



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 28, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/14/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#22-095 - 129 S. Vail Ave. / SF-New
- B. DC#23-001 - 947 N. Haddow Ave. / SF-Teardown
- C. DC#22-092 - Windsor School - 1315 E. Miner St. / School
- D. DC#22-093 - Greenbrier School - 2330 N. Verde Dr. / School

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

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



**Design Commission
2/28/2023**

Item: Minutes - 2/14/23

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 2/14/23

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

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

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

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

Members Absent: Scott Seyer

Also Present: Lee Norton, *Nottingham Builders* for 1518 N. Vail Ave.
Ryan Schulz, *AH School District 25* for Olive-Mary Stitt School & Patton School
Don Hansen & Mike Henderson, *STR Partners*, for Olive-Mary & Patton School
Chris Smalec, *Stratus Unlimited* for BMO Harris Bank
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JANUARY 10, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JANUARY 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR JANUARY 24, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JANUARY 24, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#22-059 – 1518 N. Vail Ave. (continued from 1/10/23)

Lee Norton representing *Nottingham Builders*, was present on behalf of this project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home with an attached two-car garage to build a new two-story home with attached two-car garage. This project was reviewed by the Design Commission on January 10, 2023 and it was continued for re-review due to concerns regarding the design. At that time, Staff felt the front elevation of the proposed home was nicely designed with quality materials, nice massing, and fit well with the character of the neighborhood. The concern was regarding the large boxy rear of the home that felt mismatched with the front. The commissioners agreed with those concerns and felt the front and back of the home were two different styles, the rear of the home was too tall and had a commercial appearance, and the roof pitches on the front elevation are mismatched. The commissioners also felt the massing of the rear part of the home should be lowered and articulated with ups and downs, with a recommendation to lower it 6 feet, the upper windows on the rear part of the home should be revised to look more like clerestory windows instead of a full second story, more character should be added to the rear part of the home to better coordinate with the front, and doors should be added on the rear elevation.

Mr. Hautzinger said that as an update to the project, the petitioner made changes to the previous design and responded to many of the concerns. The mismatched roof pitch on the front elevation has been revised to now match; the massing of the rear of the home was revised by adding a new sitting room bump-out with a fireplace on the rear elevation; the rear wall of the home was lowered approximately 3-feet; the upper windows on the rear elevation were shortened; the lower windows were made taller, which makes it look more like a great room than a two-story portion of the home. The stone base detail from the front of the home has been continued around on all sides of the home and French doors were included on the side of the new bump-out for access to the backyard.

Staff's review of the revisions is that the revised roof pitches on the front elevation, the continuous stone base, and the revised rear elevation are all very nice improvements to the design. However, the massing of the Great Room on the side elevations has not been addressed. Lowering the rear wall only has an awkward impact on the side elevations that almost looks like a drafting error. It is Staff's understanding that the Design Commission wanted the walls on all sides of the Great Room to be lowered with more articulation of the massing to improve the overall scale and appearance of the Great Room. Lowering the rear wall only has not fully addressed those concerns. The side walls of the Great Room still look like a full two-stories. Additional design development is recommended to further articulate the massing of the Great Room side walls as a single-story volume space instead of the appearance of a full two stories, and Staff is requesting the Design Commission's evaluation of the revised design.

Mr. Norton discussed how the roofline could be lowered on the left elevation, and where it would transition to the front hip roof.

The commissioners summarized their comments. Commissioner Eckhardt was impressed with the changes that were made and he appreciated the petitioner taking into consideration some of the commissioner's concerns. Without question, a lot of things have improved with the design. The two different roof gutter lines are a little awkward in a flat elevation, but it might be okay in three dimensions. In regards to the upper left elevation, he suggested maybe lowering the rear portion and possibly pop up the one in front, and the transition would be in the middle. He said the rear elevation is fantastic, the proportions are right, and although he wanted to hear the other commissioners' comments, he was in support of the revised design.

Commissioner Kingsley thanked the petitioner for making the changes, which she felt helped a lot, and she appreciated that the commissioner's comments were addressed. She agreed that the rear elevation is much improved, and she asked Staff if the first-floor windows have a higher head height, and Mr. Hautzinger replied that only the sill was lowered. Commissioner Kingsley was happy with those changes, but she wanted to see more development in

the second-floor windows, specifically on the rear and how it relates to the sides. The windows on the second-floor of the great room should not be different on the sides than they are on the rear elevation. She preferred to see the side elevations look more like the rear elevation, since the sides of the home will be visible to the neighbors. She pointed out that the current design will allow for lots of light to shine out when the room is lit up, which will appear more commercial and may not be pleasing to the neighbors. Commissioner Kingsley liked the direction of the revised design, she felt it needed a little more development, such as lowering the eave or doing something to make those windows appear as if it is one room and more residential.

Mr. Norton said that the right side elevation is pretty simple to make it work. He asked Commissioner Kingsley if she would support the windows on the right and left sides of the home being lowered to around 5-feet. Commissioner Kingsley said it was difficult for her to see how it will all go together tonight with the great room looking like a living space. She preferred to see the main portion of the home with the secondary addition in the back; a division between them.

Commissioner Fitzgerald agreed with the comments already made and he appreciated the changes that were made. He was in favor of the revised design being presented tonight if the back portion of the left and right side of the home were lowered to match the rear elevation and those windows matched. He was also in favor of tying in the two roofs in the middle, which could be approved by Staff or brought back for another review with the commissioners.

Chair Kubow said he was not at the previous reviews of this project; however, he reviewed the minutes and sees the progression of the original design. He appreciated the changes that were made, but he agreed with the concerns from the commissioners about the left rear elevation. He hoped there was a way to solve this concern tonight so the project can move forward, and he was open to a motion that provides a clear and concise direction.

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

Commissioner Eckhardt favored modifications to the two side elevations, at a minimum to lower the rear portion of the side elevations to match with the back. Figuring out how the lower eave line meets the higher eave line would be visually attractive, and a small section of the right elevation just needs to be lowered down. Mr. Norton agreed with the comments and said he was unsure why it was only dropped at the rear of the home, without the Architect here tonight to explain.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1518 N. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 2/2/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE ARCHITECT MODIFY THE TWO SIDE ELEVATIONS TO LOWER THE EAVES AT A MINIMUM ON THE REAR PORTIONS OF BOTH SIDES TO MATCH THE REAR ELEVATION, WITH A SUGGESTION TO KEEP THE FRONT PORTION HIGH ON THE LEFT ELEVATION. THE REVISED DESIGN SHOULD BE SUBMITTED TO STAFF FOR REVIEW, TO EITHER BE APPROVED BY STAFF OR BROUGHT BACK TO THE DESIGN COMMISSION FOR A RE-REVIEW.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.

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

Commissioner Kingsley asked for clarification that all of the windows in the rear family room will be lowered to match the rear elevation, and Commissioner Eckhardt confirmed this and said that the windows will have to be made smaller to bring the eaves down.

DRAFT

ITEM 2. SCHOOL REVIEW

DC#22-087 – Olive-Mary Stitt School Addition– 303 E. Olive St.

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

Mr. Hautzinger presented Staff comments. Olive-Mary Stitt School, which is one of the six schools that needs additional space to accommodate a new full day kindergarten program in School District 25. The petitioner is proposing four new classrooms on the west end of the school that will be facing Arlington Heights Road, two offices and additional storage space. Samples of the proposed brick colors were presented, which are tan/grey and red.

Overall, Staff feels it is a very nice design that fits in really well with the existing school. Generally, all the materials and detailing have been selected to match the existing school. The tan/grey brick color is the one new material on the school, which Staff has no objection to, as it adds interest to the elevation facing Arlington Heights Road. The new addition is taller than the portion of the school it is attaching to, but looking at the overall building, the masonry works really nicely to book end the school with the existing taller portions to the east. No new rooftop mechanical equipment is shown on this addition, so Staff has no concerns about screening. Staff recommends approval of the design as submitted.

Ryan Schulz introduced Don Hansen and Mike Henderson, who have worked on a number of projects for the school district. Mr. Schulz said that this project is primarily driven by the full day kindergarten program. They have chosen to go west with the addition to the school because of existing underground utilities located to the east of the building. It is cost prohibitive at this time to move these utilities to allow for an addition to the east. The existing small playground area on the west side will be relocated to the east side, where a larger playground exists. They are proposing to match the brick and limestone, and add some lighter brick color, which is a theme across the District. The design also includes two smaller group spaces, an exterior storage room on the south end of the addition for ground storage. Also, a new internal and enclosed courtyard will be added to maintain interior lights and air movement for mechanical equipment, with the courtyard doors located on the south and southwest corner for emergency egress only.

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

Commissioner Fitzgerald stated that overall he really likes the addition and felt it would fit in beautifully when completed and look like it has always been there. Commissioner Fitzgerald asked about the bottom left of the east elevation and what will be seen, and Mr. Schulz explained it is the elevation inside the courtyard and only visible inside of that space. Commissioner Fitzgerald supported the project as presented.

Commissioner Kingsley asked if the proposed courtyard will be used at all by the six classrooms that look onto it, or if it was really just a light well. Mr. Schulz said the courtyard is essentially a light well, similar to one that already exists to the east. She suggested the petitioner consider making the courtyard a little larger so it could be used. Mr. Schulz advised that the existing courtyard to the east is larger and gets utilized by students and staff. Commissioner Kingsley asked if the addition is within the setback line, and Mr. Schulz replied that it is a significant distance off Arlington Heights Road. Commissioner Kingsley also asked about the amount of glazing of the new classroom windows, compared to the large amount of glazing on the existing classrooms. The more natural light, the better. She liked the grey brick, which is a completely different aesthetic than the rest of the building, and she suggested pulling it into the two corner classrooms; make it a larger portion of the building. She also said that the fascia is a little bit too tall, especially compared to others, and she suggested it be lowered. She also suggested lowering the roof on the two end classrooms because it seems a little out of sync with the other wings. Mr. Schulz replied that the primary reason for the higher elevation along Arlington Heights Road is so the kids cannot easily jump up on the roof due to the raised grading, which they sometimes see with some of the lower roof elevations of the schools.

Commissioner Eckhardt concurred with the comments made by Commissioner Fitzgerald with regards to the

massing, the color, the heights, and he appreciated the petitioner's explanation about the height elevations and concerns with kids jumping on the roof, which does happen. He asked about the color of the doors that lead to the storage room that appear to be olive green, and Mr. Schulz replied that the door color will match some existing doors on the facility which are more of a sand tone color, similar to the brick sample presented. Commissioner Eckhardt also asked about the soffit material beneath the top caps, and Mr. Hansen said it will be a white synthetic plaster looking material with some texture, and it will match the soffit material on the existing building.

Chair Kubow has no comments to add, it is a fantastic addition that has a little pop of contemporary, which he appreciates.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *OLIVE-MARY STITT ELEMENTARY SCHOOL* LOCATED AT 303 E. OLIVE STREET, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 11/21/22, EXTERIOR ELEVATIONS RECEIVED 1/24/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. 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 asked about new rooftop equipment and Mr. Schulz said there are no rooftop units proposed on the new addition. Commissioner Kingsley commented that the previous schools included a recommendation to look at the existing rooftop unit screens to make them look nicer. Mr. Schulz said they are willing to explore that for this school as well.

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

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

COMMISSIONER KINGSLEY SECONDED THE AMENDMENT.

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

ITEM 3. SCHOOL REVIEW

DC#22-094 – Patton School Addition – 1616 N. Patton Ave.

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

Mr. Hautzinger presented Staff comments. This is a proposal for three new classrooms and additional storage space located on the back of the existing school, which means it will have limited visibility, especially from any public streets or sidewalks. The petitioner has done a nice job with the design to fit in with the existing school. All of the new materials will match existing and the massing of the proposed addition fits very well with the existing school. Three small mechanical units are proposed on the new addition, which will be at the back of the building and screened by the taller portions of the building. Staff recommends approval as submitted.

Mr. Schulz said that the addition to Patton Elementary School is proposed at the southwest portion of school, tucked into a location of the building that would fit very nicely to connect the building, and it will not change the footprint of the building very much. This building will also be able to support a second-story addition in the future, if needed; however, at this time, only a one-story addition is proposed. The design also includes some small interior spaces for storage, small group space or offices in this location. There will also be a courtyard added to service some existing classrooms that have windows, to allow for light and air flow. They are also in the preliminary phases of looking at a potential gym expansion of this facility, which is not part of this review or approval. The School Board is looking at increasing PE hours across the District, therefore, the gym may need to be extended to allow for two sections of PE to run at the same time. Mr. Schulz said the architects did a great job with this elevation to try to bring together some of the elements with the brick and the lighter colored band along that elevation, which was tough to work with.

Commissioner Eckhardt asked where a second staircase would go if a second-story addition was added in the future. Mr. Schulz said the stair tower would primarily be built near the southern side of the building. Commissioner Eckhardt suggested a structural engineer design a knock-out panel for these future stairs, to avoid having to tear the building apart in the future to frame a new staircase.

Commissioner Fitzgerald was okay with the design as presented.

Commissioner Kingsley said the petitioner did a great job with the design. She asked about the existing brick band that goes around the building and if the proposed mix of 20%-80% red brick blend matches the existing. Mr. Schulz explained the location of the brick band and confirmed that the mix of red brick will match existing. Commissioner Kingsley said it is a nice addition and had no further comments.

Chair Kubow said that the existing gym is small and he understood why it would need to be expanded in the future. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *PATTEN ELEMENTARY SCHOOL* LOCATED AT 1616 N. PATTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 12/9/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW, AYE
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 4. SIGN VARIATION REVIEWDC#22-083– BMO Harris Bank – 630 W. Northwest Highway

Chris Smalec, representing *BMO Bank*, was present on behalf of this project.

Mr. Hautzinger presented Staff comments. BMO Bank has a new building currently under construction near the intersection of Euclid Avenue and Northwest Highway. This property is a thru-lot with frontage on two streets, which is a unique circumstance of this proposal. The petitioner is proposing four wall signs; one wall sign on each side of the building, a code compliant ground sign, and two small code compliant directional ground signs. Per code, only one wall sign is allowed per street frontage, so the following variations are required to allow the proposed four wall signs where only two are allowed.

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the southeast wall of the building, where 0 sf is allowed
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the northwest wall of the building, where 0 sf is allowed.

All four signs are the identical size and design, and are all internally illuminated. The petitioner has submitted a letter addressing the criteria for reviewing a sign variation stating that they feel all of the proposed wall signs serve a purpose, as the subject property is a unique shape with multiple points of entry which is a disadvantage and a hardship. Due to the site constraints, the main building entrance had to be located on the side, therefore a sign is needed to identify the entrance. The drive-thru is also located on the side, therefore a sign is needed there for identification, and the ground sign is located on the north, next to the driveway off Euclid, so there is no ground sign on the south. The petitioner states that the business cannot function without adequate visibility for their customers trying to identify their destination.

Mr. Hautzinger presented a diagram showing where all the wall signs would be located.

Overall, the proposed wall signs are nicely designed, modest in scale, and they work well with the architectural design of the building. Staff acknowledges that this through lot site is a unique layout with access from Euclid Avenue on the north and Northwest Highway on the south. Since only one ground sign is allowed per code and the applicant has chosen to locate the ground sign facing Euclid Avenue, the driveway along Northwest Highway does have less visibility. Therefore, Staff does not object to the additional wall sign located above the building entrance on the southeast wall which works well to draw attention to both the building entrance as well as the driveway entrance.

However, Staff does not agree with the need for the fourth wall sign located on the northwest wall at the end of the drive through. The fourth wall sign has limited visibility due to the neighboring building to the west, and it is not necessary to identify the building. Furthermore, of the nine existing free-standing bank buildings in Arlington Heights, only one building has more than two wall signs. A fourth wall sign is unnecessary and excessive, and it would be an unfair advantage. Staff recommends denial of the variation for four wall signs, but recommends approval of a variation for three wall signs.

Mr. Smalec provided street view photos of the building under construction. He said that the fourth wall sign would be located on the drive-thru tower at the end of the drive-thru lanes and would be visible when traveling east on Northwest Highway. It is above the restaurant and tall enough to be visible to help drivers enter the site because if you miss the first entrance, which is a do-not enter, then they would need to go to the second driveway. So seeing the additional sign would be helpful.

Chair Kubow, asked for clarification on which signs Staff is recommending approval of. Mr. Hautzinger replied that Signs S16 and Sign S20 are allowed by code, and Staff is recommending approval of Sign S1 as an additional third

wall sign, where only 2 are allowed. Staff is recommending denial of Sign S2.

Mr. Smalec said that due to the oddity of this property, they feel an additional wall sign is warranted, as it would make it much more visible to drivers and prevent customers from missing the entrance to avoid making U-turns on Northwest Highway.

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

Commissioner Fitzgerald agreed that it is probably one of the more odd shaped lots that he can remember, but he also agreed with Staff; having the sign on the Northwest Highway side of the building is sufficient, along with the sign on the southeast, the sign on the back (Euclid), plus the ground sign are needed.

Commissioner Eckhardt said that the petitioner's photos actually show that Sign S2 is not very visible, especially when you are close. He asked Staff to clarify if the entrance is a one-way drive. Mr. Hautzinger replied that the right entrance drive is an entrance only, and the left driveway is an exit only. Commissioner Eckhardt said that he could support the fourth wall sign if it helped people to access the site, but they cannot enter into the first driveway anyway.

Commissioner Eckhardt also felt that the wall on the end of the drive-thru is a very tall structure, similar to a tall ground sign structure. The wall is 26' tall, where 16'-6" is the maximum allowed height for a ground sign. He said the wall to support the drive-thru canopy does not need to extend up so high, but they have extended it to place the sign way up high to be seen. He felt it was an attractive design and it is a logical place to put a sign; however, he felt the sign teetered a little bit on looking like a ground sign that is too tall. For that reason, he could not support it.

Commissioner Kingsley agreed with the comments of both Commissioner Fitzgerald and Eckhardt. She had no further comments.

Chair Kubow was in agreement with the other Commissioners, because although this is an odd and unique site, it is also a site that provides a lot of exposure, in his opinion. Inherently, people will see this. Chair Kubow said that he wants to support the business to be successful, but he felt the fourth sign was not necessary and was too much for him.

Commissioner Eckhardt explained that this commission is a recommending Board to the Village Board, and the petitioner has the right to go to the Village Board, regardless of this commission's recommendation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, DENIAL OF THE FOLLOWING SIGN VARIATIONS FOR *BMO BANK* AT 630 W. NORTHWEST HIGHWAY:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW FOUR WALL SIGNS, WHERE ONLY TWO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 21.6 SF WALL SIGN ON THE NORTHWEST WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.

AND A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR *BMO BANK* AT 630 W. NORTHWEST HIGHWAY:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW THREE WALL SIGNS, WHERE ONLY TWO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 21.6 SF WALL SIGN ON THE SOUTHEAST WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/21/22, FEDERAL,

STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

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.

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

ITEM 5. OTHER BUSINESSPublic Comment

Melissa Cayer, Arlington Heights resident, said that sometimes the signage code is overly restrictive and businesses look like they are vacant because people cannot see the signage. She referred to Raising Cane's as an example. She also has been noticing that a lot of the new houses have steep roofs with a lot of shingles and she asked if it is cheaper to have a lot of shingles and if there are any restrictions on how many shingles can be put on a home. Commissioner Eckhardt said there are restrictions on the height of the home, and the height of a home is measured from the mid-point of the roof structure, which is 25-feet high. He said that there could appear to be a lot of shingles on some 2-story homes because this commission encourages builders to bring roof lines down so the home does not appear so tall. Commissioner Fitzgerald said that business owners have the option of a sign variation, which he felt this commission is pretty fair on with regards to approvals and denials. He added that Raising Cane's asked for a sign variation for additional signage on the front of the building, and this commission suggested signage on the back of the building instead, but they preferred the signage on the front.

Keith Moens, Arlington Heights resident, discussed the procedural aspects of amending motions during public meetings, specific to Roberts Rules of Order. Mr. Hautzinger replied that he would defer to Village Legal Counsel regarding this matter before making any procedural changes, and report back to the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:02 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 2/28/2023

Item: DC#22-095 - 129 S. Vail Ave. / SF-New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 129 S. Vail Avenue. This recommendation is based on the architectural plans received on 12/14/22, and the following:

1. Consider expanding the front porch across the front of the house to enhance the design as well as help break down the scale of the front wall.
2. The detached garage should be designed to match the character and materials used on the house.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ericksen Residence
Project Address: 129 S Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: February 23, 2023

PETITION INFORMATION:

DC Number: 22-095
Petitioner Name: Thomas Budzik
Petitioner Address: Thomas Architects
2800 S River Road, #105
Des Plaines, IL 60018
Meeting Date: February 28, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story house with a two-car detached garage on an existing vacant lot. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 6,590 square feet and the proposed residence will have approximately 2,733 square feet. The proposed design complies with all R-4 zoning requirements as summarized below. This project received approval from the Zoning Board of Appeals on January 9, 2023 to allow a lot with an area of 6,600 square feet to be buildable where 8,750 square feet is required, and a variation to allow a lot with a width of 50 feet to be buildable where 70 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 17.4 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 18.7 feet Side: 6.1 feet Side: 11.9 feet Rear: 58.3 feet
Building Height	25 feet maximum	24.7 feet to top of wall
FAR	2,966 SF	2,733 SF
Building Lot Coverage	2,307 SF	2,065 SF
Impervious Surface Coverage Total	3,625 SF	3,305 SF

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

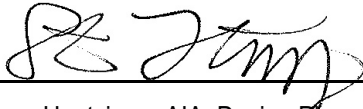
Also, plans were not provided for the proposed detached garage, but it is encouraged that the garage be designed to match the character and materials used on the house. Per code, fifteen feet is the maximum height allowed for a detached garage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 129 S. Vail Avenue. This recommendation is based on the architectural plans received on 12/14/22, and the following:

1. Consider expanding the front porch across the front of the house to enhance the design as well as help break down the scale of the front wall.
2. The detached garage should be designed to match the character and materials used on the house.

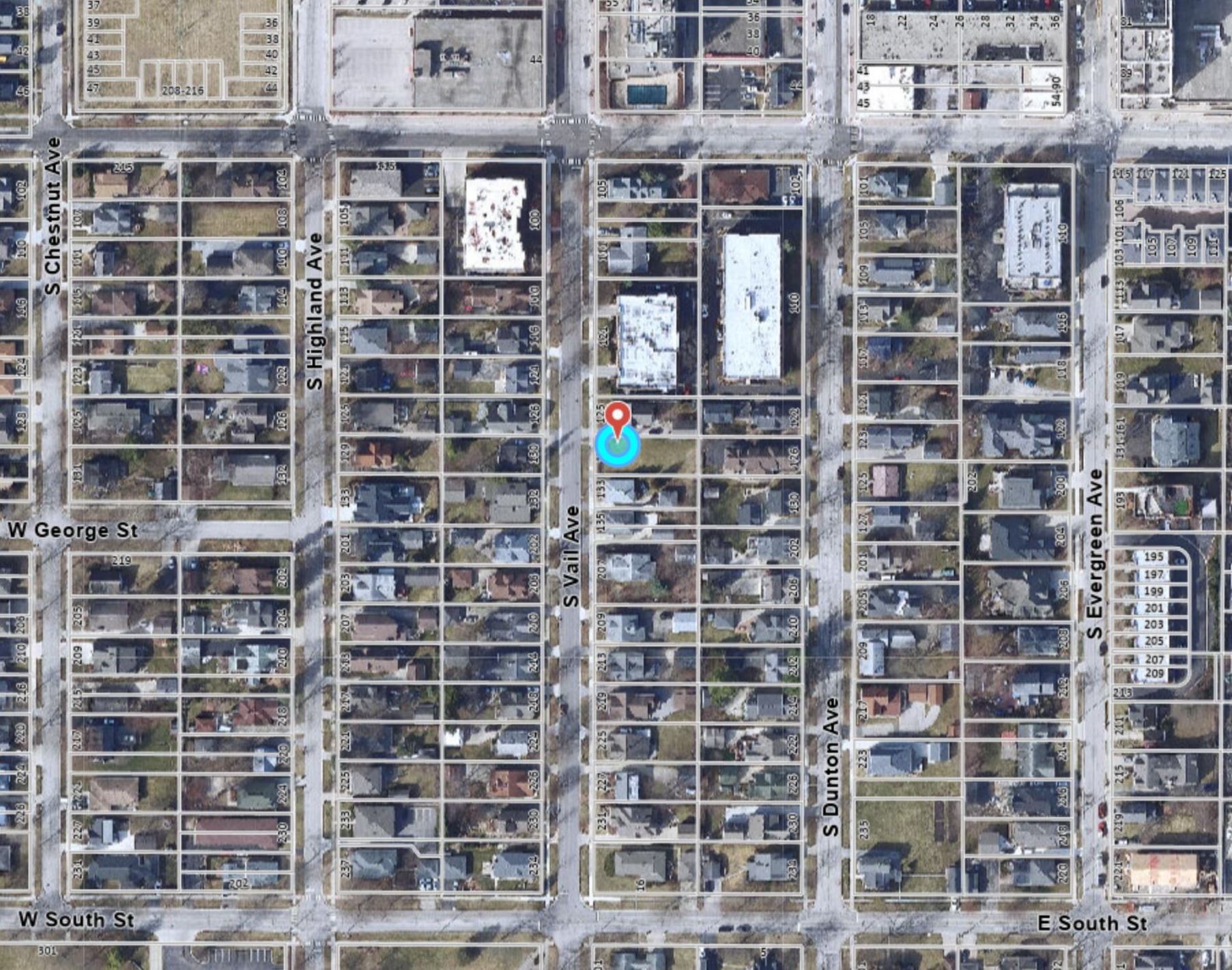
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



February 23, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-095



S Chestnut Ave

S Highland Ave

S Vail Ave

S Dunton Ave

S Evergreen Ave

W George St

W South St

E South St



MURRY AND MOODY, LTD.

Land Surveyors

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

933 S. Plum Grove Road, Suite 101

Palatine, Illinois 60067

www.murrysurvey.com

info@murrysurvey.com

Phone: (847)358-5960

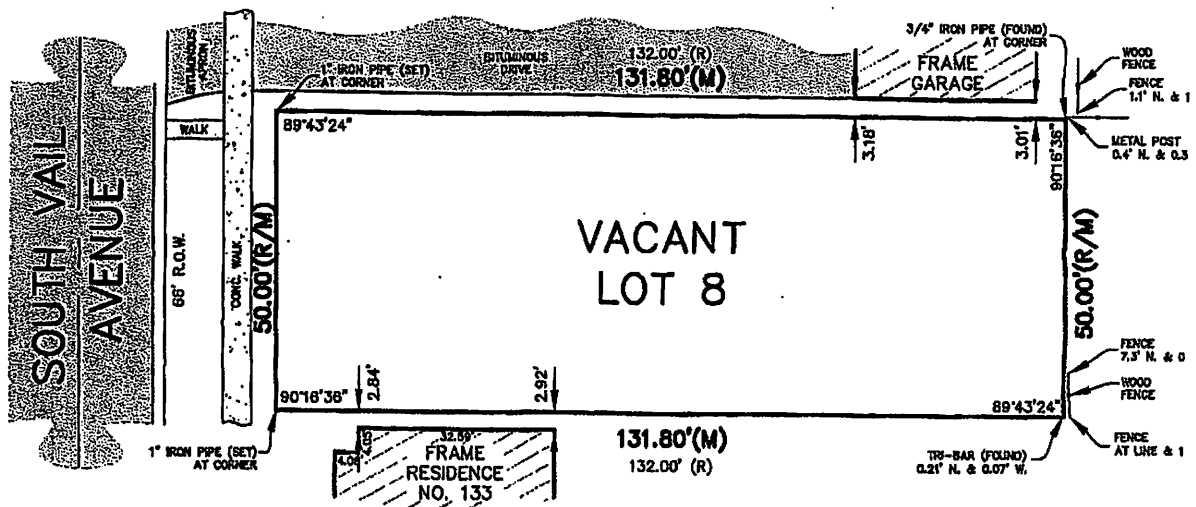


PLAT OF SURVEY

OF

LOT 8 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF (1/2) OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF WEST HALF (1/2) OF NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 6,589.94± S.F. / 0.151 ACRE



LEGEND AND NOTES

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

50.25 / N 90°00'00" E indicates measure dimension / bearing.

(50.25) / (N 90°00'00" E) indicates record dimension / bearing.

[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

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

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

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

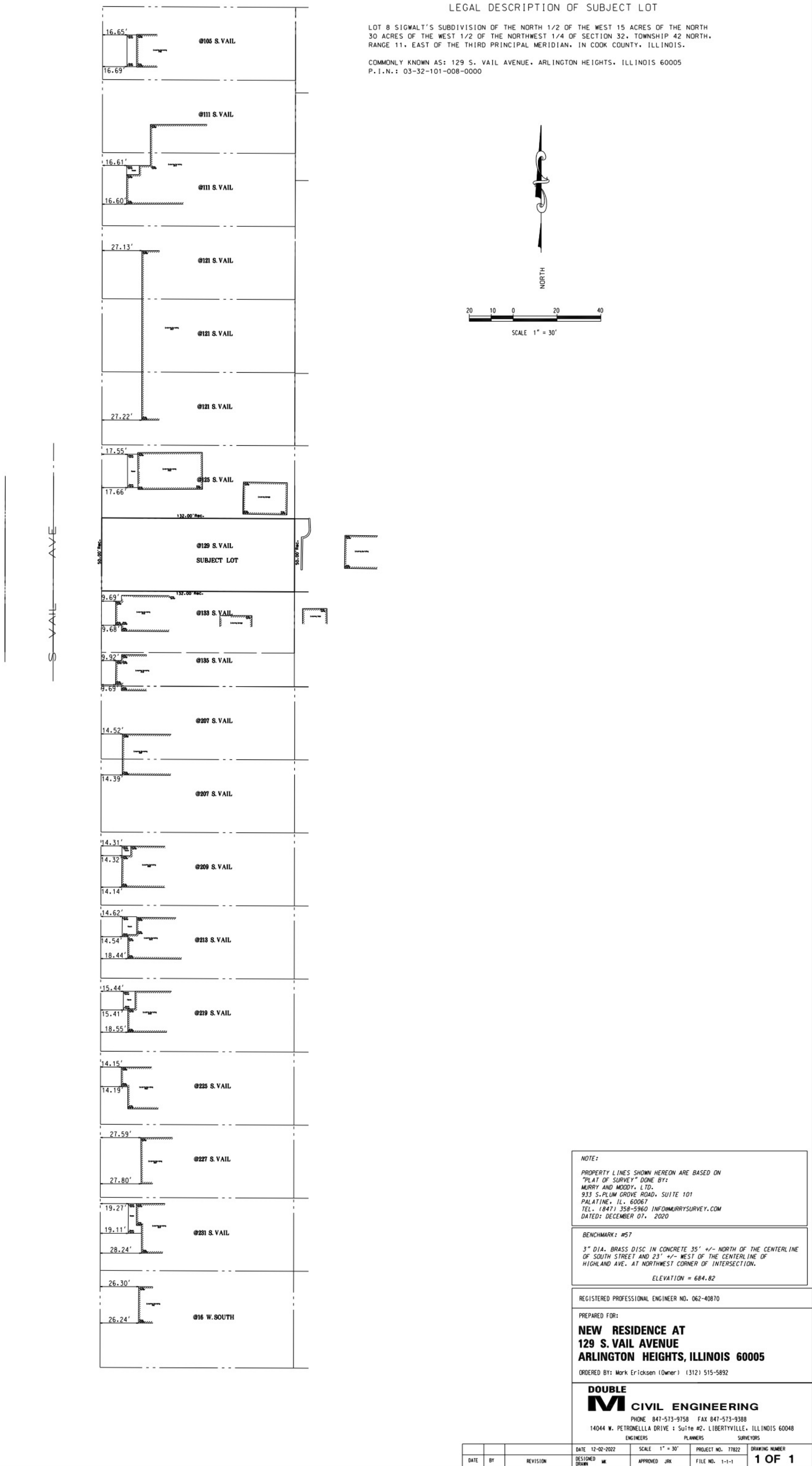
Date of completion of field work: December 03, 2020

Palatine, Illinois: December 07, 2020

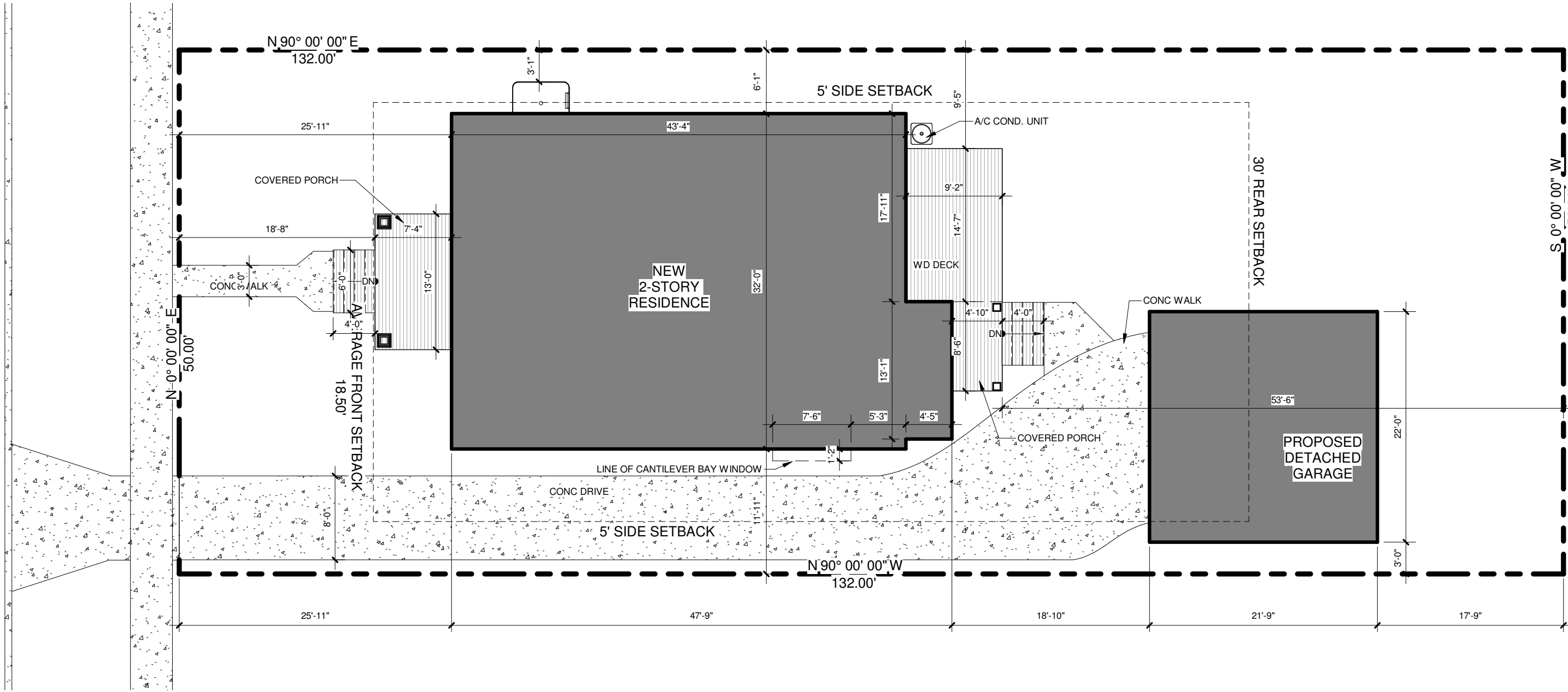
Illinois Professional Land Surveyor - Barbara C. Murry
License Renewal date: November 30, 2022

035-0035

FRONT SETBACK OF EXISTING BUILDINGS



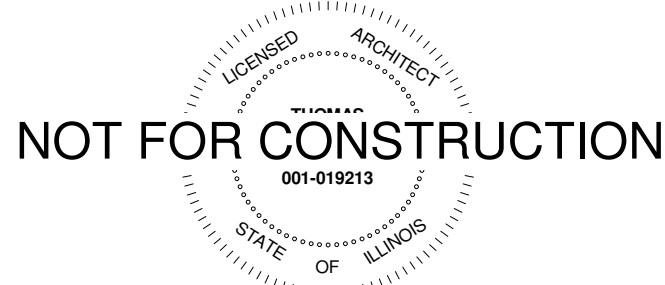
S VAIL AVE



1 SITE PLAN
1" = 10'-0"

PROJECT DATA

PROJECT LOCATION:	129 S VAIL ARLINGTON HEIGHTS, IL
ZONING DISTRICT:	R-4
LOT AREA:	6,589 SF
PIN:	03-32-101-008-0000
MAX FAR:	0.45 (2,965 SF)
PROP BUILDING SIZE (FOR ZONING PURPOSES):	
BASEMENT:	N/A
1ST FLOOR:	1,446 SF
2ND FLOOR:	1,287 SF
ATTIC:	N/A
GARAGE:	484 SF
GARAGE CREDIT:	-400 SF
TOTAL BUILDING SIZE:	2,817 SF
MAX BLDG COVERAGE:	35% (2,306 SF)
PROPOSED BLDG COVERAGE:	1,930
MAX IMPERV. COVERAGE:	55% (3,623 SF)*
PROPOSED IMPERV. COVERAGE:	
HOUSE:	1,446 SF
FRONT & REAR PORCH:	296 SF
GARAGE:	484 SF
DRIVE:	958 SF
WALK:	92 SF
TOTAL IMPERV. COVERAGE:	3,305 SF (SHOULD BE REDUCED)
MAX BUILDING HEIGHT:	25 FT (GRADE TO MID POINT)
PROP BUILDING HEIGHT:	24 FT 8 IN
MAX ACC BLDG HEIGHT:	15 FT
PROP ACC BLDG HEIGHT:	14 FT 11 IN



NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DC	12/08/2022

Project Name and Address

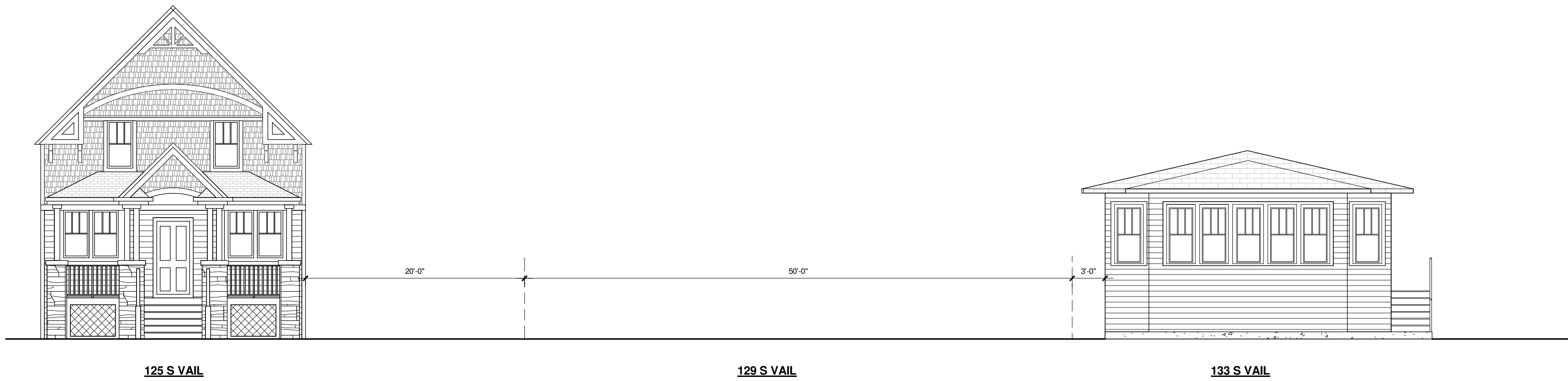
**ERICKSEN
NEW SFR**

**129 S VAIL AVE,
ARLINGTON HEIGHTS**

Project No. 20-171

Description SITE PLAN

Sheet DC.1



2 CONTEXT ELEVATION - EXISTING
1/8" = 1'-0"



3 CONTEXT ELEVATION - PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT - 3
111 S VAIL



PROPERTY TO LEFT - 2
121 S VAIL



PROPERTY TO LEFT-1
125 S VAIL



129 S VAIL
SUBJECT PROPERTY



PROPERTY TO RIGHT-1
133 S VAIL



PROPERTY TO RIGHT-2
135 S VAIL



PROPERTY TO RIGHT-3
207 S HIGHLAND

S VAIL AVE



PROPERTY ACROSS - 1



PROPERTY ACROSS - 2



PROPERTY ACROSS - 3



PROPERTY ACROSS - 4



PROPERTY ACROSS - 5

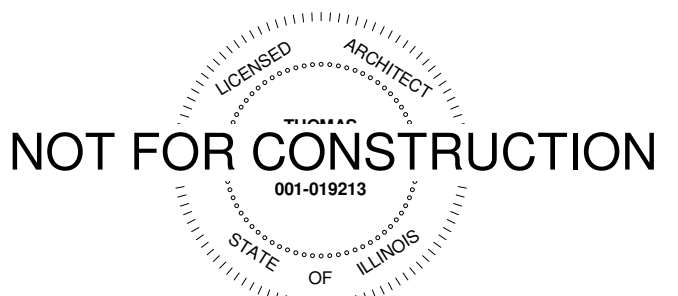


PROPERTY ACROSS - 6



PROPERTY ACROSS - 7

1 NEIGHBORING PHOTOS
6" = 1'-0"



NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DC	12/08/2022

Project Name and Address

ERIKSEN
NEW SFR

129 S VAIL AVE,
ARLINGTON HEIGHTS

Project No. 20-171

Description NEIGHBORHOOD
PHOTOS

Sheet DC.5

MATERIAL BOARD



ARCHITECTURAL ASPHALT SHINGLES
GAF, CHARCOAL



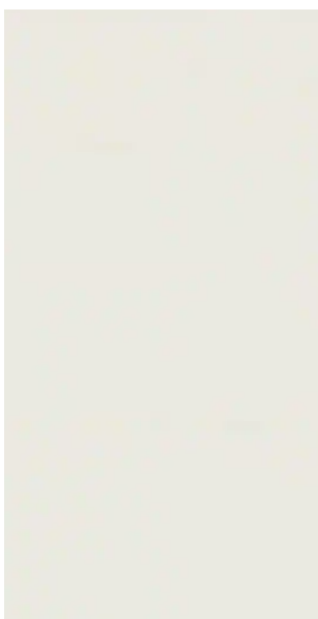
LP SMARTSIDE COMPOSITE WOOD
TRIMS, PAINTED WHITE



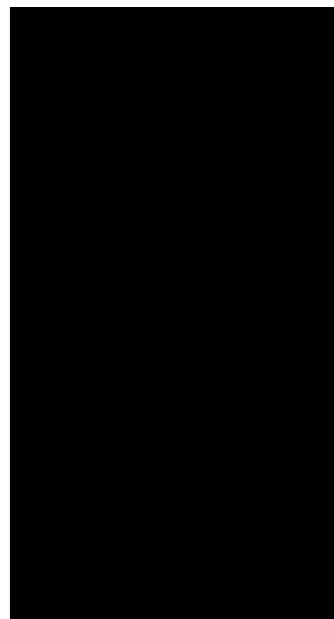
FIBER CEMENT HOR LAP SIDING,
PAINTED WHITE



LP SMARTSIDE COMPOSITE WOOD
BOARD & BATTEN, PAINTED WHITE



ALUM CLAD WD WINDOWS
WHITE



ALUM GUTTER & DOWNPOUT
WHITE



MAX BLDG HT
21'-7"

2nd FL CLG
18'-2 1/4"

2nd FLOOR
10'-1 1/8"

1st FLOOR
0"

GRADE
-3'-4"

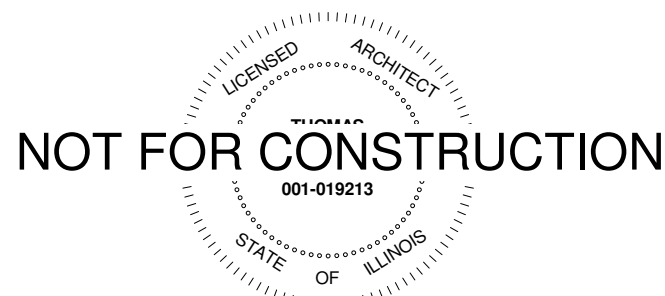
1 FRONT (NORTH) RENDERED ELEVATION
1/4" = 1'-0"



FRONT PERSPECTIVE - 1



FRONT PERSPECTIVE - 2



NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DC	12/08/2022

Project Name and Address

ERICKSEN
NEW SFR

129 S VAIL AVE,
ARLINGTON HEIGHTS

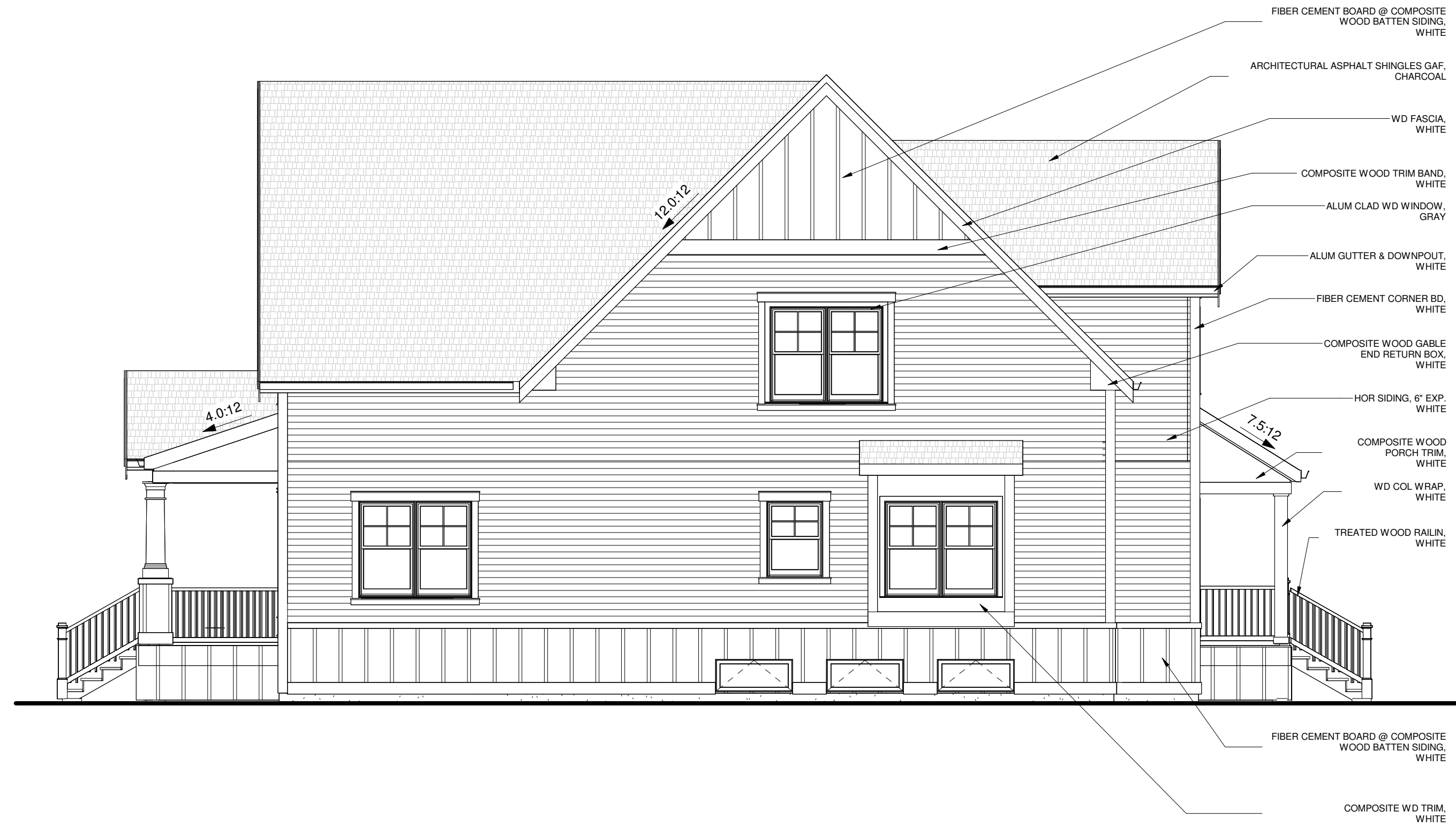
Project No. 20-171

Description RENDERED ELEV &
COLORED ELVEATIONS

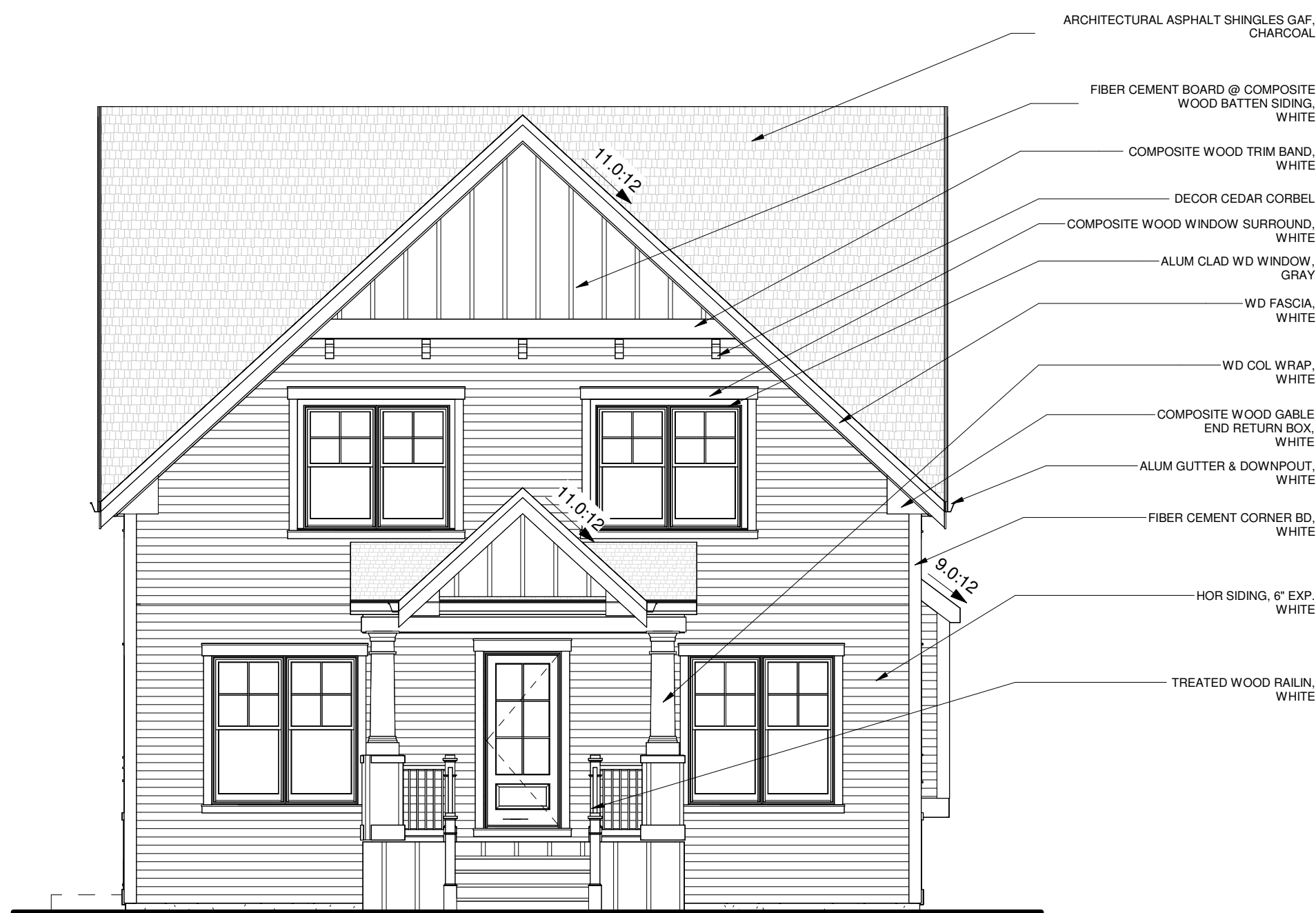
Sheet DC.4



⑥ REAR (WEST) ELEVATION DC
3/16" = 1'-0"



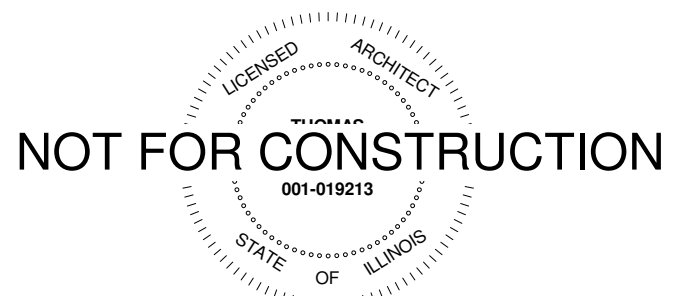
④ SIDE (SOUTH) ELEVATION DC
3/16" = 1'-0"



⑦ FRONT (EAST) ELEVATION DC
3/16" = 1'-0"



⑤ SIDE (NORTH) ELEVATION DC
3/16" = 1'-0"



NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DC	12/08/2022

Project Name and Address

**ERICKSEN
NEW SFR**

**129 S VAIL AVE,
ARLINGTON HEIGHTS**

Project No. **20-171**

Description **ELEVATIONS**

Sheet **DC.3**



Design Commission 2/28/2023

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 947 N. Hadow Avenue. This recommendation is subject to compliance with the architectural plans received 1/6/23, and the following:

1. Evaluate the proposed attached garage against the surrounding context of detached garages. Consider a revised design with a detached garage or an attached garage that is recessed behind the front wall of the house.
2. A recommendation to lower the roof pitch of the right gable to match the roof pitch of the left gable, and to lower the main roof ridge to reduce the overall bulk and mass to better fit with the scale of the surrounding homes.
3. A softer color scheme is recommended to better fit with the character of the block.
4. Provide 8 feet minimum clearance between the new driveway and the existing parkway tree.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

6. 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: 947 N. Haddow Avenue
Project Address: 947 N. Haddow Avenue
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2023

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 947 N. Haddow Avenue. This recommendation is subject to compliance with the architectural plans received 1/6/23, and the following:

1. Evaluate the proposed attached garage against the surrounding context of detached garages. Consider a revised design with a detached garage or an attached garage that is recessed behind the front wall of the house.
2. A recommendation to lower the roof pitch of the right gable to match the roof pitch of the left gable, and to lower the main roof ridge to

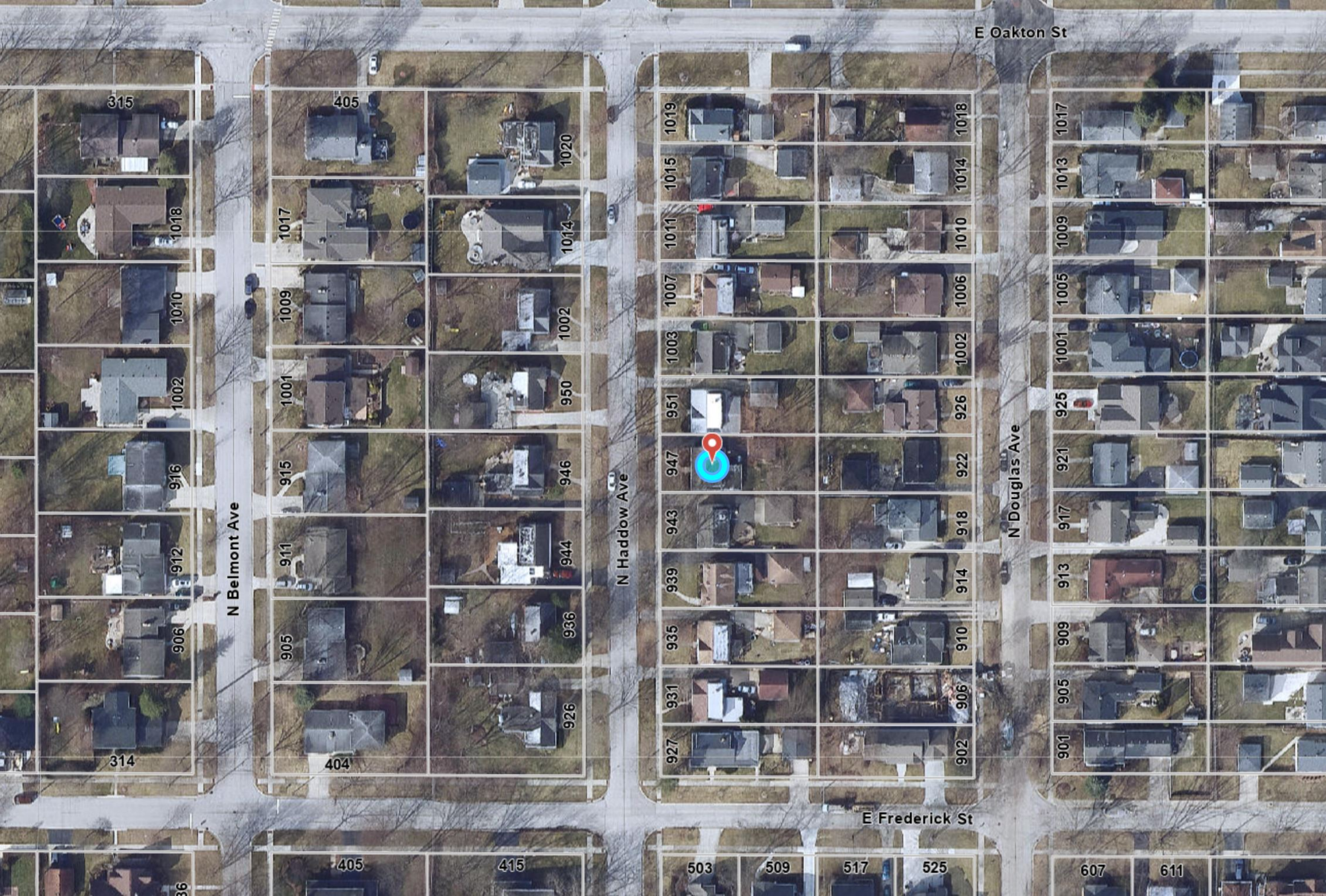
- reduce the overall bulk and mass to better fit with the scale of the surrounding homes.
3. A softer color scheme is recommended to better fit with the character of the block.
 4. Provide 8 feet minimum clearance between the new driveway and the existing parkway tree.
 5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
 6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



February 22, 2022

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

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



E Oakton St

N Belmont Ave

N Haddow Ave

N Douglas Ave

E Frederick St

315

405

1020

1019

1018

1017

1018

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1014

1015

1014

1013

1010

1009

1002

1011

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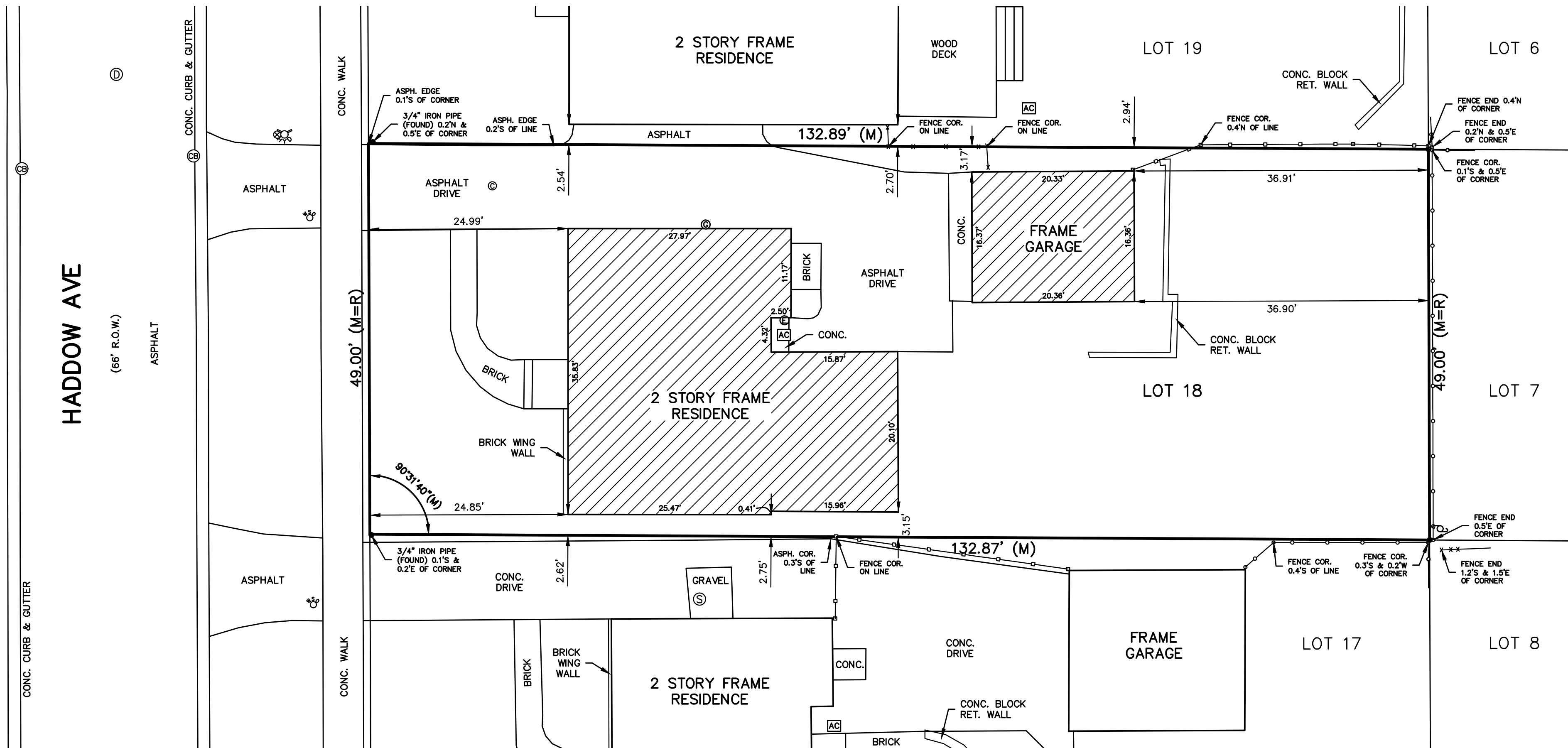
607

611

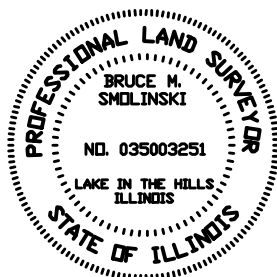
PLAT OF SURVEY

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

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



STATE OF ILLINOIS
COUNTY OF MCHENRY } S.S.
THIS IS TO CERTIFY THAT I, BRUCE SMOLINSKI, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/12/2022.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 16TH DAY OF AUGUST, A.D., 2022.
ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 4/30/22
ILLINOIS DESIGN FIRM NO. 184-007260
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

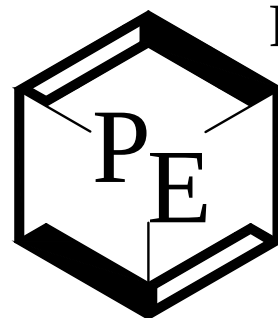


LINE LEGEND	
— x — x — x —	= PLASTIC FENCE
— o — o — o —	= WOOD FENCE
— • — • — • —	= CHAINLINK FENCE

SYMBOL LEGEND	
①	STORM MANHOLE
⊕	CATCH BASIN
⊗	WATER VALVE
⊕	HYDRANT
⊕	B-BOX
⊕	SANITARY MANHOLE
⊕	SANITARY CLEAN-OUT
⊕	AIR CONDITIONER
⊕	ELECTRIC METER
⊕	GAS METER
⊕	UTILITY POLE

LEGEND
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
• = FOUND IRON STAKE
o = SET IRON STAKE

ORDERED BY: THE STONEFIELD GROUP INC FILE NO. 220971



POLENA ENGINEERING LLC

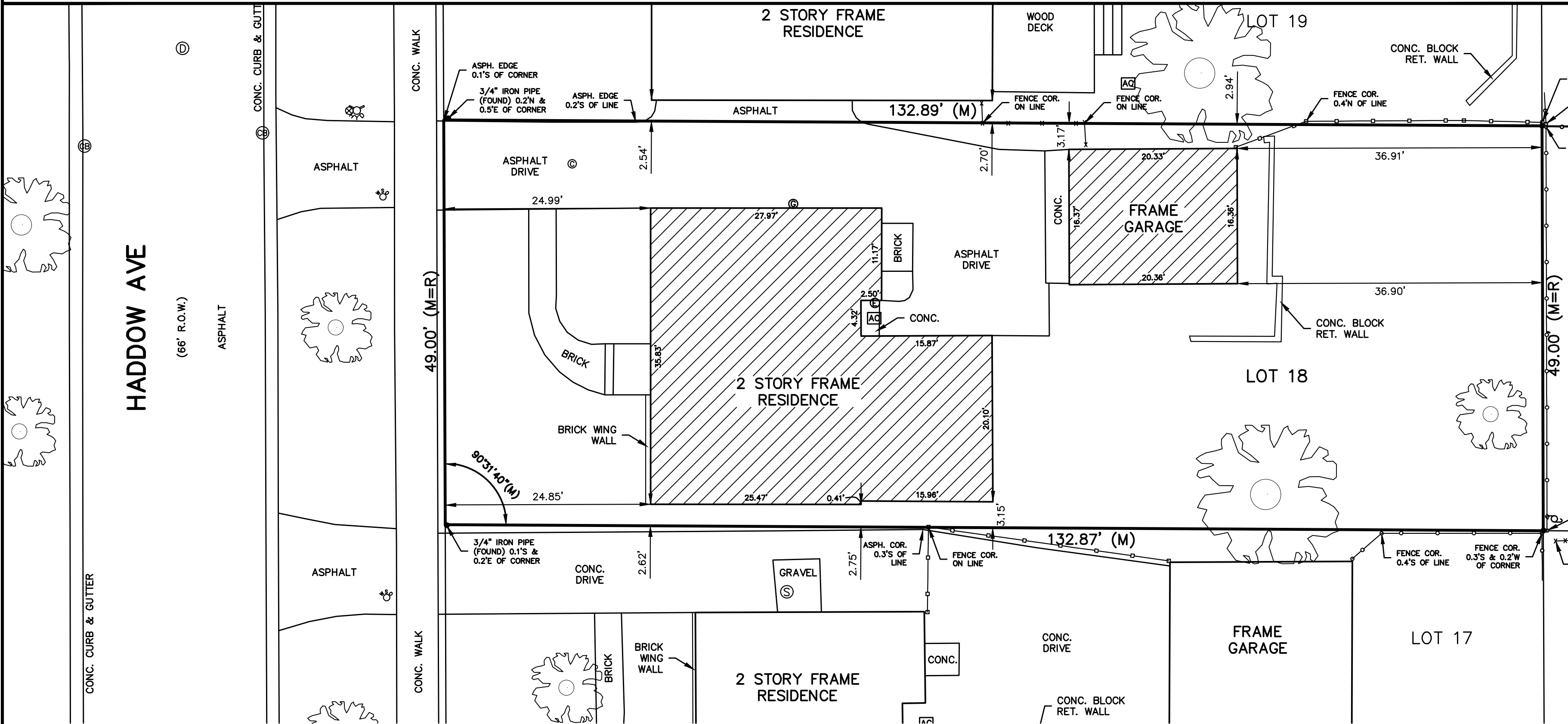
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

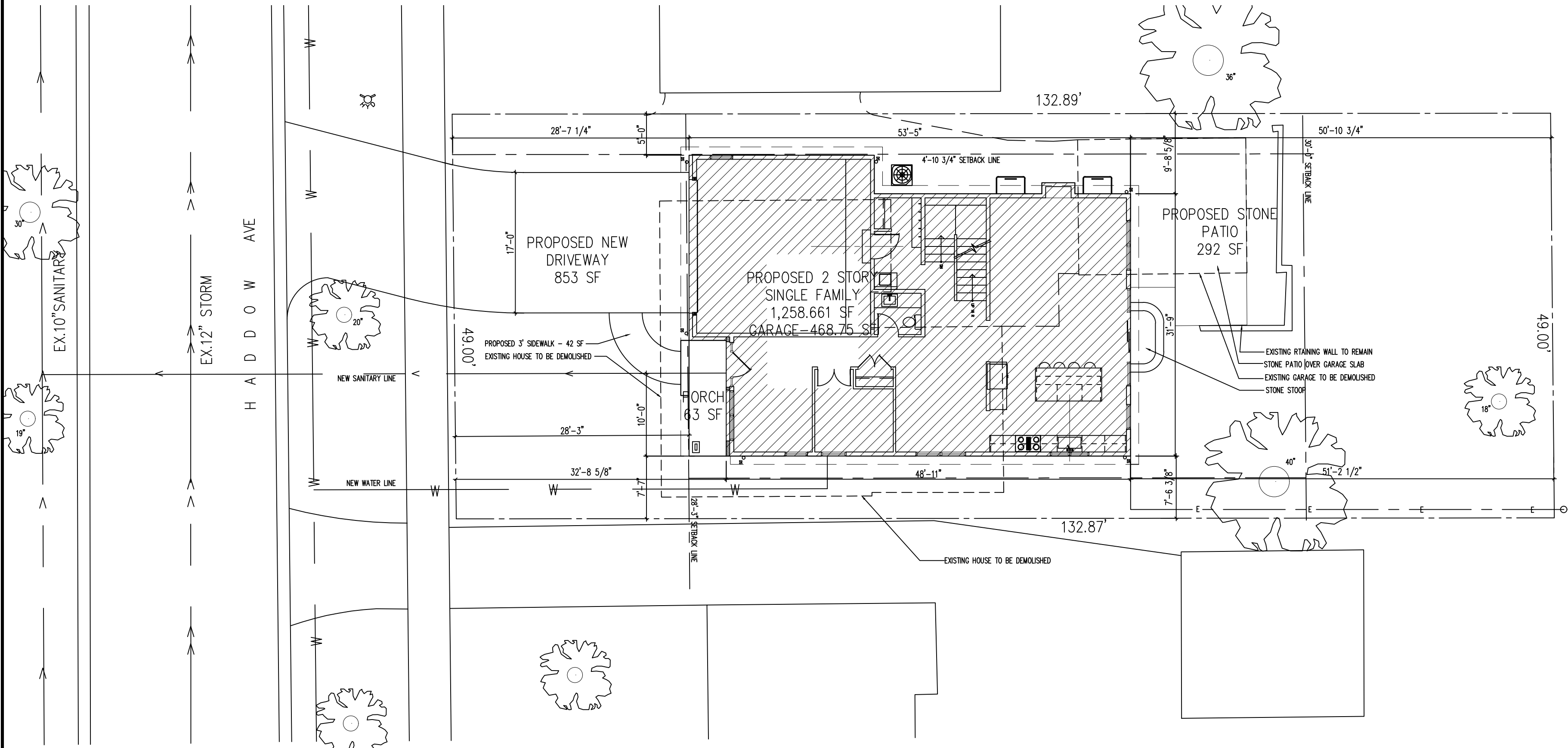
2 STORY SINGLE FAMILY HOME

947 N. HADDOW LN, ARLINGTON HEIGHTS, ILLINOIS



EXISTING SITE PLAN

SCALE: 1" = 10'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

INDEX

A1.0	COVER SHEET AND SITE PLAN		
A1.1	WALL SECTION AND RISER DIAGRAMS		
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A2.1	2nd FLOOR PLAN AND ROOF PLAN		
A3.0	EXTERIOR ELEVATIONS		
A3.1	EXTERIOR ELEVATION AND BUILDING SECTION		

REVISIONS

NO.	DESCRIPTION	REVISED DRAWINGS	DATE

2.0 SITEWORK

- EXCAVATE AS REQUIRED FOR FOUNDATION OF FOOTINGS OR PROPERLY COMPACTED SOIL OF 3,000 PSF MINIMUM DESIGN BEARING CAPACITY (UNFACTORED). ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF FINISH GRADE AND AS SHOWN ON THE DRAWINGS. THE LAST 4" - 6" SHALL BE HAND EXCAVATED TO PROVIDE SMOOTH, FLAT BEARING SURFACE. THE EXCAVATING CONTRACTOR SHALL PROVIDE PUMPING TO MAINTAIN ALL EXCAVATIONS FREE OF WATER WHEN NECESSARY FOR COMPLETION OF THEIR WORK.
- THE OWNER WILL HAVE ON FILE A STATEMENT DESCRIBING THE SOIL IN THE ULTIMATE BEARING STRATA, INCLUDING SUFFICIENT RECORDS AND DATA TO ESTABLISH ITS CHARACTER, NATURE AND LOAD BEARING CAPACITY. SUCH RECORDS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR A LICENSED ARCHITECT.
- THE CONTRACTOR IS REQUIRED TO PROVIDE A SOIL TESTING SERVICE TO TEST THE SOIL FOR ALL FOUNDATIONS AND A SOIL TESTING SERVICE REPRESENTATIVE IS REQUIRED TO SIGN THE BUILDING INSPECTORS REPORT AT COMPLETION OF EXCAVATION.
- THE SUBCONTRACTOR IS TO PROVIDE ALL SHORING AND SHEATHING AND BRACING NECESSARY TO PREVENT CAVE-IN OF EXCAVATION OF DAMAGE TO EXISTING STRUCTURE OR ADJOINING THE SITE. WHEN APPROPRIATE, ISSUE ANY NOTICES TO OWNERS OF ADJOINING PROPERTY WHICH MAY BE REQUIRED BY ANY PENITENT LAWS OR ORDINANCES. FURNISH COPIES OF SUCH NOTICES TO OWNER AND ARCHITECT.
- EXCESS EXCAVATION SHALL BE HAULED AWAY BY SUBCONTRACTOR AS PART OF THEIR WORK.
- ALL FILL AND TOPSOIL SHALL BE REMOVED UNDER SLABS AND PAYMENTS. EXCESS TOPSOIL MATERIAL SHALL BE USED FOR LANDSCAPING. SUBSEQUENT TO FINAL ACCEPTANCE.
- BACKFILL ALONG FOUNDATION WALLS AND UNDER SLABS ON GRADE IN 10" MAXIMUM LOOSE LIFTS COMPACTED TO 90% MAXIMUM DRY DENSITY WITH HAND - GUIDED TOWER COMPACTION EQUIPMENT IN ACCORDANCE ASTM D 1557-70. SOIL PRESSURE OF A MINIMUM OF 3,000 PSF UNDER SLABS AND FOUNDATION WALLS SHALL BE MAINTAINED.
- BACKFILL WITH GRADED SAND/GRANUL, 3/4" WASHED STONE OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON, P.V.C., AND CLAY TILE DRAIN PIPES, SEWER WATER, ELECTRIC, AND GAS LINES ARE TO BE INSTALLED, AS WELL AS EXCAVATED AREAS WHERE SLAB-ON-GRADE WALKS, ENTRY PADS AND PATIOS WILL BE POURED.
- NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING CONCRETE OR PRIOR TO THE FRAMING OF THE FIRST DECK.
- EXCAVATION AT BASEMENT AND GARAGE DOOR SLABS SHALL BE NO MORE THAN 6" BELOW BOTTOM OF SLABS. ALL OVERDIG SHALL BE BACKFILLED WITH PROPERLY COMPACTED FILL. REFER TO MECHANICAL PLAN FOR TRUNK LINE DETAILS.
- THE EXCAVATION CONTRACTOR SHALL MAKE ALL DRIVEWAY CUTS AS PER PLAN.
- THE EXCAVATION CONTRACTOR IN HIS BID SHALL INCLUDE A NO. 9 STONE STRUCTURAL BASE FOR A CONSTRUCTION DRIVEWAY AFTER HOUSE IS EXCAVATED.

CODE

63 DISTRICT
LOT AREA 6,600 SF
FAR - TOTAL ALLOWED - 2,930 SF
ALLOWED BUILDING HEIGHT - 25'-0" (MEASURED TO MEAN HEIGHT OF THE ROOF)

REQUIRED SETBACKS:
FRONT SETBACK - 28'-3" (AVERAGE)
SIDE YARD - 4'-10 3/4"
REAR - 30'-0"

PROPOSED SETBACKS:
FRONT SETBACK - 28'-3" (WEST)
SIDE YARD - 5'-0" (NORTH) 7'-10" (SOUTH)
REAR - 50'-9 3/8" (EAST)

MAXIMUM BUILDING HEIGHT:
24'-11 3/8" (MEASURED TO MEAN HEIGHT OF ROOF)

ACTUAL AREA CALCULATION:
68.05 SQ FT +400sqf
1,258.49 SQ FT
1,602.26 SQ FT
2,958.80 SQ FT

GARAGE
1st FLR
2nd FLR
TOTAL

LIGHT / VENT SCHEDULE

NUM.	ROOM	AREA	REQUIRED		PROVIDED		
FIRST FLOOR			L.T.	VNT.	L.T.	VNT.	EXHAUST
00	LIVING ROOM	133.40	10.67	5.34	39.6	49.5	
01	STUDY	84.31	3.37	11.16	13.3	16.5	
02	DINING ROOM	133.01	10.64	5.32	33.0	26.4	
03	KITCHEN	180.34	14.43	7.21	14.93	18.66	
04	FAMILY ROOM	329.45	26.36	13.18	101.05	42.5	
05	PORCH**	28.33	N.R.	N.R.			50 CFM
SECOND FLOOR							
200	BEDROOM 1	224.90	17.99	8.99	41.33	31.66	
201	BATH 1	18.6	N.R.	N.R.	14.93	18.66	50 &190
N.R.	BEDROOM 2	25.6	N.R.	6.46	43.0	25.6	
203	BATH 2	43.13	N.R.	N.R.	16.4	20.5	
204	LOFT	128.66	N.R.	N.R.	24.0	30.0	
205	BATH 3**	62.91	N.R.	N.R.			95 CFM
206	BEDROOM 3	144.56	11.56	5.78	24.0	30.0	
207	BEDROOM 4	148.59	11.89	5.94	24.0	30.0	

* ARTIFICIAL LIGHT TO BE PROVIDED.
** MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BE PROVIDED AS REQUIRED.
*** NATURAL LIGHT TO BE BORROWED FROM KITCHEN.

ABBREVIATIONS

AC.T.	ACOUSTICAL TILE	EXT.	EXTERIOR	PR.	PART
A.F.F.	ABOVE FIN. FLR.	FAB.	FABRICATED	R.	RADIUS
ALUM.	ALUMINUM	FDN.	FOUNDATION	REQ'D	REQUIRED
ALT.	ALTERNATE	FLR.	FLOOR	ROUGH	ROUGH OPENING
BL.	BLOCK	FTG.	FOOTING	S.C.	SOLID CORE
BLDG.	BUILDING	GALV.	GALVANIZED	SCHED.	SCHEDULE
BLKG.	BLOCKING	GL.	GLASS	SHT.	SHEET
B.P.L.	BEARING PLATE	GYP.BD.	GYP.SUM BOARD	SM.	SMALLER
CAB.	CABINET	H.M.	HOLLOW METAL	STL.	STEEL
C.G.	CEILING	HT.	HEIGHT	S/V	STAIN & VARNISH
C.M.U.	CONC. MAS. UNIT	I.D.	INSIDE DIM.	TAB	TAP & BOTTOM
CPT.	CARPET	INFO.	INFORMATION	T&G	TONGUE & GROOVE
COL.	COLUMN	INSUL.	INSULATION	TLT.	TOILET
CONST.	CONSTRUCTION	INT.	INTERIOR	T.O.S.	TOP OF STEEL
CONT.	CONTINUOUS	MANU.	MANUFACTURED	T.O.W.	TOP OF WALL
C.T.	CERAMIC TILE	MAS.	MASONRY	T.S.	TUBE STEEL
DET.	DETAIL	MAT.	MATERIAL	TYP.	TYPICAL
D.S.	DOWN SPOUT	MECH.	MECHANICAL	V.I.F.	VERIFY IN FIELD
EA.	EACH	M.O.	MASONRY OPEN.	V.T.	VINYL TILE
EL.	ELEVATION	O.C.	ON CENTER	W/	WITH
EQ.	EQUAL	O.D.	OUTSIDE DIM.	WO	WOOD
EXST.	EXISTING	PLYD.	PLYWOOD	WP	WORK POINT

SYMBOLS

ELEVATION 100'-0"	1 A1.0	1 A1.0
ELEVATION REFERENCE	DETAIL SECTION	BUILDING SECTION
EXTERIOR ELEVATION	INTERIOR ELEVATION NOTE	ROOM NAME SAMPLE LINE ROOM TAG
REVISION	KEY NOTE	WALL TAG
12	12	12

MATERIALS

EARTH	FILL	GRAVEL
CONCRETE	BRICK	BLOCK
WOOD, ROUGH	WOOD, FINISH	PLYWOOD
RIGID INSUL.	BATT INSUL.	WIRE FABRIC

BUILDING CODE INFORMATION

THESE DRAWINGS AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING VILLAGE OF ARLINGTON HEIGHTS CODES WITH APPLICABLE AMENDMENTS:

ICC 2018 INTERNATIONAL BUILDING CODE
ICC 2018 INTERNATIONAL RESIDENTIAL CODE
ICC 2018 INTERNATIONAL FIRE CODE
ICC 2018 INTERNATIONAL EXISTING BUILDING CODE
ICC 2018 INTERNATIONAL MECHANICAL CODE
ICC 2018 INTERNATIONAL FUEL GAS CODE
ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
NFPA 2017 NATIONAL ELECTRICAL CODE
ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

GENERAL ELECTRICAL NOTES

- INSTALL ALL ELECTRICAL WORK AND EQUIPMENT PER ALL LOCAL CODES AND ORDINANCES.
- ALL SWITCHES TO BE LEVITON DECORA WHITE MOUNTED AT 36" FROM FLOOR LINE TO CENTER.
- INSTALL LEVITON DUPLEX OUTLETS HORIZONTALLY 10" FROM FLOOR LINE TO CENTER UNLESS OTHERWISE NOTED.
- PROVIDE ALL DOWNLIGHTS WITH WHITE TRIM RINGS.
- NOT USED.
- PROVIDE RECESSED INCANDESCENT LIGHT FIXTURES WITH SOLID LENS OR FLOURESCENT FIXTURE IN ALL CLOSETS 2'-0" DEEP OR LESS.
- HARDWARE FIRE AND SMOKE DETECTORS AND INTERCONNECT FOR SIMULTANEOUS ACTUATION. PROVIDE MINIMUM ONE DETECTOR PER FLOOR OR AS NOTED ON PLANS.
- VENT ALL TOILET / BATH FANS TO THE EXTERIOR. 60 CFM. MINIMUM.

GENERAL STRUCTURAL NOTES

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS		DESIGN INSULATION VALUES	
BALCONIES (EXTERIOR)	60	OUTSIDE AIR - 15 MPH	0.17
DECK	40	COMMON BRICK, 4"	0.80
FIRE ESCAPES	40	NON-REFLECT AIR SPACE 3/4"	0.84
GARAGE (PASSENGER CARS ONLY)	50	1/2" INSULATION SHEATHING	0.62
ATTICS (NONSTORAGE ROOF SLOPE <3 IN 12)	10	3 1/2" INSULATION	13.0
ATTICS (LIMITED ATTIC STORAGE)	20	1/2" GYPSUM BOARD	0.45
DWELLING UNITS (EXCEPT SLEEPING ROOMS)	40	INSIDE AIR	0.68
SLEEPING ROOMS	40		
STAIRS	40	TOTAL	16.56

CERTIFICATIONS

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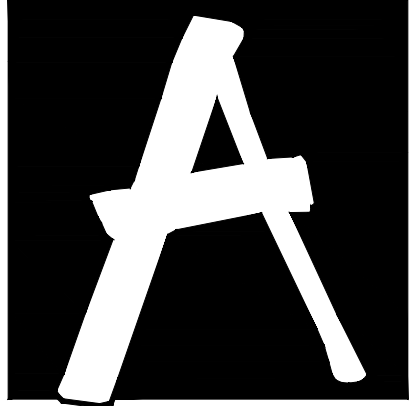
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I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL BUILDING CODES HAVING JURISDICTION IN THE COUNTY OF COOK AND THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

ROBERT W. KIRK
ILLINOIS LICENSE NO. 1-010811

2023.01.03 DATE



GROUP A ARCHITECTURE
A Professional Corporation
1100 Lindemeyer Rd. Suite 102
Elk Grove Village, IL 60007

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

PROJECT

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

DRAWING USE

PERMIT

SIGNATURE AND SEAL



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

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DRAWN BY	HS
CHECKED BY	RWK
APPROVED BY	R.K.
JOB NUMBER	22066
DRAWING TITLE	COVER SHEET AND SITE PLAN
DRAWING NUMBER	A1.0



Property Left 3
1007 N Haddow Ave



Property Left 2
1003 N Haddow Ave



Property Left 1
951 N Haddow Ave



Subject Property
947 N Haddow Ave



Property Right 1
943 N Haddow Ave



Property Right 2
939 N Haddow Ave



Property Right 3
935 N Haddow Ave

North Haddow Avenue

Property Across 1
950 N Haddow Ave



Property Across 2
946 N Haddow Ave



Property Across 3
944 N Haddow Ave

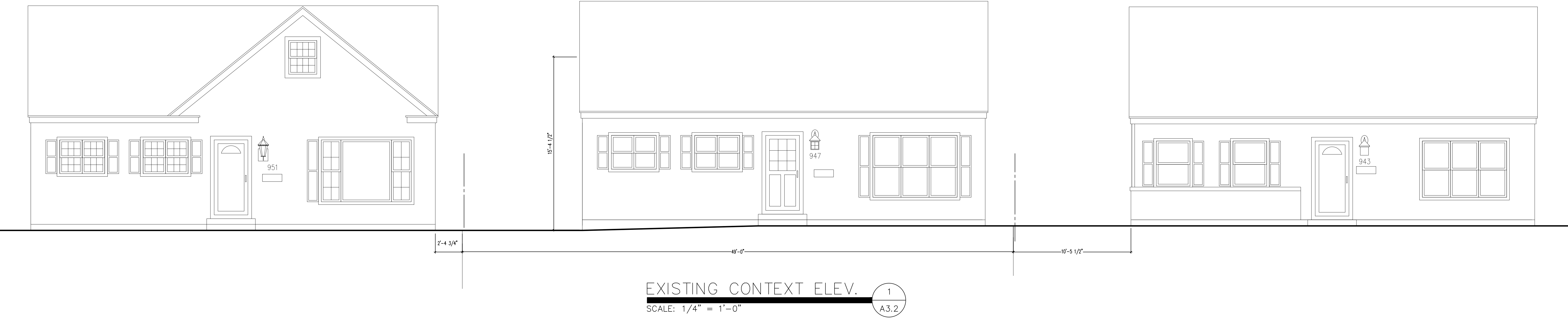


The Stonefield Group Inc
847-963-9100
info@stonefieldinc.com

Surrounding Properties for
947 N Haddow Ave

SINGLE - FAMILY HOME APPLICATION AND PRECEDRES

947 HADDOW AVE, ARLINGTON HEIGHTS IL 60004



CONCEPT





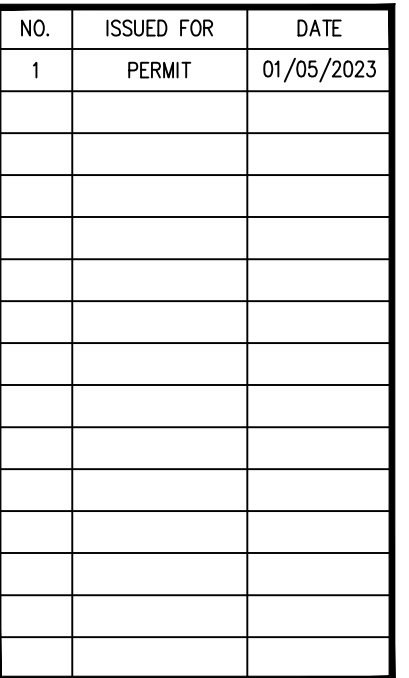
PROJECT

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

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DRAWN BY

CHECKED BY

APPROVED BY

JOB NUMBER

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A3.0



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



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



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

3

A3.0



Phone: 8 4 7 . 9 5 2 . 1 1 0 0
Fax: 8 4 7 . 9 5 2 . 1 1 5 8
Web: www.grouparch.com

PROJECT

947 N. HADDOW STREET.

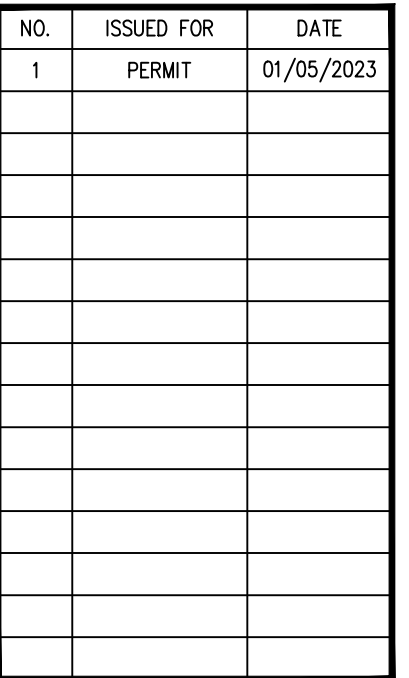
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DRAWN BY

HS

CHECKED BY

WK

APPROVED BY

R.K.

JOB NUMBER

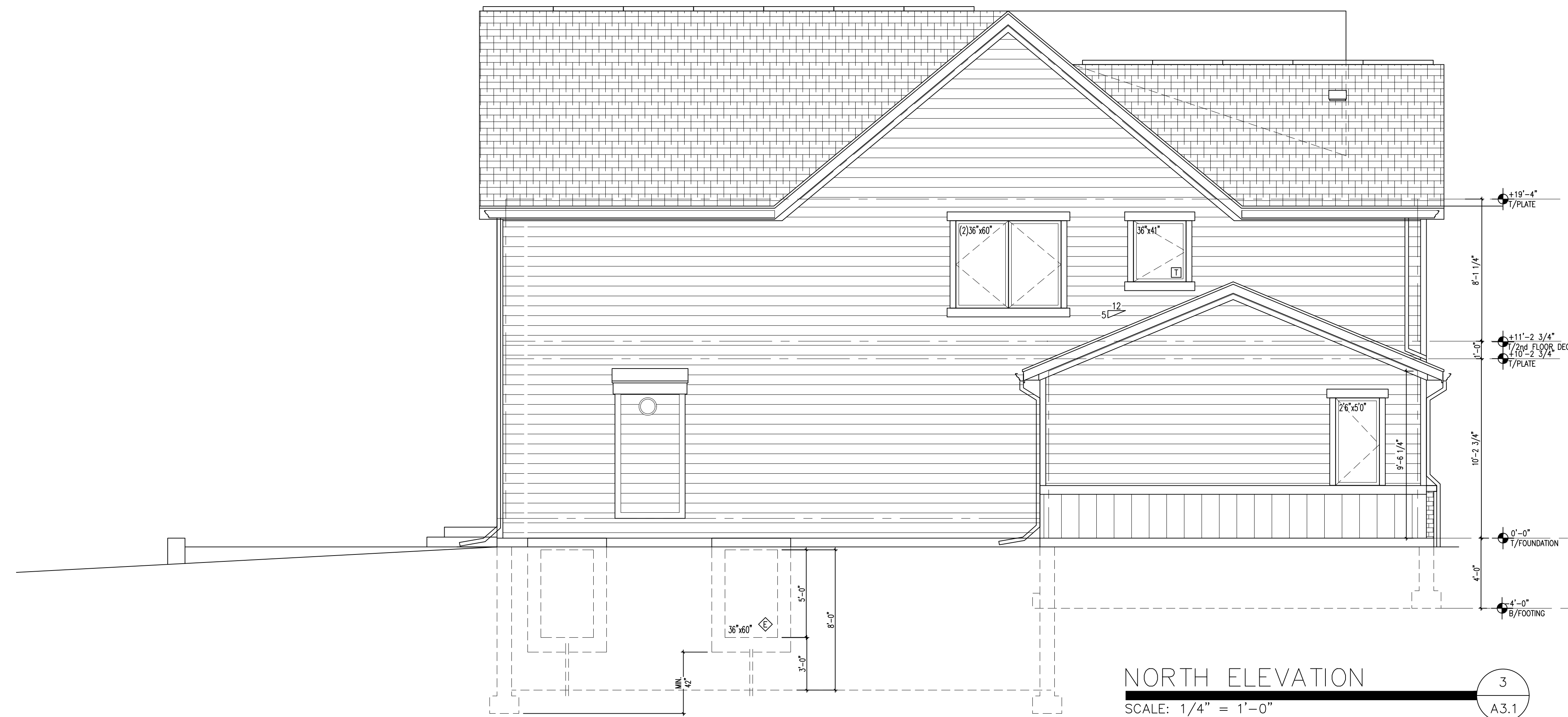
066

DRAWING TITLE

EXTERIOR ELEVATION
AND BUILDING SECTION

DRAWING NUMBER

A3.1





947 North Haddow Avenue, Arlington Heights

Material Schedule

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



ROOF: CertainTeed Landmark 'Moire Black'



SIDING ACCENT: Cedar Weathered Grey



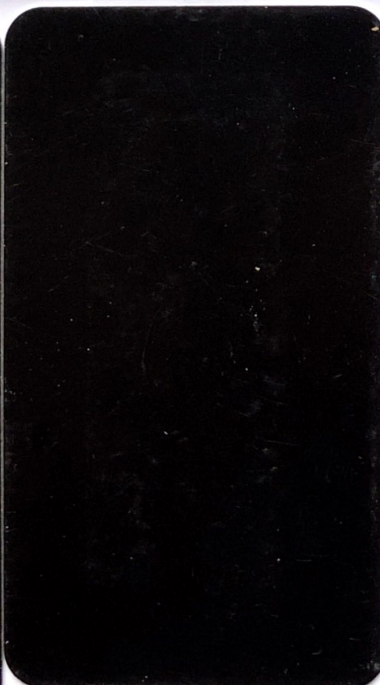
FASCIA & WINDOW TRIM: LP SmartSide 'Black'



SIDING: Hardie 'Arctic White'



GARAGE DOOR: 'Black'
GUTTERS: 'Black'



WINDOWS: Sierra Pacific Black



BRICK: Yankee Hill 'Dark Iron Spot Velour'

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



Design Commission 2/28/2023

Item: DC#22-092 - Windsor School - 1315 E. Miner St. / School

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing elementary school.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Windsor Elementary School located at 1315 E. Miner Street. This recommendation is based on the plans received 12/9/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Windsor Elementary School
Project Address: 1315 E. Miner Street
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2023

PETITION INFORMATION:

DC Number: 22-092
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: February 28, 2023

Requested Action(s):

Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:

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

Windsor Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing to add two new classrooms to the school. The proposed building addition is located on the east side of the school facing Windsor Drive.

Architectural Design:

The proposed addition is nicely designed to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The new classrooms will face into a courtyard, and the new corridor wall will face Windsor Drive. The massing of the proposed addition fits seamlessly between the wings of the existing school.

Mechanical Equipment Screening:

There is no new rooftop mechanical equipment proposed on the new addition.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Windsor Elementary School located at 1315 E. Miner Street. This recommendation is based on the plans received 12/9/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other

impact on, 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.



February 22, 2023

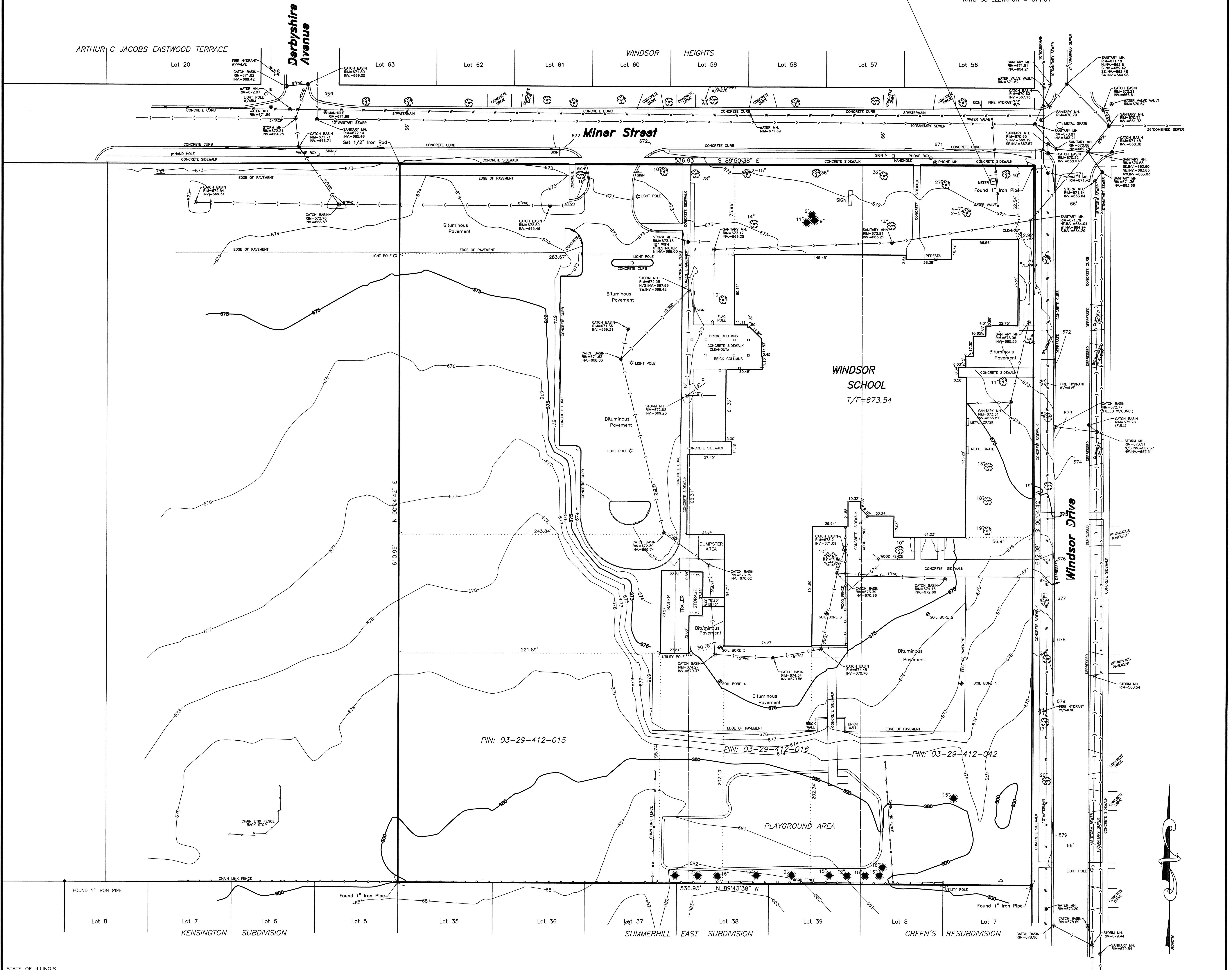
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-092

PLAT OF SURVEY

WINDSOR SCHOOL, ARLINGTON HEIGHTS, ILLINOIS.
IN THE EAST HALF OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

SOURCE AND SITE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
LOCATION ADDRESS:
1397 E. MINER STREET
MONUMENT 55
1" DIA. BRASS DISC IN SOUTHWESTERLY CORNER OF WATER
METER VAULT, 44.5' SOUTH OF THE CENTERLINE OF MINER
STREET AND 67' WEST OF THE CENTERLINE OF WINDSOR DRIVE
NAVD 88 ELEVATION = 671.61

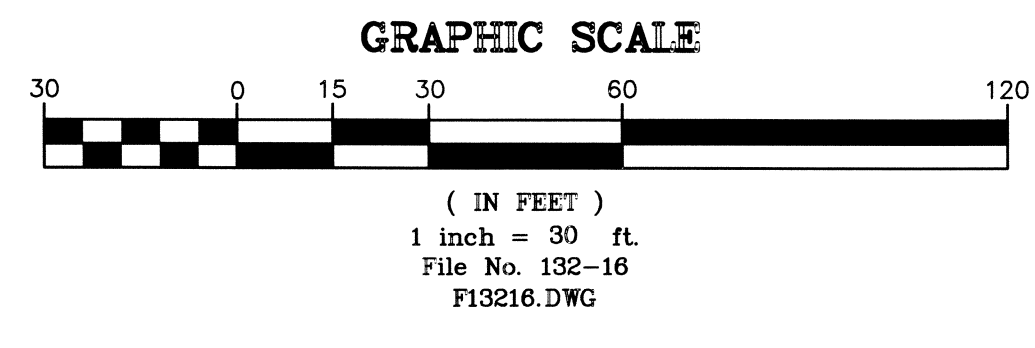


STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 5TH DAY OF
OCTOBER, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 10-05-2016
CLIENT NAME: Arlington Heights School Dist. 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

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

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



LOCATION MAP



STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

WINDSOR ELEMENTARY SCHOOL ADDITION
1315 East Miner Street, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/22



PROPERTIES AT THE SOUTH SIDE OF THE SCHOOL - E. CAMPBELL ST.



PROPERTIES AT THE SOUTH SIDE OF THE SCHOOL - N. WINDSOR DR.



PROPERTIES AT THE EAST SIDE OF THE SCHOOL - N. WINDSOR DR.



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - N. WINDSOR DR.



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - E. MINER ST.



VIEW OF THE SOUTH SIDE OF THE SCHOOL



VIEW OF THE SOUTHEAST CORNER OF THE SCHOOL



VIEW OF THE WEST SIDE OF THE SCHOOL



VIEW OF THE NORTH SIDE OF THE SCHOOL



VIEW OF THE EAST SIDE OF THE SCHOOL

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

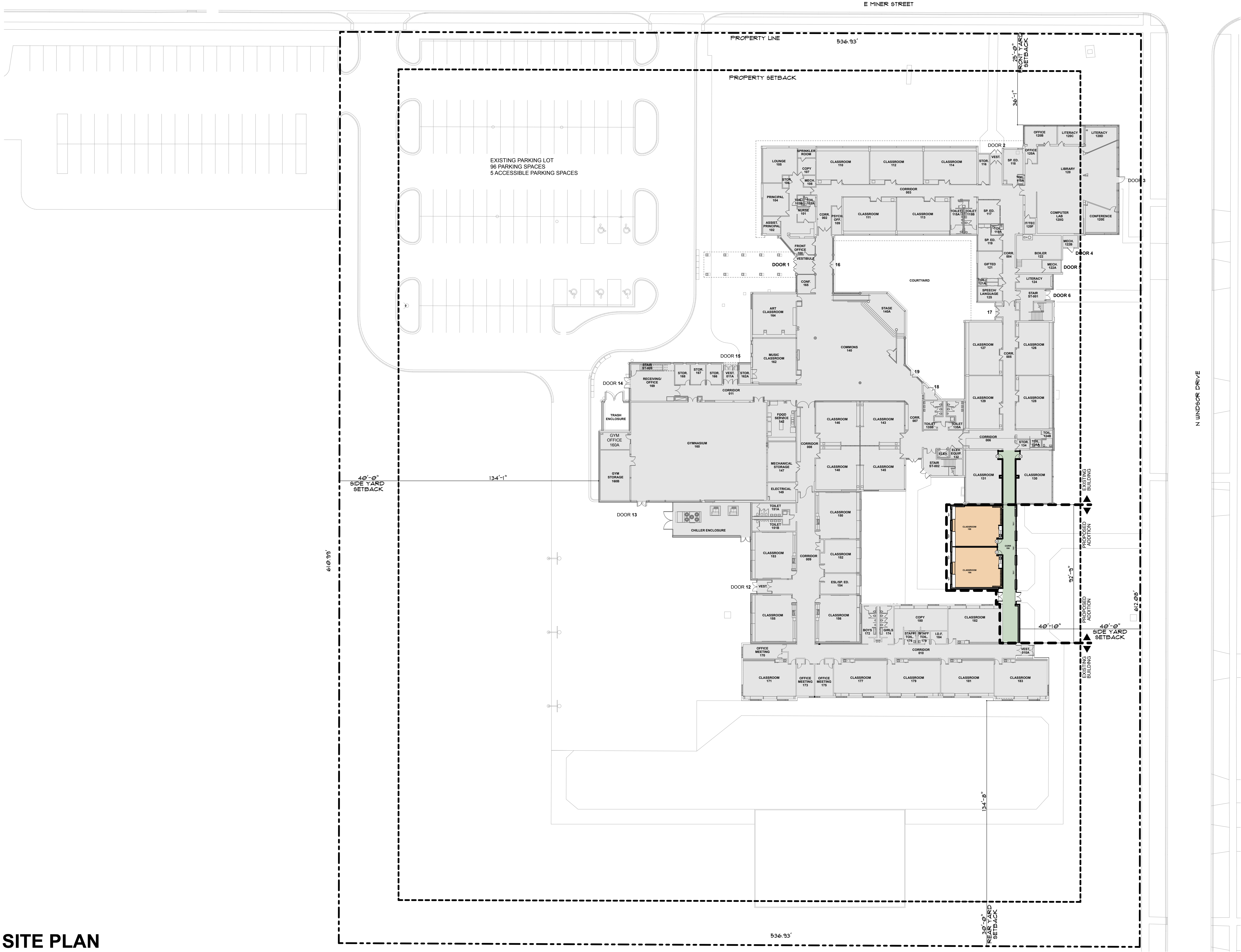
STR

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

WINDSOR ELEMENTARY SCHOOL ADDITION

1315 East Miner Street, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/05/22



SITE PLAN

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

1

SITE PLAN

SCALE: 1" = 30'

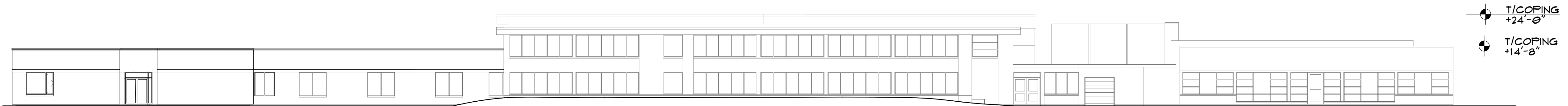
0

30'

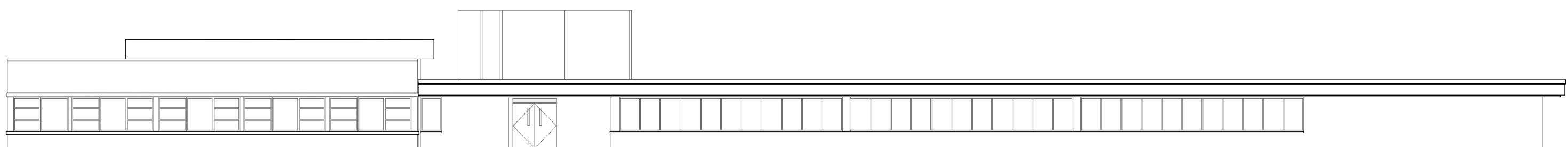
60'

N

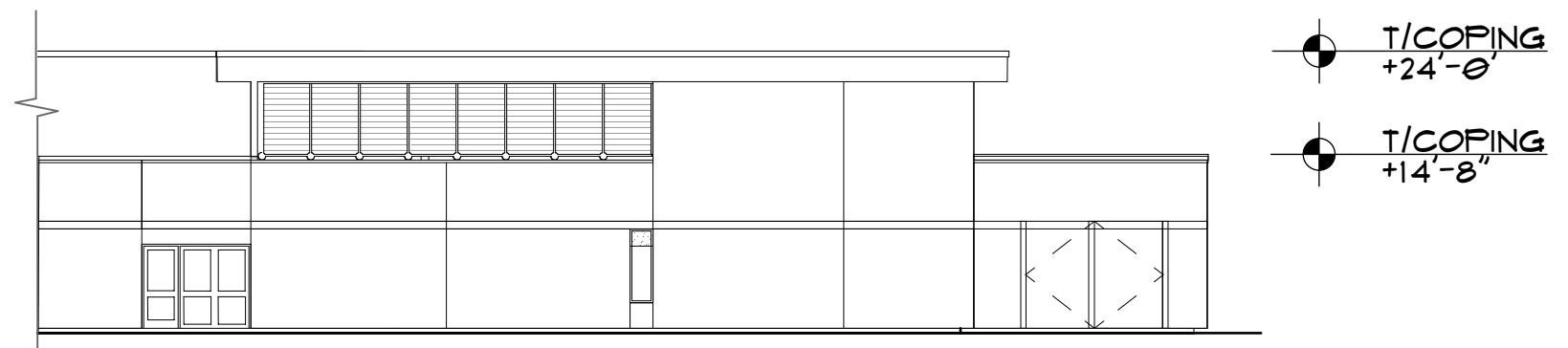
WINDSOR ELEMENTARY SCHOOL ADDITION
1315 East Miner Street, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/22



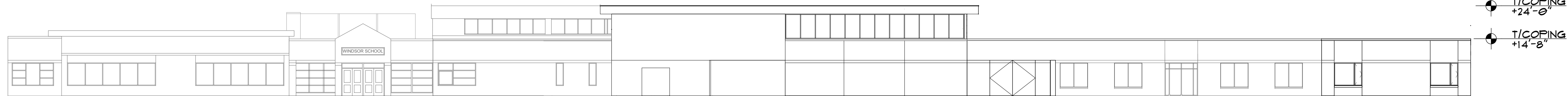
1 EAST ELEVATION - ALONG N. WINDSOR DR.
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



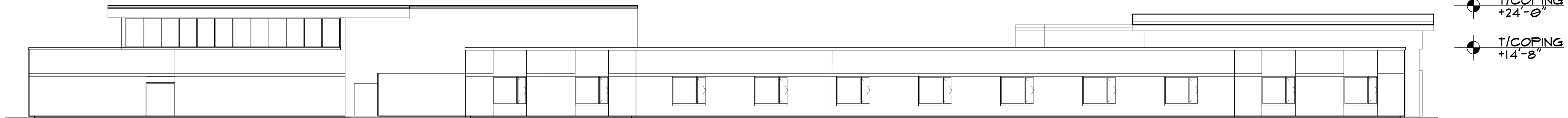
2 NORTH ELEVATION - ALONG E. MINER ST.
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



3 NORTH ELEVATION AT GYM
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

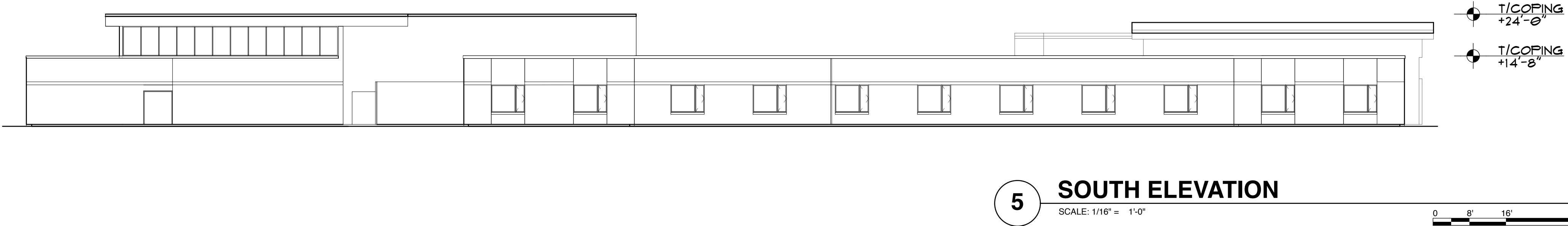
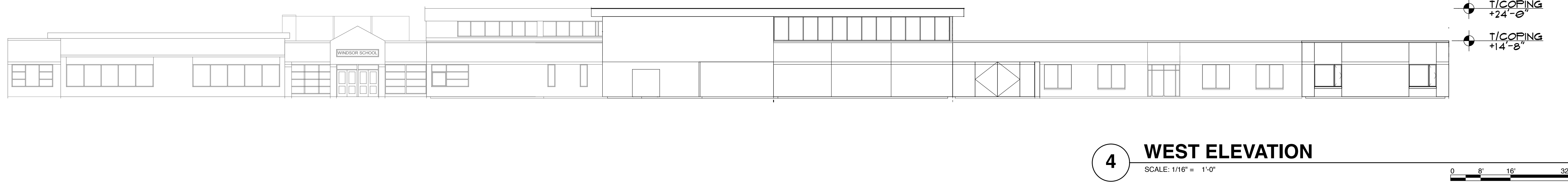
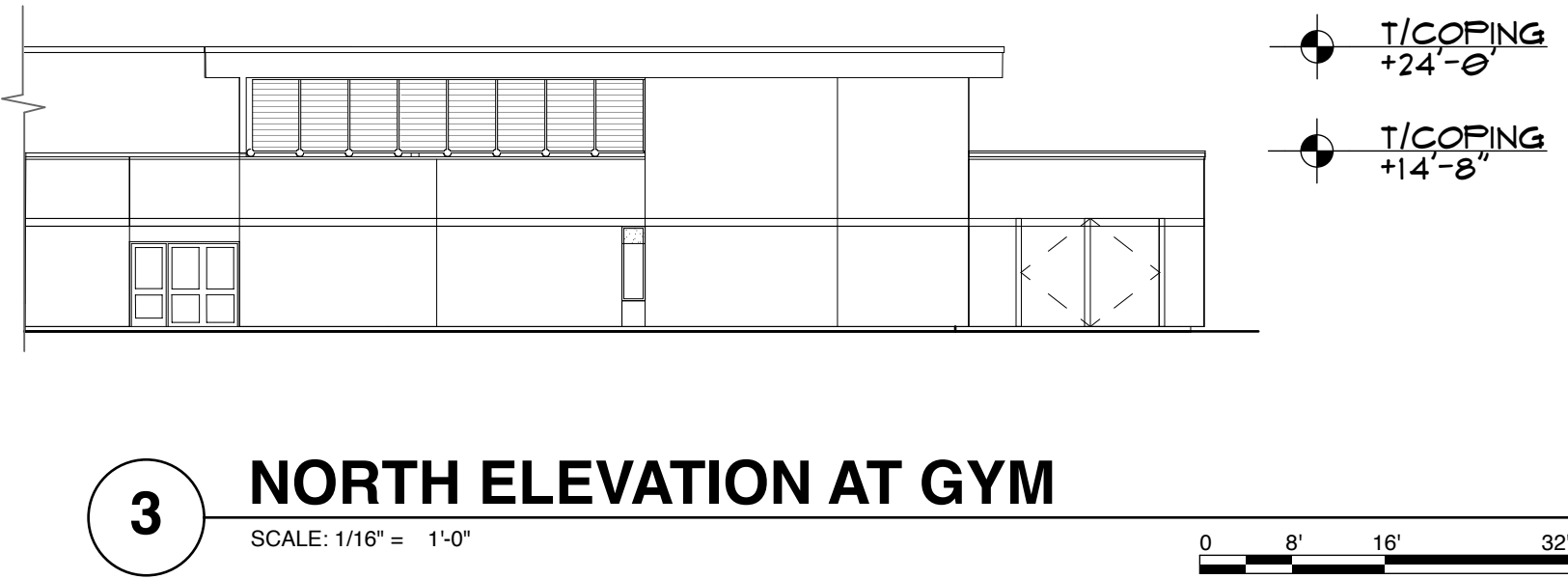
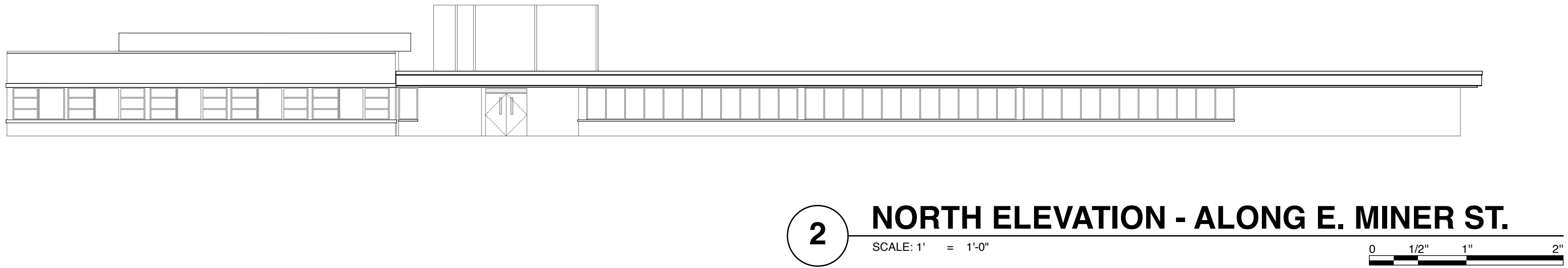
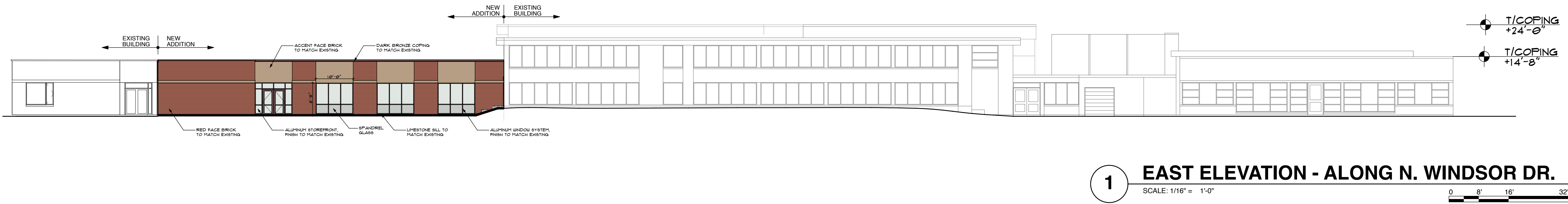


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

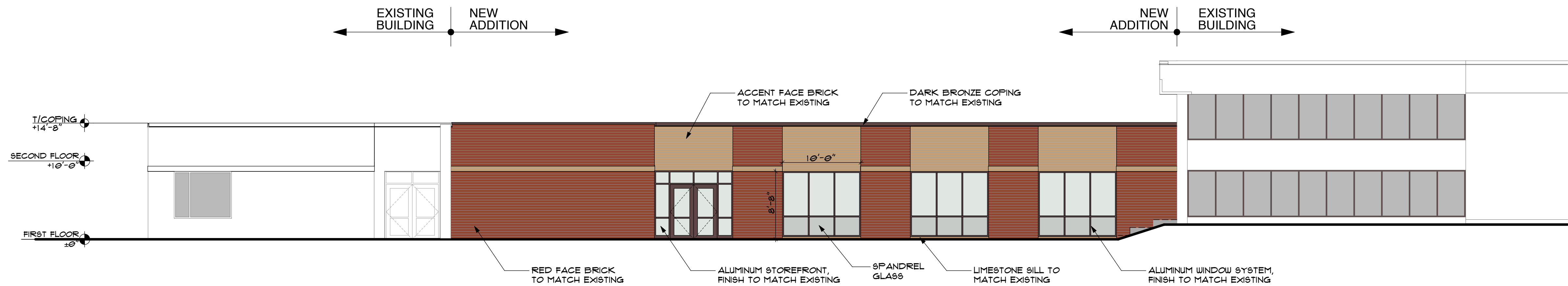


5 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

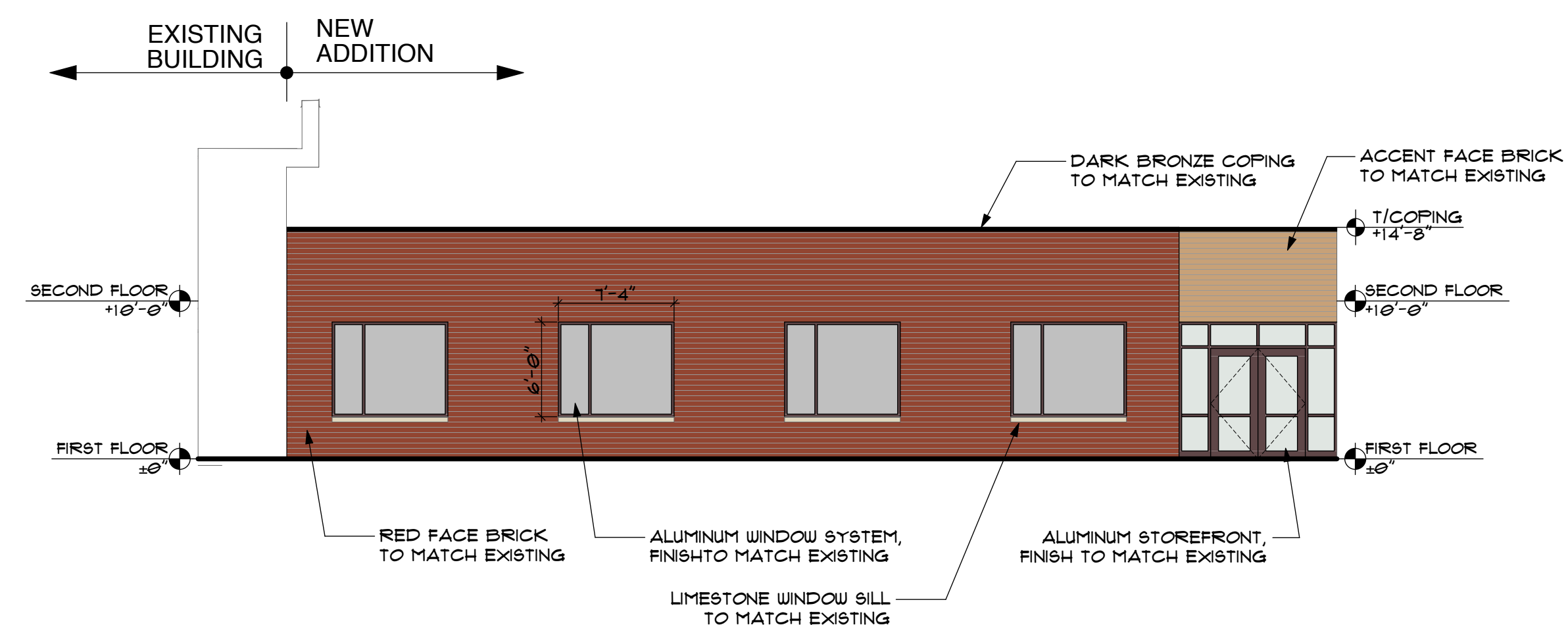
EXISTING BUILDING ELEVATIONS



PROPOSED BUILDING ELEVATIONS



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

BUILDING ELEVATIONS



STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

MAJOR MATERIALS

PETITIONER NAME: Don Hansen, STR Partners LLC Architects
OWNER: Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE: December 5, 2022
PROJECT: Windsor Elementary School
LOCATION: 1315 E. Miner St.

Field Brick: Red Brick (matching existing) - 90% Red Smooth Modular, Glen-Gery Sioux City Brick / 10% Granite Red Modular, Glen-Gery Sioux City Brick
Accent Brick: Oyster Grey Modular, Glen-Gery Hanley Plant (matching existing)
Window Sills: Limestone (matching existing)
Window Framing: Dark Bronze (matching existing)
Exterior Storefront: Dark Bronze (matching existing)
Roof Coping: Dark Bronze (matching existing)



Design Commission 2/28/2023

Item: DC#22-093 - Greenbrier School - 2330 N. Verde Dr. / School

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing elementary school.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Greenbrier Elementary School located at 2330 N. Verde Drive. This recommendation is based on the plans received 12/9/22, 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. Screening is required for the two new rooftop mechanical units. The screening needs to be designed to be harmonious with the architecture of the building.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Greenbrier Elementary School
Project Address: 2330 N. Verde Drive
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2023

PETITION INFORMATION:

DC Number: 22-093
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: February 28, 2023

Requested Action(s):

Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:

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

Greenbrier Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing to add two new classrooms and two small Storage closets. The proposed building addition is located on the south end of the school facing Roanoke Drive.

Architectural Design:

The proposed addition is nicely designed to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition fits seamlessly between the wings of the existing school.

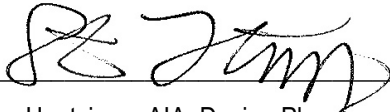
Mechanical Equipment Screening:

Exterior mechanical equipment is required to be screened from view. There are two new rooftop condenser units proposed to be located on the roof of the new addition. The units look small on the roof plan, but the building does not have a parapet wall so these units will be visible from the residential neighborhood. Screening is required and will need to be designed to be harmonious with the architecture of the building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Greenbrier Elementary School located at 2330 N. Verde Drive. This recommendation is based on the plans received 12/9/22, 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. Screening is required for the two new rooftop mechanical units. The screening needs to be designed to be harmonious with the architecture of the building.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



February 22, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-093

PLAT OF SURVEY

OF GREENBRIER ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
2330 N VERDE DRIVE, ARLINGTON HEIGHTS, IL. 60005
PARCEL AREA = 284,800 S.F.
PIN: 03-18-112-003

PARCEL 1: THAT PART OF LOT 200 IN GREENBRIER IN THE VILLAGE GREEN, UNIT NO. 5, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PART OF LOT 11 IN GEORGE KIRCHHOFF ESTATE SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 200; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 200, N 89°51'15" E, A DISTANCE OF 489.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 200; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID LOT 200, BEING THE WEST LINE OF VERDE DRIVE, S 00°08'45" E, A DISTANCE OF 163.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWARD ALONG THE WEST LINE OF VERDE DRIVE, BEING A CURVED LINE, CONVEXED TO THE EAST, OF 334.77 FEET IN RADIUS, FOR AN ARC LENGTH OF 75.16 FEET, THENCE N 89°37'35" W, A DISTANCE OF 481.67 FEET TO A POINT ON THE WEST LINE OF LOT 200 AFORESAID; THENCE NORTHWARD ALONG THE SAID WEST LINE OF LOT 200, N 00°06'50" E, A DISTANCE OF 233.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 283 IN GREENBRIER IN THE VILLAGE GREEN, UNIT NO. 7, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PARTS OF LOTS 10 AND 11 IN GEORGE KIRCHHOFF ESTATE SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS.

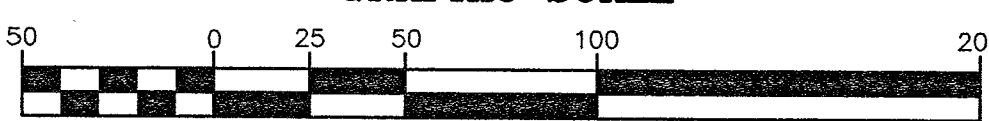
GREENWOOD PLACE SUBDIVISION

Lot 35 Lot 34 Lot 33 Lot 32 Lot 31

SOURCE BENCHMARK:

Alleghany Drive

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

File No. 9-17

F917.DWG

BENCHMARK:

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK
RECOVERY SHEET
BENCHMARK DESIGNATION: 17
AT VERDE DRIVE AND ALLEGHANY DRIVE.
ELEVATION= 726.29 NAVD88

SITE BENCHMARK:

SURVEY CONTROL POINT, CUT CROSS ON THE
SOUTH SIDE OF SIDEWALK.
ELEVATION= 723.13 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 14TH DAY OF APRIL, A.D. 20 17.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732



UPDATED ADDITION AREA AND COURTYARD 10-28-2022 B.J.L.

FIELDWORK COMPLETED: 10-20-2022 & 02-28-2017

CLIENT NAME: Arlington Heights School District 25

ADDRESS: 1200 S. Dunton Avenue

Arlington Heights, IL. 60005

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

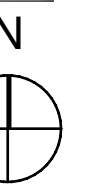
R.E. ALLEN AND ASSOCIATES, LTD.

PROFESSIONAL LAND SURVEYORS

1015 N. CORPORATE CIRCLE, SUITE C

GRAYSLAKE, ILLINOIS 60030

PHONE: 847-223-0914 FAX: 847-223-0980



LOCATION MAP

STR

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

GREENBRIER ELEMENTARY SCHOOL ADDITION

2330 N Verde Dr., Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

12/5/22



VIEW OF NORTHEAST CORNER OF THE SCHOOL



VIEW OF NORTH SIDE OF THE SCHOOL



VIEW OF SOUTHWEST CORNER OF THE SCHOOL



VIEW OF WEST SIDE OF THE SCHOOL



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - W. ALLEGHANY DR.



PROPERTIES AT THE SOUTH SIDE OF THE SCHOOL - N. VERDE DR.



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - W. ALLEGHANY DR.



PROPERTIES AT THE SOUTHWEST SIDE OF THE SCHOOL - W. ROANOKE DR.



PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - N. VERDE DR.



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - ALEC ST.

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

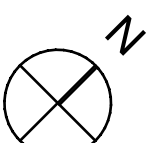
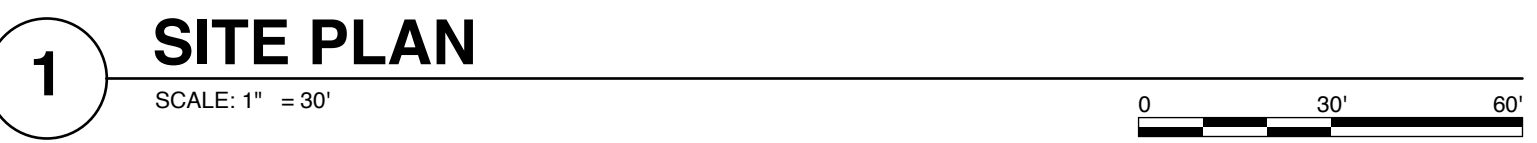
STR

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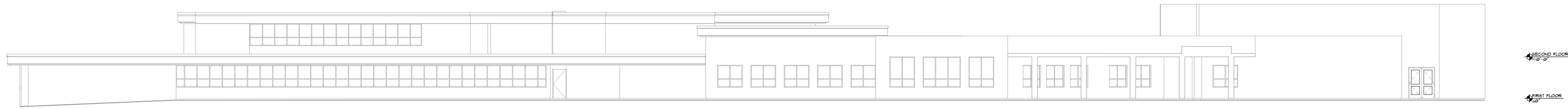
GREENBRIER ELEMENTARY SCHOOL ADDITION

2330 N Verde Dr., Arlington Heights, IL 60004

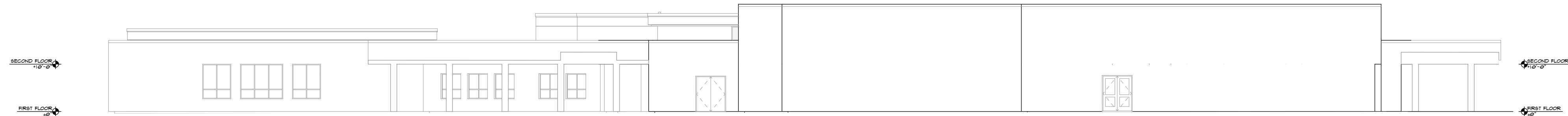
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/05/22



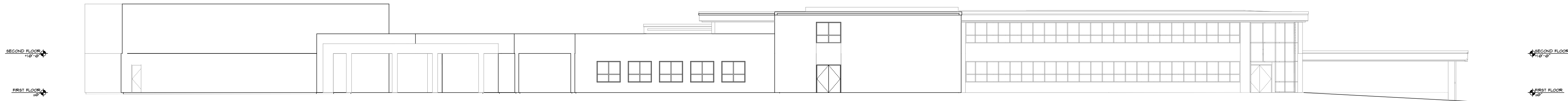
GREENBRIER ELEMENTARY SCHOOL ADDITION
2330 N Verde Dr., Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/22



1 EAST ELEVATION - ALONG N. VERDE DR.
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

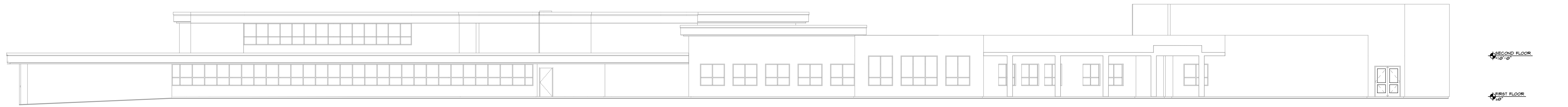


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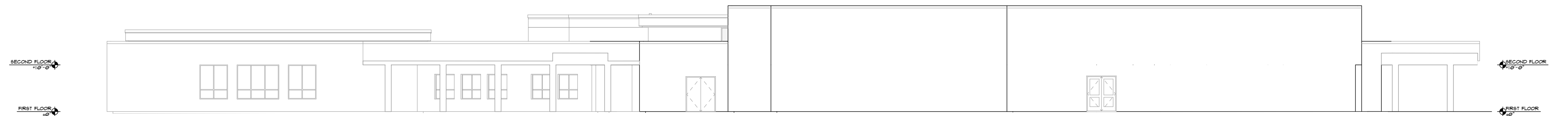


4 SOUTH ELEVATION - ALONG W. ROANOKE DRIVE
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

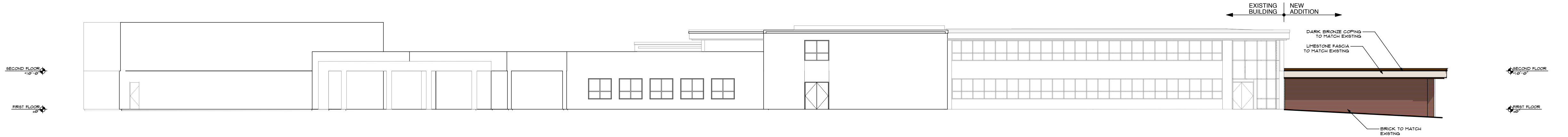
EXISTING BUILDING ELEVATIONS



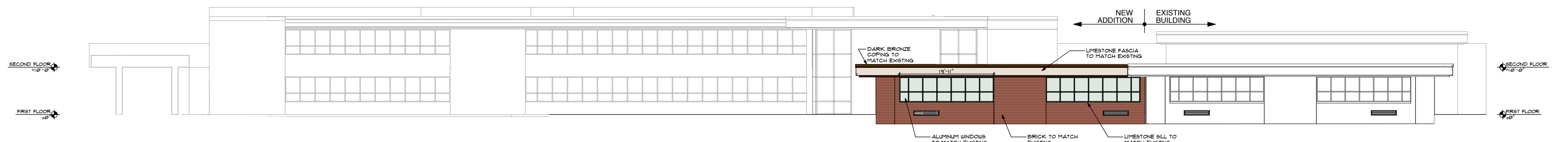
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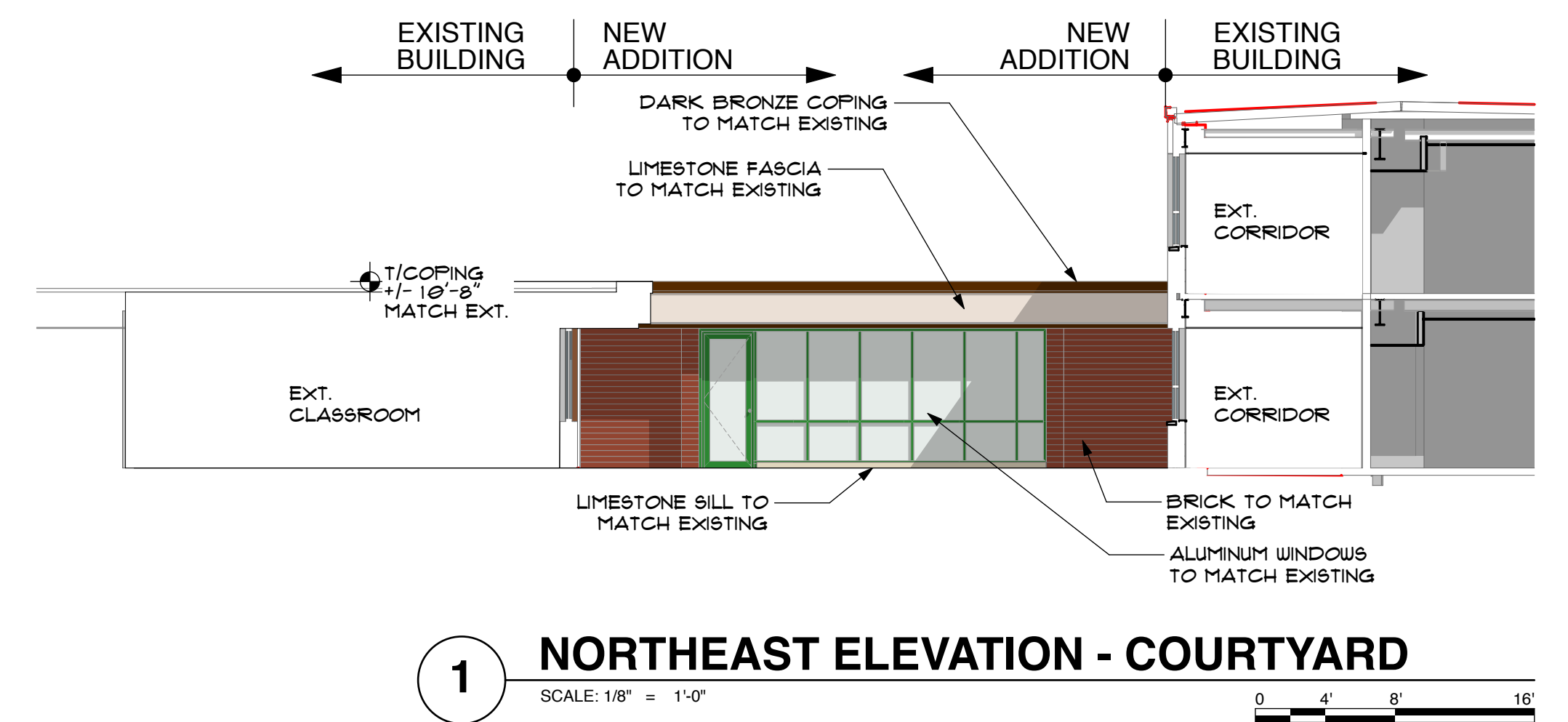
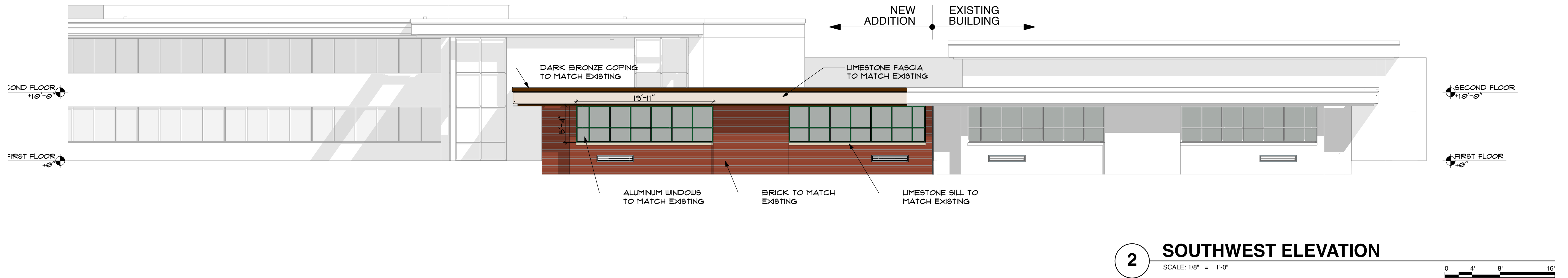
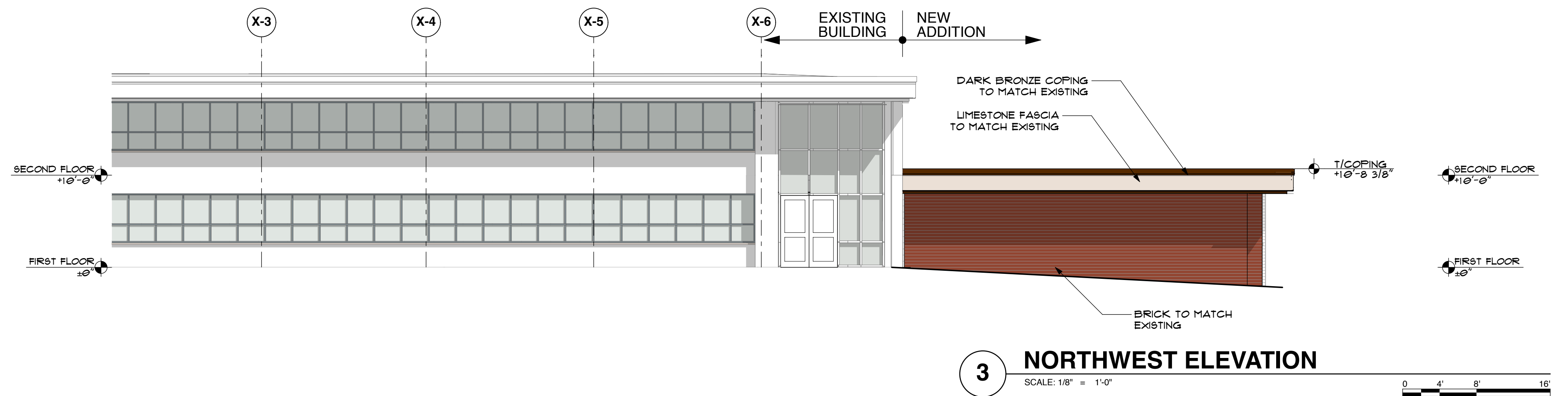


3 WEST ELEVATION
SCALE: 1/16" = 1'-0"
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4 SOUTH ELEVATION - ALONG W. ROANOKE DRIVE
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

PROPOSED BUILDING ELEVATIONS



BUILDING ELEVATIONS

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GREENBRIER ELEMENTARY SCHOOL ADDITION
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MAJOR MATERIALS

PETITIONER NAME: Don Hansen, STR Partners LLC Architects
OWNER: Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE: December 5, 2022
PROJECT: Greenbrier Elementary School
LOCATION: 2330 N. Verde Dr.

Brick: Red Brick (matching existing) - 90% Red Smooth Modular, Glen-Gery Sioux City Brick / 10% Granite Red Modular, Glen-Gery Sioux City Brick
Fascia, Window Sills: Limestone (matching existing)
Window Framing: Hunter Green (matching existing)
Storefront: Hunter Green (matching existing)
Roof Coping: Dark Bronze (matching existing)