	4
846	4	Siberian Elm	Ulmus pumila	4	4
847	5	Common Buckthorn	Rhamnus cathartica	4	4
848	6	Siberian Elm	Ulmus pumila	4	4
849	5	Siberian Elm	Ulmus pumila	4	4
850	6	Common Buckthorn	Rhamnus cathartica	4	4
851	4	Common Buckthorn	Rhamnus cathartica	4	4
852	6	Siberian Elm	Ulmus pumila	4	4
853	7	Siberian Elm	Ulmus pumila	4	4
854	4	Siberian Elm	Ulmus pumila	4	4
855	4	Box Elder	Acer negundo	5	5
856	5	Box Elder	Acer negundo	4	4
857	5	Siberian Elm	Ulmus pumila	4	4
858	4	Siberian Elm	Ulmus pumila	4	4
859	5	Box Elder	Acer negundo	4	4
860	6	Siberian Elm	Ulmus pumila	3	3
861	7	Box Elder	Acer negundo	4	4
862	4	Siberian Elm	Ulmus pumila	4	4
863	4	Siberian Elm	Ulmus pumila	4	4
864	4	Green Ash	Fraxinus pennsylvanica	4	4
865	5	Common Buckthorn	Rhamnus cathartica	5	5
866	7	Siberian Elm	Ulmus pumila	4	4
867	5	Common Buckthorn	Rhamnus cathartica	5	5
868	4	Eastern Red Cedar	Juniperus virginiana	4	5
869	8	Siberian Elm	Ulmus pumila	4	4
870	7	Siberian Elm	Ulmus pumila	4	4
871	5	Common Buckthorn	Rhamnus cathartica	4	4
872	6c	Common Buckthorn	Rhamnus cathartica	3	3
873	5	Eastern Red Cedar	Juniperus virginiana	4	4
874	5	Eastern Red Cedar	Juniperus virginiana	3	3
875	8	Box Elder	Acer negundo	4	5
876	6	Common Buckthorn	Rhamnus cathartica	4	4
877	8	Siberian Elm	Ulmus pumila	4	4
878	4	Siberian Elm	Ulmus pumila	4	4
879	4	Siberian Elm	Ulmus pumila	4	4
880	5	Siberian Elm	Ulmus pumila	4	4
881	4	Common Buckthorn	Rhamnus cathartica	4	4
882	7	Siberian Elm	Ulmus pumila	3	4
883	7	Common Buckthorn	Rhamnus cathartica	4	4
884	3	Siberian Elm	Ulmus pumila	4	4
885	5	Eastern Red Cedar	Juniperus virginiana	3	4
886	4	Eastern Red Cedar	Juniperus virginiana	5	5
887	7	Siberian Elm	Ulmus pumila	4	4
888	6	Siberian Elm	Ulmus pumila	4	4
889	4	Common Buckthorn	Rhamnus cathartica	4	4
890	4	Common Buckthorn	Rhamnus cathartica	4	4
891	9	Box Elder	Acer negundo	3	4
892	5	Box Elder	Acer negundo	4	4
893	4	Box Elder	Acer negundo	4	4
894	3	Siberian Elm	Ulmus pumila	4	4
895	4	Bradford Pear	Pyrus calleryana 'Bradford'	4	4
896	7c	Common Buckthorn	Rhamnus cathartica	4	4
897	4	Common Buckthorn	Rhamnus cathartica	4	4
898	6	Siberian Elm	Ulmus pumila	4	4
899	3	Box Elder	Acer negundo	4	4
900	6c	Common Buckthorn	Rhamnus cathartica	4	4
901	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4
902	6	Siberian Elm	Ulmus pumila	4	4
903	3	Box Elder	Acer negundo	3	4
904	3	Box Elder	Acer negundo	3	4
905	4	Box Elder	Acer negundo	3	4
906	4	Siberian Elm	Ulmus pumila	5	5
907	8c	Common Buckthorn	Rhamnus cathartica	3	3
908	7	Common Buckthorn	Rhamnus cathartica	4	4
909	3	Eastern Red Cedar	Juniperus virginiana	4	4
910	3x2	Common Buckthorn	Rhamnus cathartica	4	4
911	6	Eastern Red Cedar	Juniperus virginiana	3	4
912	5	Norway Spruce	Picea abies	3	4
913	6	Box Elder	Acer negundo	5	5
914	8	Siberian Elm	Ulmus pumila	4	4
915	10	Box Elder	Acer negundo	5	5
916	8	Siberian Elm	Ulmus pumila	4	4
917	12	Siberian Elm	Ulmus pumila	4	4
918	14	Box Elder	Acer negundo	4	4
919	6	Box Elder	Acer negundo	5	5
920	4	Siberian Elm	Ulmus pumila	5	5
921	10	Box Elder	Acer negundo	5	5
922	5	Common Buckthorn	Rhamnus cathartica	5	5 same tree as 953
923	5	Common Buckthorn	Rhamnus cathartica	3	3
924	4	Common Buckthorn	Rhamnus cathartica	5	5
925	5	Siberian Elm	Ulmus pumila	4	4
926	4	Box Elder	Acer negundo	4	4
927	4	Silver Maple	Acer saccharinum	4	4
928	8	Box Elder	Acer negundo	5	5
929	7x2	Box Elder	Acer negundo	5	5
930	5	Box Elder	Acer negundo	5	5



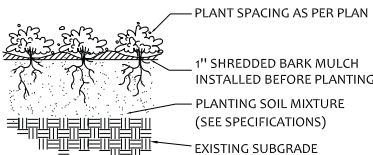
OVERALL LANDSCAPE PLAN



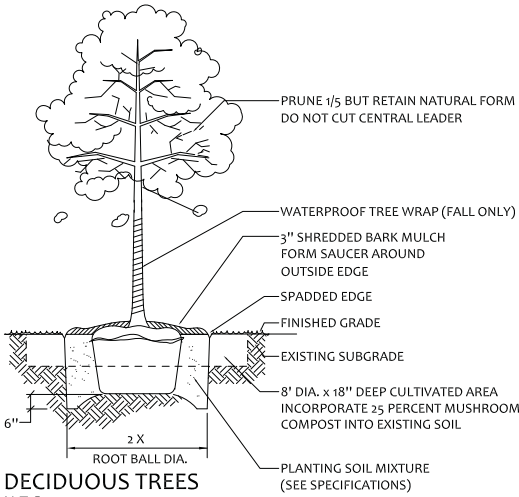
EVERGREEN TREES
N.T.S.



DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



PERENNIALS AND GROUNDCOVERS
N.T.S.



DECIDUOUS TREES
N.T.S.

- GENERAL NOTES**
1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
 2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
 4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
 5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
 6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
 7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
 8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
 9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
 10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 5'-0" dia. MULCH RING AT 3" THICK WITH A CULTIVATED EDGE.
 11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
 12. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
 13. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 14. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
 15. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
 17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
 18. STREET LIGHT POLES AND LAMPS SHALL BE SPECIFIED AT TIME OF PERMIT AND SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF LAKEMOOR.
 19. FIELD ADJUSTMENTS TO THE PLANTING OF PARKWAY TREES SHALL PROVIDE FOR A MINIMUM OF 10' SEPARATION FROM THE TRUNK OF ANY TREE TO SANITARY MANHOLES LOCATED WITHIN THE PARKWAY.

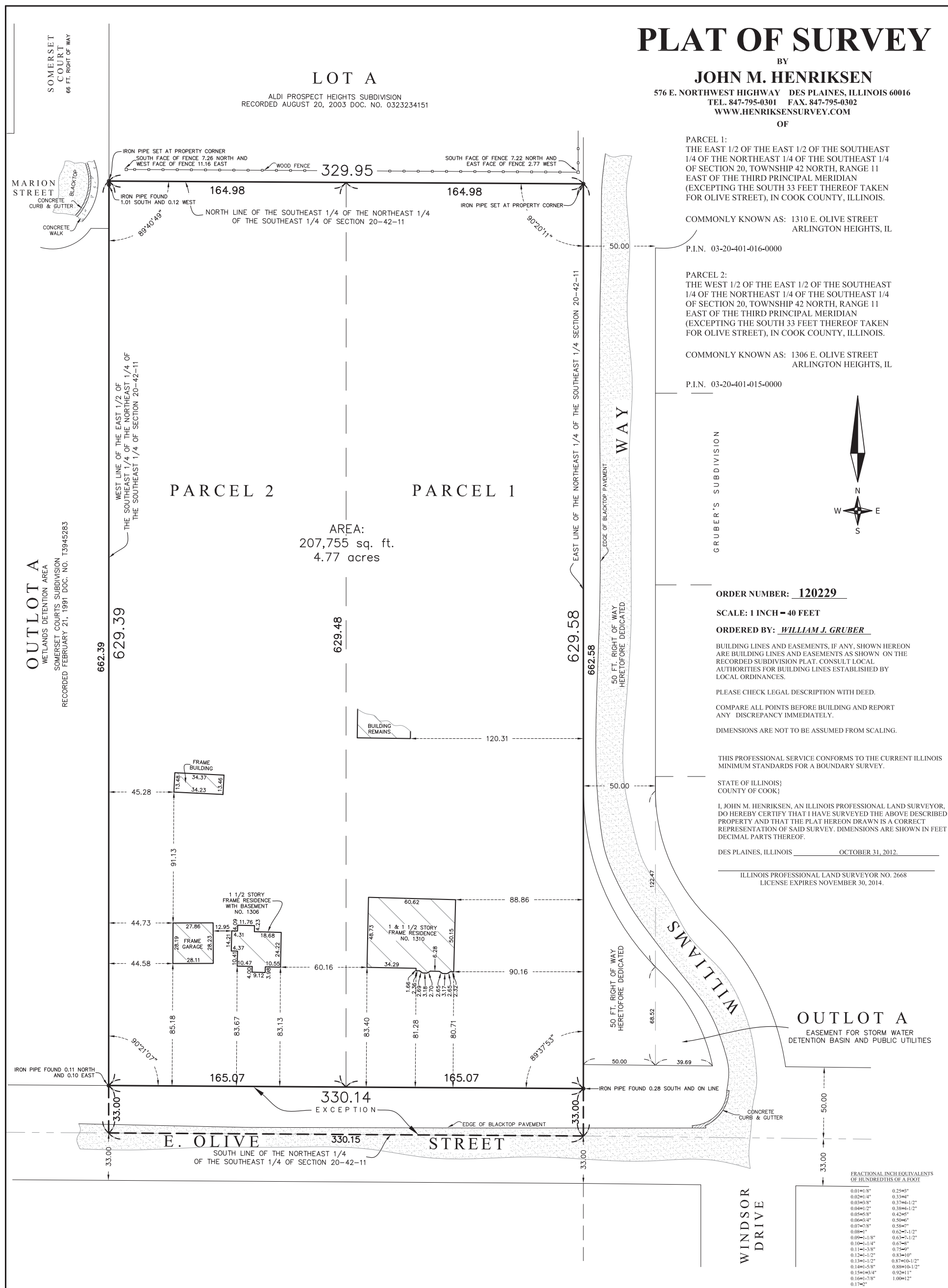
PLANT MATERIAL KEY		BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SYM	QTY				
Deciduous Trees					
AF	4	Acer x freemanii	Autumn Blaze Maple	2 1/2"	Central Leader
GB	5	Ginkgo biloba	Ginkgo	2 1/2"	Central Leader (Male)
GD	4	Gymnocladus dioicus	Kentucky Coffee Tree	2 1/2"	Central Leader
PC	5	Pyrus calleryana 'Chanticleer'	Kentucky Coffee Tree	2 1/2"	Central Leader
QB	3	Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
TD	2	Taxodium distichum	Bald Cypress	2 1/2"	Central Leader
TR	4	Tilia euchlora 'Redmond'	Redmond Linden	2 1/2"	Central Leader
Evergreen Trees					
AC	10	Abies concolor	White Fir	6'	
PA	10	Picea abies	Norway Spruce	6'	
PM	5	Pseudotsuga menziesii	Douglas Fir	6'	
Ornamental Trees					
BN	5	Betula nigra	River Birch	6'	Spring Dig
CM	5	Cornus mas	Cornelliancherry Dogwood	6'	
Deciduous Shrubs					
CS	29	Cornus sericea	Red-Twig Dogwood	30"	
EA	18	Euonymus alatus 'Compacta'	Compact Burning Bush	30"	
FM	15	Forsythia 'Meadowlark'	Meadowlark Forsythia	30"	
VD	39	Viburnum dentatum	Arrowwood Viburnum	30"	
Ornamental Grasses					
CK	65	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
Miscellaneous Materials*					
Shredded Hardwood Mulch					
Parkway Sod					
Olive Street Parkway and Detention Seed					
Native planting (Seed Mix to be determined at time of Final Plans)					

* Quantities to be determined at time of Final Plans.

Christina Court, Arlington Heights, IL
K. Hovnanian Homes
PRELIMINARY LANDSCAPE PLAN

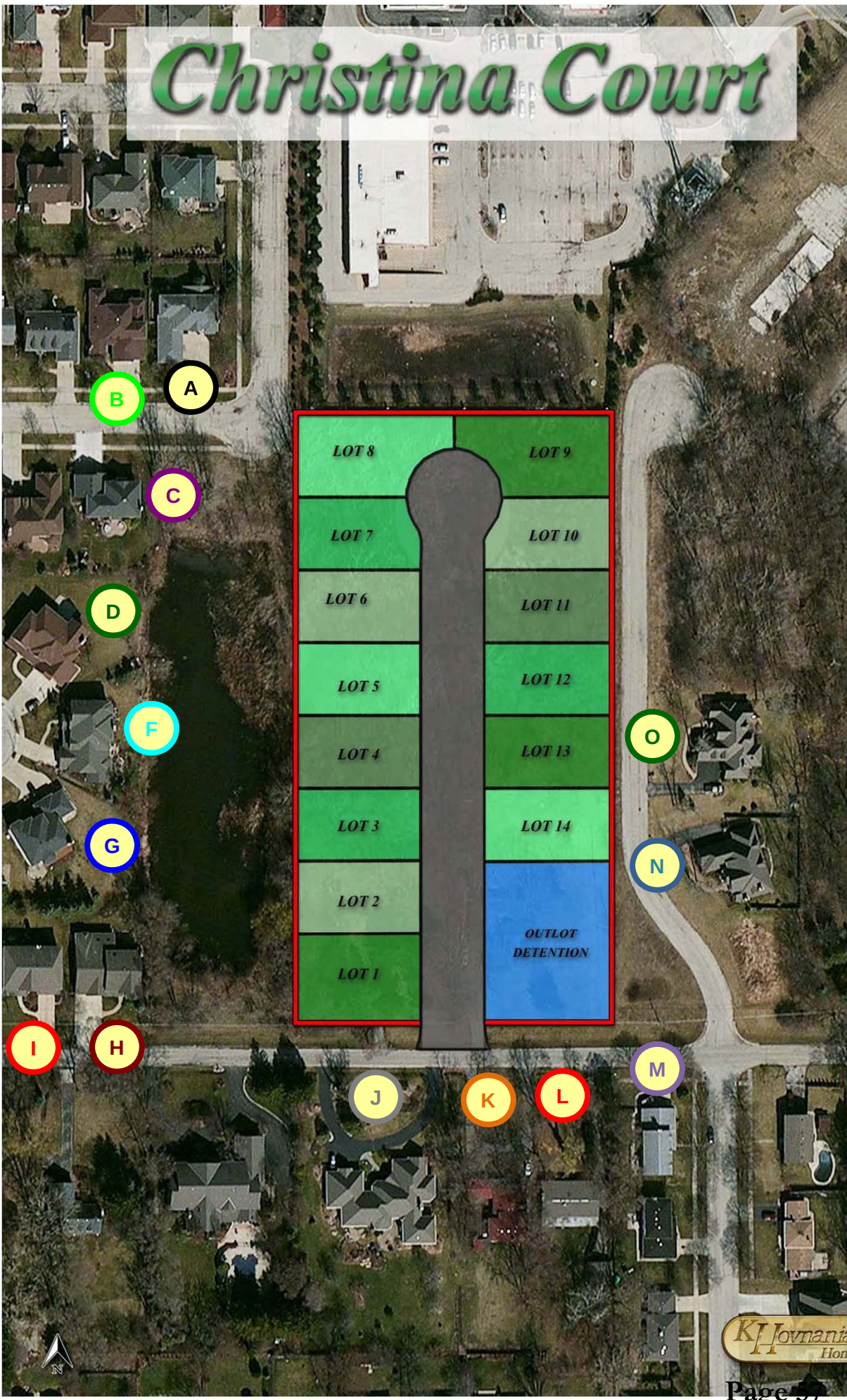
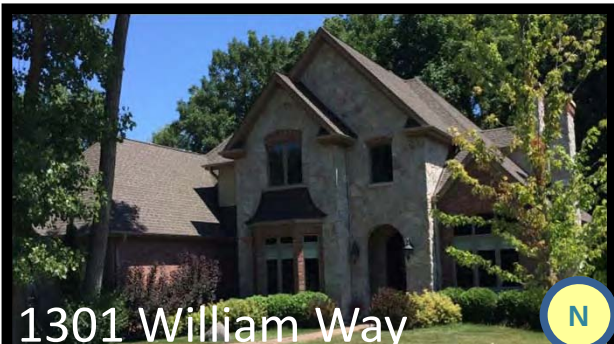
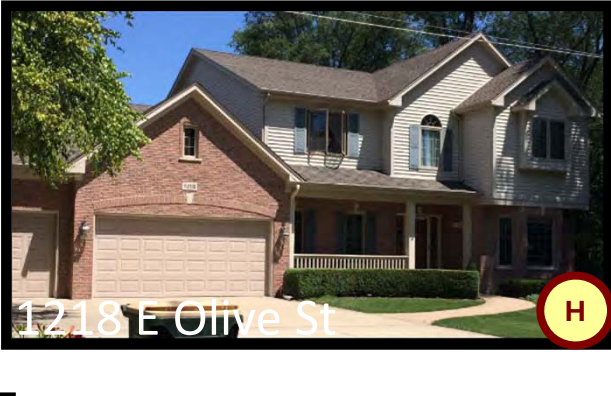
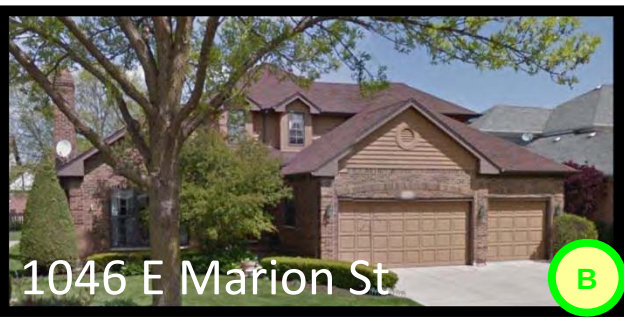
KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE + CONSULTING
519 PEMBROKE CT. N., CRYSTAL LAKE, IL 60014
P. 815-529-1511
KROGSTAD@LANDDESIGNLIMITED.COM

B. Survey



F. Color Photos of Surrounding Properties

Color Photos of Surrounding Properties



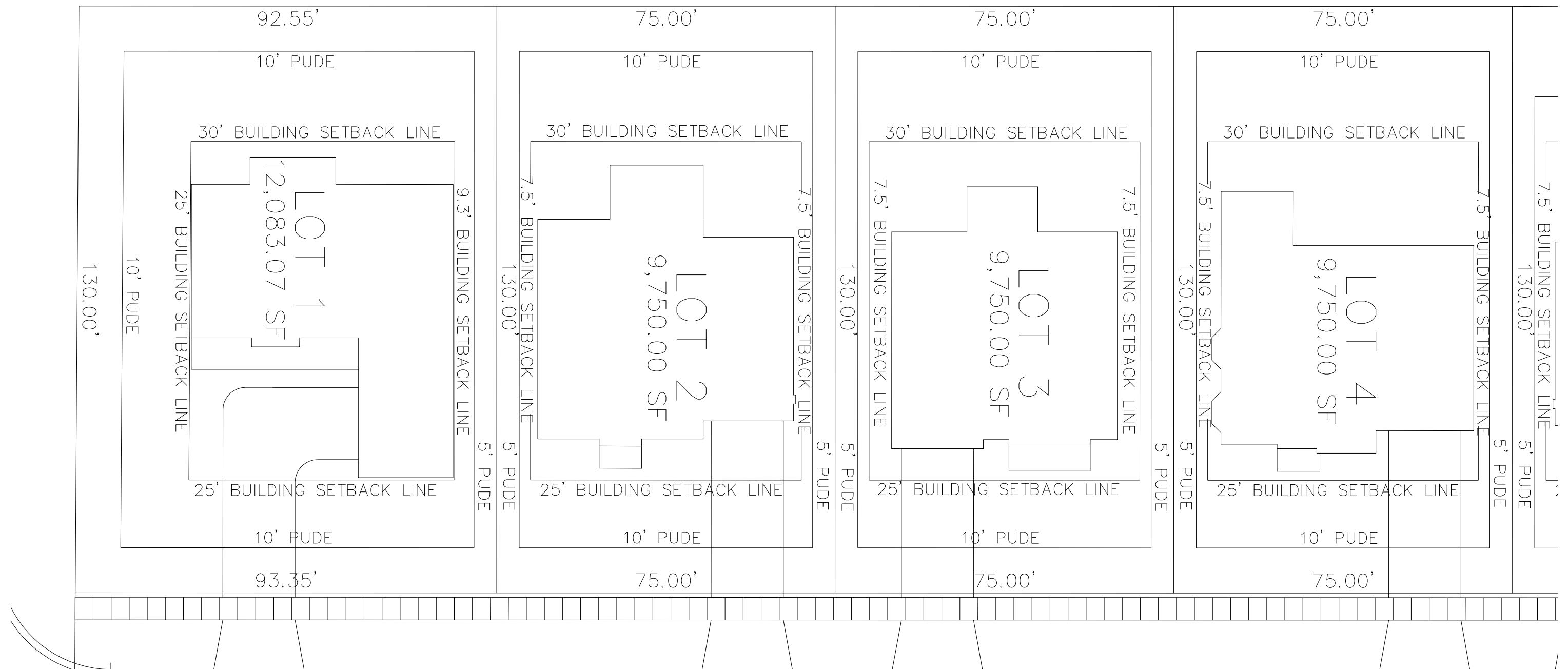
G. Conceptual Elevation Streetscape Plan

The image displays four architectural front elevations of residential lots, each with associated dimensions and a common scale.

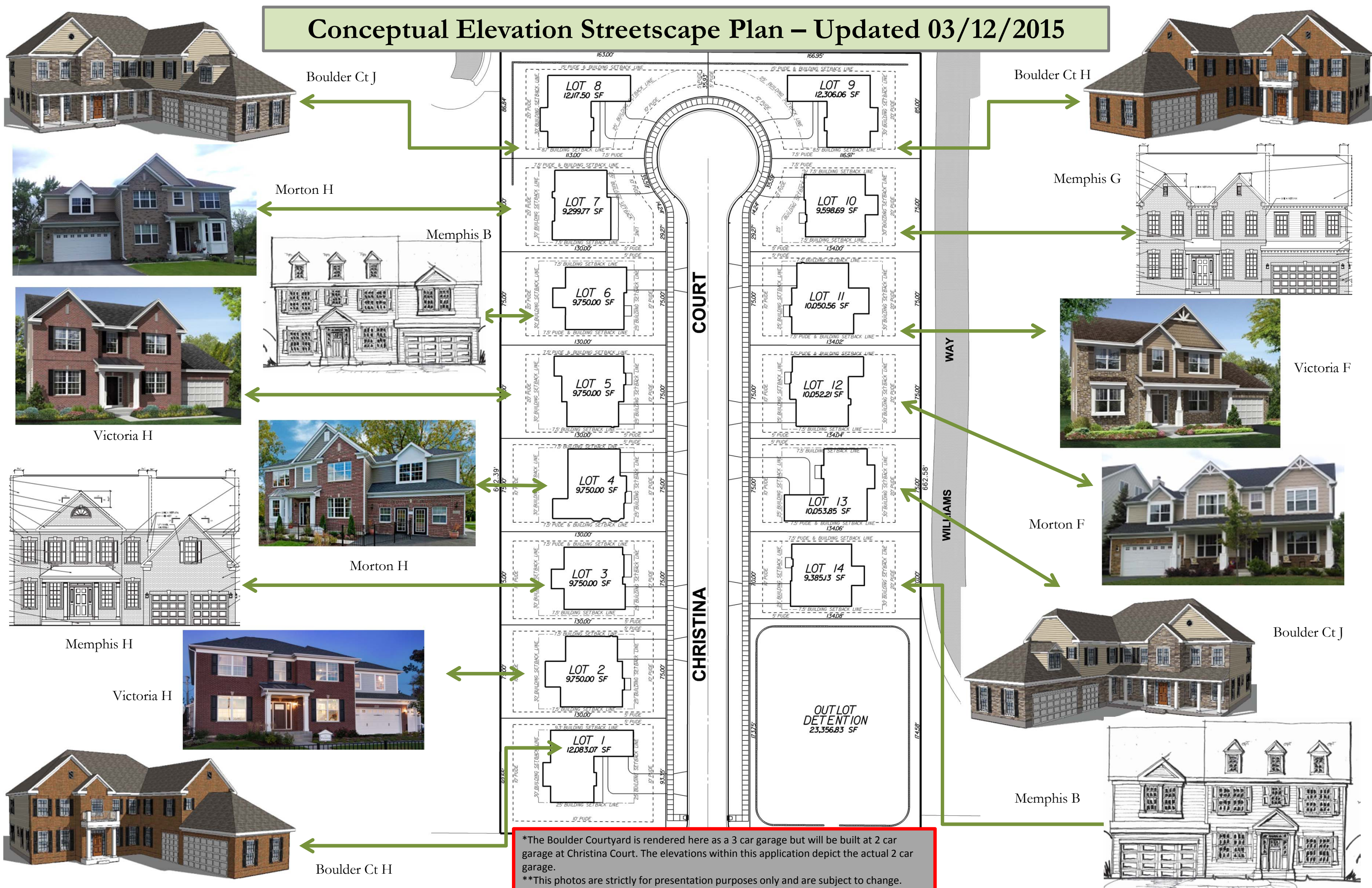
- BOUDIER COURTYARD – HT LOT #1:**
 - Height: 33'-4"
 - Setback from 92.55' LOT LINE: 24'-10⁹/₁₆"
 - Overall Width: 58'-0"
 - Setback from 75' LOT LINE: 9'-8"
- VICTORIA – FT LOT #2:**
 - Height: 32'-7⁵/₈"
 - Overall Width: 56'-0"
 - Setback from 75' LOT LINE: 9'-3"
- MEMPHIS – HS LOT #3:**
 - Height: 32'-11¹/₂"
 - Overall Width: 50'-0"
 - Setback from 75' LOT LINE: 12'-6"
- MORTON – HB LOT #4:**
 - Height: 31'-7⁵/₈"
 - Overall Width: 58'-0"
 - Setback from 75' LOT LINE: 8'-6¹/₂"

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

Graphic scale bar: 4' 8' 16' 32'

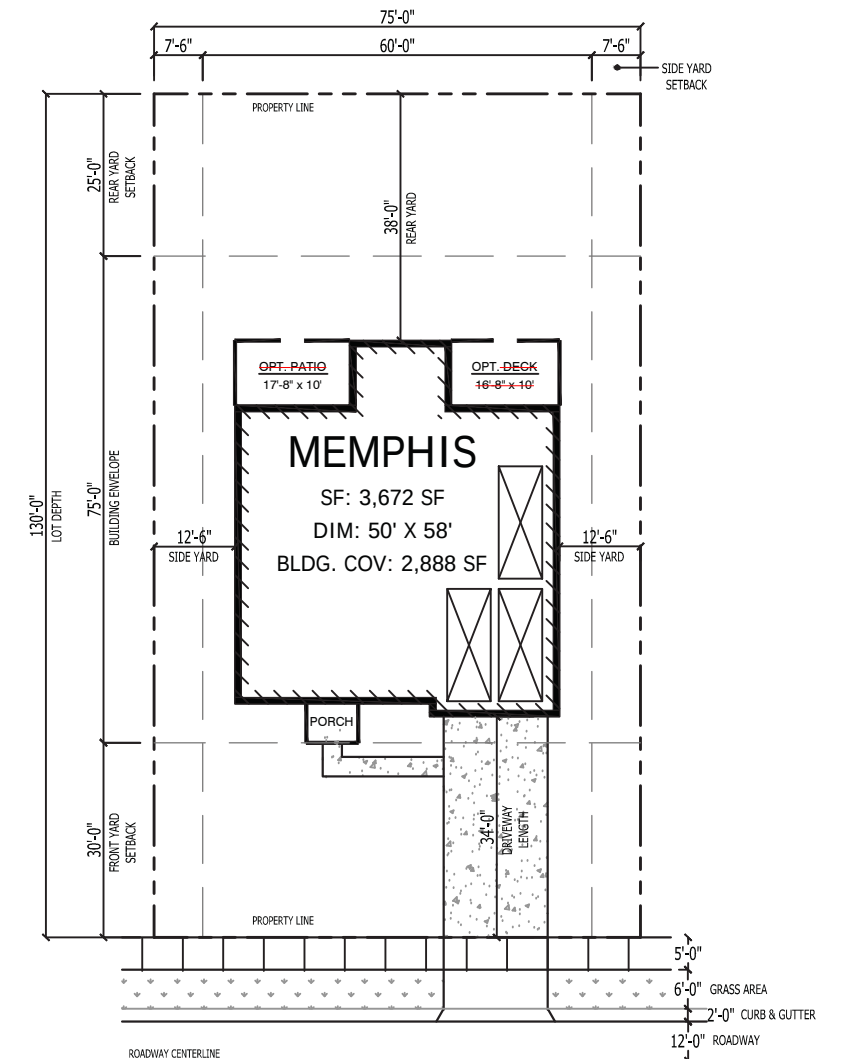


Conceptual Elevation Streetscape Plan – Updated 03/12/2015



C. Elevations

Memphis | 3672 SF 50' x 58'



TYPICAL LOT



ELEVATION B (BRICK)



ELEVATION B (STONE)



ELEVATION B (SIDING)

MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION G



1 FRONT ELEVATION - FORM 'GT' (STONE)
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION - FORM 'GB' (BRICK)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS
3672 Square Feet: 50'x58'
ELEVATION G



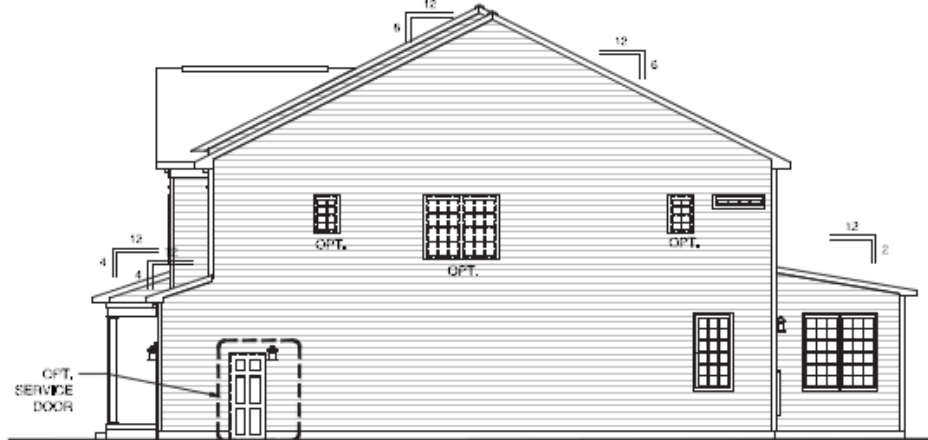
1 FRONT ELEVATION - FORM 'GS' (SIDING)
SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



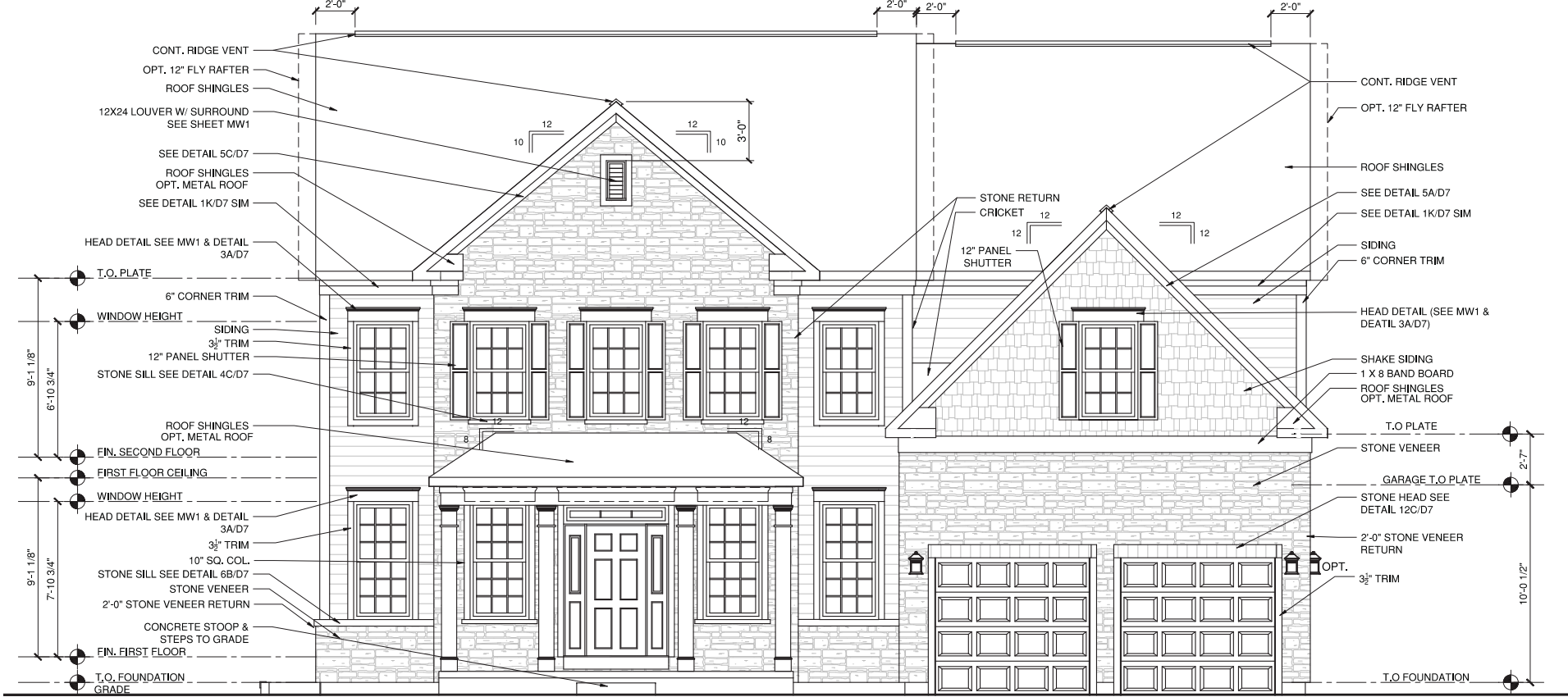
4 REAR ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



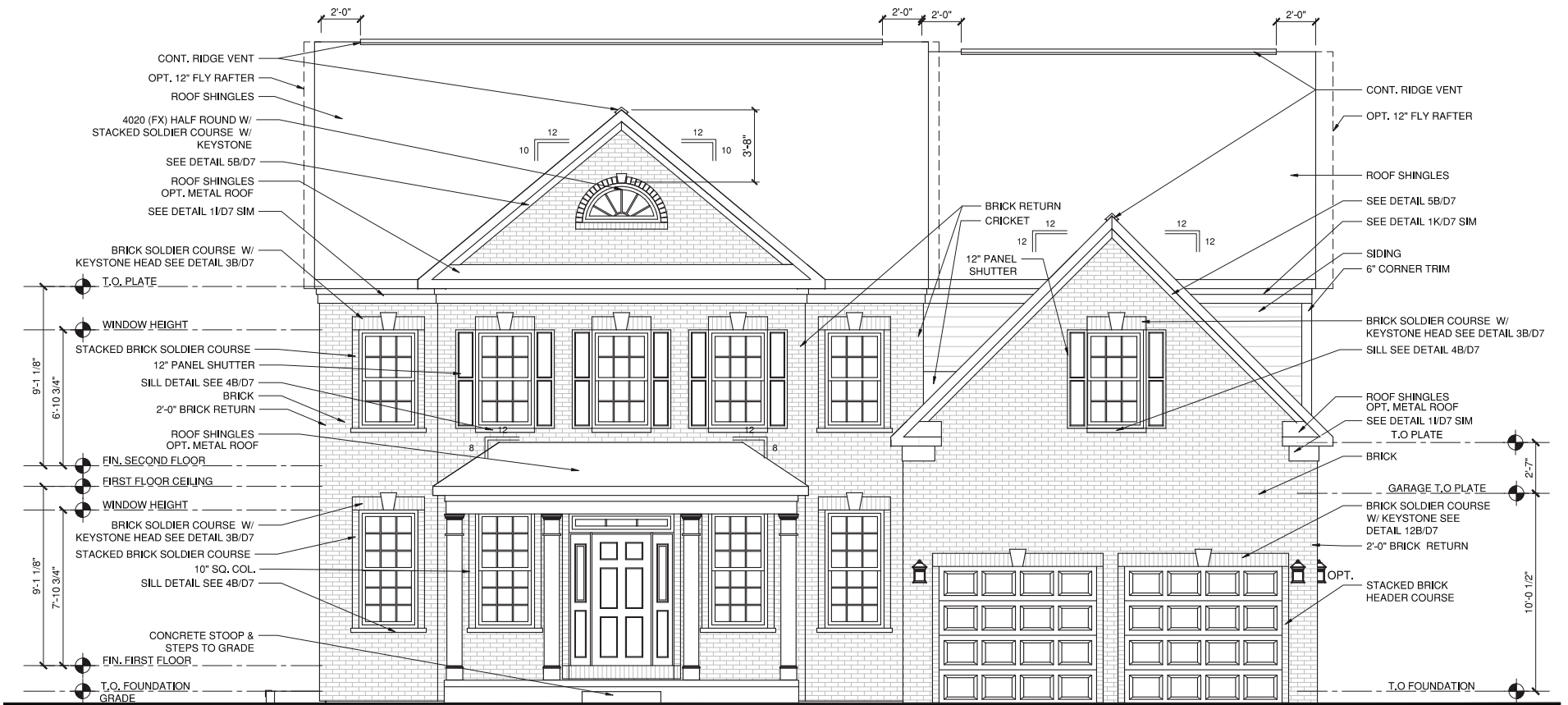
5 RIGHT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS
3672 Square Feet: 50'x58'
ELEVATION H



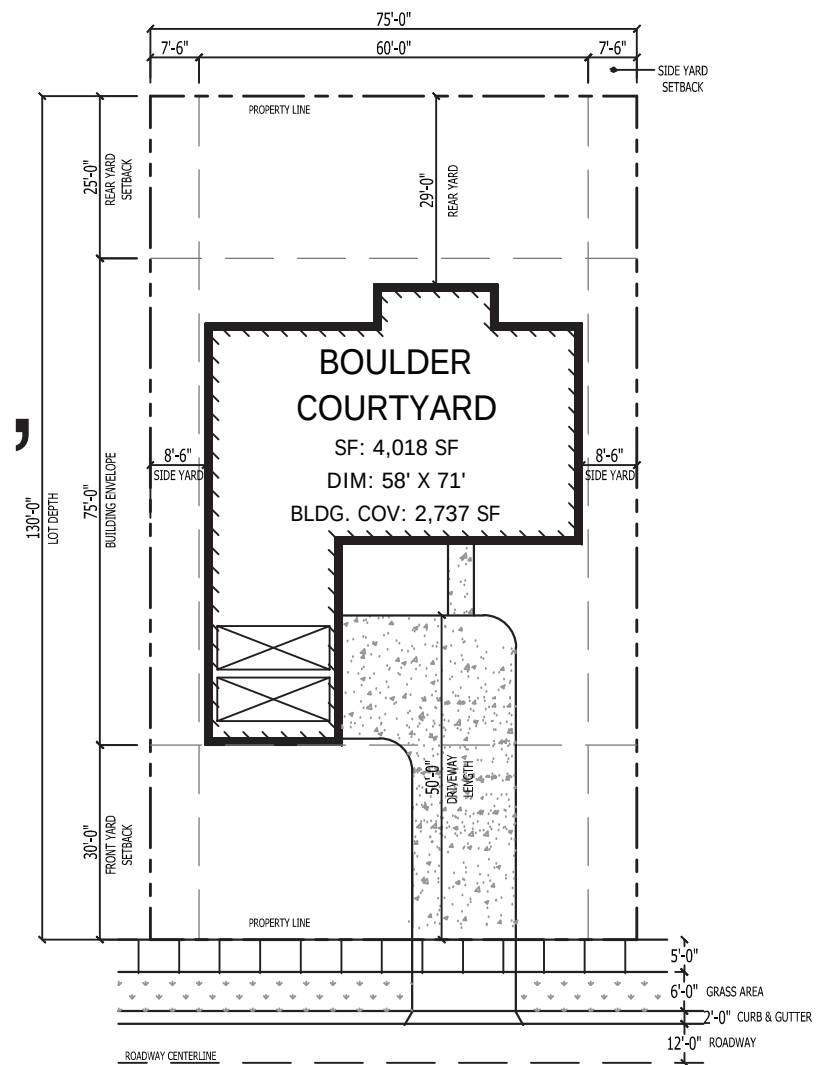
1 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

Boulder Courtyard | 4018 SF 58' x 71'

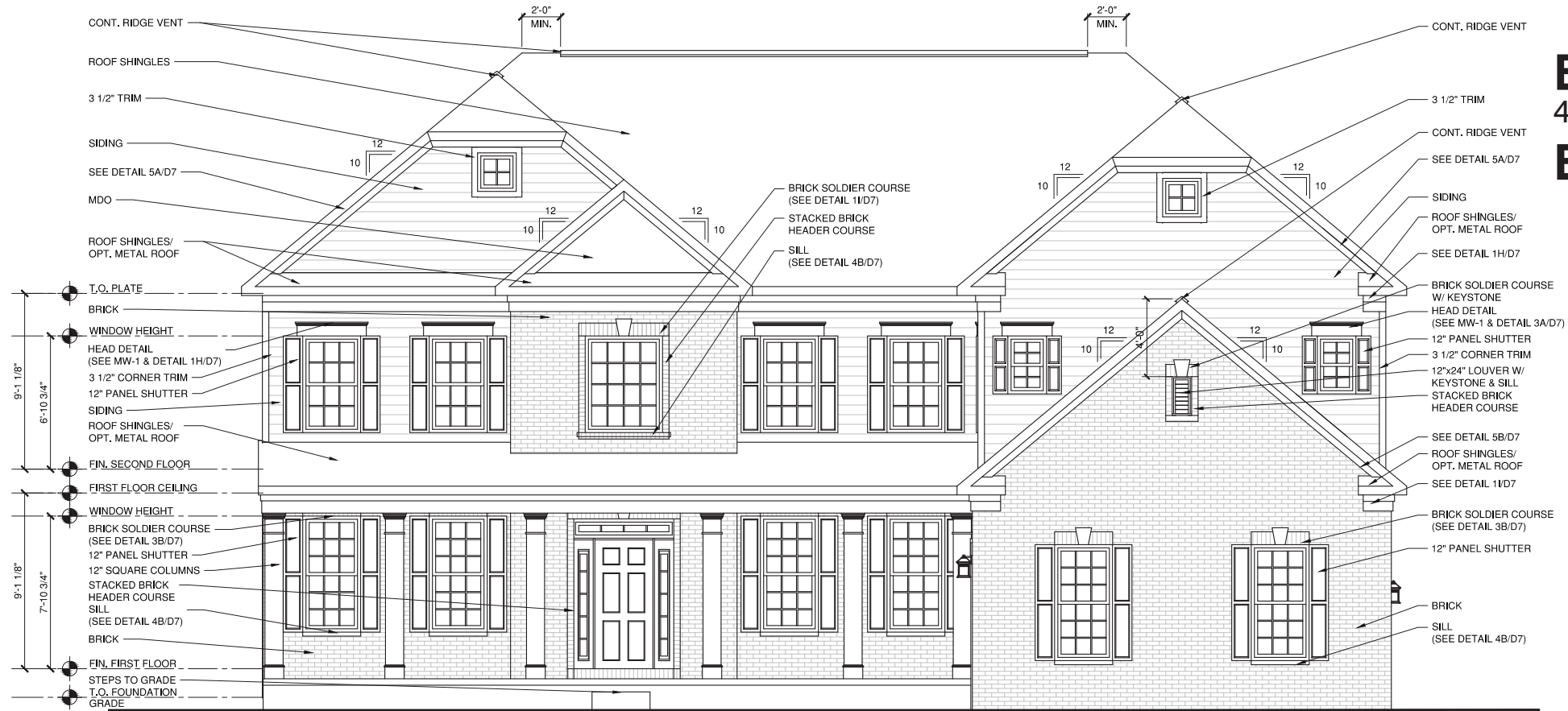


TYPICAL LOT

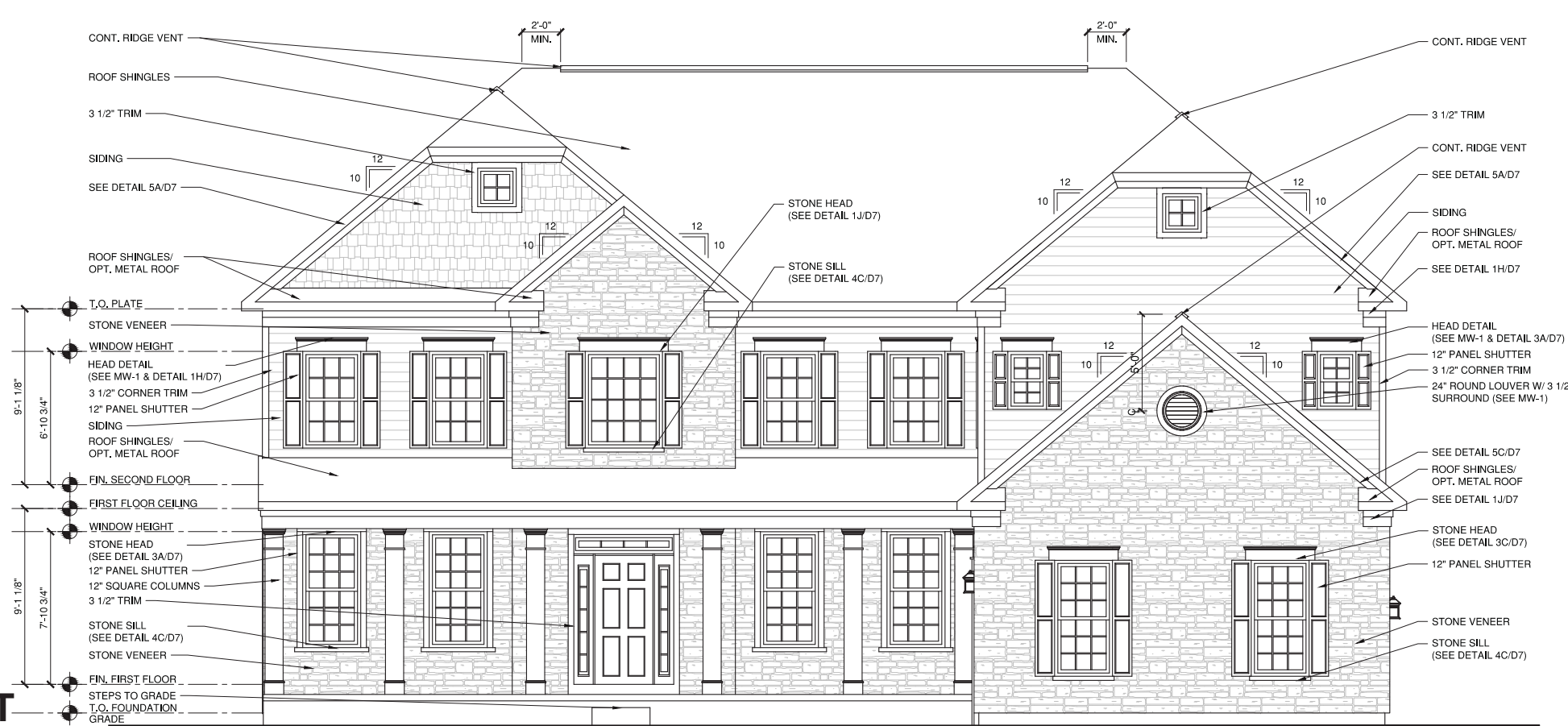
BOULDER COURTYARD

4018 Square Feet: 58'x71'

ELEVATION H



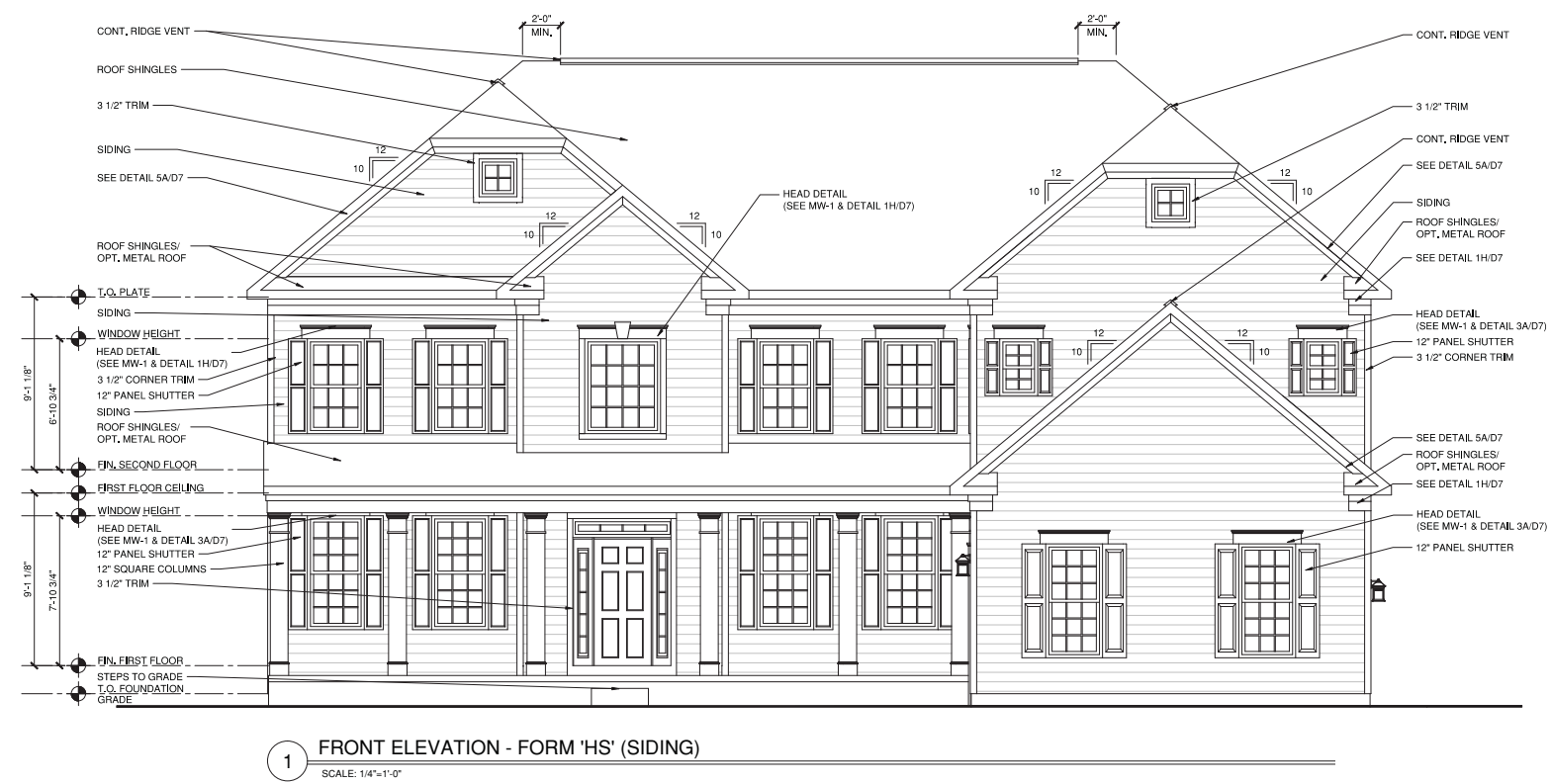
1 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION H



REAR ELEVATION

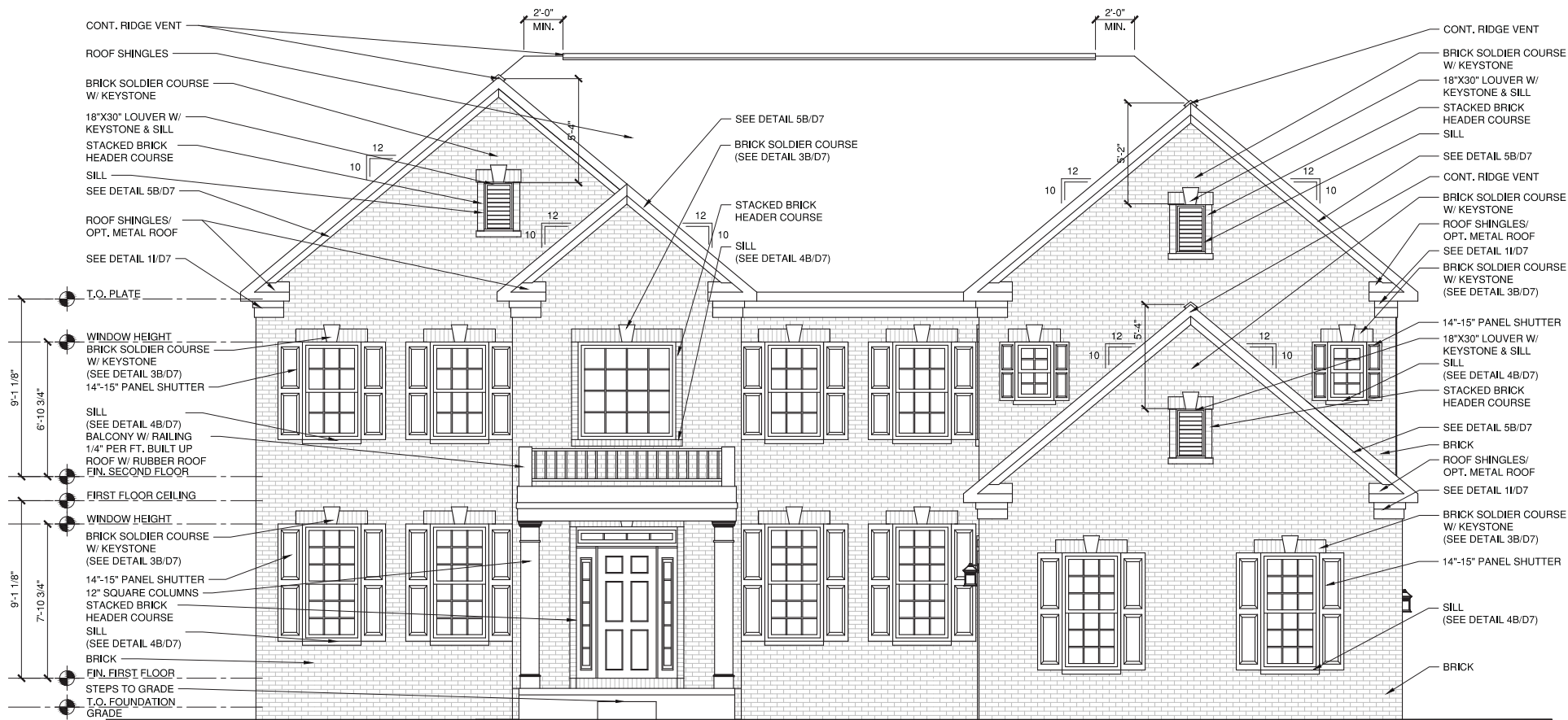


RIGHT SIDE ELEVATION

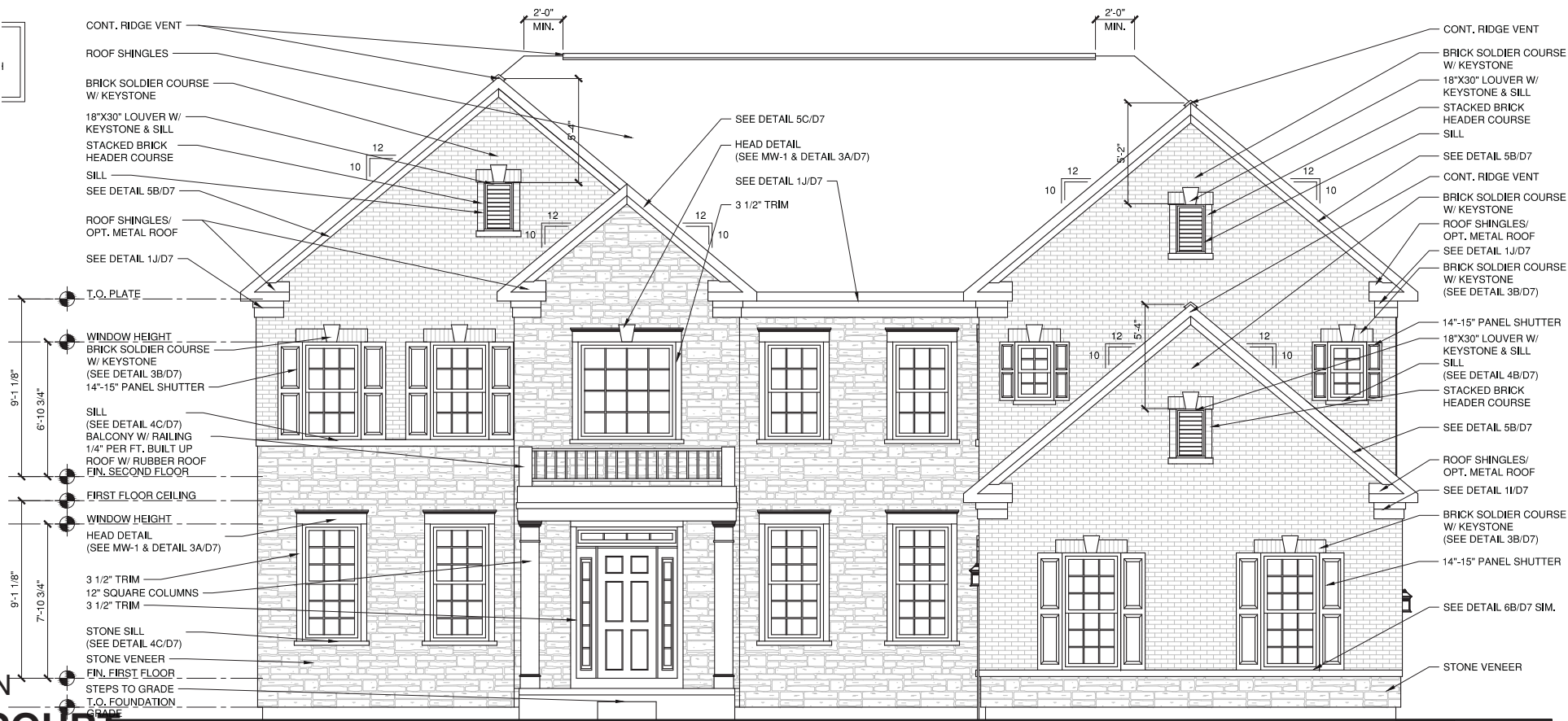


LEFT SIDE ELEVATION

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



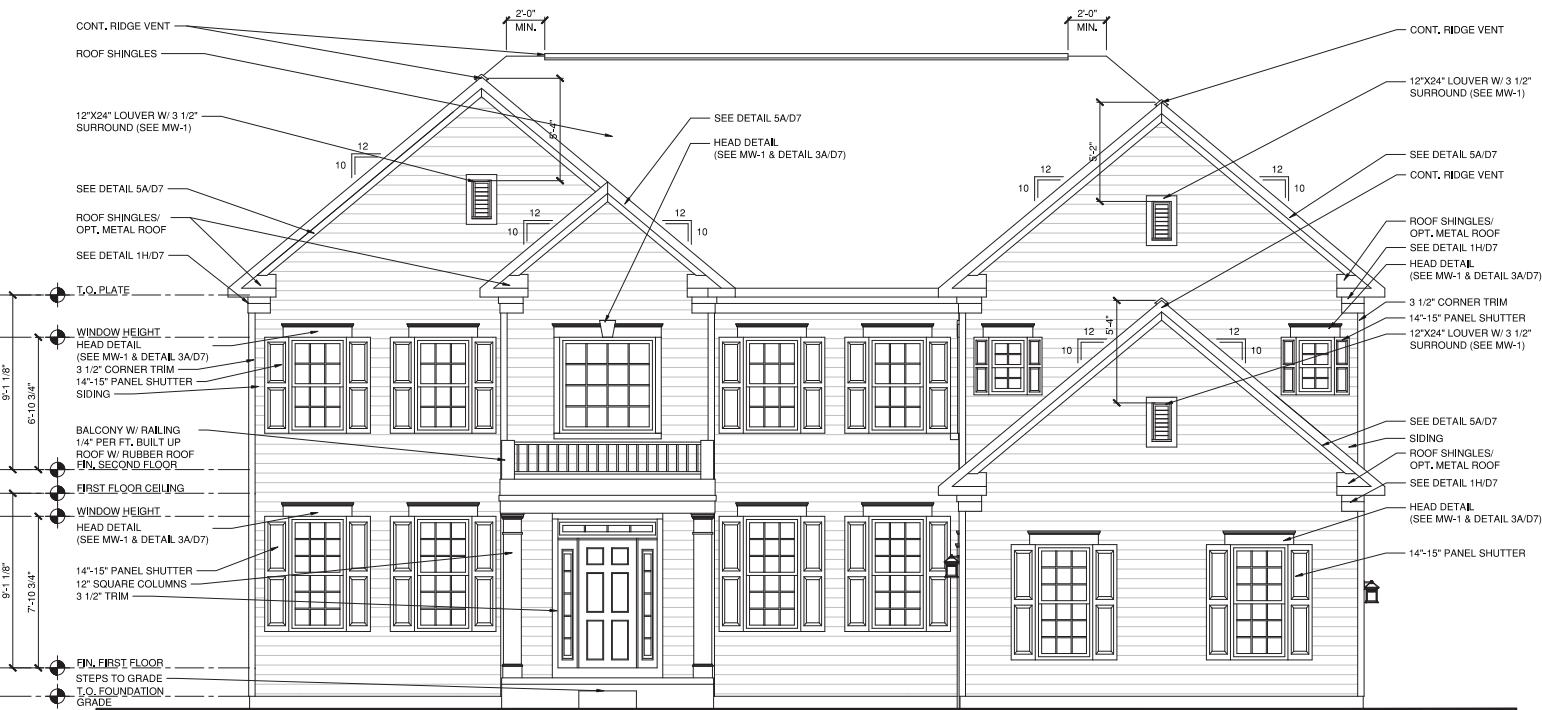
1 FRONT ELEVATION - FORM 'JB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'JT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



1 FRONT ELEVATION - FORM 'JS' (SIDING)
SCALE: 1/4"=1'-0"



REAR ELEVATION



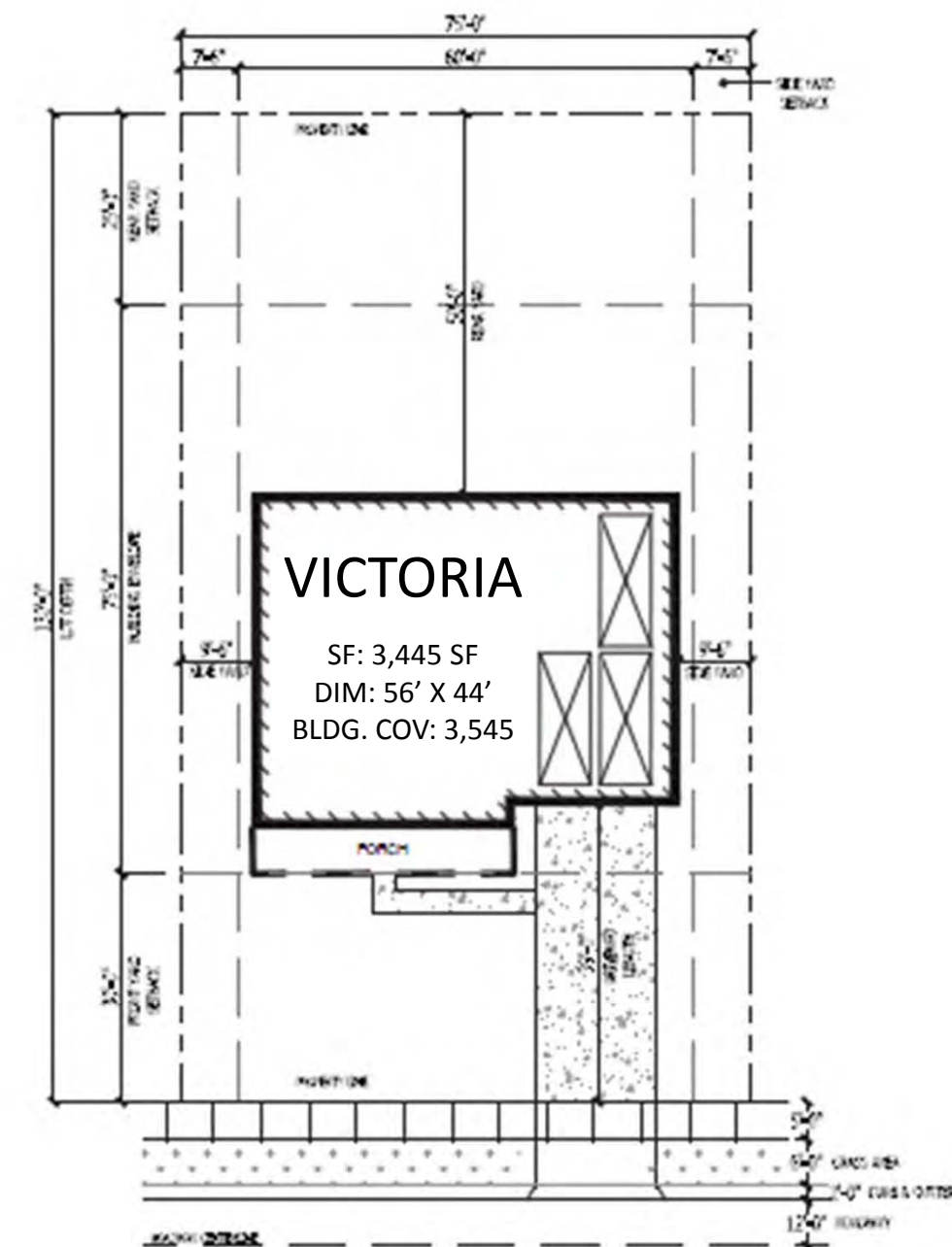
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

C. Elevations

Victoria | 3445 SF 56' x 44'



TYPICAL LOT

VICTORIA G ELEVATION



OPTIONAL SIDE CANTILEVERE

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

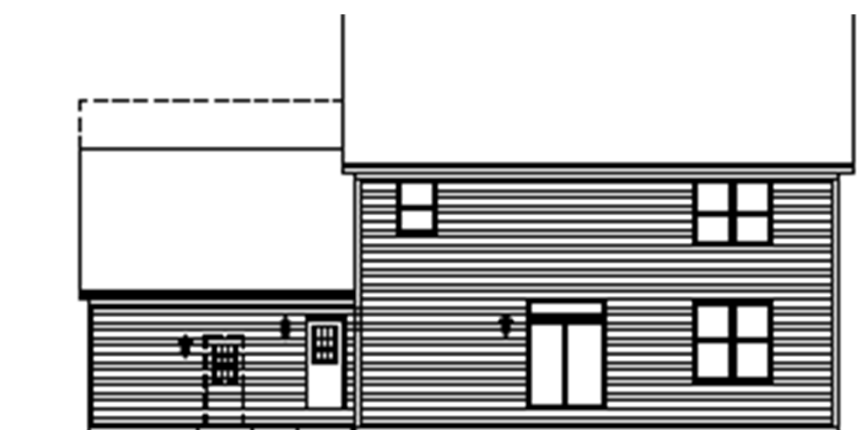
STANDARD "GS" ELEVATION

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



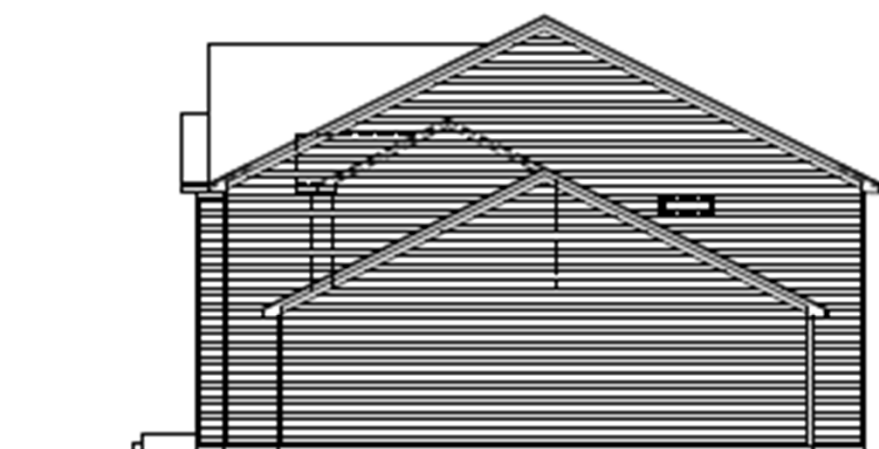
STANDARD "GS" ELEVATION — LEFT SIDE

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



STANDARD "GS" ELEVATION — REAR

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

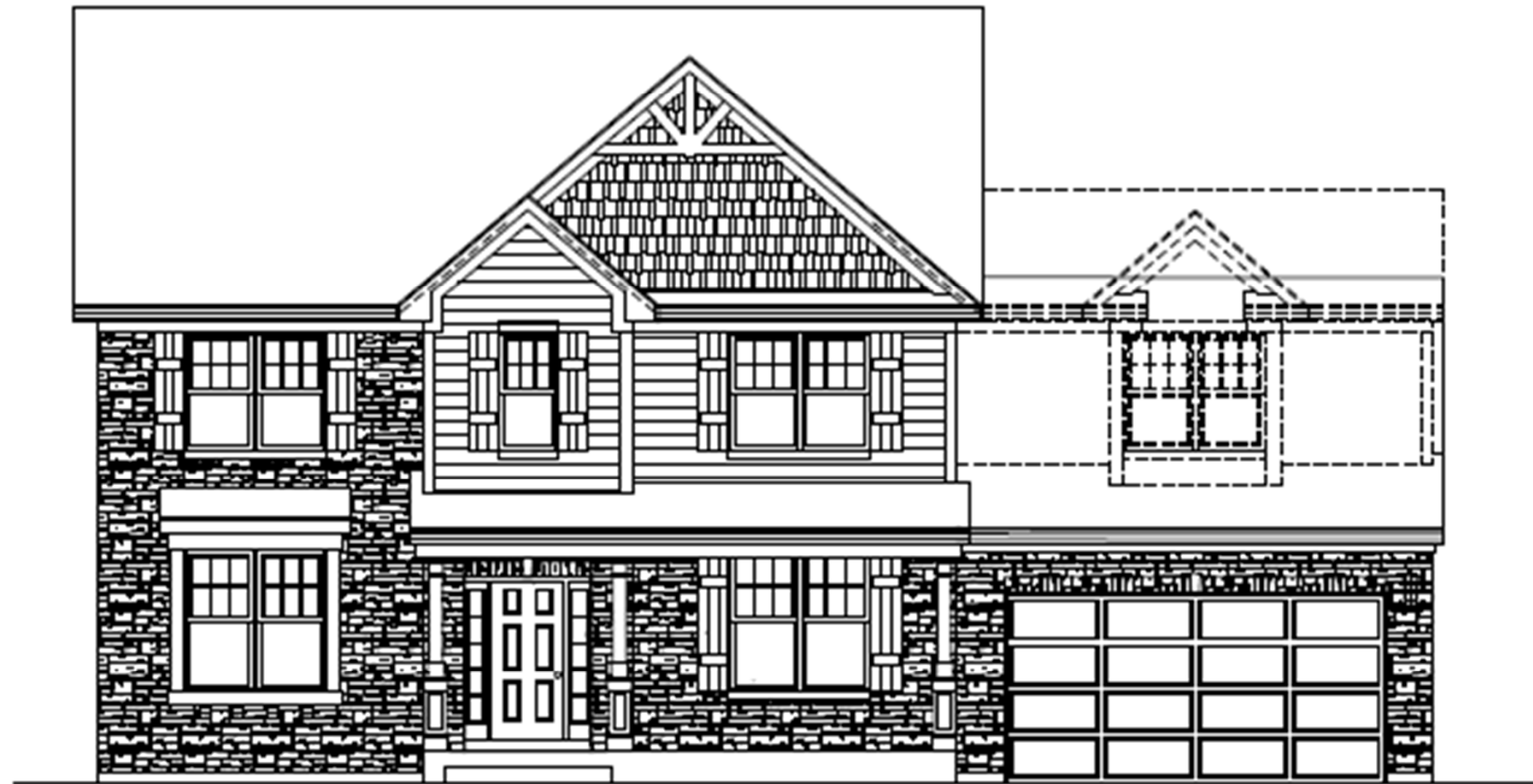


STANDARD "GS" ELEVATION — RIGHT SIDE

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

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA F ELEVATION



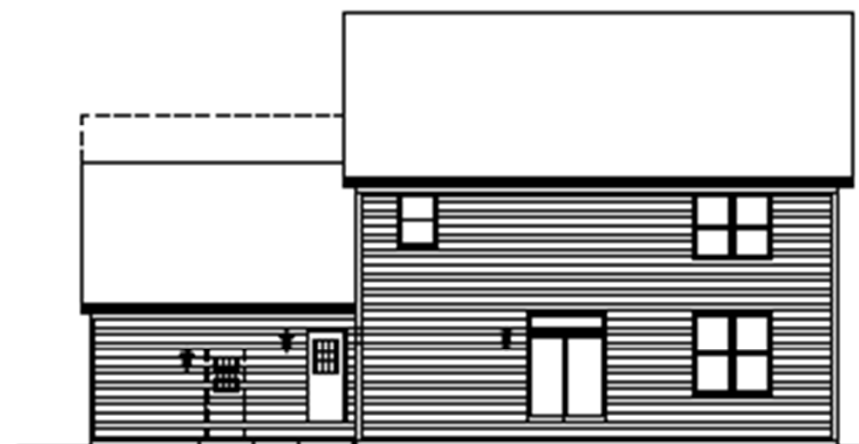
STANDARD "FT" ELEVATION

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



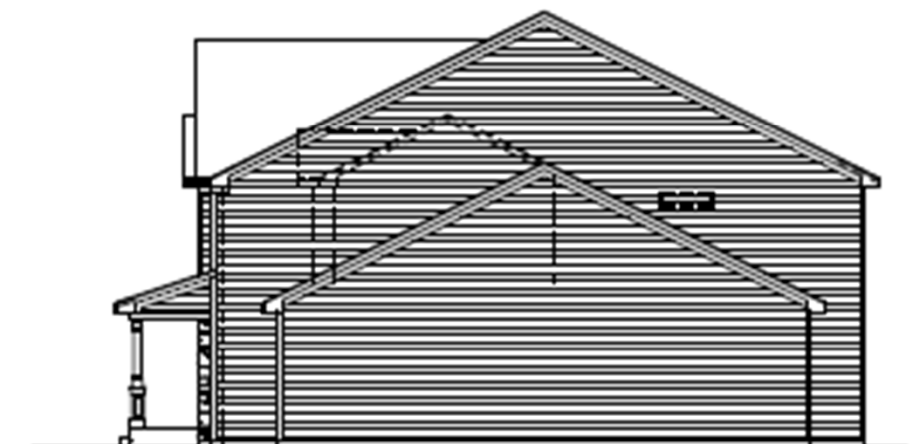
STANDARD "FT" ELEVATION — LEFT SIDE

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



STANDARD "FT" ELEVATION — REAR

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



STANDARD "FT" ELEVATION — RIGHT SIDE

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

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA H ELEVATION



STANDARD "HB" ELEVATION

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



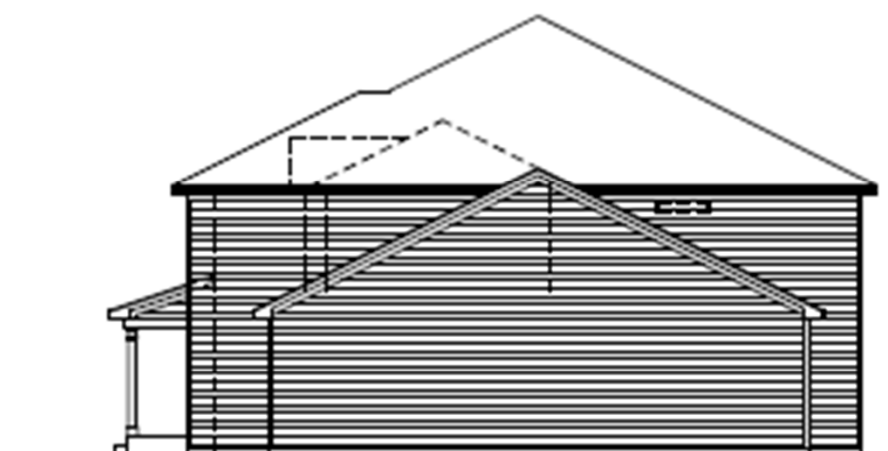
STANDARD "HB" ELEVATION — LEFT SIDE

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



STANDARD "HB" ELEVATION — REAR

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

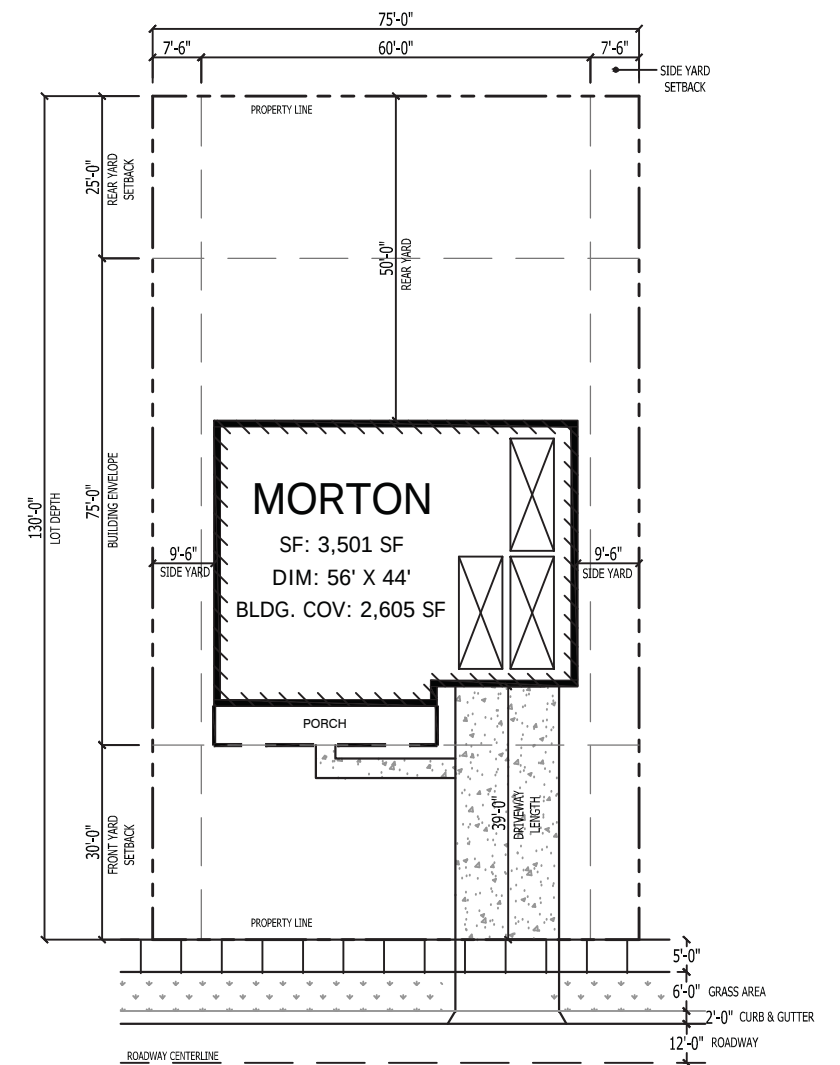


STANDARD "HB" ELEVATION — RIGHT SIDE

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

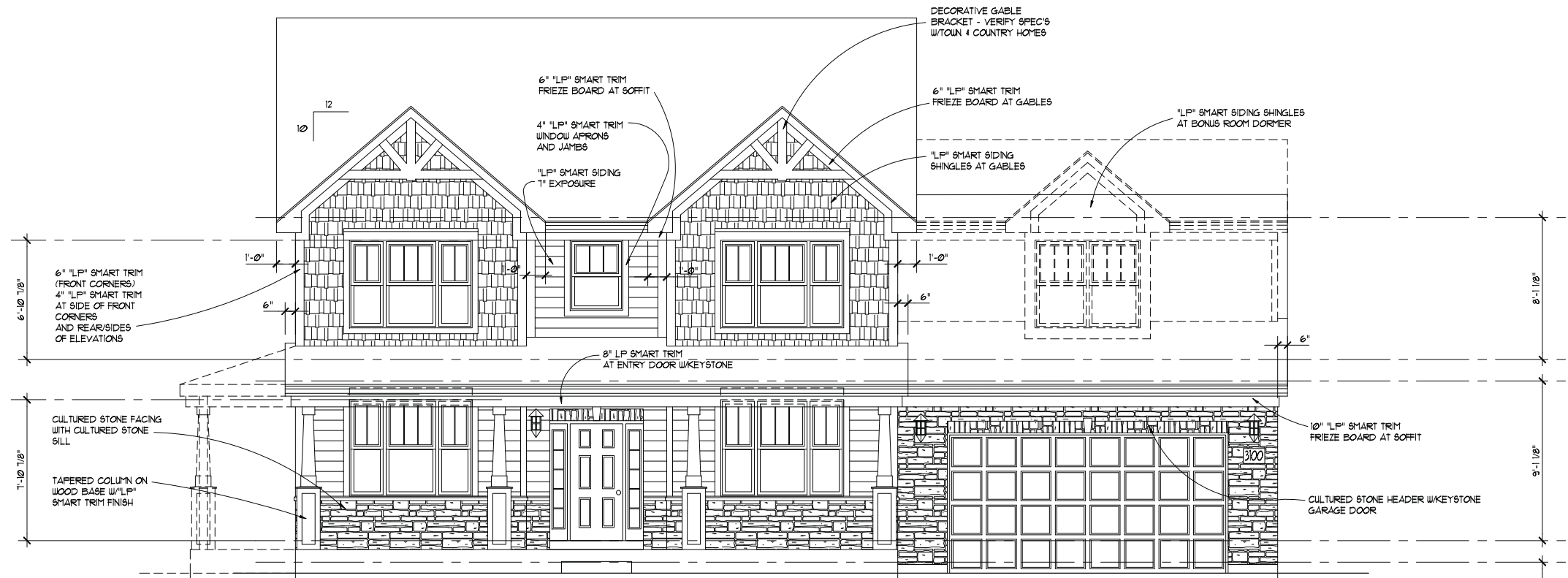
CHICAGO DIVISION
CHRISTINA COURT

Morton | 3501 SF 56' x 44'

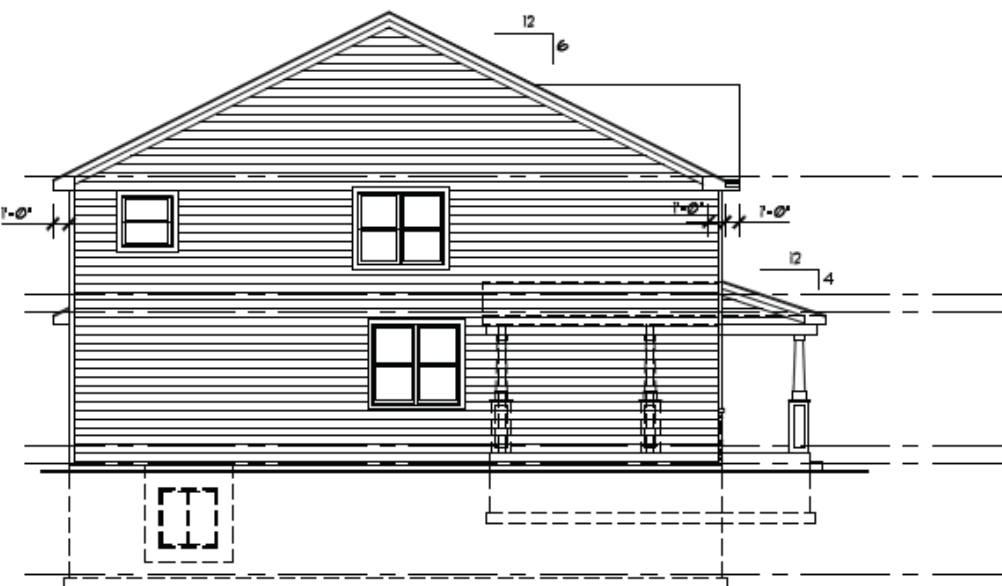


TYPICAL LOT

MORTON ELEVATION F

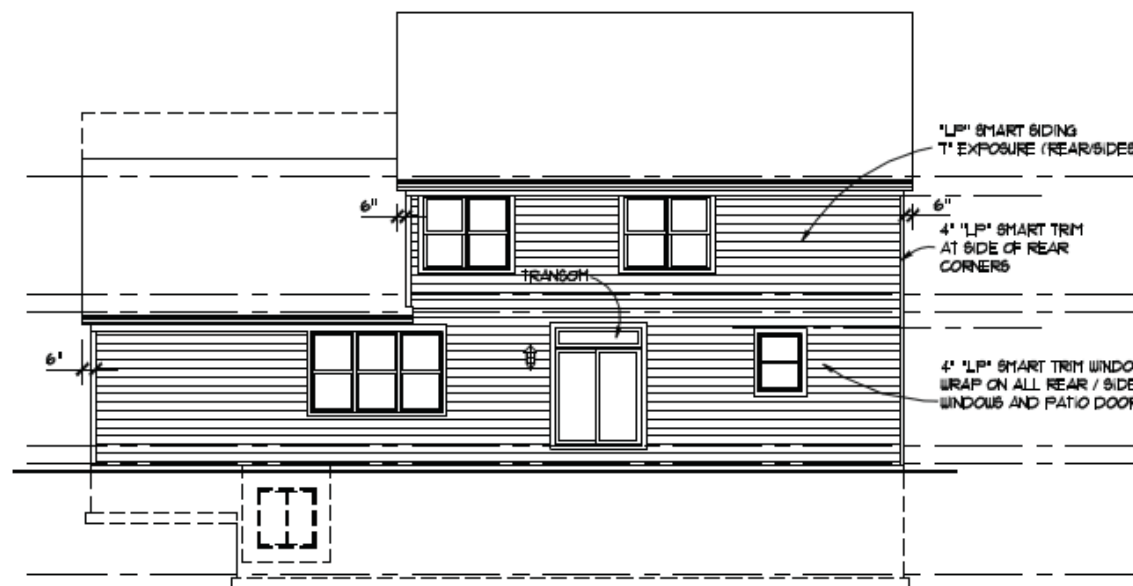


ELEVATION F STONE - EXISTING



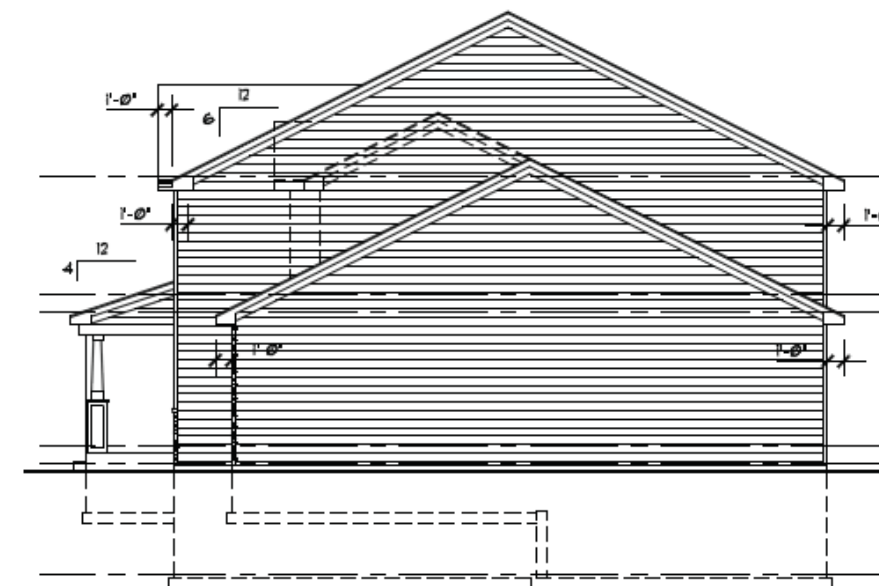
LEFT SIDE ELEVATION - FORM FT

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



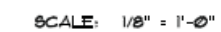
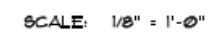
REAR ELEVATION - FORM FT

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



RIGHT SIDE ELEVATION - FORM FT

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



H. Materials Schedule

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	Clay	Glen-Gery Brick	Varies per Palette
Exterior Trim	Engineered Wood	LP SmartSide Trim	White
Front Door	Fiberglass	Masonite	Varies per Palette
Garage Door	Inulated Steel	Wayne Dalton	White
Gutters	Aluminum	Reynolds	White
Metal Roof	Standing Seam - 24 gauge	American Construction Metals	Varies per Palette
Roofing	Asphalt - 30 yr Architectural Shingle	GAF	Varies per Palette
Shutters	Vinyl	Mid-America	Varies per Palette
Siding	Engineered Wood	LP SmartSide	Varies per Palette
Soffit & Fascia	Aluminum	Rollex or equal	White
Stone	Cultured Stone	Coronado Stone Products	Varies per Palette
Windows	3500 Series - Vinyl with Low E	MI Windows & Doors	White



I. Sample of All Major Materials – K. Hovnanian Designer-Inspired Exteriors Palette Book

Designer-Inspired
Exteriors



CHRISTINA COURT



“The *First* Name in Lasting *Value*.® ”

#1

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Cabernet



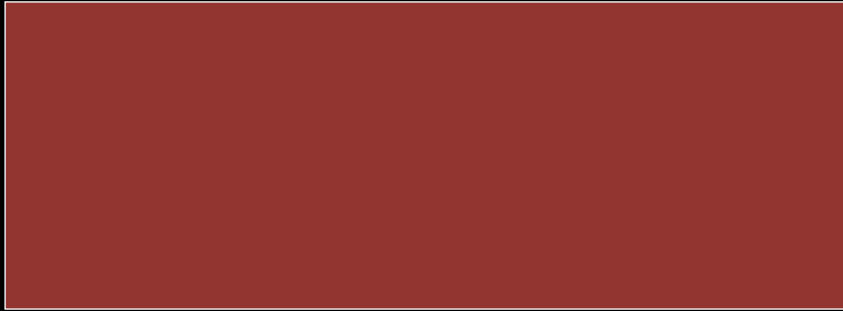
STONE*
Shasta



SIDING
White



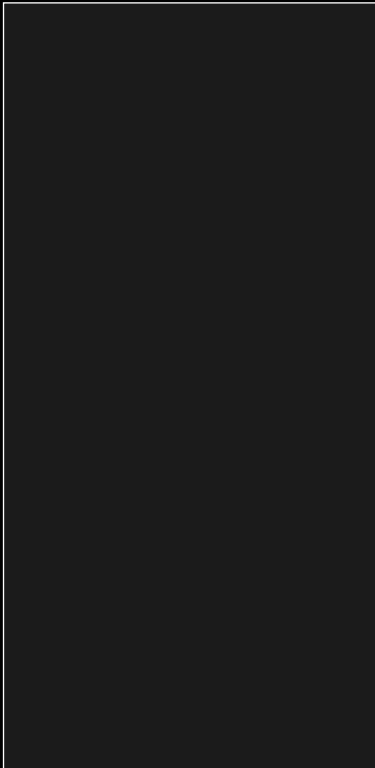
METAL ROOF*
Colonial Red



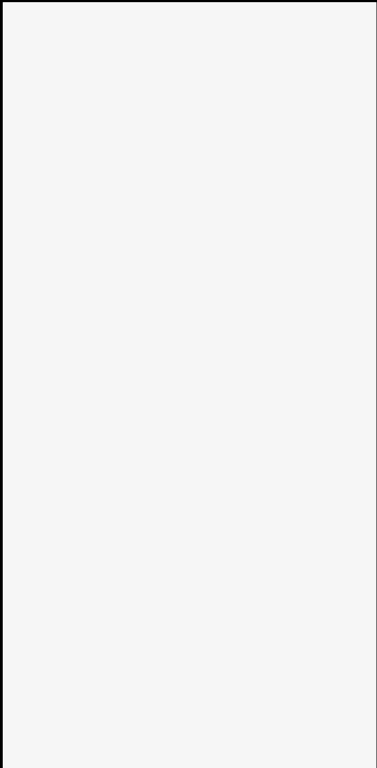
ACCENT SIDING*
White



SHUTTERS/DOORS
Black



GARAGE DOOR
White



TRIM
White



K. Hovnanian® Homes® makes reasonable efforts to ensure that product information contained on this display is accurate, however product specifications and all other information shown is for informational purposes only and K. Hovnanian® Homes® does not guarantee in any way that such items are correct. All exterior palettes are subject to change at any time without notice. The depictions of sample products are shown purely for illustrative purposes only, and may not be accurate with respect to the precise color or any other characteristic of a particular product. † Standard Level features Painted LP SmartSide™ Siding *Optional or plan specific.



#3

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Horizon



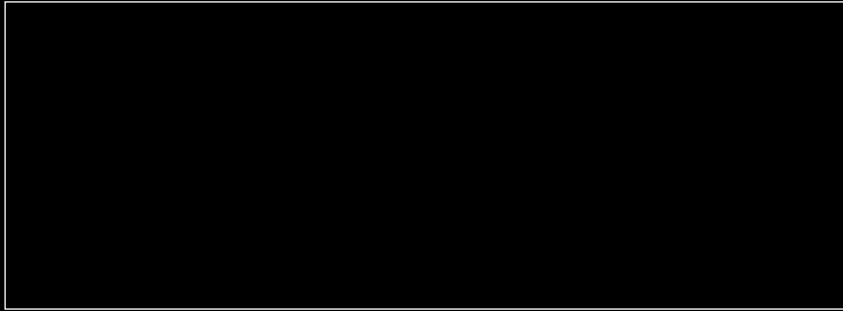
STONE*
Newport Gray



SIDING
White



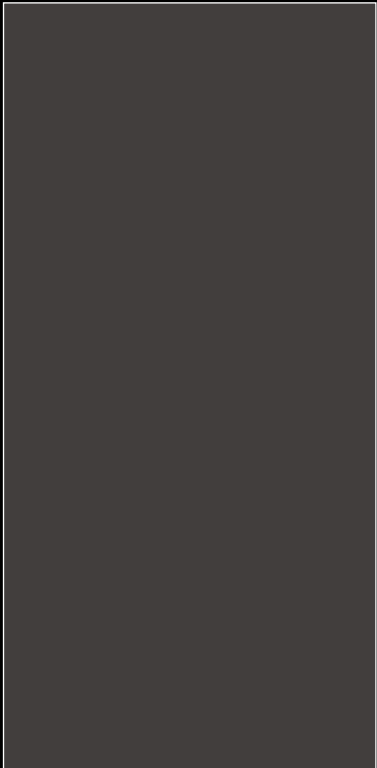
METAL ROOF*
Black



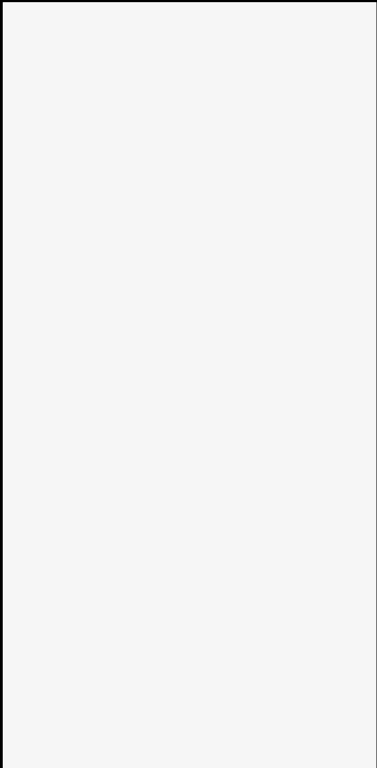
ACCENT SIDING*
Classic Linen



SHUTTERS/DOORS
Tuxedo Gray



GARAGE DOOR
White



TRIM
White



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#4

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Cedar Creek



STONE*
Golden Brown



SIDING
Classic Linen



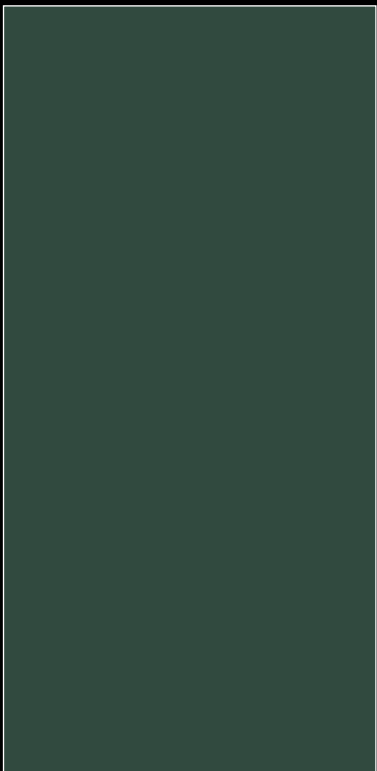
METAL ROOF*
Forest Green



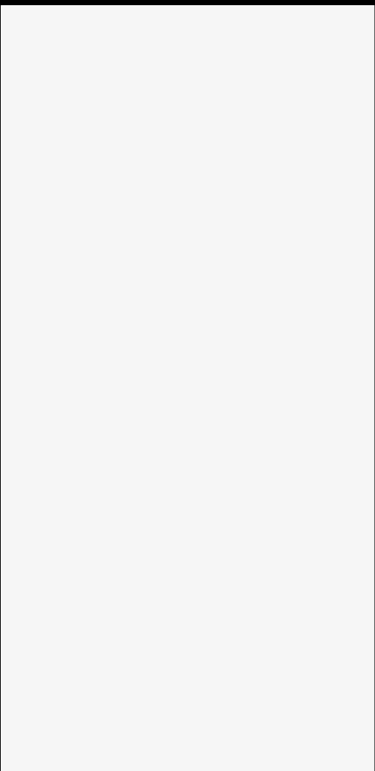
ACCENT SIDING*
Clay



SHUTTERS/DOORS
Forest Green



GARAGE DOOR
White



TRIM
White



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#6

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



BRICK*
Bordeaux



STONE*
Shasta



SIDING
Prairie Wheat



METAL ROOF*
Medium Bronze



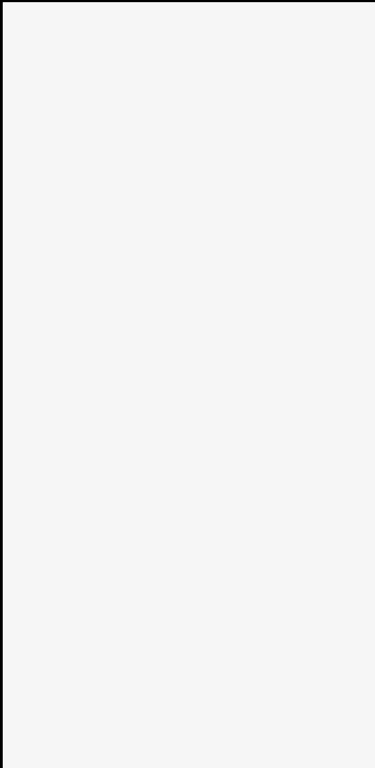
ACCENT SIDING*
Khaki



SHUTTERS/DOORS
Wineberry



GARAGE DOOR
White



TRIM
White



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#8

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



BRICK*
Wheaton



STONE*
Shasta



SIDING
Tan



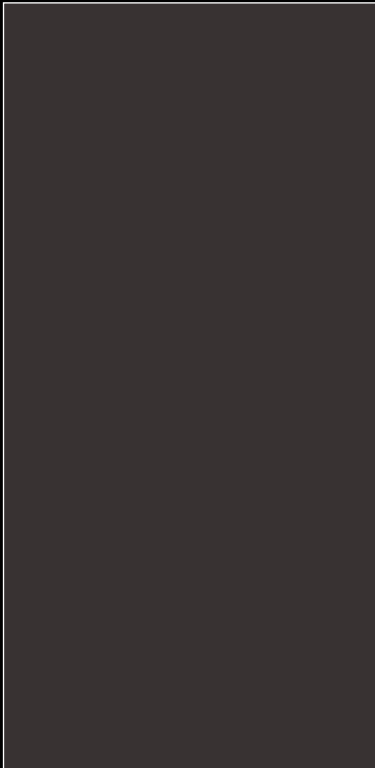
METAL ROOF*
Dark Bronze



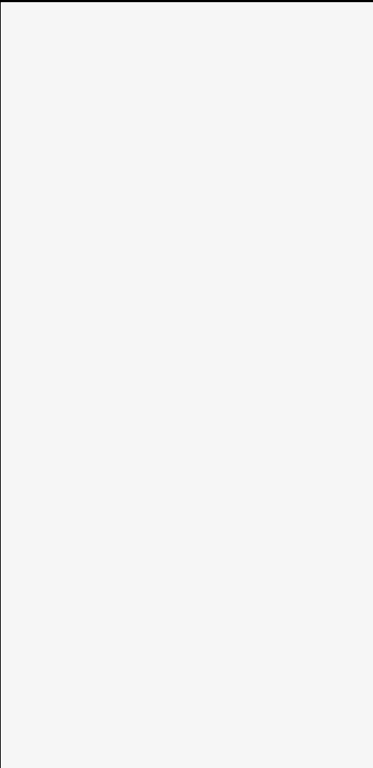
ACCENT SIDING*
Clay



SHUTTERS/DOORS
Musket Brown



GARAGE DOOR
White



TRIM
White



K. Hovnanian® Homes® makes reasonable efforts to ensure that product information contained on this display is accurate, however product specifications and all other information shown is for informational purposes only and K. Hovnanian® Homes® does not guarantee in any way that such items are correct. All exterior palettes are subject to change at any time without notice. The depictions of sample products are shown purely for illustrative purposes only, and may not be accurate with respect to the precise color or any other characteristic of a particular product. † Standard Level features Painted LP SmartSide™ Siding *Optional or plan specific.



#11

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



BRICK*
Cedar Creek



STONE*
Golden Brown



SIDING
Sandstone



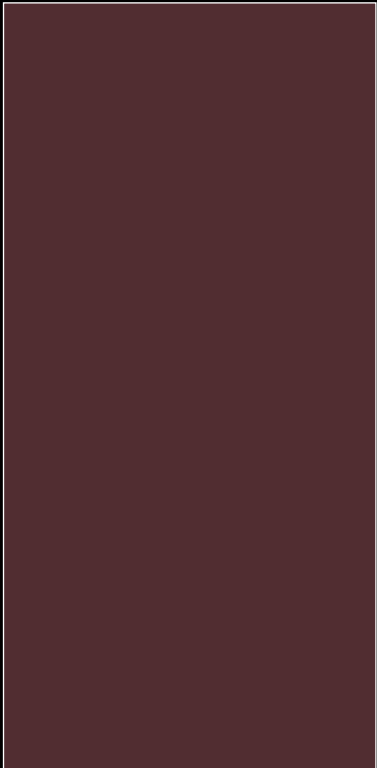
METAL ROOF*
Dark Bronze



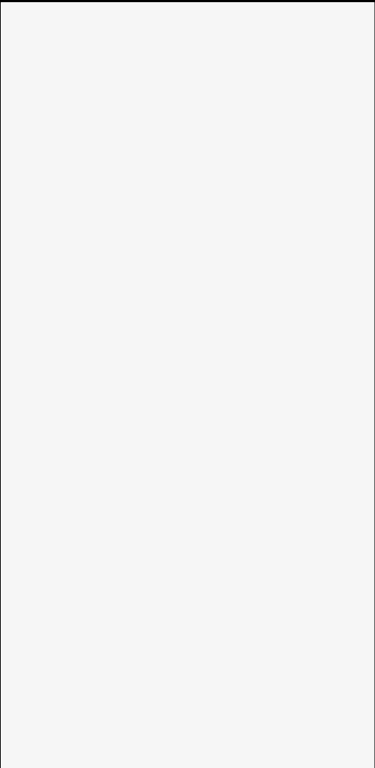
ACCENT SIDING*
Sandstone



SHUTTERS/DOORS
Bordeaux



GARAGE DOOR
White



TRIM
White



K. Hovnanian® Homes® makes reasonable efforts to ensure that product information contained on this display is accurate, however product specifications and all other information shown is for informational purposes only and K. Hovnanian® Homes® does not guarantee in any way that such items are correct. All exterior palettes are subject to change at any time without notice. The depictions of sample products are shown purely for illustrative purposes only, and may not be accurate with respect to the precise color or any other characteristic of a particular product. † Standard Level features Painted LP SmartSide™ Siding *Optional or plan specific.



#12

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Cedar Creek



STONE*
Sioux Falls



SIDING
Sandstone



METAL ROOF*
Hartford Green



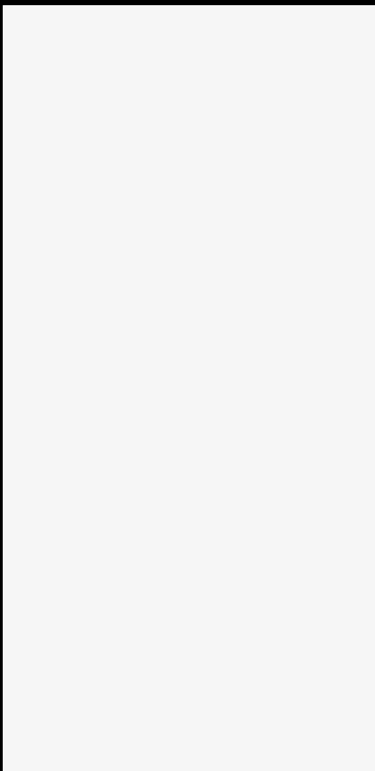
ACCENT SIDING*
Khaki



SHUTTERS/DOORS
Forest Green



GARAGE DOOR
White



TRIM
White



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#13

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Bordeaux



STONE*
Shasta



SIDING
Khaki



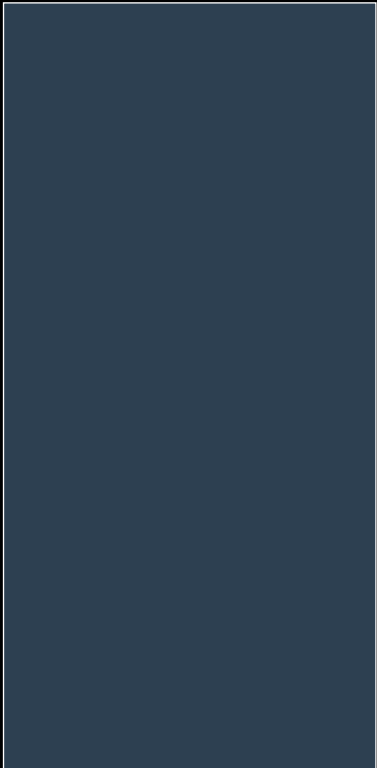
METAL ROOF*
Dark Bronze



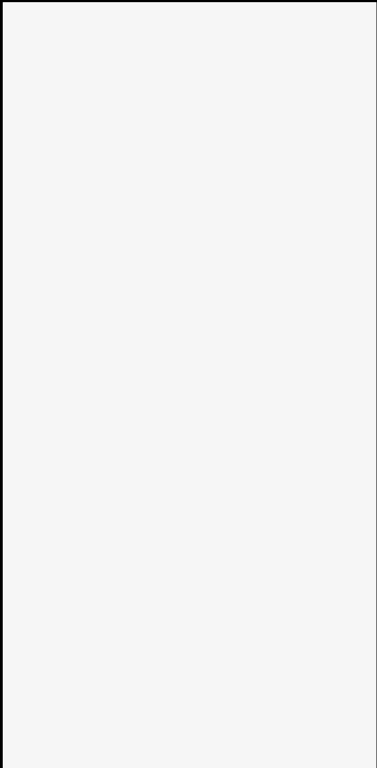
ACCENT SIDING*
Cobblestone Wicker



SHUTTERS/DOORS
Classic Blue



GARAGE DOOR
White



TRIM
White



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#16

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Slate



BRICK*
Summerset



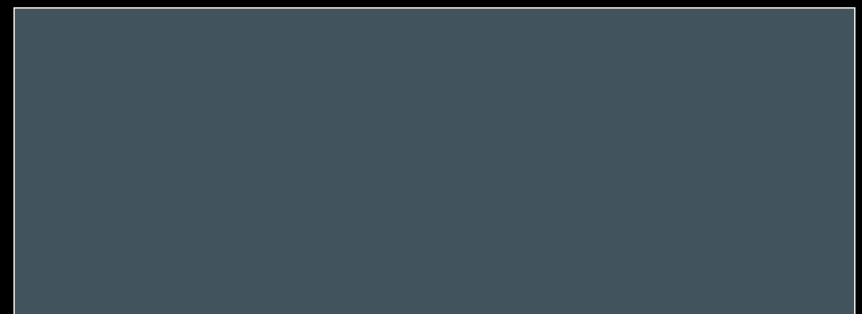
STONE*
Newport Gray



SIDING
Heritage Gray



METAL ROOF*
Charcoal Gray



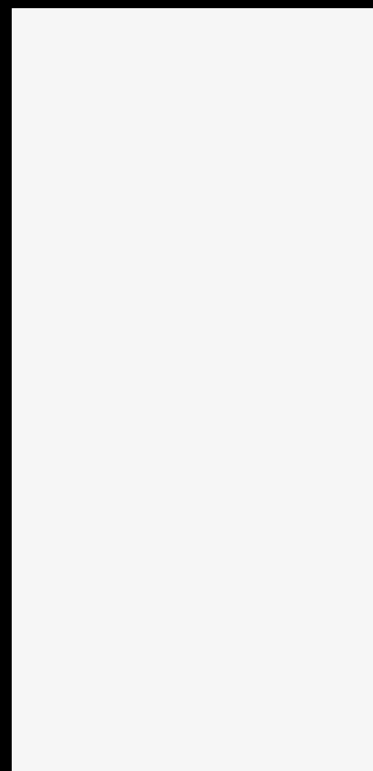
ACCENT SIDING*
Heritage Gray



SHUTTERS/DOORS
White



GARAGE DOOR
White



TRIM
White



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#18

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Bordeaux



STONE*
Palamino



SIDING
Heritage Gray



METAL ROOF*
Black



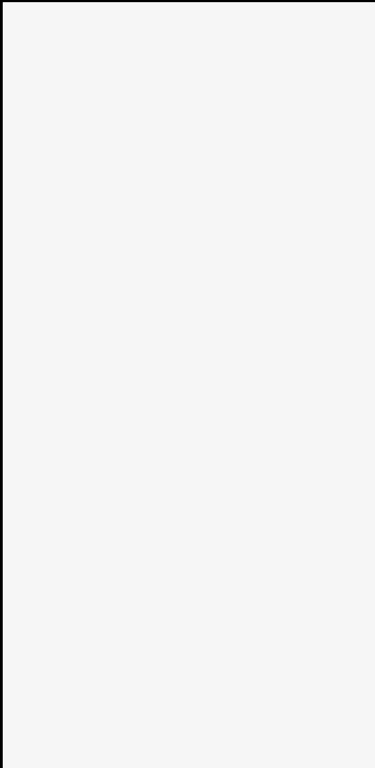
ACCENT SIDING*
White



SHUTTERS/DOORS
Tuxedo Gray



GARAGE DOOR
White



TRIM
White



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#19

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Horizon



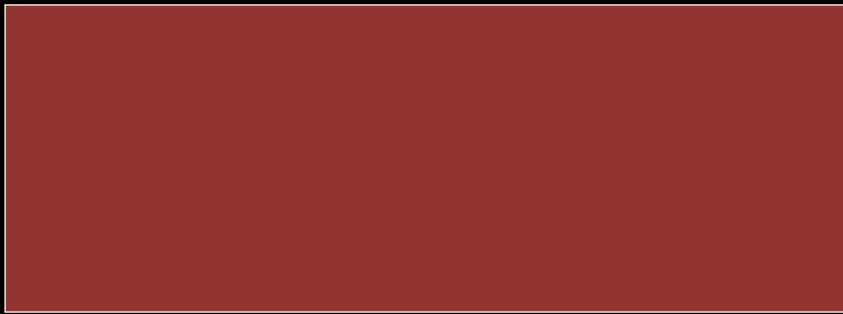
STONE*
Newport Gray



SIDING
Slate



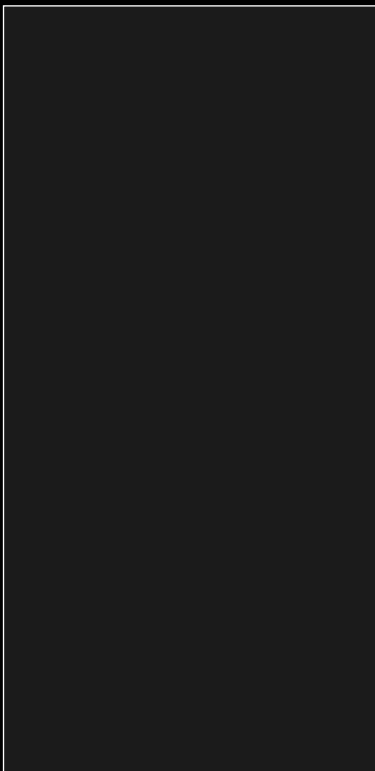
METAL ROOF*
Colonial Red



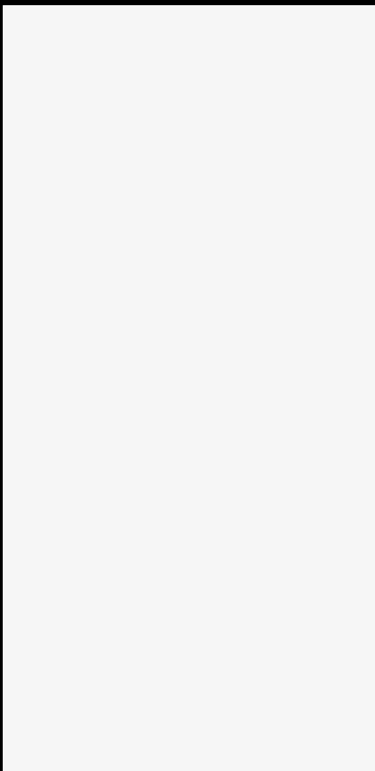
ACCENT SIDING*
White



SHUTTERS/DOORS
Black



GARAGE DOOR
White



TRIM
White



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#21

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Summerset



STONE*
Palamino



SIDING
Slate



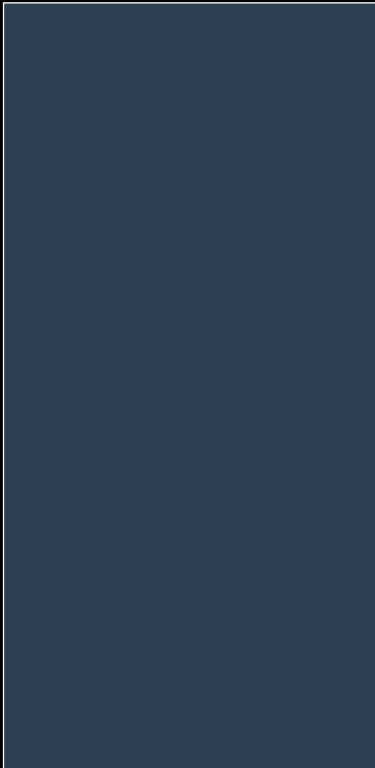
METAL ROOF*
Black



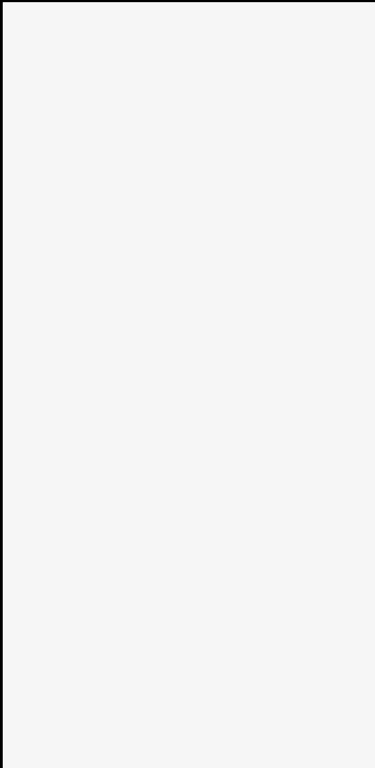
ACCENT SIDING*
Heritage Gray



SHUTTERS/DOORS
Classic Blue



GARAGE DOOR
White



TRIM
White



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30-YEAR ROOF
Weathered Wood



BRICK*
Bordeaux



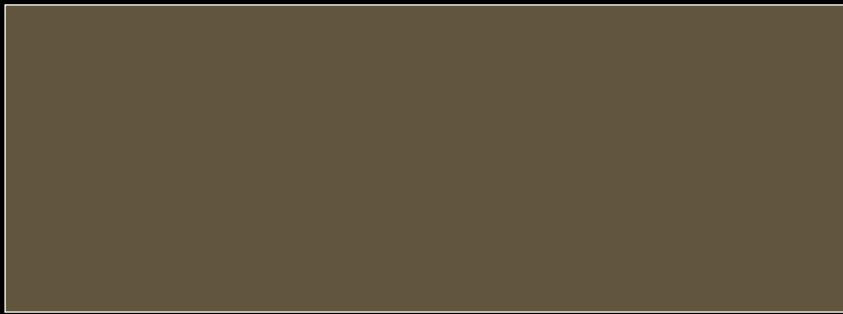
STONE*
Golden Brown



SIDING
Cobblestone Wicker



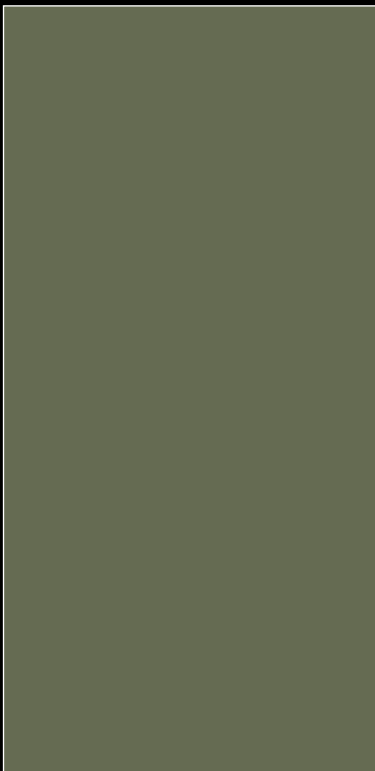
METAL ROOF*
Medium Bronze



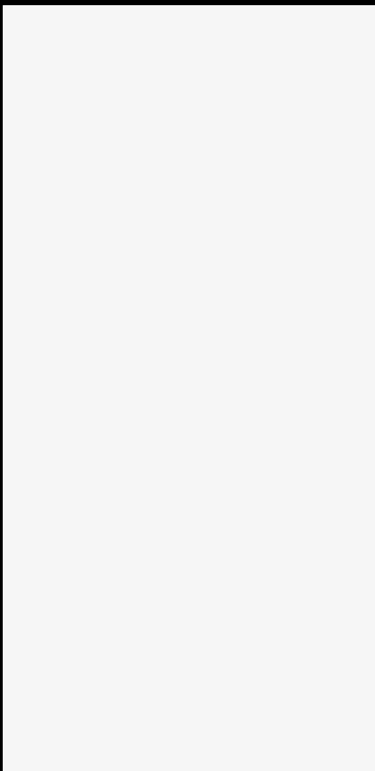
ACCENT SIDING*
Classic Linen



SHUTTERS/DOORS
Colonial Green



GARAGE DOOR
White



TRIM
White



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#26

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



BRICK*
Laredo



STONE*
Sioux Falls



SIDING
Almond



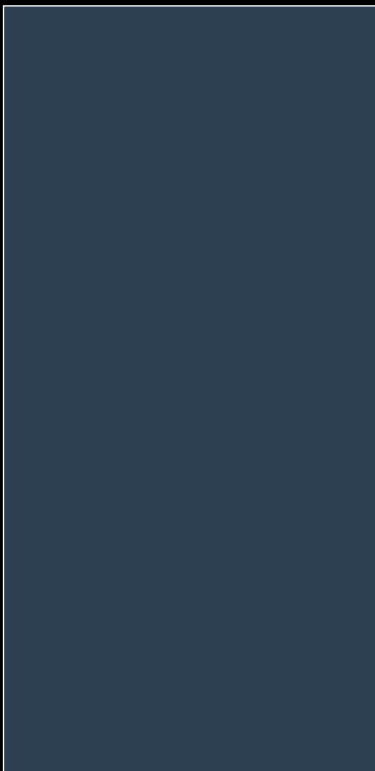
METAL ROOF*
Dark Bronze



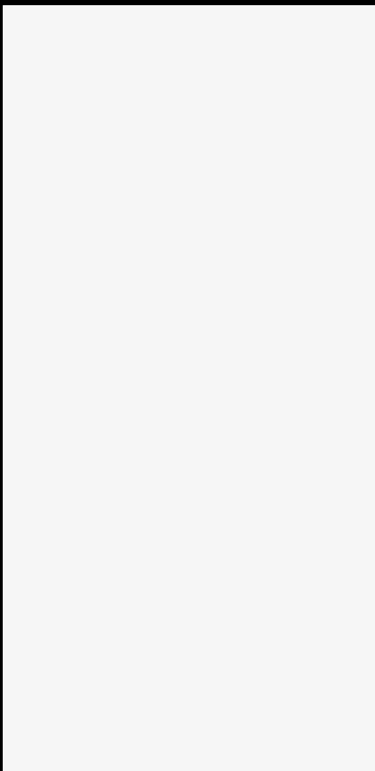
ACCENT SIDING*
Clay



SHUTTERS/DOORS
Classic Blue



GARAGE DOOR
White



TRIM
White



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#27

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Cedar Creek



STONE*
Golden Bronze



SIDING
Clay



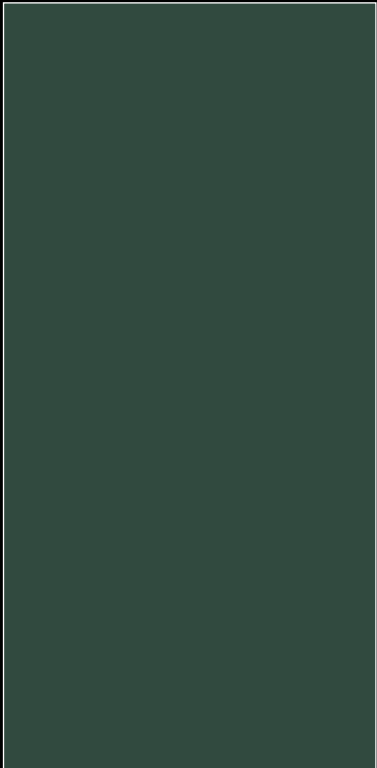
METAL ROOF*
Forest Green



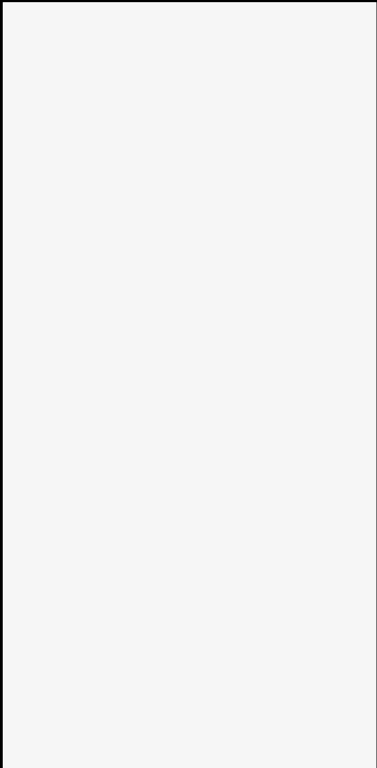
ACCENT SIDING*
Cobblestone Wicker



SHUTTERS/DOORS
Forest Green



GARAGE DOOR
White



TRIM
White



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#NR01

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Bordeaux



STONE*
Golden Bronze



SIDING
Evergreen (N)



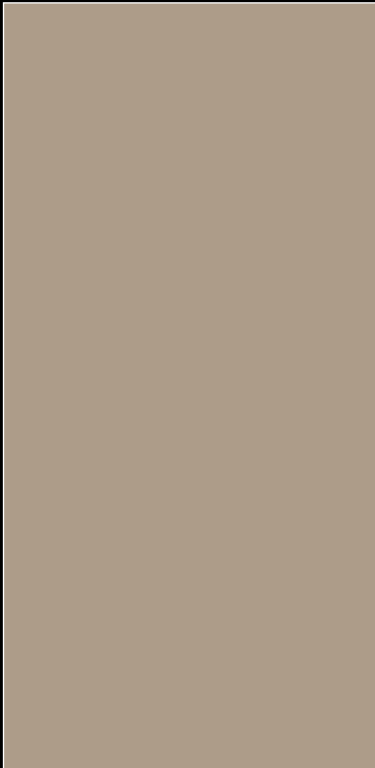
METAL ROOF*
Hartford Green



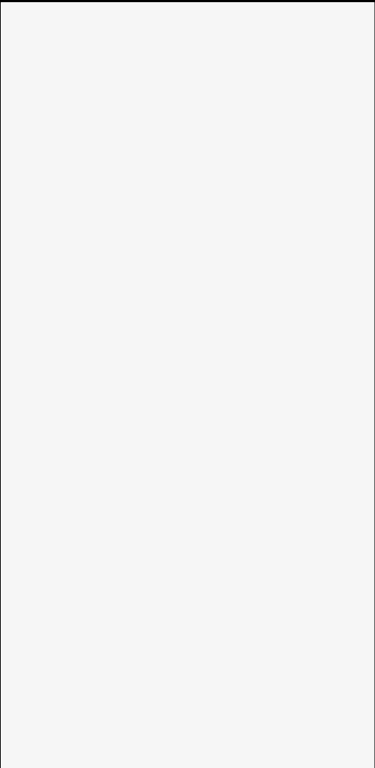
ACCENT SIDING*
Clay



SHUTTERS/DOORS
Wicker



GARAGE DOOR
White



TRIM
White



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#NR02

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



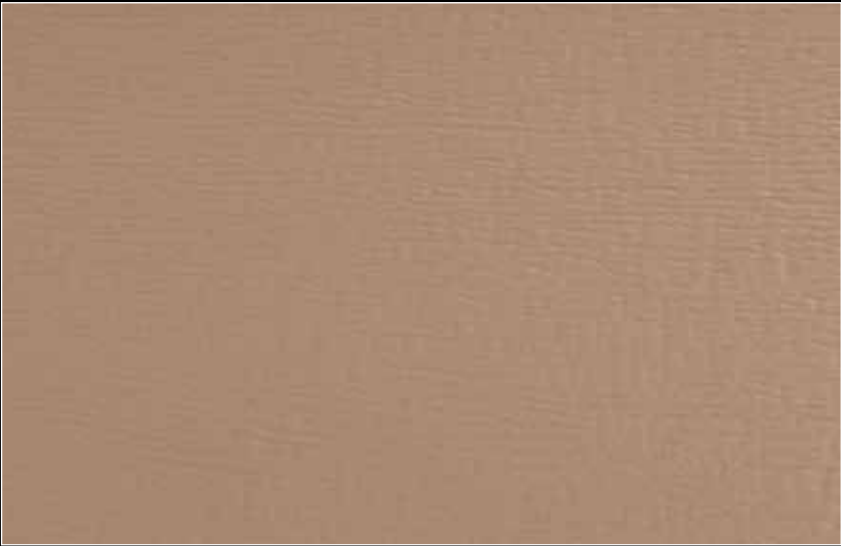
BRICK*
Wheaton



STONE*
Sioux Falls



SIDING
Saddle (N)



METAL ROOF*
Medium Bronze



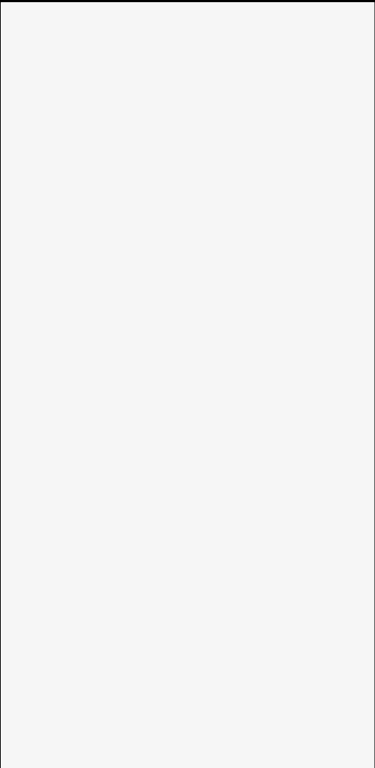
ACCENT SIDING*
Sandstone



SHUTTERS/DOORS
Clay



GARAGE DOOR
White



TRIM
White



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#NR03

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Barkwood



BRICK*
Horizon



STONE*
Shasta



SIDING
Firebrick (N)



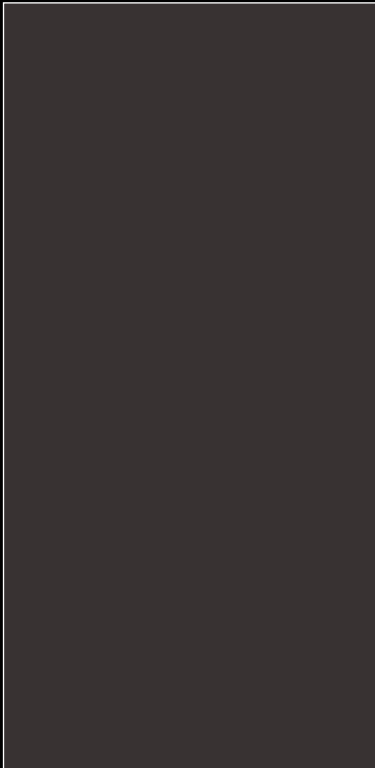
METAL ROOF*
Medium Bronze



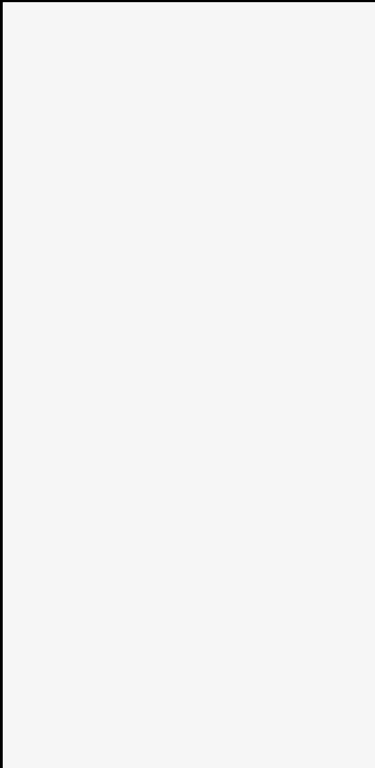
ACCENT SIDING*
Khaki



SHUTTERS/DOORS
Musket Brown



GARAGE DOOR
White



TRIM
White



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#NR04

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Bordeaux



STONE*
Palamino



SIDING
Mocha (N)



METAL ROOF*
Dark Bronze



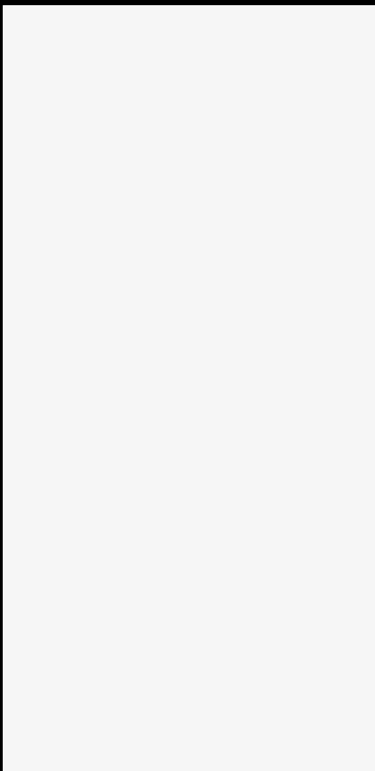
ACCENT SIDING*
Sandstone



SHUTTERS/DOORS
Moss



GARAGE DOOR
White



TRIM
White



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#NR05

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Charcoal



BRICK*
Summerset



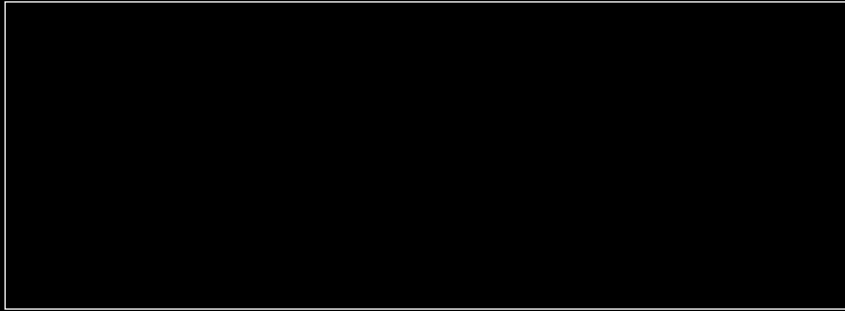
STONE*
Sioux Falls



SIDING
Smoke (N)



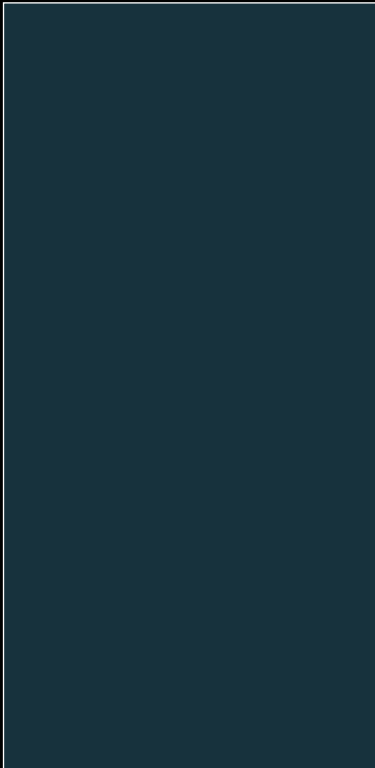
METAL ROOF*
Black



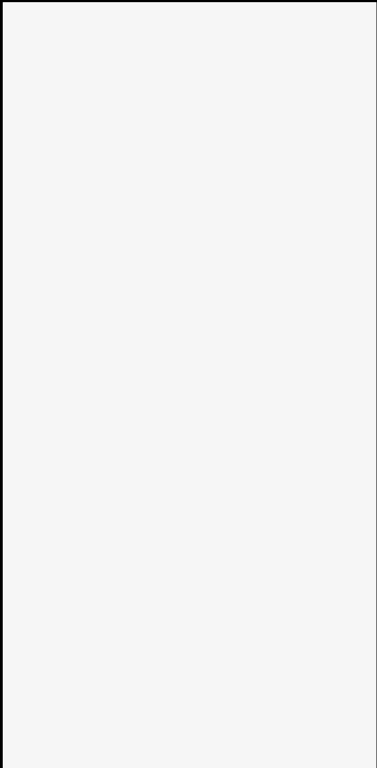
ACCENT SIDING*
Heritage Gray



SHUTTERS/DOORS
Midnight Blue



GARAGE DOOR
White



TRIM
White



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#NR06

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Slate



BRICK*
Wheaton



STONE*
Newport Gray



SIDING
Steel Blue (N)



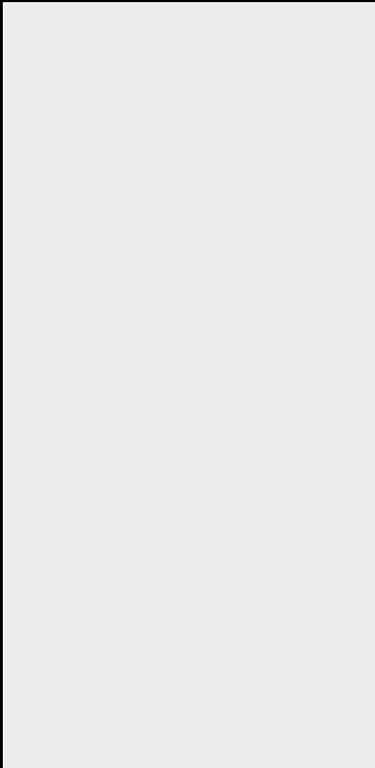
METAL ROOF*
Charcoal Gray



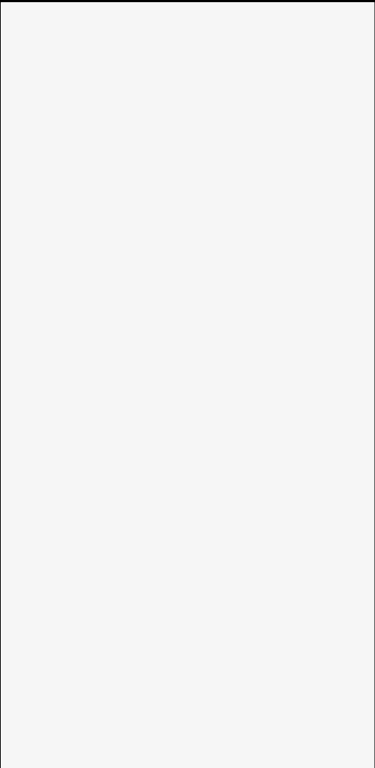
ACCENT SIDING*
Heritage Gray



SHUTTERS/DOORS
White



GARAGE DOOR
White



TRIM
White



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#NR07

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Slate



BRICK*
Bordeaux



STONE*
Sioux Falls



SIDING
Firebrick (N)



METAL ROOF*
Charcoal Gray



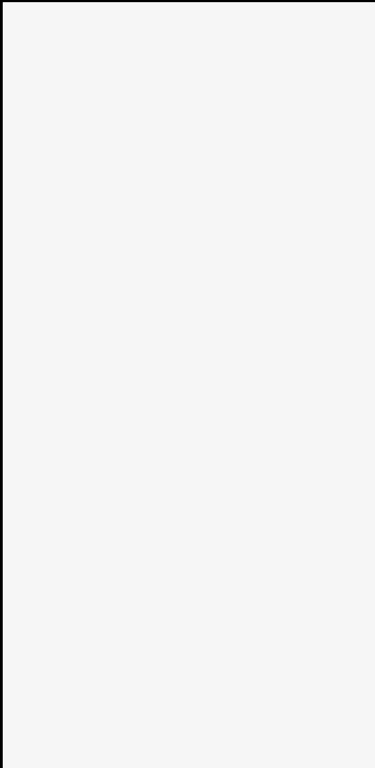
ACCENT SIDING*
Classic Linen



SHUTTERS/DOORS
Tuxedo Gray



GARAGE DOOR
White



TRIM
White



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#NR08

Designer-Inspired
Standard Exterior Palette†



30-YEAR ROOF
Weathered Wood



BRICK*
Cedar Creek



STONE*
Shasta



SIDING
Khaki (N)



METAL ROOF*
Dark Bronze



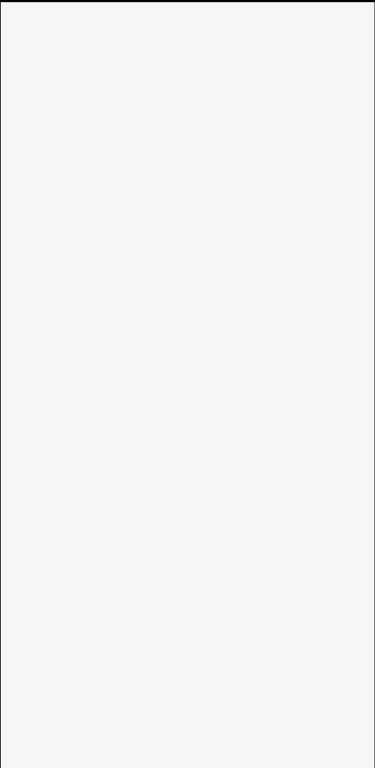
ACCENT SIDING*
Cobblestone Wicker



SHUTTERS/DOORS
Burgundy



GARAGE DOOR
White



TRIM
White



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