



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 13, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/27/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#18-018 - 407 E. Mayfair Rd. - SF/New
- B. DC#18-006 - Olympic Park Swim Center - 660 N. Ridge Ave

VI. NEW BUSINESS

- A. DC#18-021 - 1714 N. Chestnut Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 2/27/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 2/27/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 27, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Kirsten Kingsley
Ted Eckhardt
Jonathan Kubow

Members Absent: None

Also Present: Jack Boryszewski, MJ&B Contractors for *116 S. Gibbons Ave.*
Chuck Bennett, CBJ Architects for *1215 E. Maple St.*
Dennis Bucalo, Designers & Builders for *107 N. Pine Ave.*
Thomas Cloherty, TPC Construction for *407 E. Mayfair Rd.*
Joe Muran, Muran Architects for *407 E. Mayfair Rd.*
J. J. Jenkins, Northpoint Development for *Beyond Self Storage*
Kevin Pollack, Studio North Architecture for *Beyond Self Storage*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW RE-REVIEWDC#18-001 – 116 S. Gibbons Ave.

Jack Boryszewski, representing *MJ&B Contractors*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. The Zoning Board of Appeals granted zoning variations for this project on June 12, 2017 to allow the lot to be a buildable. The proposed house does comply with the R-3 zoning requirements. This project was previously reviewed by the Design Commission on February 13, 2018, at which time the project was continued to allow the petitioner the opportunity to make design revisions in response to concerns raised by the Design Commission. The primary concern was the scale of the new house as it relates to the adjacent homes.

The following is a list of comments and recommendations for the petitioner to consider:

- Per the Design Guidelines, take design cues from the neighborhood.
- Reduce the roof pitch.
- Consider lowering the second floor wall height with clipped ceilings.
- Consider a one-and-a-half-story design on the front of the home.
- Consider stepping back the garage.
- Add landscaping, such as ornamental trees to soften the scale of the house.

In response to the comments from February 23, the following changes were made to the design:

- The roof pitch was reduced on the sides of the house from 12:12 to 8:12.
- A window was added to the side of the garage to break up the wall of siding.
- A stone base was added to the front of the house.

Overall, the proposed design is nicely done with a single-story porch and garage roof that helps the design relate to the scale of the adjacent houses. The reduced roof pitch now fits the scale of the neighborhood. Staff recommends approval, with a comment to wrap the stone base down the north wall of the garage and partially down the south wall of the house.

Mr. Boryszewski said that the second-floor was pushed back to keep in the scale with the first-floor of the neighboring homes, and the garage and front porch were pulled forward so the first-floor roof was compatible with the homes on either side. The garage was put on the north side of the home to take advantage of the southern exposure, and stone was added at the base of the home, which could wrap around the sides if appropriate.

Commissioner Kingsley asked about the change in roof height, and Mr. Boryszewski replied that the pitch was lowered from 12:12 to 8:12, and the peak of the roof is set back towards the center of the home. Commissioner Kingsley appreciated that the roof pitch was brought down; however, she still had issues with the massing of the home as it relates to the homes on either side and the homes across the street. She would have liked to see the eaves come down, whether it was on the second floor by clipping the ceilings, or on the first-floor. She had no further comments.

Commissioner Eckhardt felt the petitioner has in good faith, made significant changes to the massing of the home. He liked the revised design, and felt the 9' first-floor ceiling height was on trend and the 8' second-floor ceiling height was conservative. He had no issues with the home, other than previous comments about landscaping.

Commissioner Coon had no issues with the revised design; the petitioner made a good effort to reduce the impact of the roof.

Commissioner Kubow had no issues as well, and thanked the petitioner for considering the commissioners' previous comments and making revisions to the design. He asked if any existing trees would remain and Mr. Boryszewski replied that only one tree would be removed, which is located in the center of the vacant lot, and is too close to the rear of the new home. Commissioner Kubow asked if revisions were made to the landscape plan to accommodate the previous comments made by the commissioners, and Mr. Boryszewski replied that their landscape plan is flexible and he knows they are responsible for a parkway tree; however, the intent is to add bushes in front of the porch, and a taller element at the north corner. Commissioner Kubow said that overall it was a nicely designed home, and he liked that the porch is prominent and usable. He was in favor of the revised design.

Chair Fitzgerald agreed with the comments already made.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 116 S. GIBBONS AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 2/16/18, 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. ADD LANDSCAPING, SUCH AS ORNAMENTAL TREES, ON THE FRONT OF THE HOME AND SIDES, TO SOFTEN THE HOME, THE DESIGN OF WHICH WILL BE REVIEWED AND APPROVED BY STAFF.

Mr. Hautzinger reiterated Staff's suggestion to wrap the stone base down the north wall of the garage and partially down the south wall of the home.

2. A REQUIREMENT TO CONTINUE THE STONE BASE DOWN THE NORTH WALL OF THE GARAGE TO THE END OF THE GARAGE, AND PARTIALLY DOWN THE SOUTH WALL A MINIMUM OF 5 OR 6-FEET, AND ADD EVERGREEN PLANTINGS TO BUFFER WHERE THE STONE ENDS.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, NAY; COON, AYE; KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
MOTION CARRIED.

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#18-010 – 1215 E. Maple St.

Chuck Bennett, representing *CBJ Architects*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a full second floor addition to an existing single-story house. The existing one-and-a-half-car garage is proposed to be expanded with a new two-car attached garage addition on the back of the house. This project does comply with the R-3 zoning requirements.

The subject property is in a neighborhood with a variety of single-story, split-level, and two-story homes with primarily attached front-load garages. The properties across McKinley Avenue are two-story multi-family buildings with detached garages. The subject property is a large corner lot with abundant space between the adjacent homes. Overall, the proposed expansion of the house is nicely designed. However, the Design Commission should evaluate the following items:

- The proposed garage expansion results in separate garage doors facing two different streets which is an unusual arrangement.
- The second floor addition above the garage has a raised gutter line that creates a top heavy appearance. It is recommended that the second floor gutter line be at a consistent level on all sides of the house for a more cohesive appearance. Just before tonight's meeting, the petitioner shared with Staff a revised design for the exterior side that lowers the second-floor gutter line, which Staff recommends.
- The proposed stone selection has a very small format that seems out of scale with the house. A larger format masonry unit stone material is recommended to better fit the scale of the house.

With these comments in mind, Staff recommends approval of the proposed addition.

Mr. Bennett presented the revised drawing and explained the changes that were made, which include adding a small hip roof on the left side of the home, and continuing the front facade straight across without any bump-out. He also presented a photo of a home in the neighborhood with a larger scale stone that they would consider if necessary, and explained that the existing garage is only a 1-½ car garage, and they are proposing to add an additional 2-car garage on the side of it, to effectively have a 3-car garage. They considered other options such as a tandem garage, but the proposed design seemed most feasible.

Commissioner Eckhardt said his initial reaction to the home was that it seems unexciting, with the front being wide; it looks like a brand new home and he asked why an addition instead of tearing it down. Mr. Bennett said that it was more of a cost issue. Commissioner Eckhardt was in favor of the alternate stone selection presented tonight that was more in keeping with the size of the home, and he felt the entrance was a little understated with the size of the home. The rest of the home is well designed, and the windows have been detailed on all four sides. Mr. Bennett explained that they studied the entrance, but the proportions seem to change with the context of the home, and raising the entrance seemed to crowd everything in. Commissioner Eckhardt liked the detailing of the entrance and its projection and was okay with it.

Commissioner Coon appreciated the petitioner's desire to save what is existing; however, he was bothered by the lower roof pitch on the existing garage, which is not well integrated with the roof pitches of the 2-story elements. He agreed with Commissioner Eckhardt that the entrance looks odd and a little small, and he felt that something should be done to either widen it and bump it up a little bit. He liked the revised elevation and felt that lowering the gutter line helps the massing, and he liked the addition of the hip roof on the side. He suggested adding another gable element in the walk-in closet above the new garage, which would help break up the elevation and downplay the garage. He

also suggested changing the double door of the new garage to two single doors, and push the stall on the far left further back.

Mr. Hautzinger explained that the existing entry portico is encroaching into the exterior side yard setback, and a variation would be required for a portico that is larger than 4' x 8'. The portion of the existing garage that projects forward with the low hip roof is currently encroaching as well and increasing it would also require a variation. Commissioner Coon explained that spreading the columns further out and raising the roof slightly while keeping the same pitch, would create a larger entrance element. Mr. Bennett reiterated his concerns about encroaching on the dormers; however, he was not opposed to raising it up a few feet.

Commissioner Kubow said he was struggling with the proposed design; it is massive, blocky, uninspiring, and feels apartment-like with the 4 exterior doors; it just feels awkward. The east elevation is also a front elevation, and it needs more, although he did not know what. He liked the materials and was fine with the existing stone. Mr. Bennett suggested adding a portico element above the door on the east elevation, although he pointed out there are challenges with the setback there. Commissioner Kubow said that the second-floor floor plan appears larger than the ground-floor, which makes it top heavy, especially on the east elevation, and just the size of the roof compared to each floor plate is larger; it should come down a little bit. He was not opposed to tearing down the existing home instead of an addition.

Commissioner Kingsley said she was struggling as well, with one of her biggest issues being that it looks like a two-family home with a door on both the street and side elevation was confusing. She suggested leaving the entrance on the north elevation and downplaying or hiding the door on the side elevation next to the new garage. She suggested eliminating the returns of the skirts between the first and second-floor because they appear unresolved as they turn the corner. Because of the size of the second-floor, she suggested reducing the slope of the roof because it looks very top heavy, and revisit the size of the entry portico columns and how they meet the very wide pork chop returns.

Chair Fitzgerald also felt the front portico was a little out of scale for the home and could be widened, and he suggested adding a window above the front entry on the north elevation, either half the size or the same size as the window above the garage. He also felt the roof slope should be brought down if possible, and he preferred not to have a portico or cover over the door on the east elevation to avoid confusion with the front door. Mr. Bennett responded to the concerns about the door on the east elevation next to the garage; the wall between the new garage and the old garage could be pushed back, allowing the door to be more recessed and hidden.

Mr. Hautzinger commented that he liked Commissioner Coon's suggestion to add a gable element on the exterior side elevation above the garage, which would work nice with the elevation, tying it together and adding more detail to the elevation, while downplaying the door.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY CHAIR FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1215 E. MAPLE STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 11/26/17 AND RECEIVED 1/24/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING ITEM TO BE REVIEWED BY STAFF OR RETURN TO THE DESIGN COMMISSION:

1. A REQUIREMENT THAT THE ENTRANCE DOOR ON THE EAST ELEVATION NEXT TO THE GARAGE BE MOVED TO THE BACK RIGHT HAND CORNER OF THE EXISTING GARAGE.
2. A REQUIREMENT TO RE-DESIGN THE FRONT ENTRY PORTICO TO BE MORE IN STATURE, AND RE-STUDY THE COLUMN AND PORCH CHOP RELATIONSHIP TO BE MORE APPROPRIATE.
3. A REQUIREMENT TO LOWER THE SECOND-STORY MASS BY WORKING WITH THE SKIRT DESIGN TO EITHER KEEP IT OR ELIMINATE IT TO BE LESS TOP HEAVY AND DE-MASS THE HEIGHT.

4. A REQUIREMENT TO ADD A GABLE BUMPOUT CENTERED ON THE WINDOW ABOVE THE GARAGE DOOR ON THE EAST ELEVATION.
5. A REQUIREMENT TO ADD A CLERESTORY WINDOW IN THE SPACE ABOVE THE FRONT ENTRANCE ON THE NORTH ELEVATION, INTEGRATED WITH THE OVERALL DESIGN OF THE FRONT ENTRANCE, TO GIVE IT MORE ATTENTION.
6. A REQUIREMENT THAT THE ALTERNATE STONE BE USED, WHICH IS LARGER IN SCALE.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger said that the commissioners should indicate whether or not they concur with the revised elevation presented tonight with regards to second-floor gutter line.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY CHAIR FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

8. A REQUIREMENT TO USE THE ALTERNATE EAST AND NORTH ELEVATION SUBMITTED TONIGHT, SHEET A-9.

Commissioner Kingsley pointed out the many changes in the motion, which were substantial, and wanted to be sure Staff understood them for review. She also wanted to see the roof pitch or height of the second-story reduced if possible, and felt that landscaping would help indicate where the front of the home is. Chair Fitzgerald agreed that taller landscape elements would help soften the home, some ornamental trees in the range of 20-feet tall will help enormously, although he did not feel the entire home needed to be landscaped. This could be reviewed and approved by Staff.

Commissioner Coon asked about the existing ceiling joists and Mr. Bennett replied that they are not being kept and both the first and second-floor ceiling height would be 8-feet.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY CHAIR FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

9. A REQUIREMENT TO SUBMIT A LANDSCAPE PLAN TO HELP FEATURE THE FRONT OF THE HOME (NORTH ELEVATION), WITH A SUGGESTION TO INCLUDE ORNAMENTAL TREES IN THE RANGE OF 20- FEET TALL, AND DOWNPLAY THE SIDE (EAST) ELEVATION.
10. A RECOMMENDATION TO STUDY THE ROOF PITCH TO LOWER THE RIDGE OF THE HOME TO BRING DOWN THE MASSING.

KUBOW, NAY; KINGSLEY, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
MOTION CARRIED.

ITEM 3. SINGLE-FAMILY NEW REVIEWDC#18-013 – 107 N. Pine Ave.

Dennis Bucalo, representing *Designers & Builders*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The project complies with the R-3 zoning requirements. This project was previously reviewed by the Design Commission on October 10, 2017, at which time the project was denied due to the following concerns:

- **Height.** The Design Commission felt the proposed home was too tall in comparison to the adjacent homes.
- **Grading.** The Design Commission felt the proposed elevation of the home was too high on the lot. They wanted the grading reviewed by the Village to establish the appropriate elevation for the new house.
- **Detached Garage.** A detached garage was encouraged.

The neighbors in attendance at the last meeting echoed the Design Commission's concerns regarding the height and scale of the house, as well as possible flooding concerns due to the grading of the new house.

The petitioner has submitted plans for a completely new design, which address the concerns regarding height, grading, and garage placement.

- **Height.** The new design includes a one-and-a-half-story massing across the front of the house, which lowers the height of the house from 24.1 feet in the previous design to 21.8 feet. Additionally, the massing of the proposed design steps down to the neighboring house with a one-and-a-half story garage on the north.
- **Grading.** Grading and drainage is not in the purview of Design Commission review. However, in response to the concerns raised at the last review of this project, the petitioner and Planning Staff met with the Village Engineering Department to review the grading for the new house. The Engineering Department required that the elevation of the new house be set above the existing sidewalk elevation to provide positive drainage from the front of the home to the street. The Engineering department also required that a storm drain be installed at the back of the property and tied into the Village storm system.
- **Garage.** The new design has an attached garage located at the back corner of the house in a similar arrangement as a detached garage.

Overall, Staff feels that the proposed farmhouse style and massing does a nice job of fitting the character and scale of the neighborhood, and the garage arrangement works very well amongst the context of the detached garages in the neighborhood. The only comments regarding the proposed design are as follows:

- It is recommended to add board and batten siding to the top part of the wall on the side of the garage, to be consistent with the rest of the design.
- It is recommended to add a window towards the front of the house on the right elevation to break up the blank wall. This could be achieved by rotating the coat closet layout creating a small corridor between the closet and powder room.
- The spacing of the windows under the porch looks off-center.
 - o It is recommended that the two office windows be pushed together and centered between the columns.
 - o It is recommended that the powder room window be changed to a smaller square window.

With these comments in mind, Staff recommended approval.

Mr. Bucalo presented a photo that was taken when he visited the site after a recent rainfall. The photo showed flooding of the neighbor's property, not this property, due to the pitch of their driveway; the flooding was not coming from this property. He referred to the site plan and showed where the picture was taken from, and said that the new catch basin would serve a great purpose and alleviate all the problems. He explained that the attached garage was necessary

because if it was moved back, it would create more asphalt or concrete and more water that would flow back to the low spot at the corner of the site; the attached garage is a much better solution for the drainage situation. He added that they spent a lot of time listening to the comments from the last review, and ultimately decided to redesign the entire new home. The home is approximately 600 square feet smaller than the previous design, the height of the home was reduced with 1-1/2-story on the front elevation, with a simple farmhouse design that flows very well with the adjacent home on the right and works with the bungalow on the left side. In response to the comments in the Staff report, he was not opposed to adding the board and batten siding to the side of the garage at the top; however, he disagreed with the suggestion to push together the 2 windows to the left of the front door because individual windows is much more of a farmhouse look. He also said that adding a window towards the front of the home on the right side elevation would not be consistent with the adjacent home at 103 N. Pine that has a similar design at the front end and does not have a window either; having a window there does not make any sense or difference to him.

PUBLIC COMMENT

James Potsch, 113 N. Pine Avenue, lives directly north of the site. This is the first design that he can actually visualize on this site, and he likes it. He also has pictures of the flooding in the neighborhood and said that he worked with the Village Engineering extensively when he put his driveway in. After seeing the plans presented tonight, he is cautiously optimistic about the storm sewers, and commented that he hired a civil engineer after the last meeting to do a survey and figure out what can be done about the water. His only comment tonight is whether there is a way to make the garage roofline of the new home match the height of the roof of his home, this would be a nice visual line across. Other than that, he is excited that things have been taken into consideration with this unique block with the design being presented tonight.

Dave Gabriel, 115 N. Pine Avenue, lives in a bungalow 2 homes north of the site, on the corner of Pine and Miner. He liked that the height of the new home was reduced, but he was still concerned about the difference in height between the new home and the 2 homes to the north that included his home. He was also concerned about raising the elevation of the new home to a positive grade so it will move the water to the street, which unfortunately, will come positively down the sidewalk toward his home. He has lived in this neighborhood a long time and believes that bigger is not always better and this neighborhood is here to attract buyers with young families who can grow their families here; he did not want the commissioners to lose sight of that.

Jim Lutz, 112 N. Pine Avenue, lives across the street from the site, and bought his tiny little Sears home for \$40,000 and has been here since 1976. He has no problem with a new home being built on this vacant lot, but since he lives across the street, he will not know how the new home impacts him until after it is built. His concern is more for his two neighbors across the street who already spoke tonight, and pointed out that the sidewalk in front of the new home goes completely downhill to the north, which will negatively impact the two homes to the north. He does not really care how big the home is because he has a 4-story condo building next to him and he is used to it; his concern is flooding for his two neighbors that are north of the site.

Commissioner Kubow said the petitioner should be commended on everything that was done to accommodate the commissioners' recommendations, the neighbors, and working with engineers to try to mitigate the water issue; he felt the petitioner did everything he could and he appreciated that. Overall, he felt the new home was fantastic looking and his only comment was that the front door be centered on the front elevation, which would be a recommendation. He had no further comments and approved the home as proposed.

Commissioner Kingsley appreciated the petitioner coming back with a 1-1/2-story home, which is more in keeping with the neighborhood. Although drainage and water issues are not this commission's purview, she also appreciated the petitioner trying to make the elevation as low as possible, as well as work with engineers to put in sub-surface drainage that will have the water flow away from the home. She asked if another inlet, aside from the one in the back, would ever be put in, and Mr. Bucalo replied that putting it in the back makes the most sense based on where the water currently drains and the design of the property. He added that water on the driveway of the new home should go down to the street and not down the sidewalk. Commissioner Kingsley said that because of concerns from the

neighbors, she would recommend that engineering determine if another inlet is necessary to be put in to alleviate any more water doing down the sidewalk.

With regards to the design, Commissioner Kingsley felt the new home looked nice; however, since the design is a nod to historicism, she was bothered by the odd number of columns, and suggested redesigning the front elevation to allow for 4 columns instead of 3. She was okay with the front door not being in the middle of the elevation, but another column is mandatory for her and would be the solution for the front elevation. She felt that adding more board and batten to the north elevation was unnecessary, because the way it is terminated is somewhat arbitrary on the different elevations, and adding it would be somewhat arbitrary and may not actually enhance that elevation. She preferred that the board and batten finish at the eave line, which could not happen because of the windows, and wanted to see the board and batten on the front elevation finish where the trim is located, which is traditionally what would be done. She would have liked to see the eave height of the elevation of the garage brought down, to be more in keeping with the height of the neighbor's home. She said that she really liked the front porch, but suggested making it slightly deeper to make it more usable, and she liked that there was no railing.

Commissioner Eckhardt said that while stormwater is not this commission's purview, he still wanted to address the concerns raised. The petitioner should be commended for going to the expense, as well as the neighbor, to hire professionals to look at this complicated problem. Commissioner Eckhardt said that the way he reads the engineering plan, it indicates a catch basin at the front sidewalk, so the petitioner is adding two structures to collect water, and the water will run directly into a catch basin and not down the street as the neighbor previously stated. He also said that close attention should be given to the location of the sump pump discharge and how that water will get off the property.

With regards to the design of the new home, Commissioner Eckhardt agreed with Commissioner Kingsley's comments about not adding board and batten to the top side of the garage; he liked the contrast of the 2 materials there as proposed. In response to the petitioner's question about the possibility of lowering that element, he commented that the rendering of the elevation of the adjacent home appears incorrectly drawn; the peak appears to be lower than what is shown in the exhibit. Additionally, the new home is very nicely proportioned and he really liked it, even though it is a small home. Commissioner Eckhardt also said that he supported the idea of adding a fourth column to the front of the home, he disagreed with the suggestion to join the two windows on the front, and felt that the front door did not need to be centered.

Commissioner Coon agreed with the concerns about the columns, and he preferred evenly spacing them, which would tie in with the rhythm of the evenly spaced windows that he liked and appreciated. He supported Staff's suggestion to reduce the size of the powder room window on the front elevation, without changing the width or the spacing. He could see the first-floor office windows on the front being pushed together; however, he was not opposed to leaving them as currently shown. He agreed with the comments about the board and batten siding and said that he did not particularly care for board and batten siding, and would not mind seeing lapboard siding on the front of the home, and board and batten on just the sides, which would bring some interest to the dormer elements; the amount of board and batten on the front is a little much compared to the scale of its use on the other elements that are a bit smaller. With regards to adding a window on the right side elevation in the powder room, which Mr. Bucalo felt was unnecessary because the adjacent home to the south that was similar does not have one, Commissioner Coon recommended the petitioner work with Staff to introduce landscaping at the front right corner of the home to help soften the blank wall. He also said that he was not bothered by the scale of the garage and felt it was one of the more attractive attached garages that he has seen, being pushed back so far. He felt the home was a very attractive design and he supported it.

Chair Fitzgerald thanked the petitioner for providing a color rendering, which is extremely helpful in seeing the actual home versus just the flat elevation. He liked the way the home steps down towards the north, and he was unsure if he wanted to see the garage lowered, which could be out of scale with the main part of the home. He liked that the new home looks like an old farmhouse that was added on to and updated; it looks like it belongs. He was okay with the board and batten siding as proposed, and felt there was no need to add a window on the right side elevation near the front. He was also okay with the window on the front elevation in the powder room as is or smaller. Chair Fitzgerald

also felt the attached garage would result in less of a problem with water in the backyard, although the residents should follow up with the Engineering Department during the permit process review. He believed that having the garage higher so water goes to the street, is better than having it lower where it would just go to the adjacent property to the north. He was glad to see the project where it is at this point.

PUBLIC COMMENT

Jim Lutz, 112 N. Pine Avenue, said that he has no problem with the home, but asked the commissioners to drive past the site to see what the residents are talking about with regards to the grade, the sidewalk, and the entire water situation. Chair Fitzgerald reiterated that these concerns should be referred to the Engineering Department, and pointed out that the comments made tonight by the residents are now part of the record for this project.

Commissioner Kingsley said that the material list indicates a painted metal porch roof. Mr. Bucalo replied that he was fine with either a metal roof or an asphalt roof for the front porch, and Commissioner Kingsley felt that a metal roof would add interest to the home. She also highly recommended that the siding and the vertical board and batten be smooth, and that it be a requirement that the trim be smooth, because this type of home has that and it would also make the home look less bulky and fit the metal roof. In addition, she felt the color being proposed for the asphalt roof was too light and should be similar to a darker slate color.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 107 N. PINE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/31/18, 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 RECOMMENDATION THAT A FOURTH COLUMN BE ADDED AT THE PORCH ELEVATION.
2. A RECOMMENDATION TO CONSIDER JOINING THE 2 WINDOWS IN THE OFFICE ON THE FRONT ELEVATION TO BE A DOUBLE WINDOW.
3. A RECOMMENDATION TO CONSIDER A SMALLER WINDOW OR A DECORATIVE WINDOW IN THE POWDER ROOM ON THE FRONT ELEVATION.
4. A RECOMMENDATION TO CONSIDER SMOOTH SIDING IN LIEU OF THE TEXTURED WOOD GRAIN SIDING.
5. A RECOMMENDATION TO CONSIDER A SLIGHTLY DARKER ROOF SHINGLE, SIMILAR TO A SLATE COLOR, IN LIEU OF THE WEATHERED WOOD.
6. A REQUIREMENT TO SUBMIT WITH THE GRADING PLAN, A STORMWATER MANAGMENT PLAN TO INDICATE THE DIRECTION OF THE SUMP WATER FLOW.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said the recommendation to add a fourth column needed to be a requirement for her for approval, and she was unsure about the recommendation to push the two windows together on the front elevation. Commissioner Eckhardt asked the petitioner for his opinion about the columns and Mr. Bucalo said he was fine with 3 or 4 columns.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT THAT THERE BE 4 COLUMNS AT THE PORCH ELEVATION, WITH THE PETITIONER DETERMINING THE AESTHETICALLY APPROPRIATE SPACING BETWEEN THE COLUMNS.

Mr. Hautzinger asked for clarification about the alternate roof shingle being slate, and Commissioner Eckhardt clarified that 'slate' referred to the color of the asphalt shingle and not an actual slate roofing material. Mr. Hautzinger also asked for clarification on whether the four porch columns are required to be equally spaced, or if the Design Commission is fine with a fourth column being added between the front door and the powder room window, resulting in an unequal spacing of the columns which he thought would be strange. Commissioner Eckhardt confirmed that they could be equally spaced but there is flexibility on the spacing of the columns and the petitioner can put them wherever he wants them, but it was his preference to add the fourth column between the front door and powder room window without respacing the other three columns. Mr. Bucalo said that he could make four columns work, which might include massaging the two windows closer together. Commissioner Kingsley clarified that a farmhouse has an even number of columns and the door is centered between two columns; so if the door is centered between two columns on this design and there are four columns, it will work without respacing the doors or windows. Mr. Bucalo confirmed that it is his intention to just add the fourth column between the entry door and powder room window, without respacing the other columns, and Commissioner Eckhardt commented that this will be attractive.

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

8. A REQUIREMENT TO ADD LANDSCAPING AT THE RIGHT CORNER OF THE FRONT ELEVATION, TO HELP SOFTEN THE BLANK SIDE WALL, TO BE APPROVED BY STAFF.

Commissioner Kingsley recommended the petitioner protect the existing tree located on the neighbor's property at the northwest corner of the driveway, and do proper measures to ensure that the tree is saved.

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

9. A REQUIREMENT THAT THE PETITIONER TAKE CARE TO PROTECT THE NEIGHBOR'S TREE LOCATED AT THE NORTHWEST CORNER OF THE DRIVEWAY, ESPECIALLY DURING EXCAVATION OF THE UNDERGROUND STORMWATER SEWER LINES, TO SAVE THE TREE.

Commissioner Kingsley wanted to make sure that the metal porch roof was metal and not asphalt.

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

10. A REQUIREMENT THAT THE PORCH ROOF BE A DARK BRONZE STANDING SEAM METAL ROOF.

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

ITEM 4. SINGLE-FAMILY NEW REVIEWDC#18-018 – 407 E. Mayfair Rd.

Thomas Cloherty, representing *TPC Construction*, and Joe Muran, representing *Muran Architects*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. In 2008, the Zoning Board of Appeals granted a side yard setback variation for the adjacent property to the north (411 E. Mayfair) which allowed this vacant lot to become buildable. The variation approval included a condition that the adjacent lot have a 7.5 foot side yard setback on the north side of the property. This project does comply with the R-3 zoning requirements and the 7.5 foot setback requirement.

The existing neighborhood is primarily two-story homes with attached front-load garages. Therefore, the proposed design generally fits with the context and scale of the neighborhood. However, the Design Commission should evaluate the following concerns regarding the proposed exterior materials with the character of the neighborhood.

- **Full Masonry.** The majority of homes in this neighborhood have either all masonry exteriors or full first floor masonry. The proposed design is all horizontal lap siding with a stone base proposed on the front only.
 - o Ideally, the proposed design would have the stone on the entire first floor on all sides of the house. However, the tight site constraints should be considered when evaluating this detail.
 - o If the Design Commission accepts the proposed design, then it is recommended that the stone base at least be wrapped down the side wall of the garage and partially down the south wall. However, the side yard setbacks will need to be considered when evaluating this detail.
- **Siding Color.** The proposed siding color is a very dark “Iron Gray” which is not in character with the neighborhood. It is recommended that the siding color be changed to a lighter color that complements the neighborhood.

Staff recommends approval of the proposed design, with the comments included in the Staff report.

Mr. Cloherty responded to Staff comments. He said that if the stone base was continued down the side of the garage and partially down the south elevation, it would encroach into the side yard, and there is no good stopping point for it either. Budget is also a concern for his clients and continuing the stone would increase the budget \$8000 to \$10000; however, they are not opposed to changing the siding color to a lighter color.

PUBLIC COMMENT

Paul Wander, 404 E. Fairview Street, lives directly south of the site. He was fine with the design of the new home, but had concerns about the scale, the positioning, and the dimensions of the new home as it relates to his plat of survey. The new home does not appear centered, but rather shoved over to the right side of the site, and the context elevation incorrectly shows 11’6” instead of 11’1” between the two homes. The new home has a fireplace on the south elevation and he has a fireplace on the north side of his home, which further reduces the amount of space between the homes; therefore, he recommends the fireplace be relocated to the back of the home. Mr. Hautzinger noted that the new home is designed to the setback line on both sides, and chimneys are allowed to encroach into a required side setback, up to 20 inches. Mr. Wander said that although the fireplace is allowed in the side yard, it looks like there is only 8’ between the two homes.

John Coates, 416 E. Fairview Street, lives on the triangular property that borders against all the homes on Burton Place, behind the proposed new home. He agreed with Staff’s concerns about the proposed exterior materials, and pointed to the majority of the surrounding homes having partial or full brick. He was also in favor of Staff’s recommendation that the new home be either full masonry or some type of veneer, to be in keeping with the

neighborhood. He felt the new home was nicely designed; however, he felt that improvements could be made so the home did not stick out as much. In addition, the height of the roof exceeds the adjacent home dramatically, and he wanted to see the overall elevation dropped and include more of a uniform roofline. He had concerns about the close proximity of the 2 fireplaces and asked if fire consideration was given in the design of the new home. Although he welcomed a home on this site, he questioned how the design being proposed will allow for the access of service and utility trucks because of the significantly tall trees located along the fence line of the site and the numerous utility lines. He was concerned that his open lot would become a highway to encumber service for all the utility areas, and he wanted to see the existing utility wires be buried. Having another home here is going to be a detriment to his burden of access to the utility poles for what will be 5 homes that he is not part of. He asked that the Design Commission push this back to the appropriate department within the Village, because this is a significant safety issue. Lastly, he felt it would be a disservice to the future homeowner to not address the existing significant water issues of this lot; it has been notorious for flooding in the spring and in the summer; this lot needs to be engineered properly, and he understood these concerns are not addressed by the Design Commission. In summary, his concerns are with the height of the new home; the exterior materials should be a masonry product; and there should be access for a utility truck to service the wires and the existing trees.

Chair Fitzgerald encouraged residents to contact the Village Engineering about water concerns.

Commissioner Kingsley said that in general, the new home was nicely designed, and she concurred with some of the comments brought up. She too felt that the exterior materials could respond better with the neighborhood, perhaps make a portion of the new home brick and eliminate the stone, and she agreed with the residents' concerns about the height of the home and the suggestion to compress the height. She suggested lowering the height of the trim board on the front elevation to be consistent with the trim board on the side, eliminating the center gable on the front elevation, which was so much higher than the other homes, and redesigning the two small windows to come down; this would address some of the height issues that were brought up. Mr. Cloherty said that the two small windows on the front elevation are in closets.

Commissioner Kingsley also suggested lowering the pork chop on the rear elevation to be in line with the trim, and adding a covering over the back door. She understood and appreciated the neighbor's concern about the close proximity of the 2 chimneys; however, fire rating should cover that issue. She also said that the new home could be tilted to be parallel with their north property line instead of with the south property line, although this would place the patio closer to the adjacent home; therefore, she felt the current site plan worked better and pointed out the small windows on either side of the fireplace on the south side of the new home. Commissioner Kingsley also suggested that at least the trim be smooth, which will make the home look much better, and she highly recommended that the roof vents be painted to match the roof.

Commissioner Eckhardt said he was very familiar with the character of this street and lives across the street from the site. The homes in this neighborhood all have rich cladding, simplified roofs, and he would support some kind of a masonry front on the new home. He felt the new home was too tall and needed to be a masonry home. The layered and complicated front elevation should be simplified to fit in better, and the gas fireplace should not be a concern with regards to embers. He had no further comments at this time.

Commissioner Coon agreed with the comments about bringing brick into the new home; maybe not the entire home, but pulling in some elements would help. He said that simplifying the front elevation would help tie it in with the neighborhood a little better, and he pointed out that other homes on the block have larger, graceful elements, and the stacked gables on the front of the new home are a little more indicative of a subdivision home. He suggested keeping the large gable above the garage and above the right side of the home, and eliminating the center gable, which would help balance things out in terms of tying it in with the neighborhood. He was okay with brick on only the first-floor and siding on the top and sides, and simplifying some of the elements. He had no further comments.

Commissioner Kubow agreed with Commissioner Coon; this home does not need to be 100% masonry, but some kind of nod to the surrounding homes and the context of the neighborhood should be considered and adhered to;

whether it is the ground floor on the front elevation, maybe a quick turn around the corner, and simplifying the front elevation. He also suggested adding masonry at the front of the garage and maybe on one side, and Mr. Cloherty replied that there is an issue with the width of the garage, and they are scheduled for review with the Building Code Review Board. Commissioner Kubow said that the new home is very attractive as designed, but this location and the surrounding homes all have some type of masonry element, which is important.

Chair Fitzgerald agreed with a lot of what has been said; if possible, the home should could come down, although he acknowledged that the tallest part of the home is set back. He wanted to see a simpler, cleaner design, since all the other homes in the neighborhood are fairly classic, and this new home looks like a brand new home from 2018. He was okay with brick on just the front elevation up to the eaves, and siding on the sides and upper portion.

Chair Fitzgerald polled the commissioners at this time to determine the direction of their vote. Commissioners Kubow and Coon said that as currently designed, they would vote no. Chair Fitzgerald wanted to see the project come back with revisions. Commissioner Eckhardt wanted to see the final design come back, although it was close to where it needed to be. Commissioner Kingsley had no other comments.

Mr. Cloherty clarified that the commissioners want to see brick masonry not stone on the front elevation at the garage, and up to the top of the windows on the first-floor. The commissioners concurred with masonry at the garage and Commissioner Eckhardt pointed out that there are examples of similar homes in New England that have stone or brick fronts and siding on the sides. Commissioner Eckhardt wanted to see all brick on the front elevation and siding on the side elevations, and he was not in favor of the Iron Grey siding color which was too dark for this street. He was the architect for many of the homes on the street, 3 of which are within 25-feet of this site, and he is very connected to this street. He welcomes the new home to the neighborhood but felt it needed solid masonry on the front and it has to come down a little bit and be simplified.

Mr. Hautzinger stated options at this time would be a motion to continue the project to a date specific, which does not require public notification, or table the project until such time as the petitioner is ready to come back with revisions, which would require public notification. The next meeting is March 13, with revisions due the beginning of next week, which Mr. Cloherty was okay with.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE PROJECT FOR 407 E. MAYFAIR ROAD (DC#18-018) TO THE NEXT DESIGN COMMISSION MEETING ON MARCH 13, 2018.

Commissioner Eckhardt suggested a straw vote from the commissioners on how much masonry should be on the front elevation, to help the petitioner when revising the design. Commissioner Kingsley said that she will not be at the next meeting, but felt that the front elevation should be a balance, and it did not matter if brick went all the way up; however, she felt the brick did not need to return on the sides because it would not be visible. Commissioner Eckhardt wanted to see brick go all the way up the front elevation, but he would not vote against a revised design that is appropriate and in balance; look at historic homes in New England as a reference. Chair Fitzgerald was okay with brick going up to the top of the first-floor windows or all the way up; he did not like idea of returning it, and he liked the color. Commissioner Coon and Commissioner Kubow were okay with masonry only on the first-floor.

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

ITEM 5. COMMERCIAL REVIEWDC#18-012 – Beyond Self-Storage – 1430 E. Davis St.

J. J. Jenkins, representing *Northpoint Development*, Kevin Pollack, representing *Studio North Architecture*, their civil engineer, and landscape designer were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new three-story, 145,929 sf self-storage facility in the M-2, Limited Heavy Manufacturing Zoning District. The existing north end of the site contains the remaining foundation from an industrial building that burnt down in 2015. The proposed development complies with all zoning requirements, and does not require Plan Commission review or Village Board approval; therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states that the Design Commission shall review the project for all elements under the Commission's responsibility.

The south end of the site contains an existing vacant single-story building. The petitioner is proposing to clear the entire three acre site to accommodate the proposed new development. The scope of the project includes a small parking area along the front of the building, new landscaping throughout the site, and a storm water detention basin at the south end of the property. The petitioner has already responded to preliminary Staff comments by moving the building an additional 10 feet to the south to create more space for landscaping along the front of the property.

Overall, the landscape design is nicely done with a variety of trees, shrubs, and perennials that will soften and enhance the overall appearance of the development. As required by code, 4" caliper shade trees are provided in the parking islands and a continuous 36-inch hedge is provided to screen the view of the parking area from the street. However, there is a large amount of paving along the east side of the building, so it is recommended that the landscape bed on the east side of the building be enlarged to align with the entry driveway, thereby reducing the amount of paving visible at the front of the property. Staff recently received a revised landscape design from the petitioner that included the addition of a continuous landscape island along the indoor loading dock, as well as a rain garden feature added at the front corner of the site.

With regards to the proposed architectural design, the building is proposed to be constructed with insulated metal panels in a tan "sandstone" finish, and the front of the building facing Davis Street is proposed to have a faux brick facade made with an EIFS material. There will also be a faux concrete block base around the front, also made with EIFS. Clear anodized aluminum windows above the office entrance will highlight the teal colored storage unit doors inside the building. A teal blue aluminum awning will highlight the office entrance.

The overall palette of materials and colors works well together. However, the long term durability of the EIFS facade is a concern, so actual brick masonry is recommended. In regards to the composition of the proposed facade, the following suggestions should be considered to further enhance the front elevation:

1. The design of the "brick" bump-out on the northwest corner should be further developed to break up the field of brick:
 - a. Consider adding windows to the second floor.
 - b. Clarify the step/recess illustrated on the elevations, which appears to be flat in the floor plans and rendering.

All mechanical equipment is required to be screened from public view. This project includes multiple grade-mounted mechanical units on the west side of the building, which are proposed to be screened by evergreen landscaping.

With regards to lighting, the petitioner needs to clarify the proposed exterior lighting design for the project, including the interior lighting that will shine through the front windows. This property is across from residential, so all lighting

must be designed to be subtle and modest to avoid having a negative impact on the residential properties to the north. A detailed lighting photometric plan shall be required for approval at the time of building permit.

The proposed development includes one code-compliant wall sign that is approximately 140 sf and is less than 25% of the signable wall area. The teal and white colors of the sign work well with the building design and colors. The petitioner is not proposing a ground sign at this time, but it is recommended that if a ground sign is requested in the future, it be a low, code-compliant monument style sign enhanced with landscaping. All signage is required to comply with Chapter 30, Sign Code, and separate sign permits will be required for each sign. Per Section 30-116, illuminated signs located immediately across the street from residential shall be turned off at all times between the hours of 11:00 pm and 7:00 am that the business is not in operation.

Staff recommends the Design Commission approve the proposed design for the new building with the six recommendation summarized in the Staff report.

Mr. Jenkins said that they currently have 12 self-storage facilities either open or under development, and this will be their first project in the Chicago market. Their self-storage concept is all indoor with no exterior access to the units, and all the loading and unloading is done inside the climate controlled facility. They are proposing a design that will fit in with the community and be an attractive project.

He responded to the comments in the Staff report as follows:

3. They are not opposed to adding windows to the second-floor on the front elevation bump-out; however, they are trying to differentiate the 2 corners, which is why no windows are being proposed there.
4. The step/recess on the front elevation bump-out is intended to be approximately eight inches, as shown on the elevations.
5. They agree that the lighting design will be subtle and modest. He commented that the interior lights will be LED strip lights, 25 watts per fixture, with 4 fixtures per floor. It is indirect lighting that shine ups, and will not be an issue for adjacent properties.
6. They are not opposed to the requirement for a future ground sign to be a low, monument style sign.
7. They will meet all signage requirements per code.
1. They are concerned about the maneuverability through the site of cars getting into the drive-thru area, if the landscape bed on the east side of the building was expanded to align with the driveway; therefore, they prefer not to expand that any further; however, they have made some revisions to the landscape plan, which they feel accomplishes that goal of adding more landscape to the plan.
2. Providing actual face brick masonry in lieu of the proposed faux EIFS brick walls is their big concern which would have a large effect on the project. Mr. Jenkins introduced their Architect to discuss the durability of the proposed EIFS.

Mr. Pollack spoke about their prior experience with this particular EFIS product, in terms of its performance and quality. This is a Dryvit product that has been found to be one of the best performing exterior cladding products in terms of thermal and moisture protection when installed properly. The color is embedded in the material, resulting in minimum maintenance, it rarely needs painting, and has a 100% acrylic binder, so it will not fade. It comes with a 20 year warranty that also includes punctures and indentations; it is a highly durable product that is flexible and pliable. They use only certified installers for this product, with inspections during and after installation, and the product will be maintained within the manufacturer's standards. Commissioner Coon asked what the inspiration was for the faux masonry being proposed; is it a branding element for the self-storage facility? Mr. Pollack replied that the same product has been used across the nation on their other projects; it is their branding color to have as much continuity across the projects as possible.

Commissioner Kingsley asked if joints are indicated on the facade elevations and Mr. Pollack replied that it is not; however, rustication drawings will be done to mimic typical expansion joints of a masonry wall, with the lighter color being shown. Commissioner Eckhardt asked about the distance between the faux joints and Mr. Pollack said 43-feet. Commissioner Eckhardt also asked if the process of spraying out the faux brick pattern is done in the field, and

Mr. Pollack said that it is. Commissioner Eckhardt pointed out that the spraying process would need to be completed in one continuous move, otherwise matching would be complicated. He also commented that expansion joints are absolutely necessary and enough of them should be considered for the building to accommodate for the movement of the building and avoid problems with cracking. Chair Fitzgerald asked what the corners would look like and Mr. Pollack replied that everything would be coursed out just as if it were a brick wall, with a corner brick where the face would wrap the corner.

Commissioner Eckhardt had serious concerns about the EIFS being proposed. He asked about an irrigation system for the planting bed because EIFS does not like lawn irrigation systems, it rots from the bottom up, and he asked if this building has been built elsewhere in a freeze/thaw climate like Chicago. Mr. Pollack replied that there will be an irrigation system and they have used this same EIFS product in other cold climates. Commissioner Eckhardt said that EIFS brought down to the ground level was not a good plan, whether there is asphalt, concrete or a lawn system. He is very familiar with EIFS and had a building fail with it; he no longer uses this product, it is a really dangerous product. In terms of refinishing or painting the EIFS, he pointed out that pre-cast concrete could be used instead, giving the same appearance as the EIFS. He was concerned about how easily the product could be damaged, and he recommended a test be done to confirm whether or not it has the impact quality the manufacturer claims that it has. He pointed out that this 20 year product is about 40 years short of how long real masonry would last, and he would be surprised if the product still looks new in 20 years. In terms of the building design, Commissioner Eckhardt felt it was a great design, and the front elevation responded well to the adjacent residential across Northwest Highway. He was also in support of a low ground sign, similar to what Mariano's was held to.

Commissioner Coon agreed with Staff's comments to provide actual face brick masonry; however, he was not saying that because he was against the EIFS. He agreed with Commissioner Eckhardt that the petitioner needs to ensure that there are no problems at the grade level, but this commission has seen a number of retail buildings that have used Dryvit or EIFS to replicate a pre-cast or metal panel look. His concern with the EIFS brick pattern is that when it comes time to repaint it, a building with a pre-cast or a metal panel look with reveals is a lot easier to refinish and repaint; he was unsure how this would get refinished and still retain the fake mortar joints. Driving past a building like this, most people would not realize it is fake brick, but when it starts to wear and it becomes evident that it is hard to refinish, it could really be a problem. He encouraged the petitioner to look at revising the design to have it be a flat color with reveals that make sense with the design. He was unsure if the faux brick was necessary, and he recommended a darker contrasting color instead. He suggested real masonry in the corner section of the building where the office is located, and a pre-cast material to the north and in the stair tower, tying the materials together, which could offset the cost of doing the entire facade in real brick. Otherwise, he suggested eliminating the faux brick and using a painted Dryvit or a metal panel.

Commissioner Coon said that while he was sensitive to the residents living in the row homes across Northwest Highway, he pointed out that the row homes were purchased when the industrial buildings on Davis Street already existed. He felt the proposed landscaping along Davis Street was nicely designed; however, he suggested sliding the loading bay slightly to the south, allowing the seven parking stalls to be flipped around to the east side of the building, even if the stalls came out into the drive aisle location, which would eliminate the pavement along Davis Street and create green space that could include some more accent landscaping and large shade trees.

Commissioner Kubow liked the current design and use of landscaping that is quite extensive for a self-storage building, and he commended the petitioner on that. However, he agreed greatly with Commissioner Coon's suggestion to minimize some of the landscaping and put it back into the building just at that corner. If the current plan remains, his only recommendation would be to not have any of the EIFS actually hit the ground, but rather continue the split-face going across to have some separation. He reiterated that he liked the building as proposed, and his only recommendation was if the current design remains, to have the split-face come across so there is no EIFS exposed to grade.

Commissioner Kingsley concurred with most of the comments made, with the exception of the split-face block, which she had an issue with. She felt that split-face block and EIFS were not noble materials. She referred to the photos of

surrounding properties that were submitted that show a number of buildings along Arthur with split-face block that is in terrible condition. She wanted to see something that is what it is, instead of pretending to be something. She was also concerned about the lighting and wanted it to be dark sky compliant, and she asked about illumination of the wall sign on the front elevation, which Mr. Hautzinger replied would be internally illuminated. Commissioner Kingsley said that in general, the colors are interesting and bold, but she preferred more grey than tan. She liked Commissioner Coon's suggestion about the landscaping; however, she was concerned about eliminating landscaping in order to provide green space. Commissioner Coon clarified that the northwest corner has so much landscaping around the stair element, and he suggested replacing some of that with large trees to help obscure that there are no windows there.

Chair Fitzgerald felt the landscape plan was nice as proposed, and he was open to changing it as suggested. He did not want to comment on the quality or durability of the proposed EIFS, but he felt the design of the building was very nice and that the brick would look fine from a distance. However, he had concerns about the gray stone color on the base of the wall, which looks very inexpensive. In general, he liked the building, he was nervous about the materials but not opposed to them, and he liked the overall effect of the landscaping design.

Commissioner Eckhardt asked about the amount of cars expected in the loading/unloading bay at one time, and the petitioner said that up to four cars during a busy time. Commissioner Eckhardt pointed out that the building is designed to limit walking distance inside, with everything feeding from the center, and if the loading bay was moved down and the main east/west thoroughfare kept in place, then all the tenants in the front will have to bring their things all the way to the back and then come in. He was sensitive to the functional aspect of the building, and he urged his colleagues to consider this as well. However, if the petitioner is not opposed to moving the loading bay further south, then he felt it was a wonderful idea to change the front site area to be green. Mr. Jenkins felt that moving or eliminating a few parking spaces to increase green space is possible, because the parking is for only one employee and any new customers coming to rent a new unit. Most of the traffic to the building will be in the loading bay.

Mr. Hautzinger asked if the petitioner has had discussions with other Village Departments about whether a fire lane would be required around the new building, and Mr. Jenkins said that they have not. It was recommended that this issue be discussed sooner rather than at permit review, which Mr. Jenkins understood.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE DESIGN FOR BEYOND SELF STORAGE TO BE LOCATED AT 1430 E. DAVIS STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/13/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE CORNER ELEMENT WITH THE LARGE WINDOWS AND ENTRANCE DOORS, BE A PRODUCT THAT IS NOT EIFS, BUT THAT IT BE EITHER THIN BRICK OR FULL DIMENSION BRICK.
2. THAT AN APPROPRIATE SOLID SURFACE MASONRY PRODUCT, WHETHER IT BE GLAZED BRICK OR A HIGH QUALITY SEALED STACKED BRICK WAINSCOT, GO COMPLETELY AROUND THE BUILDING WHERE THERE WOULD HAVE BEEN A DRYVIT PRODUCT.
3. THAT THE WEST TOWER COULD BE A CONTRASTING EIFS PRODUCT, TO BE REVIEWED BY STAFF.
4. THAT THE PETITIONER STUDY RELOCATING SOME OF THE PARKING STALLS FROM THE FRONT OF THE BUILDING, TO PROVIDE MORE TREES AND BUFFERING FOR THE ADJACENT PROPERTIES ACROSS NORTHWEST HIGHWAY.
5. THAT THE LIGHT LEVELS BE CLEARLY STATED ON THE DRAWINGS SO THEY ARE NOT SUPER BRIGHT.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD

APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Jenkins asked for clarification on the motion. Commissioner Eckhardt explained that the left tower on the building should be a real masonry product, and the remaining building could be a panelized, pre-cast appearance, painted a multi-color of some interesting character, buffered with the fact that there will be 20-foot trees to help soften the north elevation. Commissioner Coon said that he was fine with only the tower element being brick at the corner on the north elevation with the other features being a panelized EIFS look. Mr. Jenkins suggested using the insulated metal panels with accent colors to achieve this look, to which Commissioner Eckhardt concurred. Commissioner Kingsley questioned if the grey split face block would remain at the base of the building and the petitioner replied that it is actually an EIFS product intended to look like split face block, which the commissioners were not in favor of and felt it should be a masonry product. Mr. Jenkins suggested eliminating the split face block pattern at the base of the building and continuing the brick instead, which the commissioners agreed with.

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

ITEM 6. OTHER BUSINESS

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO EXTEND THE MEETING PAST 10:00 PM.

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

Single-Family Design Guidelines – Preliminary Review

Chair Fitzgerald wanted to start a conversation about the Design Guidelines, and hear brief comments from each commissioner about what they are thinking. After thinking about these comments, this matter would be discussed again at a future meeting, to determine what direction to move forward with.

Commissioner Kingsley felt there were things in the Design Guidelines that need to be clarified, such as whether or not the guidelines are used on every project, because she felt that the commissioners do not look at the guidelines for some projects. Her first issue is that either in the Design Guidelines or in the definition of what the Design Commission is, the role of this commission needs to be explained, because after the Sigwalt Apartments project she is confused about what this commission should be doing and what can and cannot be done. Her second issue is that the word 'rhythm' needs to be applied in some areas of the guidelines; thirdly, the guidelines state that projects should go to the Zoning Board of Appeals after the Design Commission, and she felt it should be reversed; and lastly, some of the photographs in the Design Guidelines need to be updated.

Commissioner Kingsley said that her absolute biggest issue is that the National Guidelines for Preservation is the Secretary of Interior Standards for Rehabilitation, which state that "new additions, exterior alterations, or related new construction, shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and the environment." It also states that "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and the environment would not be impaired." However, the Design Guidelines state that everything should look the same, have it all work; but realistically, it can be differentiated, with one part of a home being built in 1922 and another part built in 2018. They can be completely different materials, as long as they are harmonious and they respect each other; that is what the National Guidelines state, which are taught around the world with regards to additions. Because of this, she wanted to change some of the verbiage in the Design Guidelines.

Commissioner Eckhardt said his opinion of the Design Guidelines is that they are only guidelines, and to specifically dictate that an addition can either match or be completely different while somehow fitting together, is what this commission would determine. He personally did not like additions that do not match, and he did not want to make that a requirement in the Design Guidelines, regardless of what the National Guidelines state. He felt that an addition to an old home should look like it was there from the beginning; that is his position on additions. Contrary to that, the recent winner of the Alan Bombick Award took a Tudor style home and put a modern adaptation of a Tudor design and made it work; however, that was a designer choice, and he did not want to dictate that everyone has to do that. Commissioner Eckhardt also wanted to consider historic houses with tall steep roofs that are not allowed by code due to building height. He felt the code should allow new historic style houses to be taller and whether or not this should be changed.

Chair Fitzgerald said that when he was asked to join this commission, he was under the impression that this commission is trying to protect the Village from bad design; it was not to make things perfect. He had an issue with a past project that was identified as being historically significant during the Design Commission review, which the petitioner was unaware of beforehand. He is uncomfortable telling the first person on the block that they are not allowed to do something because they are not fitting in with the neighborhood, but the second person can do whatever they

want; this is very unfair. He felt that different heights and different styles look better, such as Scarsdale and Stonegate, and he understood petitioners wanting to maximize the size of a new home because of the cost factor to build a new home today. He felt he was much more lenient with garages than the other commissioners, and many times he was opposed to garages in the rear yard because of the non-pervious issues and not because of aesthetics. He felt that landscaping helps a lot and many times the commissioners see things just flat and cannot imagine what they look like with trees and landscaping. Chair Fitzgerald also felt that guidelines are to assist, not as a law.

Commissioner Coon read from his note cards as follows:

- Section 1, Purpose. Have an evaluation of the existing architectural character of the neighboring homes; will a larger home increase the land values for the potential homes that are older and undesirable; are they undesirable; is the new house a considerable departure from the existing architectural character.
- Section 2, Fitting in with the Neighborhood. Have an evaluation of whether the ground floors are at grade or if they are raised; are there front porches along the street, and how does the commission feel about making a recommendation to approve a variance based on architectural character.
- Section 4, Materials. Need guidelines for stone veneer, which he felt is the new shutters on a house; and muntins styles, trim elements, and other decorative features that fit into a neighborhood, smooth trim versus wood grain.
- Section 6, Garages. More guidelines for frontloaded garages are needed; more images of the differences in good design for an attached front load garage versus what does not work.
- Section 7, Additions. More guidelines are needed for adding attached garages to historic homes of significance, where the original home style is not compatible with the aesthetic of a prominent attached garage.
- Section 10, References. Tie in the list of references and resources to local sources, available at the Library?; consider the Arlington Heights Historical Society contributing to the guidelines.

Commissioner Kubow said that as a commissioner, he felt he was not doing a good enough job upholding the Design Guidelines; therefore, after reviewing them, he would do a better job of that. He was concerned about a few spec builders that are building the same home over and over and over again in the Village, which he felt was cheapening the Village. There needed to be more restrictive guidelines with regards to this. Also, the Design Guidelines do not allow for modern and contemporary architecture; there is not much modern architecture in Arlington Heights, and we should accommodate that type of architecture, somehow, someway. No matter what, for the Design Commission, context always has to be considered and always part of the conversation, even for projects that are being reviewed by the ZBA or Plan Commission. He found it confusing that on Page 1 of the Single-Family Design Guidelines, it speaks to the guidelines only being guidelines, but a few paragraphs down it speaks to the guidelines as being requirements as well. He said that the point of the Design Guidelines needs to be figured out; are they guidelines or are they a requirement?

Mr. Hautzinger suggested the following:

- Section 2, Fitting in with the Neighborhood, the Design Guidelines should include an example of a context elevation to encourage petitioners to prepare the context elevation early in the design process.
- Clarification of requirements to encourage cohesiveness in the design with details such as windows with grids and trim and stone on the front should wrap all sides of the home, and the rear and side elevations should be designed to match the front elevation.
- More specific and clear guidelines about hipping the sides of the roof and having single-story elements such as porches and garages when fitting in a 2-story home in a 1-story neighborhood.
- Encourage recessing garages to place the focus on the entrance of the home and not the garage, regardless of the neighborhood.

- Protection of parkway trees and coordination with the placement of driveways.
- Guidelines for screening equipment for single-family homes.

Chair Fitzgerald stated that these comments should be considered by the commissioners, for discussion at a future meeting.

GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING 10:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#18-018 - 407 E. Mayfair Rd. - 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 407 E. Mayfair Road. This recommendation is subject to compliance with the revised architectural plans dated and received 3/5/18, 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
Exhibits 3-13-18	Exhibits
Exhibits 2-17-18	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Jehl Residence
Project Address: 407 E. Mayfair Road
Prepared By: Steve Hautzinger

Date Prepared: February 21, 2018
Date Revised: March 8, 2018

PETITION INFORMATION:

DC Number: 18-018
Petitioner Name: Thomas Cloherty
Petitioner Address: 975 Stonefield Circle
Inverness, IL 60067
Meeting Date: February 27, 2018
Re-Review Meeting Date: March 13, 2018

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 an attached two-car 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 6,271 square feet and the proposed residence will have approximately 2,751 square feet. In 2008, the Zoning Board of Appeals granted a side yard setback variation for the adjacent property to the north (411 E. Mayfair) which allowed this vacant lot to become buildable. The variation approval included a condition that the adjacent lot have a 7.5 foot side yard setback on the north side of the property. This project does comply with the R-3 zoning requirements and the 7.5 foot setback requirement as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 7.5 feet Side: 5.3 feet Rear: 51.7 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,822 SF	2,751 SF
Building Lot Coverage	2,195 SF	1,785 SF
Impervious Surface Coverage Total	3,449 SF	2,593 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on February 27, 2018, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed.

Based on the context of the neighborhood, the Design Commission had the following concerns:

- The front of the home should have more masonry, at least full height on the first floor of the front elevation.
- The overall height of the house should be reduced to better align with the adjacent homes.
- The composition of the second floor gables should be simplified. Consider omitting the center gable.
- Some concern over the dark siding color.

Project Update:

In response to the comments from February 27, the petitioner has made changes to the design as follows:

- The partial height stone wainscot has been replaced with full height brick on the first floor of the front elevation.
- The roof pitches have been adjusted to lower the height of the house from 25'-0" to 24'-9 1/2".
- The center gable has been omitted on the front of the house for a more simplified appearance.
- The siding color has been changed to a tan color to coordinate with the proposed light brown brick.

Overall, Staff feels that the revisions have addressed all of the primary concerns, and the revised design will fit well in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 407 E. Mayfair Road. This recommendation is subject to compliance with the revised architectural plans dated and received 3/5/18, 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, 2018

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

Cc: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-018

PLAT OF SURVEY
of

LOT 179 (EXCEPTING THAT PART OF SAID LOT 179 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF LOT 180, DISTANT MEASURED 1.21 FEET NORTHEASTERLY OF THE MOST WESTERLY CORNER OF LOT 180 TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 179, DISTANT MEASURED 0.38 FEET SOUTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 180) AND ALSO THAT PART OF LOT 180 LYING SOUTHWESTERLY OF A LINE HEREINBEFORE DESCRIBED, ALL IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 411 MAYFAIR ROAD, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-32-135-005 AND PART OF 03-32-135-011

RECEIVED
FEB 12 2018
FILE
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



SCALE: 1"=20'

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.
- 7) PROPERTY IS NOT IMPROVED WITH ANY BUILDINGS OR DWELLINGS.

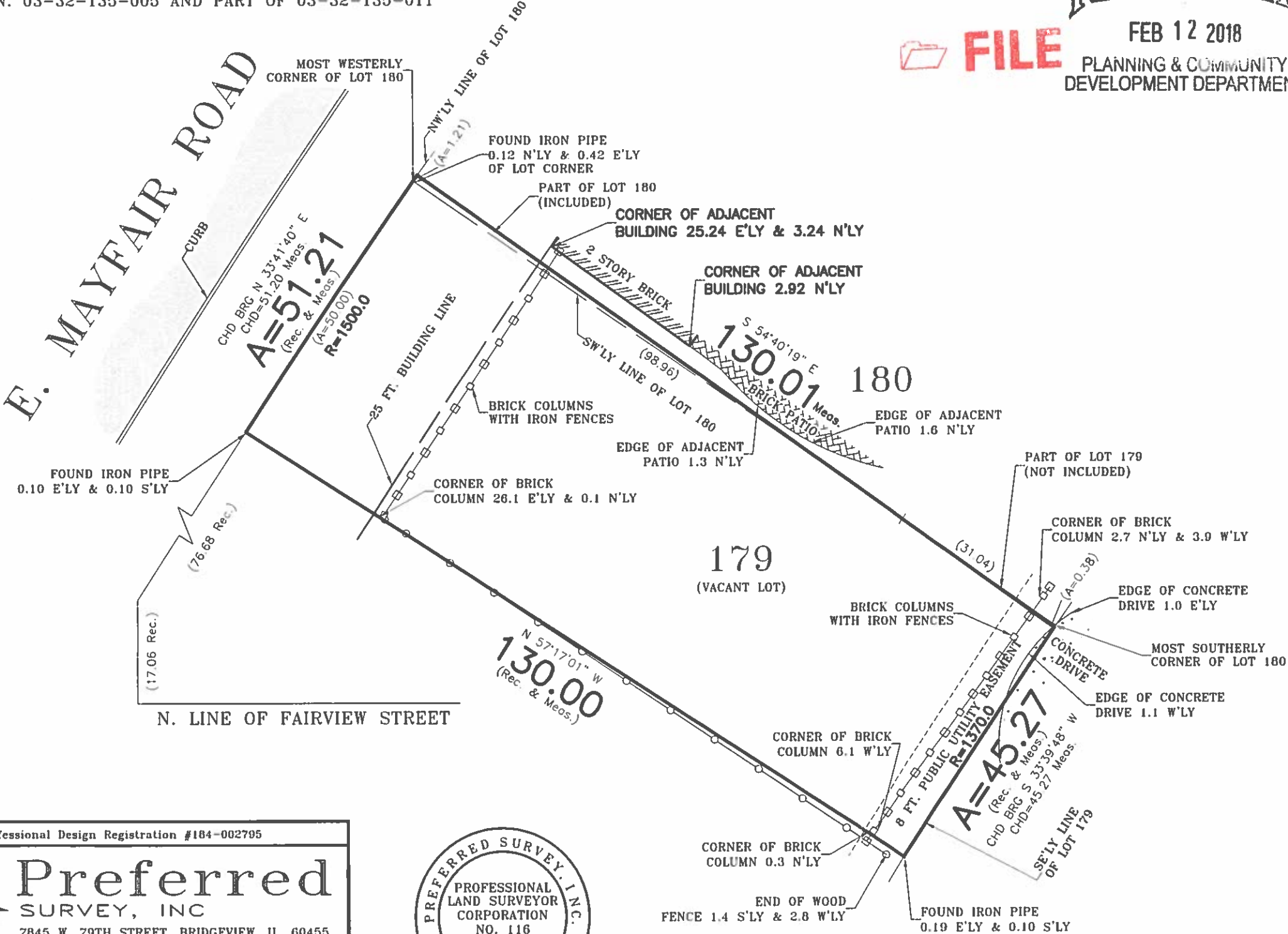


STATE OF ILLINOIS)
COUNTY OF COOK)

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

GIVEN UNDER MY HAND AND SEAL THIS
20TH DAY OF NOVEMBER A.D. 2017
MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 172444



Professional Design Registration #184-002705



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



Field Work Completed	11/16/2017	FLD CREW.	CD/CA
Land Area Surveyed	6,271.3 Sq. Ft.	CAD	IP
Drawing Revised			

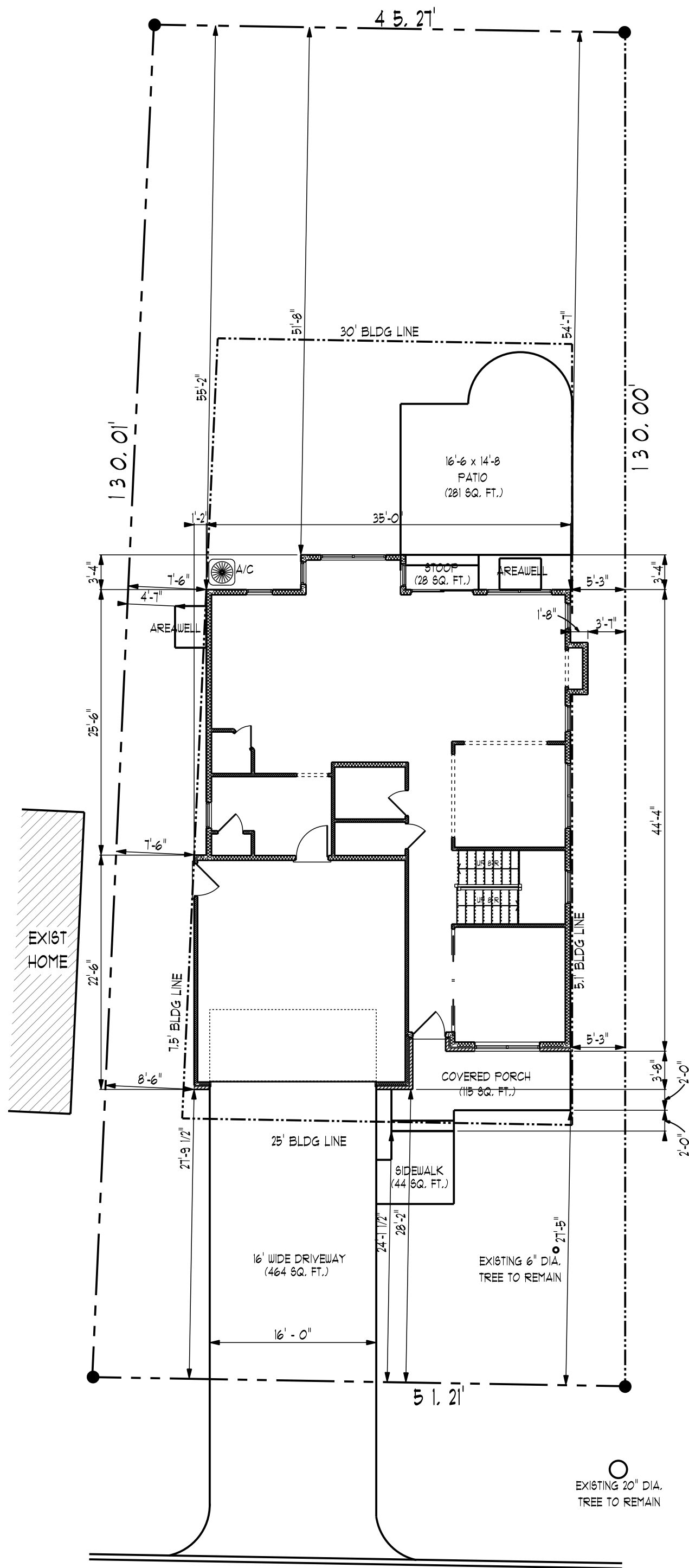
GENERAL NOTES FOR PROJECT:

- 1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDINGS/
PATIO ENVELOPE EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS
AND CONCRETE SLABS ON GRADE, EXTERIOR BUILDING MOUNTED LIGHTING, MECH-
ANICAL AND ELECTRICAL EQUIPMENT INCLUDING BEARING PADS, SOME UNIT
TEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.
- 1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE
OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE
DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR
IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:
WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURE/S.
GAS SERVICE FOR THE ENTIRE STRUCTURE/S.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURE/S.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURE/S.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.
- 1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY
TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN
THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE
JOB AND BY SUBMITTING A BID ACKNOWLEDGES THAT ALL SUCH CONDITIONS HAVE
BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO.
SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.
- 1.3 OWNERSHIP OF DOCUMENTS:
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW,
STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOC-
UMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT
SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS
ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE REUSE
DOCUMENTS.
- 1.4 ARCHITECT'S DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE
RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR
PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH
THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CON-
TRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CON-
TRACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE
RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS,
OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING POR-
TIONS OF THE WORK.
- 1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES,
ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL, AND OTHER AUTHORITIES
HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM
WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFY
ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION
IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.
- 1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCH-
ITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN
WRITTEN/GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR
TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-
CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.
- 1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE
IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE
INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS
AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPEC-
IFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL
COMPLETION OF THIS PROJECT, THEREFORE IT IS THE IMPLIED UNDERSTANDING
BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECES-
SARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.
- 1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE,
OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM
DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.
- 1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE
CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE
WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF
ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR
LOCATIONS FROM THE DRAWING.
- 1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE "GENERAL CONDITIONS FOR
CONSTRUCTION - A I A DOCUMENT A 201, ARTICLES #1 THRU #14 INCLUSIVE.
- 1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS
OF THE "OCCUPATIONAL SAFETY AND HEALTH ACT," THE LATEST EDITION.
- 1.12 THE CONTRACTOR SHALL, DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE
STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO:
FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.
- 1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF, AND RESPONSIBLE FOR, THE CONTROL
OF THE WORK INCLUDING ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES
USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE
SOLELY RESPONSIBLE TO MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND
PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT
SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL THE ACTIVITIES
DESCRIBED IN THIS PARAGRAPH.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE									
CLIMATE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC VALUE	CEILING R VALUE	WOOD FRAME WALL R VALUE	MASS WALL R VALUE	FLOOR R VALUE	BASEMENT WALL R VALUE	SLAB R-VALUE & DEPTH
5	0.32	0.55	NOT REQUIRED	49	20 CAVITY OR 13 CAVITY AND 5 CONTINUOUS	13 / 11	30	15 CONTINUOUS OR 19 CAVITY	R - 10 2 FT. DEEP MIN.

I.E.C.C. NOTES:

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRIC
DISTRIBUTION PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE
VISIBILITY OF THE CIRCUIT LABELS. THE CERTIFICATE SHALL BE COMPLETED
BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL LIST THE
PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING,
WALLS, FOUNDATIONS AND DUCTS OUTSIDE CONDITIONED SPACES AND
U-FACTORS FOR FENESTRATION. IT SHALL ALSO LIST TYPES OF EFFICIENCIES
OF HEATING AND COOLING EQUIPMENT. EFFICIENCY SHALL NOT BE LISTED FOR
ANY UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC
BASEBOARD HEATERS.



EAST MAYFAIR ROAD



SITE PLAN

(1" = 10')
LOT AREA = 6,210 SQ. FT.
ZONED: R-3

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT.
THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN
SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS,
METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN
REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER,
TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE
PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

MIN. UNIFORMLY DISTRIBUTED LIVE LOADS	
ATTIC W/ LIMITED STORAGE	20 P&F
ATTIC WITHOUT STORAGE	10 P&F
DECKS	40 P&F
EXTERIOR BALCONIES	60 P&F
FIRE ESCAPES	40 P&F
GUARD RAILS & HAND RAILS	200 P&F
GUARD RAILS IN-FILL COMPONENTS	50 P&F
PASSENGER VEHICLE GARAGES	50 P&F
ROOM - OTHER THAN SLEEPING RMS	40 P&F
SLEEPING ROOMS	30 P&F
STAIRS	40 P&F

MAX. BUILDING COVERAGE = 2195 SQ. FT. (35%)
PROPOSED HOUSE LOT COVERAGE = 1239 SQ. FT.
PROPOSED GARAGE LOT COVERAGE = 422 SQ. FT.
TOTAL PROPOSED BUILDING COVERAGE = 1661 SQ. FT. (26%)

MAX. FLOOR AREA ALLOWED = 3136 SQ. FT. (50%)
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PROPOSED SECOND FLOOR AREA = 1490 SQ. FT.
TOTAL PROPOSED FLOOR AREA = 2151 SQ. FT. (44%)

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PROPOSED DRIVEWAY = 464 SQ. FT.
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HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

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INTERNATIONAL MECHANICAL CODE / 2009
INTERNATIONAL FIRE CODE / 2009
STATE OF ILLINOIS PLUMBING CODE / 2014
STATE OF ILLINOIS ACCESSIBILITY CODE / 1991

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED
UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY
KNOWLEDGE, CONFORM TO ALL GOVERNING STATE BUILDING CODES
AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF
THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

JOSEPH N. MURAN DATE

STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2018

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
#184,005605

MURAN
ARCHITECTS
C
I
21720 W. LONG GROVE RD. - SUITE C-184, DEER PARK, IL 60010 847-955-9090
WWW.MURAN-ARCHITECTS.COM

TPC CONSTRUCTION
Thomas Cloutier
1750 Stevenson Ave. Suite 100
Arlington Heights, IL 60007
www.tpcconstruction.com
847-467-2888
847-467-2889

NEW RESIDENCE FOR:
JOE AND BECKY JEHL
401 EAST MAYFAIR ROAD
ARLINGTON HEIGHTS, IL

DATE:

FEBRUARY 13, 2018

DRAWN BY:

J N MURAN

REVISIONS:

MARCH 5, 2018
DESIGN COMMISSION

SHEET

AI

FAIRVIEW

BURTON

BURTON

MAYFAIR

423
MAYFAIR

417
MAYFAIR

411
MAYFAIR

SUBJECT
LOT
401

MAYFAIR

404 FAIRVIEW



523 BELMONT



506 MAYFAIR



520 MAYFAIR

FAIRVIEW

MAYFAIR



310
MAYFAIR



532
BELMONT



530
BELMONT

BELMONT

FILE

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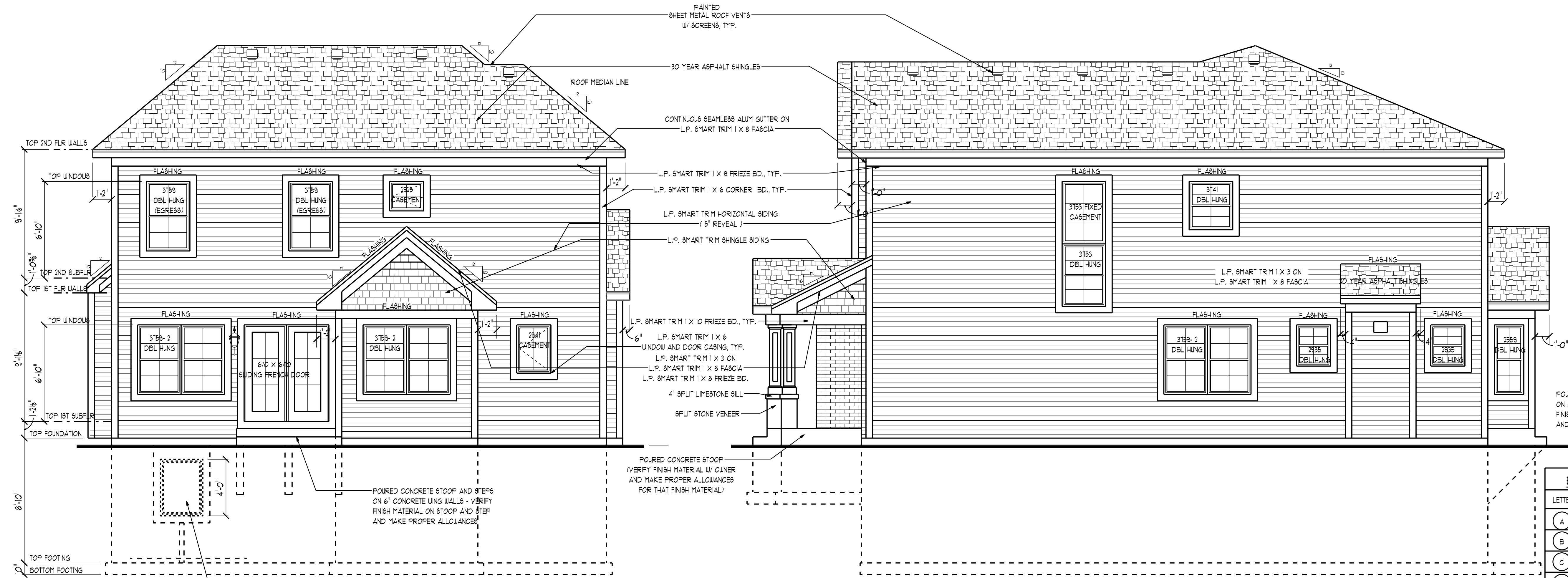
411 MAYFAIR EXISTING

401 MAYFAIR PROPOSED

404 FAIRVIEW EXISTING

C O N T E X T E L E V A T I O N S

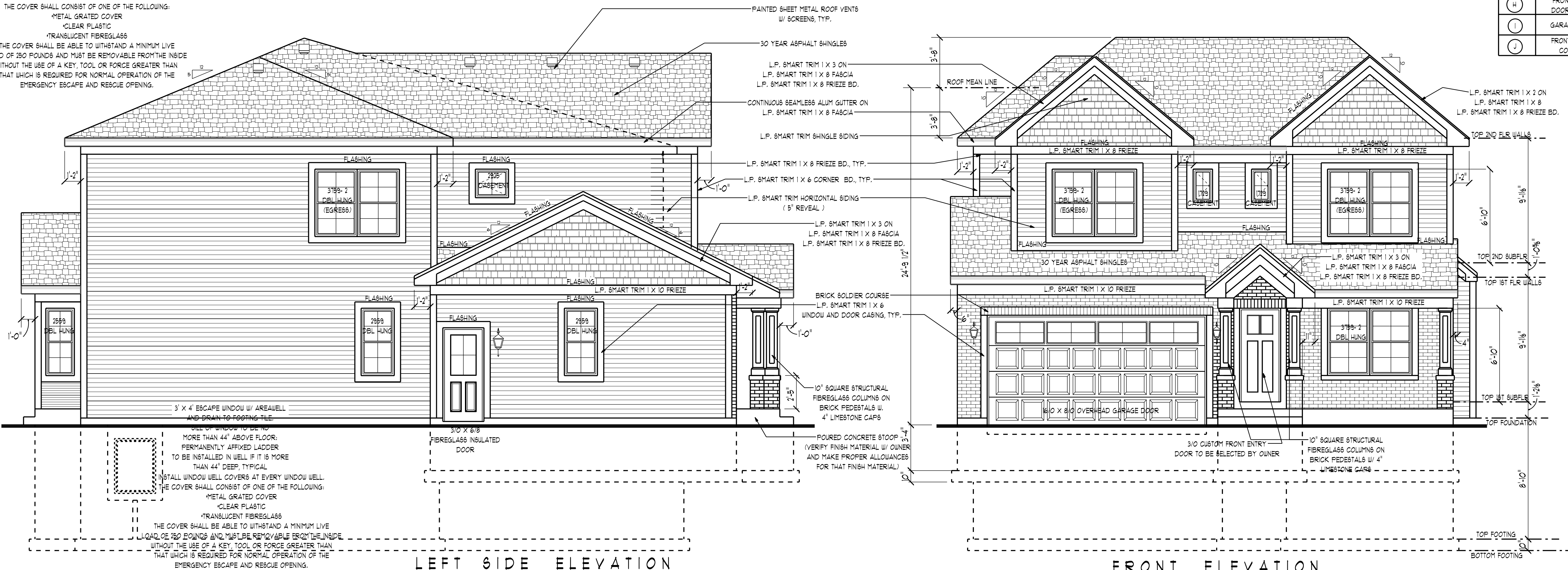
(1/8" = 1'-0")



BACK ELEVATION
(1/4" = 1'-0")

RIGHT SIDE ELEVATION
(1/4" = 1'-0")

EXTERIOR MATERIALS AND COLOR SCHEME CHART			
LETTER	TYPE	MANUFACTURER	COLOR
(A)	ASPHALT ROOF SHINGLE	G. A. F.	DRIFTLWOOD
(B)	SMART TRIM	LOUISIANA PACIFIC	WHITE
(C)	ALUM GUTTERS & DOWNSPOUTS	ROLLEX	WHITE
(D)	CLAD WINDOWS	CASCO	WHITE
(E)	BRICK VENEER	ILLINOIS BRICK	SANTA FE
(F)	SMART TRIM SIDING (HORIZONTAL & SHINGLE)	LOUISIANA PACIFIC	BYCAMORE TAN
(G)	PORCH COL. BASE CAPS	NATURAL LIMESTONE	NATURAL LIMESTONE
(H)	FRONT ENTRY DOOR SYSTEM	PELLA ENTRY DOOR SYSTEM	MAHOGONY
(I)	GARAGE DOOR	CLOPAY DOOR FROM OVERHEAD DOOR CO.	WHITE
(J)	FRONT PORCH COLUMNS	MELTON CLASSIC INCORPORATED (LOAD BEARING)	WHITE



LEFT SIDE ELEVATION
(1/4" = 1'-0")

FRONT ELEVATION
(1/4" = 1'-0")

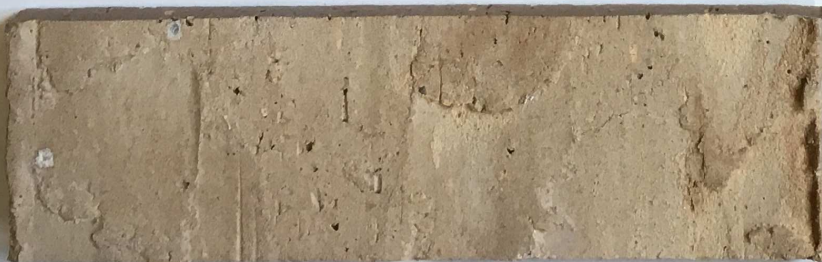
Sioux City Brick

Since 1913



American Owned — American Made

Santa Fe Tuscan



PLAT OF SURVEY
of

LOT 179 (EXCEPTING THAT PART OF SAID LOT 179 LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF LOT 180, DISTANT MEASURED 1.21 FEET NORTHEASTERLY OF THE MOST WESTERLY CORNER OF LOT 180 TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 179, DISTANT MEASURED 0.38 FEET SOUTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 180) AND ALSO THAT PART OF LOT 180 LYING SOUTHWESTERLY OF A LINE HEREINBEFORE DESCRIBED, ALL IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 411 MAYFAIR ROAD, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-32-135-005 AND PART OF 03-32-135-011

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SCALE: 1"=20'

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.
- 7) PROPERTY IS NOT IMPROVED WITH ANY BUILDINGS OR DWELLINGS.

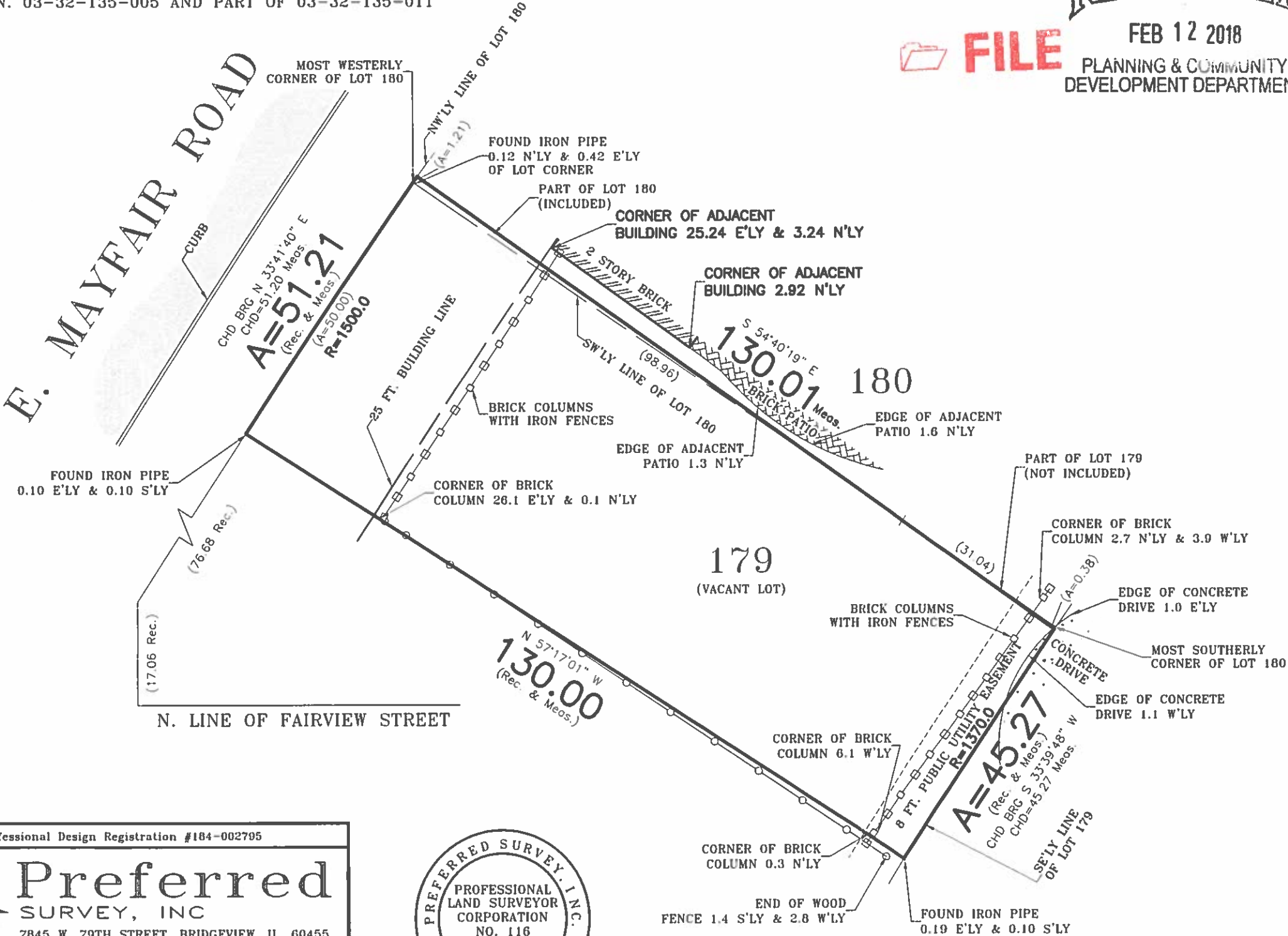


STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

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

GIVEN UNDER MY HAND AND SEAL THIS
20TH DAY OF NOVEMBER A.D. 2017
MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 172444



Professional Design Registration #184-002705



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



Field Work Completed	11/16/2017	FLD CREW.	CD/CA
Land Area Surveyed	6,271.3 Sq. Ft.	CAD	IP
Drawing Revised			

GENERAL NOTES FOR PROJECT:

- 1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDINGS/
PATIO ENVELOPE EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS
AND CONCRETE SLABS ON GRADE EXTERIOR BUILDING MOUNTED LIGHTING, MECH-
ANICAL AND ELECTRICAL EQUIPMENT INCLUDING BEARING PADS. SOME WRIT-
TEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.
- 1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE
OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE
DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR
IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:

WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURE/S.
GAS SERVICE FOR THE ENTIRE STRUCTURE/S.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURE/S.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURE/S.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.
- 1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY
TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN
THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE
JOB AND BY SUBMITTING A BID ACKNOWLEDGES THAT ALL SUCH CONDITIONS HAVE
BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO.
SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.
- 1.3 OWNERSHIP OF DOCUMENTS:
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW,
STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOC-
UMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT
SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS
ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE REUSE
DOCUMENTS.
- 1.4 ARCHITECT'S DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE
RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR
PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH
THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CON-
TRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTR-
ACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE
RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS,
OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING POR-
TIONS OF THE WORK.
- 1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES,
ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL, AND OTHER AUTHORITIES
HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM
WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFI-
ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION
IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.
- 1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCH-
ITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN
WRITTEN/GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR
TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-
CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.
- 1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRAC-
TICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE
INVOLVED BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS,
AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPEC-
IFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL
COMPLETION OF THIS PROJECT, THEREFOR IT IS THE FIELD UNDERSTANDING
BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECES-
SARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.
- 1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE,
OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM
DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.
- 1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE
CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE
WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF
ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR
LOCATIONS FROM THE DRAWING.
- 1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE 1ST GENERAL CONDITIONS FOR
CONSTRUCTION - A 1 A DOCUMENT A 201, ARTICLES #1 THRU #14 INCLUSIVE.
- 1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS
OF THE " OCCUPATIONAL SAFETY AND HEALTH ACT " THE LATEST EDITION.
- 1.12 THE CONTRACTOR SHALL, DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE
STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO:
FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.
- 1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF, AND RESPONSIBLE FOR, THE CONTROL
OF THE WORK INCLUDING: CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES
USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE
SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND
PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT
SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL, THE ACTIVITIES
DESCRIBED IN THIS PARAGRAPH.

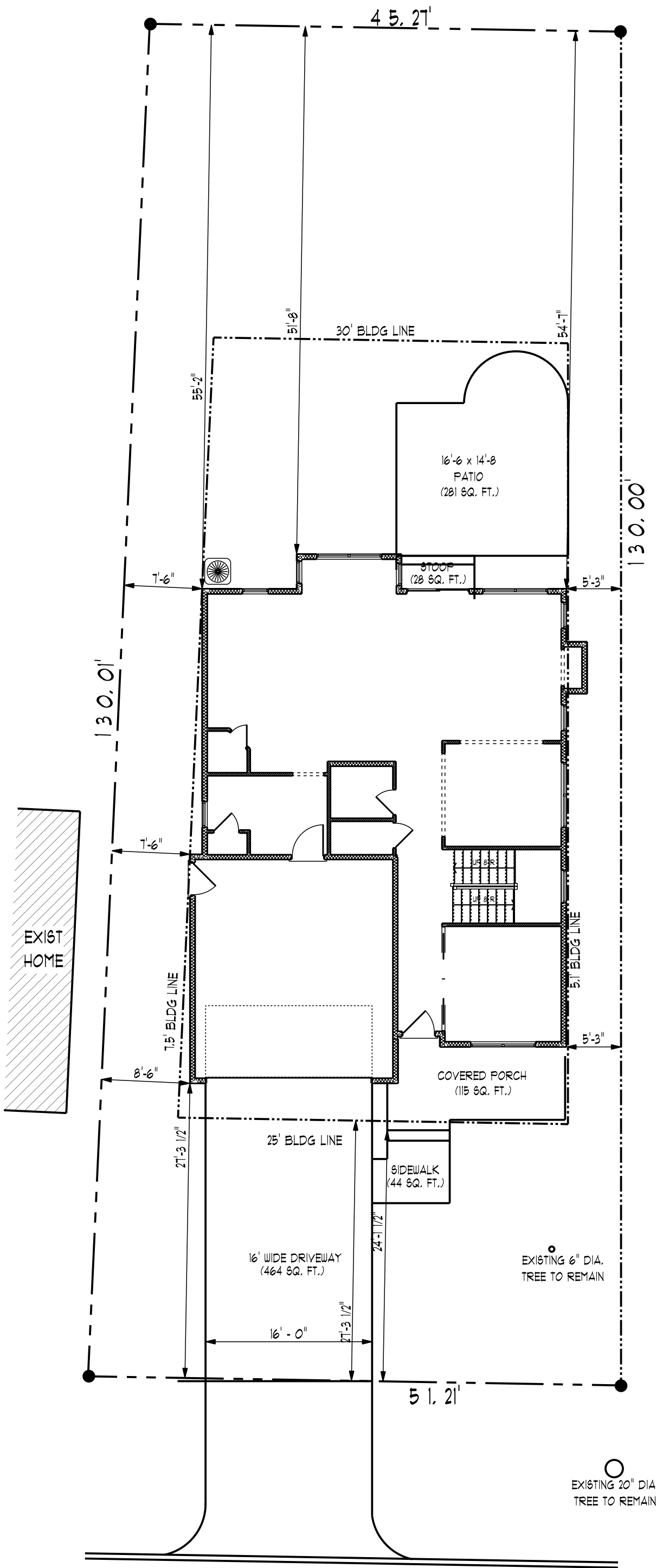
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE

CLIMATE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC VALUE	CEILING R VALUE	WOOD FRAME WALL R VALUE	MASS WALL R VALUE	FLOOR R VALUE	BASEMENT WALL R VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R VALUE
5	0.32	0.55	NOT REQUIRED	49	20 CAVITY OR 13 CAVITY AND 5 CONTINUOUS	13 / 17	30	15 CONTINUOUS OR 19 CAVITY	R - 10 2 FT. DEEP MIN.	30

I.E.C.C. NOTES:

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRIC
DISTRIBUTION PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE
VISIBILITY OF THE CIRCUIT LABELS. THE CERTIFICATE SHALL BE COMPLETED
BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL LIST THE
PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING,
WALLS, FOUNDATIONS AND DUCTS OUTSIDE CONDITIONED SPACES AND
U-FACTORS FOR FENESTRATION. IT SHALL ALSO LIST TYPES OF EFFICIENCIES
OF HEATING AND COOLING EQUIPMENT. EFFICIENCY SHALL NOT BE LISTED FOR
ANY UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC
BASEBOARD HEATERS.

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT.
THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN
SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS,
METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN
REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER,
TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE
PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



EAST MAYFAIR ROAD



SITE PLAN

(1" = 10')
LOT AREA = 6,210 SQ. FT.
ZONED: R-3

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AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF
THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

JOSEPH N. MURAN DATE
STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2018

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
#184.005605

MURAN
ARCHITECTS
C.
21720 W. LONG GROVE RD. - SUITE C-184, DEER PARK, IL 60010 847-955-9090
WWW.MURAN-ARCHITECTS.COM

TPC CONSTRUCTION
Thomas Clegherty
9205 Riverbend Drive
Morton Grove, IL 60053
TEL: 847-275-0808
FAX: 847-291-2885
WWW.TPCCONSTRUCTION.COM

NEW RESIDENCE FOR:
JOE AND BECKY JEHL
401 EAST MAYFAIR ROAD
ARLINGTON HEIGHTS, IL

DATE:
FEBRUARY 8, 2018

DRAWN BY:
J N MURAN

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BELMONT



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FILE

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DEVELOPMENT DEPARTMENT



411 MAYFAIR EXISTING

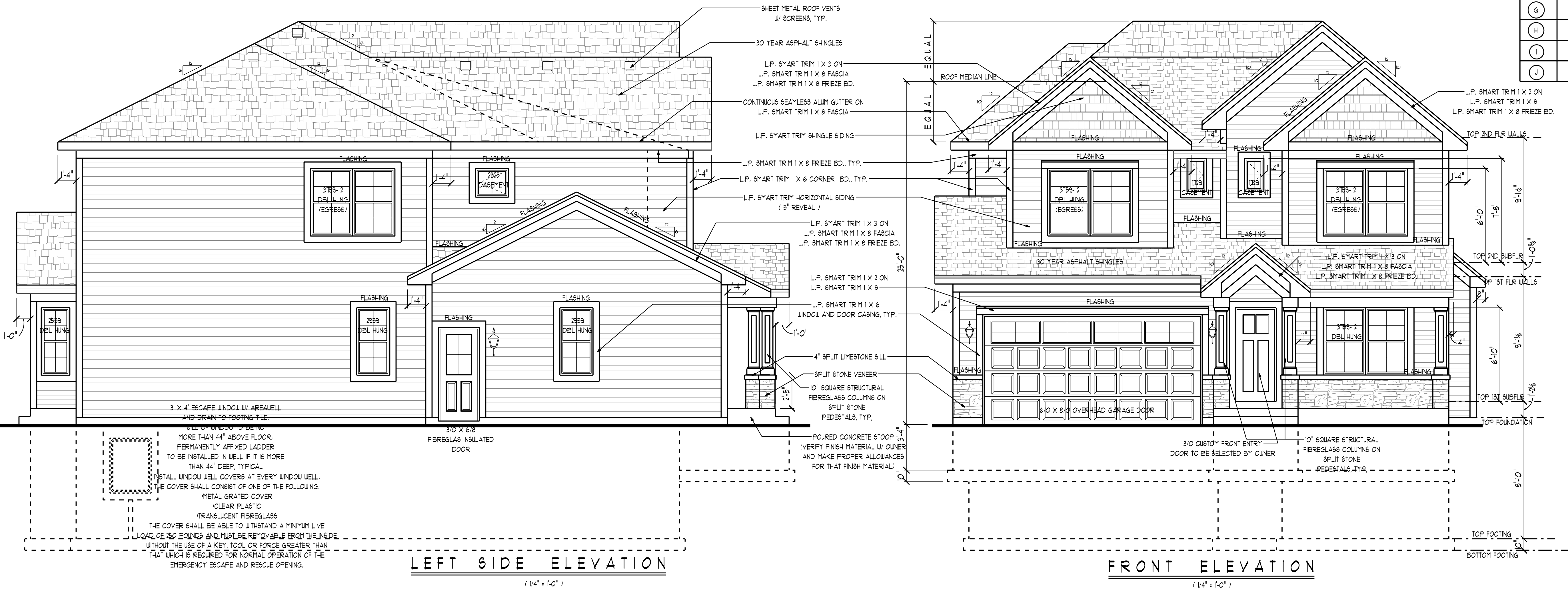
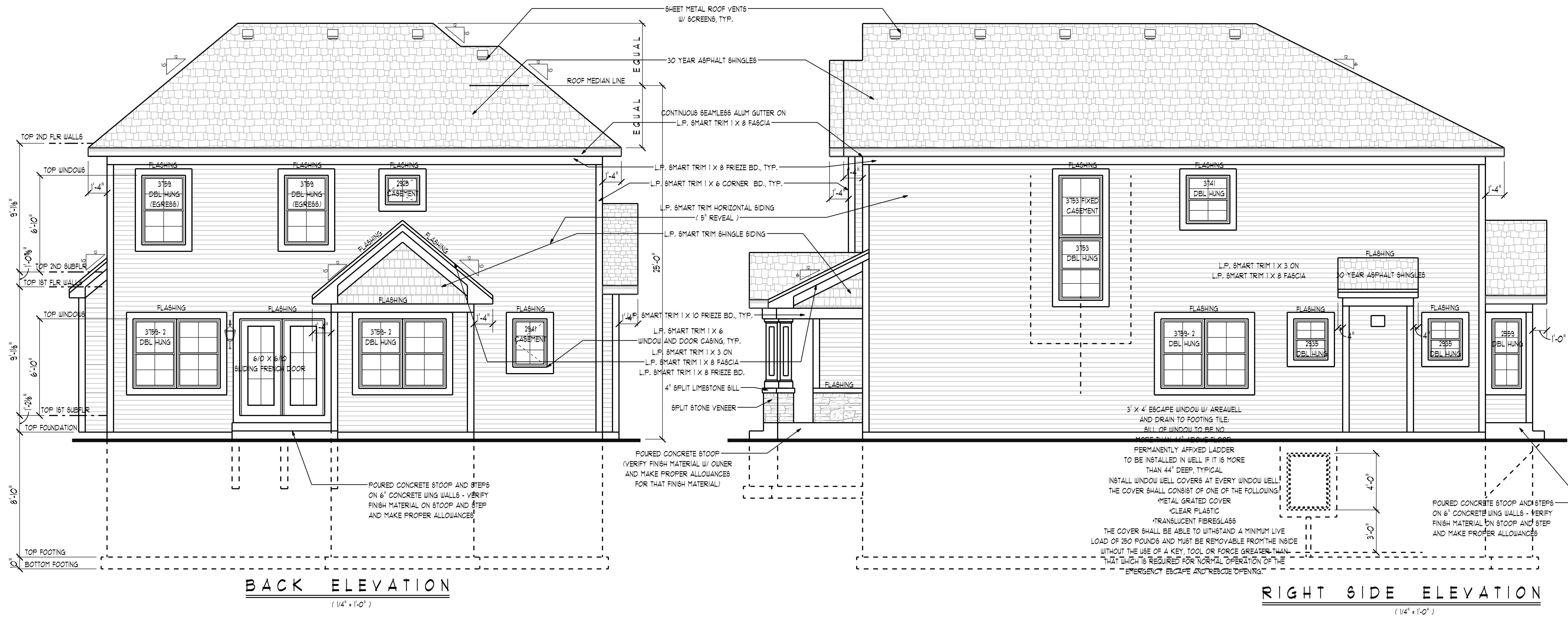
401 MAYFAIR PROPOSED

404 FAIRVIEW EXISTING

 **FILE**

C O N T E X T E L E V A T I O N S
(1/8" = 1'-0")

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DEVELOPMENT DEPARTMENT



EXTERIOR MATERIALS AND COLOR SCHEME CHART			
LETTER	TYPE	MANUFACTURER	COLOR
(A)	ASPHALT ROOF SHINGLE	G. A. F.	SLATE
(B)	SMART TRIM	LOUISIANA PACIFIC	WHITE
(C)	ALUM GUTTERS & DOWNSPOUTS	ROLLEX	WHITE
(D)	CLAD WINDOWS	CASCO	WHITE
(E)	STONE VENEER	FOND DU LAC	COUNTRY SQUIRE
(F)	SMART TRIM SIDING (HORIZONTAL & SHINGLE)	LOUISIANA PACIFIC	IRON GREY
(G)	PORCH COL. BASE CAPS	NATURAL LIMESTONE	NATURAL LIMESTONE
(H)	FRONT ENTRY DOOR SYSTEM	PELLA ENTRY DOOR SYSTEM	MAHOGONY
(I)	GARAGE DOOR	CLOPAY DOOR FROM OVERHEAD DOOR CO.	WHITE
(J)	FRONT PORCH COLUMNS	MELTON CLASSIC INCORPORATED (LOAD BEARING)	WHITE



Item: DC#18-006 - Olympic Park Indoor Swim Center - 660 N. Ridge Ave.

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to the existing Olympic Park Indoor Swim Center.

Recommendation

It is recommended that the Design Commission approve the design of the proposed addition to the existing Olympic Park Indoor Swim Center building located at 600 N. Ridge Avenue. This recommendation is subject to compliance with the plans received 1/9/18, revised renderings dated and received 3/5/18, 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 recommendation to omit the metal panels between the gymnasium windows, and instead provide a continuous metal awning feature above the gymnasium windows on all three exterior gym walls.
2. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
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

Staff Report
Renderings 3-13-18
Exhibits 2-13-18
Existing Photo

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Olympic Park Indoor Swim Center Addition

Project Address: 660 N. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: February 2, 2018
Date Revised: March 7, 2018

PETITION INFORMATION:

DC Number: 18-006

Petitioner Name: Ben Rea
Petitioner Address: Arlington Heights Park District
410 N. Arlington Heights Rd.
Arlington Heights, IL 60004

Meeting Date: February 13, 2018
Re-Review Meeting Date: March 13, 2018

Requested Action(s):

Approval of the proposed architectural design for an addition to the existing Olympic Park Indoor Swim Center.

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 to amend the existing Planned Unit Development (PUD). 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:

The petitioner is proposing a two-story addition to the existing Olympic Park Indoor Swim Center. The addition will be located on the north and west sides of the existing building, and will include a new warm-water pool, a new gymnasium, an elevated indoor running track, fitness center, and new fully accessible locker rooms. The project includes an alternate to possibly double the size of the gymnasium addition.

Previous Review Comments:

This project was previously reviewed by the Design Commission on February 13, 2018, at which time the project was CONTINUED to allow design concerns to be addressed. The primary concern with the design was the amount of painted precast concrete on the gymnasium. The following is a summary of some of the comments and suggestions from the Design Commission:

- It was commented that the precast concrete gymnasium may look too industrial, like a warehouse.
- The east wall of the building will be highly visible from the residential street and it needed further design development.
- There were concerns regarding the blank north wall.
- It was encouraged to add brick to the gymnasium.
- There were mixed feelings regarding adding split-face concrete block to the design.
- The possibility of using a brick pattern form liner for the precast concrete walls was discussed.
- Landscaping was encouraged to soften the gymnasium walls.

Project Update:

In response to the comments from February 13, the petitioner has made changes to the design and provided multiple new perspective rendering views for review. A summary of the changes is as follows:

- Partial height brick was added to the north, east, and west gymnasium walls.
- The gymnasium window sizes were adjusted.
- Windows have been added to the north wall.
- The east stairwell tower has been changed from precast concrete to brick.

Overall, the addition of brick to the gymnasium walls is a huge improvement to the design. Staff's only comment regarding the design is regarding the metal panels between the gymnasium windows which look out of place with the rest of the building design. For a more cohesive appearance, it is recommended that the metal panels between the windows be omitted, and instead provide a continuous metal awning feature above the gymnasium windows on all three walls. A metal awning would be a nice way to break up the flatness of the wall, and it could provide shading for the east and west gym walls. A metal awning would tie in well with the existing details on the south wall of the building, as well as with the new canopy at the warm water pool addition.

Equipment Screening:

All rooftop mechanical equipment is proposed to be screened with silver metal panels to match the mechanical screens on the existing building.

Signage:

The proposed "OLYMPIC RECREATION CENTER" wall sign is not allowed by code. Only ground signs are allowed in the Public Land (P-L) Zoning District. The proposed wall sign either needs to be removed from the design, or an application for a sign variation can be submitted for review. Another option would be a tablet style sign, which is allowed to have the name of the building cut into any masonry surface or cast in bronze or other incombustible material.

RECOMMENDATION:

It is recommended that the Design Commission approve the design of the proposed addition to the existing Olympic Park Indoor Swim Center building located at 600 N. Ridge Avenue. This recommendation is subject to compliance with the plans received 1/9/18, revised renderings dated and received 3/5/18, 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 recommendation to omit the metal panels between the gymnasium windows, and instead provide a continuous metal awning feature above the gymnasium windows on all three exterior gym walls.
2. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
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 7, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-006

Arlington Heights Park District Olympic Recreation Center



March 5, 2018

Context



Context



Context



Context



Context



Context



Context



Context



Context



Context



Context



Context



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



LOCATION MAP

1. Petitioner Name: FGM Architects Inc.
2. Owner: Arlington Heights Park District
3. Project: Arlington Heights Park District
Olympic Indoor Swim Center – Addition & Renovation
4. Location: 660 North Ridge Avenue
Arlington Heights, Illinois



PHOTOGRAPHS OF EXISTING SITE

1. Project: Arlington Heights Park District
Olympic Indoor Swim Center – Addition & Renovation
2. Location: 660 North Ridge Avenue
Arlington Heights, Illinois



View looking NW from Euclid



View of looking NW from Euclid / Ridge



View looking west from south parking lot



View looking east from south parking lot



View looking west towards Salem



View of existing retention basin near Salem



Existing west elevation



Existing entrance along Ridge



Looking north along Ridge



Looking north along Ridge



View looking south along Ridge



View looking northwest



View looking north



View looking northwest



View looking east on Ridge



View looking north on Ridge



View looking east from Salem



View looking north along Salem



View looking southwest from Salem



View looking east from Salem



View looking southeast from Fernandez



View looking southwest from Fernandez



View looking southwest from park



View looking southwest from park



View looking south down Ridge



View looking southwest from CLA



View of existing signage at Euclid / Ridge



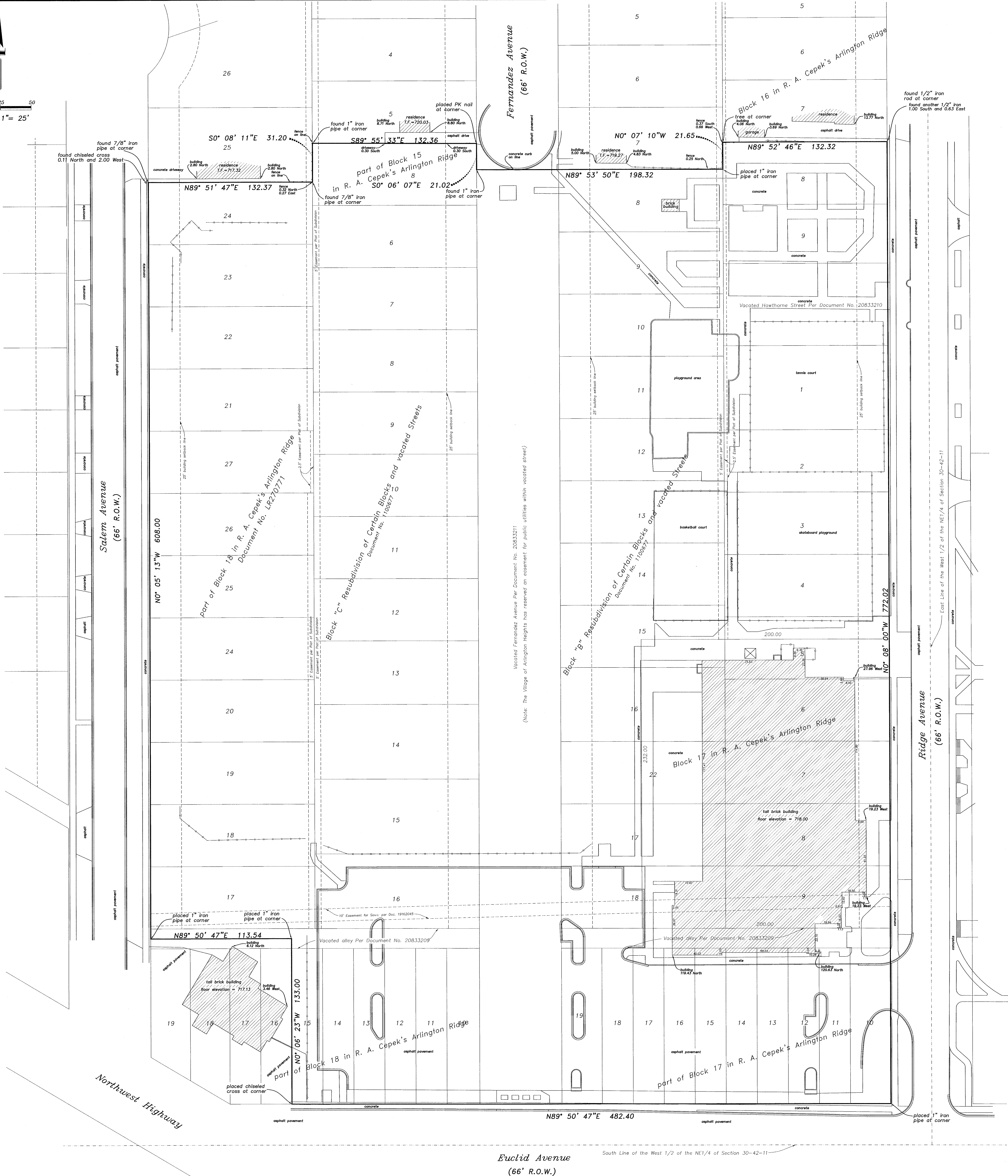
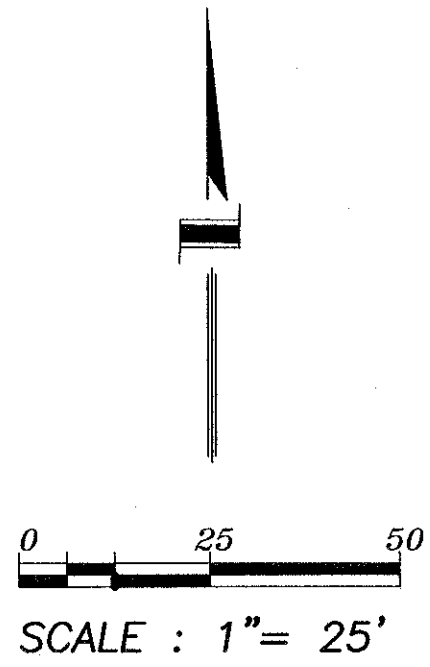
View looking west along Euclid



View looking southeast from parking lot



View looking southwest from parking lot



Plat of Survey

of

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15; LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833210, ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 17 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT NO. LR 270771.

ALSO
LOTS 8 THROUGH 16, BOTH INCLUSIVE, AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO. LR 1100677.

State of Illinois } ss.
County of Cook }
I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 8th day of October, 2017

by 
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Field work completed on October 6, 2017.
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
The area of the property surveyed equals 436,374 square feet which equals 10.018 acres.

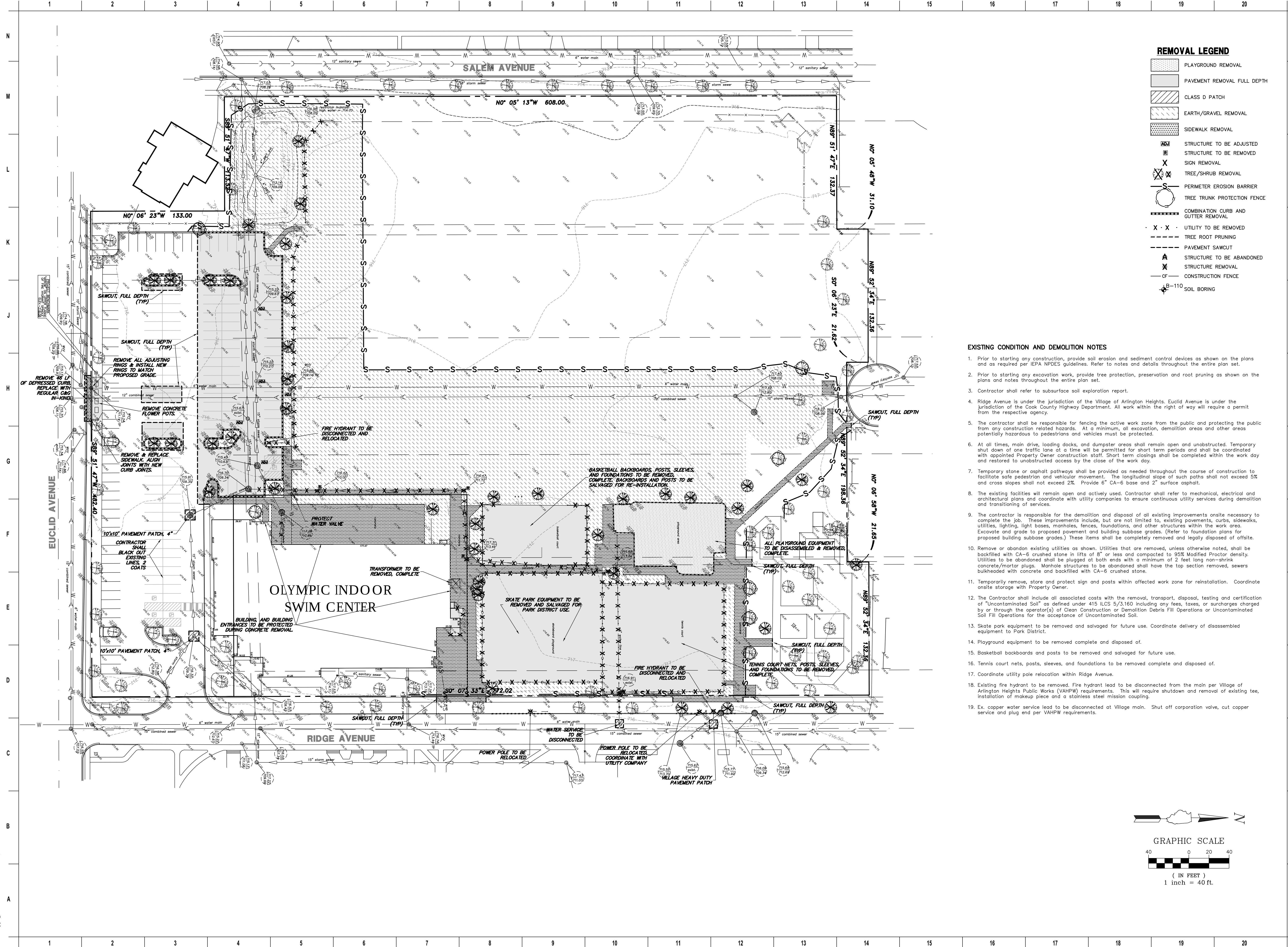
Design Firm #184-005910
Expires April 30, 2019



FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

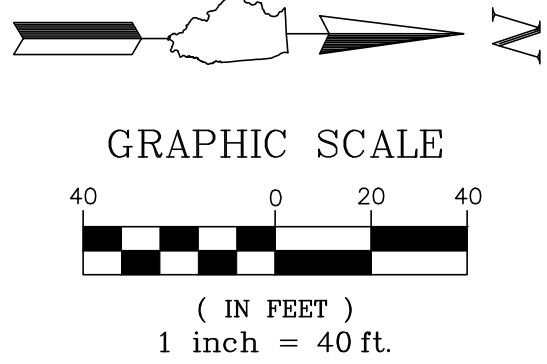


REMOVAL LEGEND

- PLAYGROUND REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- CLASS D PATCH
- EARTH/GRAVEL REMOVAL
- SIDEWALK REMOVAL
- STRUCTURE TO BE ADJUSTED
- STRUCTURE TO BE REMOVED
- SIGN REMOVAL
- TREE/SHRUB REMOVAL
- PERIMETER EROSION BARRIER
- TREE TRUNK PROTECTION FENCE
- COMBINATION CURB AND GUTTER REMOVAL
- UTILITY TO BE REMOVED
- TREE ROOT PRUNING
- PAVEMENT SAWCUT
- STRUCTURE TO BE ABANDONED
- STRUCTURE REMOVAL
- CONSTRUCTION FENCE
- SOIL BORING

EXISTING CONDITION AND DEMOLITION NOTES

- Prior to starting any construction, provide soil erosion and sediment control devices as shown on the plans and as required per IEPA NPDES guidelines. Refer to notes and details throughout the entire plan set.
- Prior to starting any excavation work, provide tree protection, preservation and root pruning as shown on the plans and notes throughout the entire plan set.
- Contractor shall refer to subsurface soil exploration report.
- Ridge Avenue is under the jurisdiction of the Village of Arlington Heights. Euclid Avenue is under the jurisdiction of the Cook County Highway Department. All work within the right of way will require a permit from the respective agency.
- The contractor shall be responsible for fencing the active work zone from the public and protecting the public from any construction related hazards. At a minimum, all excavation, demolition areas and other areas potentially hazardous to pedestrians and vehicles must be protected.
- At all times, main drive, loading docks, and dumpster areas shall remain open and unobstructed. Temporary shut down of one traffic lane at a time will be permitted for short term periods and shall be coordinated with appointed Property Owner construction staff. Short term closings shall be completed within the work day and restored to unobstructed access by the close of the work day.
- Temporary stone or asphalt pathways shall be provided as needed throughout the course of construction to facilitate safe pedestrian and vehicular movement. The longitudinal slope of such paths shall not exceed 5% and cross slopes shall not exceed 2%. Provide 6" CA-6 base and 2" surface asphalt.
- The existing facilities will remain open and actively used. Contractor shall refer to mechanical, electrical and architectural plans and coordinate with utility companies to ensure continuous utility services during demolition and transitioning of services.
- The contractor is responsible for the demolition and disposal of all existing improvements onsite necessary to complete the job. These improvements include, but are not limited to, existing pavements, curbs, sidewalks, utilities, lighting, light bases, manholes, fences, foundations, and other structures within the work area. Excavate and grade to proposed pavement and building subbase grades. (Refer to foundation plans for proposed building subbase grades.) These items shall be completely removed and legally disposed of offsite.
- Remove or abandon existing utilities as shown. Utilities that are removed, unless otherwise noted, shall be backfilled with CA-6 crushed stone in lifts of 8" or less and compacted to 95% Modified Proctor density. Utilities to be abandoned shall be plugged at both ends with a minimum of 2 feet long non-shrink concrete/mortar plugs. Manhole structures to be abandoned shall have the top section removed, sewers bulkheaded with concrete and backfilled with CA-6 crushed stone.
- Temporarily remove, store and protect sign and posts within affected work zone for reinstallation. Coordinate onsite storage with Property Owner.
- The Contractor shall include all associated costs with the removal, transport, disposal, testing and certification of "Uncontaminated Soil" as defined under 415 ILCS 5/3.160 including any fees, taxes, or surcharges charged by or through the operator(s) of Clean Construction or Demolition Debris Fill Operations or Uncontaminated Soil Fill Operations for the acceptance of Uncontaminated Soil.
- Skate park equipment to be removed and salvaged for future use. Coordinate delivery of disassembled equipment to Park District.
- Playground equipment to be removed complete and disposed of.
- Basketball backboards and posts to be removed and salvaged for future use.
- Tennis court nets, posts, sleeves, and foundations to be removed complete and disposed of.
- Coordinate utility pole relocation within Ridge Avenue.
- Existing fire hydrant to be removed. Fire hydrant lead to be disconnected from the main per Village of Arlington Heights Public Works (VAHPW) requirements. This will require shutdown and removal of existing tee, installation of makeup piece and a stainless steel mission coupling.
- Ex. copper water service lead to be disconnected at Village main. Shut off corporation valve, cut copper service and plug end per VAHPW requirements.



ISSUANCE		DESCRIPTION	
NO.	DATE		

FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

GEWALT HAMILTON

ASSOCIATES, INC.

635 West Lake Drive • Naperville, IL 60563

TEL: 847.478.9700 • FAX: 847.478.9701

GHA JOB # 5313.000

DATE: 01/08/17

PROFESSIONAL SEAL

EXPIRATION DATE:

WALTER E. GRAY

000-048837

REGISTERED PROFESSIONAL ENGINEER

STATE OF ILLINOIS

DATE	DRAWN	PH.ES
01/08/17		
CHECKED	DBY	JCD
APPROVED	JCD	
PROFESSIONAL DESIGN FIRM		
ILL. # 184-000350		

OLYMPIC SWIM ADDITION AND RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

660 Ridge Ave

Arlington Heights, IL 60004

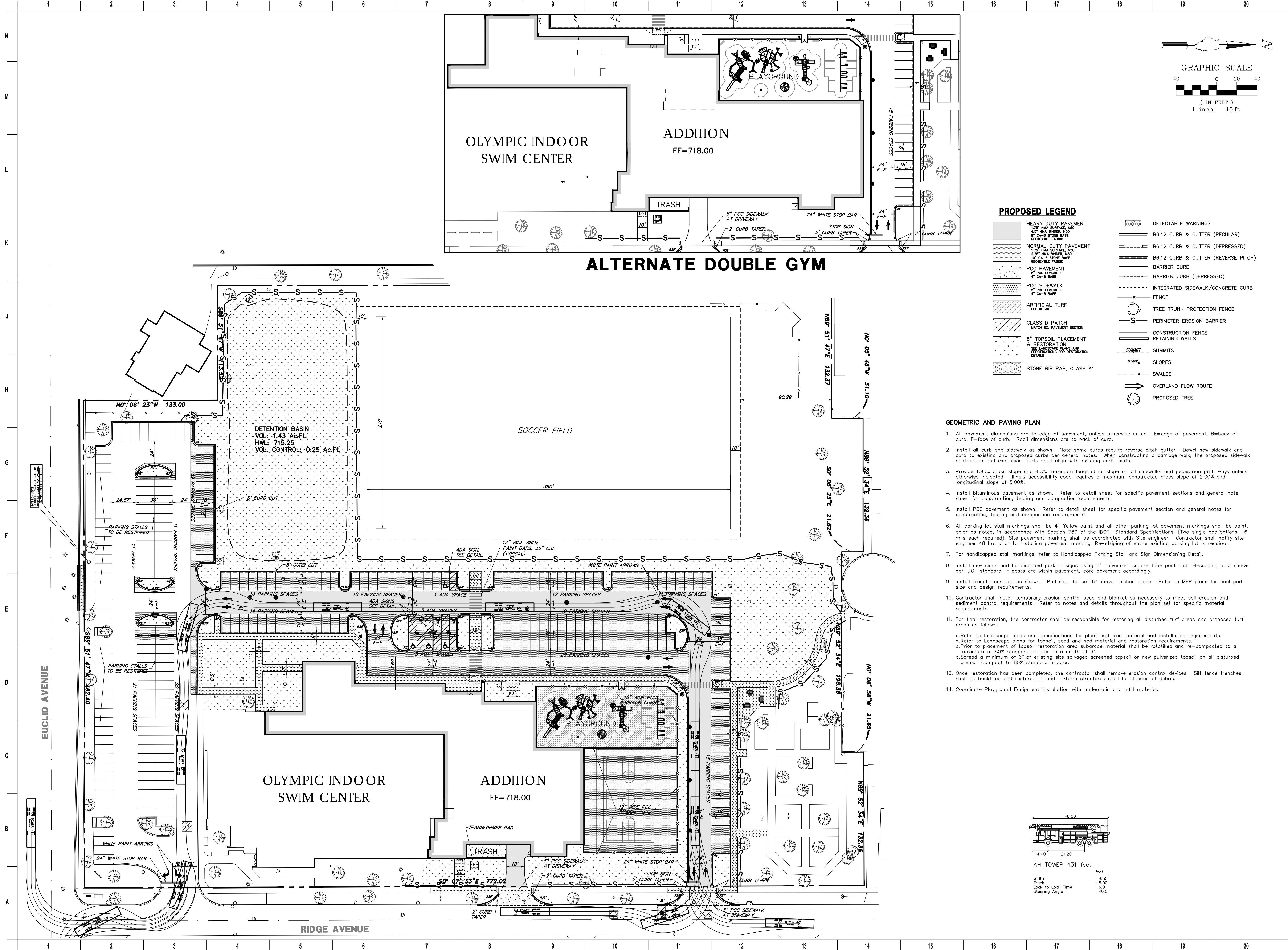
DEMOLITION PLAN

SHEET NO.

C2

JOB NO. 17-2408.01

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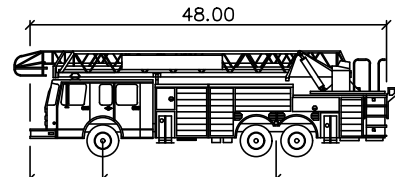


PROPOSED LEGEND

- | | | | |
|--|--|--|-------------------------------------|
| | HEAVY DUTY PAVEMENT
1.75" HMA SURFACE, NSO
4.5" HMA BINDER, NSO
6" CA-6 STONE BASE
GOTTFELT FABRIC | | DETECTABLE WARNINGS |
| | NORMAL DUTY PAVEMENT
1.75" HMA SURFACE, NSO
2.5" HMA BINDER, NSO
10" CA-6 STONE BASE
GOTTFELT FABRIC | | B6.12 CURB & GUTTER (REGULAR) |
| | PCC PAVEMENT
6" PCC CONCRETE
4" CA-6 BASE | | B6.12 CURB & GUTTER (DEPRESSED) |
| | PCC SIDEWALK
6" PCC CONCRETE
4" CA-6 BASE | | B6.12 CURB & GUTTER (REVERSE PITCH) |
| | ARTIFICIAL TURF
SEE DETAIL | | BARRIER CURB |
| | CLASS D PATCH
MATCH EX. PAVEMENT SECTION | | BARRIER CURB (DEPRESSED) |
| | 6" TOPSOIL PLACEMENT
& RESTORATION
SEE LANDSCAPE PLANS AND
SPECIFICATIONS FOR RESTORATION
DETAILS | | INTEGRATED SIDEWALK/CONCRETE CURB |
| | STONE RIP RAP, CLASS A1 | | FENCE |
| | | | TREE TRUNK PROTECTION FENCE |
| | | | PERIMETER EROSION BARRIER |
| | | | CONSTRUCTION FENCE |
| | | | RETAINING WALLS |
| | | | SUMMITS |
| | | | SLOPES |
| | | | SWALES |
| | | | OVERLAND FLOW ROUTE |
| | | | PROPOSED TREE |

GEOMETRIC AND PAVING PLAN

- All pavement dimensions are to edge of pavement, unless otherwise noted. E=edge of pavement, B=back of curb, F=face of curb. Radii dimensions are to back of curb.
- Install all curb and sidewalk as shown. Note some curbs require reverse pitch gutter. Dowel new sidewalk and curb to existing and proposed curbs per general notes. When constructing a carriage walk, the proposed sidewalk contraction and expansion joints shall align with existing curb joints.
- Provide 1.90% cross slope and 4.5% maximum longitudinal slope on all sidewalks and pedestrian path ways unless otherwise indicated. Illinois accessibility code requires a maximum constructed cross slope of 2.00% and longitudinal slope of 5.00%.
- Install bituminous pavement as shown. Refer to detail sheet for specific pavement sections and general note sheet for construction, testing and compaction requirements.
- Install PCC pavement as shown. Refer to detail sheet for specific pavement section and general notes for construction, testing and compaction requirements.
- All parking lot stall markings shall be 4" Yellow paint and all other parking lot pavement markings shall be paint, color as noted, in accordance with Section 780 of the IDOT Standard Specifications. (Two single applications, 16 mils each required). Site pavement marking shall be coordinated with Site engineer. Contractor shall notify site engineer 48 hrs prior to installing pavement marking. Re-stripping of entire existing parking lot is required.
- For handicapped stall markings, refer to Handicapped Parking Stall and Sign Dimensioning Detail.
- Install new signs and handicapped parking signs using 2" galvanized square tube post and telescoping post sleeve per IDOT standard. If posts are within pavement, core pavement accordingly.
- Install transformer pad as shown. Pad shall be set 6" above finished grade. Refer to MEP plans for final pad size and design requirements.
- Contractor shall install temporary erosion control seed and blanket as necessary to meet soil erosion and sediment control requirements. Refer to notes and details throughout the plan set for specific material requirements.
- For final restoration, the contractor shall be responsible for restoring all disturbed turf areas and proposed turf areas as follows:
 - Refer to Landscape plans and specifications for plant and tree material and installation requirements.
 - Refer to Landscape plans for topsoil, seed and sod material and restoration requirements.
 - Prior to placement of topsoil restoration area subgrade material shall be rototilled and re-compacted to a maximum of 80% standard proctor to a depth of 6".
 - Spread a minimum of 6" of existing site salvaged screened topsoil or new pulverized topsoil on all disturbed areas. Compact to 80% standard proctor.
- Once restoration has been completed, the contractor shall remove erosion control devices. Silt fence trenches shall be backfilled and restored in kind. Storm structures shall be cleaned of debris.
- Coordinate Playground Equipment installation with underdrain and infill material.



AH TOWER 431 feet

Width	feet
Track	: 8.50
Lock to Lock Time	: 8.00
Steering Angle	: 6.0
	: 40.0

ISSUANCE	NO.	DATE	DESCRIPTION

FGM ARCHITECTS
CHICAGO OAK BROOK OFALON ST. LOUIS
GHA GEWALT HAMILTON
625 West Elm Drive • New York, NY 10011 • Tel. 847.478.9700 • Fax 847.478.9701
GHA JOB # 5313.000

DATE: 01/08/17
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE: 01/08/17
DRAWN: PH.ES
CHECKED: DBY
APPROVED: JCD
PROFESSIONAL DESIGN FIRM
ILL. # 184-000350

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Ave
Arlington Heights, IL 60004
GEOMETRIC PLAN

SHEET NO.
C3
JOB NO. 17-2408.01
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ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO

OAK BROOK

O'FALLON

ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17	PWH, EJS
DRAWN		
CHECKED	DBV	
APPROVED	JCD	
PROFESSIONAL DESIGN FIRM ILL. # 184-000350		

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

EXISTING ELEVATIONS

SHEET NO.
A310

JOB NO. 17-2408.01
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ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO

OAK BROOK

ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE		01/08/17
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APPROVED		JCD
PROFESSIONAL DESIGN FIRM		ILL. # 184-000350

OLYMPIC SWIM ADDITION AND RENOVATION

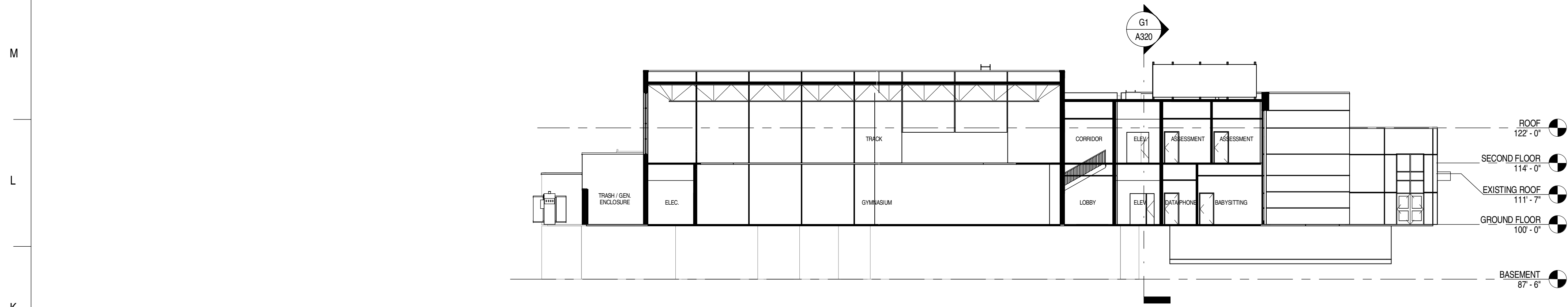
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

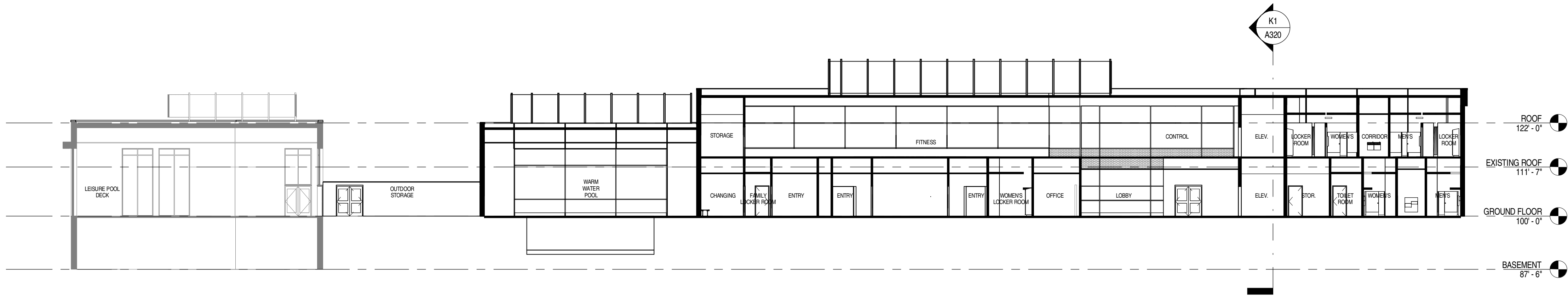
PROPOSED ELEVATIONS - ALTERNATE BID #1

SHEET NO.

A312



K1 **TRANSVERSE SECTION - VIEW TO SOUTH**
1/16" = 1'-0"



G1 **LONGITUDINAL SECTION - VIEW TO WEST**
1/16" = 1'-0"

ISSUANCE		
NO.	DATE	DESCRIPTION

FGM ARCHITECTS
CHICAGO OAK BROOK O'FALLON ST. LOUIS

ST. LOUIS

O'FALLON

OAK BROOK

CHICAGO

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS

DRAWN

PW

S.F.H.

NOTES

SSIC

OLYMPIC SWIM ADDITION AND RENOVATION ARLINGTON HEIGHTS PARK DISTRICT

THE HEIGHTS PARK

TNC

BUILDING SECTIONS

SHEET NO.

A320

JOB NO. 17-2408.01

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ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



MATERIAL LIST

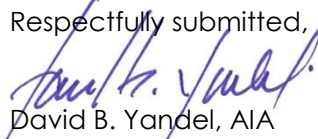
1. Petitioner / Owner: Arlington Heights Park District
2. Project: Olympic Indoor Swim Center – Addition & Renovation
3. Location: 660 North Ridge Avenue, Arlington Heights, Illinois

Public / Commercial Building:

1. General: The design intent is to match the material and color palette of the existing building constructed in 1969 with a major addition completed in 2004. The primary elements are face brick, split-faced concrete masonry units, aluminum and glass windows, and matching metal panels and trim.
2. Face Brick: Manganese Ironspot Smooth as manufactured by Endicott Clay Products Co.
3. Precast Concrete: Smooth surface with reveals, painted a buff color to match the split-faced concrete masonry units on the existing building.
4. Aluminum Curtainwall: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
5. Glazing: Clear, insulated glazing units with a slight tint to match the existing building.
6. Metal Wall Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
7. Roof Screens / Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
8. Sheet Metal Flashings & Trim: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.

Please review and let us know if any additional information is required.

Respectfully submitted,


David B. Yandel, AIA
Principal

S:\jobs\2017\17-2408.01\ADMIN\3.0 Agency\3.5 PUD\2018-01-08 VAH Design Review\k_AHPD_Olympic_Material List_2018-01-05.docx

MATERIAL LIST

1. Petitioner / Owner: Arlington Heights Park District
2. Project: Olympic Indoor Swim Center – Addition & Renovation
3. Location: 660 North Ridge Avenue
Arlington Heights, Illinois

PROPOSED MATERIALS

1. General: The design intent is to match the material and color palette of the existing building constructed in 1969 with a major addition completed in 2004. The primary elements are face brick, split-faced concrete masonry units, aluminum and glass windows, and matching metal panels and trim.



2. Face Brick: Manganese Ironspot Smooth as manufactured by Endicott Clay Products Co.
3. Precast Concrete: Smooth surface with reveals, painted a buff color to match the split-faced concrete masonry units on the existing building.



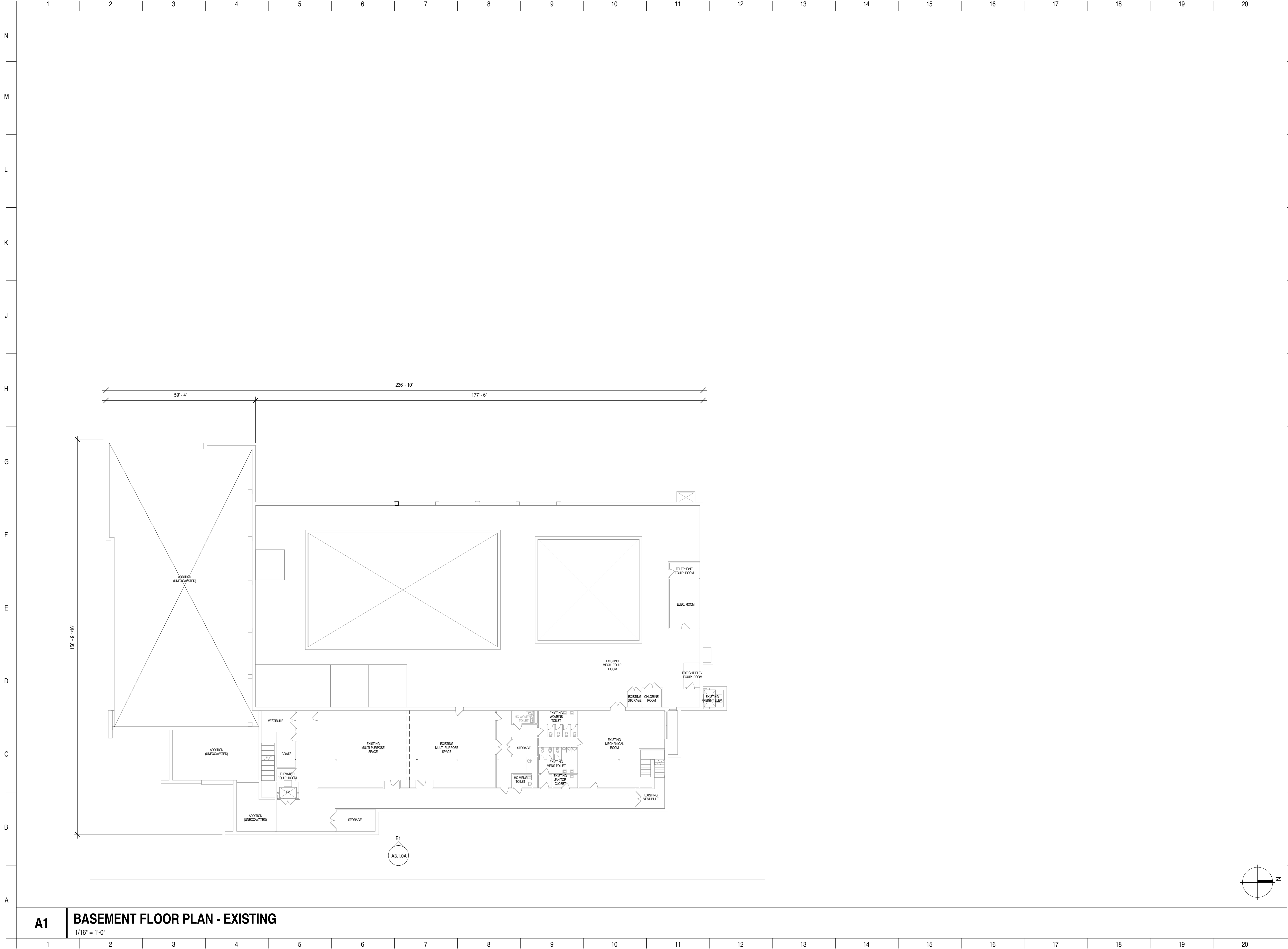
4. Aluminum Curtainwall: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
5. Glazing: Clear, insulated glazing units with a slight tint to match the existing building. Products under consideration include Solarban 70XL as manufactured by PPG.



6. Metal Wall Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
7. Roof Screens / Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
8. Sheet Metal Flashings & Trim: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.



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A1

BASEMENT FLOOR PLAN - EXISTING

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO

OAK BROOK

OFALLON

ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

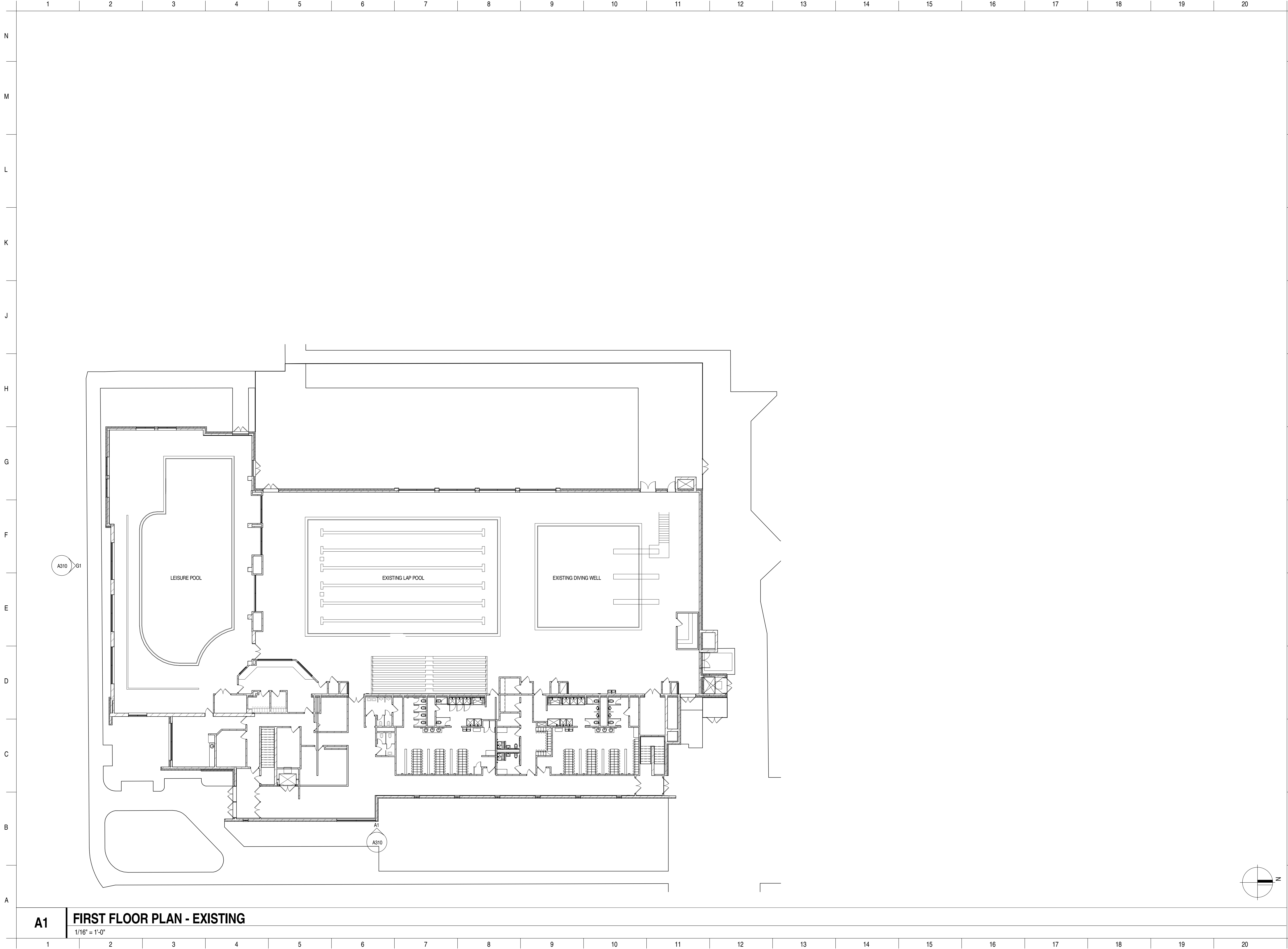
BASEMENT FLOOR PLAN - EXISTING

SHEET NO.

A100

JOB NO. 17-2408.01
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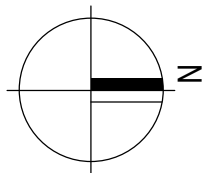
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A1

FIRST FLOOR PLAN - EXISTING

1/16" = 1'-0"



SHEET NO.

A110

JOB NO. 17-2408.01
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OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

FIRST FLOOR PLAN - EXISTING

DATE 01/08/17
DRAWN PWH, EJS
CHECKED DBV
APPROVED JCD

PROFESSIONAL DESIGN FIRM
ILL. # 184-000350

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE:

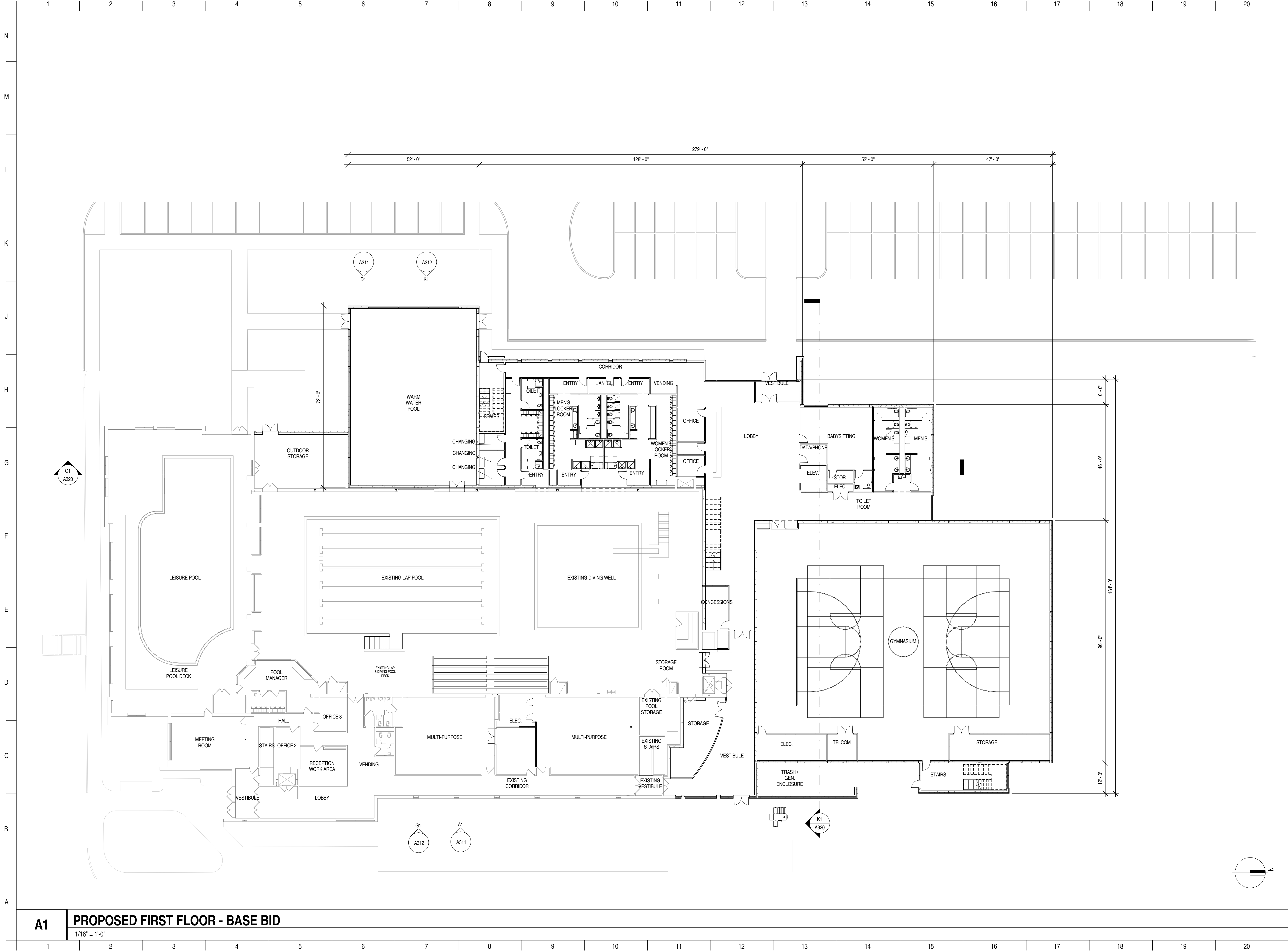
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CHICAGO OAK BROOK OFALLON ST. LOUIS

ISSUANCE

NO. DATE DESCRIPTION

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A1

PROPOSED FIRST FLOOR - BASE BID

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION
DATE	

FGM ARCHITECTS

CHICAGO
OAK BROOK
OFALLON
ST. LOUIS

DATE:	
PROFESSIONAL SEAL	
EXPIRATION DATE:	
DATE	01/08/17
DRAWN	PWH, EJS
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APPROVED	JCD
PROFESSIONAL DESIGN FIRM	
ILL. # 184-000350	

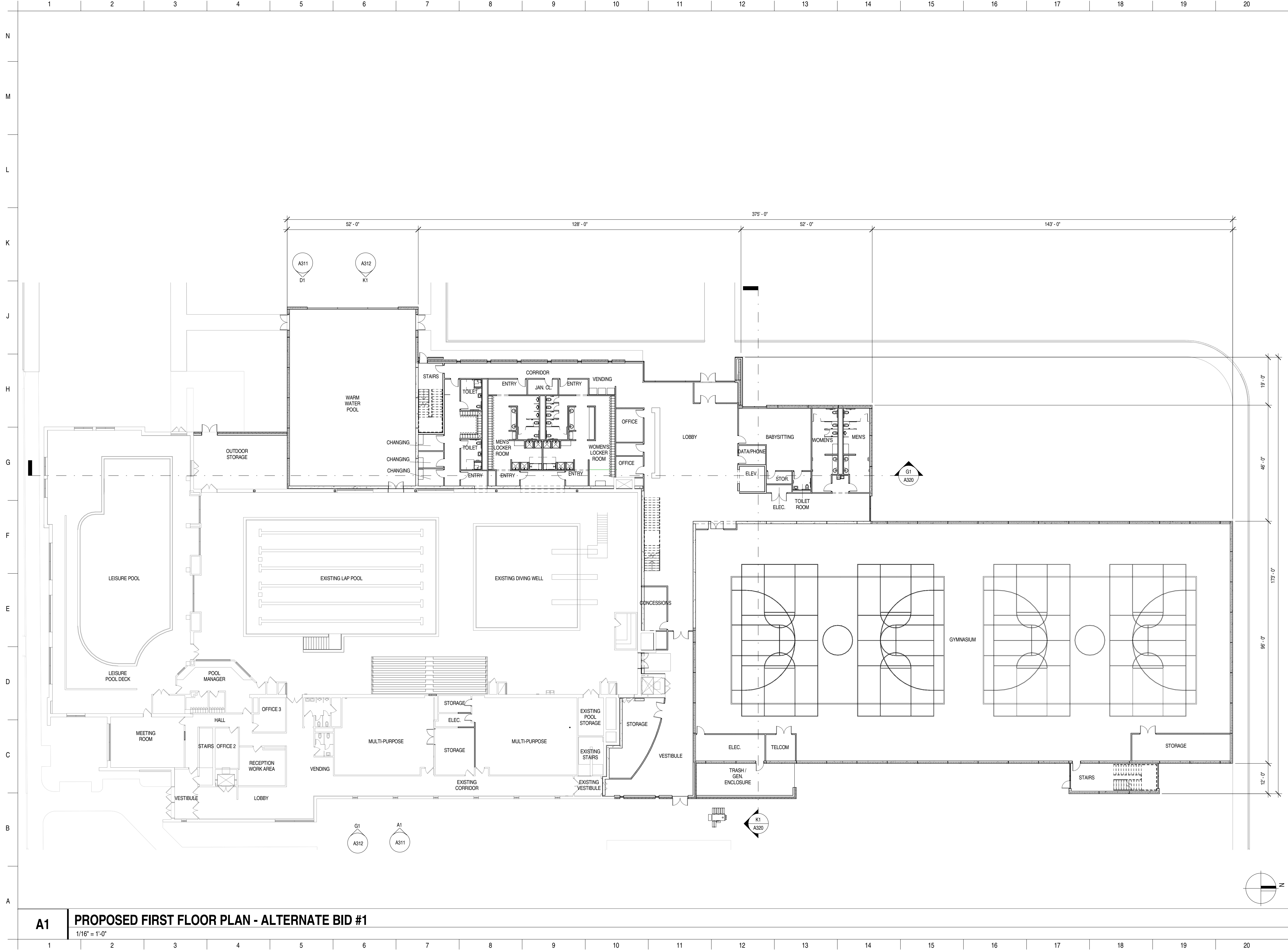
OLYMPIC SWIM ADDITION AND RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED FIRST FLOOR PLAN- BASE BID

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JOB NO. 17-2408.01	
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A1

PROPOSED FIRST FLOOR PLAN - ALTERNATE BID #1

1/16" = 1'-0"

ISSUANCE		DESCRIPTION	
NO.	DATE		

FGM ARCHITECTS

CHICAGO OAK BROOK OF FALCON ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17	PWH, EJS
DRAWN	CHECKED	DBV
APPROVED	JCD	
PROFESSIONAL DESIGN FIRM ILL. # 184-000350		

OLYMPIC SWIM ADDITION AND RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED FIRST FLOOR PLAN - ALTERNATE BID #1

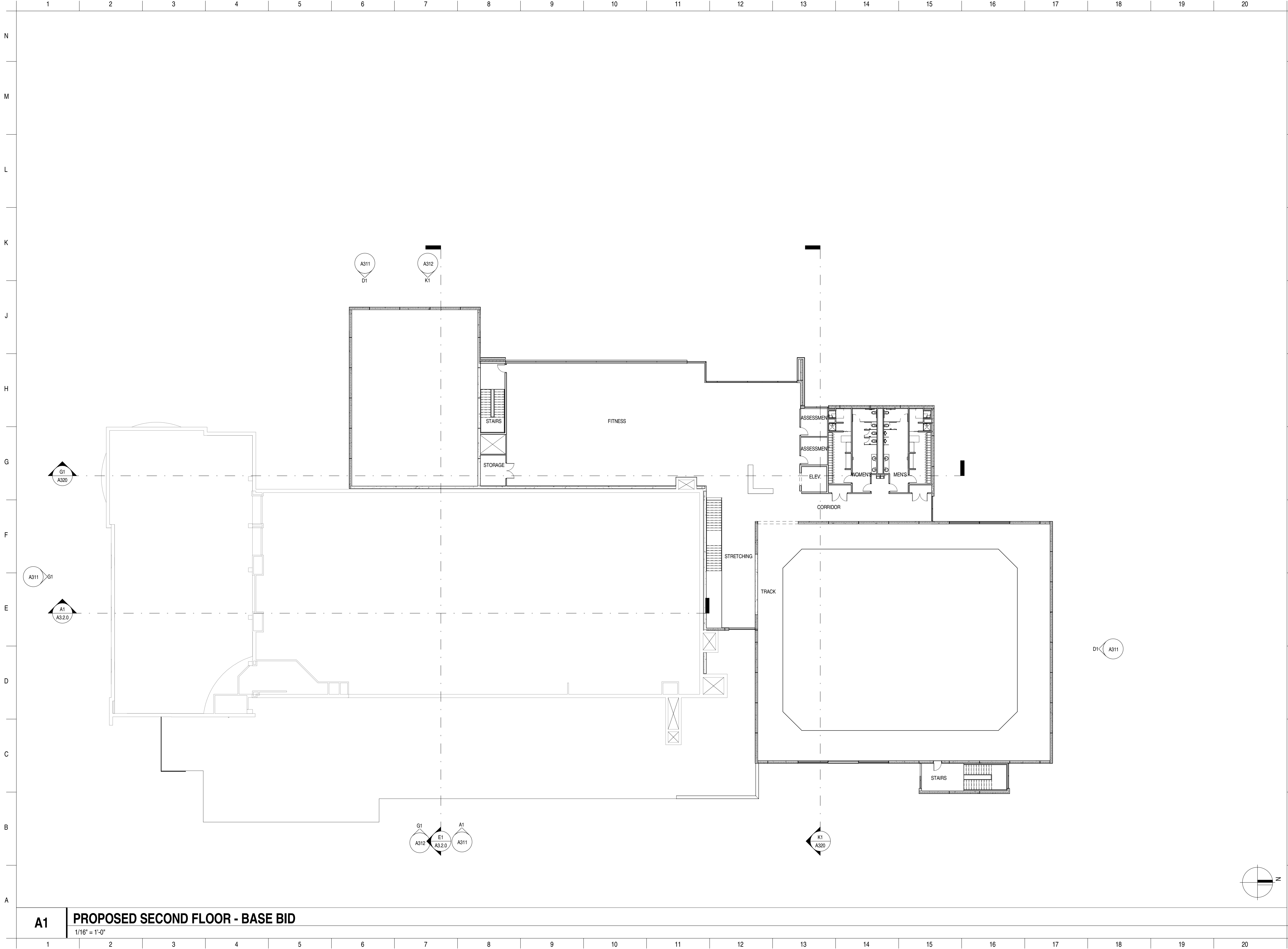
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JOB NO. 17-2408.01

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A1

PROPOSED SECOND FLOOR - BASE BID

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO
OAK BROOK
ST. LOUIS

OFALLON

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

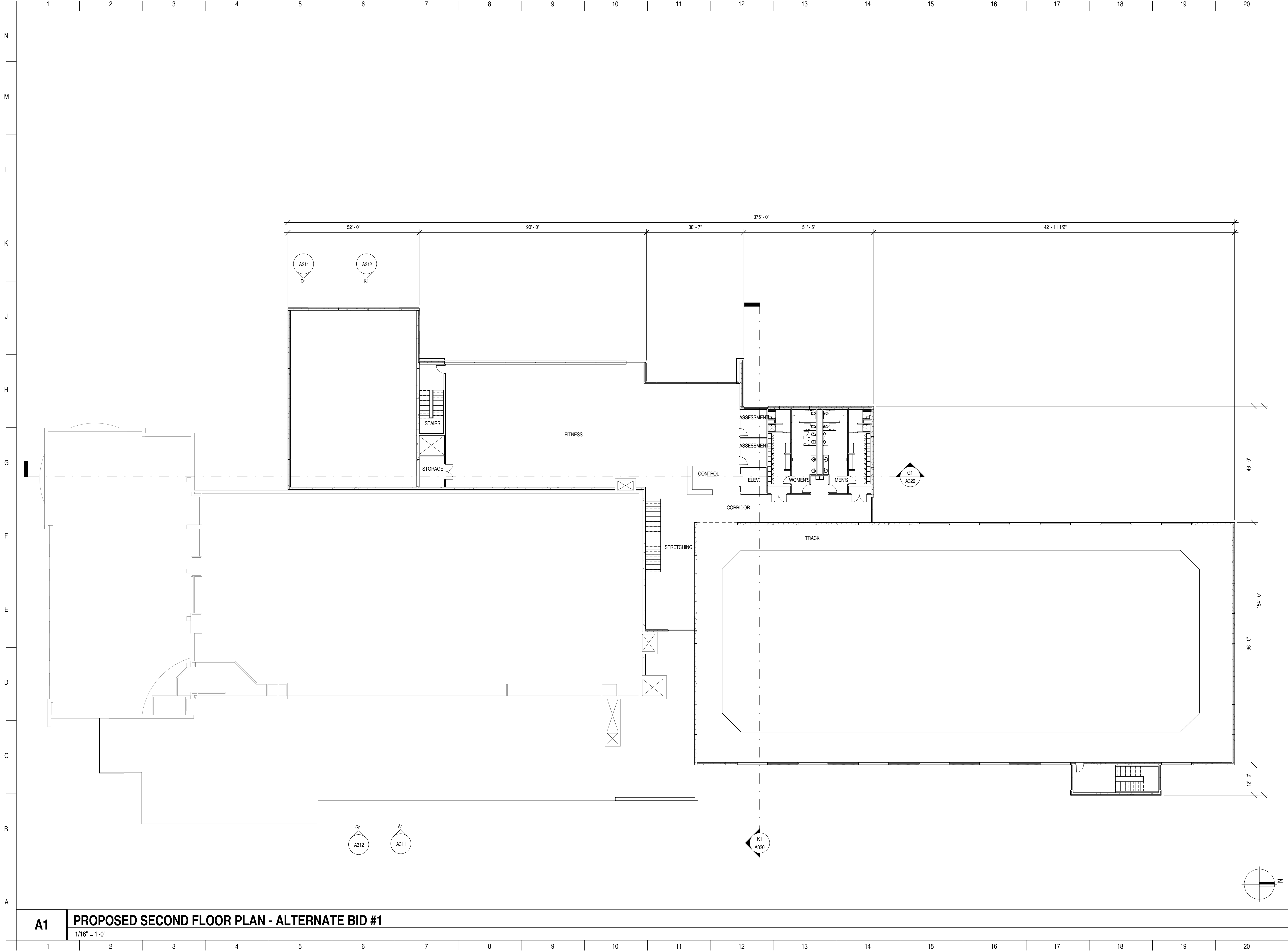
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APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED SECOND FLOOR PLAN - BASE BID

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A120A
JOB NO. 17-2408.01
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A1

PROPOSED SECOND FLOOR PLAN - ALTERNATE BID #1

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

OFALLON

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD

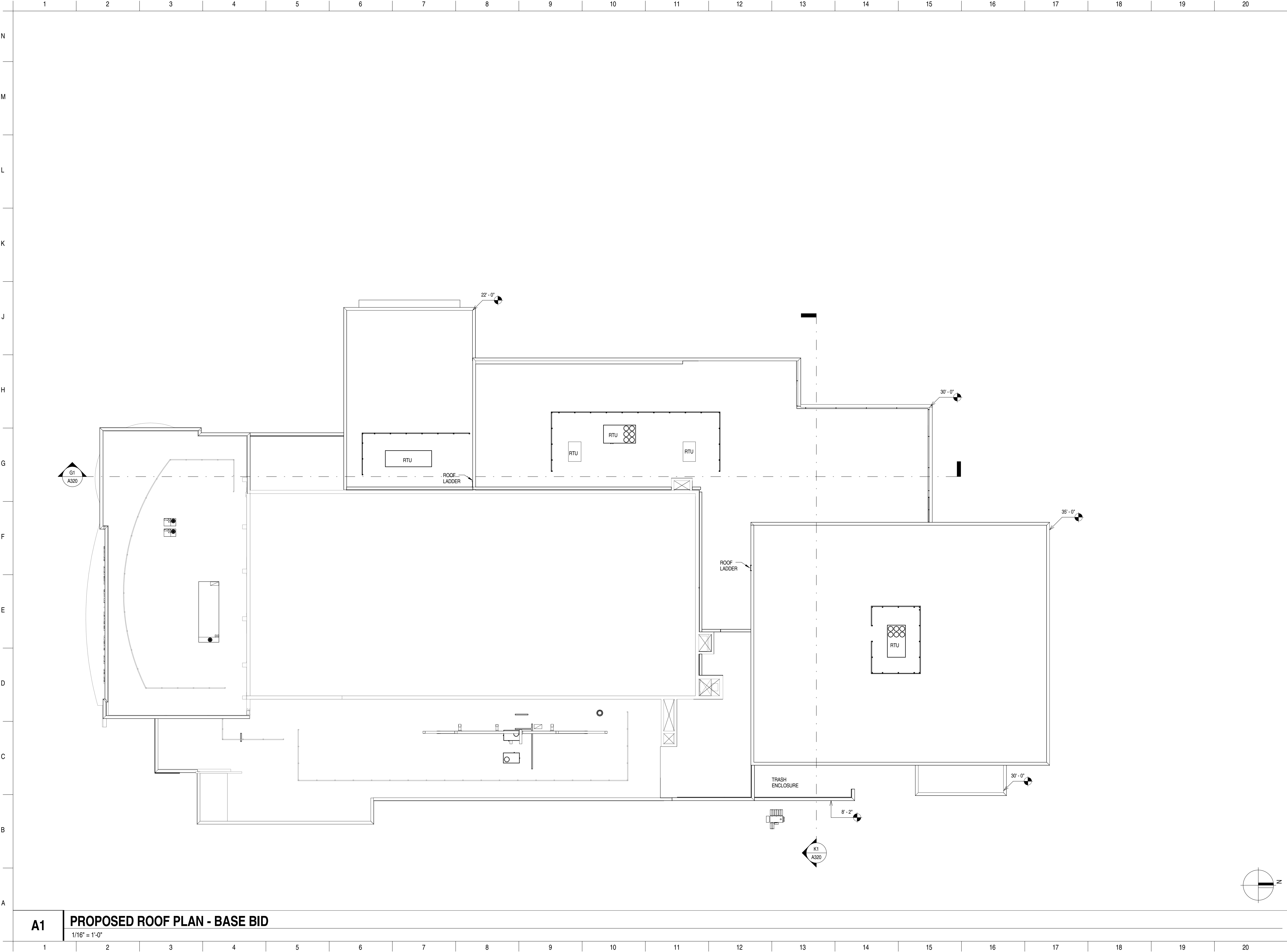
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ILL. # 184-000350

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Ave
Arlington Heights, IL 60004

PROPOSED SECOND FLOOR PLAN - ALTERNATE BID #1

SHEET NO.
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JOB NO. 17-2408.01
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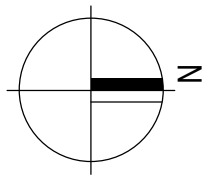
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A1

PROPOSED ROOF PLAN - BASE BID

1/16" = 1'-0"



SHEET NO.

A130A

JOB NO. 17-2408.01

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OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED ROOF PLAN - BASE BID

DATE 01/08/17
DRAWN PWH, EJS
CHECKED DBV
APPROVED JCD

PROFESSIONAL DESIGN FIRM
ILL. # 184-000350

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE:

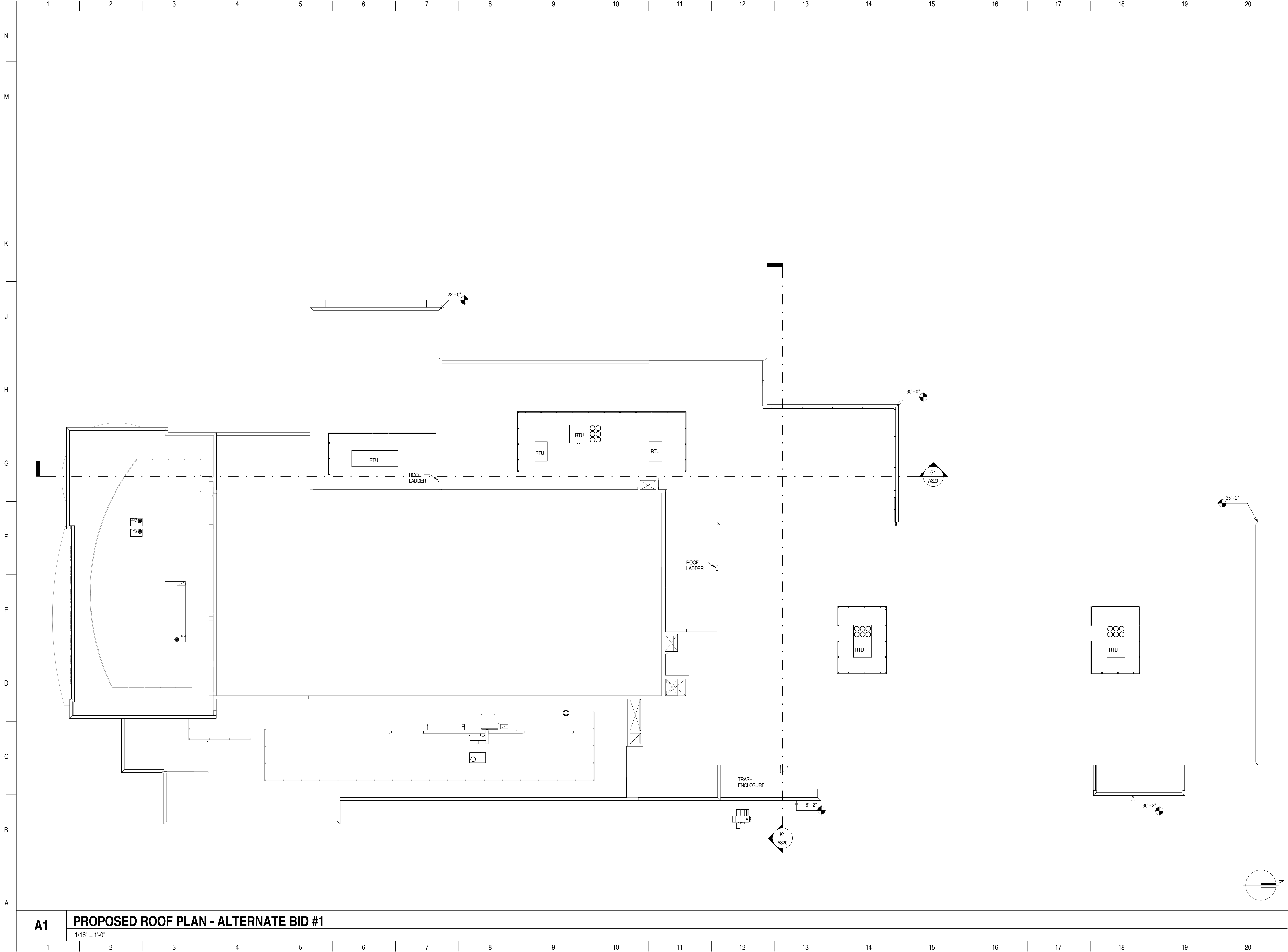
FGM ARCHITECTS

CHICAGO OAK BROOK OFFALON ST. LOUIS

ISSUANCE

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A1

PROPOSED ROOF PLAN - ALTERNATE BID #1

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK OFFALON ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM	
ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED ROOF PLAN - ALTERNATE BID #1

SHEET NO.
A130B
JOB NO. 17-2408.01
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Item: DC#18-021 - 1714 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1714 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated 2/2/18 and received on 2/23/18, material schedule received 3/9/18, and the following:

1. Garage Roof. It is recommended that the height of the garage roof be lowered to align with the front porch.
2. Stone Base. The stone base should be continued around all sides of the house, or at least partially down the left side wall.
3. Right Elevation. It is recommended to add a window on the side of the garage to break up the blank wall of siding.
4. Left Elevation. It is recommended to add a window in the Office and Bedroom 1 to break up the blank wall of siding at the front portion of the wall.
5. Siding Color. Evaluate the modern color scheme against the context of the neighborhood.
6. 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.

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

ATTACHMENTS:

Description

Staff Report

Exhibits

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1714 N. Chestnut Ave.
Project Address: 1714 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 8, 2018

PETITION INFORMATION:

DC Number: 18-021
Petitioner Name: Tom Abbatemarco
Petitioner Address: Prestigious Home Builders
237 W. Hillside Ave.
Barrington, IL 60126
Meeting Date: March 13, 2018

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 two-car 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 9,113 square feet and the proposed residence will have approximately 3,728 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 33.2 feet Side: 13.9 feet Side: 13.5 feet Rear: 33.3 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,083 SF	3,728 SF
Building Lot Coverage	3,189 SF	2,307 SF
Impervious Surface Coverage Total	4,557 SF	3,295 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed house fits comfortably on the wide lot.

However, the following design revisions are recommended to improve the context and enhance the appearance:

- Garage Roof. It is recommended that the height of the garage roof be lowered to align with the front porch, which more closely aligns with the existing adjacent homes.
- Stone Base. For a more cohesive appearance, the stone base should be continued around all sides of the house, or at least partially down the left side wall.
- Right Elevation. It is recommended to add a window on the side of the garage to break up the blank wall of siding.
- Left Elevation. It is recommended to add a window in the Office and Bedroom 1 to break up the blank wall of siding at the front portion of the wall.
- Exterior Colors. The house is proposed to be all white with black windows, black roof, and buff stone. This is a nice combination of materials and colors, but it will have a modern aesthetic that should be evaluated against the context of the neighborhood.

RECOMMENDATION:

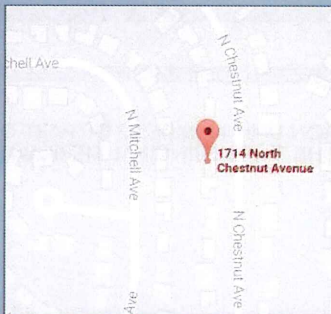
It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1714 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated 2/2/18 and received on 2/23/18, material schedule received 3/9/18, and the following:

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6. 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

March 8, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-021



PROPERTY ADDRESS: 1714 N CHESTNUT AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

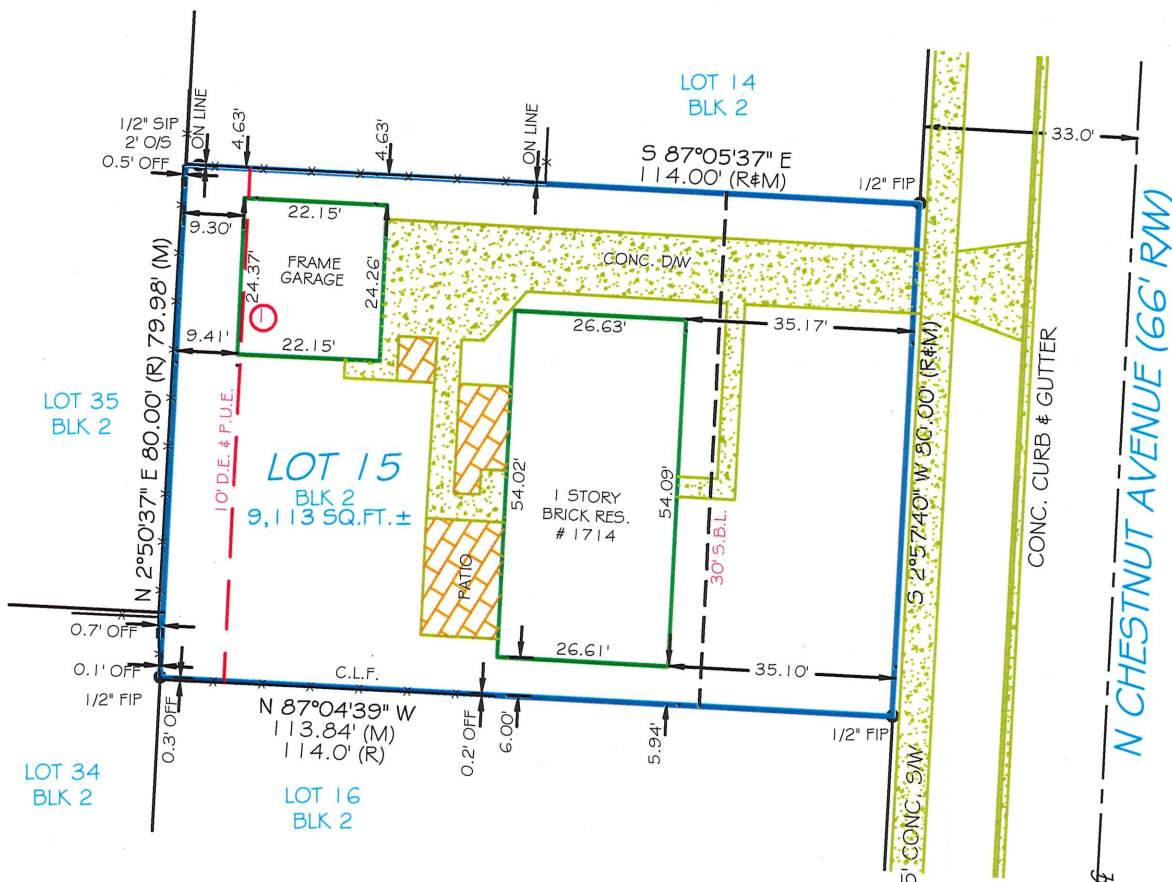
SURVEY NUMBER: IL1702.0985

FIELD WORK DATE: 2/9/2017
17020985

REVISION DATE(S): (REV.0 2/10/2017)

BOUNDARY SURVEY
COOK COUNTY

LOT 15 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT
NUMBER 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST
1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS
DOCUMENT 17041013, IN COOK COUNTY, ILLINOIS.

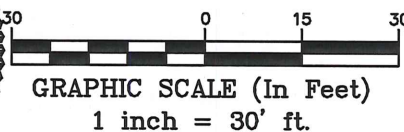


STATE OF ILLINOIS } SS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF
FEBRUARY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL
60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE
MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS
SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER
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BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY
THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE
BOTTOM RIGHT CORNER.

POINTS OF INTEREST
1. RESIDENCE OVER 10' D.E. AND P.U.E.

CLIENT NUMBER:

DATE: 2/10/2017

BUYER: ANDREW STIEVE AND ALLISON FOUTS

SELLER: STEPHEN M. DEGREEF

CERTIFIED TO: ANDREW STIEVE AND ALLISON FOUTS; PROPER TITLE,
LLC

This is page 1 of 2 and is not valid without all pages.

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P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

Lot Development Plan - Tree Protection & Erosion Control

Existing Conditions

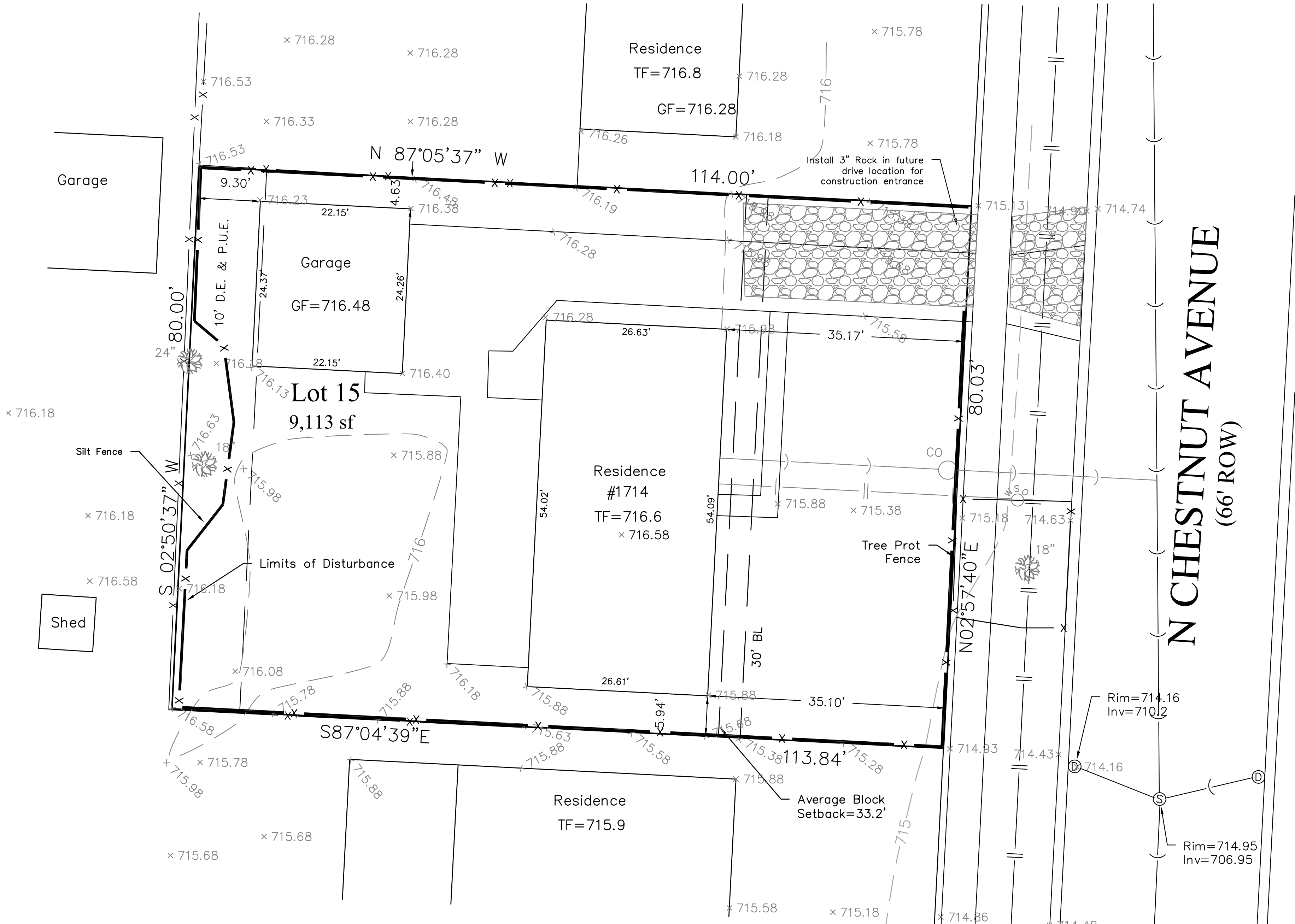
SOURCE BENCH MARK

Village Benchmark #32
3" dia Brass disc at southeast
corner of Fernandez Ave. &
Frontage Road.
Elev=713.78 NAVD 88

SITE BENCH MARK

Arrow Bolt on Firehydrant at the
Northeast t corner of #1720 N
Chestnut. 50' north of site.
Elev=717.16 NAVD 88

Lot 15 in Block 2 in Hasbrook Subdivision Unit No. 2 of part of the East 1/2 of the Northeast 1/4 of Section 19, Township 42 North,
Range 11 East of the Third Principal Meridian, according to the plat thereof recorded October 17, 1957 as document 17041013, in Cook
County, Illinois.



Construction Notes

GENERAL

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

EROSION CONTROL

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

TREE PROTECTION NOTES

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

Legend

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

Block Setbacks	
Address	Setback
1848	35.3
1844	35.2
1840	35.5
1836	32.0
1832	31.7
1826	31.5
1820	31.8
1814	32.4
1808	31.2
1802	31.6
1732	31.2
1726	35.3
1720	35.6
1714	35.7
1708	30.2
1702	30.5
1638	35.7
1632	35.8
1326	30.4
1620	35.5
1614	35.2
1610	30.2
Average	33.2

Utility Note

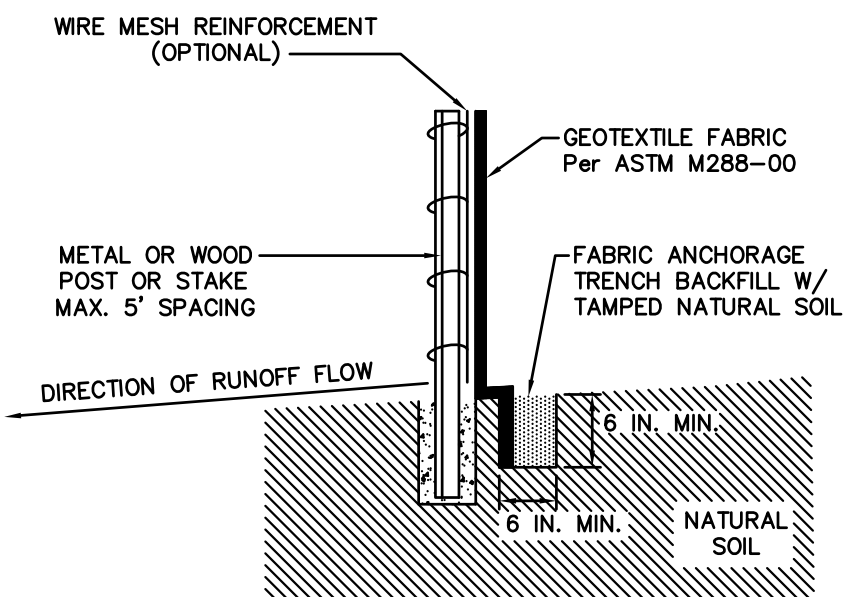
The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.

Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by Exacta. dated February 10, 2017.

Typical Construction Sequencing

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



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

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

Taurus Engineering, L.L.C.

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

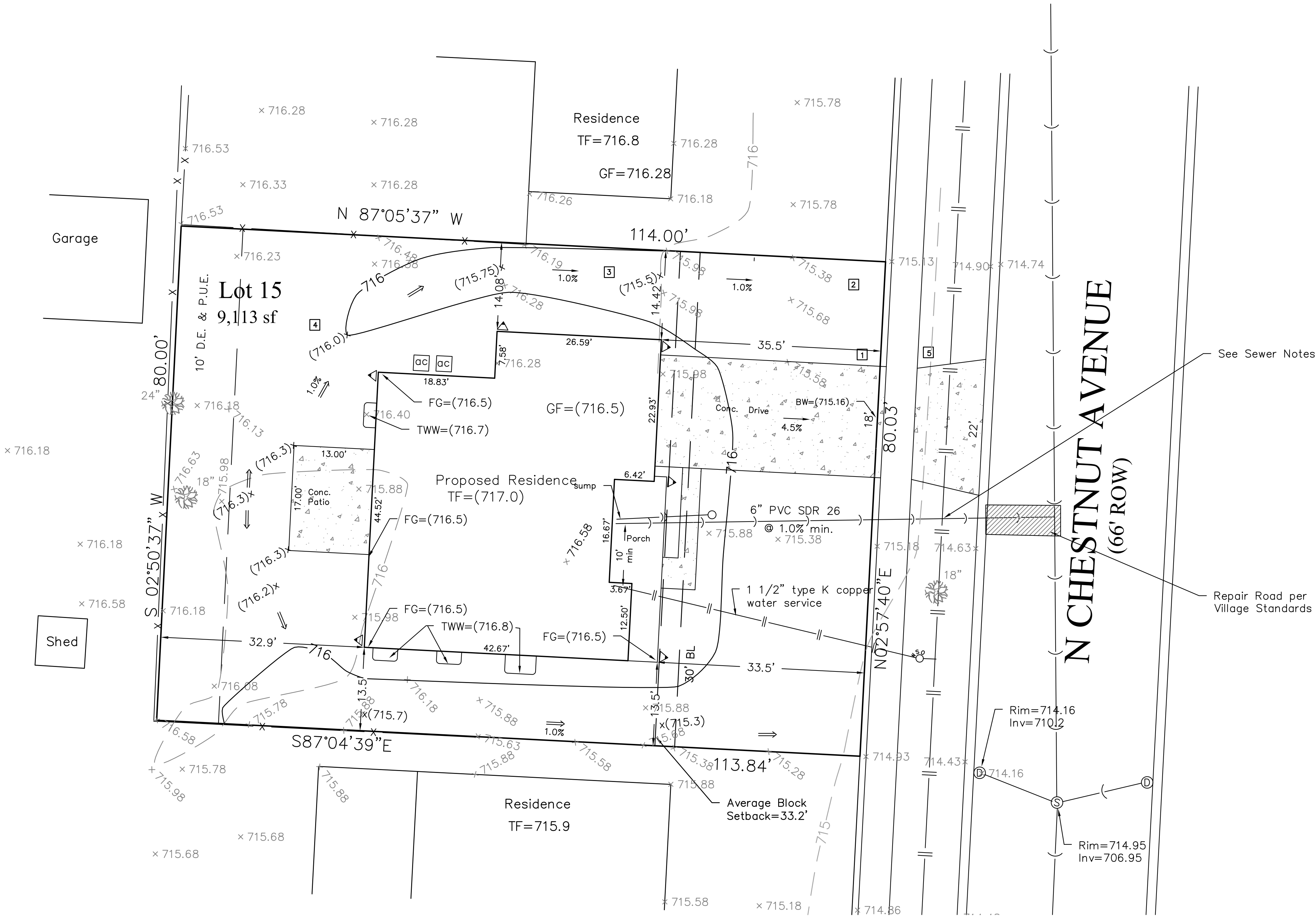
Prepared For:	Property Address:	Revision:	Scale: 1"=10'
Andrew Steve	1714 N Chestnut Avenue Arlington Heights, IL	Date	

Lot Development Plan - Proposed Conditions

SITE BENCH MARK

Arrow Bolt on Firehydrant at the Northeast t corner of #1720 N Chestnut, 50' north of site. Elev=717.16 NAVD 88

Lot 15 in Block 2 in Hasbrook Subdivision Unit No. 2 of part of the East 1/2 of the Northeast 1/4 of Section 19, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded October 17, 1957 as document 17041013, in Cook County, Illinois.



Prop. Lot Coverage	
Total Lot Area:	9,113 sf
House & Garage	2,082 sf
Porch	201 sf
Patio	221 sf
Drive & Walks	711 sf
Total Impervious:	3,215 sf (35.3 %)
Front Yard Coverage	
Front Yard Area:	2,400 sf
Walk & Drive:	580 sf
Percent Coverage:	24.2%
Rear Yard Coverage	
Rear Yard Area:	2,400 sf
Patio	172 sf
Percent Coverage:	7.1%

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

SANITARY SERVICE

- All sewer construction shall be performed in accordance with applicable provisions of Division III Sections 31 and 34 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all sewer facilities in a workmanlike manner.
- Connections to the public sewer shall be made by (a) by circular saw-cutting the sewer main with a proper tapping machine and the installation of an approved hub wye saddle or hub tee saddle in accordance with manufacturers specifications; or (b) by removing an entire section of pipe and installing a manufactured wye or tee fitting. If the structural condition of the public sewer is found to be defective, the tapped connection option will not be acceptable. When removing a pipe section, a pipe cutter shall be used to neatly and accurately cut out the required length of pipe for insertion of the proper fitting. Flexible couplings with shear rings and clamps are to be used to fasten and secure the inserted fitting in accordance with manufacturers specifications and the requirements of the Village.
- Connecting new service laterals to existing sewer services will be permitted only after the existing service has been televised and the tapped inspection record reviewed and approved by the Village. The connection of new pipe material to existing pipe material shall be completed with an approved flexible rubber coupling.
- Existing sewer services that are specified to be abandoned, shall be exposed and sealed with a water tight plug at the point of connection to the sewer main, or as otherwise authorized by the Village.
- The flexible couplings (Band-Seal, Femco, Mission or equal) installed as part of sewer construction shall be manufactured with a special elastomeric polyvinyl chloride material formulated for sewer applications. The couplings shall be provided with stainless steel band clamps, designed to securely attach the coupling to the pipe segments, providing a positive seal against water infiltration. The coupling assembly shall conform to applicable portions of ASTM C443, C425, C564, D1869, and C1173. All flexible couplings shall also be provided with a stainless steel reinforcing band or shear ring to help maintain pipe alignment and prevent joint movement. The band shall be fully compatible with the coupling assembly being installed.
- Wherever a sewer service crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be eighteen inches (18"). Furthermore, a minimum horizontal distance of ten (10) feet between the sewers and water mains shall be maintained unless the sewer is laid in a separate trench, keeping a minimum of eighteen inches (18") vertical separation; or the sewer is laid so that the watermain is located in a trench on a bench of undisturbed earth, keeping a minimum inches (18") vertical separation. If neither the vertical or horizontal distances can be maintained, or the sewer crosses above the watermain, the sewer shall be constructed with pressure pipe meeting water main standards.

WATER SERVICE

- All water main construction shall be performed in accordance with Division IV Sections 41 and 44 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all water facilities in a workmanlike manner.
- Stainless steel service saddles with neoprene O-ring gaskets shall be used for all service connections, equal to a Cascade style CSC2, or approved equal. Corporation stops shall be Ford 1000 or approved equal. Curb stops shall be Ford type ball valves with pack joints or approved equal. All materials shall be as approved by the Village.
- Water service boxes shall be as specified by the Village, with sufficient adjustment length to allow a six inch (6") adjustment beyond surface grade.
- Connecting new water services to existing water services will be permitted only if approved by the Village. Water services that are specified to be abandoned shall include the removal of the curb stop box, and the closure of the existing water tap connection to the public water main. If a connection to the existing water service is authorized, the existing service valve and box shall be replaced with a new valve and box as part of the connection procedure.

Foundation Note

The foundation shall be stepped or the brick ledge lowered to obtain the proposed finished grades around the house as show with no more than 6" of foundation exposure. (See architectural plans).

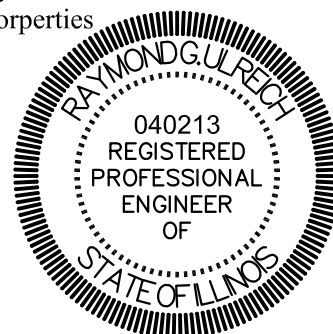
CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rate of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown hereon.

Dated at St. Charles, Illinois,

This 22nd day of February, 2018.

Raymond G. Ulrich
Raymond G. Ulrich, IL. Licensed Professional Engineer No. 062-040213, Expires 11/30/2019

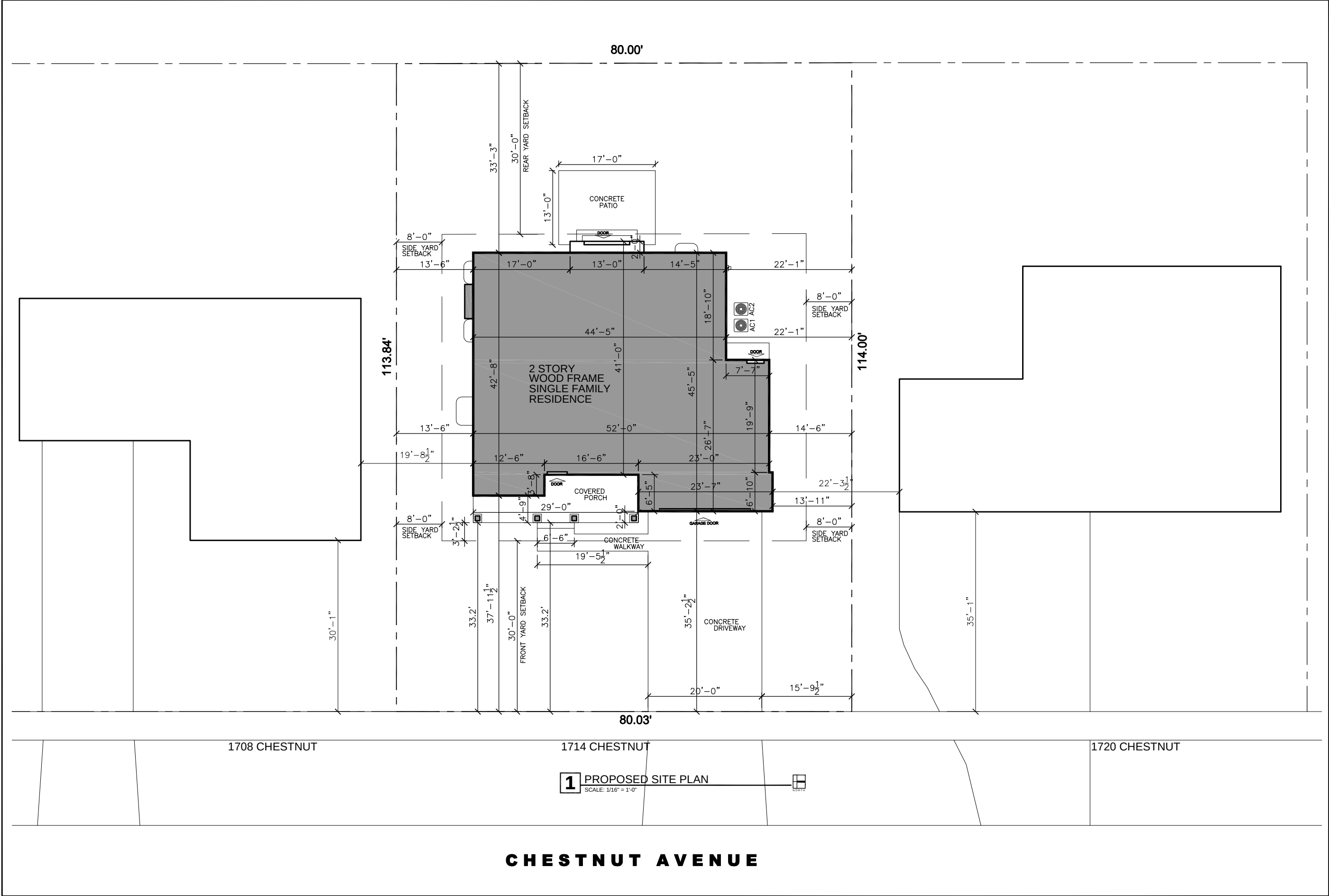


Taurus Engineering, L.L.C.

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

Prepared For:	Property Address:	orig. plan date	Scale: 1"=10'
Andrew Stieve	1714 N Chestnut Avenue Arlington Heights, IL	Revision:	Date

- 1 = Portable Toilet
- 2 = Refuse Dumpster
- 3 = Construction Material Storage
- 4 = Topsoil Stock Pile
- 5 = Concrete Washout



CHESTNUT AVENUE

1 PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



GEORGE SIMOULIS
ARCHITECT

STIEVE RESIDENCE
NEW SINGLE FAMILY HOME
1714 CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

PROPOSED SITE PLAN

DRAWN BY: P.P.

ISSUED FOR REVIEW: 02.20.2018

APPROVED BY: G.S.

REVISIONS

JOB NO: 1706A

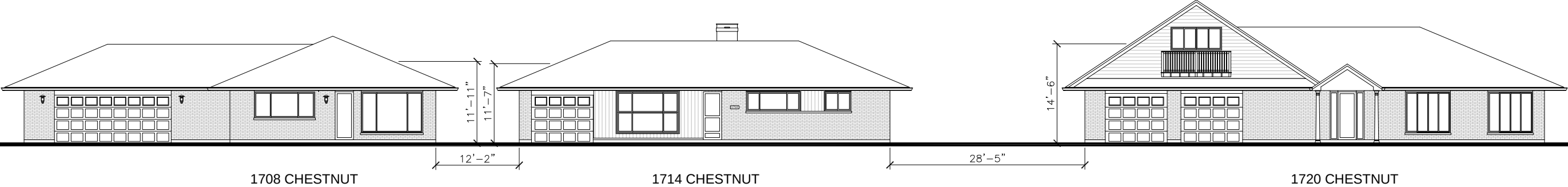
DATE: 02.20.2018

A3

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8135 LAWNDALE AVENUE, SKOKIE, IL 60076
PHONE: 773.283.3717 FAX: 847.673.0333
WWW.ACCOLADE-DB.COM



1 EXISTING CONTEXT ELEVATIONS

SCALE: 1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS

SCALE: 1/16" = 1'-0"

GEORGE SIMOULIS
ARCHITECT

7555 NORTH VERBEE AVE
SKOKIE, ILLINOIS 60076

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STIEVE RESIDENCE
NEW SINGLE FAMILY HOME
1714 CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

DRAWN BY:	ISSUED FOR REVIEW	02.20.2018
P.P.	-	-
APPROVED BY:	-	-
G.S.	-	-
JOB NO:	-	-
1706A	-	-
DATE:	02.20.2018	REVISIONS

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CHP\PROJECTS\PROJECTS\2017\1706A_A5-STIEVE.DWG
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T.O. ROOF
ELEV. + 29'-0"
(28'-6" FROM GRADE)

T.O. BEARING PLATE
ELEV. + 18'-11 3/4"

T.O. SECOND FLOOR
ELEV. + 10'-11"

T.O. FIRST FLOOR
ELEV. + 1'-0 1/4"
T.O. FOUNDATION
ELEV. + 0'-0"
GRADE
ELEV. - 0'-6"

T.O. BASEMENT SLAB
ELEV. - 8'-8"



1 EAST ELEVATION - FRONT
SCALE: 3/16" = 1'-0"

GEORGE SIMOULIS
ARCHITECT

7555 NORTH KEELE AVE
SKOKIE, ILLINOIS 60076

STIEVE RESIDENCE
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ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION

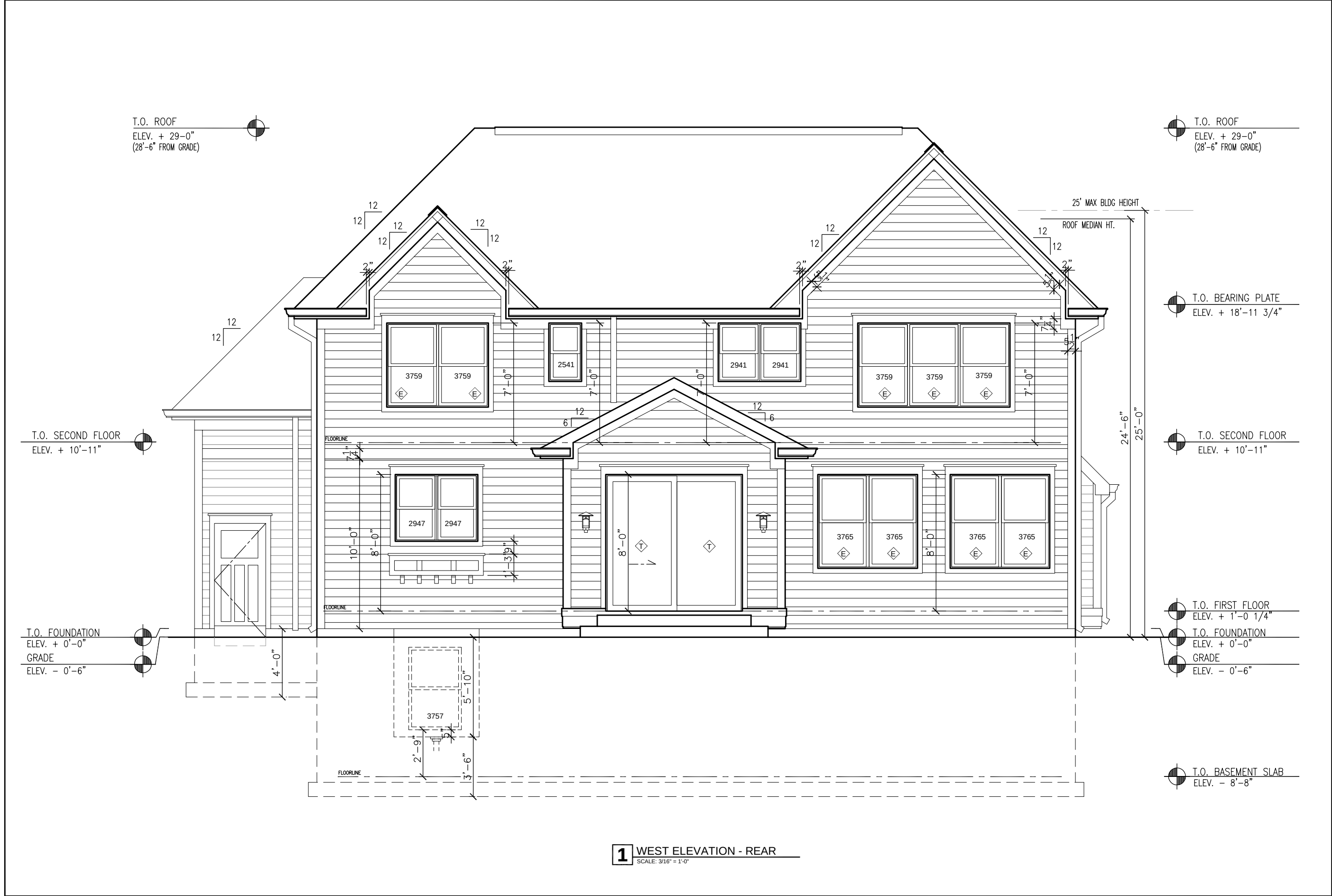
DRAWN BY:	ISSUED FOR REVIEW	02.20.2018
P.P.	-	-
APPROVED BY:	-	-
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JOB NO:	-	-
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STIEVE RESIDENCE
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1714 CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

REAR ELEVATION

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T.O. ROOF
ELEV. + 29'-0"
(28'-6" FROM GRADE)

T.O. BEARING PLATE
ELEV. + 18'-11 3/4"

T.O. SECOND FLOOR
ELEV. + 10'-11"

T.O. FIRST FLOOR
ELEV. + 1'-0 1/4"

T.O. FOUNDATION
ELEV. + 0'-0"
GRADE
ELEV. - 0'-6"

T.O. BASEMENT SLAB
ELEV. - 8'-8"



1 SOUTH ELEVATION - LEFT
SCALE: 3/16" = 1'-0"

T.O. ROOF
ELEV. + 29'-0"
(28'-6" FROM GRADE)

T.O. BEARING PLATE
ELEV. + 18'-11 3/4"

T.O. SECOND FLOOR
ELEV. + 10'-11"

T.O. FIRST FLOOR
ELEV. + 1'-0 1/4"

T.O. FOUNDATION
ELEV. + 0'-0"
GRADE
ELEV. - 0'-6"

T.O. BASEMENT SLAB
ELEV. - 8'-8"

STIEVE RESIDENCE
NEW SINGLE FAMILY HOME

1714 CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

LEFT ELEVATION

DRAWN BY:	ISSUED FOR REVIEW	02.20.2018
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G.S.	-	-
JOB NO:	-	-
DATE:	02.20.2018	REVISIONS
1706A	-	-

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STIEVE
RESIDENCE
NEW SINGLE FAMILY HOME



1714 CHESTNUT AVE

ARLINGTON HEIGHTS, ILLINOIS

MATERIAL SAMPLE SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
- ROOF	- ARCH. PROFILE ASPHALT SHINGLES	- IKO	- Black
- SIDING	- FIBER CEMENT	- 'HARDI BOARD' OR SIMILAR	- WHITE
- GUTTERS	- ALUMINUM	- ACM	- WHITE
- WINDOWS	- Ultrex CLAD WOOD	- Marvin Integrity	- BLACK
- GARAGE DOOR	- ALUMINUM INSULATION	- CLOPAY	- WHITE
- STONE	- Chilton Country Squire	- Buechel Stone	- BUFF
- PORCH COLUMNS	- FIBER CEMENT	- 'HARDI BOARD' OR SIMILAR	- WHITE
- Trim/Fascia	- Engineered Wood	- LP Smartside	- White

AREA CALCULATIONS		ZONED R-3	
FIRST FLOOR AREA: EXISTING: 1,436 SF	LOT AREA: 9,113 SF		
FIRST FLOOR AREA: PROPOSED: 2,109 SF	PROPOSED GREEN AREA: 5,818 SF 64%		
SECOND FLOOR AREA: PROPOSED: 1,620 SF	LOT COVERAGE: 3,295 SF 36% ALLOWED 4,557 SF 50%		
TOTAL FLOOR AREA: PROPOSED: 3,728 SF	BLDG COVERAGE: 2,258 SF 25% ALLOWED 3,190 SF 35%		
	MAX F.A.R. 50%: 2,258 SF 25% ALLOWED 4,556 SF 50%		

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GENERAL PROJECT INFORMATION	
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A9	PROPOSED 2ND FLOOR PLAN
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A11	PROPOSED ELEVATIONS - FRONT
A12	PROPOSED ELEVATIONS - RIGHT
A13	PROPOSED ELEVATIONS - REAR
A14	PROPOSED ELEVATIONS - LEFT

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COVER SHEET

DRAWN BY: P.P. 02.20.2018

APPROVED BY: G.S.

JOB NO: 1706A

DATE: 02.20.2018

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REVISIONS



REPRESENTATIVE EXAMPLE OF
PROPOSED EXTERIOR MATERIALS
AND COLORS