



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 28, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/14/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#17-011 - 705 N. Kaspar Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 2/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 2/14/17

Type

Minutes

DRAFT

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

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Kirsten Kingsley

Members Absent: Anthony Fasolo
Jonathan Kubow

Also Present: Ryan Dunham, Oakley Home Builders for *815 S. Burton Pl.*
Thomas & Linda Petermann, Owners of *815 S. Burton Pl.*
Jon Kee, Owner of *2214 N. Palatine Rd-Lot 2*
Sam Salahi, AP&S for *2214 N. Palatine Rd-Lot 2*
Tony Petrillo for *Arlington International Racecourse*
Kevin Clarke for *Arlington International Racecourse*
Jim Bradford, Formetco for *Arlington International Racecourse*
Scott Lovell, All Steel Structures for *Arlington International Racecourse*
Charles Perkins, Director Planning & Community Development for *AH Police Station*
Nicholas Pecora, Deputy Chief for *AH Police Station*
Marc Rohde, Legat Architects for *Arlington Heights Police Station*
Steve Blye, Legat Architects for *Arlington Heights Police Station*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 24, 2017

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 24, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#16-156 – 815 S. Burton Pl.**

Ryan Dunham, representing *Oakley Home Builders*, and **Thomas & Linda Petermann**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and attached two car garage to allow construction of a new two story residence with an attached two car garage. The foundation of the existing house will remain and be re-used for the new home. The proposed design complies with the R-E zoning requirements, except that the proposed new front porch encroaches 1.7 feet into the required 45.3 foot front yard setback. The porch will either need to be reduced in depth, or a zoning variation will be required. The petitioner advised Staff today that the average front yard setback for the block was professionally surveyed and calculated, and based on that, the new home does now comply.

This neighborhood originally consisted of primarily single story homes with attached garages, but there have been numerous teardowns previously approved that are mostly larger two-story homes. The overall scale of the proposed house fits comfortably on the large lot, and there is a newer two-story home on the neighboring lot to the north. The proposed new house is re-using the foundation from the existing house, so the overall layout on the lot is the same, although the house is being expanded on the rear. The proposed low slope hipped roof fits well with the context of the existing adjacent single story homes, and the house is a nice example of using the same level of materials and details on all sides of the house.

The unique component of the proposed design is that the first-floor level is being raised up approximately 3'-3" above grade, and the proposed first floor ceiling height is 10 feet which results in a very tall first floor wall and roof eave height as compared to the adjacent houses. The petitioner reported that the first-floor level is being raised to increase the ceiling height in the basement which results in a very tall first floor wall and roof eave as compared to the adjacent houses. The petitioner has made a number of revisions to the design from their initial submittal, with a new rendering presented, and Staff is in support of the revised design. Landscaping is shown across the front of the house which helps to buffer the empty wall space below the raised first floor window sills, and it is recommended that landscaping also be required along the side elevations. Aside from the height of the raised first floor eave, the overall design is nicely done. Staff recommends that the Design Commission evaluate the design, and landscaping be required along the front and side walls.

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

The petitioner stated that they worked with Staff prior to the meeting and revisions were made that include the adjustment of the windows and the addition of the triple banding around all four sides of the home. The proposed new home began with the existing foundation, working with the footprint, and adding a minor addition in the rear.

Commissioner Kingsley asked about the material of the front porch columns, and the petitioner said that the columns would be a low maintenance material stained bronze to match the windows and the garage door. **Commissioner Kingsley** reviewed the materials being proposed. She supported the re-use of the existing foundation, and she agreed with Staff's initial concern about the first-floor height, which she felt needed more study. She appreciated the design going in the direction of Prairie-style; however, she felt that the integration between the first and second-floor could be improved. The petitioner presented renderings of the side elevations that showed the continuous movement of the second-floor around all four sides of the home with windows and other details, as well as the initial peak on the front elevation that lines up with the front door. **Commissioner Kingsley** liked that the scale of the rear elevation which was brought down and the push-and-pull of the elevation. She suggested a deeper front porch space for more usable space, from the back of the column to the face of the home, even if it meant seeking a variation.

Commissioner Fitzgerald agreed with the comments made by Commissioner Kingsley. He liked the home and actually lives on this block, and he did not mind the increase in the first-floor height because landscaping will help hide it, especially with the big home to the north. He liked the materials being proposed and he appreciated that the new home is beautiful on all four sides.

Chair Eckhardt felt the rendering was very dark and the front entrance appeared lost and understated. He appreciated the comments made by Commissioner Kingsley that the second-story looks like it is floating, although he was unsure what could be done about it. He questioned if something could be done to emphasize the entrance canopy, which is very low as proposed, although he would not vote against it as proposed. He felt the rear elevation was well done and he agreed with Commissioner Fitzgerald's comment that the all four sides of the home were beautiful.

Commissioner Kingsley suggested creating a front porch that has a slightly different roof pitch than the home, maybe extended out a bit more, similar to the porch on the rear of the home that does not have a wall and has its own roof. The petitioner explained that they are trying to keep the same roof pitch around the entire home, consistent with the Prairie style, and the reason for no wall around the rear porch is to better connect the indoor with the outdoor space. **Commissioner Fitzgerald** agreed that there is something unusual about the front porch, although he would not vote against it as proposed. He questioned whether the porch gable over the front door is too small, and maybe nothing should be done there instead of having something so small, or maybe use a different material such as metal to match the windows. The petitioner pointed out that metal railings were originally proposed for the front porch, which would increase the porch another 1'-6". He believed the homeowners were open to either the railing or the wall, and preferred to build the new home within the code requirements.

Mr. Hautzinger said that code only allows a front portico to encroach 8' wide by 4' deep into the required front yard setback; however, the front steps could encroach into the front yard. **Chair Eckhardt** felt that bringing the step portion of the porch forward approximately 1 to 1-1/2' would help give the front entry more presence. The homeowners preferred the prairie style of the straight across front porch as proposed, and they liked that the entrance was not so obvious and somewhat hidden, as well as the simplicity of the design.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 815 S. BURTON PLACE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 12/29/16, REVISED ELEVATIONS RECEIVED 2/1/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE LANDSCAPING ALONG THE SIDE WALLS.
2. A RECOMMENDATION TO FURTHER STUDY THE FRONT PORCH AND CONSIDER PULLING SOME OF THE PORCH FORWARD TO MAKE THE PORCH MORE USABLE AND MORE FRIENDLY WHEN APPROACHING THE HOME.
3. A RECOMMENDATION TO LOOK AT HOW TO BETTER INCORPORATE THE SECOND-FLOOR TO THE FIRST-FLOOR TO BETTER GROUND IT.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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

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

DRAFT

ITEM 2. SINGLE-FAMILY NEW REVIEW**DC#17-006 – 2214 E. Palatine Rd./Lot 2.**

Jon Kee, the owner, and **Sam Salahi**, the architect, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, three car garage on a vacant lot. The subject lot is currently the northern half of the property belonging to the existing house at 2214 E. Palatine Road. The property is currently seeking approval to be subdivided into two single family lots. Additionally, both lots are proposed to be rezoned from the R-1 to R-2 One Family Dwelling District. If approved, the property will have a total land area of 18,780 square feet and the proposed residence will have approximately 3,573 square feet, and the proposed design will comply with the R-2 zoning requirements.

This neighborhood consists of a mix of single-story and two-story homes. The proposed home is nicely designed, and it fits comfortably on the large lot. The garage is setback from the front of the home, keeping the focus on the front of the home instead of the garage. The only comment on the proposed design is that the home is proposed to be set back 50 feet, where the majority of the homes in the neighborhood are set back approximately 25 feet. Staff recommends approval of the project, but the Design Commission should evaluate if a 25 foot setback would be more appropriate for a new home in this location.

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

Mr. Salahi stated that the plan being reviewed tonight has been a collaboration with the site engineer acquired by the homeowner. One of the reasons for the 50' setback is because of an existing 32" caliper tree that the homeowner would like to save; however, the homeowners are not opposed to moving the home forward to a 25' setback if necessary. The proposed new 2-story home is pretty straightforward and was designed to align with the surrounding homes and flow with what is happening in the neighborhood. He welcomed any questions from the commissioners. **Mr. Kee** stated that he has lived in Arlington Heights for quite a while and his family has become close with a few families that live in this neighborhood. They felt this was a great opportunity to be a part of this particular community that they find themselves in anyway.

Commissioner Fitzgerald felt that the new home was nicely designed, and he understood the suggestion to move the home up to the building setback that is average in the neighborhood; it does fit in better that way and allows for a larger backyard; however, he also liked the reason why the homeowner wants to move the home further back. He liked the colors being proposed, and he suggested wrapping the stone from the front around to the sides of the home; down to the end of the garage on the right side, and down enough on the left side to be seen from the street. He also pointed out that the front elevation has a lot of nice details, and the rear elevation could benefit from more details, although he would not require this. **Mr. Kee** was not opposed to wrapping the stone all the way around the home, which would address the concerns about a lack of detail on the sides and rear of the home.

Commissioner Kingsley agreed with the comments made by Commissioner Fitzgerald. She asked what the species of the 32-inch caliper tree is and **Mr. Salahi** replied that they have not yet had an arborist identify the trees on the site. **Commissioner Kingsley** suggested lowering the garage roof on the right side to minimize the size of the garage, because the length of the garage is about as long as the home. She added that the gable end above the 2-story garage door becomes so much bigger than the gable end on the main home. **Mr. Salahi** pointed out that the garage height matches the height of the front entry; however, they were open to considering the suggestion.

Chair Eckhardt concurred with the comments made by the other commissioners. He felt that the rear elevation needed a cover over the patio doors, which would be consistent with the roof over the kitchen window, and would add character to the rear elevation. He felt the separation was nicely designed on the front elevation, and the 3-car garage has been artfully broken down. He was unsure about lowering the garage roof as suggested, and pointed out that the area above the garage offers a great amount of storage. He felt the suggestion to wrap the stone from the

front elevation to an appropriate distance on the side elevations should be a requirement, and he agreed with a recommendation to add more details on the rear elevation.

PUBLIC COMMENT

Michael Scales, 1950 N. Oak Wood Drive, welcomed the petitioner to the neighborhood. He had two concerns; one is about the 50' front yard setback because this would place the new home directly behind his backyard; and the second is if there will be a buffer along his west property line, similar to the existing Pine trees that he assumed will remain.

Laura Botsford, 1925 N. Birchwood Lane, said that she has lived here for 52 years. She welcomed the petitioner as well, and said that her main concern was if there would be a detached garage which would include a driveway with cars idling along her backyard. She was pleased to see the plan for the garage being attached to the new home. She knows this property very well and said that the existing trees are in very bad condition. She has some small bushes at the rear of her property that are actually on the petitioner's property that she hoped would remain, which will help buffer her property from the new home. **Mr. Salahi** said that the homeowners are happy to work with the neighbor on any concerns.

Commissioner Fitzgerald pointed out that the petitioner is proposing to remove two 25" trees on the west side of the property; the motion could state that if the 32" tree is deemed in poor condition by an arborist, the home should be moved up to the 25' front yard setback to allow for a larger backyard, and then one or both of the 25" trees being removed could be saved. **Chair Eckhardt** said that from his experience, there is more value in a large backyard than a large front yard, although it is well intended to save the 32" tree.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2214 E. PALATINE ROAD, LOT 2. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 1/23/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CONTINUE THE STONE FROM THE FRONT ELEVATION DOWN THE ENTIRE LENGTH OF THE RIGHT SIDE OF THE GARAGE AND AT LEAST HALF WAY DOWN THE LEFT SIDE ELEVATION.
2. A RECOMMENDATION TO CARRY THE STONE BASE ALL THE WAY AROUND THE BACK OF THE HOME.
3. A RECOMMENDATION THAT AN ARBORIST DETERMINE THE CONDITION OF THE EXISTING 32-INCH CALIPER TREE, AND THE NEW HOME BE MOVED FORWARD TO THE 25' FRONT YARD SETBACK IF THE TREE IS DEEMED UNHEALTHY, AND POSSIBLY KEEP THE EXISTING 25-INCH CALIPER TREE LOCATED AT THE BACK CORNER OF THE GARAGE IF IT IS DEEMED HEALTHY.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley wanted to add a recommendation to consider some type of roof structure to be added above the patio door on the rear elevation, and a recommendation to consider lowering the roof of the garage.

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

- 6. A RECOMMENDATION TO CONSIDER ADDING SOME TYPE OF ROOF STRUCTURE ABOVE THE PATIO DOOR ON THE REAR ELEVATION.**
- 7. A RECOMMENDATION TO CONSIDER LOWERING THE ROOF OF THE GARAGE.**

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

ITEM 3. SIGN VARIATION REVIEW**DC#16-144 – Arlington International Racecourse – 2200 W. Euclid Ave.**

Tony Petrillo & Kevin Clarke, representing *Arlington International RaceCourse*, **Jim Bradford**, representing *Formetco*, and **Scott Lovell**, representing *All Steel Structures*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Arlington International Racecourse is proposing to install an electronic changeable LED billboard sign to face Route 53. The proposed sign will be double-sided, 60 feet wide and 20 feet tall, and 1,200 sf in size. The sign will be supported on a single steel column and will be 95 feet in overall height above grade. The petitioner is proposing to use the sign to advertise events at the racecourse, as well as to sell advertising space on the sign to off-premises businesses. The messages displayed on the sign are proposed to change every ten seconds (six messages per minute). The racecourse intends to utilize approximately 2 messages per minute for racecourse advertising, which may vary during racing season (April through September) versus off-season (October through March). The remaining message slots are intended to be sold to other businesses for off-premises advertising, approximately 4 messages per minute. Therefore, the sign would be used approximately 1/3 of the time for Arlington Racecourse advertising, and 2/3 of the time as a revenue generator.

The proposed sign is prohibited by code due to: the electronic changeable display is not permitted, off-premises (billboard) advertising is not allowed, size, height, and brightness. However, Arlington International Racecourse is a major tourism venue unlike any other business in Arlington Heights, and there are eight other existing billboard signs located in Rolling Meadows that face Route 53, directly adjacent to the location of the proposed sign. Three of the eight existing billboards are electronic as shown in the 'Map and Photos' of the existing billboards. The subject site is located in a B-3 Zoning District, and there are no adjacent Residential Zoning Districts.

Mr. Hautzinger gave the following background information on electronic signage in Arlington Heights. There are two electronic message board signs existing in Arlington Heights. One is located at the Daily Herald building near Arlington Heights Road and I-90 which received a sign variation for an electronic message board sign in. The other electronic message board sign is the Village of Arlington Heights' Civic Events Sign that was installed in approximately 2004. This sign is allowed by code as an exempt Municipal sign providing non-advertising information as a public convenience per Section 30-103.

Two other electronic message board signs were installed by School District 214 without Village approvals; one at Hersey High School and Forest View School, both of which are relatively small in scale, but with no Village approval.

Mr. Hautzinger reviewed the Design Commission's Position Statement & Recommendations regarding electronic signage that was presented to the Village Board on July 18, 2016, which for all applications at that time, was recommended to not allow electronic signs. However, the Position Statement did include a statement that major tourism venues represent a possible good application for an electronic sign and should be considered on a case-by-case basis as sign variations; and another statement that electronic LED signs should not be allowed I-90 and Route 53 due to a possible unfair advantage for businesses fronting on these highways and to avoid contributing to signage blight along these highways. At the conclusion of the July 18, 2016 Village Board meeting, Staff was directed by the Village Board to further research and draft a Special Use process to allow electronic signage that meets certain conditions. **Mr. Hautzinger** reported that, at this time, Staff has completed research of other communities' electronic sign standards, and has prepared a draft Conditional Review Process and Standards to possibly allow electronic signs for businesses located along primary commercial corridors. He presented a map that was included in the report to the Village Board showing the recommended major arterial roads and primary commercial corridors in the Village, indicating where electronic LED signs might be allowed.

Mr. Hautzinger reviewed the sign variation criteria for granting a sign variation. The petitioner submitted a letter addressing the sign variation criteria, stating that the hardship is that for the past decade, wagering on horse races

has declined 40%, which is their major source of revenue. In response to this decline, the racecourse has changed its business model from dependency on wagering to being dependent on income derived from various entertainment events hosted every weekend from May through September as well as a schedule of trade shows, ride and drive events, and holiday events from October through April. They report that their need for advertising and marketing multiple events with a changing message sign has increased ten-fold, and currently, there is no signage on the property to advertise the multitude of events conducted there.

The petitioner's letter also states that they currently spend approximately \$100,000 per year to advertise on three electronic billboards for two weeks to promote the opening of race season in May and the Arlington Million event in August, but that this is very limited and insufficient for a year round entertainment destination to adequately promote its brand and market its events. Furthermore, the billboards are located miles away from the property and do not provide the destination reference for Arlington Racecourse.

Finally, the petitioner's letter outlines how the proposed sign will not create a traffic hazard, a depreciation of nearby property values, be detrimental to the public, or alter the character of the locality because the proposed location of the sign is remote from any residents, and there are already many static and digital billboard signs in this location along Route 53.

Staff's analysis of the petitioner's sign variation request is that Staff agrees that the Arlington International Racecourse is an important, unique, one of a kind major entertainment venue in Arlington Heights, and that their current signage is inadequate to effectively advertise the various events hosted at their facility. The proposed location for the electronic billboard sign to face Route 53 is a good choice due to the remoteness from residential neighborhoods and due to the existing context of numerous other billboards that already face Route 53 in this general location. The size and height of the proposed sign is consistent with the existing billboards along Route 53.

However, Staff feels that the justification for using the billboard the majority of the time for off-premises advertising of other businesses as a source of revenue needs to be evaluated. The petitioner reports that other major entertainment destinations in the Chicagoland market have large digital billboard signs to prominently mark their destination and market their events. Staff agrees that other major entertainment destinations have large electronic signs, but venues such as the Allstate Arena in Rosemont, the Sears Center in Hoffman Estates, and Six Flags in Gurnee all have prominent permanent signage incorporated as part of their signs to establish their destinations. It should be evaluated whether the proposed sign should include permanent "Arlington International Racecourse" as a destination reference. Staff presented a couple of concept renderings to illustrate how this could look.

Staff concerns regarding off-premises advertising are as follows:

1. Would allowing off-premises advertising set a precedent for other businesses facing Route 53 and I-90 to request electronic billboard signs on their properties?
2. If the sign is used the majority of the time (approximately 2/3 of the time) as an off-premises billboard, it will be far less effective in promoting the Racecourse.
3. Is it acceptable to have other businesses that may compete with Arlington Heights' businesses promoted on a sign in Arlington Heights? For example, an advertisement for Schaumburg Ford would directly compete with Arlington Heights Ford.
4. Would promoting other businesses outside of Arlington Heights have a negative impact on Arlington Heights?

Ideally, Staff recommends that the proposed sign for Arlington Racecourse include permanent "Arlington International Racecourse" signage on the top of the sign, and that the sign be used only for on-premises advertising which would include promoting racing events, promoting other events hosted at the facility, and advertisements for other businesses and products sold on the premises such as Ditka's restaurant, Mr. D's Sports Bar, Miller Lite, and Pepsi.

Mr. Hautzinger reviewed a summary of IDOT's (Illinois Department of Transportation) requirements for billboards that are applicable to the proposed sign as follows:

- **Size.** 30 feet maximum height, 60 feet maximum width, and 1,200 sf maximum size.
- **Display.** Static messages only. Oscillating, rotating, flashing, intermittent or moving lights are not allowed.
- **Frequency of Message Change.** 10 seconds minimum (6 messages per minute).
- **Spacing:**
 - Signs must be a minimum 1,000 feet from official traffic signs, signals, or devices and shall not obscure or interfere with a driver's view of such sign, signal, or device.
 - Signs must be a minimum 1,000 feet from approaching, merging or intersecting traffic and shall not obscure or interfere with a driver's view of such traffic.
 - Signs must be a minimum 500 feet from of another such sign structure
- **Moving Parts.** Signs cannot contain any animated or moving parts.

In addition to the IDOT requirements, Staff recommends the following restrictions:

- **Display.** The display shall be high resolution, full color. Video not allowed.
- **Brightness:**
 - Auto-dimming photocell technology is required to adjust the display brightness based on ambient lighting conditions.
 - Brightness shall be limited to .3 footcandles maximum above ambient lighting conditions at 150 feet from the sign face. (Brightness restrictions are based on IESNA, Illuminating Engineering Society of North America, standards.)
 - Written certification from manufacturer required to verify auto-dimming function, preset not-to-exceed .3 footcandles above ambient lighting conditions.
- **Sound.** Sound is not allowed.
- **Hours of Operation.** Unlimited.
- **Sign Removal.** If the proposed sign is approved, Staff recommends including a condition requiring the sign to be removed if Arlington Racecourse ceases operations (in accordance with Chapter 30, Section 30-109 "Removal of Signs for Businesses No Longer on Premises"), unless the Village approves a future request.

Options suggested by Staff are as follows:

Option 1. Approve as submitted (with restrictions as noted above).

Option 2. Require revisions to include permanent "Arlington International Racecourse" signage on the top of the sign.

Option 3. Require revisions to include permanent "Arlington International Racecourse" signage on the top of the sign and limit the use of the sign to on-premises advertising only (with restrictions as noted above).

Option 4. Deny the request.

Staff recommends Option 3, with the 11 conditions listed in the Staff report.

Mr. Petrillo said that he is the General Manager of Arlington International Racecourse and a resident of Arlington Heights for 30 years. He has been involved in the community for the past 30 years and the Racecourse has been in the Village for 90 years and has always been a good community neighbor, taking their responsibility very seriously. He acknowledged Steve Hautzinger, Charles Perkins and Diana Mikula of Village Staff, who have been fantastic to work with throughout this process, as well as Arlington RaceCourse Staff Kevin Clarke and Carol Coffee, who have

done a great job working with the Village. He also introduced Jim Bradford and Scott Lovell, who are here to answer questions regarding the proposed billboard sign and steel structure.

Mr. Petrillo commented on some of the points raised in the Staff Report. He stated that the main reason for the proposed new electronic billboard is that since 2009, revenue from racing has dropped 38%, with 70% of their revenue being derived from racing/wagering opportunities in 2009 and about 70% of their revenue today being derived from other sources of income. The proposed billboard will be a vital source of their income. They are operating on very thin margins, they have a very high tax base, and they are a very highly regulated organization that can only operate during certain times of the day and certain times of the year; they are very limited with their resources for revenue. He added that Arlington International Racecourse is a vital asset to Arlington Heights because it provides about \$1M a year in revenue to the Village and about \$300,000 a year in revenue to the Arlington Heights Library. This does not include the ancillary businesses in the Village that benefit from the Racecourse, which draws about 650,000 people a year, with about 85% of them not being from Arlington Heights, Rolling Meadows or Palatine. The uniqueness of the Racecourse, with 320 acres that touch on the border of 3 different municipalities, is unlike any other Arlington Heights business in the B-3 zoning that falls into this type of category. They are very cognizant of the position they took in selecting the proposed new sign; they want to have the least amount of impact on not only Arlington Heights residents, but Palatine and Rolling Meadows residents as well.

Mr. Petrillo also stated that the new billboard is not intended to overpower or take anything away from other businesses in the Village; they hope that businesses in Arlington Heights will utilize the new billboard with their advertising, and they will receive priority over other businesses. In addition, businesses that are part of the Arlington Heights Chamber of Commerce will receive special offers to share their advertisement with other business in the Village.

Mr. Petrillo explained that the Racecourse is one of the largest employers in the Village, with over 11,000 people employed and an additional 3,500 people earning a living by conducting independent businesses on the backstretch such as owning/training horses, and taking care of the horses. Of the 320 acres, only 160 acres are used to drive revenue; the other 160 acres are expenses that they pay for the upkeep, repair and maintenance of the property, water, sewer, gas, electric, and taxes. This is important to show that even small amounts of revenue help to contribute to sustain the Racecourse.

Mr. Petrillo explained that the new electronic billboard is not intended to be a destination sign for the Racecourse. Although it will give some identity to the Racecourse, this could be accomplished without a static sign attached to the face of the billboard through graphics and advertising. The sign will be located the furthest distance from both entrances to the Racecourse; however, using a graphic that shows and provides direction to one of the entrances is a more effective way of using the billboard to communicate to the public. He reiterated that the justification for using the billboard for off-premises advertising is that it is projected to provide 5% of their EBITA (earnings before interest taxes and amortization expenses), and the sign differs a lot from the entities referenced in the Staff Report; Six Flags, Allstate Arena and the Sears Centre. Those entities have different price structures and drive much more revenue than Arlington International Racecourse, with the price of admission into their venues being 5 times that of the Racecourse. Many of these facilities have also been given various tax breaks.

He addressed 2 main issues raised in the Staff Report: the signage on top of the sign for the Racecourse, and the ability to sell off-premises advertisement. He explained that signage for the Racecourse on top of the sign would be included in IDOT's calculation of the maximum 1200 square feet allowed for a billboard, resulting in the video board being reduced to 14 feet x 48 feet, which is a much smaller size than the other billboards along this gateway of Route 53. This would also take them out of the market as having a sellable product, and cause confusion with the Racecourse name on top of the sign and advertisement for other businesses on the video board below.

In response to Staff's concerns regarding off-premises advertising, **Mr. Petrillo** said that allowing off-premises advertising would not set a precedent for other businesses to request electronic billboard signs because the Racecourse is surrounded by 3 municipalities, Palatine, Rolling Meadows, and Arlington Heights, and the property

sits out there like an island, which is very unique and unlike any other business in the Village. If the sign is used the majority of the time as an off-premises billboard, it would still be effective in promoting the Racecourse because advertising content exclusive only to the Racecourse could result in people paying less attention to the sign. **Mr. Petrillo** reiterated that they hope businesses in Arlington Heights will utilize the electronic sign as a way to bring more people into the Village, and they feel that promoting other businesses outside the Village would not have a negative impact on the Village because any business can advertise on the adjacent signs anyway. He added that Staff indicated that Hoffman Estates and Gurnee have both reported no complaints from their local businesses.

Mr. Petrillo also explained that the Racecourse has a lot of sponsors, and it is written into their larger sponsorship agreements that the Racecourse cannot have a brand affiliation; the Racecourse cannot use their brand with any of their non-sponsor brands that compete with the sponsors at the Racecourse. **Mr. Petrillo** concluded his comments at this time.

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

Chair Eckhardt clarified that Staff is recommending approval of the sign variation request with Option 3; a requirement for revisions to include permanent 'Arlington International Racecourse' signage on the top of the sign and limited use of the sign to on-premises advertising only (with restrictions). Staff also identified certain brightness issues, changes per minute, auto-dimming, and the foot candles.

Chair Eckhardt felt the petitioner gave a compelling presentation and he was not surprised to hear about potential issues with certain advertisements on the new sign. He pointed out that the proposed new electronic changeable LED sign would be the first approved by the Design Commission; and therefore, this is a benchmark matter before the commission. He felt the location of the proposed new sign was the least disruptive, and acknowledged the trend of electronic billboard signs along this corridor of Route 53. He could support the new sign; however, he was concerned about the fact that the sign is advertising off-premises businesses. He was curious to know how much revenue the new sign could generate in a year and **Mr. Petrillo** replied that the projection is between \$120,000 and \$190,000 a year, which **Chair Eckhardt** was surprised to hear was so low.

Commissioner Kingsley thanked both Staff and Mr. Petrillo for their informative presentations. She asked what the purpose of the proposed sign is, and **Mr. Petrillo** replied that the primary purpose of the sign is to provide a new source of revenue to the Racecourse, as well as advertise their product. **Commissioner Kingsley** felt the main reason for the new sign is to advertise and make money. This is a billboard and not anything to do with the Racecourse, except that the petitioner owns the property on which the pole is located. She felt the petitioner would prefer to have nothing on the sign and to think of it as just a billboard in their backyard that raises money, and **Mr. Petrillo** said that this was their preference. **Commissioner Kingsley** felt that she represented many long-time residents in the Village who have an affinity towards the Racecourse and want to support it because it supports them; everyone wants to see the Racecourse succeed; however, she wanted to see Racecourse signage on the new sign, not just a billboard. She understood the petitioner's concerns that Racecourse signage on the sign could cause confusion because the sign is not located at the entrance to the Racecourse; however, she wanted to see the Racecourse celebrated on the new sign if the sign is allowed to go up.

Mr. Petrillo reiterated that adding the name of the Racecourse at the top of the sign causes a problem because it reduces the size of the sign and takes them out of the product line, as well as an additional cost. He pointed out the 3-foot apron underneath the billboard sign where the owner of the sign is indicated, which would give the Racecourse the opportunity to establish ownership of the sign. Their main concern is not having a usable sign for advertising and they do not want to be categorized as just a Racecourse because of the negative stigma associated with the word. In fact, he preferred not to use 'Racecourse' at all on the sign and instead use 'Arlington International'.

Commissioner Fitzgerald agreed with the direction that Commissioner Kingsley was going in. Since he has been on this commission he has never been in favor of electronic signs, never been in favor of billboards for Arlington Heights because he thinks of Arlington Heights as a nicer community than that, and felt that billboards in general did

not add anything to the aesthetics of a community. He acknowledged the existing billboard signs along Route 53, which he was not in favor of and came here tonight with an open mind, but he is opposed to off-premises portion of the sign. This is just a billboard, and if the Village allows this billboard, someone else will then get a billboard, and so on and so on. He was trying to see the hardship, but he was having a really tough time with it and did not like the selling of the billboard space. He was opposed to the new sign as currently proposed and he was opposed to the size. It is a billboard, a money-making billboard, which he understands, but once this sign goes up then someone else will want one. He appreciates that he lives in Arlington Heights, who in his mind is always trying to create exceptional standards, which is what he loves about living in Arlington Heights. This sign to him, is taking a step back.

Chair Eckhardt referred to Staff's previous exhibit showing a map of major arterial roads and primary commercial corridors. He remembered when the Design Commission saw the electronic sign for the Daily Herald adjacent to I-90, which he recommended making bigger at that time; however, that sign was only advertising the Daily Herald. Although he appreciated the petitioner's honesty about the sign request and what the sign is for, he questioned Staff where the next for-profit billboard would be located in the Village if this sign is allowed. **Mr. Hautzinger** referred to the map exhibit and indicated the areas along I-90 that are zoned B-2 and M-2 where other requests for electronic billboard signs could potentially be located, as well as the area further north along Route 53 where there are other possible opportunities with M-1 and M-2 zoning districts.

Chair Eckhardt questioned the intent and direction of the new electronic sign ordinance: is it to provide for advertising billboards in the Village, or is it an opportunity for businesses to advertise in a contemporary hi-tech manner. He was concerned that tonight's action might be putting the cart before the horse, although he understood the petitioner's decision to move forward before an electronic sign ordinance is created. **Mr. Petrillo** said that they were encouraged to go through this process, which **Chair Eckhardt** appreciated; however, he reiterated the importance of tonight's review. He asked if the petitioner was opposed to Staff's recommendation for Option 3; requiring revisions to included permanent "Arlington International Racecourse" signage on top of the sign and limit the use of the sign to on-premises advertising only. **Mr. Petrillo** replied that they could not go forward with this option.

Chair Eckhardt suggested tabling the discussion tonight until all 5 commissioners are in attendance, as it appeared as though there would not be a favorable vote tonight, since a majority vote was necessary from all 3 commissioners. **Mr. Petrillo** understood, but said that they are unfortunately in a position that they have an April 15th deadline; otherwise construction of the new sign cannot happen until after the racing season when the horses are gone. **Chair Eckhardt** asked for clarification on the percentage of time that the sign would be advertising strictly for the Racecourse versus other businesses. **Mr. Petrillo** explained that an ad is not bought for a certain time of day, it is sold for 24 hours a day, 7 days a week, for as long as the ad is purchased for. An accommodation could be made for certain businesses and the Racecourse to share their slate with the Village; there could be 2 slates for the Racecourse, 1 slate for the Village of Arlington and 2 slates for a business, which would result in a 3 minute rotation, which can be managed by the Racecourse.

Chair Eckhardt asked what percentage of time the sign would be used for profit, versus advertising for the Racecourse. **Mr. Petrillo** replied that during racing season, they anticipate approximately 2/3 of the time would be for-profit advertising and 1/3 of the time for the Racecourse and/or other. This could vary because they can control both slates of the sign; however, during the off-season, 2/3 of the time would definitely be used for-profit advertising. They anticipate the Racecourse having one slate of advertisement every minute of every day, of every week, of every month. In addition, they would offer use of the electronic sign to the Village for Amber alerts or any other type of community news the Village might want to alert residents to. **Chair Eckhardt** asked Staff if other communities offer this type of community activity on their billboard signs and **Mr. Hautzinger** replied that the communities he spoke with did not indicate whether or not they use their billboard signs for community alerts or advertisements.

Mr. Petrillo said that they were approached by a number of billboard companies to establish a billboard on their property and get paid rent for it, which would have been the easiest thing for them to do if it was approved; however,

they want to be able to control the sign and the graphics on the sign on their property. **Commissioner Kingsley** was concerned about how the Village would be assured that inappropriate advertising and graphics are being controlled by the Racecourse and **Mr. Petrillo** explained that they would control the loading of all the graphics into the system for each advertisement, as opposed to how the Daily Herald controls the ads on their sign that do not fit with their product. **Commissioner Kingsley** commented that there is no zoning with the Daily Herald and they are selling their ads as product. She is concerned about assurance from the Racecourse with inappropriate ads, because what is appropriate for one may not be appropriate for others. **Mr. Petrillo** said that he was not opposed to establishing safeguards similar to the City of Rolling Meadows' permit process for billboard signs.

Chair Eckhardt referred to a previous request from an elementary school for an electronic sign, which resulted in the commissioners struggling through three meetings and still not being able to come up with a solution. Some of the commissioners are sympathetic to the need for electronic signs, and some are completely opposed to them, and two commissioners are not here tonight.

Mr. Hautzinger said that off-premise signage is prohibited in Arlington Heights for any business, and all signage must be used to promote the goods and services offered by the business on that property. If the proposed sign is approved for off-premises, the content of the sign would be open to any advertisement; however, given that this sign is not allowed by code, if the commission felt it was appropriate, they could make a recommendation for approval with certain restrictions or conditions built in, such as a minimum 2 out of 6 messages per minute are required for the Racecourse. **Mr. Hautzinger** also explained that the sign code prohibits offensive and profane signage.

Based on the comments made by the 3 commissioners here tonight, **Chair Eckhardt** felt there would be no second if a motion was made tonight, and no unanimous approval for the variation requests. He understood the petitioner's timeline and said that a vote tonight would allow the petitioner to continue this discussion with the Village Board; however, without a recommendation for approval from this commission.

Mr. Petrillo said that if the commissioners are concerned about the proliferation of digital signs in the Village, there are a lot of variances, nuances and unique pieces to Arlington Heights that can be specifically carved out in an approval such as the property being bounded by three different communities, along with the existing Sign Code prohibitions of profanity or offense. Also, the Sign code states that if an entity ceases business, the sign would cease as well and must be removed. **Mr. Hautzinger** clarified that sign variations typically carry over to the next business; however, there could be a condition to prohibit a sign from continuing with the next entity. If the commissioners were to consider the petitioner's suggestion to carve out specific language for approval of this sign, it should not be done geographically by the boundaries of other communities; it should be done by the fact that this is a major tourism venue of a certain size; that is the uniqueness here. **Mr. Petrillo** replied that they would hope to someday be able to not rely on the revenue for this sign, and he reiterated his previous comment that some of the events at the Racecourse are like picking off low hanging fruit; this revenue is helping the Racecourse sustain its viability, help sustain its employment, help sustain revenues that are driving to the Village, etc. It has a uniqueness and importance to not just the long term viability of the Racecourse, but to the Library and the Village as well.

Chair Eckhardt asked for clarification from Staff on the Design Commission being advisory to the Village Board for sign variations. **Mr. Hautzinger** explained that a sign variation recommendation from the Design Commission to the Village Board is only a recommendation, and the Village Board can agree or disagree with that recommendation. The Village Board has final approval.

Chair Eckhardt asked the petitioner whether or not he wanted to table the project or move forward with a vote tonight. **Mr. Petrillo** asked if there was a timeframe for seeking a subsequent variation if the Village Board denies this request, and **Mr. Hautzinger** said there is a one year waiting period. **Mr. Petrillo** understood that the commissioners have high concerns over the proliferation of digital signs in the Village and will utilize this electronic billboard sign as a 'model' by which the Village will judge others on, find ways to apply this to the sign code, and determine whether or not a permit process requires a full action of the Board; however, can all that be considered in

order to be able to approve this variation tonight. **Chair Eckhardt** said that the first step is a motion, and he asked if the other 2 commissioners wanted to make a motion, either to approve or deny.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO RECOMMEND DENIAL OF THE SIGN VARIATION REQUESTS TO ALLOW AN ELECTRONIC CHANGEABLE LED SIGN FOR ARLINGTON INTERNATIONAL RACECOURSE LOCATED AT 2200 W. EUCLID AVENUE. THIS DENIAL IS BASED ON THE PLANS RECEIVED 1/5/17, AND THE FOLLOWING:

- 1. THAT THE PROPOSED ELECTRONIC CHANGEABLE LED SIGN IS A MOVING SIGN AND ANOTHER FORM OF INCOME FOR THE RACECOURSE.**
- 2. A PREFERENCE FOR THE ELECTRONIC SIGN TO BE ABOUT THE RACECOURSE, WITH MORE SIGNAGE FOR THE RACECOURSE ON THE SIGN INSTEAD OF HAVING OTHERS BEING PROMOTED ON THE SIGN.**

Commissioner Kingsley appreciated all the work that went into the sign variation request.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Chair Eckhardt asked if the petitioner was willing to only advertise the Racecourse and other philanthropic entities on this sign until such time as the matter of electronic signs can be visited by the larger bodies in the Village, to basically approve a beta which would allow a regular billboard sign along the 2 or 3 primary commercial corridors established by Staff. **Mr. Petrillo** said that unfortunately, the Racecourse does not allow him to make a decision that does not drive revenue on the sign that they are investing \$750,000 in, unless the timeframe was only one month. He could not agree to a timeframe longer than that.

Chair Eckhardt said that the petitioner has the right to go forward to the Village Board and make the same presentation, although the Village Board could come up with something and send the petitioner back to the Design Commission, since this is such a big issue in the Village. For the record, the petitioner has a compelling presentation with existing billboard signs all around them and the proposed sign is for the economic benefit of the Racecourse; however, he is concerned about other land owners that have the same kind of exposure who will also want a billboard sign. **Mr. Petrillo** pointed out the difference between the other billboards and the one they are proposing is that 99% of those billboards are leased, whereas they will own and operate this billboard, which **Chair Eckhardt** felt was a benefit in the petitioner's presentation, although it was not compelling enough to the commissioners tonight. **Mr. Petrillo** reiterated that there is a huge difference between the Racecourse and other entities.

There was no further discussion.

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

ITEM 4. COMMERCIAL REVIEW**DC#16-145 – Arlington Heights Police Station - 200 E. Sigwalt St.**

Charles Perkins and Deputy Chief Nicholas Pecora, representing the Village of Arlington Heights, and **Marc Rohde and Steve Blye**, representing *Legat Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The existing Arlington Heights Police Station building is deteriorating and no longer adequately serves the operational needs of the Police Department. The Village is proposing to demolish the existing Police Station building to build a new two-story Police Station building in the same location on the Municipal Campus. The new building includes a partial basement level and will be approximately 70,500 sf, plus an enclosed garage for police vehicles. The scope of the project includes redevelopment of the site located behind the Police Station and new landscaping throughout the Police Station site. The site is zoned P-L, Public Land, and this project requires Plan Commission review and Village Board approval for amendment to the existing Planned Unit Development.

The project received a preliminary Design Commission review on December 13, 2016, and **Mr. Hautzinger** reviewed the comments made at that time. In response to those comments, the following revisions were made by the petitioner:

1. The eyebrow dormers were moved up from the edge of the roof to the middle of the roof, and they were respaced to create a better balance and visually break up the large pitched roof.
2. Legat Architects has provided inspiration images from historic Richardsonian buildings, existing buildings in Downtown Arlington Heights, and past Legat projects.
3. The window arrangements on the side elevations have been revised, and the amount of stone has been reduced.
4. The proportions of the main entry tower and Community Room gables have been further refined to establish a hierarchy of importance on the entrance tower.
5. A landscape and hardscape plan has been developed, which highlights the entrance to the building.

There will be no mechanical equipment visible on the roof, and all exterior mechanical equipment will either be recessed in wells, or screened with landscaping. The landscape plan includes a variety of shrubs and perennials that will fit in well with the existing landscaping on the Municipal Campus. A highlight of the landscape design is a series of curving landscape walls which will serve to protect the new Police building as well as to add interest to the landscape design.

Overall, Staff feels that the proposed design for the new Police building will fit in very well with the existing Village Hall, but it will have its own unique identity established through the use of different detailing and different exterior materials. Staff recommends approval.

Mr. Perkins introduced the team present on behalf of the project; Deputy Chief Nick Pecora, Marc Rohde and Steve Blye. **Mr. Rhode** began by stating that they looked at other options such as shed dormers and gable dormers instead of the eyebrow dormers on the front elevation, and determined that the eyebrow dormers were the way to go; however, the spacing of the dormers was adjusted. On the community room gable, a stone wall was raised up along the base of the windows to avoid confusion about it being a front entry. **Mr. Blye** added that the windows in the public lobby and at the entry were kept low, and then raised up to screening height at the main meeting room and in the offices, to help with privacy. Windows in the meeting room in the tower were brought down to about 2'-4", with masonry modules to tie in the stone and the brick, and places where banding is being carried around, very subtly, to pick up major lines in the building, to tie in the brick and the stone above the beltline. **Mr. Rhode** added that the previously presented 2-story space in the front entry tower has been filled in, which added 400 to 500 more square feet for usable second-floor meeting room space.

Mr. Rhode presented samples of the major materials being proposed, as well as some of the Village Hall materials for reference. **Mr. Blye** stated that the previous drawings showed all smooth stone; however, they are now proposing a rustic-type stone for most of the body of the building, with the arches and trim to have the same coloration of the stone. **Mr. Rhode** added that the same brick manufacturer on Village Hall is being proposed for the Police Station; however, a slightly different color is being proposed that will be complimentary but not identical, and it will be a standard modular 2-1/4 x 7-5/8 brick. The stone sample is a tailored blend with more of a formal look. **Mr. Hautzinger** clarified that all of the materials on the Fire Station building match those on Village Hall. **Mr. Blye** added that they want to express the look of copper for the gutters and downspouts, with a base bid for pre-finished "Aged Copper" aluminum, and an alternate bid for real copper, and the window mullions will be a dark green color. The project team also came up with the idea to use Hardie-soffit and Hardie-trim for the roof edge and soffit, as opposed to the standard of wrapping the roof edge with aluminum. The vertical fascia will be pre-finished and look like real wood, but there will not be exposed rafters at the eaves due to the light gauge steel frame roof structure. **Mr. Rhode** stated that they are trying to be very authentic, with inspiration from the Richardsonian style, within the realm of a modern day budget.

Chair Eckhardt asked about the ridge detail on the building. The petitioner replied that they are intentionally trying to take away from the dark roof color with the ornamental metal ridge element being proposed, and the eyebrow dormers will have a more graceful flare than as shown on the drawings. Also, they decided to have a gable on the rear elevation to help carry the gables all the way around the building.

Commissioner Kingsley asked about the brick detailing along the top of the wall and **Mr. Blye** explained that a woven brick coursing detail is being proposed in several locations on the building; at the very top, underneath the cap on the tower, and on the south elevation. **Commissioner Kingsley** questioned the projection of some of the stone banding, which could become a maintenance issue for water, and she preferred that the rusticated stone and smooth stone details be reversed. The masonry detailing at the windows jambs should be studied and possibly widened for better balance, and she cautioned the petitioner about the careful selection of the exterior decorative light fixtures on the front of the building. She liked the metal ridge element at the top of the building and the standing seam metal eyebrows; however, she did not care for the green "Aged Copper" color and suggested the petitioner consider a darker green. She also suggested a brown shingle color that has a hint of gray tone.

Commissioner Fitzgerald really liked the new building as drawn. He liked the Aged Copper color better than the colors of the windows, and he liked the metal element on the top of the building. He suggested adding landscaping with more height at the east end of the front elevation to screen the view of the sallyport overhead door, more than the dense yews being proposed, and adding tree in the island between the Fire Station and the drive aisle.

Chair Eckhardt loved the building as proposed, and he was glad to see that the two large columns were removed from the arch window on the front elevation, which he had previously stated concerns about. He asked for clarification about whether the roof slope change at the bottom was a fold or a soft slope, and **Mr. Blye** explained that the rendering shows a fold, but in reality it will be a soft slope. **Chair Eckhardt** also asked if there was a flagpole associated with the front of the new building and **Mr. Rhode** replied that there is not due to 3 existing flagpoles in front of the Village Hall. **Chair Eckhardt** felt the smooth stone should stay on the trim details, as opposed to flipping it with the rustic stone on the walls, and he felt the pop-up bay feature on the west elevation was important; the elevation has really resolved well with the break in the two materials. He also agreed with **Commissioner Kingsley** about the careful selection of the light fixtures, possibly even custom made. He reiterated that he felt the building was great and had no further comments.

The color of the glass was discussed, with the petitioner stating that they prefer to not go too dark, to be in keeping with the period of architecture. **Chair Eckhardt** said that the interior window blinds were an important element for the building and he felt they should be dark bronze. He added that the blinds will likely be closed during the day for security reasons. The petitioner replied that dark or mid-tone blinds are preferred and the color should be coordinated with the glass, with a suggestion for wood blinds as opposed to white or shiny metal. **Commissioner Kingsley** suggested a roller window shade with a weave pattern, and commented that the benches shown on the

drawing should be softer.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW ARLINGTON HEIGHTS POLICE STATION TO BE LOCATED AT 200 E. SIGWALT STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 2/3/17, EXTERIOR MATERIAL LIST DATED 2/9/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO FURTHER STUDY THE SMOOTH VERSUS RUSTICATED STONE, AND POSSIBLY SWITCH THEM.
2. A RECOMMENDATION TO LOOK AT A DARKER GREEN COLOR FOR THE WINDOWS.
3. A RECOMMENDATION TO CONSIDER DARK VERSUS LIGHT BLINDS THAT WILL BE ON THE INTERIOR OF THE WINDOWS, SO NOT TO BE SEEN ON THE OUTSIDE.
4. A RECOMMENDATION TO LOOK AT LOWERING THE STONE BAY FEATURE ON THE SIDE ELEVATIONS.
5. A REQUIREMENT THAT THE PETITIONER RETURN TO THE DESIGN COMMISSION WITH THE DECORATIVE ENTRY LIGHT FIXTURE SPECIFICATIONS ONCE A SELECTION IS MADE.
6. A RECOMMENDATION TO ADD A TREE AT THE EAST END BY THE SALLYPORT DOOR.
7. A RECOMMENDATION TO CONSIDER ADDING A TONE OF GRAY TO THE BROWN ROOF.
8. 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.
9. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification on the requirement that the petitioner return with the chosen light fixtures. Commissioner Kingsley explained that it was really important that the actual lamp bulb not be visible, that the lamp not be too bright, and that the fixtures be an appropriate scale and material. This can be left up to Staff's discretion whether or not it should come back to the Design Commission. The petitioner assured the commissioners that the two arches and front corridor area of the building will be a traditional glowing warm amber color at night, and the garage door will be painted a color close to the stone color. Chair Eckhardt suggested imitation vision lights on the garage door on the front of the building to give it a softer appearance instead of a big metal door, and the petitioner said that the door could be made to look like wood carriage doors, which Commissioner Kingsley was in favor of.

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

5. A RECOMMENDATION FOR STAFF TO APPROVE THE DECORATIVE ENTRY LIGHT FIXTURE SPECIFICATIONS, FOR APPROPRIATE SCALE, CONCEALED LAMP, APPROPRIATE BRIGHTNESS, AND MATERIAL, AND RETURN TO THE DESIGN COMMISSION ONLY IF DEEMED NECESSARY.
10. A RECOMMENDATION THAT THE SALLYPORT GARAGE DOOR BE MORE RESIDENTIAL IN NATURE, AS IF IT WERE WOOD, IN KEEPING WITH THE CHARACTER OF THE REST OF THE BUILDING.
11. A RECOMMENDATION THAT THE WIDTH OF THE STONE MOULDING ON EITHER SIDE OF THE WINDOWS BE FURTHER STUDIED.
12. A RECOMMENDATION THAT THE LIGHTING ON THE SIDE AND REAR ELEVATIONS BE FURTHER STUDIED, AND BE DARK SKY COMPLIANT.

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.

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

DRAFT

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 9:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-011 - 705 N. Kaspar Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 705 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received on 2/8/17, and the following:

1. Hip the sides of the main roof.
2. Change the siding color from "Evening Blue" to a lighter, softer color.
3. Add a window to the side of the garage.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 705 N. Kaspar Ave.
Project Address: 705 N. Kaspar Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2017

PETITION INFORMATION:

DC Number: 17-011
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: February 28, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and one car attached 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 6,620 square feet and the proposed residence will have approximately 2,944 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.1 feet Side: 6.1 feet Rear: 50.5 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,982 SF	2,944 SF
Building Lot Coverage	2,319 SF	1,781 SF
Impervious Surface Coverage Total	3,313 SF	2,489 SF

The existing neighborhood consists of a mix of smaller scale single-story and one-and-a-half-story houses with a mix of attached and detached garages. However, there are a few teardowns and large additions previously approved on this block.

Overall, the proposed design is nicely done in a traditional style. However, the primary concern with the proposed design is the scale of the house as it relates to the adjacent smaller homes. The single story porch and single story garage roof on the front of the house do help the proposed design to relate to the scale of the adjacent homes, but the following suggestions should be considered to help the house to fit in better in this location:

1. It is strongly recommended that the sides of the main roof be hipped to reduce the overall scale of the house.
2. The dark "Evening Blue" siding color will increase the visual impact of the house. A lighter siding color should be considered for a softer appearance, and to relate to the existing color tones on the block.
3. Adding a window to the side of the garage is recommended to add interest to the design.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 705 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received on 2/8/17, and the following:

1. Hip the sides of the main roof.
2. Change the siding color from "Evening Blue" to a lighter, softer color.
3. Add a window to the side of the garage.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 22, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-011

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

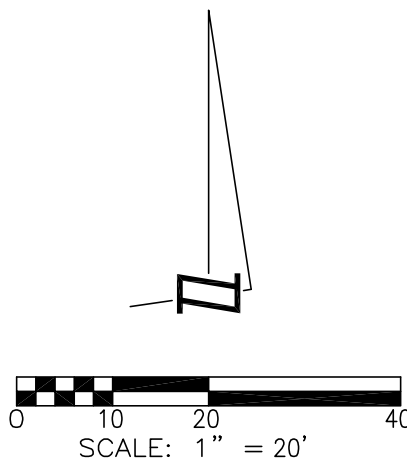
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



PARCEL INDEX NUMBER
03-30-221-024

AVERAGE BUILDING SETBACK

#835	25.9
#831	25.8
#827	26.1
#823	25.9
#819	25.4
#817	25.7
#815	28.5
#725	24.3
#721	25.2
#719	25.6
#715	29.0
#709	25.1
#705	29.8
#701	28.4
#647	25.9
#643	26.0
#639	26.6
#635	26.1

BENCHMARK

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 7.7 FEET SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 97.40 (ASSUMED)

LEGAL DESCRIPTION

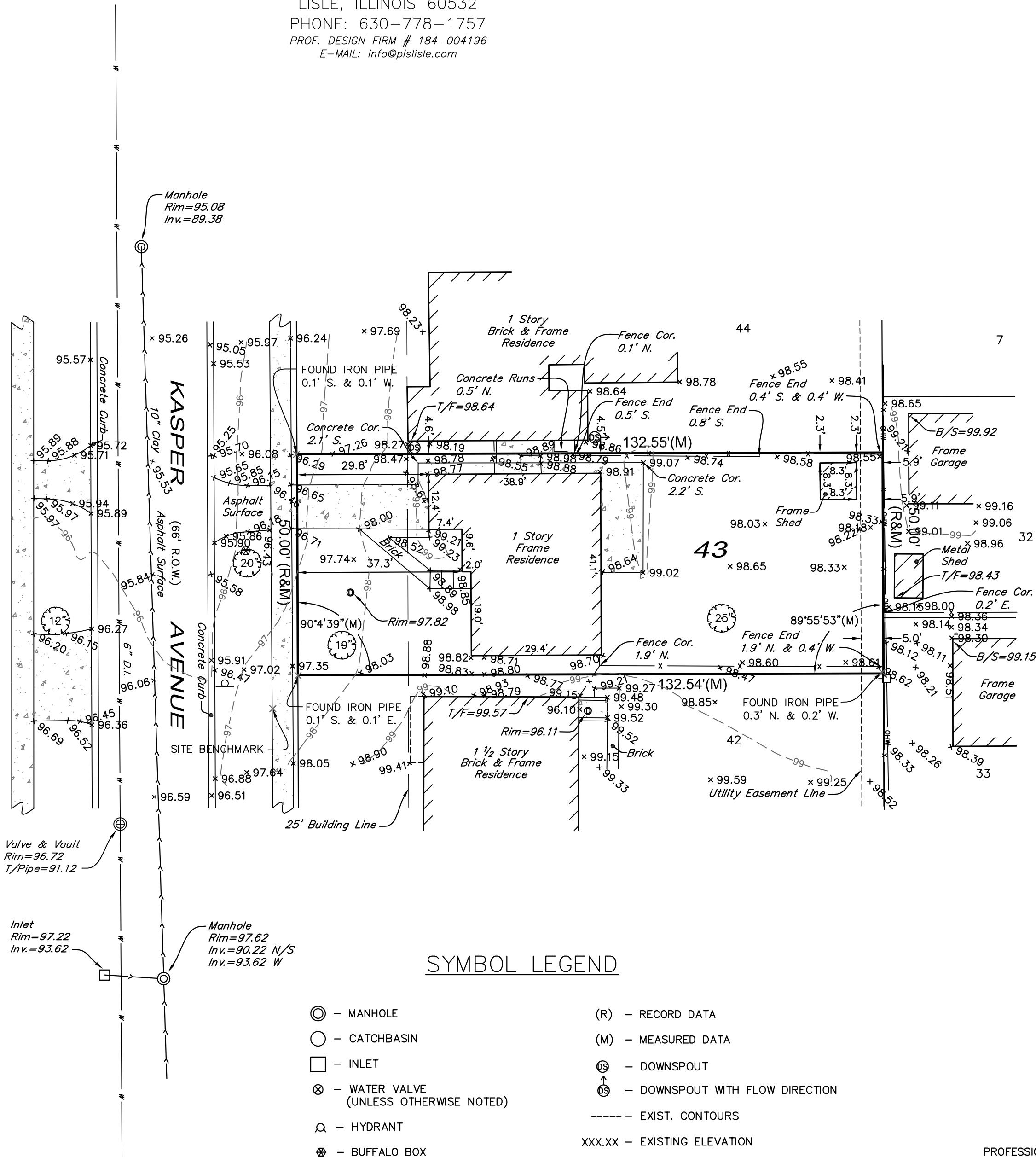
LOT 43 IN BLOCK "C" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF EXCEPT THE EAST 33.0 FEET THEREOF, OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

NOTES

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



PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 705 N. KASPAR AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 16//66 DATE: 1/23/2017 JOB NO: 1713683
DRAWN BY: JHH CHECK BY: SAR
REVISED:



SYMBOL LEGEND

- MANHOLE
- CATCHBASIN
- INLET
- WATER VALVE (UNLESS OTHERWISE NOTED)
- HYDRANT
- BUFFALO BOX
- FENCE LINE
- YARD DRAIN
- POWER POLE
- STREET SIGN
- CONCRETE SURFACE
- RECORD DATA
- MEASURED DATA
- DOWNSPOUT
- DOWNSPOUT WITH FLOW DIRECTION
- EXIST. CONTOURS
- EXISTING ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRES
- DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

SURVEYED AREA: 6,627± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

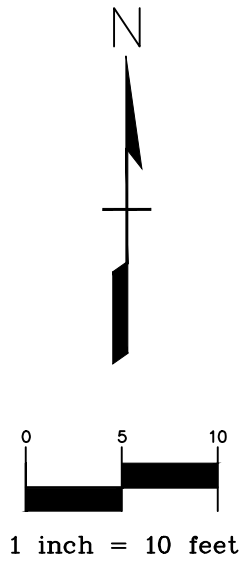
PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 20TH DAY OF JANUARY, 2017.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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



03-30-221-024

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xHP	High Point (Proposed) Ground Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
---	Proposed Contour
→	Slope to Drain
→	Overflow Route
---	Silt Fence (SF)
---	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL.

OTHER CONSTRUCTION NOTES:

- ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES
- NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = 99.07
MAX ELEVATION AT MIDPOINT OF ROOF (AVERAGE + ALLOWED): 99.07+25'=124.07
PROPOSED ELEVATION AT MIDPOINT OF ROOF (TF + TF TO MIDPOINT): 99.74+24.1'=123.84

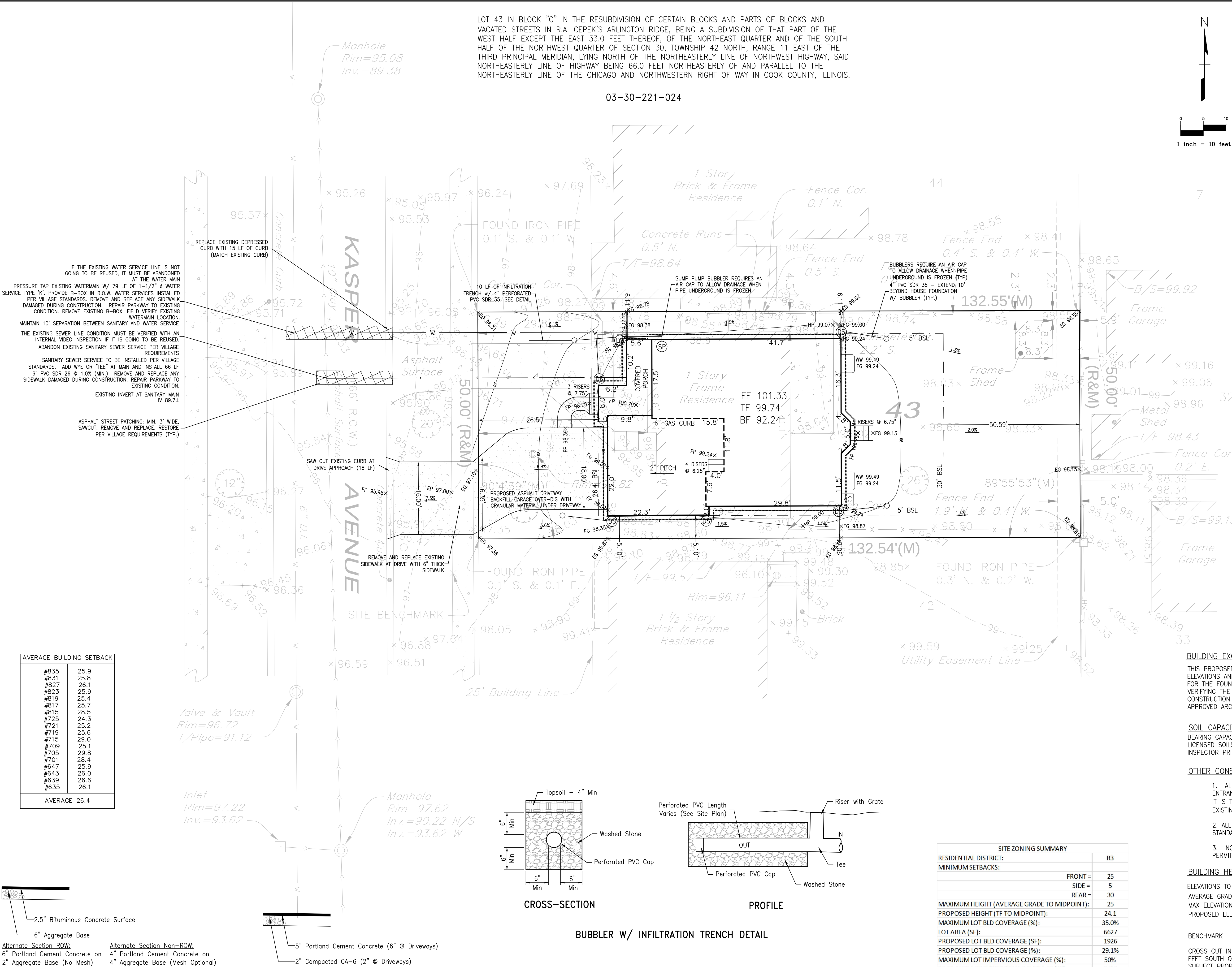
BENCHMARK

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 7.7 FEET SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

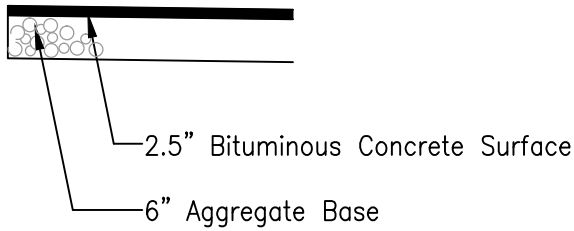
ELEVATION = 97.40 (ASSUMED)

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.1
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	6627
PROPOSED LOT BLD COVERAGE (SF):	1926
PROPOSED LOT BLD COVERAGE (%):	29.1%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	50%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2489
PROPOSED LOT IMPERVIOUS COVERAGE (%):	38%

LOT 43 IN BLOCK "C" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF EXCEPT THE EAST 33.0 FEET THEREOF, OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

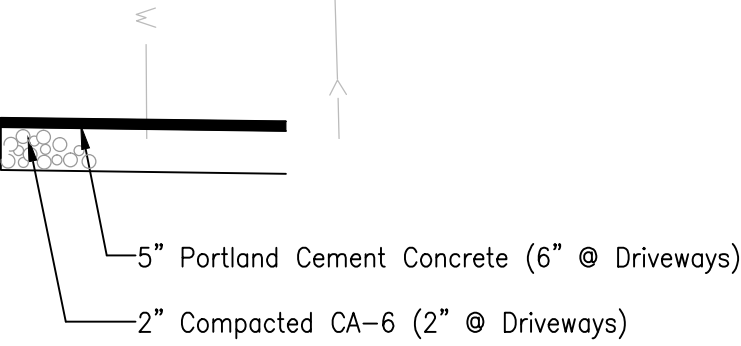


AVERAGE BUILDING SETBACK	
#835	25.9
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AVERAGE 26.4	

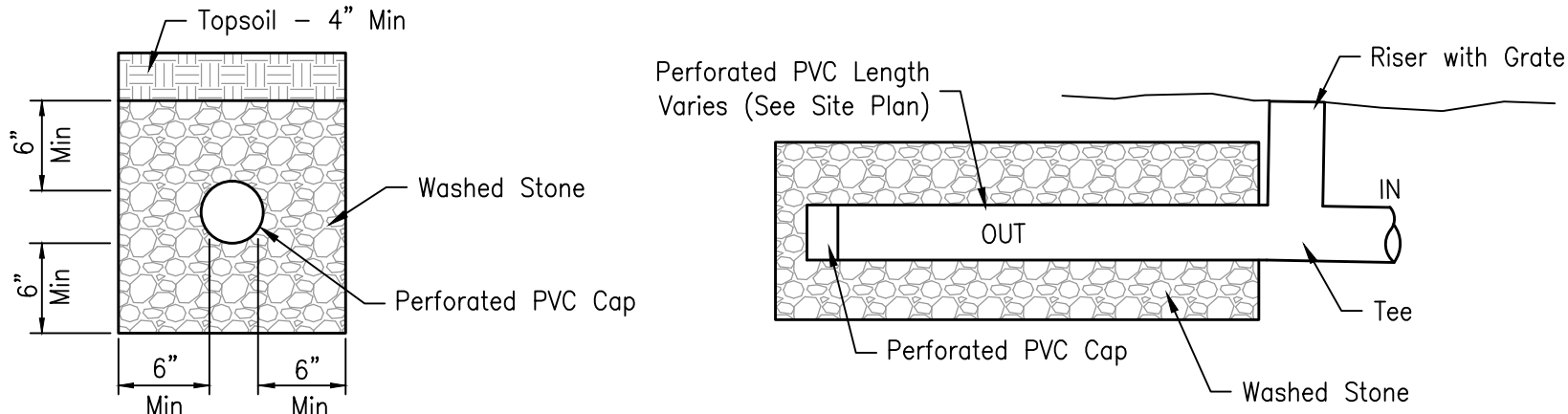


Alternate Section ROW:
6" Portland Cement Concrete on 2" Aggregate Base (No Mesh)
Alternate Section Non-ROW:
4" Portland Cement Concrete on 4" Aggregate Base (Mesh Optional)

DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION



CROSS-SECTION

PROFILE

BUBBLER W/ INFILTRATION TRENCH DETAIL

SITE DEVELOPMENT PLAN

Property to Left 3

719 N Kaspar



Property to Left 2

715 N Kaspar



Property to Left 1

709 N Kaspar



Subject Property

705 N Kaspar



Property to Right 1

701 N Kaspar



Property to Right 2

647 N Kaspar



Property to Right 3

643 N Kaspar



N KASPAR AVE



Property Across 1

650 N Kaspar



Property Across 2

704 N Kaspar



Property Across 3

708 N Kaspar



705 N KASPAR AVE

PROPOSED CONTEXT ELEVATION

SCALE: $3/16" = 1'-0"$



BASE

MAYFIELD ELEVATION C 2016
705 N KASPAR AVE
ARLINGTON HTS, IL

[illegible]

ISSUE DATE:
3-17

AWN BY:
IR

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GREENSCAPE HOMES, LLC

0-1



SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FREEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4x6 ON ALUM. WRAPPED 1x8 w/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ ALUM. SOFFIT AND 5/4x8 SUBGRADE.
10. TYPICAL ROOF SHALL BE CURBATURE XT 25 YEAR
SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ROOF/WALL
INTERSECTIONS, ABOVE WINDOW HEADS AND
BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH
TO GRADE w/ 3" EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i.
ALUM. ROOF VENTS NEAR EACH W/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW FROM SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.

20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 sq. ft. CLEAR AREA WITH A 20" MIN. HEIGHT AND 20" MIN. WIDTH. SIGHT SHALL BE NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.

 DENOTES EGRESS WINDOW REQUIRED.

 DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

PROVIDE SGLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

 DENOTES SGLAZING REQUIRED.



MAYFIELD ELEVATION C 2016
705 N KASPAR AVE
ARLINGTON HTS, IL

[illegible]

ISSUE DATE:
2-3-17

DRAWN BY:
GMR

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A3.1



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



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

- COVER SHEET FOR GENERAL NOTES.
1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 5/4x6 AT SIDES.
4. TYPICAL FREEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/ SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ ALUM. SOFFIT AND 5/4x8 SUBGRADE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEARS
SHINGLES OR 30 YEAR ARCHITECTURAL PRE SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS. ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH
TO GRADE w/ 3" EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f.
WINDOW ROOF VENTS NEAR MIN. w/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300TH OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EACH WINDOW
AREA OF 5.7 s.f. PROVIDED IN EVERY BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW OR SNOW DRIFT MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
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19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
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20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS
HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR
OPENING AND 24" MIN. WIDTH AND 48" MIN. WIDTH.
SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER
THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS
WITH WINDOW SUPPLIER PRIOR TO FRAMING.
- (E) DENOTES EGRESS WINDOW REQUIRED.
- (D) DENOTES REMOVABLE SASH
WINDOW FOR STOKING DRYWALL.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER
CODE. WINDOW SUPERVISOR TO VERIFY THAT GLAZING NEAR
OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS
DOORS, AND WITHIN 18" OF FLOORS COMPLES PER CODE.
- (S) DENOTES SAFETY GLAZING REQUIRED.



BASE

MAYFIELD ELEVATION C 2016
705 N KASPAR AVE
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION	ARLINGTON HEIGHTS, ILLINOIS
	2-3-17	SUBMIT FOR DESIGN REVIEW	

ISSUE DATE:
2-3-17

DRAWN BY:
SMR

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A3.2

EXTERIOR COLOR SELECTION SHEET

ADDRESS: 705 N Kaspar Ave

MODEL: Mayfield C

ROOF SHINGLES COLOR:	<u>DRIFTWOOD</u>
SOFFIT COLOR:	<u>WHITE</u>
FASCIA COLOR:	<u>WHITE</u>
GUTTER COLOR:	<u>WHITE</u>
WINDOW COLOR:	<u>WHITE</u>
FRONT DOOR STAIN COLOR:	<u>SPECIAL WALNUT</u>
STONE COLOR:	<u>N/A</u>
GARAGE DOOR COLOR:	<u>SNOW MIST</u>
GARAGE DOOR WINDOWS:	YES
SIDING COLOR:	HARDIE BOARD
BATTEN BOARD COLOR:	<u>WHITE</u>
SHAKE SIDING COLOR:	<u>N/A</u>
HORIZONTAL SIDING COLOR:	<u>EVENING BLUE</u>
BAND BOARD COLOR:	<u>WHITE</u>
WINDOWS & GARAGE DOOR TRIM COLOR:	<u>WHITE</u>
CORNER BOARD COLOR:	<u>WHITE</u>
FRONT PORCH COLUMNS COLOR:	<u>WHITE</u>
FRONT PORCH RAILING COLOR:	N/A
DRIVEWAY MATERIAL:	ASPHAL T DRIVEWAY

COLOR SELECTION REFERENCE SHEET

ADDRESS: 705 N KASPAR AVE ARLINGTON HTS

MODEL: MAYFIELD C



ROOFING: COLOR:
COLOR: DRIFTWOOD



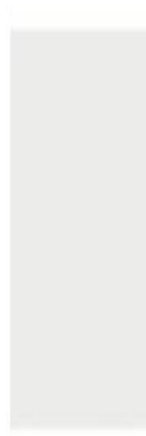
HORIZONTAL SIDING
COLOR: EVENING BLUE



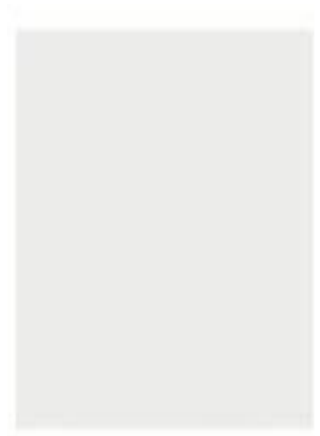
BOARD & BATTEN
COLOR: WHITE



WINDOWS
COLOR: WHITE



**COLUMN &
WINDOW TRIM:**
COLOR: WHITE



GARAGE DOORS
COLOR: SNOW MIST



FRONT DOOR COLOR:
SPECIAL WALNUT



SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.