Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 14, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/28/23

IV. REPORTS

V. OLD BUSINESS

A. DC#23-001 - 947 N. Haddow Ave. / SF-Teardown

VI. NEW BUSINESS

A. DC#23-004 - 1122 N. Mitchell Ave. - SF/Teardown

B. DC#23-006 - 124 S. Ridge Ave. - SF/Teardown

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

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

E. DC#23-009 - Nissan - 1100 W. Dundee Rd. / Commercial

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
3/14/2023

Item: Minutes - 2/28/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 2/28/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 28, 2023

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald
Members Absent:	Ted Eckhardt Scott Seyer
Also Present:	Mahdi Nazeri, Thomas Architects for *129 S. Vail Ave.* Gary Wronkiewicz, Stonefield Custom Homes for *947 N. Haddow Ave.* Rob Kirk, Group A for *947 N. Haddow Ave.* Ryan Schulz, AH School District 25 for *Windsor School & Greenbrier School* Don Hansen, STR Partners, for W*indsor School & Greenbrier School* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 14, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 14, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Kubow stated that with only 3 commissioners here tonight, a positive vote from all three members is required for a motion to pass.

DRAFT

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#22-095 – 129 S. Vail Ave.

Mahdi Nazeri, representing *Thomas Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story house with a two-car detached garage on an existing vacant lot. The proposed design complies with all R-4 zoning requirements. This project received approval from the Zoning Board of Appeals on January 9, 2023 to allow a lot with an area of 6,600 square feet to be buildable where 8,750 square feet is required, and a variation to allow a lot with a width of 50 feet to be buildable where 70 feet is required.

The subject property is located just south of the Downtown on a street of predominantly historic homes with detached garages. Overall, the proposed design is nicely done in a traditional style with a detached garage that will fit very well in this location. The raised first floor and sloped second floor roof lines give the design an authentic feel. The design includes the same level of detailing on all sides of the house which is always encouraged and appreciated. Staff's comments on the design are that the front elevation looks a bit large between the adjacent homes, and the front porch looks a little narrow. Staff suggests expanding the front porch across the front of the house to enhance the design as well as help break down the scale of the front wall. A full front porch would add about 140 sf of lot coverage, which would still be in compliance with the zoning requirements.

Also, plans were not provided for the proposed detached garage, but it is encouraged that the garage be designed to match the character and materials used on the house. Per code, fifteen feet is the maximum height allowed for a detached garage. With these comments and suggestions, Staff recommends approval of the project.

Mr. Nazeri responded to Staff's comments. With regards to the front elevation appearing large, he said that the front wall of the home is set back from the street that from a human eye, the cross gable roof behind it cannot be seen, and it is very similar to the home next door. With regards to widening the front porch, they considered doing that but are concerned about maxing out the impervious surface coverage; however, they are currently working with their civil engineer on this matter.

The commissioners summarized their comments. Commissioner Kingsley said the new home looks really nice, she liked the materials, and felt the massing would probably fit in well because the cross gable is receding from the front. The home is rather tall compared to the one-story to the south; however, she was okay with that because of the larger side yard on that side of the new home and because no shadows will be cast on the adjacent home. She asked why the vertical fiber cement board is proposed around the base of the home, but not on the front elevation. Mr. Nazeri clarified that the fiber cement board at the base of the home will be on all four sides of the home. Commissioner Kingsley agreed with Staff's suggestion that the detached garage be designed to match the character and materials on the new home. She understood the petitioner's concerns about the amount of impervious surface coverage, but pointed out that the upper portion of the back porch seems really tight to the door, and she suggested moving the column to the south or moving the door a bit. Mr. Nazeri replied that this is limited because of the driveway. Commissioner Kingsley understood Staff's comment about the narrowness of the front porch, which she was not opposed to, but she felt that something is off about the front elevation, which might be that everything is very symmetrical. She suggested adding a full length window next to the front door, or eliminating the gable on the porch so it does not look so much like a face, or separate the windows on the second-floor. Commissioner Kingsley also suggested that the solid skirt board shown on the porches will need to be open to allow for air flow below the porch. Mr. Nazeri agreed and said that typically there are some type of louver vents shown on the drawings.

Commissioner Fitzgerald agreed with Commissioner Kingsley's comments, and he appreciated the details on all four sides of the home. He suggested making the front door wider; he loved the height of it in line with the two adjacent first-floor windows, but it seems a little skinny as shown. He agreed that the design of the garage should match the home, and the suggestion to add the vertical siding at the base of the home on the front elevation. Commissioner

Fitzgerald also said that there appears to be a horizontal black stripe on the front porch, and he questioned the material. Mr. Nazeri believed it to be a trim piece that could be casting a shadow, and Commissioner Fitzgerald said it should be white. In terms of the scale of the new home, Commissioner Fitzgerald pointed out that 2 doors to the north there is an apartment complex, and then directly next door to the north there is a home that is almost the same size.

Chair Kubow said this is an example of why providing three dimensional renderings can go a long way; looking at this home in two dimension makes the home appear larger, and in three dimension it shows the gable set back, which makes the home fit better. He appreciated the petitioner providing these extra renderings. He had nothing further to add to the other commissioners' comments.

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

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT *129 S. VAIL AVENUE*. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 12/14/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD THE VERTICAL BOARD AND BATTEN SIDING AT THE BASE ON THE FRONT (WEST ELEVATION).
2. A REQUIREMENT THAT THE DETACHED GARAGE WILL HAVE ELEMENTS OF THE NEW HOME AND BE SIMILAR IN STYLE.
3. A RECOMMENDATION TO ADD SOME MORE WINDOWS AT THE FRONT DOOR.
4. A RECOMMENDATION TO LOOK AT THE GABLE OVER THE FRONT PORCH AND STUDY THE DETAIL THAT IS CAUSING THE BLACK COLOR SHOWN, AND REVISE THIS DETAIL WITH A SUGGESTION TO HAVE JUST A SHED ROOF OVER THE PORCH.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-001 – 947 N. Haddow Ave.

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The project does comply with all R-3 zoning requirements. However, the proposed new driveway is too close to the existing parkway tree. A minimum 8 feet of clearance should be provided to protect the tree.

The subject property is located on a street with mostly original homes that are single-story and one-and-a-half-story houses with detached garages. There is one teardown previously completed on this block with an attached front load garage, but the proposed new two-story house with attached garage does not fit with the character of the block. A better plan in this location would include a detached garage, or an attached garage that is recessed behind the front wall of the house.

The front porch roof works well to relate to the scale of the adjacent homes, but the second story looks too tall and top heavy. The detailing on the front elevation is odd with mismatched gables, mismatched window styles, and bold black detailing including black windows, black trim, black gutters and black fascia. It is recommended that the roof pitch of the right gable be reduced to match the roof pitch of the left gable, and to lower the main roof ridge to reduce the overall bulk and mass to better fit with the scale of the surrounding homes. A softer color scheme is also recommended to better fit with the character of the block.

Staff recommends the Design Commission evaluate the proposed new home design, with the comments and concerns previously stated.

Mr. Kirk said they are proposing a fresh and new version of a typical farmhouse home, which fits the character of the block, but also has an updated view of what these elements are. The different roof pitches are intentional to give more importance to the right side of the home, letting it be its own character, and to offset the more symmetrical bedroom above the garage. Mr. Wronkiewicz added that they want to draw the attention to the right side of the home which has a little more height and detail, with brick around the front door and batten strips on the front of the home. The rendering shows that the gable on the right is set back from the gable on the left.

The commissioners summarized their comments. Commissioner Fitzgerald asked for clarification regarding the color of the brick, and Mr. Kirk said it is a black Iron Spot, and a sample was provided. Commissioner Fitzgerald also asked about the color of the front door, and Mr. Wronkiewicz said the door will pick up on the brownish color of the arched area above the four windows and in the gable. Commissioner Fitzgerald liked that the front door is a little brighter because although he is okay with the attached garage and front porch, which he felt was appropriate for modern day living, he felt the front door and the wall of windows next to it is too dark and almost hides the front door and makes the garage more of the focal point. He was in favor of a brighter front door. Commissioner Fitzgerald also asked if the column at the front porch has a black stripe in the center and Mr. Wronkiewicz said that it does, which Commissioner Fitzgerald was unsure about. He was also unsure about the eaves across the first-floor of the front elevation that are shown white, while the eaves across the second-floor are black. Mr. Wronkiewicz clarified that all the eaves should be black, which is why the column at the front porch has a black stripe in it. Commissioner Fitzgerald also said that the new home is top heavy, he was unsure about the second-story windows being different, and he was concerned about how simple the back of the home is, making it look like it is not related to the front of the home. He asked if anything could be done with adding details on the back of the home. Mr. Wronkiewicz replied that the gable trim will be black on the rear elevation, and the windows will be the same as those on the front of the home. Commissioner Fitzgerald suggested adding vertical siding on the rear elevation, maybe in the top area above the second-floor, and adding a mini-pergola or a covered porch over the patio door. He felt the front and back elevations

DRAFT

do not look related and need further study; however, he was okay with the sides of the home.

Commissioner Kingsley agreed with Commissioner Fitzgerald's comments. She felt the rear elevation was lacking detail, and pointed out the importance of the rear and side elevations because the home will extend a lot farther back. Having some type of covering over the back door is a must, as well as having some other type of detail on the rear elevation, as well on the side gables. She asked for clarification on the color of the battens on the front, and Mr. Wronkiewicz said the battens will be white on white. Commissioner Kingsley also asked if the trim at the top of the siding before the soffit is black, and Mr. Kirk said that it is; everything above the siding is black. Commissioner Kingsley felt the proposed color scheme was a little dark and drastic in its comparison to the white, there seems to be a heaviness to it, and she suggested lightening it. She was unsure if the brick around the front door was needed, because it does not wrap to the side anyway, and she suggested brick on only the base and not around the front door. She also felt the windows were not residential in scale, and she suggested separating the windows to break down the facade a little more.

For the most part, Chair Kubow agreed with the other commissioner's comments, as well as with Staff. From a massing perspective, this is a bigger home in the neighborhood and lowering the right gable pitch to match the other pitch would help bring down the home a lot and go a long way. Most importantly, he felt the rendering was not coming across to match the materials, which tends to happen, but he felt there was a lot going on with the front elevation that he felt should be simplified, which would help a lot with the side and rear elevations lacking in detail. He said there is too much happening on the front elevation that contexturally sticks out too much, and he would recommend taking a more cost effective approach and simplify the front of the home. Chair Kubow agreed that the brick around the front door did not make sense and he would eliminate it, the addition of the cedar detail also did not make sense, and the heavy surround of the front window seems unnecessary as well.

The petitioner replied to the commissioner's comments. Mr. Wronkiewicz said they recently built a new home in Evanston that had some of these same details, such as the cedar accents that were well received. He said that the fascia could be changed to white, the trim around the windows can be narrower, and the brick around the front door can be lowered so it is even with the brick height on the garage and column. The three windows above the garage can also be narrowed, or the two outside windows narrowed and the center window kept larger. Mr. Kirk said that smaller projects like this are much tougher than larger projects; trying to be both contextual and balanced. They studied various ideas for what the symmetry should be above the garage, and felt that a good solution was reached where it is secondary to the massing on the right where the front door and porch are. They feel all those elements are more important than what is happening to the left. This new home is a spec home and changing the color of the trim could help with the current market that is to be simple and clean. He clarified that the front door will be a natural wood door, which they felt would be the right element with the black and white scheme. They came up with many ideas and many different solutions and with the vertical siding they felt this design was their best solution. Mr. Wronkiewicz reiterated that their intent is to draw attention to the right side of the home; the front door and the gable over it, which is why the gable pitch is taller on the right.

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

Commissioner Fitzgerald said he was okay with the trim on the top being black, but preferred that it all match in either black or white. He liked the suggestion that the brick be done only partially on the front porch, and he asked about the color of the porch ceiling, which he suggested making white to brighter up the area. Mr. Wronkiewicz said that a color had not yet been chosen. Commissioner Fitzgerald also pointed out that lighting the front porch area really well and more than the 2 lights on the garage is very important, otherwise the focus will go to the garage, which Mr. Kirk agreed with. In response to the suggestion to add a covering over the doors on the rear elevation, Mr. Wronkiewicz said that that this is a 12-foot opening, as opposed to the typical 6-foot door, and he does not want to interfere with the openness from the inside to the outside, and not make it dark with the roof over it. Mr. Kirk said that details could be added to the gable peak on the rear elevation, similar to the front. Commissioner Fitzgerald suggested adding a 3-foot deep pergola over the rear doors that will provide light on the inside as well as architectural interest; something narrow enough to hold itself up without posts, which could be black to tie in with the front. Mr. Wronkiewicz reiterated that

adding a roof over the back doors would shade the area, which he did not want to do. Commissioner Fitzgerald said the commissioners are looking for similar architectural detail on the back, similar to the front. Mr. Kirk reiterated his suggestion to add detail in the upper gable on the rear elevation and Commissioner Fitzgerald said that would be a nice start. Chair Kubow said the commissioners almost always require 360 degree architecture on homes, so that detail is on all four sides of a home, which the petitioners understood. Chair Kubow said that adding a pergola over the 4 doors on the rear elevation would help too; it is very important that the commissioners see something like that.

Mr. Hautzinger asked if it is a cost factor to limit the amount of board and batten siding on the sides and rear of the home. Is it a premium cost over the horizontal siding, and Mr. Wronkiewicz said that is usually true. Mr. Hautzinger suggested horizontal siding on the first floor and board and batten siding on the second-floor and up into the gables on all four sides of the house, which would tie it all together. Commissioner Kingsley said because of all the comments and concerns given tonight about all four sides of the home, she recommended the project come back for another review after the petitioner makes some changes. She needs to visually see how these changes will look. Commissioner Fitzgerald was open to that. Mr. Wronkiewicz was concerned about the project timeline. Commissioner Kingsley reiterated that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for any motion made tonight, as opposed to continuing the project to a date specific, which does not require a public meeting sign. Mr. Wronkiewicz said he can provide Staff with updated drawings in less than a week.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 947 N. HADDOW AVENUE (DC23-001) TO THE NEXT DESIGN COMMISSION MEETING ON MARCH 14, 2023.

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

DRAFT

ITEM 3. SCHOOL REVIEW

DC#22-092 – Windsor School Addition– 1315 E. Miner St.

Ryan Schulz, representing *Arlington Heights School District 25*, and Don Hansen representing *STR Partners*, were present on behalf of this project.

Mr. Hautzinger presented Staff comments. This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions.

Windsor Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing to add two new classrooms to the school. The proposed building addition is located on the east side of the school facing Windsor Drive. The proposed addition is nicely designed to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The new classrooms will face into a courtyard, and the new corridor wall will face Windsor Drive. The massing of the proposed addition fits seamlessly between the wings of the existing school. There is no new rooftop mechanical equipment proposed on the new addition.

Staff has no concerns with the proposed design that is very straightforward, and recommends approval as submitted.

Mr. Schulz said that in 2017, Windsor School completed an addition to the south that was constructed to accept an addition sometime in the future, which is where the currently proposed addition will be located. The new addition will give flow in the building and create another courtyard, with the two new classrooms located on the courtyard side, and also allow for additional classrooms in the future on the outside of the building. The parapet wall on this addition is slightly higher to match the existing second floor height because it is being constructed to accommodate a second-story addition in the future if needed. The existing light tan brick and red brick will be used on the proposed addition; the design elements of the recently completed addition on the south is being carried over to this new addition. He welcomed any questions from the commissioners.

Chair Kubow asked if there was any public comments on this project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the design as presented. Commissioner Kingsley agreed that the design looks nice, and she asked if the brick will be the same or similar to the 2-story section of the building on the right. Mr. Schulz said it is the same brick. The existing blocks of tan brick above the windows will carry over to the new addition, above the doorway and the windows in the new corridor. Chair Kubow had no additional comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *WINDSOR ELEMENTARY SCHOOL* LOCATED AT 1315 E. MINER STREET, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 12/9/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

DRAFT

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that as done on the other recently reviewed and approved school additions, she wanted the motion to include a recommendation to improve the appearance of the existing rooftop unit screens on the building.

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

2. A RECOMMENDATION TO LOOK AT THE EXISTING RTU SCREENS AND DETERMINE IF THERE ARE FUNDS AVAILABLE WITHIN THE PROJECT BUDGET TO MITIGATE THE SEVERITY OF THE APPEARANCE OF THOSE UNITS.

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

DRAFT

ITEM 3. SCHOOL REVIEW

DC#22-093 – Greenbrier School Addition – 2330 N. Verde Dr.

Ryan Schulz, representing *Arlington Heights School District 25*, and Don Hansen, representing *STR Partners*, were present on behalf of this project.

Mr. Hautzinger presented Staff comments. This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions. Greenbrier Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing to add two new classrooms and two small Storage closets. The proposed building addition is located on the south end of the school facing Roanoke Drive.

The proposed addition is nicely designed to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition fits seamlessly between the wings of the existing school. However, exterior mechanical equipment is required to be screened from view, and there are two new rooftop condenser units proposed to be located on the roof of the new addition. The units look small on the roof plan, but the building does not have a parapet wall so these units will be visible from the residential neighborhood. Screening is required and will need to be designed to be harmonious with the architecture of the building. With this requirement, Staff recommends approval of the project as submitted.

Mr. Schulz said that in 2018, a 2-story addition was completed at Greenbrier Elementary School, and the design was constructed to allow for more classrooms in the future. At this time, two new classrooms are being proposed, carrying through the elevation, the massing, and the symmetrical look on the south elevation of the building. This addition will be constructed to accept a possible second floor addition in the future, although that is not anticipated anytime in the near future. It will include a small corridor coming through to connect the building to loop off to allow better flow, as well as an internal courtyard, which will give better perimeter site lines and visibility to the site. He welcomed any comments from the commissioners.

Chair Kubow asked if the building construction will be wood or steel. Mr. Schulz replied that this addition will be steel and concrete block construction, which is what the majority of their schools are. Mr. Hansen added that Greenbrier School will be primarily masonry construction with some steel as necessary for support.

Chair Kubow asked if there was any public comment and there was no response from the audience.

The commissioners summarized their comments. Commissioner Kingsley said it is a nice addition, and she asked the petitioner to address the new rooftop units and screening. Mr. Schulz replied that the two new classrooms need their own air conditioning units, which will be small and residential in style, and their general location will be set back from the main edge of the roof. Commissioner Kingsley asked if the units will be visible from adjacent second-story classrooms, and Mr. Schulz said they will not be. Mr. Hautzinger asked how the units will be mounted on the roof and Mr. Schulz said there is typically a little bit of Unistrut that sits approximately 6-10 inches above the roof to allow water flow, with the units set on top with a pad. Mr. Hansen added that the units would not be any larger than 3' x 3', and Mr. Schulz said the units could be pushed back if necessary. Mr. Hautzinger encouraged the petitioner to keep the roof of the addition as clean looking as the current building appears. Commissioner Kingsley did not have an issue with the rooftop units. Commissioner Fitzgerald agreed with the comments already made, as did Chair Kubow.

DRAFT

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *GREENBRIER ELEMENTARY SCHOOL* LOCATED AT 2330 N. VERDE DRIVE, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 12/9/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

DRAFT

ITEM 4. OTHER BUSINESS

Public Comment

There was no public comment.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
3/14/2023

Item: DC#23-001 - 947 N. Haddow Ave. / SF-Teardown

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the revised design for the proposed new single-family residence to be located at 947 N. Haddow Avenue. This recommendation is subject to compliance with the revised architectural plans received 3/7/23, and the following:

1. A recommendation to lower the roof pitch of the right gable to match the roof pitch of the left gable, and to lower the main roof ridge to reduce the overall bulk and mass to better fit with the scale of the surrounding homes.

2. A softer color scheme is recommended to better fit with the character of the block.

3. Provide 8 feet minimum clearance between the new driveway and the existing parkway tree.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	947 N. Haddow Avenue
Project Address:	947 N. Haddow Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	February 22, 2023
Date Revised:	March 8, 2023

PETITION INFORMATION:

DC Number:	23-001
Petitioner Name:	Joe Wronkiewicz
Petitioner Address:	Stonefield Custom Homes LLC 1000 S. Brockway St. Palatine, IL 60067
Meeting Date:	February 28, 2023
Re-Review Meeting Date:	March 14, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,511 square feet and the proposed residence will have 2,930 square feet. The project does comply with all R-3 zoning requirements as summarized below. However, the proposed new driveway is too close to the existing parkway tree. A minimum 8 feet of clearance should be provided to protect the tree.

	ALLOWED	PROPOSED
Setbacks	Front: 28.3 feet Side: 4.9 feet Side: 4.9 feet Rear: 30 feet	Front: 28.3 feet Side: 5 feet Side: 7.5 feet Rear: 50.9 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,930 SF	2,930 SF
Building Lot Coverage	2,279 SF	1,795 SF
Impervious Surface Coverage Total	3,581 SF	3,038 SF

2-28-23 Design Commission Comments:

This project was previously reviewed by the Design Commission on February 28, 2023, at which time the project was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at the meeting is as follows:

- Concern about the front door area under the front porch being too dark. It was recommended to change the full height brick to a partial height base only.
- Concern about the mismatched window styles on the front elevation.
- Concern that the sides and back of the home were lacking detail as compared to the front elevation. It was recommended to add board and batten siding in the gables, and add a roof covering above the rear patio door.
- One Commissioner felt that proposed color scheme was too dark and heavy looking, while another Commissioner commented that the black trim was okay, but recommended that all of the trim match either white or black.
- It was suggested to reduce the pitch of the right gable to match the left gable, to help bring down the scale and top heaviness of the design.
- It was suggested to simplify the front elevation. The logic of the cedar detailing was questioned as well as the window trim.

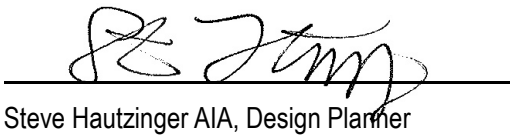
Project Update:
In response to the comments from February 28, the petitioner has made changes to the design as follows:

- The full height brick wall under the front porch has been changed to partial height.
- All windows have been changed from casement to double hung for a more coordinated appearance.
- Board and batten siding has been added in the gables on the sides and rear of the home.
- A small roof was added above the rear patio door.

Staff Comments:
Staff feels that the changes that have been made are all good improvements to the design, and most of the Design Commission's concerns have been addressed. However, it is still recommended that the roof pitch of the right gable be reduced to match the roof pitch of the left gable, as well as lowering the main roof ridge to reduce the overall bulk and mass of the house to better fit with the scale of the surrounding homes. A softer color scheme is also still recommended to better fit with the character of the block.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the revised design for the proposed new single-family residence to be located at 947 N. Haddow Avenue. This recommendation is subject to compliance with the revised architectural plans received 3/7/23, and the following:

1. A recommendation to lower the roof pitch of the right gable to match the roof pitch of the left gable, and to lower the main roof ridge to reduce the overall bulk and mass to better fit with the scale of the surrounding homes.
2. A softer color scheme is recommended to better fit with the character of the block.
3. Provide 8 feet minimum clearance between the new driveway and the existing parkway tree.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



March 8, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-001

E Oakton St

N Belmont Ave

N Haddow Ave

N Douglas Ave

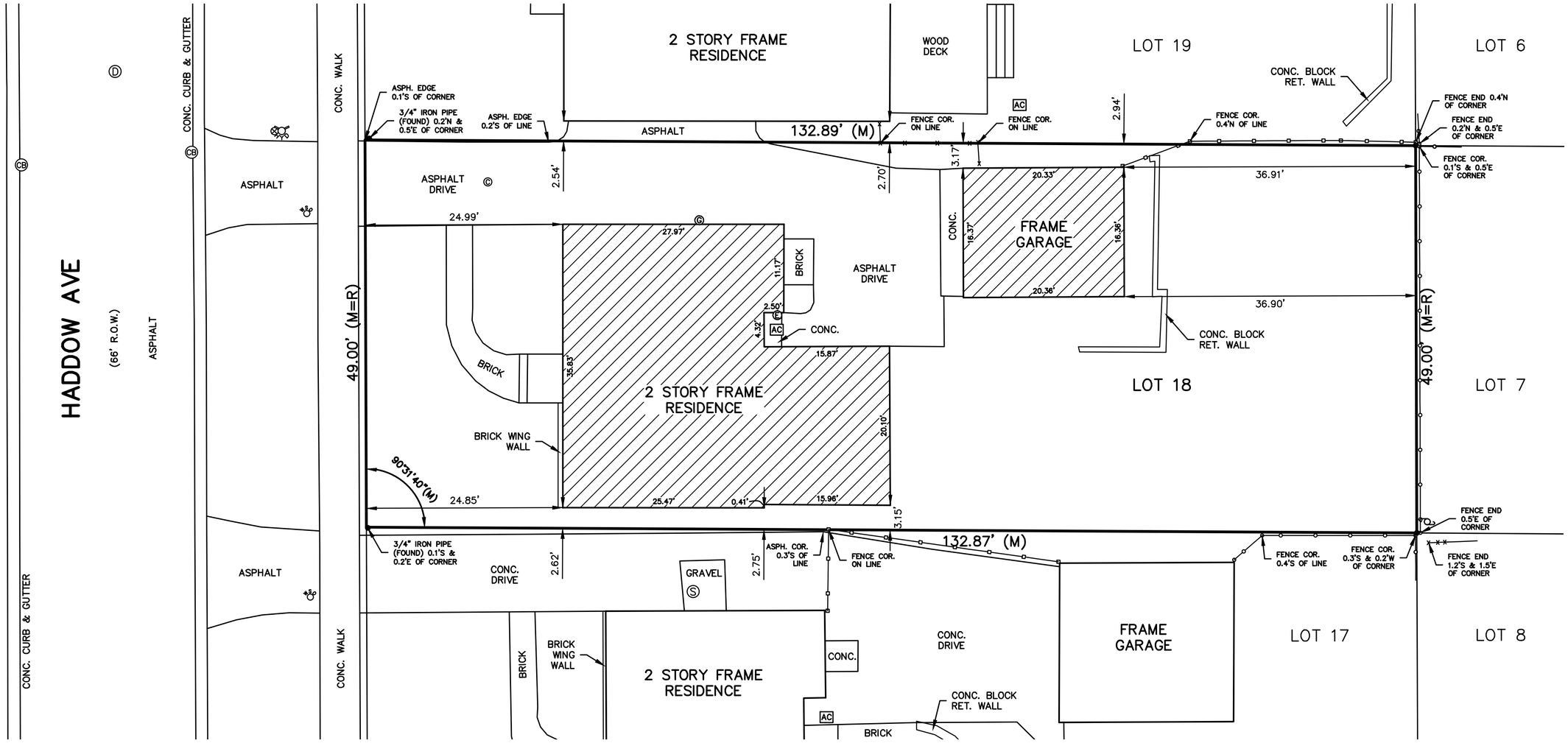
E Frederick St

315
1018
1010
1002
916
912
906
314
405
1017
1009
1001
915
911
905
404
1020
1014
1002
950
946
944
936
926
1019
1015
1011
1007
1003
951
947
943
939
935
931
927
1018
1014
1010
1006
1002
926
922
918
914
910
906
902
1017
1013
1009
1005
1001
925
921
917
913
909
905
901
405
415
503
509
517
525
607
611

PLAT OF SURVEY

LOT 18 IN GOELZ'S SUBDIVISION OF BLOCK 1 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRES ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1354091 AND RE-REGISTERED ON MAY 14, 1954, AS DOCUMENT NUMBER 1323371.

ADDRESS: 947 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS
PIN: 03-29-125-007
AREA: 0.15 ACRES



SYMBOL LEGEND	
Ⓓ	STORM MANHOLE
Ⓒ	CATCH BASIN
⊗	WATER VALVE
	HYDRANT
	B-BOX
Ⓢ	SANITARY MANHOLE
©	SANITARY CLEAN-OUT
AC	AIR CONDITIONER
Ⓔ	ELECTRIC METER
Ⓖ	GAS METER
	UTILITY POLE

LINE LEGEND	
-x-x-x-	= PLASTIC FENCE
-□-□-□-	= WOOD FENCE
-o-o-o-	= CHAINLINK FENCE

LEGEND

(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
● = FOUND IRON STAKE
○ = SET IRON STAKE

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, BRUCE SMOLINSKI, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/12/2022.

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

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 16TH. DAY OF AUGUST, A.D., 2022

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/22
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR
BRUCE M. SMOLINSKI
NO. 035003251
LAKE IN THE HILLS, ILLINOIS
STATE OF ILLINOIS

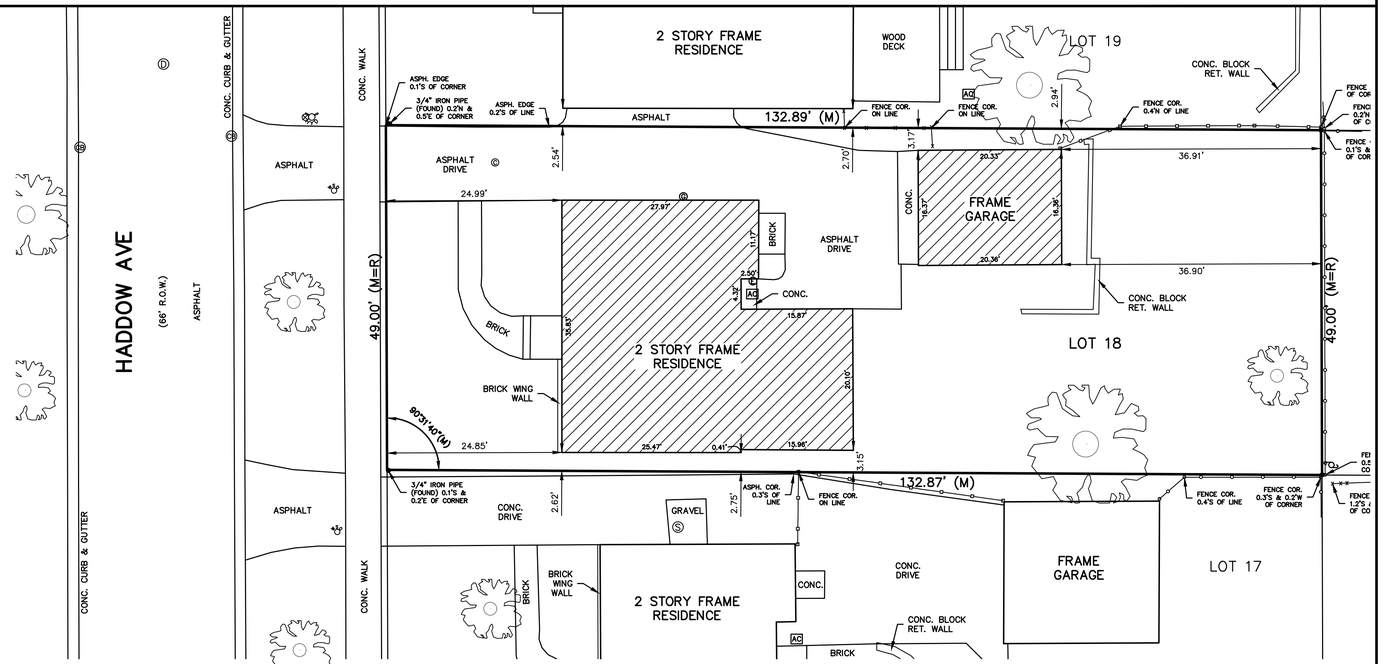
ORDERED BY: THE STONEFIELD GROUP INC FILE NO.220971

POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

T:\2022-JOBS\220971\220971SV.dwg

2 STORY SINGLE FAMILY HOME

947 N. HADDOW LN, ARLINGTON HEIGHTS, ILLINOIS

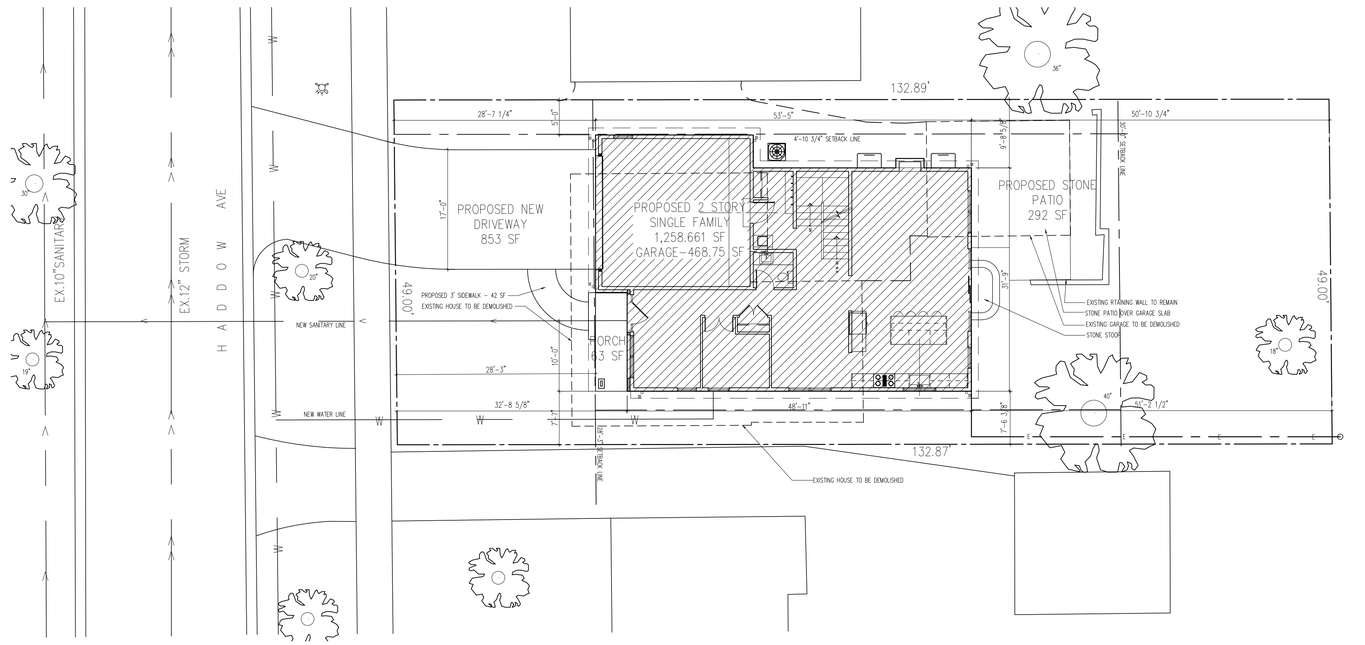


EXISTING SITE PLAN

SCALE: 1" = 10'-0"

1 / A1.0

NORTH



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

2 / A1.0

NORTH

GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

947 N. HADDOW STREET.

ARLINGTON HEIGHTS, ILLINOIS 6005

JOB #22066

DRAWING USE

PERMIT

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	VILLAGE REVIEW	01/05/2023
2	VILLAGE REVIEW	03/03/2023

COPYRIGHT 2023

THESE DOCUMENTS AND THEIR CONTENTS ARE THE SOLE PROPERTY OF GROUP A ARCHITECTURE, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED. ANY REPRODUCTION, REVISION, OR SPECIFICATION OF THESE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT OF GROUP A ARCHITECTURE, INC. IS PROHIBITED BY LAW.

DRAWN BY: HS

CHECKED BY: RWK

APPROVED BY: R.K.

JOB NUMBER: 22066

DRAWING TITLE

COVER SHEET AND SITE PLAN

DRAWING NUMBER

A1.0

Property Left 3
1007 N Haddow Ave

Property Left 2
1003 N Haddow Ave

Property Left 1
951 N Haddow Ave

Subject Property
947 N Haddow Ave

Property Right 1
943 N Haddow Ave

Property Right 2
939 N Haddow Ave

Property Right 3
935 N Haddow Ave

North Haddow Avenue

Property Across 1
950 N Haddow Ave

Property Across 2
946 N Haddow Ave

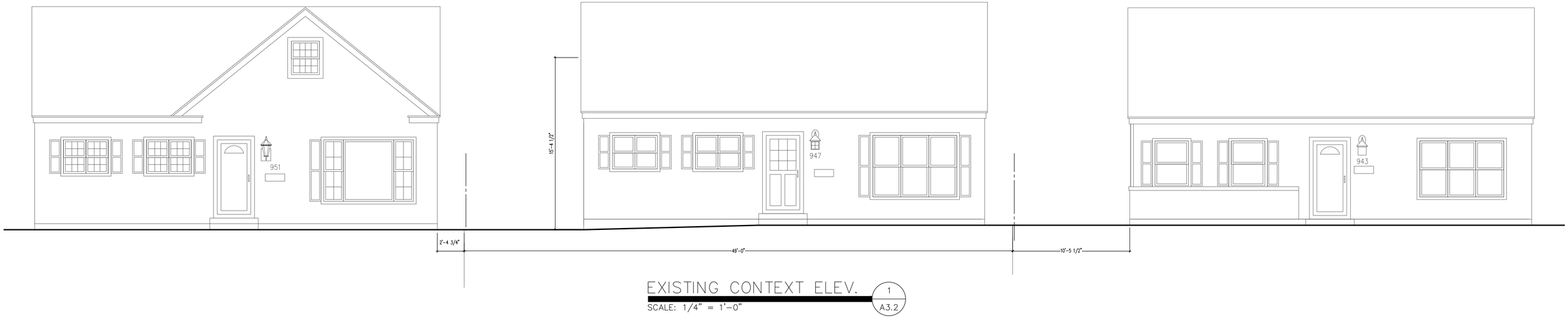
Property Across 3
944 N Haddow Ave

The Stonefield Group Inc
847-963-9100
info@stonefieldinc.com

Surrouding Properties for
947 N Haddow Ave

SINGLE - FAMILY HOME APPLICATION AND PRECEDRES

947 HADDOW AVE, ARLINGTON HEIGHTS IL 60004



EXISTING CONTEXT ELEV. 1

SCALE: 1/4" = 1'-0" A3.2

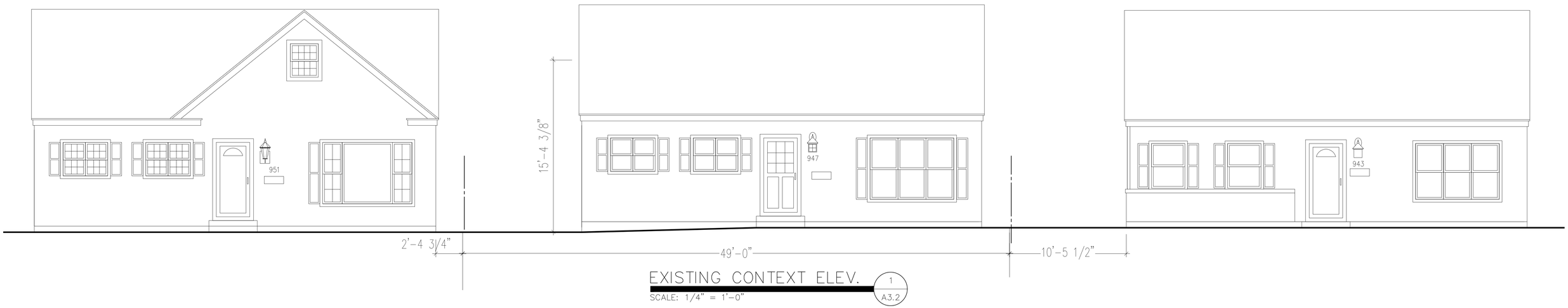
FROM 2-28-23 DESIGN COMMISSION MEETING

EXISTING CONTEXT ELEV. 2

SCALE: 1/4" = 1'-0" A3.2

SINGLE - FAMILY HOME APPLICATION AND PRECEDRES

947 HADDOW AVE, ARLINGTON HEIGHTS IL 60004



EXISTING CONTEXT ELEV. 1 A3.2

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

CURRENT REVISED DRAWING

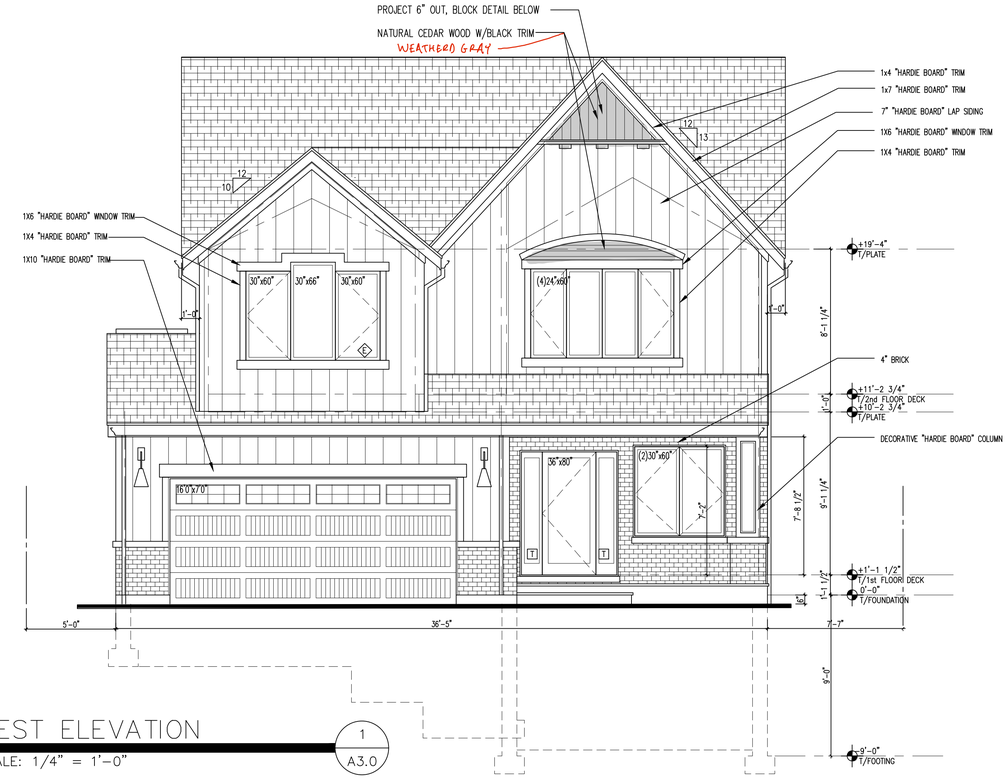
EXISTING CONTEXT ELEV. 2 A3.2

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

EAST ELEVATION

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

2 A3.0



WEST ELEVATION

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

1 A3.0

NORTH ELEVATION

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

3 A3.0

FROM 2-28-23 DESIGN COMMISSION MEETING

GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.grouparch.com

PROJECT

947 N. HADDOW STREET.

ARLINGTON HEIGHTS, ILLINOIS 6005

JOB #22066

DRAWING USE

PERMIT

SIGNATURE AND SEAL

STATE OF ILLINOIS
ROBERT W. KIRK
1-010861
NOV 30 2024
EXPIRATION

NO.	ISSUED FOR	DATE
1	PERMIT	01/05/2023

COPYRIGHT 2023

THESE DOCUMENTS AND THEIR CONTENTS ARE THE SOLE PROPERTY OF GROUP A ARCHITECTURE, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED. ANY REPRODUCTION, REVISION, OR SPECIFICATION OF THESE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT OF GROUP A ARCHITECTURE, INC. IS PROHIBITED BY LAW.

DRAWN BY: HS

CHECKED BY: RWK

APPROVED BY: R.K.

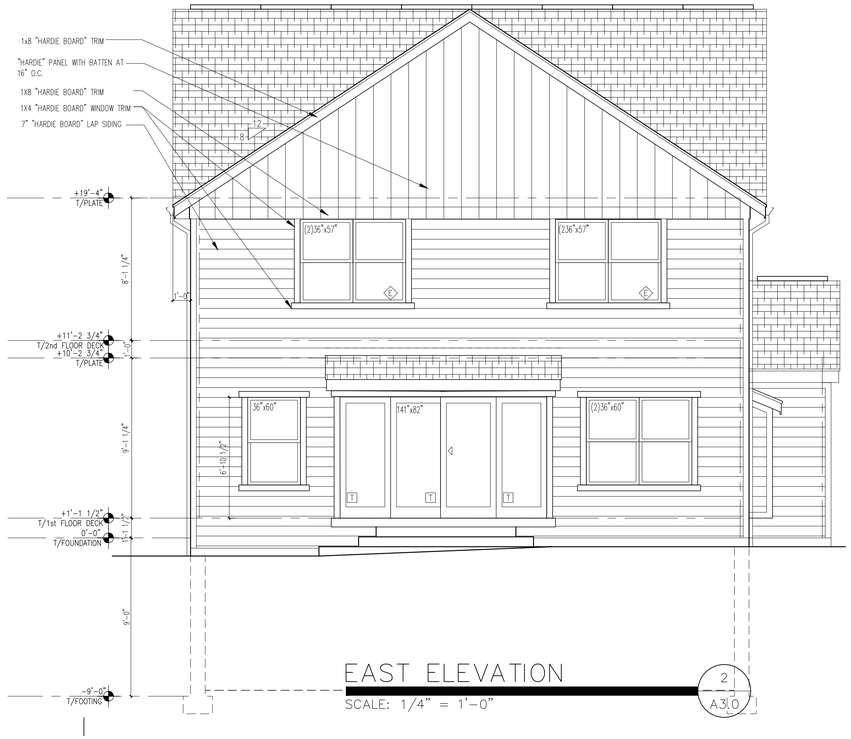
JOB NUMBER: 22066

DRAWING TITLE

ELEVATIONS AND

DRAWING NUMBER

A3.0



EAST ELEVATION

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

2 A3.0

WEST ELEVATION

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

1 A3.0

NORTH ELEVATION

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

3 A3.0

CURRENT REVISED DRAWING

GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

947 N. HADDOW STREET.

ARLINGTON HEIGHTS, ILLINOIS 6005

JOB #22066

DRAWING USE

PERMIT

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	VILLAGE REVIEW	01/05/2023
2	VILLAGE REVIEW	03/03/2023

COPYRIGHT 2023

THESE DOCUMENTS AND THEIR CONTENTS ARE THE SOLE PROPERTY OF GROUP A ARCHITECTURE, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED. ANY REPRODUCTION, REVISION, OR SPECIFICATION OF THESE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT OF GROUP A ARCHITECTURE, INC. IS PROHIBITED BY LAW.

DRAWN BY
HS

CHECKED BY
RWK

APPROVED BY
R.K.

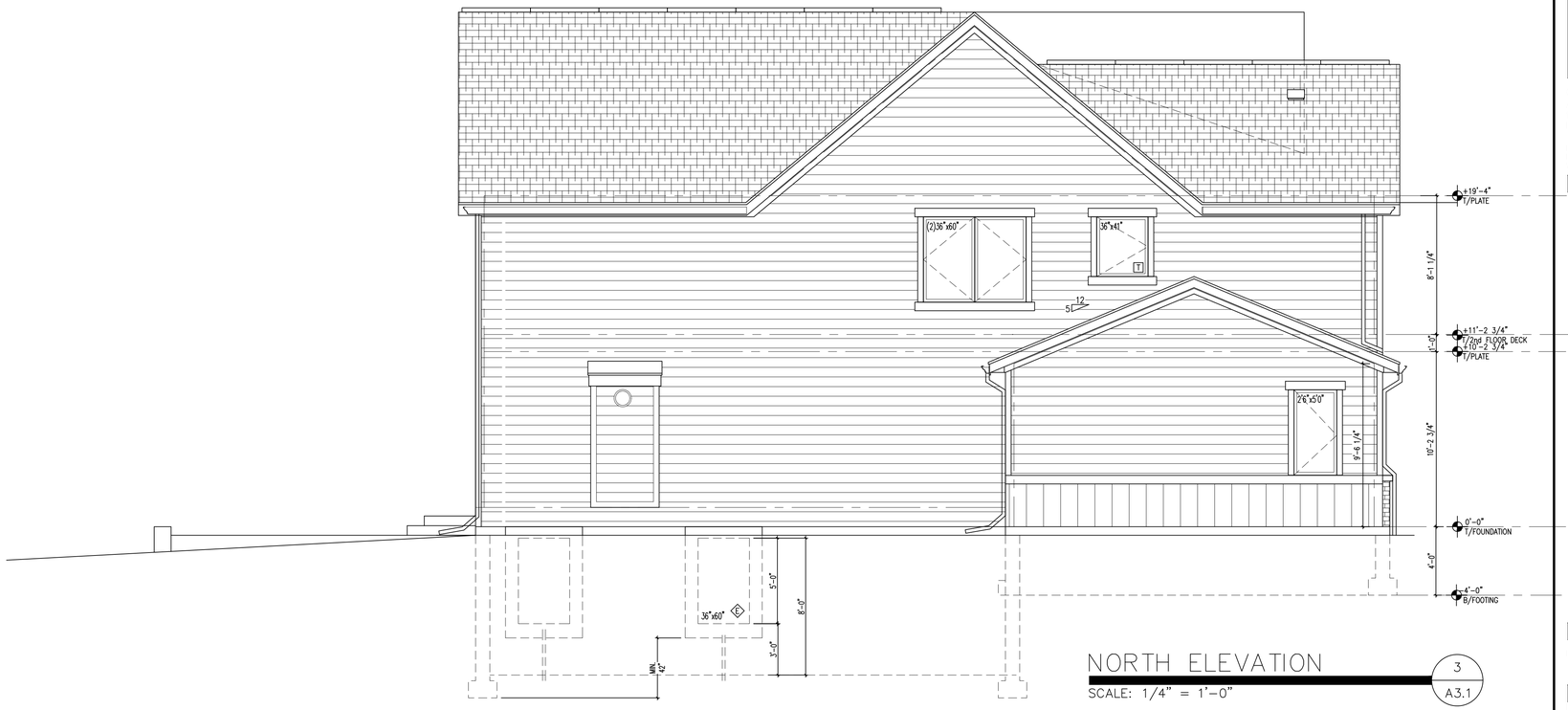
JOB NUMBER
22066

DRAWING TITLE

ELEVATIONS AND

DRAWING NUMBER

A3.0



NORTH ELEVATION

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

3
A3.1

FROM 2-28-23 DESIGN COMMISSION MEETING

GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

947 N. HADDOW STREET.

ARLINGTON HEIGHTS, ILLINOIS 6005

JOB #22066

DRAWING USE

PERMIT

SIGNATURE AND SEAL

STATE OF ILLINOIS
ROBERT W. KIRK
1-010811
NOV 30 2024
EXPIRATION

NO.	ISSUED FOR	DATE
1	PERMIT	01/05/2023

COPYRIGHT 2023

THESE DOCUMENTS AND THEIR CONTENTS ARE THE SOLE PROPERTY OF GROUP A ARCHITECTURE, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED. ANY REPRODUCTION, REVISION, OR SPECIFICATION OF THESE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT OF GROUP A ARCHITECTURE, INC. IS PROHIBITED BY LAW.

DRAWN BY
HS

CHECKED BY
RWK

APPROVED BY
R.K.

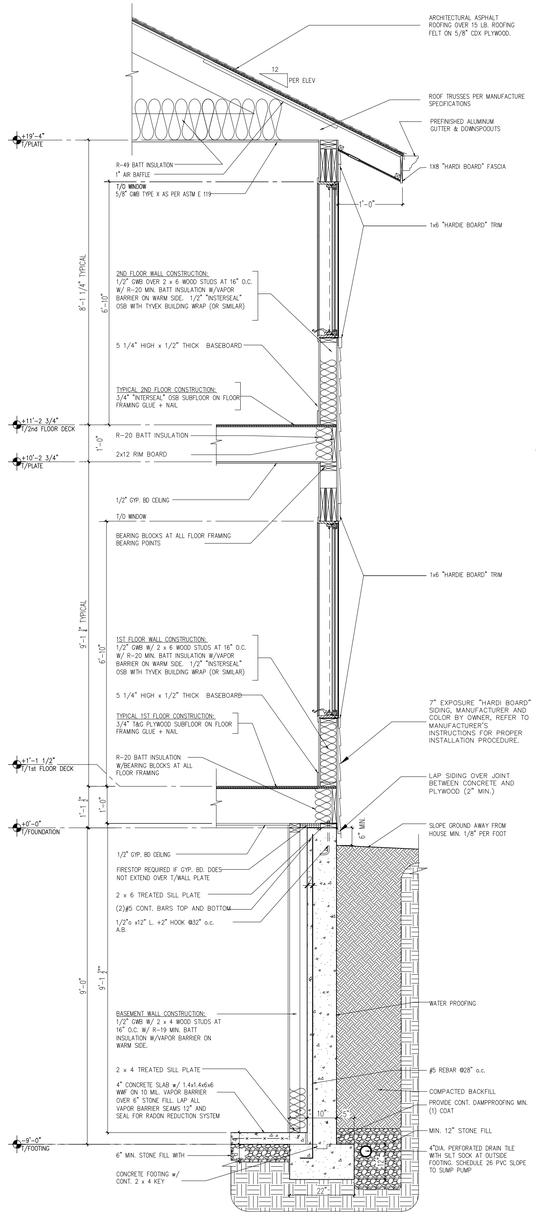
JOB NUMBER
22066

DRAWING TITLE

EXTERIOR ELEVATION AND BUILDING SECTION

DRAWING NUMBER

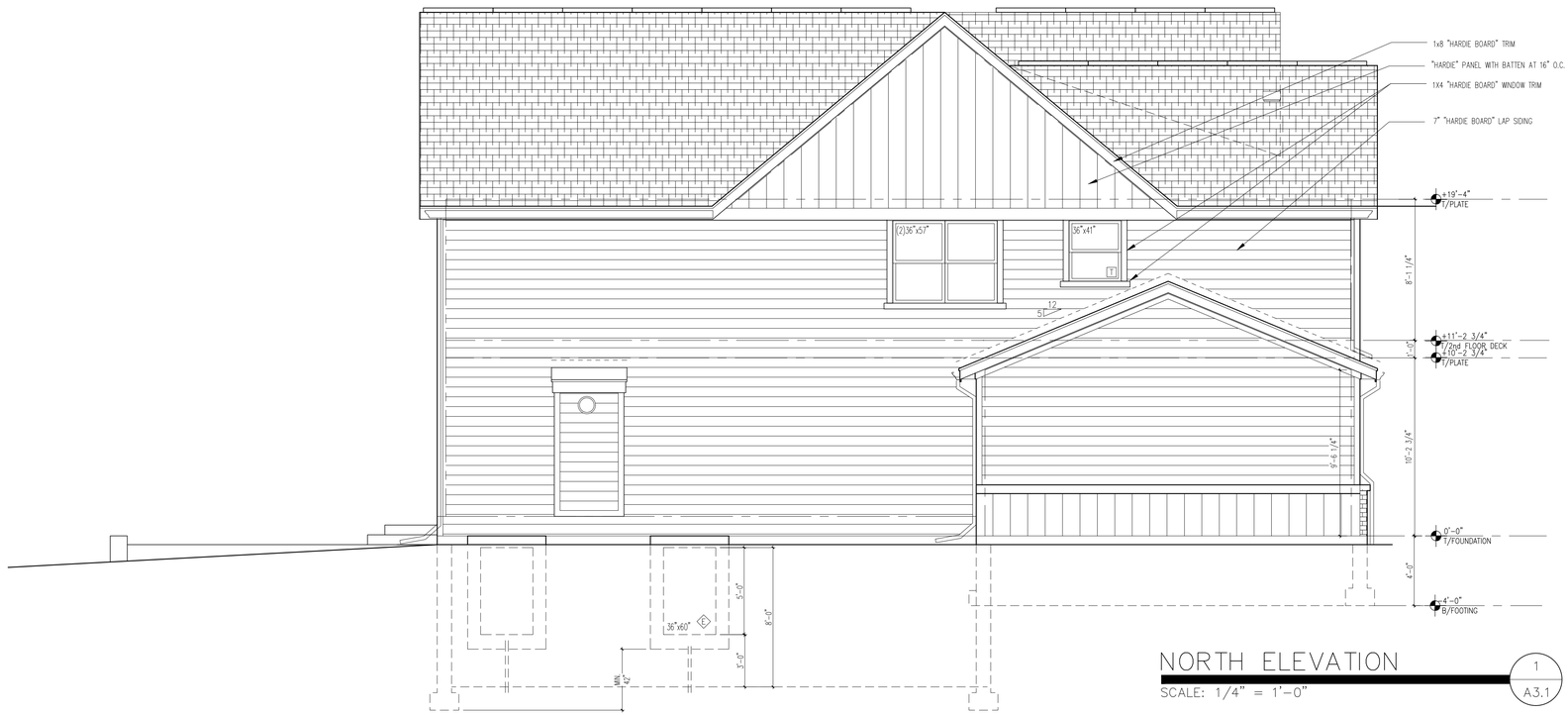
A3.1



WALL SECTION

SCALE: 1/2" = 1'-0"

3 / A3.1

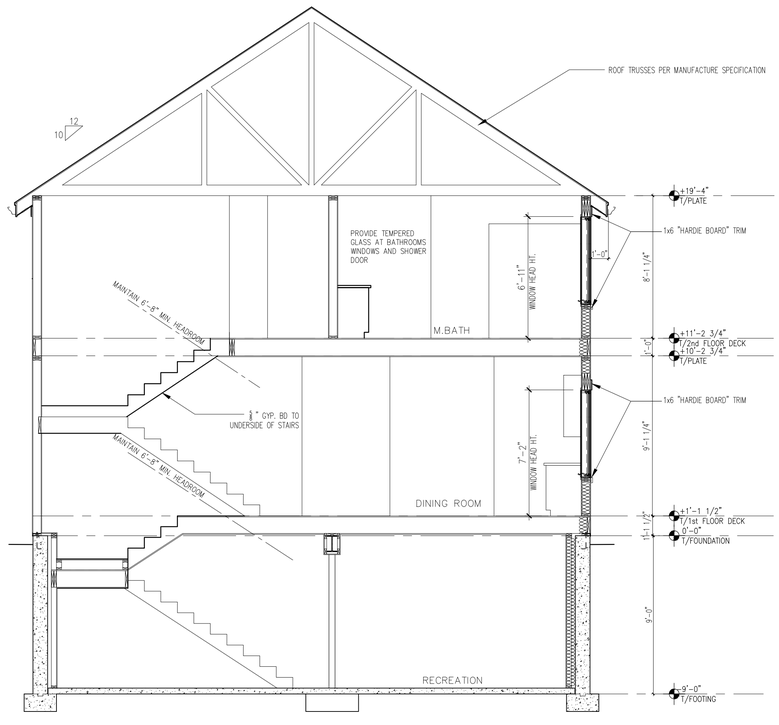


NORTH ELEVATION

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

1 / A3.1

CURRENT REVISED DRAWING



BUILDING SECTION

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

2 / A3.1

GROUP A ARCHITECTURE
A Professional Corporation
1100 Landmeier Rd. Suite 202
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

947 N. HADDOW STREET.
ARLINGTON HEIGHTS, ILLINOIS 6005
JOB #22066

DRAWING USE

PERMIT

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	VILLAGE REVIEW	01/05/2023
2	VILLAGE REVIEW	03/03/2023

COPYRIGHT 2023

THESE DOCUMENTS AND THEIR CONTENTS ARE THE SOLE PROPERTY OF GROUP A ARCHITECTURE, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED. ANY REPRODUCTION, REVISION, OR SPECIFICATION OF THESE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT OF GROUP A ARCHITECTURE, INC. IS PROHIBITED BY LAW.

DRAWN BY
HS

CHECKED BY
RWK

APPROVED BY
R.K.

JOB NUMBER
22066

DRAWING TITLE
EXTERIOR ELEVATION AND BUILDING SECTION

DRAWING NUMBER
A3.1

CONCEPT

GROUP
ARCHITECTURE

A Professional Corporation
1100 Landmeier Rd. Suite 202,
Elk Grove Village, IL 60007

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

FRONT PERSPECTIVE

947 HADDOW ST.

ARILINGTON HEIGHTS, IL.

JOB NUMBER: 22066

DATE: 03/06/22

D-1

947 North Haddow Avenue, Arlington Heights

Material Schedule

Item	Material	Manufacturer	Color
Brick	Clay	Yankee Hill	Dark Iron Spot Velour
Roof	Asphalt Shingles	CertainTeed Landmark	Moire Black
Siding	Fiber Cement	James Hardie	Arctic White
Siding Accent	Cedar	N/A	Weatherd Gray
Gutters / Trim & Fascia	Aluminum / LP	Owens Corning / James Hardie	Black
Windows	Vinyl / Wood Jamb	Sierra Pacific	Black
Garage Door	Stamped Steel	C.H.I	Black

THE STONEFIELD GROUP INC
PO BOX 878, PALATINE, IL 60078-0878
(847) 963-9100 • INFO@STONEFIELDINC.COM

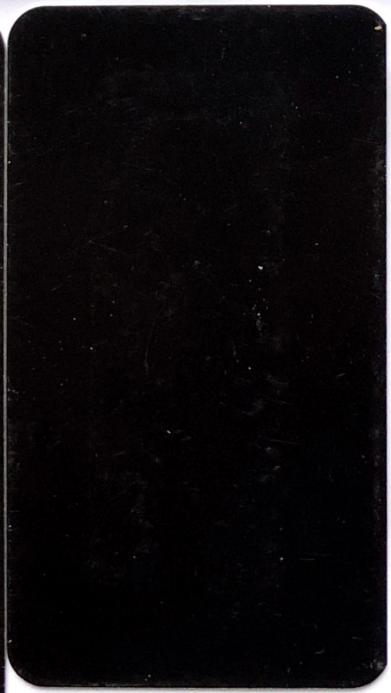
ROOF: CertainTeed Landmark 'Moire Black'

SIDING ACCENT: Cedar Weathered Grey

FASCIA & WINDOW TRIM: LP SmartSide 'Black"

SIDING: Hardie 'Arctic White'

GARAGE DOOR: 'Black'
GUTTERS: 'Black"



WINDOWS: Sierra Pacific Black

BRICK: Yankee Hill 'Dark Iron Spot Velour'

PROJECT: 947 N Haddow Ave
Arlington Heights
Stonefield Group, Inc.

Design Commission
3/14/2023

Item: DC#23-004 - 1122 N. Mitchell Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 1122 N. Mitchell Avenue. This recommendation is subject to compliance with the architectural plans received 1/19/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A more earth tone color scheme is recommended to better fit with the character of the block.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1122 N. Mitchell Avenue
Project Address:	1122 N. Mitchell Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 7, 2023

PETITION INFORMATION:

DC Number:	23-004
Petitioner Name:	Kevin Purdom
Petitioner Address:	JRC Design Build 1275 E. Davis Street Arlington Heights, IL 60005
Meeting Date:	March 14, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to build a new two-story house with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 7,920 square feet, and the proposed house will have approximately 3,548 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 31 feet Side: 6.3 feet Side: 8.8 feet Rear: 42.6 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,564 SF	3,548 SF
Building Lot Coverage	2,772 SF	2,411 SF
Impervious Surface Coverage Total	3,960 SF	3,680 SF

The existing neighborhood has a variety of homes including single-story and two-story homes. The subject property is located on a block that is primarily single-story homes with a mix of attached and detached garages. However, it should be noted that there have been five other teardowns/new two-story homes previously completed on this block.

Overall, the proposed home is nicely designed in a traditional style that will generally fit well in this neighborhood. The single-story front porch and garage roof work well to help relate to the scale of the adjacent single story homes, and the front porch projects out in front of the garage, which keeps the focus of the entry instead of the garage. There is a nice level of detail applied on all sides of the house. The only concern with the proposed design is the white and black color scheme which is somewhat bold compared to the surrounding context. A more earth tone color scheme is recommended to better fit with the character of the block.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 1122 N. Mitchell Avenue. This recommendation is subject to compliance with the architectural plans received 1/19/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A more earth tone color scheme is recommended to better fit with the character of the block.
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

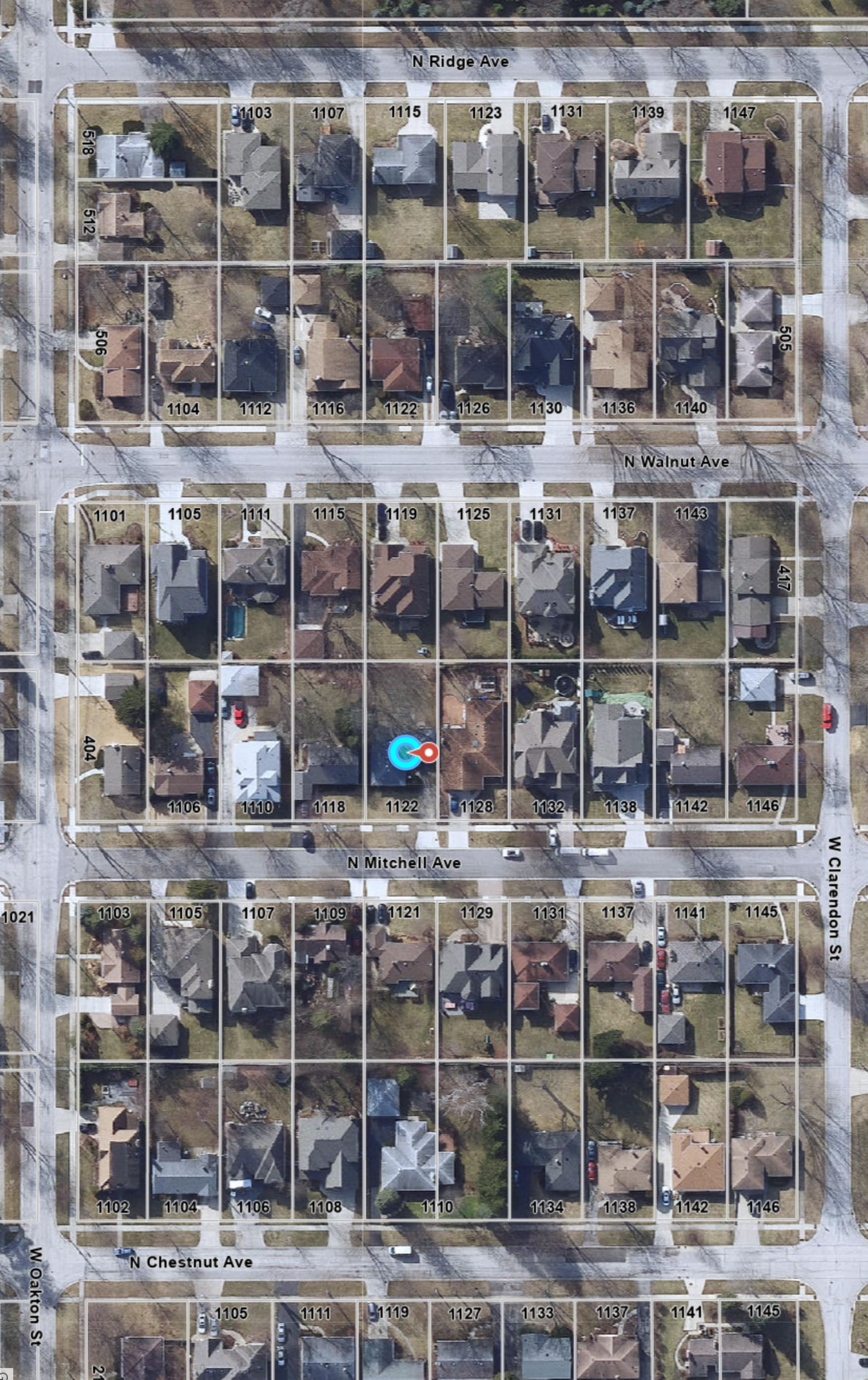
other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

March 7, 2023

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

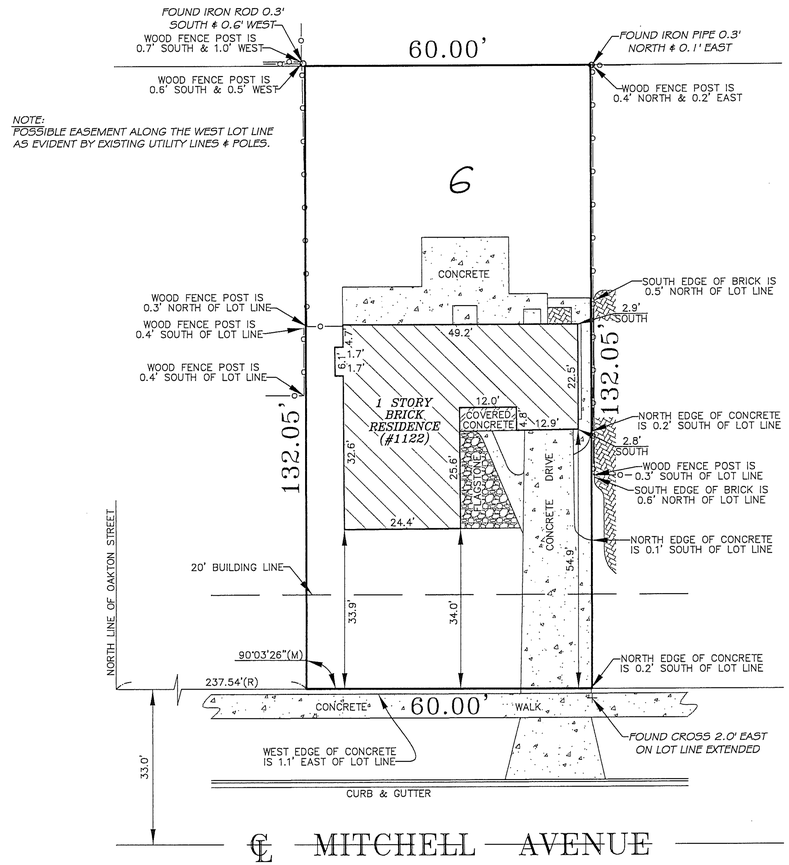
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-004


N Ridge Ave
1103
1107
1115
1123
1131
1139
1147
518
512
506
505
1104
1112
1116
1122
1126
1130
1136
1140
N Walnut Ave
1101
1105
1111
1115
1119
1125
1131
1137
1143
417
404
1106
1110
1118
1122
1128
1132
1138
1142
1146
N Mitchell Ave
W Clarendon St
1021
1103
1105
1107
1109
1121
1129
1131
1137
1141
1145
1102
1104
1106
1108
1110
1134
1138
1142
1146
N Chestnut Ave
W Oakton St
1105
1111
1119
1127
1133
1137
1141
1145

PLAT OF SURVEY

OF

LOT 6 IN BLOCK 14 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

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

AREA = 7,923 SQ. FT. MORE OR LESS

NORTH

SCALE: 20'

PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK ILLINOIS
STATE OF ILLINOIS

PREPARED FOR: WILLIAM G. BOUNDROUKAS (ATTORNEY AT LAW)
JOB ADDRESS: 1122 N. MITCHELL AVE., ARLINGTON HEIGHTS, IL
SELLER/BUYER: EILKEN TRUST / CONNORS
JOB NO.: 22-05-0033

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

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

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

FIELD WORK COMPLETED ON THE 23RD DAY OF MAY, 2022.

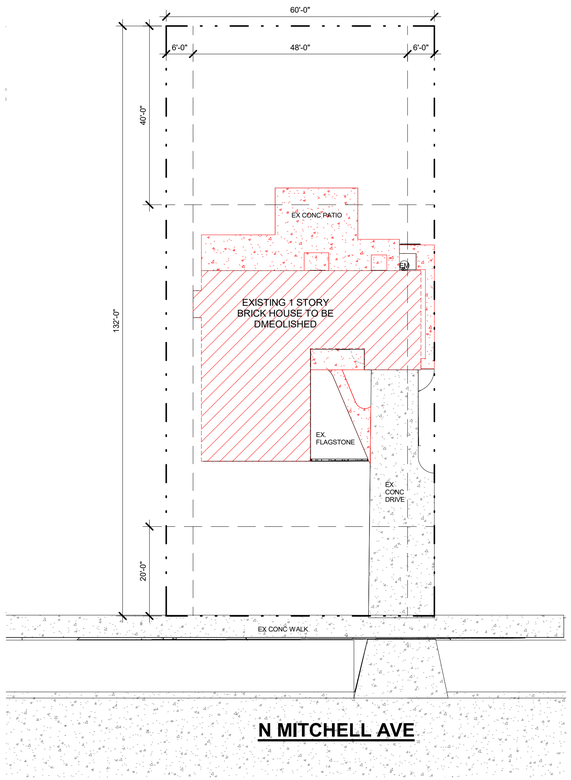
(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 24TH DAY OF MAY, 2022.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"



1 A0.00 **SITE PLAN - EXISTING/DEMO**
1/16" = 1'-0"

N

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT
1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/19/2023

ISSUE DATE
1 - 01/19/2023 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER
A0.00

SITE PLAN LEGEND & NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

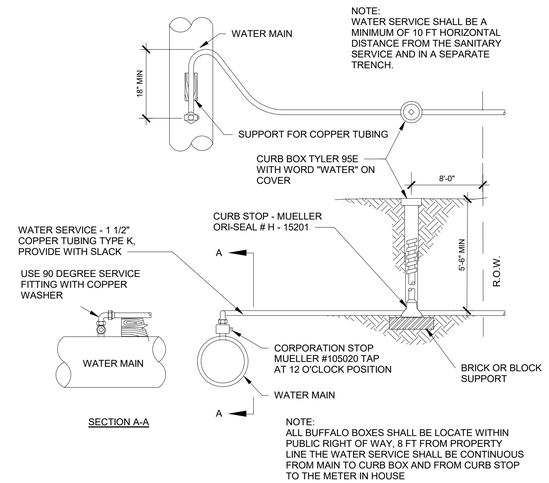
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	30'-2"	36'-3"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	6'-3"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	8'-9"
REARYARD	30'-0"	42'-7"
HEIGHT - MEAN	MAX 25'-0"	24'-9"

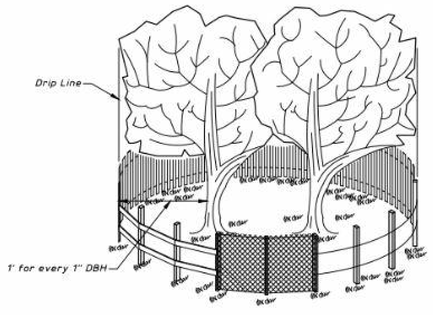
IMPERVIOUS SURFACES

	PROPOSED
DRIVEWAY	783 SF
WALKWAYS AND STEPS	44 SF
COVERED PORCH FRONT	152 SF
CONC PORCH REAR	350 SF
HOUSE	2,251 SF
TOTAL IMPERVIOUS COVERAGE	3,680 SF

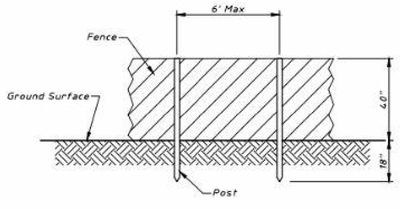


1 / A1.0 TYPICAL 1 1/2" WATER SERVICE DIAGRAM

1/8" = 1'-0"



SIDE VIEW



POST AND FENCE DETAIL

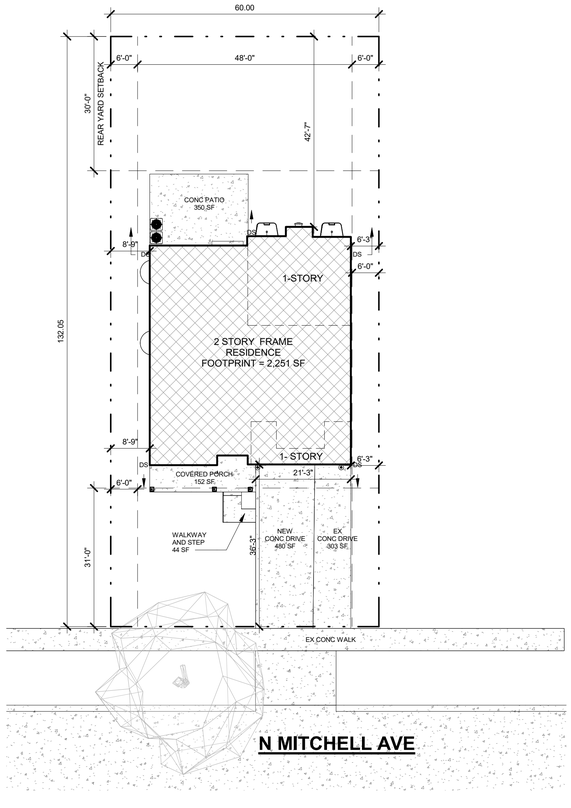
NOTES:

1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

AVERAGE SETBACKS

ADDRESS	FRONT YARD SETBACK
1122 N MITCHELL AVE (EX SUBJECT PROPERTY)	34.0'
1118 N MITCHELL AVE	29.0'
1110 N MITCHELL AVE	20.7'
1106 N MITCHELL AVE	29.0'
1128 N MITCHELL AVE	30.5'
1132 N MITCHELL AVE	30.9'
1138 N MITCHELL AVE	34.6'
1142 N MITCHELL AVE	35.7'
1146 N MITCHELL AVE	34.6'
AVERAGE SETBACK	31.0'



NOTE:
PLANS THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION. IF FOOTINGS ARE POURED IN STAGES, A SOILS REPORT IS REQUIRED FOR EACH SECTION/STAGE

3 / A1.0 SITE PLAN - PROPOSED

1/16" = 1'-0"

N

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT 1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/19/2023

ISSUE DATE
1 - 01/19/2023 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
SITE PLAN

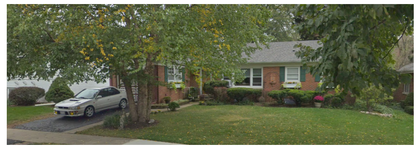
SHEET NUMBER
A1.0

PROPERTY TO RIGHT 3
1138 N MITCHELL AVE

PROPERTY TO RIGHT 2
1132 N MITCHELL AVE

PROPERTY TO RIGHT 1
1128 N MITCHELL AVE

SUBJECT PROPERTY
1122 N MITCHELL AVE



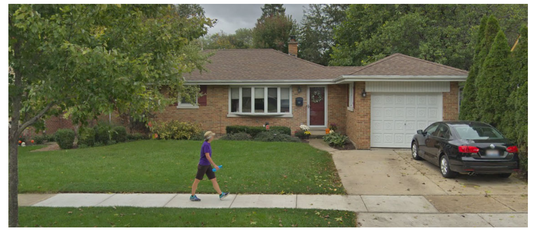
PROPERTY TO LEFT 1
1118 N MITCHELL AVE

PROPERTY TO LEFT 2
1110 N MITCHELL AVE

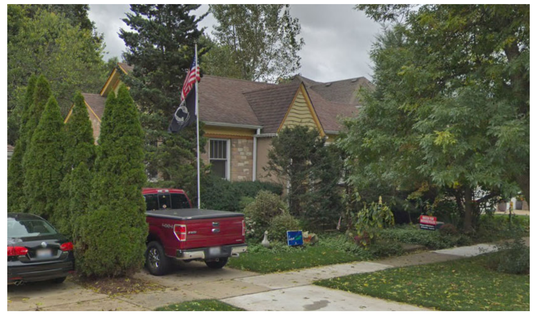
PROPERTY TO LEFT 3
1106 N MITCHELL AVE

N MITCHELL AVE

PROPERTY TO ACROSS 1
1129 N MITCHELL AVE



PROPERTY TO ACROSS 2
1121 N MITCHELL AVE



PROPERTY TO ACROSS 3
1109 N MITCHELL AVE

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT
1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/19/2023

ISSUE DATE
1 - 01/19/2023 1 - DESIGN REVIEW

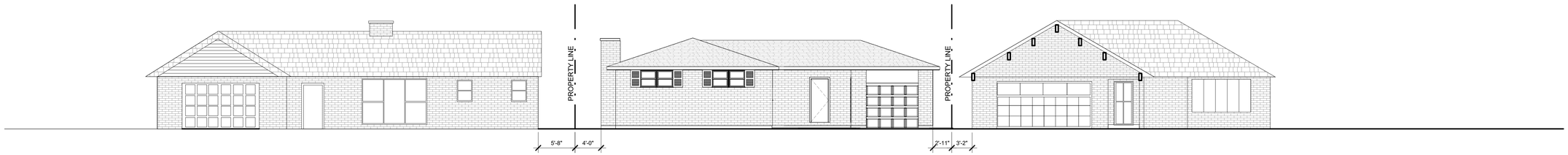
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

A5.1



1118 N MITCHELL AVE
HOUSE TO LEFT

1122 N MITCHELL AVE
EX. SUBJECT PROPERTY TO BE DEMOLISHED

1128 N MITCHELL AVE
PROPERTY TO RIGHT

1118 N MITCHELL AVE
HOUSE TO LEFT

1122 N MITCHELL AVE
SUBJECT PROPERTY

1128 N MITCHELL AVE
PROPERTY TO RIGHT

JRC DESIGN • BUILD
SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT
1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/19/2023

ISSUE DATE
1 - 01/19/2023 1 - DESIGN REVIEW

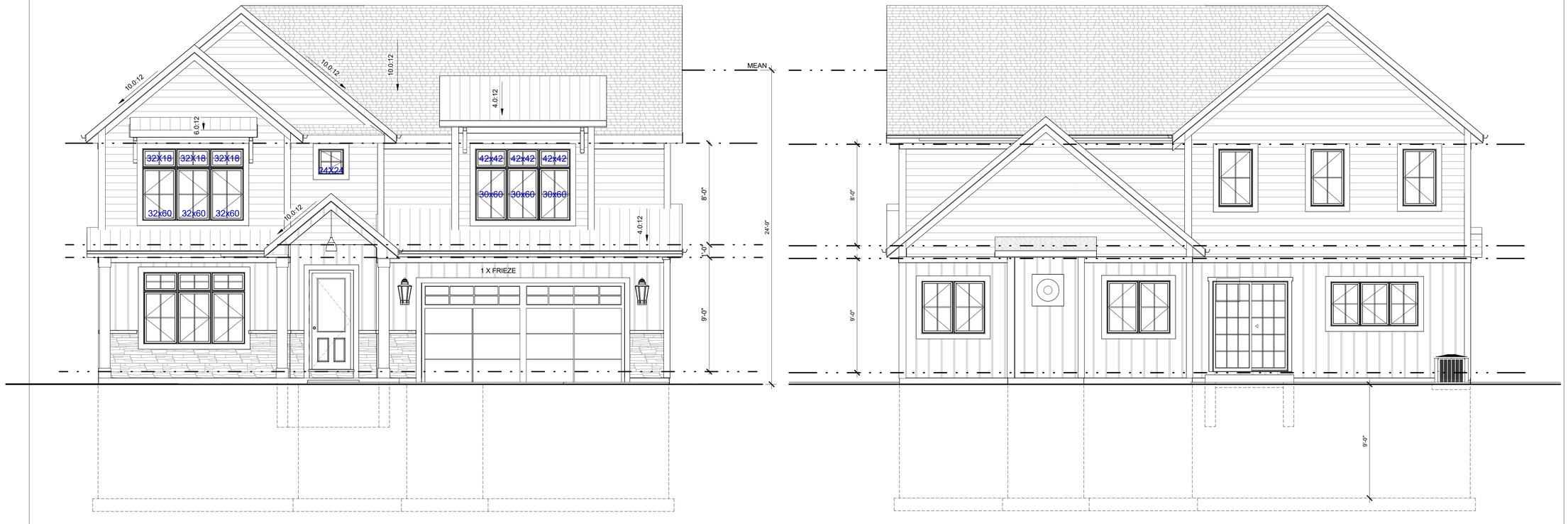
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

A5.0



1 A3.0 EAST ELEVATION - FRONT

1/4" = 1'-0"

2 A3.0 NORTH ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ HARDIPLANK LAP SIDING [ARCTIC WHITE]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	JAMES HARDIE
SIDING (2)		VERTICAL BOARD & BATTEN [ARCTIC WHITE]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
SIDING (3)		STONE [STRATFORD CROSS COBBLE CREEK OR SIMILAR]		COLUMNS		PT - PAINTED WHITE	
ROOFING (1)		ASPHALT ARCHITECTURAL SHINGLES [ONYX]	OWENS CORNING OR SIMILAR	GUTTERS, DOWNSPOUTS		ALUMINUM [BLACK]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]	PAC CLAD OR SIMILAR	WINDOWS		FIBERGLASS [WHITE]	CLIMATE GUARD/MARVIN
DOORS		[BLACK] TBD	SIMPSON/MARVIN				

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT
1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/19/2023

ISSUE DATE
1 - 01/19/2023 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.0

2 A3.1 **WEST ELEVATION - FRONT**

1/4" = 1'-0"

1 A3.1 **EAST ELEVATION - BACK**

1/4" = 1'-0"

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2023 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE AT
1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1 - 01/19/2023

ISSUE DATE

1 - 01/19/2023 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

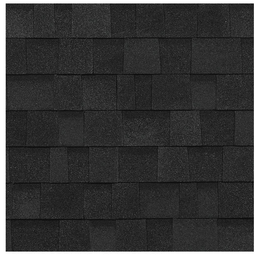
THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.1



OWENS CORNING - ONYX BLACK
ARCHITECTURAL SHINGLES

STANDING SEAM METAL ROOF - BLACK

ARCTIC WHITE - BOARD AND BATTEN

STONE - STRATFORD CROSS COBBLE
CREEK OR SIMILAR

ARCTIC WHITE HORIZONTAL JAMES HARDIE SIDING

JRC DESIGN • BUILD SINCE 1985

1122 MITCHELL AVE

1122 MITCHELL AVE
ARLINGTON HEIGHTS, IL
60004

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND ARE FOR CONCEPT ONLY. DIMENSIONS, HEIGHTS, AND WALL LOCATIONS TO BE VERFIED.

A5.2

1 - 01/19/2023

Design Commission
3/14/2023

Item: DC#23-006 - 124 S. Ridge Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 124 S. Ridge Avenue. This recommendation is based on the plans received 1-24-23, and the following:

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Divito Residence
Project Address:	124 S. Ridge Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 8, 2023

PETITION INFORMATION:

DC Number:	23-006
Petitioner Name:	John Anstadt
Petitioner Address:	JMB Architects 180 W Park Avenue, Suite 10 Elmhurst, IL 60126
Meeting Date:	March 14, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new a new two-story residence with an attached three-car garage. The subject site is zoned R-2, One Family Dwelling District. The property has a total land area of 28,076 square feet and the proposed residence will have approximately 5,718 square feet. The proposed design complies with the R-2 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet Side: 15 feet Side: 15 feet Rear: 30 feet	Front: 42.8 feet Side: 45 feet Side: 16 feet Rear: 62.8 feet
Building Height	25 feet maximum	24.9 feet to top of wall
FAR	11,668 SF	5,718 SF
Building Lot Coverage	9,827 SF	4,337 SF
Impervious Surface Coverage Total	14,038 SF	9,296 SF

The proposed house is very nicely designed in a transitional style with predominantly traditional massing and detailing, but it is highlighted with some contemporary features such as unique window sizes and window groupings. The house has a large and grand appearance, but the it is well under the maximum allowed square footage. The house fits comfortably on the large oversized lot, and there is an abundant amount of space between the adjacent homes.

RECOMMENDATION:

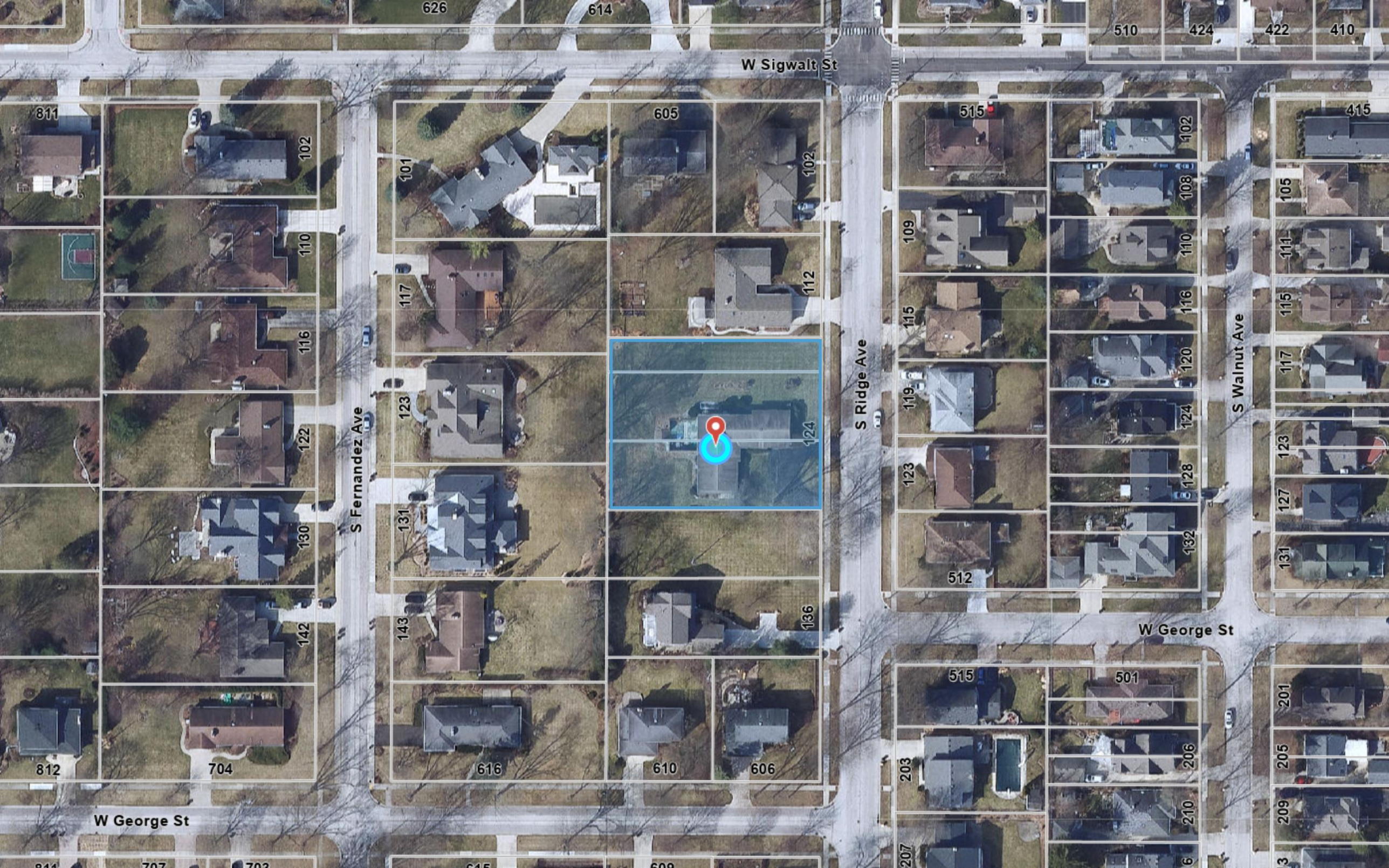
It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 124 S. Ridge Avenue. This recommendation is based on the plans received 1-24-23, and the following:

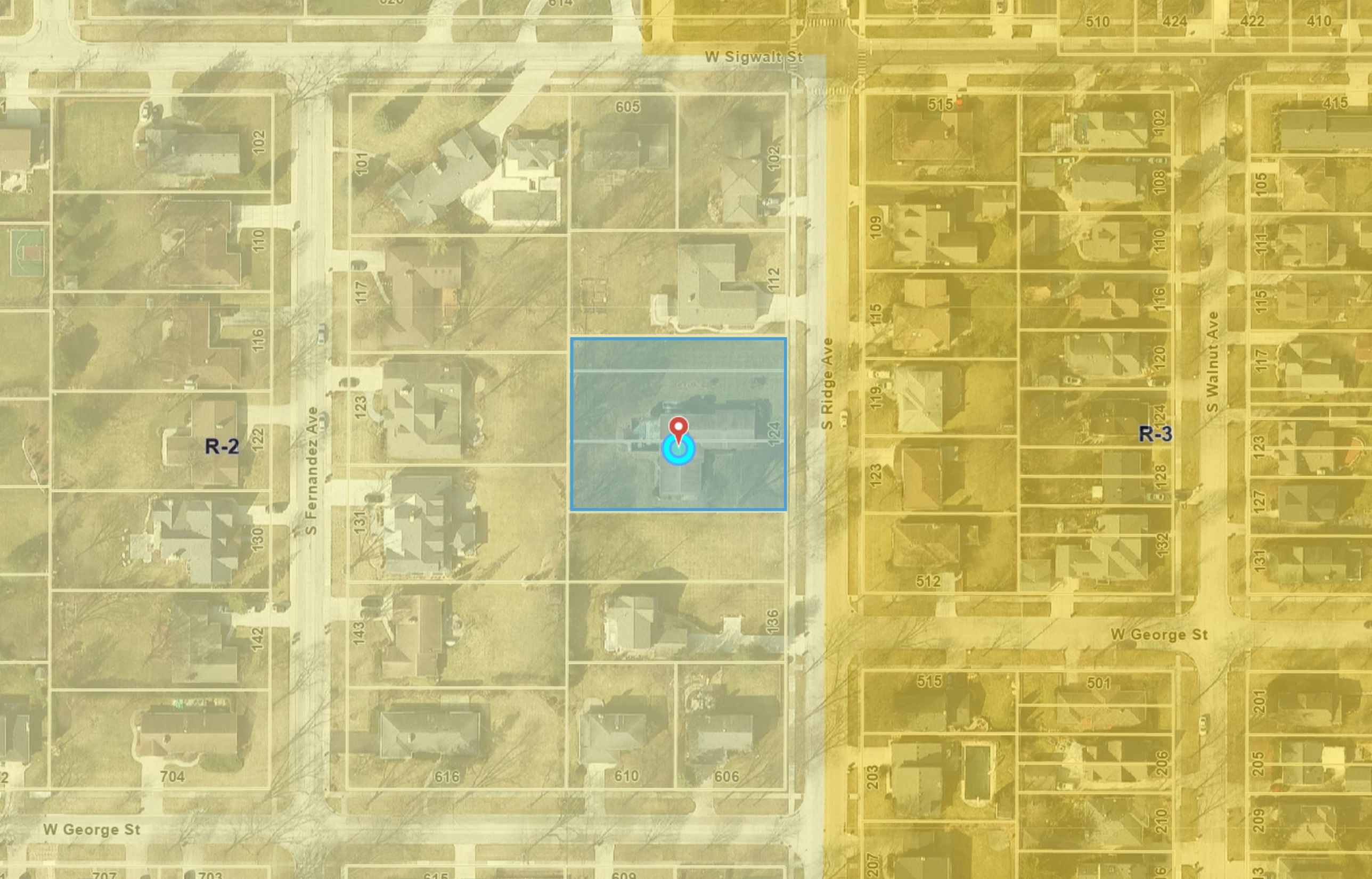
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit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

March 8, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-006


626
614
W Sigwalt St
510
424
422
410
811
102
101
605
102
515
102
415
110
117
112
108
109
105
116
115
111
S Fernandez Ave
123
124
S Ridge Ave
S Walnut Ave
122
130
131
128
127
142
143
136
132
131
812
704
616
610
606
512
W George St
515
501
203
206
201
205
210
209
207
W George St


W Sigwalt St
605
102
101
110
117
116
123
122
130
131
142
143
704
616
610
606
112
124
136
S Fernandez Ave
S Ridge Ave
R-2
R-3
W George St
510
424
422
410
515
102
108
109
110
105
111
115
116
120
119
124
123
128
132
127
131
512
501
203
206
210
207
201
205
209
S Walnut Ave

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

PARCEL 1: THE SOUTH 1/2 OF LOT 4 IN ARLINGTON MANOR, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 30 AND ALL OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

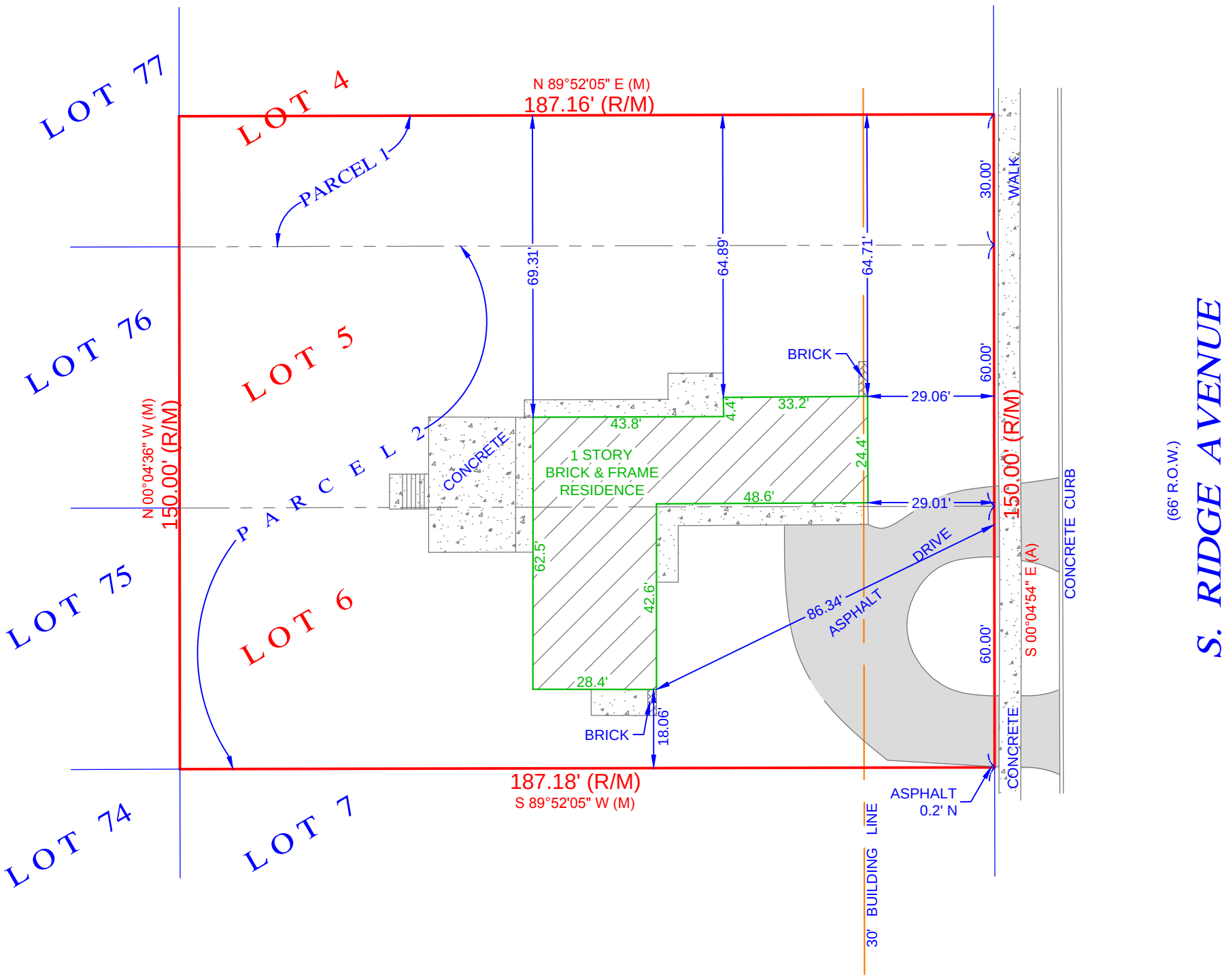
PARCEL 2: LOT 5 AND LOT 6 IN ARLINGTON MANOR, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 30 AND ALL OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

30' 15' 0 30'

BASIS OF BEARING:
WEST LINE OF S. RIDGE AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°04'54" E (A)

AREA OF SURVEY:

"CONTAINING 39,306 SQ. FT. OR 0.90 ACRES MORE OR LESS"



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 10TH DAY OF NOVEMBER, A.D., 2017, AT LISLE, ILLINOIS.

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC

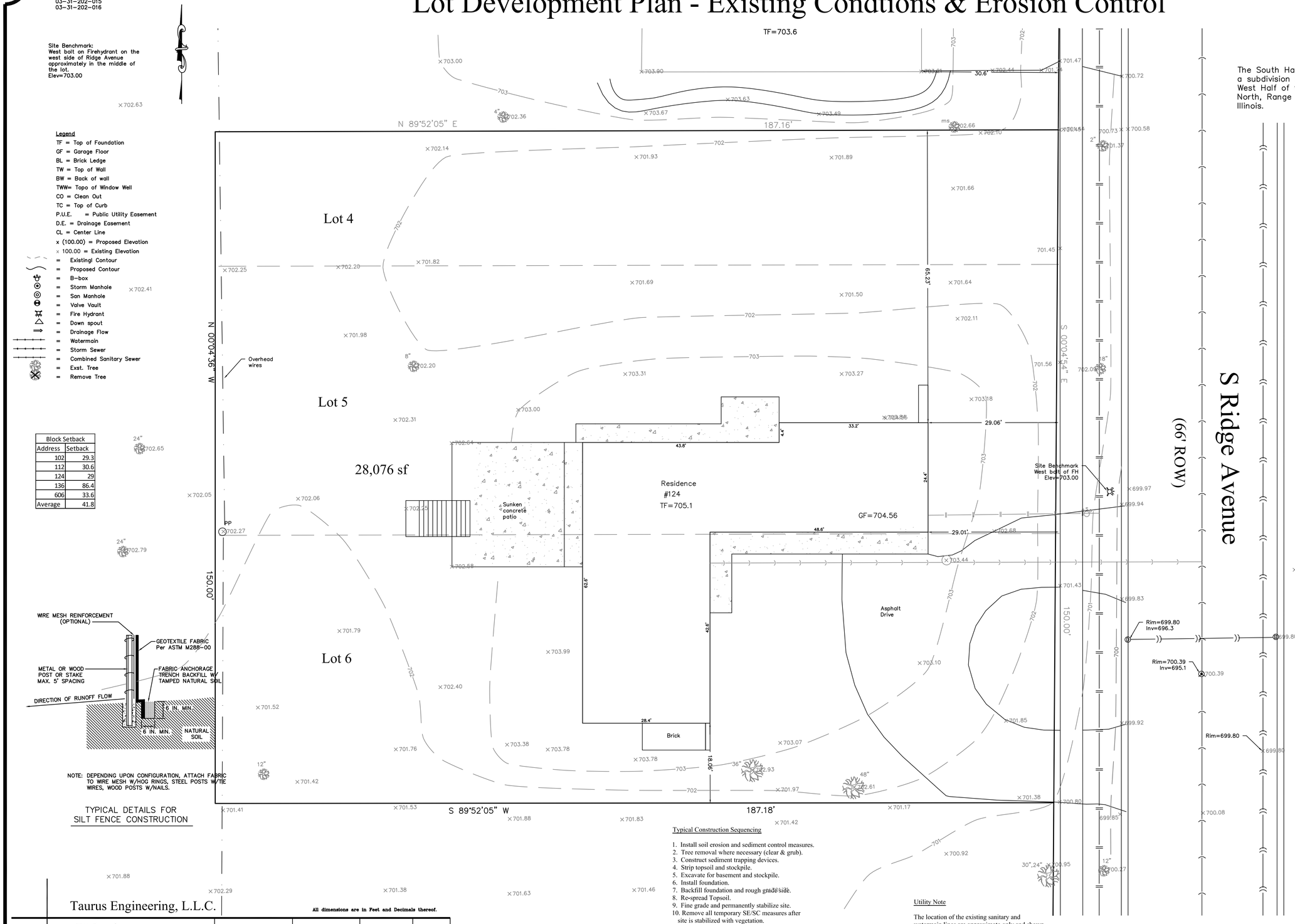
FIELDWORK DATE (CREW) 11/09/2017 (MM/BV)

DRAWN BY: R.S. REVISED: 12/04/17 JOB NO. 17-10-0448

Lot Development Plan - Existing Condtions & Erosion Control

PIN 03-31-202-003
03-31-202-015
03-31-202-016

Site Benchmark:
West bolt on Firehydrant on the west side of Ridge Avenue approximately in the middle of the lot.
Elev=703.00



Legend

- TF = Top of Foundation
- GF = Garage Floor
- BL = Brick Ledge
- TW = Top of Wall
- BW = Back of wall
- TWW= Topo of Window Well
- CO = Clean Out
- TC = Top of Curb
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- CL = Center Line
- x (100.00) = Proposed Elevation
- x 100.00 = Existing Elevation
- = Existingl Contour
- = Proposed Contour
- = B-box
- = Storm Manhole
- = San Manhole
- = Valve Vault
- = Fire Hydrant
- = Down spout
- = Drainage Flow
- = Watermain
- = Storm Sewer
- = Combined Sanitary Sewer
- = Exst. Tree
- = Remove Tree

Block Setback	
Address	Setback
102	29.3
112	30.6
124	29
136	86.4
606	33.6
Average	41.8

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

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every ½" or greater rainfall event.

Utility Note

The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.

Legal Description

The South Half of Lot 4, Lot 5 and Lot 6 in Arlington Manor, being a subdivision of the Southeast Quarter of Section 30 and all of the West Half of the Northeast Quarter of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, i Cook County, Illinois.

Construction Notes

GENERAL

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

EROSION CONTROL

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

TREE PROTECTION NOTES

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

Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by Morris Engineerin, Inc. dated November 10, 2017.

RAYMOND G. ULRICH 040213 REGISTERED PROFESSIONAL ENGINEER OF STATE OF ILLINOIS

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on June 17, 2021 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Bartlett, Illinois,

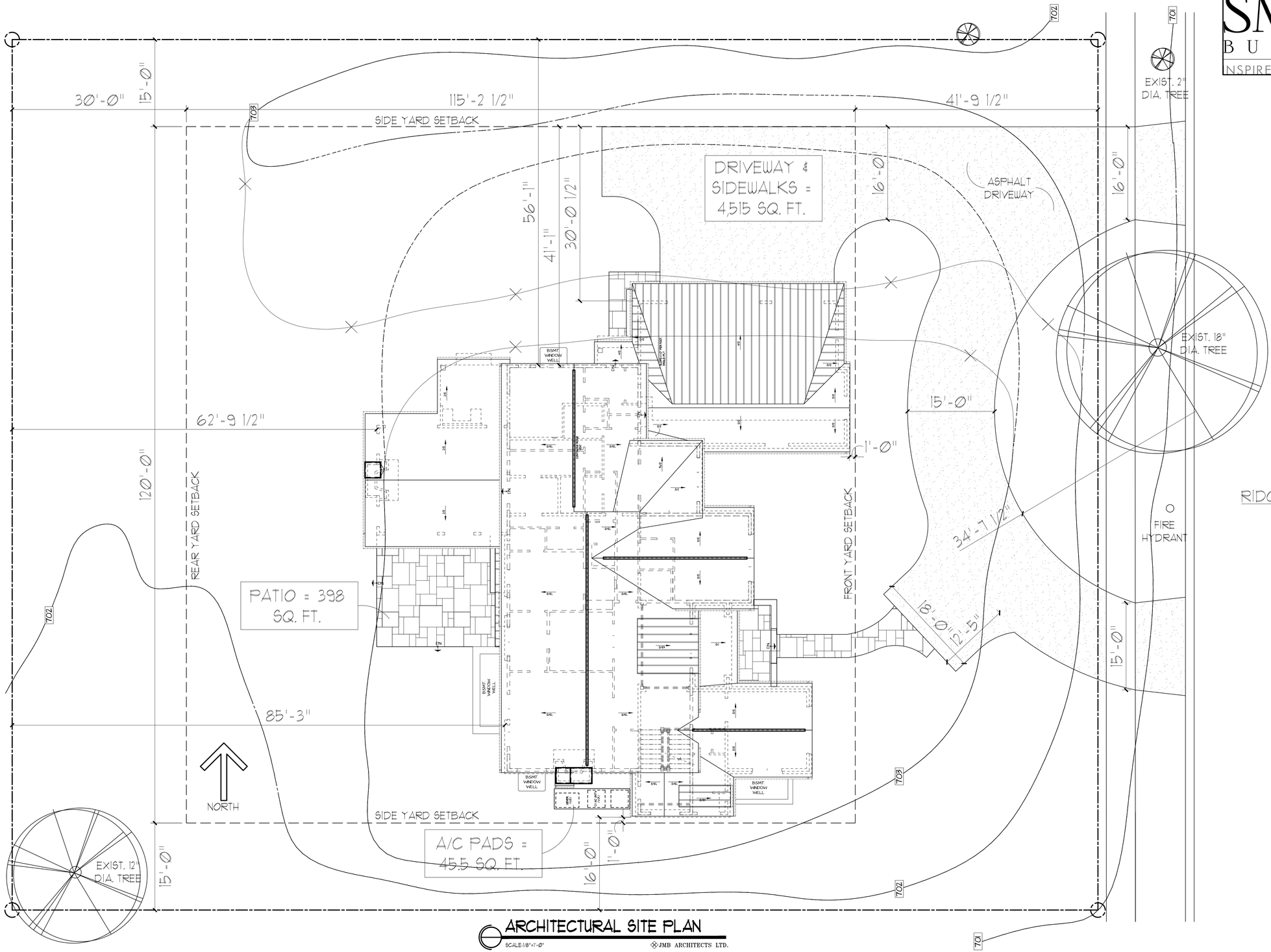
This 21st day of June, 2021.

Raymond G. Ulrich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2021

Taurus Engineering, L.L.C.
5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sbcglobal.net

All dimensions are in Feet and Decimals thereof.

Prepared For:	Property Address:		Scale: 1"=10'
Smart Construction Group, Ltd. 11 West College Drive, Unit J Arlington Heights, IL 60004 312-504-1835	124 S Ridge Avenue Arlington Heights, IL	Revision:	Date
	Project #21-063		



ARCHITECTURAL SITE PLAN

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

JMB ARCHITECTS LTD.

SMART BUILDERS

INSPIRE • DESIGN • BUILD

© 2023 Copyright - JMB Architects, Ltd. All rights reserved.

These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB") and may not be disclosed to anyone not directly involved in the work for which they were prepared. Reproduction of these Architectural Plans in any manner without the prior written permission of JMB. You may not prepare derivative works based on these Architectural Plans. These Architectural Plans were prepared for use solely with respect to the project described on these plans and are not suitable for use on a different site or at a later date. Your use of these plans constitutes your acceptance of these terms and you agree to pay all damages and enforcement costs of JMB

JMB ARCHITECTS LTD.

John Michael Belcher A.I.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126

E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. DIVITO
124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE:	1-17-2023
DRAWN BY:	JA
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2024

COPYRIGHT, 2023 BY JMB ARCHITECTS LTD.

A

SHEET:

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
(JMB ARCHITECTS LTD.)

Property to Left - 3

202 S. RIDGE

Property to Left - 2

606 W. GEORGE

Property to Left - 1

136 S. RIDGE

Subject Property

124. S. RIDGE

Property to Right -1

112 S. RIDGE

Property to Right -2

102 S. RIDGE

Property to Right - 3

46 S. RIDGE

S. Ridge Avenue

Property Across-Left

119 S. RIDGE

Property Across

123 S. RIDGE

Property Across-Right

512 W. GEORGE

SMART BUILDERS
INSPIRE • DESIGN • BUILD

© 2023 Copyright JMB Architects, Ltd. All rights reserved.
These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB") and are not to be used, reproduced or disclosed in the project that is the subject of these Architectural Plans or reproduced by any means without the prior written permission of JMB. You may not prepare derivative works based on these Architectural Plans. These Architectural Plans were prepared for use on the specific site and at the issue date set forth herein and are not suitable for use on a different site or at a later date. Your use of and access to these Architectural Plans is subject to the terms and provisions of your all damages and enforcement costs of JMB

JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. DIVITO
124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60005

DATE: 1-11-2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

COPYRIGHT, 2023 BY
JMB ARCHITECTS LTD.

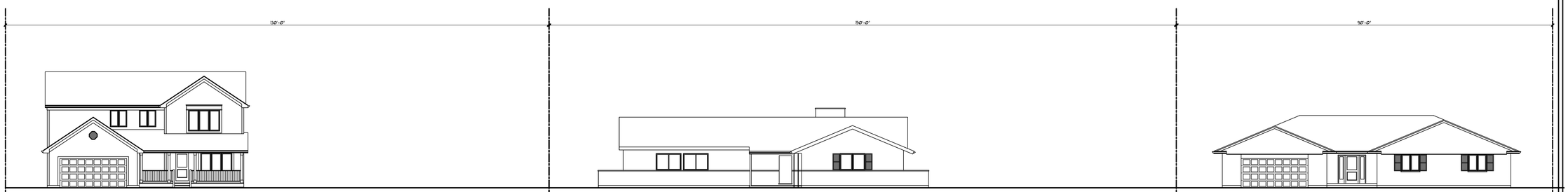
F
SHEET:

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
(JMB ARCHITECTS LTD.)

136 S. RIDGE AVE. 124 S. RIDGE AVE. 112 S. RIDGE AVE.

PROPOSED CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.



136 S. RIDGE AVE. 124 S. RIDGE AVE. 112 S. RIDGE AVE.

EXISTING CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
(JMB ARCHITECTS LTD.)

SMART BUILDERS

INSPIRE • DESIGN • BUILD

© 2023 Copyright - JMB Architects, Ltd. All rights reserved.

These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB") and may not be disclosed to anyone not directly involved in the construction of the structure described herein, or reproduced in whole or in part in any means without the prior written permission of JMB. You may not prepare derivative works based on these Architectural Plans. These Architectural Plans were prepared for use in connection with the specific structure described herein and are not suitable for use on a different site or at a later date. Your use of these plans constitutes your acceptance of these terms and you agree to pay all damages and enforcement costs to JMB.

JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. DIVITO
124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE: 1-17-2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

COPYRIGHT, 2023 BY
JMB ARCHITECTS LTD.

SHEET: G

SMART BUILDERS

INSPIRE • DESIGN • BUILD

LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" ◈JMB ARCHITECTS LTD.

FRONT ELEVATION

SCALE: 1/4"=1'-0" ◈JMB ARCHITECTS LTD.

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY
(C) JMB ARCHITECTS LTD.

JMB ARCHITECTS, LTD.

John Michael Belcher A.I.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

© 2023 Copyright - JMB Architects, Ltd. All rights reserved.

These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB") and may not be disclosed to anyone not directly involved in the construction of the structure(s) for which they were prepared (the "Project"), and may not be used in any manner that has not been expressly authorized by JMB. You may not reproduce any means without the prior written permission of JMB. You may not prepare derivative works based on these Architectural Plans. These Architectural Plans were prepared for use on the specific site and for the specific client for whom they were prepared, and are not suitable for use on a different site or at a later date. Your use of these plans constitutes your acceptance of these terms and you agree to pay all damages and enforcement costs to JMB.

NEW RESIDENCE for:
MR. & MRS. DIVITO
124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60005

DATE:	1-11-2023
DRAWN BY:	JA
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2024

COPYRIGHT, 2023 BY JMB ARCHITECTS LTD.

C-1

SHEET:

RIGHT SIDE ELEVATION

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

JMB ARCHITECTS LTD.

REAR ELEVATION

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

JMB ARCHITECTS LTD.

SMART BUILDERS

INSPIRE • DESIGN • BUILD

© 2023 Copyright - JMB Architects, Ltd. All rights reserved.

These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB") and may not be disclosed to anyone not directly involved in the construction of the structure described herein, and may not be reproduced in any manner without the prior written permission of JMB. You may not prepare derivative works based on these Architectural Plans. These Architectural Plans are not to be changed or copied in any form or manner whatsoever by any party and are not suitable for use on a different site or at a later date. Your use of these plans constitutes your acceptance of these terms and you agree to pay all damages and enforcement costs of JMB.

JMB ARCHITECTS, LTD.

John Michael Belcher A.I.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126

E-Mail: jmbarchi@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. DIVITO
124 S. RIDGE AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE: 1-17-2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:

EXPIRES DATE: 11/30/2024

COPYRIGHT, 2023 BY JMB ARCHITECTS LTD.

C2

SHEET:

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
(JMB ARCHITECTS LTD.)

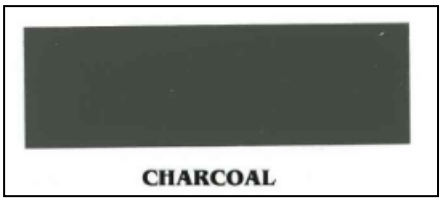
124 S. Ridge Ave., Arlington Heights			
MATERIAL SCHEDULE			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
Proposed Elevation Rendering			
Masonry	Stone	Eden-Valders	Mountain Crest / Machine-Cut
Roof	Metal Standing Seam	Pac-Clad	Charcoal
Roof	Asphalt Shingles	G.A.F. Timberline	Charcoal
Fascia / Soffit / Etc.	Cedar	Sherwin Williams	Iron Ore #SW-7069
Stucco	Stucco		Fine-sand Finish / 103 Natural White
Gutters	Aluminum	Alcoa	Black
Windows	Aluminum Clad	Marvin	Ebony
Garage Door	Steel	Clopay	Solid / Charcoal

124 S. Ridge Ave. / Divito Residence

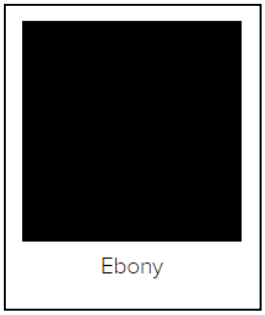
Material Board

Asphalt Shingles / Charcoal

Metal Standing Seam / Charcoal



Window Clad Color



Stone Veneer / Eden-Valders Mountain Crest / Machine-cut

Stucco Color / 103 Natural White / Fine-Sand Finish

Fascia / Soffit / Etc.

Design Commission
3/14/2023

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 720 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 2/22/23, and the following:

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

	ALLOWED	PROPOSED
Setbacks	Front: 24.6 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.5 feet Side: 5.5 feet Side: 9.2 feet Rear: 35.9 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	2,819 SF	2,804 SF
Building Lot Coverage	2,193 SF	2,085 SF
Impervious Surface Coverage Total	3,133 SF	2,943 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, where the surrounding context is primarily of a historic character with a traditional style. The subject property is located on a block with an alley, so all of the adjacent existing houses have garages located in the rear, and there are no driveways facing Dunton Avenue.

Overall, the proposed new house is nicely designed with a traditional style that will fit in well in this location. The proposed design includes a rear-facing, two-car attached garage that will be accessed from the alley, which is a nice solution to provide the modern convenience of an attached garage while keeping with the character of the neighborhood. The surrounding homes have a mix of masonry and siding exteriors, and the proposed red brick house with black windows, black trim, and black roofing will have a unique appearance, but will fit well with the existing context.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 720 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 2/22/23, and the following:

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

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

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

March 8, 2023

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

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

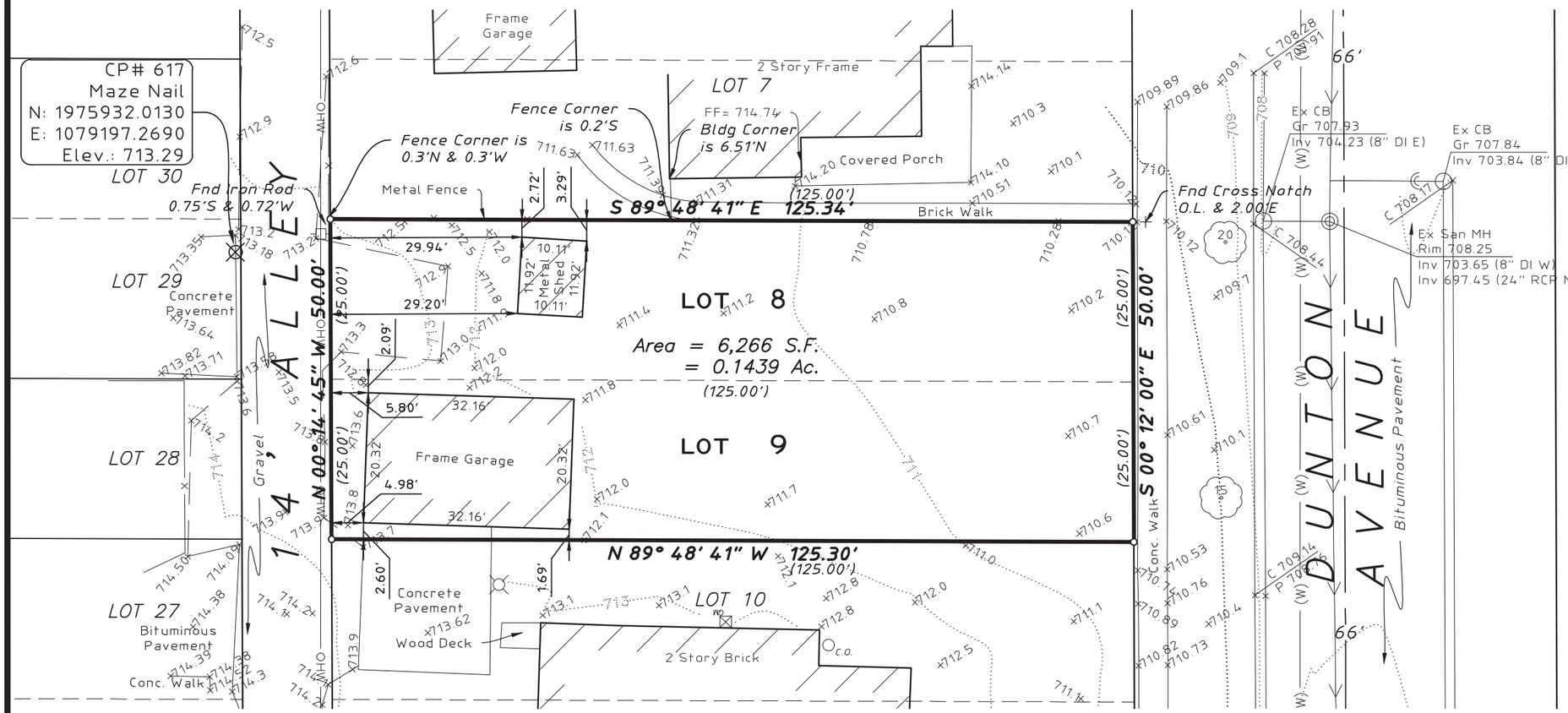
LEGAL DESCRIPTION

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

Benchmark

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

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



LEGEND

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

NORTH
0 20
Scale: 1" = 20'

Surveyor's Notes:

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

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

EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

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

Schaumburg, Illinois July 3, 2019

By: _____
Illinois Professional Land Surveyor No. 3695

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

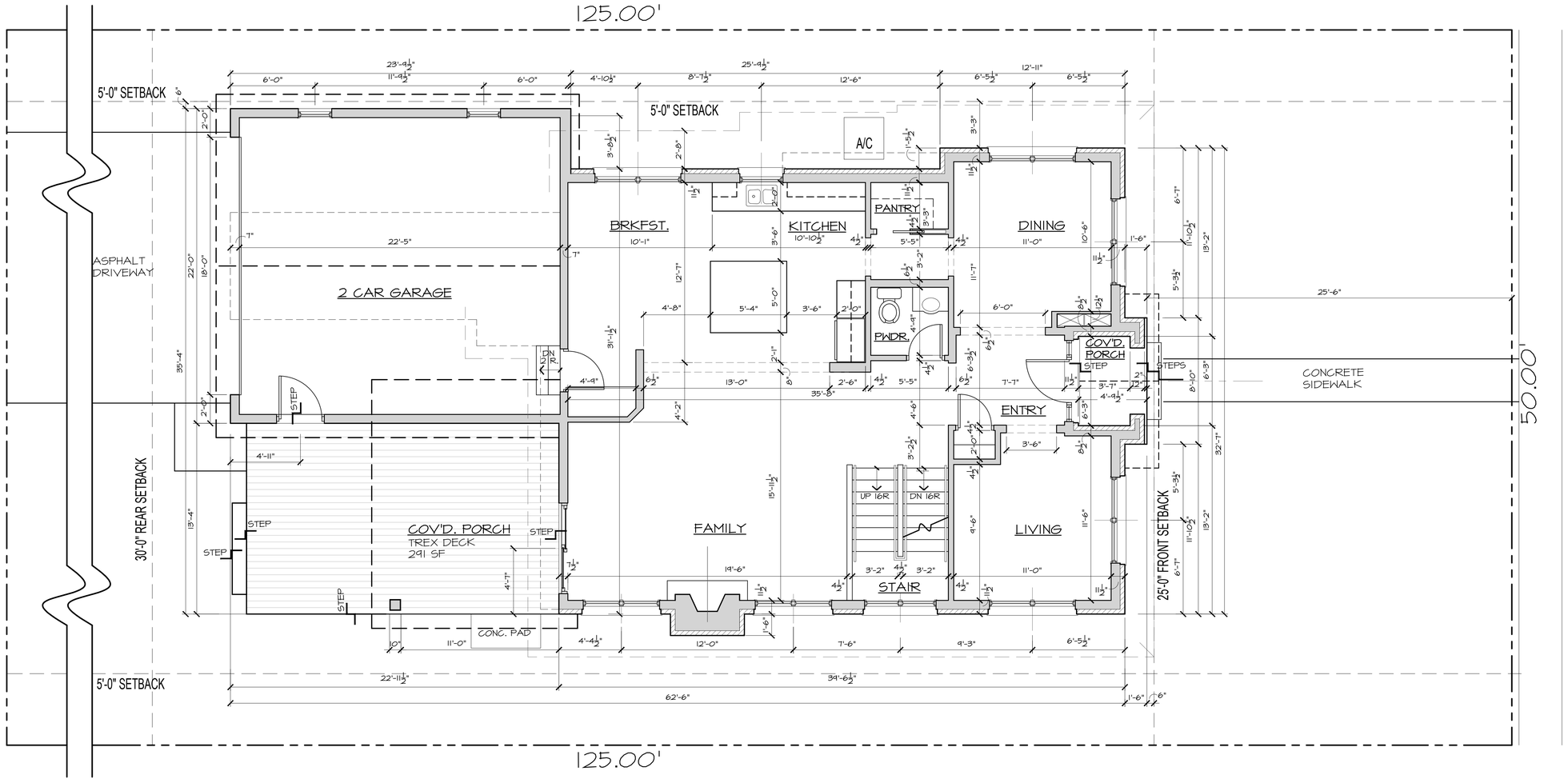
BOUNDARY & TOPOGRAPHIC SURVEY

716 N DUNTON AVENUE
50 FOOT PARCEL
ARLINGTON HEIGHTS, ILLINOIS

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

© 2019 Haeger Engineering, LLC

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



PROPOSED FIRST FLOOR PLAN

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

N. DUNTON AVE.

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

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

PROPOSED NEW SINGLE FAMILY
RESIDENCE FOR;

720 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

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

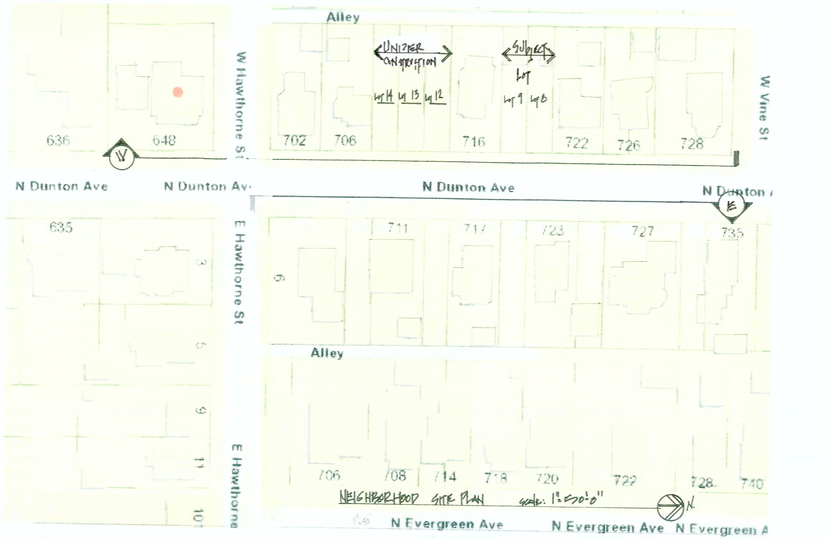
DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
OF: TOTAL SHEETS

A1



PROPOSED EAST ELEVATION

VIEW WEST ON NORTH DUNTON AVENUE

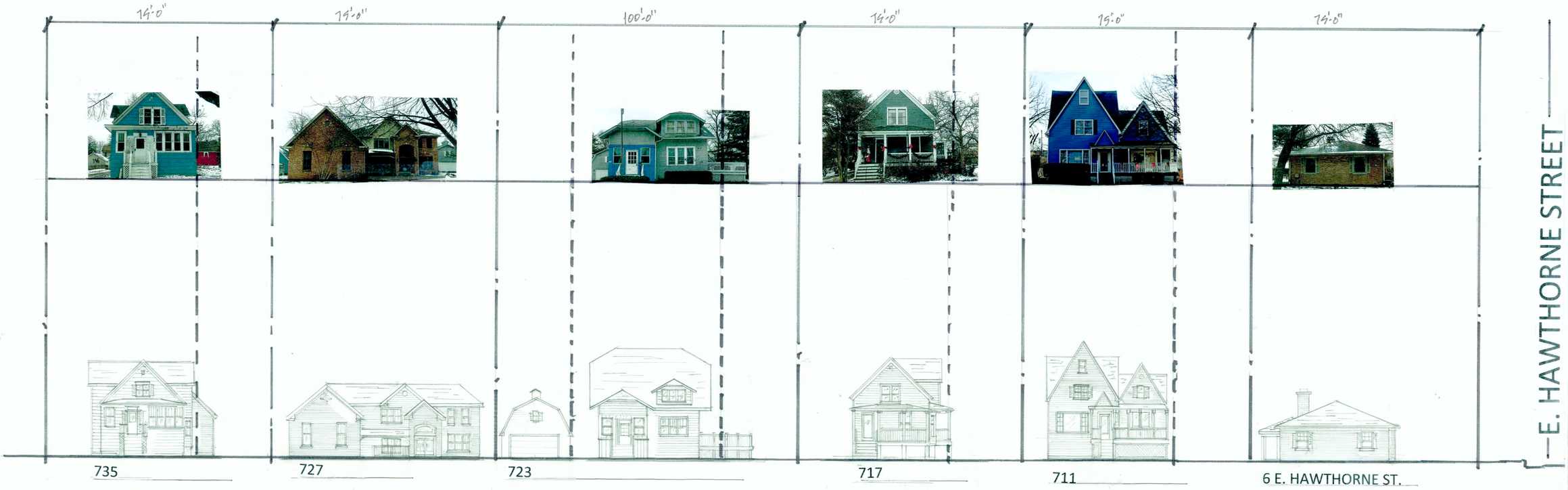
WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN any WAY.

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

DATE: REV 6.19.20 12.10.22 Lot 9 & 8

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

© COPYRIGHT 2020



VIEW EAST ON NORTH DUNTON AVENUE

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

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

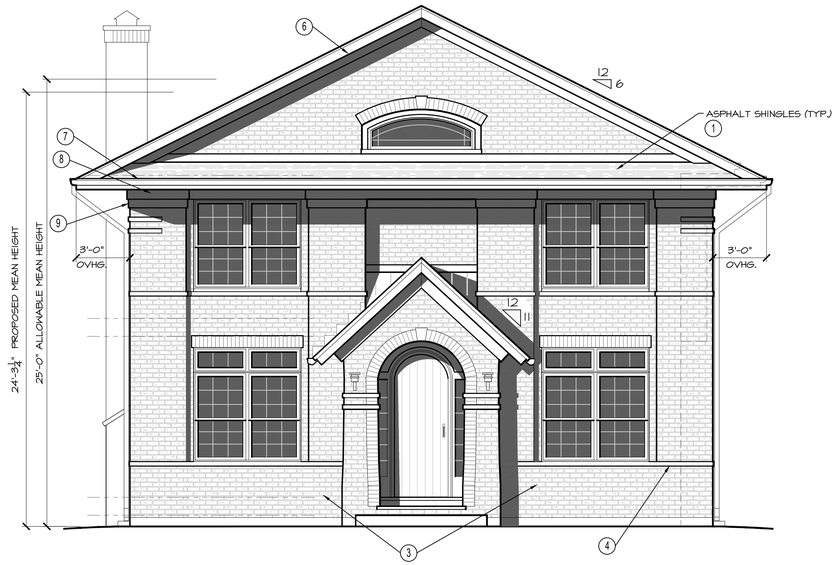
DATE
Lot split (Hawthorne Street) 12/1/22

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2020

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:
OF: TOTAL SHEETS



PROPOSED EAST ELEVATION

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

PROPOSED NORTH ELEVATION

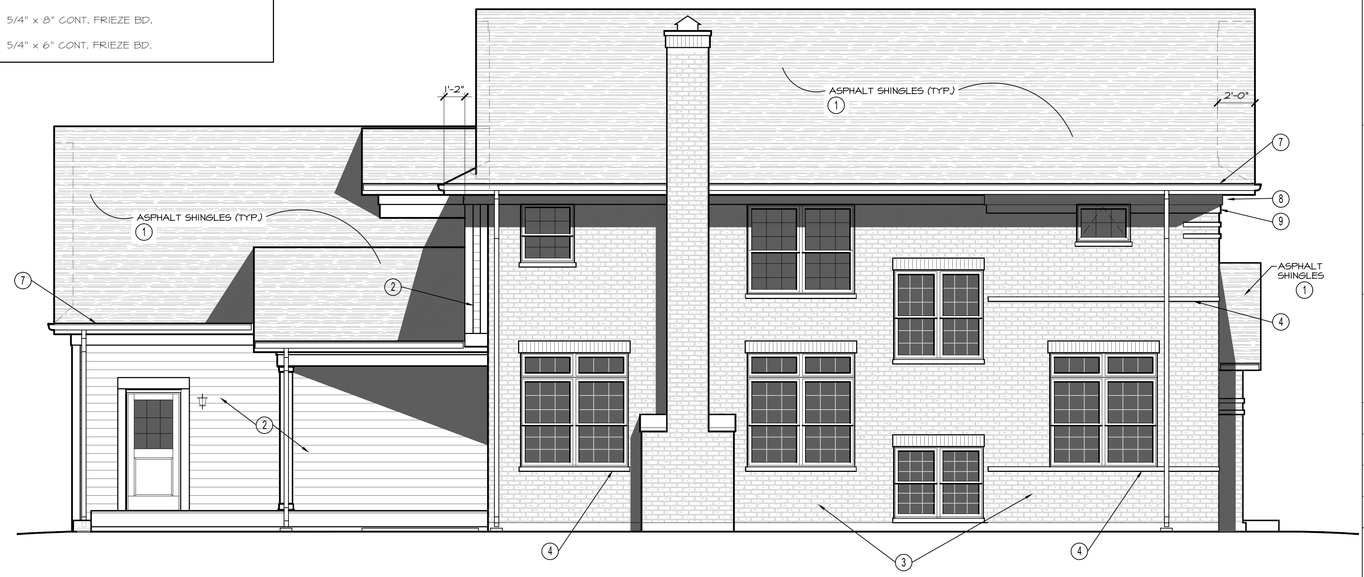
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

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

PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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

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

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;

720 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

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

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

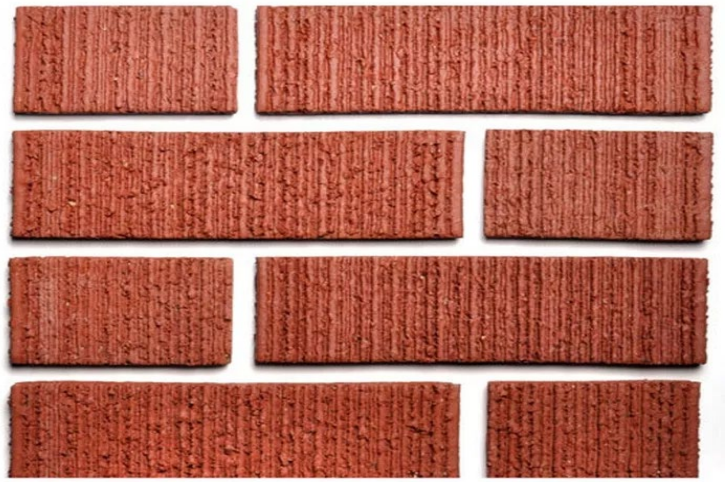
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A3

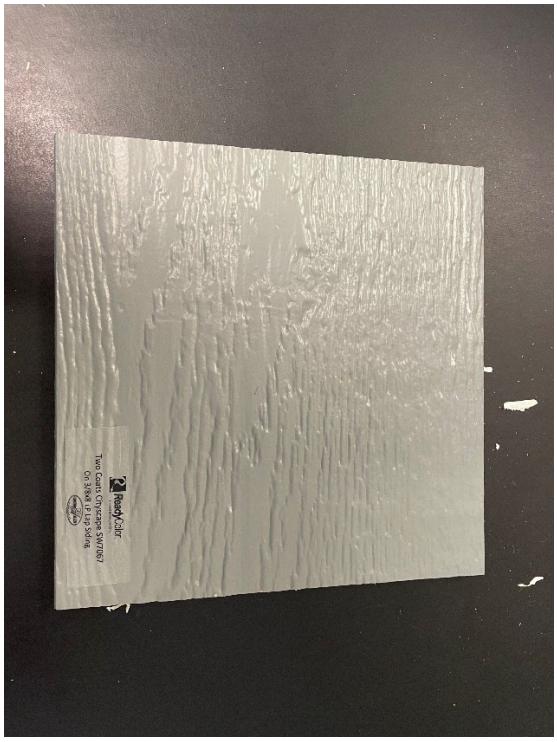
Material Board For: Lot 8-9 N. Dunton Avenue

Material: Asphalt
Manufacturer: Owens Corning
Color: Twilight Black

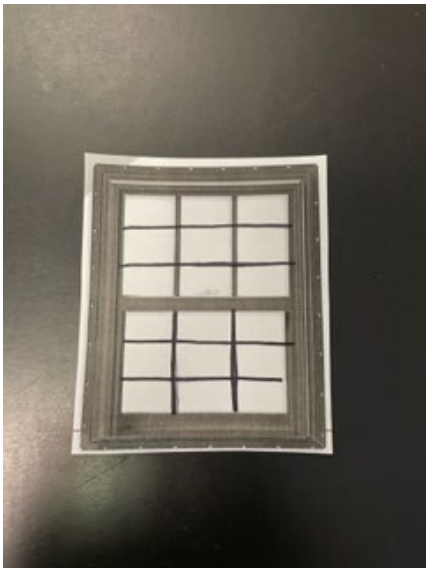


Material: Modular Brick
Manufacturer: Bowerston
Color: #145 Red Ver-Tex

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



Material: Lap Siding
Manufacturer: LP
Color – Cityscape SW7067



Material Vinyl Window
Manufacturer: Sierra Pacific Windows
Color: Black

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

Material: Fiberglass
Manufacturer: Therma-Tru
Color: Black

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

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

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

Material: Aluminum
Manufacturer: Alsco
Color: Black

Design Commission
3/14/2023

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans received 2/28/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed modern style and proposed fiber cement siding exterior against the other multi-family buildings in the Downtown which are predominantly traditional style with masonry exteriors.

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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

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

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	116-120 W Eastman Street	**DC Number:**	22-099
Project Address:	116-120 W Eastman Street	**Petitioner Name:**	Bernard Citron
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Thompson Coburn LLP 55 E. Monroe, 37th Floor Chicago, IL 60603
Date Prepared:	March 2, 2023	**Meeting Date:**	March 14, 2023

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

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

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

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

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

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

Architectural Design:
The proposed design is nicely done with a modern style that has a fresh and new appearance. However, despite the distinctly modern aesthetic, the design is not jarring or excessive. The overall appearance fits quite well with the properties to the east, including the AT&T office building and Hancock Square apartments, as well with the context of the other multi-family buildings along Northwest Highway. The massing of the building has numerous interesting setbacks and jogs which gives the building nice scale and proportions. The proposed exterior materials and colors for the building are nicely coordinated, and the primary cedar wall siding color complements the color tone of the existing multi-family brick buildings. As recommended in the Village's Downtown Design Guidelines, the street level walls have a distinctive appearance from the upper façade. The upper façade composition is interesting with varied groupings of windows, and a balanced mix of materials and colors. The two-story

curtainwall is a very nice focal point design feature at the front corner of the building, and the main entrance is highlighted with a steel canopy and decorative wall sconce light fixtures.

The only concern with the proposed design is the use of fiber cement siding as the primary exterior cladding material, where all other multi-family buildings in the Downtown are clad with brick and stone masonry. The Design Commission should evaluate the proposed modern style and proposed fiber cement siding exterior against the context of the other multi-family buildings in the Downtown which are predominantly traditional style with masonry exteriors.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All mechanical equipment is required to be screened from public view. The plans indicate numerous small condenser units located on the roof along with a few larger rooftop mechanical units. The building design includes parapet walls which is ideal to screen rooftop equipment. Based on the setback of the units combined with the parapet walls, all rooftop equipment should be adequately screened from view.

Utility equipment and meters are also required to be screened from public view. The electrical and gas meters are thoughtfully located out of sight within the loading areas. Two fire department connections are shown, located on the north and south walls of the building. The north connection is located in a landscape bed, but the south connection is along the public sidewalk. A low-profile connection should be specified for the south wall to avoid protruding into the public way.

Signage:
The only signage proposed at this time is a "116 EASTMAN" illuminated wall sign located above the main entry facing Eastman Street. The plans also include a place holder for a possible future restaurant sign at the southwest corner of the building. In the Downtown, 1 sf of signage is allowed per linear foot of street frontage. The proposed sign is nicely designed and complies with code.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans received 2/28/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed modern style and proposed fiber cement siding exterior against the other multi-family buildings in the Downtown which are predominantly traditional style with masonry exteriors.
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

March 3, 2023

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

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

LEGEND

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

GRAPHIC SCALE

15 0 7.5 15

(IN FEET)
1" = 15'

GREMLEY & BIEDERMANN

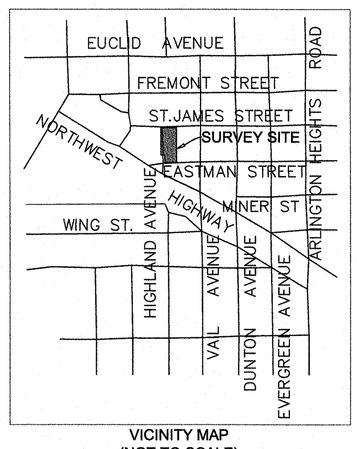
A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

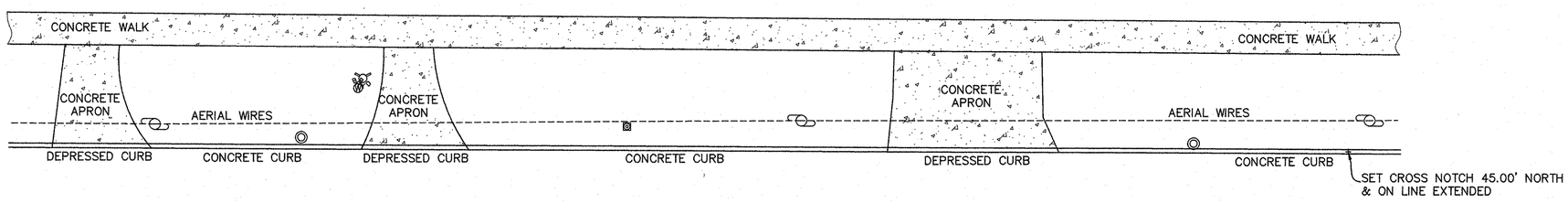
PARCEL 1:
LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN TOWN OF DUNTON, COOK COUNTY, ILLINOIS, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

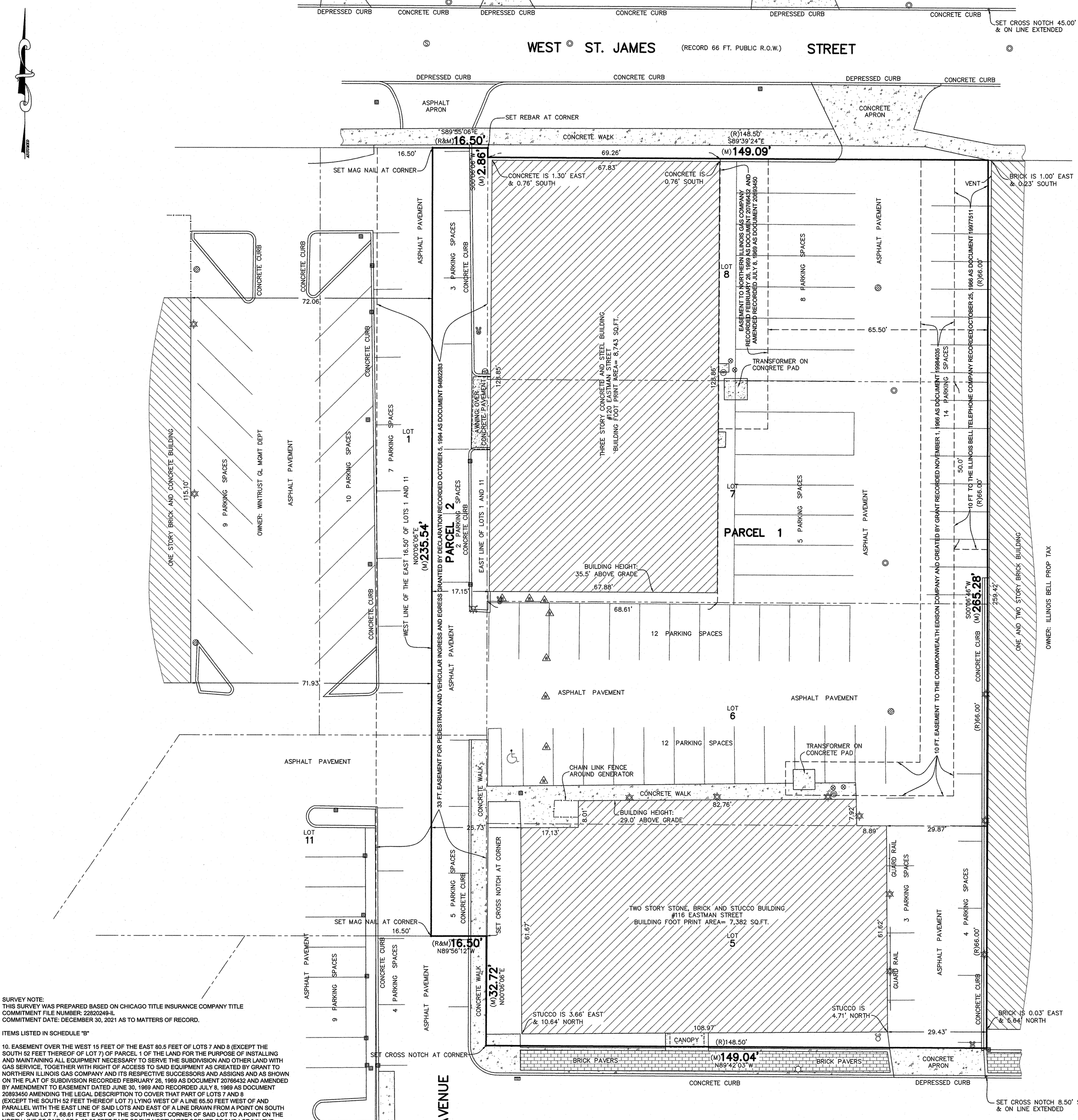
CONTAINING 43,438 SQUARE FEET OR 0.997 ACRES



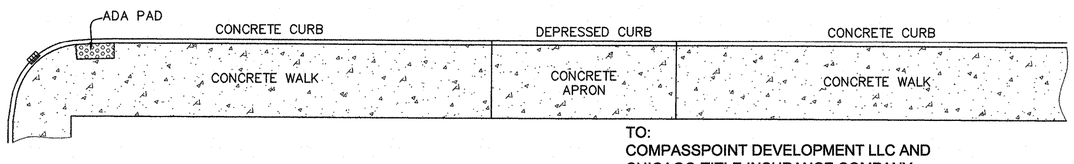
VICINITY MAP
(NOT TO SCALE)



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



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



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

ITEMS LISTED IN SCHEDULE "B"

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

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

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

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

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

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

ORDERED BY: 116-120 EASTMAN LLC		CHECKED: LB	DRAWN: RL
ADDRESS: 116-120 EASTMAN STREET			

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

ORDER NO.	DATE:	PAGE NO.
2022-29831-001	FEBRUARY 9, 2022	1 OF 1
	SCALE: 1 INCH = 15 FEET	

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

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

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

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

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

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

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

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022 "All Rights Reserved"

SURVEY NOTES:

PREMISES COVERED BY ICE & SNOW MAY OBSCURE ADDITIONAL IMPROVEMENTS.

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

TO:
COMPASSPOINT DEVELOPMENT LLC AND
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9 AND 19 OF TABLE A THEREOF.

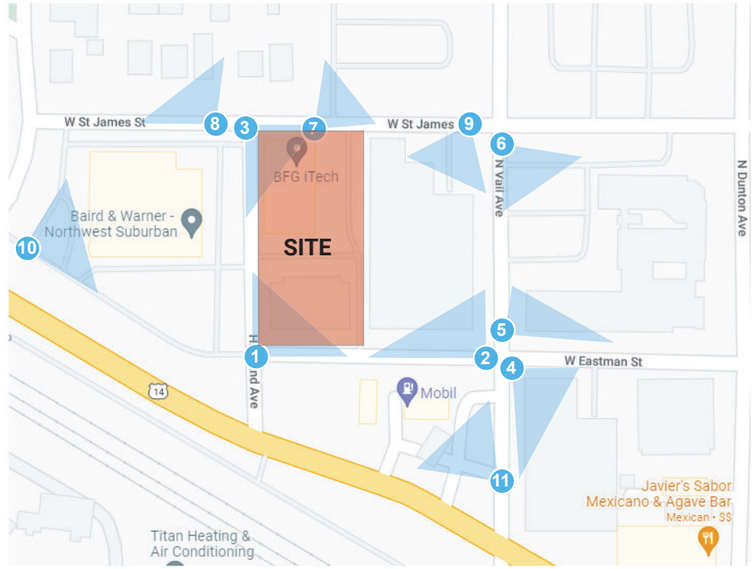
THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2022.

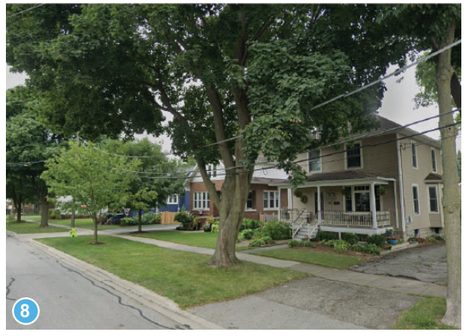
DATE OF PLAT FEBRUARY 28, 2022.

BY: _____

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

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





OKW Architects

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

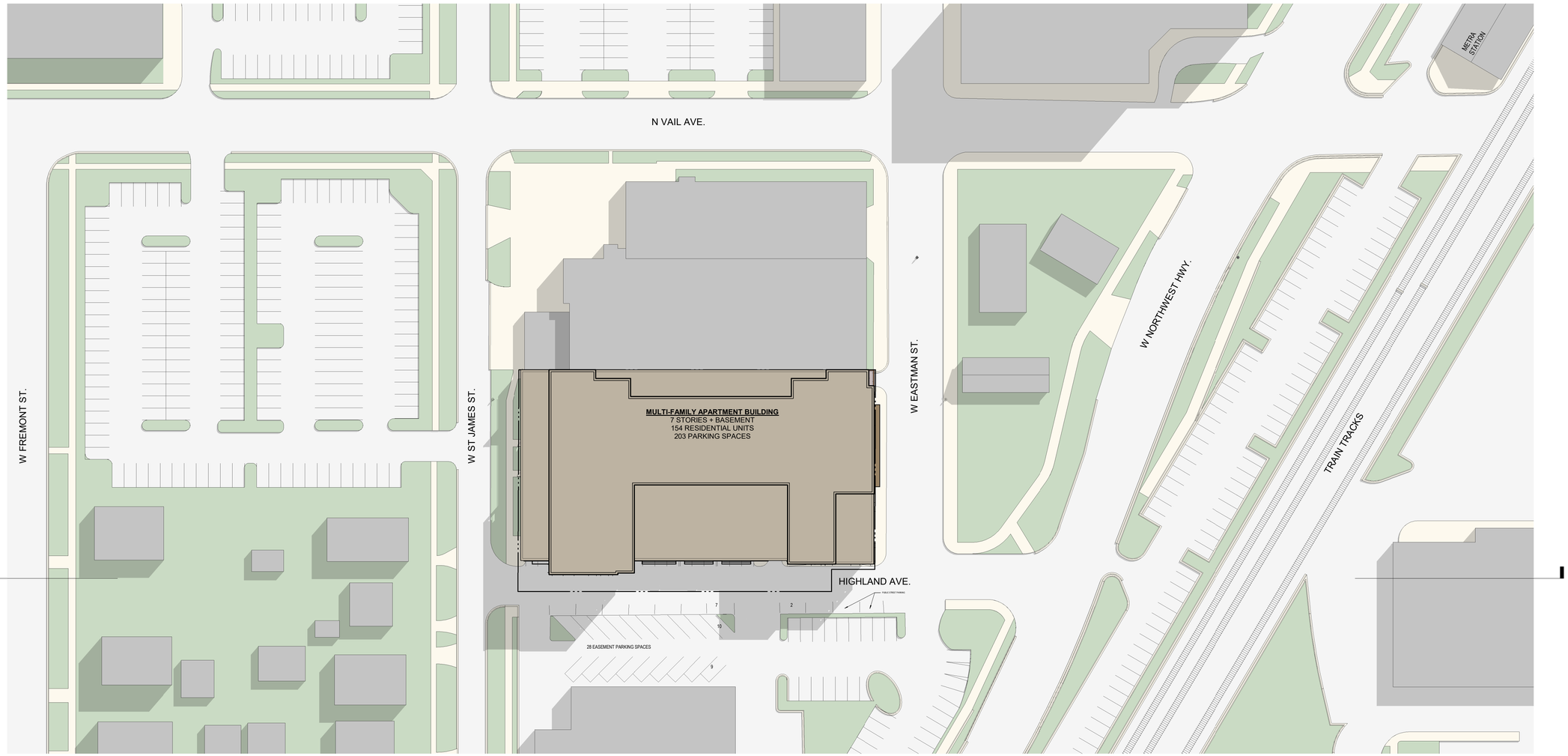
COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

2/01 SITE CROSS SECTION

SCALE: 1" = 40'-0"



1/01 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

N

PROJECT

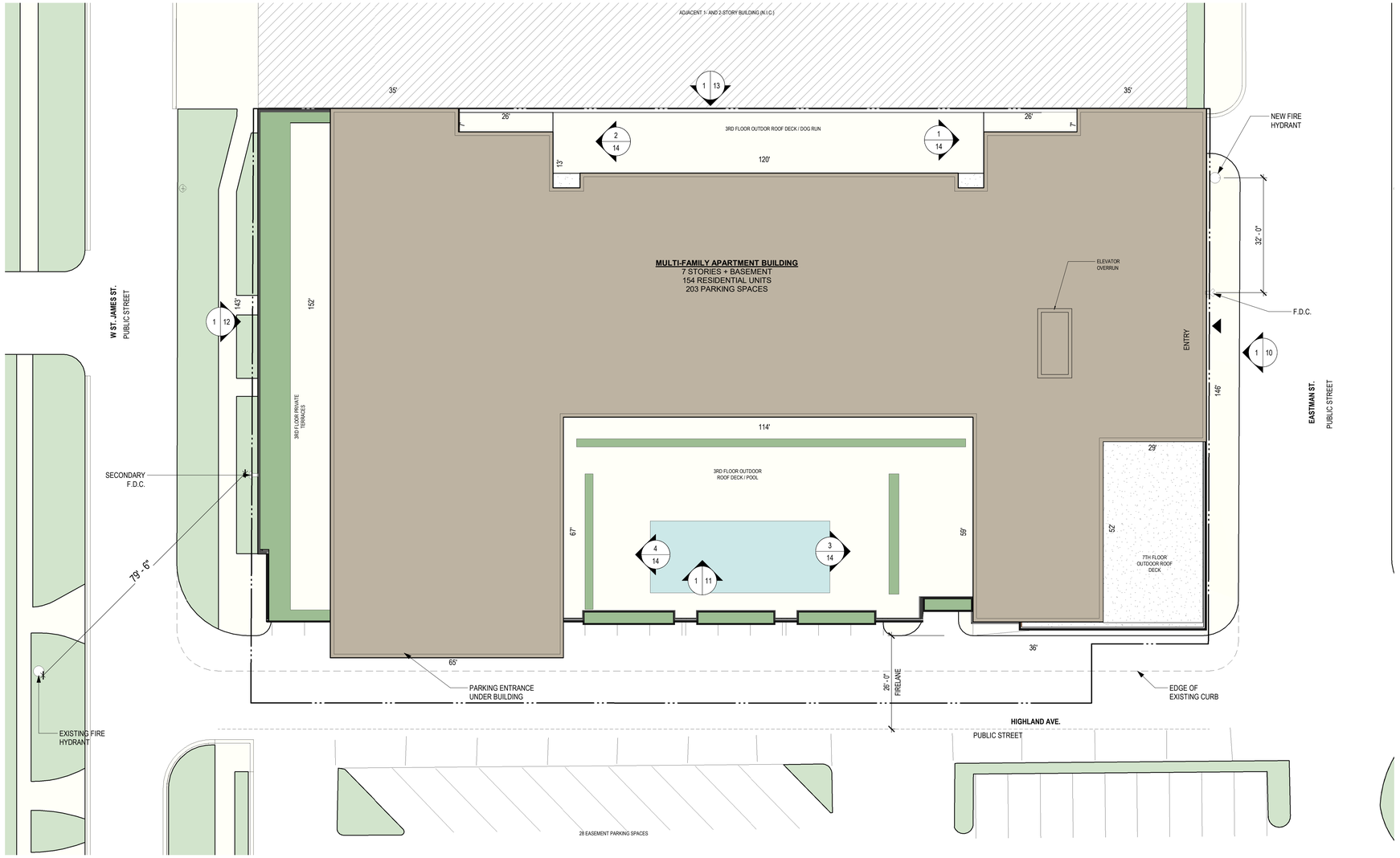
SCALE: 1" = 40'

0 10' 20' 40' 80'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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



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

ZONING SUMMARY

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

DEVELOPMENT SUMMARY

BUILDING AREA

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

PARKING

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

UNIT MATRIX

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

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

N

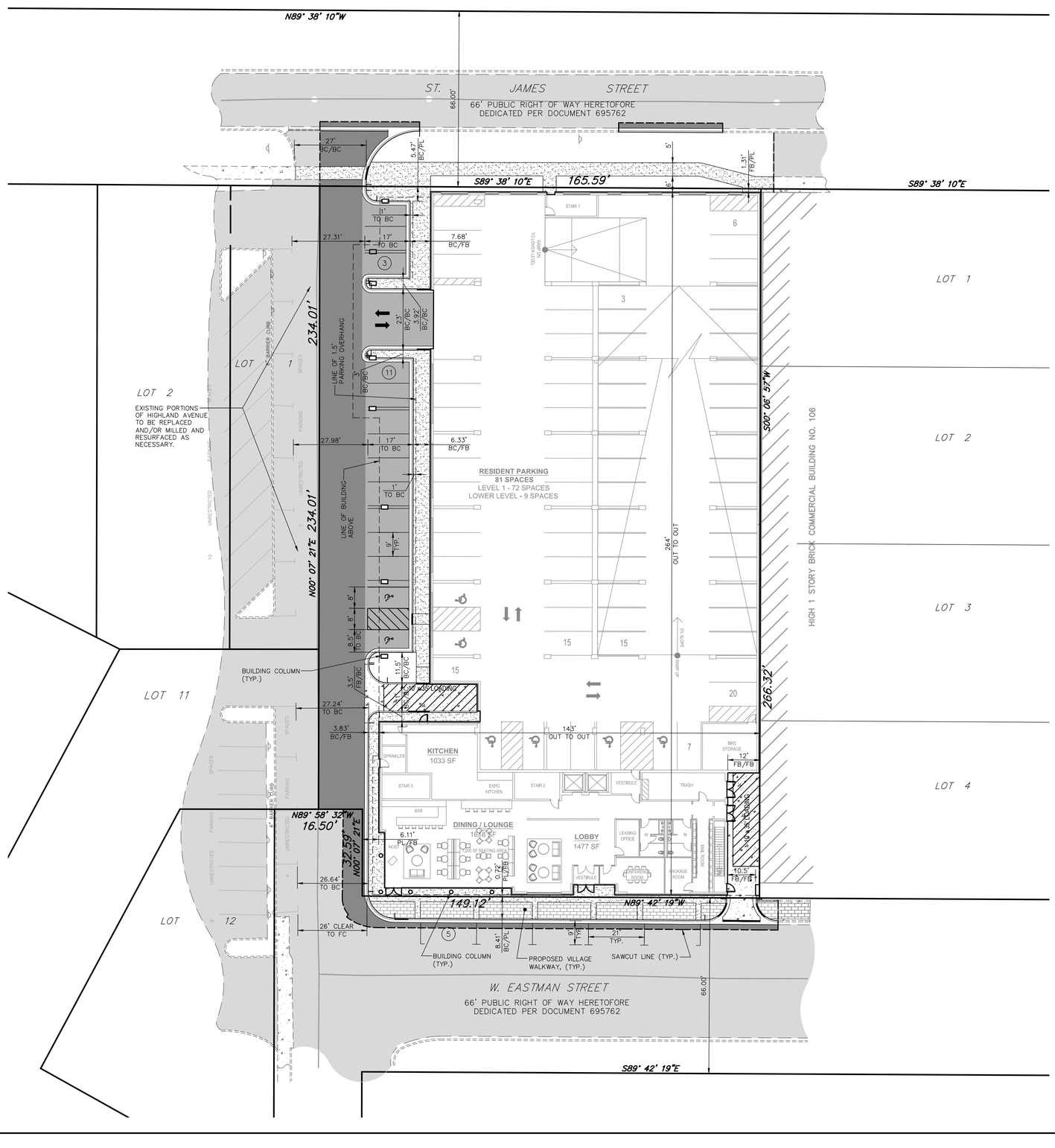
SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

SITE GEOMETRIC AND PAVING NOTES:

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

SURFACE IMPROVEMENT LEGEND:

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

ABBREVIATIONS LEGEND:

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

SITE DATA:

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

DRAWN BY | REVISIONS | DATE

© COPYRIGHT 2022

EASTMAN STREET APARTMENTS

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

PRELIMINARY SITE DEVELOPMENT PLAN

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

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

SHEET 1 OF 2

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

PERSPECTIVE RENDERING - LOOKING NORTH-EAST

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004

02/27/2023 Project #: 22008

PERSPECTIVE RENDERING - LOOKING SOUTH-EAST

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

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004

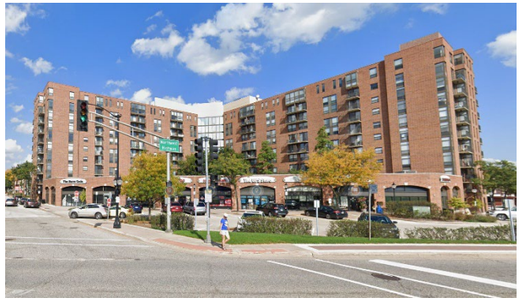
02/27/2023 Project #: 22008

PROPOSED DESIGN

CONDOMINIUMS, 201 N VAIL AVE

PARKVIEW APARTMENTS

HANCOCK SQUARE APARTMENTS



HANCOCK SQUARE APARTMENTS

MULTI-FAMILY BUILDINGS ALONG NORTHWEST HIGHWAY

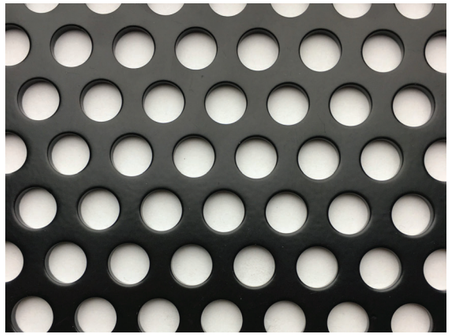
Fiber Cement - Wood look:
Ceraclad, ‘Urban Cedar’

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

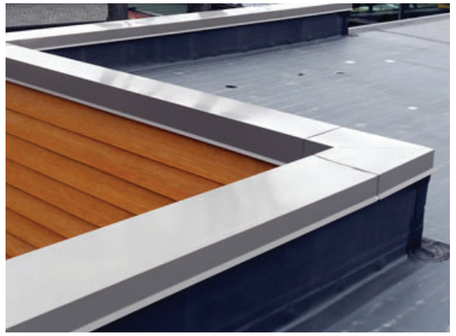
Fiber Cement - Dark Gray:
Hardie Panel, ‘Iron Gray’

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

Stone Base:
Shouldice - Architectural, Colby

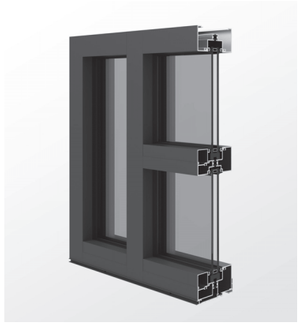


Perforated metal screens:
Pre-finished Alum. - Black



Wall Coping:
Pre-finished Alum.

Windows:
Vinyl - Black Finish



Storefront:
Pre-finished Alum. - Black

Balcony Railing:
Pre-finished metal - Black

Building Planters
Pre-finished Alum. - Black

Facade Fins
Pre-finished Alum. - White

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

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

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

MATERIAL LIST

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

OKW Architects

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

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

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

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

MATERIAL LIST

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

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

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

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

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

MATERIAL LIST

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

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

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

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

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

MATERIAL LIST

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

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

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

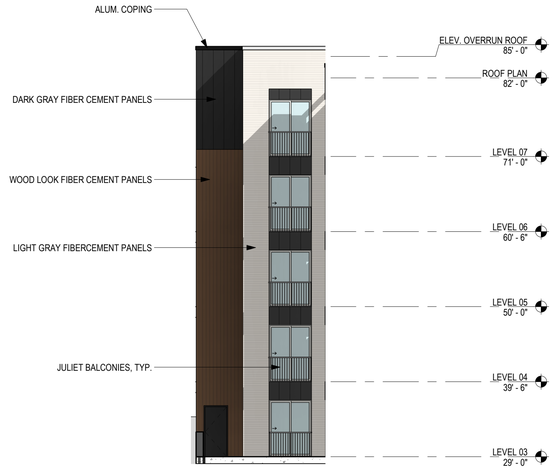
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

3/14 SOUTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



1/14 NORTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

4/14 SOUTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

2/14 NORTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LIST

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

OKW Architects

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

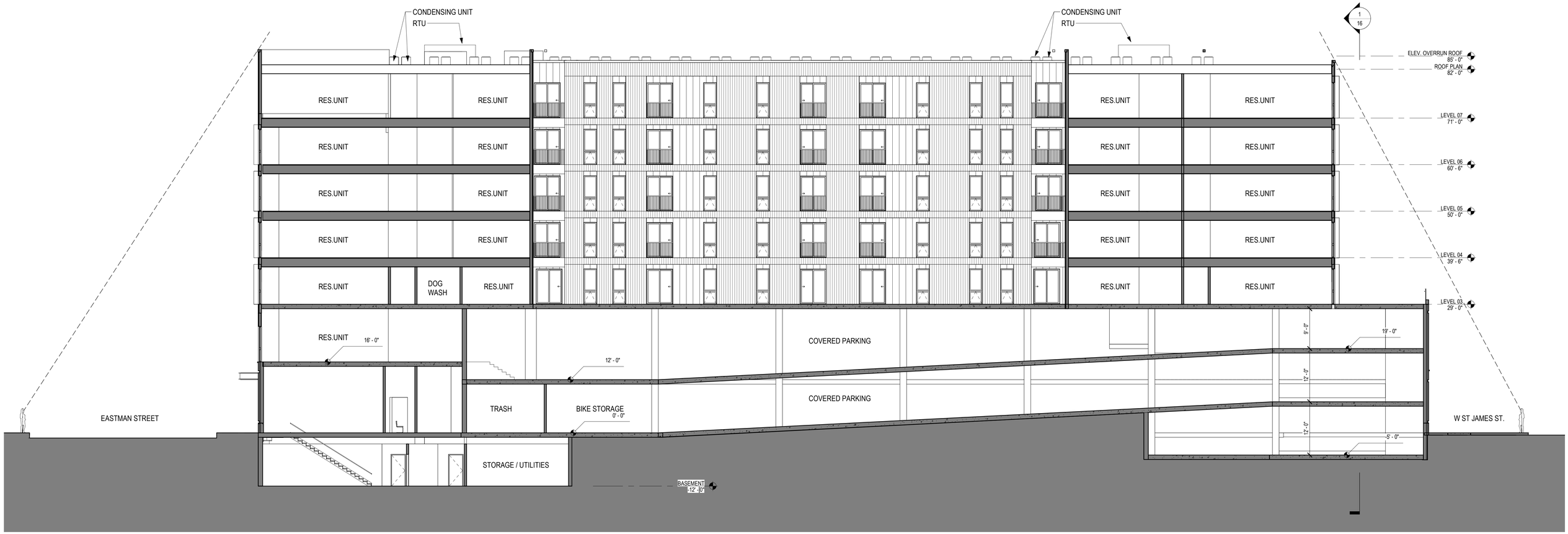
SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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


CONDENSING UNIT
RTU
CONDENSING UNIT
RTU
1
16
ELEV. OVERRUN ROOF
85' - 0"
ROOF PLAN
82' - 0"
LEVEL 07
71' - 0"
LEVEL 06
60' - 6"
LEVEL 05
50' - 0"
LEVEL 04
39' - 6"
LEVEL 03
29' - 0"
RES.UNIT
DOG WASH
RES.UNIT
RES.UNIT
RES.UNIT

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

OKW Architects

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

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

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

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

Design Commission
3/14/2023

Item: DC#23-009 - Nissan - 1100 W. Dundee Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation at an existing motor vehicle dealership.

Recommendation

It is recommended that the Design Commission require revisions to the proposed architectural design for the Nissan dealership located at 1100 W. Dundee Road. This recommendation is based on the plans received 2/15/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide new prefinished metal siding on the side and rear walls of the building.

2. Improve the design of the main building entrance.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

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

PROJECT INFORMATION:

Project Name: Nissan
Project Address: 1100 W. Dundee Road
Prepared By: Steve Hautzinger

Date Prepared: March 3, 2023

PETITION INFORMATION:

DC Number: 23-009
Petitioner Name: Ryan Rohrman
Petitioner Address: Rohrman Auto Group
1100 W. Dundee Road
Arlington Heights, IL 60004

Meeting Date: March 14, 2023

Requested Action(s):
Approval of the proposed architectural design for a facade renovation at an existing motor vehicle dealership.

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

This property received Plan Commission review and Village Board approval in 2005 for Rezoning and Resubdivision to allow construction of a motor vehicle dealership. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:
The existing Nissan dealership building was approved by the Design Commission in 2005. Also in 2005, a sign variation was approved to allow 6 wall signs on the front elevation of the building, where only one wall sign is allowed per code. At this time, the petitioner is proposing to modify the exterior facades of the building and replace all of the wall signage. There are no changes proposed to the site design. A summary of the proposed façade changes is as follows:

- The existing smooth and corrugated silver metal siding will be removed on all sides of the building.
- The existing bumpout entry feature on the front elevation will be removed.
- The existing decorative louver above the front glass curtainwall will be removed.
- All existing wall signage will be removed.

- The front of the building will receive new two-tone gray smooth metal panel siding.
- The existing CMU walls behind the metal siding will be patched and painted dark gray on the sides and rear of the building.
- New wall signs will be installed on the front and exterior side walls.

Architectural Design:
The existing building design approved in 2005 still looks fresh and has a high quality appearance. Staff does not object to the proposed new two-tone gray metal panels on the front of the building, but removing the metal siding and painting the CMU on the sides and rear of the building raises serious design concerns. Painted CMU would be a significant downgrade in terms of design quality from the existing silver metal siding. The exterior side and rear of the building are highly visible from Kennicott Ave, so the appearance is important. If the existing building color has to be changed, then it is recommended to provide new prefinished siding on all sides of the building. An alternative option suggested by the petitioner would be to paint the existing metal siding on the side and rear walls, which would be better than painted CMU, but still raises concerns over the appearance and maintenance of the painted siding. The petitioner has provided photos of other Nissan dealerships which have implemented these changes, and both options have a poor appearance. Also, the quality and condition of the existing CMU wall is unknown, and it may have a rough appearance since it was built as a backup material instead of a finished wall.

Finally, the proposed design changes to the main entry are also disappointing. The existing design works well to highlight the entry doors, but the new design does not highlight the doors, which look more like a secondary side door than a main entrance. A canopy or other architectural detailing is recommended to add more interest to the entry design.

Signage:
The 2005 sign variation was specific to the existing signage quantity and sizes as follows:

Nissan	61.88 sf
Arlington	34.05 sf
Nissan Logo	17.48 sf
Express	18.08 sf
Service	17.15 sf
Service	17.15 sf
TOTAL	**165.79 sf**

Dimensions of the new wall signs have not been provided, but they are clearly larger than the existing signs. The new signs will either need to be revised to comply with the total square footage approved in 2005.

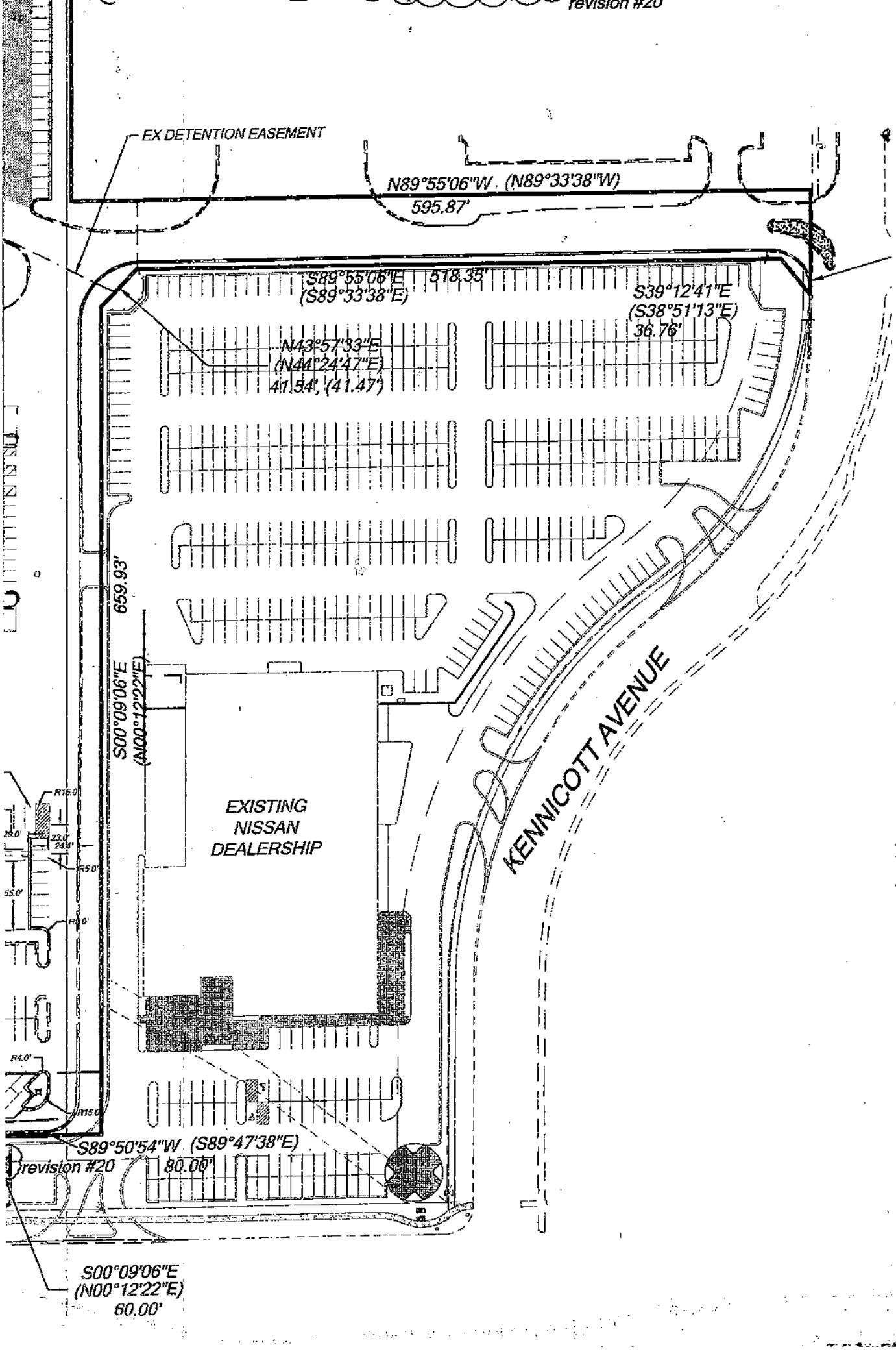
RECOMMENDATION:
It is recommended that the Design Commission **require revisions** to the proposed architectural design for the Nissan dealership located at 1100 W. Dundee Road. This recommendation is based on the plans received 2/15/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

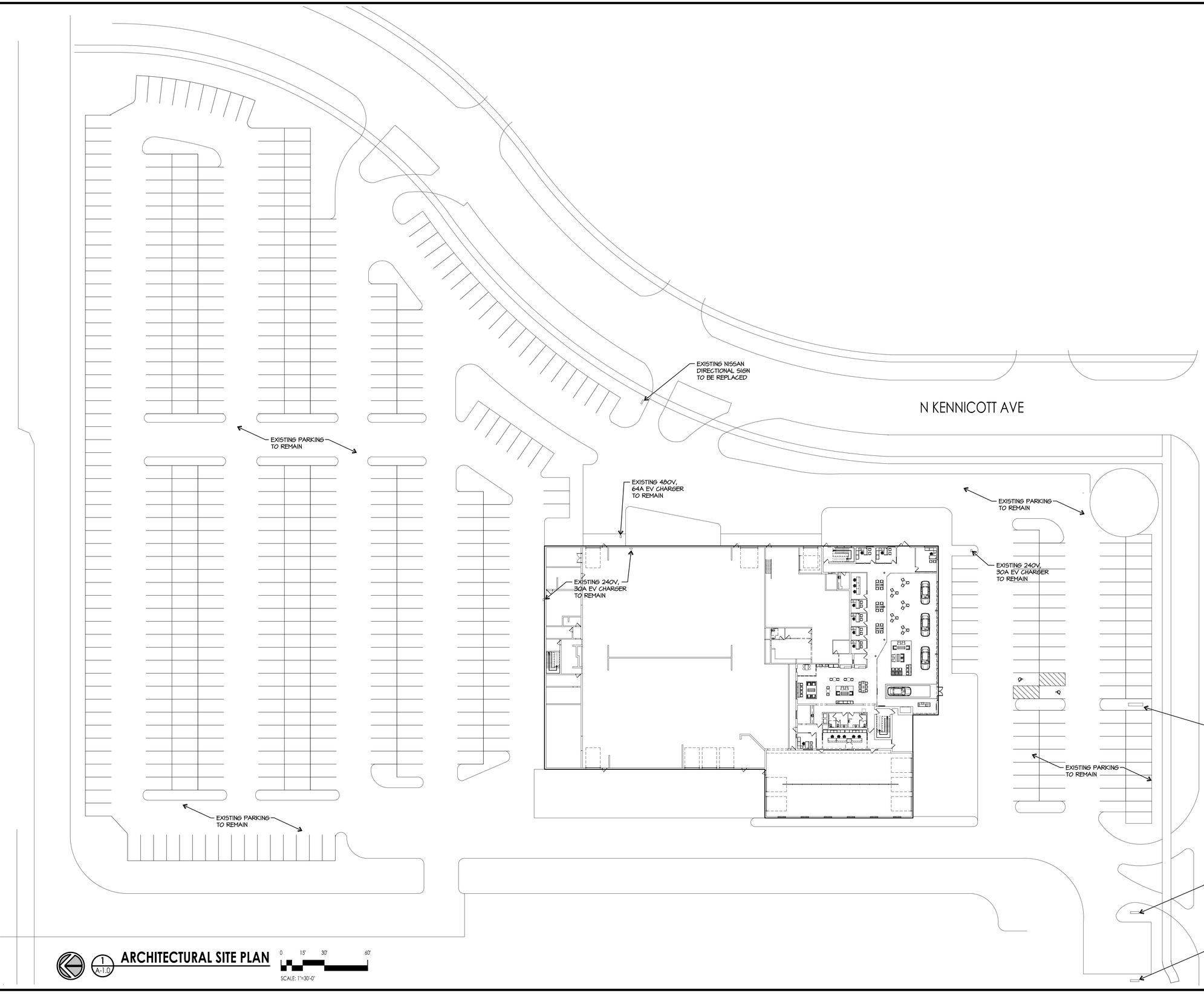
1. Provide new prefinished metal siding on the side and rear walls of the building.
2. Improve the design of the main building entrance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use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

_____ March 3, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-009


revision #20
EX DETENTION EASEMENT
N89°55'06"W, (N89°33'38"W)
595.87'
S89°55'06"E (S89°33'38"E)
518.35'
S39°12'41"E
(S38°51'13"E)
36.76'
N43°57'33"E
(N44°24'47"E)
41.54', (41.47')
659.93'
S00°09'06"E
(N00°12'22"E)
EXISTING
NISSAN
DEALERSHIP
KENNICOTT AVENUE
R15.0'
23.0'
24.0'
R5.0'
55.0'
R4.0'
R15.0'
S89°50'54"W (S89°47'38"E)
80.00'
revision #20
S00°09'06"E
(N00°12'22"E)
60.00'



1 A-1.0 **ARCHITECTURAL SITE PLAN**

0 15' 30' 60'

SCALE: 1"=30'-0"

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP

ARLINGTON HEIGHTS NISSAN

1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
1-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

1-12-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR MATERIALS TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF LINDEN GROUP INC. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

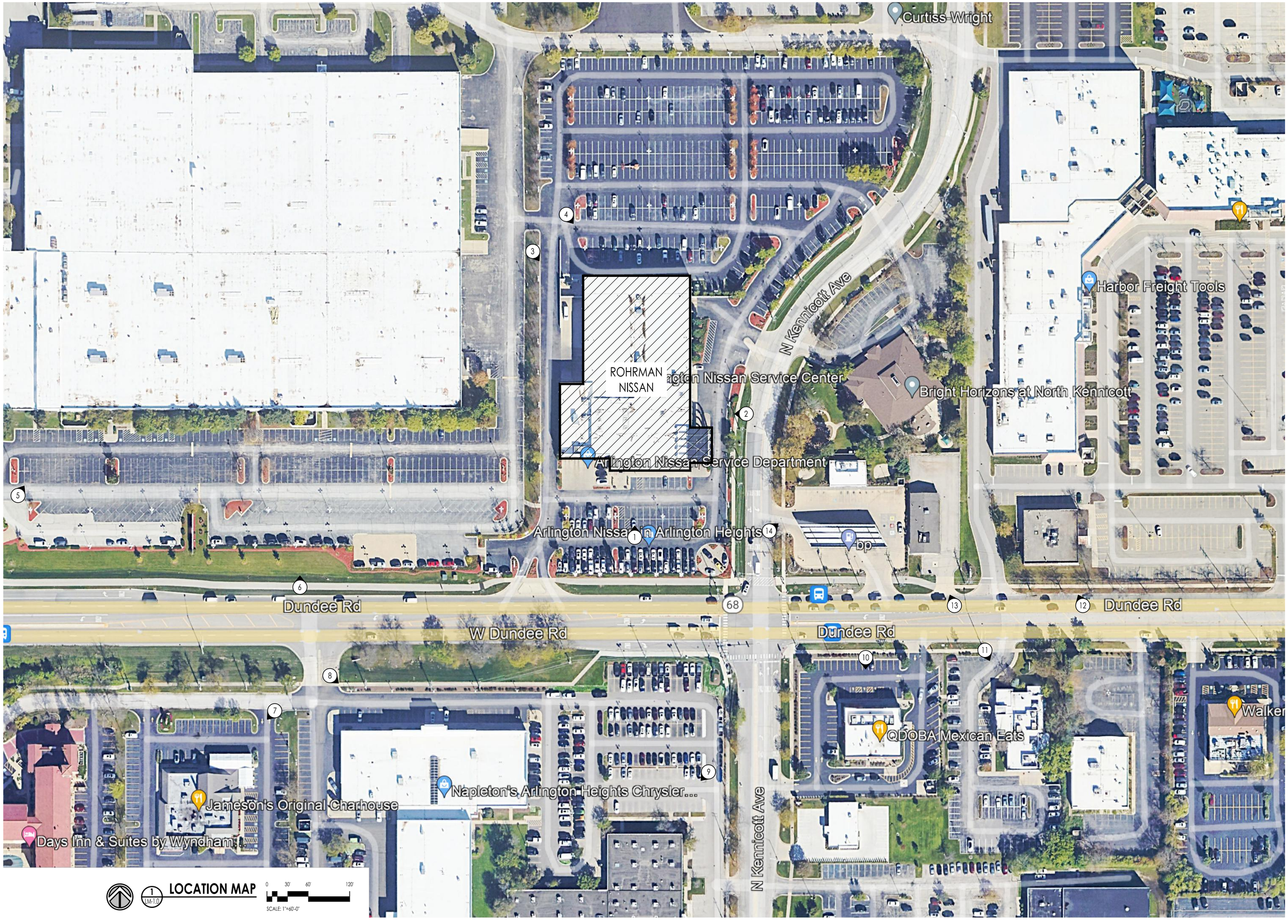
ARCHITECTURAL SITE PLAN

SHEET NAME

A-1.0

SHEET

P:\2022\2022-0116\Drawing Files\Construction Documents\Architectural\2022-0116_A-1.0 Site Plan.dwg 1/12/2023 2:29 PM KWARD A-1.0
©Copyright LINDEN GROUP INC.



1 LM-1.0 **LOCATION MAP**

0 30' 60' 120'

SCALE: 1"=60'-0"

LINDENGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP

ARLINGTON HEIGHTS NISSAN

1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

1-13-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.

ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF LINDEN GROUP INC. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

LOCATION MAP

SHEET NAME

LM-1.0

SHEET

P:\2022\2022-0116\Drawing Files\Construction Documents\Architectural\2022-0116_A-1.0 Site Plan.dwg 1/13/2023 9:27 AM ROWAN LM-1.0

SOUTH - 1

EAST - 2

WEST - 3

NORTH - 4

ROHRMAN NISSAN BUILDING PHOTOS

5

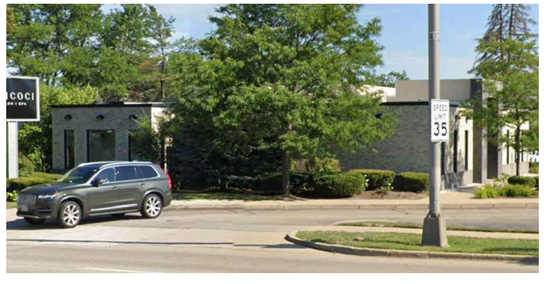
6

7

8

9

10



11

12

13

14

SURROUNDING PROPERTIES PHOTOS

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP
ARLINGTON HEIGHTS NISSAN
1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

1-13-2023
DATE

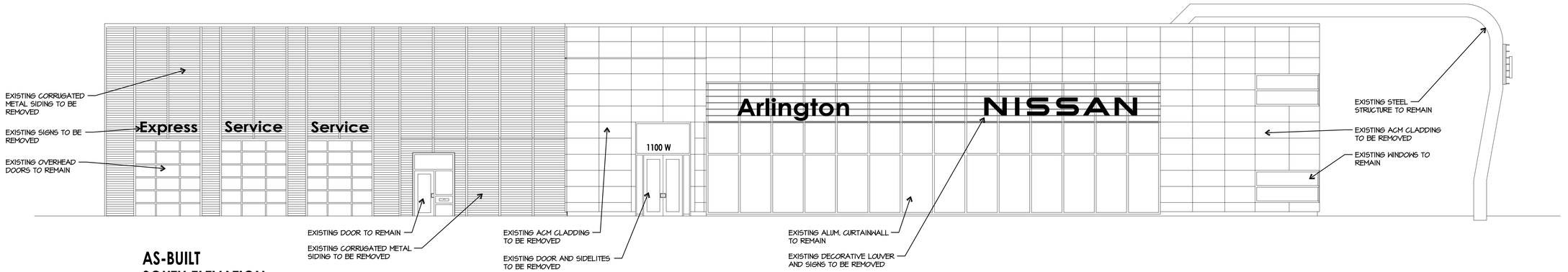
DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR MATERIAL TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF LINDEN GROUP INC. NONE OF THE WORK MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

PROPERTY PHOTOS

SHEET NAME
PHOTOS
SHEET

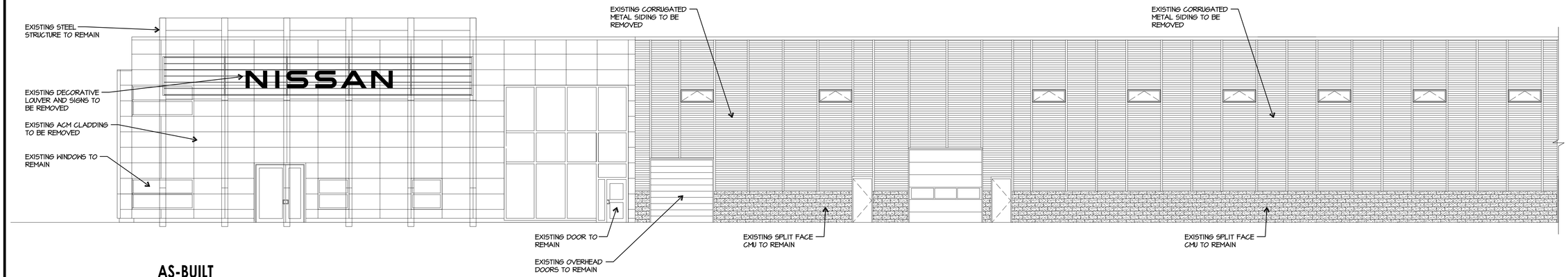
P:\2022\2022-0116\Drawing Files\Construction Documents\Architectural\2022-0116_A-1.0 Site Plan.dwg 1/13/2023 9:28 AM KWARD PHOTOS
Plotted: 1 AM/PM by AKL



AS-BUILT SOUTH ELEVATION

2 AB-4.0

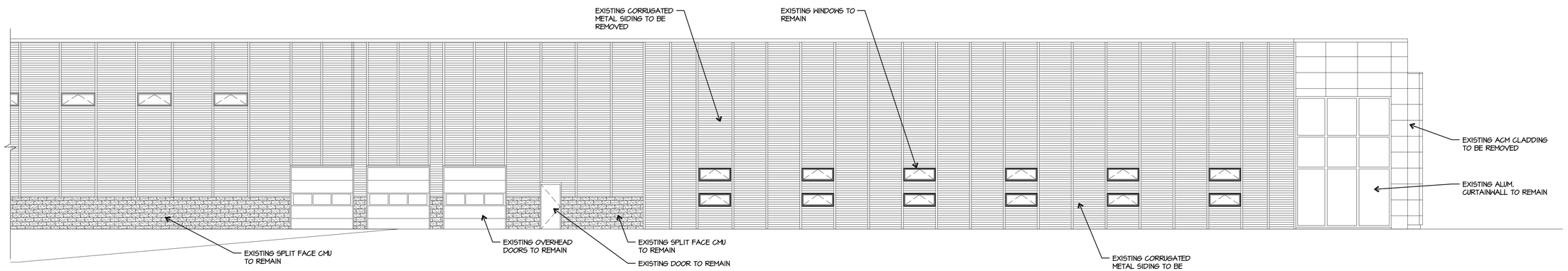
1/8" = 1'-0"



AS-BUILT EAST ELEVATION

3 AB-4.0

1/8" = 1'-0"



AS-BUILT WEST ELEVATION

1 AB-4.0

1/8" = 1'-0"

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP

ARLINGTON HEIGHTS NISSAN

1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

1-19-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE COPYRIGHTED AND THE PROPERTY OF LINDEN GROUP INC. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

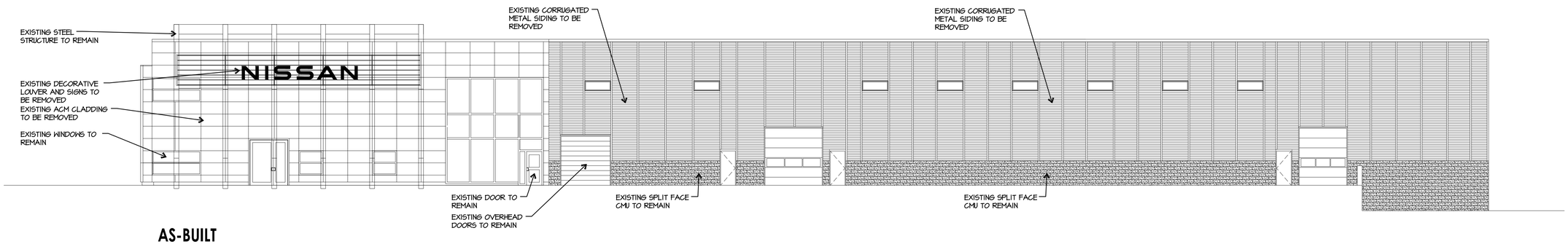
AS-BUILT EXTERIOR ELEVATIONS

SHEET NAME

AB-4.0

SHEET

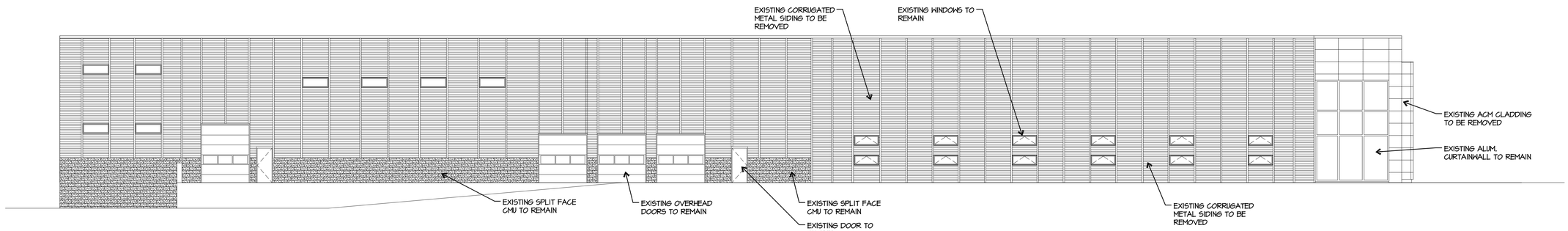
P:\2022\2022-0116\Revit_Jobs\R23\2022-0116_AB-4.0-Elevations.dwg 1/19/2023 10:08 AM KWAKO AB-4.0
CONTRACT LINDEN GROUP INC



AS-BUILT FULL EAST ELEVATION

1 / AB-4.1

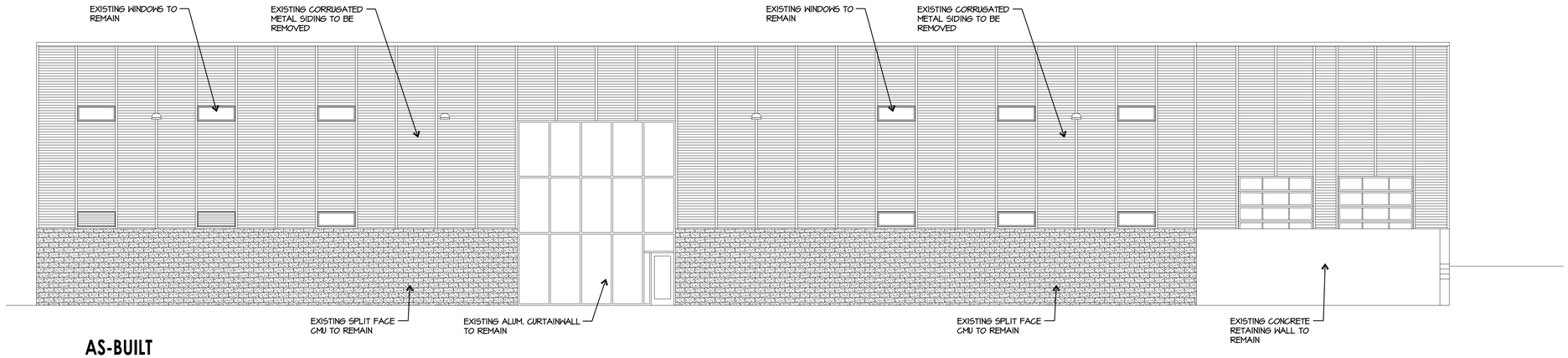
3/32" = 1'-0"



AS-BUILT FULL WEST ELEVATION

2 / AB-4.1

3/32" = 1'-0"



AS-BUILT FULL NORTH ELEVATION

3 / AB-4.1

1/8" = 1'-0"

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP

ARLINGTON HEIGHTS NISSAN

1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

2-15-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE COPYRIGHTED AND THE PROPERTY OF LINDEN GROUP INC. AND THE LINDEN GROUP INC. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

AS-BUILT EXTERIOR ELEVATIONS

SHEET NAME

AB-4.1

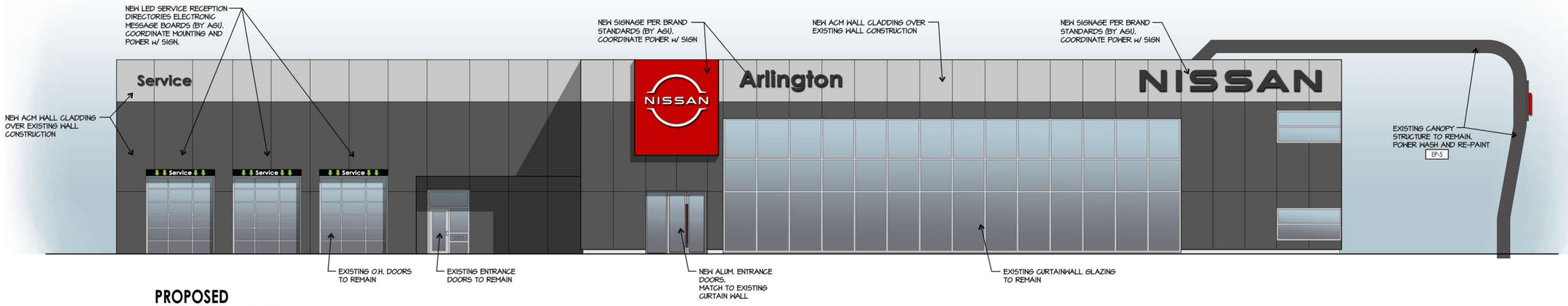
SHEET

P:\2022\2022-0116\Record_submittal\2022-0116_AB-4.1-Elevations.dwg 2/15/2023 3:45 PM KWARD AB-4.1
COPYRIGHT LINDEN GROUP INC.

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

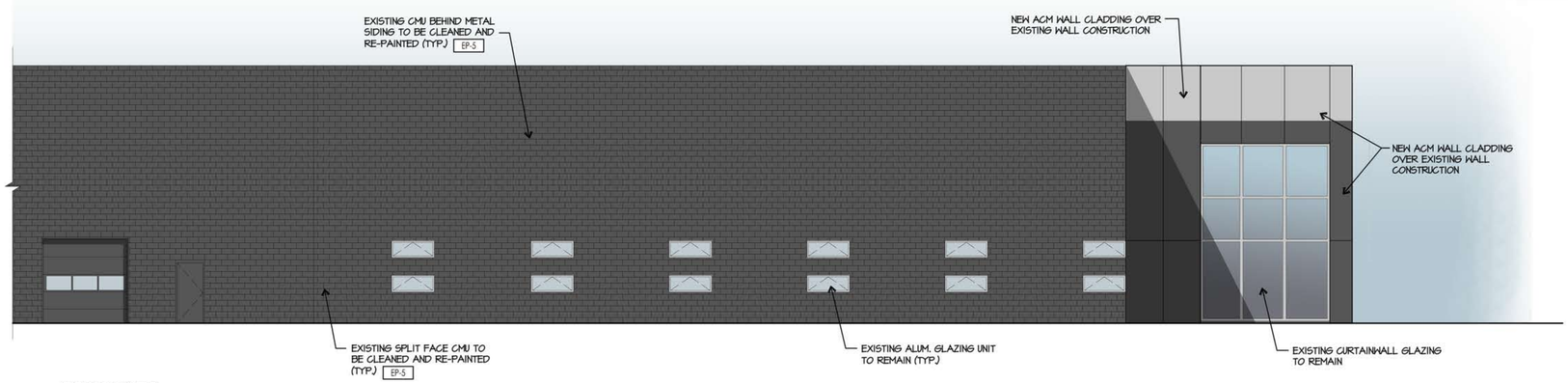


1 A-4.0 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

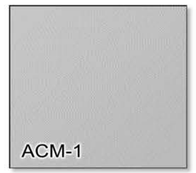
2 A-4.0 PROPOSED EAST ELEVATION

1/8" = 1'-0"



3 A-4.0 PROPOSED WEST ELEVATION

1/8" = 1'-0"



Aluminum Composite Material:
Alucobond, Alpolic, or EQ.
Sunrise Silver II
4mm Thickness, Dry-Joint System

Aluminum Composite Material:
Alucobond, Alpolic, or EQ.
Nissan Gray
4mm Thickness, Dry-Joint System

Exterior Paint:
Sherwin Williams, or EQ.
7076 Cyberspace or
7024 Graphite Gray

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

ROHRMAN AUTOMOTIVE GROUP
ARLINGTON HEIGHTS NISSAN
1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

12-14-2022
DATE

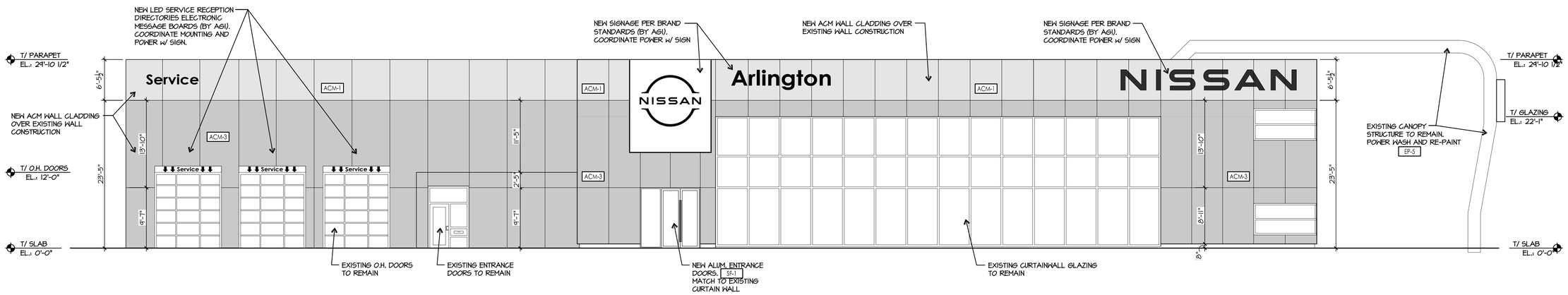
DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LINDEN GROUP INC. NONE OF THE SAME ARE TO BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

EXTERIOR ELEVATIONS

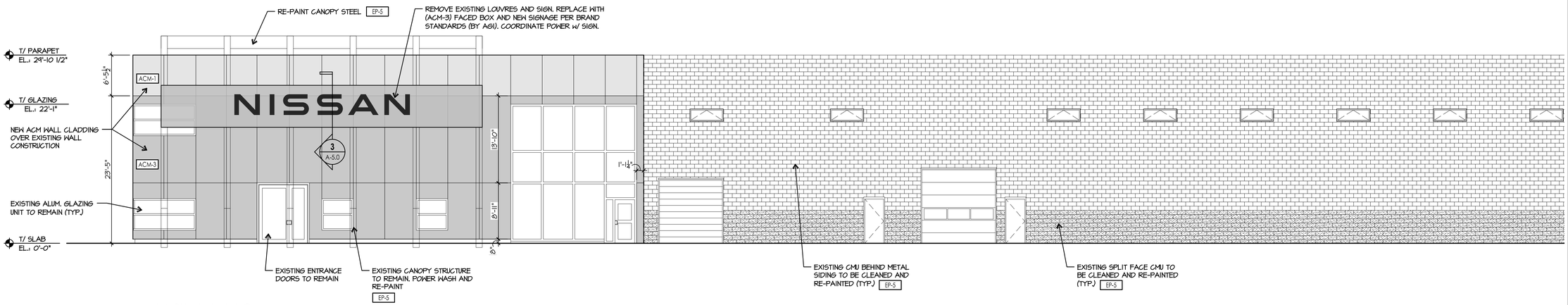
SHEET NAME
A-4.0
SHEET

P:\2022\2022-0116\Drawing Files\Preliminary\2022-0116_A-4.0 Elevations.dwg 12/14/2022 3:53 PM ADAMEN A-4.0
COPYRIGHT LINDEN GROUP INC.



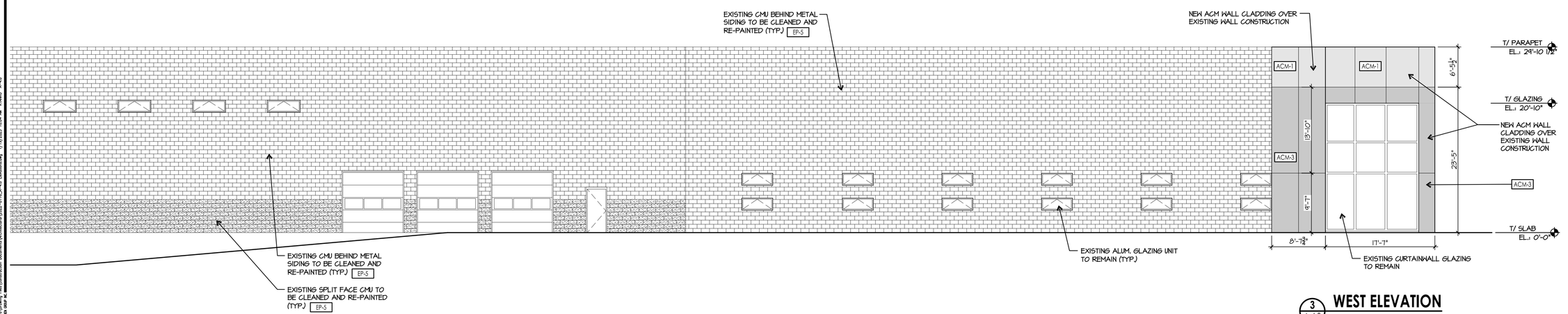
1 A-4.0 **SOUTH ELEVATION**

1/8" = 1'-0"



2 A-4.0 **EAST ELEVATION**

1/8" = 1'-0"



3 A-4.0 **WEST ELEVATION**

1/8" = 1'-0"

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP

ARLINGTON HEIGHTS NISSAN

1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE 1-11-2022 DRAWN KWY DESCRIPTION 50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

1-19-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT – LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF LINDEN GROUP INC. NONE OF THE ABOVE MAY BE DISCLOSED TO ANY PERSONS FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

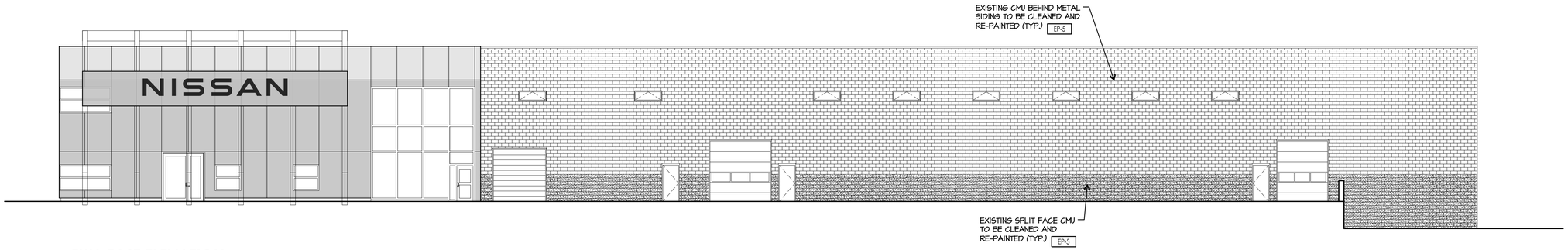
EXTERIOR ELEVATIONS

SHEET NAME

A-4.0

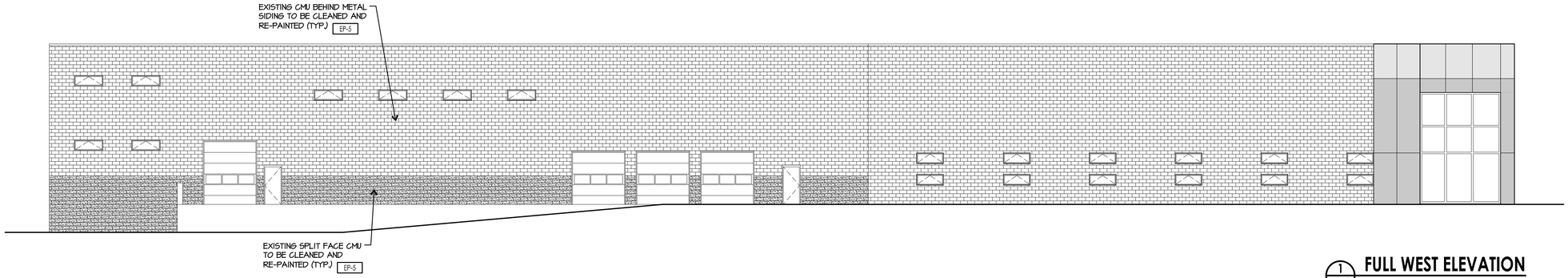
SHEET

P:\2022\2022-0116\Drawing Files\Construction Documents\Architectural\2022-0116_A-4.0 Elevations.dwg 1/19/2023 10:04 AM KWMO A-4.0
© LINDEN GROUP INC.



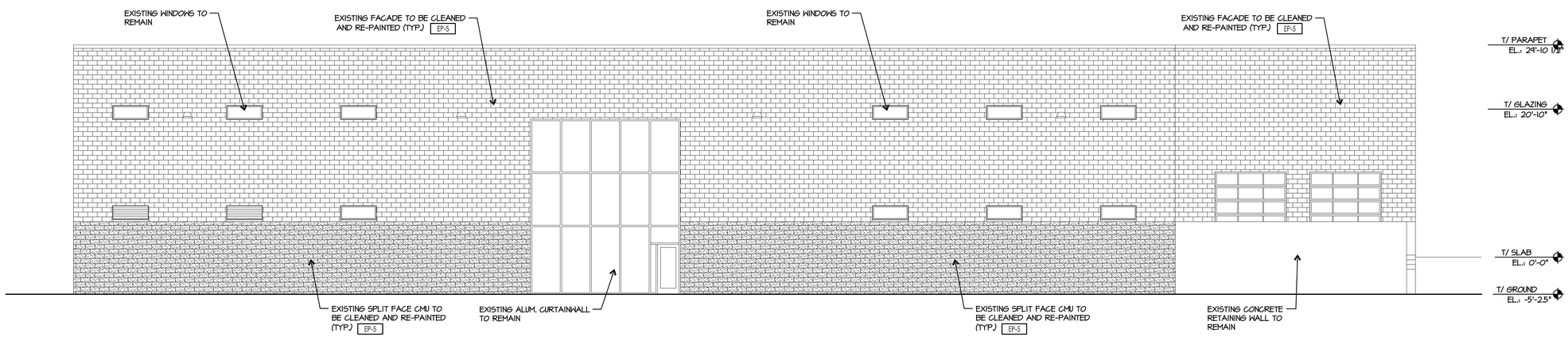
2 A-4.1 FULL EAST ELEVATION

3/32" = 1'-0"



1 A-4.1 FULL WEST ELEVATION

3/32" = 1'-0"



4 A-4.1 NORTH ELEVATION

1/8" = 1'-0"

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

NISSAN

ROHRMAN AUTOMOTIVE GROUP
ARLINGTON HEIGHTS NISSAN
1100 WEST DUNDEE ROAD,
ARLINGTON HEIGHTS, IL 60004

DATE	DRAWN	DESCRIPTION
11-11-2022	KWY	50% DDD SUBMITTAL TO NISSAN

2022-0116
PROJECT NUMBER

2-15-2023
DATE

DRAWN BY FINAL REVIEW

COPYRIGHT - LINDEN GROUP INC.
ALL RIGHTS RESERVED.
ALL DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LINDEN GROUP INC. (LINDEN GROUP) AND SHALL NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

EXTERIOR ELEVATIONS

SHEET NAME

A-4.1

SHEET

P:\2022\2022-0116\Drawing Files\Construction Documents\Architectural\2022-0116_A-4.0 Elevations.dwg 2/15/2023 3:59 PM KWANG A-4.1
COPYRIGHT LINDEN GROUP INC.

EXAMPLE OF PAINTED CMU COMPLETED
AT A DIFFERENT NISSAN DEALERSHIP

EXAMPLE OF PAINTED METAL SIDING
COMPLETED AT A DIFFERENT NISSAN
DEALERSHIP

PERMA-CRETE®

CMU Primer

4-603XI

Architectural Coatings

Perma-Crete Interior/Exterior Alkali Resistant Primer

GENERAL DESCRIPTION

Perma-Crete Alkali Resistant Primer is specifically designed for interior and exterior, above ground, wood, plaster, wallboard, and masonry surfaces. This primer provides excellent sealing and stain blocking performance. *Perma-Crete* Alkali Resistant Primer is formulated to seal and protect the topcoat from hot alkali found in plaster, masonry, and cement. It blocks out stains such as, water, smoke, ink, markers, and tannins. *Perma-Crete* Alkali Resistant Primer is ideal for use on a variety of exterior masonry projects including high-rise apartments and condominiums, tilt-up warehouses, hospitals, schools, concrete parking garage overheads, hotels, resorts and residential homes.

RECOMMENDED SUBSTRATES

Brick
Concrete
Concrete Block (CMU)
Fiber Cement
Gypsum Wallboard-Drywall
Masonry
Plaster
Stucco
Tilt-Up/Pre-Cast Concrete
Wood

CONFORMANCE STANDARDS

VOC compliant in all regulated areas
MPI approved in category 3

TINTING AND BASE INFORMATION

4-603XI White (Tintable)

Refer to the appropriate color formula book, automatic tinting equipment, and or computer color matching system for color formulas and tinting instructions.

PACKAGING

1-Gallon (3.78 L)
5-Gallon (18.9 L)

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic Latex
SHEEN:	Non-Flat
VOLUME SOLIDS:	40% +/- 2%
WEIGHT SOLIDS:	52% +/- 2%
WEIGHT/GALLON:	10.5 lbs. (4.8 kg) +/- 0.2 lbs. (91 g)
VOC:	<100 g/L (0.8 lbs./gal.)

COVERAGE: 250 to 450 sq. ft. (23 to 42 sq. meters) per US gal. (3.78L)

Wet Film Thickness:	3.6 mils to 6.4 mils
Wet Microns:	91 to 163
Dry Film Thickness:	1.4 mils to 2.6 mils
Dry Microns:	36 to 66

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77ºF (25ºC); 50% relative humidity.

To Touch:	30 minutes
To Recoat:	2 to 4 hours

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement. For example, product applied at 35ºF (2ºC) would require a minimum of 24 hours before recoat. Drying is important to stain-blocking properties. For maximum stain resistance, allow 24 hours before topcoating. If drying conditions are poor (low temperature, high humidity), longer drying times are required to achieve stain blocking.

CLEANUP: Clean tools and hands immediately with warm, soapywater.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200ºF (93ºC)

FEATURES AND BENEFITS

Features	Benefits
Alkali Resistance	Can apply to fresh concrete at 7 days and a pH less than 13
Excellent Stain Blocker	Blocks water, smoke, ink, markers, and tannins
Application to 35°F (2ºC)	Extends the painting season
High Solids	Better coverage
Efflorescence Resistance	Minimizes white crusty salt deposits
Seals and Prepares Recommended Substrates	Minimizes moisture damage and prepares the surface for topcoating
Adhesion	Minimizes peeling and cracking
Excellent Application Properties	Reduces application time and provides a natural uniform appearance
Mildew Resistant Coating	Mildew and fungal growth resistance on paint film

PERFORMANCE DATA

Property	Test Method	Results
Flexibility	ASTM D522B	Pass
Mildew Resistance	ASTM D5590	No growth
Alkali Resistance	TTP-1511B	Passes: no efflorescence, blistering, saponification
Adhesion	ASTM D3359	Passes

Read Label and Safety Data Sheet Prior to Use. See other cautions on last page.

GENERAL SURFACE PREPARATION

Surfaces to be coated must be dry, clean, sound, and free from all contamination including loose and peeling paint, dirt, grease, oil, wax, concrete curing agents and bond breakers, chalk, efflorescence, mildew, rust, product fines, and dust. Remove loose paint, chalk, and efflorescence by wire brushing, scraping, sanding, and/or pressure washing. Caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Feather back all rough edges to sound surface by sanding.

Remove mildew by washing with a mixture of 1 part liquid chlorine bleach to 3 parts water. Before use, be sure to read and follow instructions and warnings on label. Rinse thoroughly.

Dry substrate thoroughly to a moisture content under 12%. Clean laitant substrates in good condition by sweep blasting, power washing, wire brushing, etc. to remove loose material. After cleaning, vertical substrates that are laitant, may be conditioned with a coat of *Perma-Crete* Exterior Acrylic Clear Masonry Surface Sealer 4-808.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA
National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. In Canada contact a regional Health Canada office. Follow these instructions to control exposure other hazardous substances that may be released during surface preparation.

BRICK, CONCRETE, MASONRY and STUCCO: New concrete and masonry should cure for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 before priming. Painting glazed brick is not recommended due to potential adhesion problems.

GYPSUM WALLBOARD-DRYWALL: Nails or screws should be countersunk, and they along with any indentations should be mudded flush with the surface, sanded smooth and cleaned to remove any dust, then prime prior to painting the substrate.

FIBER CEMENT: Fiber cement board may present potential adhesion, alkali burn, and efflorescence problems. New board should be aged for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 and the moisture content must be less than 12% prior to priming and topcoating. All cracks and opens seams should be caulked to prevent water penetration. Pre-primed board from the manufacturer may not be uniformly or completely sealed. It is recommended that a primer be applied to ensure complete and uniform sealing prior to topcoating.

PLASTER: Plaster, hardcoat, skim coat, or other alkaline surfaces should be allowed to cure for at least 7 days and preferably 30 days prior to priming.

TILT-UP or PRE-CAST CONCRETE: New tilt-up or pre-cast should cure for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 before priming with an alkali resistant primer. Moisture content should be less than 12% prior to priming and topcoating. All bond breakers, release agents, and admix plasticizers must be removed to prevent adhesion problems. Bond breakers and similar surface contaminants should be removed as directed by the tilt-up manufacturer which can include specific cleaners, powerwashing, and/or surface profiling by mechanical methods. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition. Additional surface preparation guidelines can be found by referring to Technical Bulletin HT-2 Guide on Painting Tilt-Up Concrete. Information or a copy of the bulletin can be obtained by calling 1-800-441-9695.

WOOD: Unpainted wood or wood in poor condition should be sanded smooth, wiped clean, then primed. Any knots or resinous areas must be primed before painting. Countersink all nails, putty flush with surface, then prime. Staining or tannin bleeding woods (like cedar or redwood) require two coats. The first coat must be completely dry before re-coating. For optimum tannin blocking performance, allow the first
coat to dry a full 24 hours prior to the application of a second coat.

LIMITATIONS OF USE

Apply only when air and surface temperatures are 35°F (2°C) or above and surface is at least 5°F (3°C) above the dew point. Air and surface temperatures must remain 35°F (2°C) or above for the next 24 hours. For optimum application properties, bring material to at least 50ºF (10ºC) prior to application. Surface pH limitation is 7-13. Avoid exterior application late in the day when dew and condensation are likely to form or if rain or snow is expected.

PROTECT FROM FREEZING. KEEP OUT OF REACH OF CHILDREN.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae.

APPLICATION INFORMATION

Stir thoroughly before use. USE WITH ADEQUATE VENTILATION. Read all label and Safety Data Sheet (SDS) information prior to use. SDS are available through our web site or by calling 1-800-441-9695.

Application Equipment: Apply with a high quality brush, roller, paint pad, or by spray equipment.

Airless Spray: Pressure 1800 - 2400 psi, tip 0.015" - 0.021", flow rate 1/2 gal/minute. Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: Polyester/Nylon Brush
Roller: 3/8" - 3/4" nap roller cover
Thinning: Do not thin.

Permissible temperatures during application:

Material:	35 to 90ºF	2 to 32ºC
Ambient:	35 to 90ºF	2 to 32ºC
Substrate:	35 to 90ºF	2 to 32ºC

PRECAUTIONS

WARNING! HARMFUL IF INHALED. HARMFUL IF SWALLOWED. CAUSES RESPIRATORY TRACT IRRITATION. Do not breathe vapor or mist. Do not swallow. Keep container tightly closed and sealed until ready for use. Wash thoroughly after handling. Provide fresh air ventilation during and after application and drying. Avoid the inhalation of dust, particulates, spray or mist arising from the application of this preparation. Use personal protective equipment as required. **Note: These warnings encompass the product series. Prior to use, read and follow product-specific SDS and label information. FIRST AID:** If swallowed, rinse mouth with water (only if the person is conscious). Call physician immediately. Do not induce vomiting unless directed to do so by medical personnel. If in eyes, rinse with water for 15 minutes. Check for and remove any contact lenses. If on skin, rinse well with with water. Wash with soap and water. Get medical attention if irritation develops. If inhaled, remove to fresh air. Call physician immediately. Keep out of the reach of children. For workplace use, an SDS is available from your retailer or by calling (412) 492-5555. EMERGENCY SPILL INFORMATION: (412) 434-4515 (U.S.).

© 2021 PPG Industries, Inc. All Rights Reserved. The *PPG logo* is a registered trademark of PPG Industries Ohio, Inc. *Perma-Crete* is a registered trademark of PPG Architectural Finishes, Inc.

PPG Architectural Finishes, Inc. believes the technical data presented is currently accurate: however, no guarantee of accuracy, comprehensiveness, or performance is given or implied. Improvements in coatings technology may cause future technical data to vary from what is in this bulletin. For complete, up-to-date technical information, visit our web site or call 1-800-441-9695.

PPG Industries, Inc.
Architectural Coatings
One PPG Place
Pittsburgh, PA 15272
www.ppgpaints.com

Technical Services
1-800-441-9695
1-888-807-5123 fax

Architect/Specifier
1-888-PPG-IDEA

PPG Architectural Coatings Canada Inc.
1550 rue Ampère, Suite 500
Boucherville (Quebec) J4B 7L4

SUN PROOF®

CMU Paint

76-45XI Series

Architectural Coatings

PPG Sun Proof Exterior 100% Acrylic Latex Satin

GENERAL DESCRIPTION

Sun Proof Exterior 100% Acrylic Latex is specifically formulated to meet the performance requirements of the residential and commercial markets. The new and improved formula provides excellent durability, great dirt resistance, low temperature application and excellent adhesion. *Sun Proof* can be used on properly prepared and primed new and previously painted exterior siding, doors, trim and windows. Vinyl siding and similar plastic composites should not be painted with a color darker than the original color. Painting vinyl siding or plastic composites with a darker color may cause them to warp. Color selection for use over vinyl siding is limited. For information, call 1-800-441-9695.

RECOMMENDED SUBSTRATES

Aluminum	Ferrous Metal	Stucco
Brick	Fiber Cement	Vinyl
Concrete	Masonry	Wood

CONFORMANCE STANDARDS

VOC compliant in all regulated areas
MPI approved in category #15 and #315

PRODUCT INFORMATION

76-45XI	Super White
76-110XI	White & Pastel Base
76-1500XI	Midtone Base*
76-151XI	Black
76-3000XI	Ultra Deep Base*

*Must be tinted before use.

Refer to the appropriate color formula book, automatic tinting equipment, and or computer color matching system for color formulas and tinting instructions.

PACKAGING

Quart (946 mL)
1-Gallon (3.78 L)
5-Gallon (18.9 L)

Not all products are available in all sizes.

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic Latex
SHEEN:	Satin: 10-20 @60º; 20-30 @85º
VOLUME SOLIDS*:	39% +/- 2%
WEIGHT SOLIDS*:	53% +/- 2%
WEIGHT/GALLON*:	10.9 lbs. (4.9 kg) +/- 0.2 lbs. (91 g)
VOC:	<50 g/L (0.4 lbs./gal.)

*Product data calculated on product 76-110XI.

COVERAGE: Approximately 300 to 400 sq. ft. (28 to 37 sq. meters) per U.S. Gallon (3.78L) on smooth, nonporous surfaces.

Wet Film Thickness:	4.0 to 5.3 mils
Wet Microns:	102 to 135
Dry Film Thickness:	1.6 to 2.1 mils
Dry Microns:	41 to 53

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77ºF (25ºC); 50% relative humidity.

To Touch:	1 hour
To Recoat:	2-4 hours
To Full Cure:	30 days

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement. For example, product applied at 35ºF (2ºC) would require a minimum of 24 hours before recoat.

CLEANUP: Clean tools with warm, soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200ºF (93ºC)

FEATURES / BENEFITS

Features	**Benefits**
Excellent Dry & Wet Adhesion	Minimizes cracking and peeling
Great Dirt Resistance	Stays clean
Flash Rust Resistance	Beauty lasts
100% Acrylic Latex Formulation	Excellent longevity and overall durability
Low VOC, <50g/L	Meets the most stringent VOC regulations nationwide
Thick, Full-Bodied Application	Smooth application, minimizes drips and runs
Provides Mildew Resistant Coating	Resists the formation of mold and mildew on the paint film
Durable, Tough Finish	Resists chipping
Application Down to 35°F (2°C)	Extends the painting season
MPI #15 and #315 Approval	Meets strict performance and aesthetic requirements

Read Label and Safety Data Sheet prior to use. See other cautions on last page.

GENERAL SURFACE PREPARATION

Surface must be clean and dry. Remove all loose, peeling paint, dirt, mildew, grease, oil, chalk, rust, and any other surface contaminants. Repair all moisture problems. Blistering and peeling issues are commonly caused by moisture behind the paint film. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough and patched surfaces. When applied to an uncoated substrate or to bare wood, two coats are required with the first coat acting as the primer. For metal, tannin staining woods, fresh concrete or masonry (less than 30 days cure), or chalky surfaces, use of the appropriate high quality specialty primer is recommended for best results.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

ALUMINUM: This substrate may present potential adhesion problems. Any coating applied directly to aluminum should be spot applied, allowed to cure overnight, and then evaluated for adhesion. If adhesion is good, the application may proceed.

BRICK: New brick and mortar should cure for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 before priming. Painting glazed brick is not recommended due to potential adhesion problems.

CONCRETE and MASONRY: New concrete should cure for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 before priming.

FERROUS METAL: The surface must be cleaned thoroughly to remove any dust, rust, and surface contaminants, and then primed.

FIBER CEMENT: Fiber cement siding and trim board may present potential adhesion, alkali burn, and efflorescence problems. New board should be aged for at least 30 days prior to priming and painting. The pH of the substrate must be less than 13 and the moisture content must be less than 12% prior to priming and topcoating. All cracks and opens seams should be caulked to prevent water penetration. Pre-primed board from the manufacturer may not be uniformly or completely sealed. It is recommended that an alkali resistant primer be applied to ensure complete and uniform sealing prior to topcoating.

STUCCO: New stucco should cure for at least 7 days and preferably 30 days prior to priming and painting. The pH of the substrate must be less than 13 before priming. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition.

VINYL and ARCHITECTURAL PLASTIC: Vinyl and similar architectural plastics may present potential adhesion problems. A primer may be required to promote proper adhesion. Consult the manufacturer's guidelines prior to painting. Primer and topcoat should be spot applied, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed. Check adhesion by applying a piece of masking tape. When the masking tape is removed, if the coating peels off, the surface must be scuff sanded prior to proceeding to ensure mechanical adhesion. Vinyl siding and similar plastic composites should not be painted with a color darker than the original color. Painting vinyl siding or plastic composites with a darker color may cause them to warp. Color selection for use over vinyl siding is limited. For information, call 1-800-441-9695.

WOOD: Unpainted wood or wood in poor condition should be sanded smooth, wiped clean, then primed. Any knots or resinous areas must be primed before painting. Countersink all nails, putty flush with surface, then prime.

RECOMMENDED PRIMERS

Aluminum	17-921XI
Brick	4-503, 4-603XI, 17-921XI
Concrete & Masonry	4-503, 4-603XI, 17-921XI, Self-priming
Ferrous Metal	4020, 90-712, 90-912
Fiber Cement	4-2, 4-503, 4-603XI, Self-priming
Stucco	4-2, 4-503, 4-603XI, 4-808, 4-809, 4-898, Self-priming
Vinyl	17-921XI
Wood	17-921XI, Self-priming

LIMITATIONS OF USE

Apply only when air, surface, and product temperatures are above 35°F (2°C) and at least 5°F (3°C) above the dew point. Air and surface temperatures must remain above 35°F (2°C) for the next 48 hours. Do not apply late in the day when dew and condensation are likely to form or if rain or snow is expected. On large expanses of metal, temperatures must be 50°F (10°C) or higher.

PROTECT FROM FREEZING.

Not recommended for use on steps or floors.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae.

APPLICATION INFORMATION

Stir thoroughly before using and occasionally when in use. When using more than one can of the same color, intermix to ensure color uniformity. USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN. Read all label and Safety Data Sheet (SDS) information prior to use. SDS are available through our web site or by calling 1-800-441-9695.

Application Equipment: Apply with a high-quality brush, roller, paint pad, or by spray equipment.

Airless Spray: Pressure 1500 to 2000 psi; tip 0.015" to 0.021". Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: Polyester/Nylon Brush
Roller (nap roller cover): 3/8" - 3/4"

Thinning: Do not thin.

Permissible temperatures during application:

Material:	35 to 90ºF	2 to 32ºC
Ambient:	35 to 100ºF	2 to 38ºC
Substrate:	35 to 100ºF	2 to 38ºC

PRECAUTIONS

WARNING! HARMFUL IF SWALLOWED. MAY CAUSE ALLERGIC SKIN REACTION. Do not swallow. Do not get on skin or clothing. Keep container tightly closed and sealed until ready for use. Wash thoroughly after handling. Provide fresh air ventilation during and after application and drying. Avoid the inhalation of dust, particulates, spray or mist arising from the application of this preparation. Use personal protective equipment as required. **Note: These warnings encompass the product series. Prior to use, read and follow product-specific SDS and label information. FIRST AID:** If swallowed, rinse mouth with water (only if the person is conscious). Call physician immediately. Do not induce vomiting unless directed to do so by medical personnel. If in eyes, rinse with water for 15 minutes. Check for and remove any contact lenses. In case of contact, immediately flush skin with plenty of water while removing contaminated clothing and shoes. Get medical attention if irritation develops. If inhaled, remove to fresh air. If experiencing respiratory symptoms call a POISON CENTER or doctor/physician. Keep out of the reach of children. For workplace use, an SDS is available from your retailer or by calling (412) 492-5555. EMERGENCY SPILL INFORMATION: (412) 434-4515 (U.S.).

© 2019 PPG Industries, Inc. All Rights Reserved. The *PPG Logo* is a registered trademark of PPG Industries Ohio, Inc. *Sun Proof* is a registered trademark of PPG Architectural Finishes, Inc.

PPG Architectural Finishes, Inc. believes the technical data presented is currently accurate: however, no guarantee of accuracy, comprehensiveness, or performance is given or implied. Improvements in coatings technology may cause future technical data to vary from what is in this bulletin. For complete, up-to-date technical information, call 1-800-441-9695.

PPG Architectural Finishes, Inc.
One PPG Place
Pittsburgh, PA 15272
www.ppgpaints.com

Technical Services
1-800-441-9695

Architect/Specifier
1-888-PPG-IDEA

PPG Architectural Coatings Canada Inc.
1550 rue Ampère, Suite 500
Boucherville (Quebec) J4B 7L4

PPG PITT-TECH® EDF

Metal Paint

Exterior waterborne acrylic dry fog 90-812 series

Features

- Direct-to-metal application with exceptional dry fall properties
- Outstanding transfer efficiency results in little overspray
- Exterior durability
- Virtually unlimited color capabilities
- VOC compliant

Benefits

- Ideal for surfaces where blasting is not practical
- Easy to use
- Excellent protection against corrosion and weathering
- Superior color and gloss retention
- Quick turnaround for fast production

PPG PITT-TECH® EDF

Exterior waterborne acrylic dry fog 90-812 series

Pitt-Tech EDF is an exceptional **semi-gloss waterborne acrylic** dry fog. This **rust inhibitive coating** adheres to lightly rusted surfaces, making it ideal for use on exterior tank structures, building exteriors or any area where overspray on surrounding structures is an issue.

PITT-TECH® EDF available sheens

Gloss · Semi-gloss · Low-gloss · Matte

Also available in 5-gallon

Product code: 90-812 series (semi-gloss)

Recommended substrates: previously painted metal, ferrous metal, galvanized metal, concrete

Technical data

PITT-TECH® EDF	
Gloss level	Semi-gloss 25 to 50 (60° gloss meter)
Dry time @ 77°F (25°C) ; 50% relative humidity	
To touch	13 minutes
To handle	19 minutes
To recoat	19 minutes
Mixed VOC	.71 lbs/gal (85 g/L)
Volume solids	41.7% +/- 2%
Weight solids	54.2% +/- 2%
Recommended wet film thickness	5-10 mils
Recommended dry film thickness	2-4 mils
Theoretical coverage	166-332 sq. ft./gal

Comparison chart

Compare PITT-TECH® EDF with leading competitors

Test method	90-812	Comp A	Comp B
Initial gloss 60°	**45**	37	41
Gloss retention (QUV UVA- 340)	**1750 hours- 94%**	1750 hours- 45%	1750 hours- 30%
Dry to handle @ 77°F (25°C)	**19 minutes**	3 hours	1 hour
Dry to recoat @ 77°F (25°C)	**1 hour**	4 hours	1 hour
Odor	**Very low**	Moderate	Low
Application			
Spray	**Very good**	Good	Good
Brush	**Good**	Recommended for small area only	Not recommended
Roll	**Good**	Not recommended	Not recommended

HIGH PERFORMANCE COATINGS™ is a brand of PPG. The mission of PPG is to be a trustworthy partner that offers proven coating protection, professional consultation and an extensive color palette. Our high-quality products are available through a network of company stores, independent dealers and sales representatives across North America.

PPG We protect and beautify the world™

www.ppgpmc.com | Protective & Marine Coatings | One PPG Place | Pittsburgh, PA 15272
PMCMarketing@ppg.com | 888-9PPGPMC | February 2017 | H15448

The *PPG Logo* and *Pitt-Tech* are registered trademarks of PPG Industries Ohio, Inc. *We protect and beautify the world*, and *High Performance Coatings* are trademarks of PPG Industries Ohio, Inc.