



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 27, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/13/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1010 N. Wilshire Ln. - SF/Addition - DC#24-001
B. 1138 N. Chestnut Ave. - SF/Teardown - DC#24-006
C. Burlington - 601 E. Palatine Rd. / Commercial - DC#23-070

VII. OTHER BUSINESS

- A. Public Comment

VIII. PUBLIC COMMENT

IX. 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
2/27/2024

Item: Minutes - 2/13/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes - 2/13/24

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 13, 2024

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

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

Members Absent: Scott Seyer

Also Present: John Timpe, Pavlovcik Architecture for 217 E. Foster St.
Robert Lisk, Lisk Homes for 739 N. Belmont Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JANUARY 23, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 23, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW RE-REVIEWDC#23-062 – 217 E. Foster Ave.

John Timpe, representing *Pavlovic Architecture*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The project does comply with all R-3 zoning requirements. The property is part of a subdivision that was approved in 2004. This lot was never developed and has remained vacant. This project was reviewed by the Design Commission on January 9, 2024, at which time it was continued for re-review due to concerns regarding the appearance of the proposed new house.

At the previous review, Staff raised the following concerns regarding the design of the proposed new house:

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second-story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined. Staff recommended a more traditional appearance to better complement the character of the existing homes on the block. However, if a contemporary design is the goal, then it was recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.

Overall, the Design Commission was not opposed to the proposed modern design concept fitting in with the existing context. However, numerous issues were raised regarding the materials and detailing as follows:

- There were numerous comments about the proposed Hardie panels, the coordination of joint locations, and detailing of the joints. It was recommended that the joints be carefully laid out and coordinated with the edges of the windows, and that metal Hardie trim pieces be used at all joints and corners.
- It was commented that the stone base should have a bigger and more pronounced cap, which should be aligned with the window sills.
- The color palette was discussed. There was concern about the proposed two-tone stone colors, which the Design Commission felt looked checkered and should be simplified. There was concern about the mismatch of the warm siding color and the cool stone colors. There was concern about the black garage door and black soffits possibly being too bold.
- Bigger light fixtures to fit the scale of the home was recommended.
- It was commented to study the four large windows on the front elevation, to break down the scale of the wall, similar to the windows on the sides of the home.

In response to the comments on January 9, the petitioner has made changes to the proposed design as follows:

- Hardie Panels. The layout of the Hardie panels has been coordinated with the windows. Three layout options have been provided for review. In regards to the panel joints, a complete set of Hardie Board connection details has been provided.
- Stone Cap. A pronounced stone cap has been added to the stone base, and the height has been coordinated to align with the window sills.
- Color Palette. Four new options of stone and siding colors have been provided for review. The stone in all options has a more cohesive appearance. Actual samples will need to be provided to confirm the best color scheme. The garage door is still shown as black, but the soffits have been changed to a lighter, unspecified color.
- Light Fixtures. The light fixtures on the garage wall are no longer shown on the drawings.

- Windows. The size of the windows on the front elevation have been slightly increased for a more balanced appearance.

Staff still feels that a more traditional design would be a better fit in this location due to the uniform appearance on this street. As a modern design, the scale, massing, colors and materials could still be improved to better complement the surrounding homes. However, understanding that the Design Commission does not object to the overall design concept, Staff feels that the majority of the Design Commission's concerns have been addressed. Staff recommends "Exterior Elevations Study One" as the most successful panel layout. Actual samples of the color options are required to make a recommendation, but a warm earth tone palette is recommended as the best fit with the neighborhood. Staff is requesting the Design Commission's evaluation of the revised design.

Mr. Timpe said that samples of the four new color options for the stone and siding have been ordered but not yet received. They can be provided to Staff once they receive them, and their client is happy with any of the four options. With regards to the design, their client is very insistent about keeping the more modern look and not enlarge the home any further to increase the volume as suggested; however, they did take into account all the other suggestions that were given. One comment they addressed is options for the coach lights, which their client selected cut sheets for the commissions' review tonight.

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

The commissioners summarized their comments. Commissioner Fitzgerald thanked the petitioner for making the changes. He said he is okay with the scale of the home, which is appropriate for the neighborhood, and the modern aesthetic will blend in with the other homes. He is completely okay with not every home looking the same. In terms of the panel joints, he liked Option1, which makes a big difference, and he is okay with the new siding color if the color is lighter on the gutters and the trim, although he is also okay with black. He likes the larger windows and suggested going taller with the windows and taking them up to the soffit. With regards to the colors on the home, the 'Rustic Road' or the 'Weathered Cliffs' are good selections because they are modern, yet warm, and he appreciated that the stone was lowered and a cap was put on it. He was also okay with all four options for the light fixtures; however, he had concerns about the long fixtures that may not fit on the wall above the stone base.

Commissioner Eckhardt agreed with Commissioner Fitzgerald's comments about the light fixtures; the really tall option will probably not work well because of the limited space on the wall, and his preference is for the 'Oxford' or the 'Edith' light fixture. In terms of the colors, he agreed that a warmer color is better, specifically either the 'Rustic Road' or the 'Weathered Cliffs', with his preference being the 'Rustic Road'.

Commissioner Kingsley concurred with the other commissioners about the preference for 'Rustic Road', which is a warmer tone than the other colors; however, although she preferred the warmer color, she had concerns about the black doors, the black trim, and the black windows and gutters. She asked if the petitioner would consider changing the black color to a dark bronze, and Mr. Timpe replied that this has been one of the sticking points with his client who really wants the black; however, it is something he can suggest to his client. Commissioner Kingsley asked if the windows are available in a dark bronze color, and Mr. Timpe said he was unsure. Commissioner Kingsley said that changing the black color would really help soften the look of this home, and she was okay if the color changed to a dark bronze, to include the gutters, the roof, the doors, and the trim. For her, that is the only way that it goes with the 'Rustic Road' color palette. With regards to the joint patterns of the Hardie siding, Commissioner Kingsley said her preference is for Option1; however, she felt this should have been thought of prior to finalizing the plan because it has resulted in a missed opportunity to redo the interior a little bit to really help the exterior look nice. She also agreed that taller windows would look so much nicer and she encouraged the petitioner to compare the costs to increase the door from 6'8" to either 7' or 8', which would really help with both the exterior and the interior space looking bigger.

Mr. Timpe said that the size of the door was upgraded from 6'8" to 7', the windows were raised 4-inches on the first-floor, and on the second-floor they were increased from 24 x 24 to 30 x 30. Commissioner Kingsley supported this

change.

Chair Kubow really liked the home but felt the black color was a bit unnecessarily bold, although he understood why the client likes it; however, he felt the black somewhat detracts from what could otherwise be a classy, modern home. He agreed with the comments from the other commissioners and had no further comments.

Commissioner Fitzgerald asked about the color of the roof, and Mr. Timpe said it is the same dark grey color that was shown at the last review, although he did not have a sample tonight. Commissioner Kingsley stated her strong preference for the 'Edith' light fixture. She agreed with the other commissioners that the long light fixture is too large. She felt that the up/down light fixture was too harsh, and the 'Oxford' with exposed lamp will be blinding, and Chair Kubow agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 217 E. FOSTER AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 1/30/24, 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 FOR 'OPTION 1' AS THE SELECTED SIDING PANEL JOINT ELEVATION.
2. A REQUIREMENT FOR THE 'RUSTIC ROAD' COLOR SCHEME.
3. A REQUIREMENT FOR THE 'EDITH' LIGHT FIXTURE
4. ACKNOWLEDGE THE ASPHALT SHINGLE COLOR AS SUBMITTED.
5. A RECOMMENDATION TO RESEARCH AND STUDY INCREASING THE HEIGHT OF THE WINDOWS.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that if the black color of the trim, windows, door, and roof are not changed, she would have a difficult time supporting the design. She asked the petitioner about the soffit color and Mr. Timpe replied it would be white ventilated aluminum; however, they are open to making them Hardie if the commission prefers. He added that this will be the only white on the entire home. Commissioner Kingsley said the motion should include the soffits matching the color of the house, because she had concerns about the visibility of the soffits and how much they will stand out because ventilated aluminum soffits are not as attractive as the Hardie. Commissioner Fitzgerald had an issue with the white color of the soffits being the only white on the entire home. He said the soffit color should match either the house trim or the black/bronze color, and Chair Kubow agreed. Commissioner Eckhardt said that aluminum comes in a lot of different colors and it is possible to get a grey tone color that would be compatible with the Hardie; he agreed with the concerns about the white color for the soffits that will pop more than the renderings even show. Commissioner Eckhardt also asked about the color of the Hardie reveal trims, and Mr. Timpe said the trims will be hidden behind the panels and would be the same color to match the Hardie siding.

Mr. Hautzinger said that he had concerns about the Design Commission motion specifically requiring the 'Rustic Road' color and the 'Edith' light fixture. He encouraged revising the motion to make it a requirement for one of the warmer color palettes proposed, or similar, to be approved by Staff. This will allow the petitioner some flexibility to finalize these selections once they obtain the actual color samples of the materials. The same goes for the light fixture,

to allow some flexibility for similar light fixtures to allow the petitioner some flexibility to study each light fixture's scale on the elevation before locking them in to just one option. Staff can approve the petitioner's final selections.

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

1. A REQUIREMENT FOR 'OPTION 1' AS THE SELECTED SIDING PANEL JOINT ELEVATION.
2. A PREFERENCE FOR A WARMER TONE SIDING COLOR SUCH AS THE 'RUSTIC ROAD' COLOR, SUBJECT TO REVIEW OF ACTUAL COLOR SAMPLES, TO BE APPROVED BY STAFF.
3. A PREFERENCE FOR THE 'EDITH' LIGHT FIXTURE OR SIMILAR, TO BE APPROVED BY STAFF.
4. ACKNOWLEDGE THE ASPHALT SHINGLE COLOR AS SUBMITTED.
5. A RECOMMENDATION TO RESEARCH AND STUDY INCREASING THE HEIGHT OF THE WINDOWS.
6. A REQUIREMENT FOR A DIFFERENT SOFFIT COLOR, OTHER THAN BRIGHT WHITE, TO BE TONED DOWN, CLOSER TO THE SIDING COLOR, TO BE APPROVED BY STAFF.

Commissioner Fitzgerald seconded the motion.

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

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#24-003 – 739 N. Belmont Ave.

Mr. Robert Lisk, representing *Lisk Homes*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with an attached, three-car garage on an existing vacant lot. The project does comply with the R-3 zoning requirements, with the exception of the driveway which needs to be adjusted to comply with code. The surrounding context in this location is primarily traditional style, two-story houses with a mix of attached and detached garages. Overall, the scale, massing and style of the proposed house is nicely designed and will generally fit very well in this location. The only concern with the proposed design is that the three-car garage will be the only three-car garage on the block, and the front load design takes up the majority of the first floor on the front elevation, which the Design Commission should evaluate. The single-story massing of the garage and the stepped back layout does help to address this concern. One option to consider would be to set the garage back a few more feet from the front wall to minimize the appearance. Staff recommends approval of the design, keeping in mind Staff's suggestions regarding the garage.

Mr. Lisk said he was previously before the Design Commission for this lot and is now proposing a scaled down design from the previous one. He has built this style of home many times in the Village and it seems to be predominant up and down the area. Addressing the garage concern from Staff, he spent time going between Oakton and Miner and St. James to Dryden, and found a wide range of homes that include older homes, one-car garages, two-car garages, sometimes a carport, and newer homes on lots over 65' wide that have a 3-car garage. This block of Belmont happens to be a very nice area consisting of older homes that are not teardown worthy, with predominately 2-car garages; however, within the overall area he looked at he found over 30 homes, with 70% of the newer homes having a 3-car garage. Buyers typically ask him for a 3-car garage if possible. Of the 3-car garages he found in the area, there are two that are straight across, one that is facing forward, 3 that step back like this home, 1 that went 6' back, and another that is about 2' or 3' back. He pointed out that there is not enough room to accommodate a side load garage on this particular lot.

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

The commissioners summarized their comments. Commissioner Kingsley asked if the petitioner has presented this home for another location and Mr. Lisk said no. Commissioner Kingsley said that in general, the traditional style of this new home works really well, although in a perfect world she would like to see it a little bit shorter because the 2 homes are either side are essentially 1-1/2-story. The massing of the home, especially on the south elevation is pretty tall, the colors are fine, and she liked the covering over the back door. She asked if the windows are vinyl with grills between the glass and Mr. Lisk said yes, and Commissioner Kingsley said she preferred SDLs in this type of traditional home; it would make this home look a lot more authentic. She asked about the light fixtures shown on the front of the home and Mr. Lisk said the style of lights shown are only a place holder at this time. Commissioner Kingsley said that the bulbs should be hidden in the fixtures and not shine in your eyes. She asked about the stone and Mr. Lisk presented a sample of the natural stone that will have a limestone cap. Commissioner Kingsley also stated that it would be nice if more windows could be added on the north (left) elevation where the kitchen is, which is a good selling point and a nice gesture to the adjacent neighbor. She also said that the third car garage here could be pushed back.

Commissioner Eckhardt had no issues with the new home and supports Commissioner Kingsley's comments about adding windows on the left side of the home. He loves the contrast between the white and the blue on the front of the home, but having both garage doors white makes the front elevation substantially all white, and he questioned if changing the single garage door color to blue would take away the impact of the 3-car garage. He would not make this a requirement, but felt it was an interesting way to faux paint and study what might be unattractive for some. Other than this comment, he is okay with the home.

Commissioner Fitzgerald said he is okay with the scale of the home, he loves the color and is okay with the garage as shown, although pushing it back a little is okay as well. He liked the white color of the garage doors, and he agreed that more windows are needed on the north elevation, otherwise the kitchen is going to be dark. He also commented that the muntins shown on the patio doors in the rear are unusual. He had no further comments.

Chair Kubow liked the home and the blue color on the home. He also liked the additional architectural fenestration on the rear elevation, which is helpful and usable. His only concern is with the third car garage; every foot goes a long way in reducing the impact on the front elevation, and he suggested pushing the third car garage back 3-feet without much impact to the window above. Mr. Lisk was not opposed to pushing the third car garage back 1 more foot for a total of 3-feet.

Commissioner Kingsley recommended keeping the garage doors the same color, but suggested eliminating the stone on the single garage bay, which will be a cost savings and bring some nice balance to the front elevation. The stone would then finish as it turns into the garage, and will not have to extend on the north elevation. She said that the commissioners usually ask that stone wrap from the front elevation around to the sides of a home, but on the south elevation of this home the stone does not continue. She also felt it should be a requirement that the LP trim be smooth to make it more traditional.

Chair Kubow and Commissioner Fitzgerald agreed with Commissioner Kingsley's suggestion about the garage, and Commissioner Eckhardt felt either way about it. Mr. Lisk said he would start with the rendering if any change was to be made to see how it would look, but he had concerns that the single-garage would look less like a garage and more like storage. He preferred to be consistent with what is consistently seen in town and keep the garage as currently proposed. Commissioner Kingsley had an issue with that and asked the petitioner what is consistently seen in town, and Mr. Lisk replied that he has not looked closely enough to say how all 3-car garages dealt with the stone base, but he has not seen stone just stop at a certain point on the front elevation and then try to treat a portion of the home as an added-on element. Commissioner Kingsley said that is more of a traditional way to end stone at an inside corner, rather than stopping it on the north elevation. There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 739 N. BELMONT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/5/24, 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 GARAGE BE PUSHED BACK 1 TO 3-FEET, AND A DRAWING SUBMITTED TO STAFF FOR APPROVAL.
2. A REQUIREMENT TO ELIMINATE THE STONE BASE ON THE THIRD CAR GARAGE, OR SUBMIT A COLOR RENDERING WITH THE STONE REMOVED ON THE THIRD CAR GARGE FOR STAFF'S DECISION TO KEEP OR REMOVE THE STONE.
3. A REQUIREMENT THAT THE TRIM BE SMOOTH.
4. A REQUIREMENT THAT THE LIGHT FIXTURES ON THE FRONT ELEVATION HAVE A CONCEALED BULB.
5. A RECOMMENDATION THAT THE PETITIONER LOOK AT ADDING WINDOWS TO THE NORTH SIDE ELEVATION IN THE KITCHEN, OR SOMEWHERE ALONG THE FIRST-FLOOR ON THE NORTH SIDE ELEVATION.
6. A STRONG RECOMMENDATION FOR SIMULATED DIVIDED LIGHTS FOR THE WINDOWS.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS

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

Commissioner Fitzgerald questioned the lamp requirement for the light fixtures on the front elevation; that the light source cannot be seen, only the output of it. Mr. Hautzinger commented that it is common to see the bulb on a typical carriage light on a home. Commissioner Eckhardt said that some of the light fixtures seen today have a laser-flickering bulb inside that really catch the eye; the lamps are the key element that might be objectionable. He questioned if frosted carriage lights are even available. Commissioner Kingsley amended the motion to clarify.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:

4. A REQUIREMENT THAT THE STYLE OF LIGHT FIXTURES ON THE FRONT ELEVATION BE REVIEWED BY STAFF FOR APPROVAL.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ITEM 3. OTHER BUSINESSPublic Comment

Keith Moens commented on the recent VB meeting for the appeal of the teardown at 716 N. Dunton Ave, to reverse the decision of the Design Commission to deny a teardown. He said the appeal included a negative motion from this commission, which was confusing, and that this commission should follow procedure very carefully so motions are clear for both the petitioner and the public. He suggested the book 'Robert's Rules of Order' as a clear guide. This will eliminate the risk of a petitioner appealing this commission's decision to the Village Board on procedure.

Mr. Hautzinger respectfully disagreed with Mr. Moens. He said the Design Commission's motion for denial of that teardown was very clear and it was a unanimous vote. The petitioner claiming that there was confusion about the Design Commission's motion was not the issue; the motion was not even a matter of discussion at the Board meeting. Commissioner Eckhardt commented that Robert's Rules of Order are a guideline for this commission, and he watched the Board meeting for the appeal and he did not hear words or feel any concern from the Board about this commission's behavior regarding the motion that was made or the clarity of their negative motion. He understands Mr. Moen's concerns about clarity and this commission wants to be very clear for both the public and the petitioner with regards to motions that are made. Mr. Moens asked how a resident can communicate with the Design Commission, and Mr. Hautzinger replied that Staff can forward any communication from a resident to the Design Commission when requested.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 2/27/2024

Item: 1010 N. Wilshire Ln. - SF/Addition - DC#24-001

Department: Planning & Community Development Department

Requested Action

– Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

– It is recommended that the Design Commission evaluate the design of the proposed addition at 1010 N Wilshire Lane. This recommendation is based on the architectural plans received on 2/2/24, and the following:

1. A revised simpler design with low pitched roofs and a more earth tone color palette is encouraged to better fit with the existing context of the block.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Zielke Residence
Project Address: 1010 N Wilshire Lane
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2024

PETITION INFORMATION:

DC Number: 24-001
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: February 27, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation and addition to an existing single-story house to create a new expanded two-story house. An existing attached two-car garage will be expanded with a third tandem parking space. The property has a total land area of 9,220 square feet and the proposed residence with addition will be approximately 4,121 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25 feet Side: 7 feet Side: 7.8 feet Rear: 51.8 feet
Building Height	25 feet to the midpoint	23.4 feet to the midpoint
FAR	4,136 SF	4,121 SF
Building Lot Coverage	3,227 SF	2,576 SF
Impervious Surface Coverage Total	4,610 SF	3,711 SF

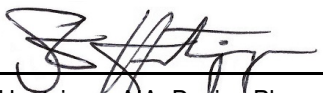
The surrounding context in this location is primarily single-story houses. Although, there are a few split-level homes on the block, as well as one teardown/new house completed across the street that was approved by the Design Commission in 2013.

Overall, the proposed design, materials, and colors do not fit with the existing context of the block. The tall steep pitched roofs are a harsh contrast to the adjacent low sloped roofs. A revised simpler design with low pitched roofs and a more earth tone color palette is encouraged to better fit with the existing context of the block.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed addition at 1010 N Wilshire Lane. This recommendation is based on the architectural plans received on 2/2/24, and the following:

1. A revised simpler design with low pitched roofs and a more earth tone color palette is encouraged to better fit with the existing context of the block.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

 February 22, 2024
Steve Hautzinger AIA, Design Planner

Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-001

This aerial map displays a grid of residential lots in Chicago. The streets shown are N Windson St, N Drury Ln, N Wilshire Ln, N Stratford Rd, E Oakton St, E Frederick St, N Carlyle Ln, and E Erick St. A blue location pin is positioned on a lot at the intersection of N Drury Ln and N Wilshire Ln. The map shows various lot numbers and the layout of the neighborhood, including a circular driveway area on the left side.

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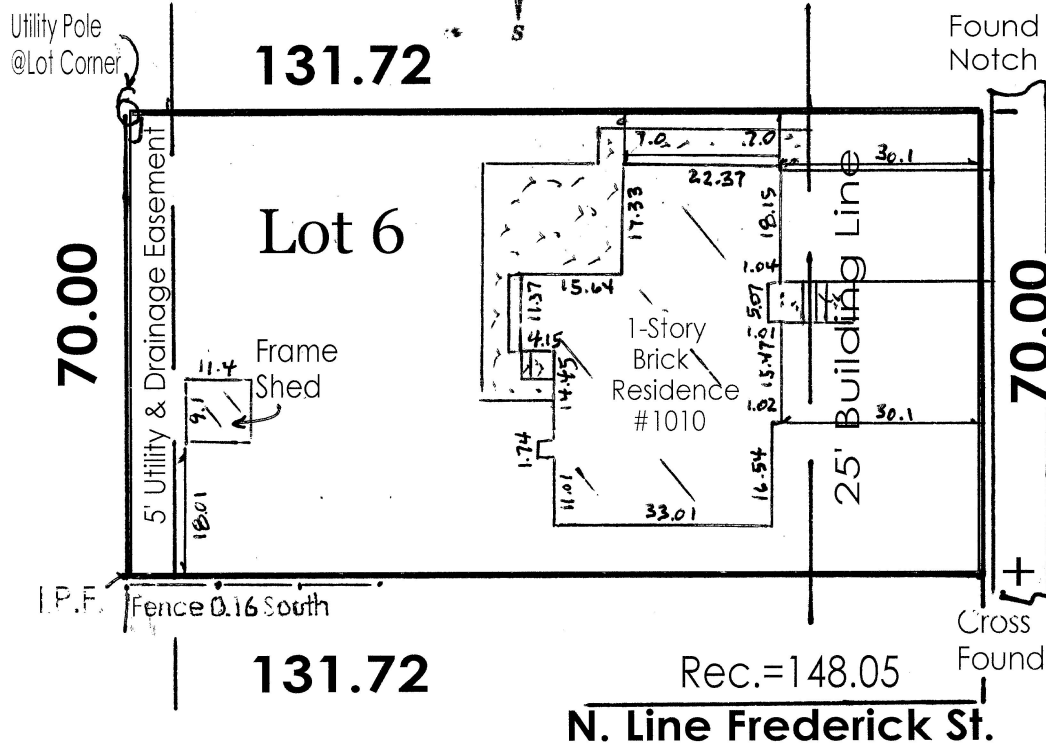
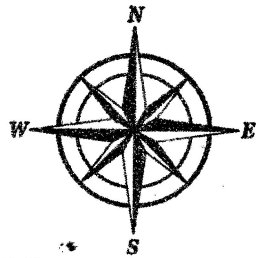
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JOSEPH P. KNIGHT & ASSOC. LTD.

REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

PLAT OF SURVEY

11350 SO. WINDS CROSSING
ORLAND PARK ILLINOIS 60467
PHONE (708) 388-8483
FAX # (708) 388-8761
knightsurveyors@aol.com



(66 R.O.W.)

No. Wilshire Lane

Lot 6 in Stoltzner's Arlington Subdivision Unit #2, being a subdivision of the North 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, Joseph P. Knight, hereby certify that I have Surveyed the above described tract of land and that this Plat is a correct representation of said survey. This Professional service conforms to the current Illinois minimum standards for a Boundary Survey State of Illinois Professional Design Firm # 184-002803. Expires 04/30/2025.

Scale: 1"= 30'

Dimensions are given in feet decimal parts thereof and corrected to 68 degree fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and building line restrictions consult Deed or Title Policy. Lot corners have not been restaked unless otherwise indicated.

Note: Iron Pipe Found = I.P.F.
Iron Pipe Set = I.P.S.

At Clients Request Lot was Restaked ☒

At Clients Request Lot was NOT Restaked ☐

Date August 11, 2023

Order # 731 K4150

Survey for Morrone Atty

IRLS # 2102

PROJECT DATA

PROJECT LOCATION:	1010 N WILSHIRE LANE
ZONING DISTRICT:	R-3
LOT AREA:	9,220.4 SF
PIN:	03-28-116-006-0000
MAX LOT COVERAGE:(35%)	3,227 SF
PROPOSED LOT COVERAGE:	2,477 SF
MAX FAR: 3938 + [(9220.4 – 8,750) x 0.4]	4,126 SF
PROPOSED FAR:	4,119 SF
MAX IMPERVIOUS COVERAGE (50%)	4,610 SF
PROPOSED IMPERVIOUS COVERAGE:	3,697 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	23'-5"
LOCATION AREAS:	
EX FIRST FLOOR	1,328 SF
NEW FIRST FLOOR	1,687 SF
NEW SECOND FLOOR	2,047 SF
EX GARAGE	412 SF
NEW GARAGE	785 SF
TOTAL SQUARE FOOTAGE:	3,734 SF

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875	
SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER	
MANUFACTURER - TRUS-JOIST PRODUCT - LVL HEADERS & BEAMS MICRO-LAM	

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:	
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.	
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.	
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.	

PROJECT SCOPE OF WORK

PROPOSAL THE PROPOSAL FOR THE FOLLOWING:
OPTION 1: DESIGN BUILD A 1300SF 2ND FLOOR. 4-BEDROOM, 2-BATH AND LAUNDRY ROOM ADDITION OVER THE EXISTING 1ST FLOOR HOME. THIS WILL INCLUDE A FRONT PORCH AND NEW CURB APPEAL PRESENCE. THE EXISTING 1ST FLOOR REWORK TO BE DETERMINED.
OPTION 2: DESIGN BUILD A REWORKED 1ST FLOOR REMOVING BEDROOMS TO CREATE A LARGE REAR FAMILY ROOM WITH ACCESS TO THE REAR OF THE HOME.

ABBREVIATIONS

A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
B/	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	O	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL.	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
C. O	CASED OPENING	PSF	POUNDS PER SQUARE FOOT
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE	PVC	POLYVINYLCHLORIDE
CONST.	CONSTRUCTION	QT	QUARRY TILE
CONT.	CONTINUOUS	R	RADIUS
C.T.	CERAMIC TILE	RD	ROOF DRAIN
C.W.	COLD WATER	R & S	ROD AND SHELF
DEMO.	DEMOLITION	REC	RECESSED
DIA.	DIAMETER	REF	REFRIGERATOR
DIAG.	DIAGONAL	REG	REGULAR
DIM.	DIMENSION	REINF	REINFORCE
DISP.	DISPOSAL	RM	ROOM
DIV.	DIVISION	RO	ROUGH OPENING
DL	DEAD LOAD	RR	ROOF RAFTERS
DN.	DOWN	SECT	SECTION
DWGS.	DRAWINGS	SHLV	SHELVES
D.S.	DOWNSPOUT	SHT	SHEET
D.W.	DISHWASHER	SHWR	SHOWER
EA.	EACH	SHTG	SHEATHING
EX.	EXISTING	SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SL	SLIDING
EQ	EQUAL	SPEC	SPECIFICATION
EXP.	EXPANSION	SQ	SQUARE
ELECT.	ELECTRICAL	SF	SQUARE FOOT
ELEV.ELEVATION		SS	SANITARY SUMP
EQUIP.	EQUIPMENT	STD	STANDARD
EQUIV.	EQUIVALENT	STL	STEEL
E.W	EACH WAY	STOR	STORAGE
F	FURNACE	STRUCT	STRUCTURE
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T & B	TOP AND BOTTOM
FF	FINISH FLOOR	T/	TOP OF
FIN.	FINISH	TEL	TELEPHONE
FIXT	FIXTURE	T & G	TONGUE AND GROOVE
FLR	FLOOR	THK	THICK
FLSHG	FLASHING	TJI	TRUST JOIST
FDN	FOUNDATION	TOP	TOP OF PLATE
FO	FACE OF	TV	TELEVISION
FS	FOOTING SUMP	TYP	TYPICAL
FTG	FOOTING	UC	UNDER COUNTER
FURN	FURNACE	UON	UNLESS OTHERWISE NOTED
GA	GAUGE	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GFI	GROUND FAULT INTERRUPT	VIF	VERIFY IN FIELD
GLU-LAM	GLUE LAMINATED BEAM	W/	WITH
GYP.	GYPSUM	WC	WATER CLOSET
HD	HEAD	WIC	WALK IN CLOSET
HDR	HEADER	WDO	WOOD
HT	HEIGHT	WINDOW	WINDOW
HM	HOLLOW METAL	WH	WATER HEATER
HORZ	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT	WP	WATERPROOF
HTG	HEATING	WT	WEIGHT
HVAC	HEATING VENTILATE AIR CONDITIONING	WWF	WELDED
INT.	INTERIOR		WIRE FABRIC

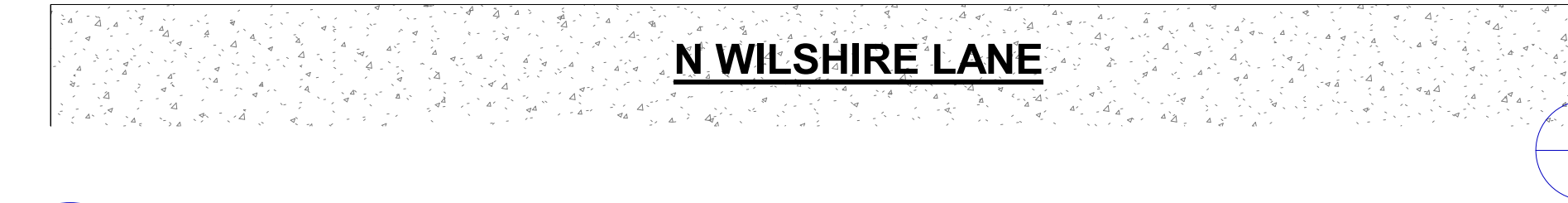
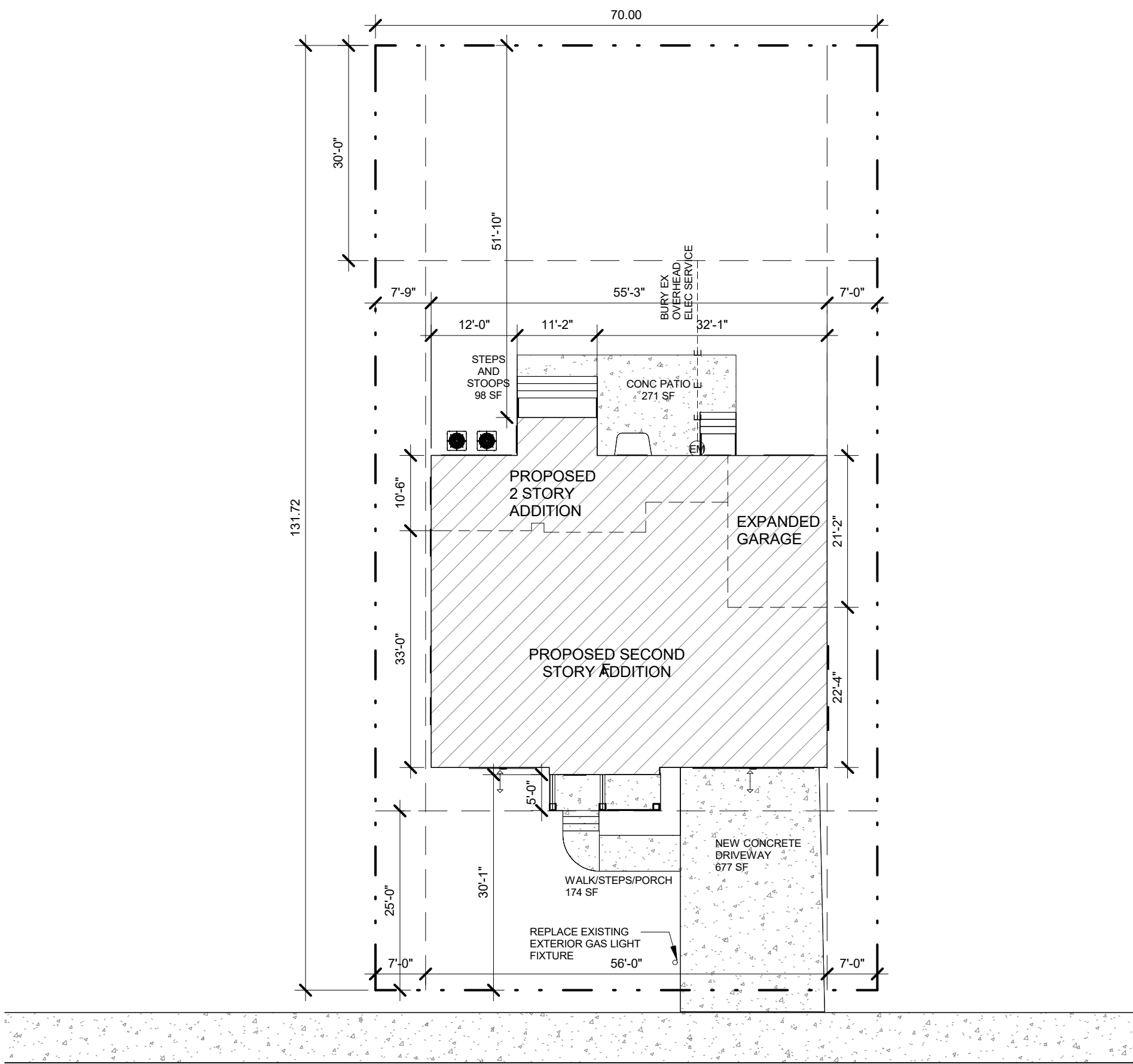
SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS. CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS. ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM. ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
9. AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

RENOVATIONS AND ADDITION
ZIELKE RESIDENCE



1 SITE PLAN - EXISTING
A0 1/16" = 1'-0"

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EX 30'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-0"	7'-9"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-0"	7'-0"
REARYARD	30'-0"	51'-10"
HEIGHT - MEAN	MAX 25'-0"	22'-5"

SITE PLAN LEGEND

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

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION		WIND- BORNE DEBRIS ZONE	WYTHRNG	FROST LINE DEPTH						TERMITE
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL		
3D	3D VIEWS	1- 02/02/2024
A0	COVER SHEET	1- 02/02/2024
A1	EXISTING DRAWINGS	1- 02/02/2024
A2	FOUNDATION & BASEMENT PLANS	1- 02/02/2024
A3	FIRST FLOOR PLAN	1- 02/02/2024
A4	SECOND FLOOR PLAN	1- 02/02/2024
A5	ROOF PLAN & STAIR DETAILS	1- 02/02/2024
A6	ELEVATIONS	1- 02/02/2024
A7	SPECIFICATIONS	1- 02/02/2024
A8	STRUCTURAL SPAN CHARTS	1- 02/02/2024
MEP1	MEP & STRUCTURE PLANS	1- 02/02/2024



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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RENOVATIONS AND ADDITIONS
AT ZIELKE RESIDENCE

1010 N WILSHIRE LANE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 02/02/2024
ISSUE DATE
1- 02/02/2024 1 - DESIGN REVIEW_REV

NOT FOR CONSTRUCTION

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

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

E FREDERICK ST



PROPERTY TO LEFT 2
1516 E FREDERICK ST



PROPERTY TO LEFT 1
1005 N WILSHIRE LANE



SUBJECT PROPERTY
1010 N WILSHIRE LANE



PROPERTY TO RIGHT 1
1016 N WILSHIRE LANE



PROPERTY TO RIGHT 2
1020 N WILSHIRE LANE



PROPERTY TO RIGHT 3
1026 N WILSHIRE LANE

N WILSHIRE LANE

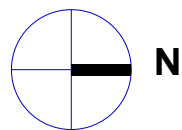
PROPERTY TO ACROSS 1
1007 N WILSHIRE LANE



PROPERTY TO ACROSS 2
1011 N WILSHIRE LANE



PROPERTY TO ACROSS 3
1017 N WILSHIRE LANE



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EMAIL: KEVINJCDB@GMAIL.COM
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RENOVATIONS AND
ADDITIONS
AT ZIELKE RESIDENCE

1010 N WILSHIRE LANE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 02/02/2024

ISSUE DATE

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SHEET TITLE

SURROUNDING PROPERTIES

SHEET NUMBER

DR2

RENOVATIONS AND
ADDITIONS
AT ZIELKE RESIDENCE

1010 N WILSHIRE LANE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 02/02/2024

ISSUE DATE

1- 02/02/2024 1 - DESIGN REVIEW_REV



1006 N WILSHIRE LANE
NEW RESIDENCE TO LEFT

1010 N WILSHIRE LANE
EXISTING STRUCTURE

1016 N WILSHIRE LANE
PROPERTY TO RIGHT



1006 N WILSHIRE LANE
NEW RESIDENCE TO LEFT

1010 N WILSHIRE LANE
PROPOSED ELEVATION

1016 N WILSHIRE LANE
PROPERTY TO RIGHT

NOT FOR CONSTRUCTION

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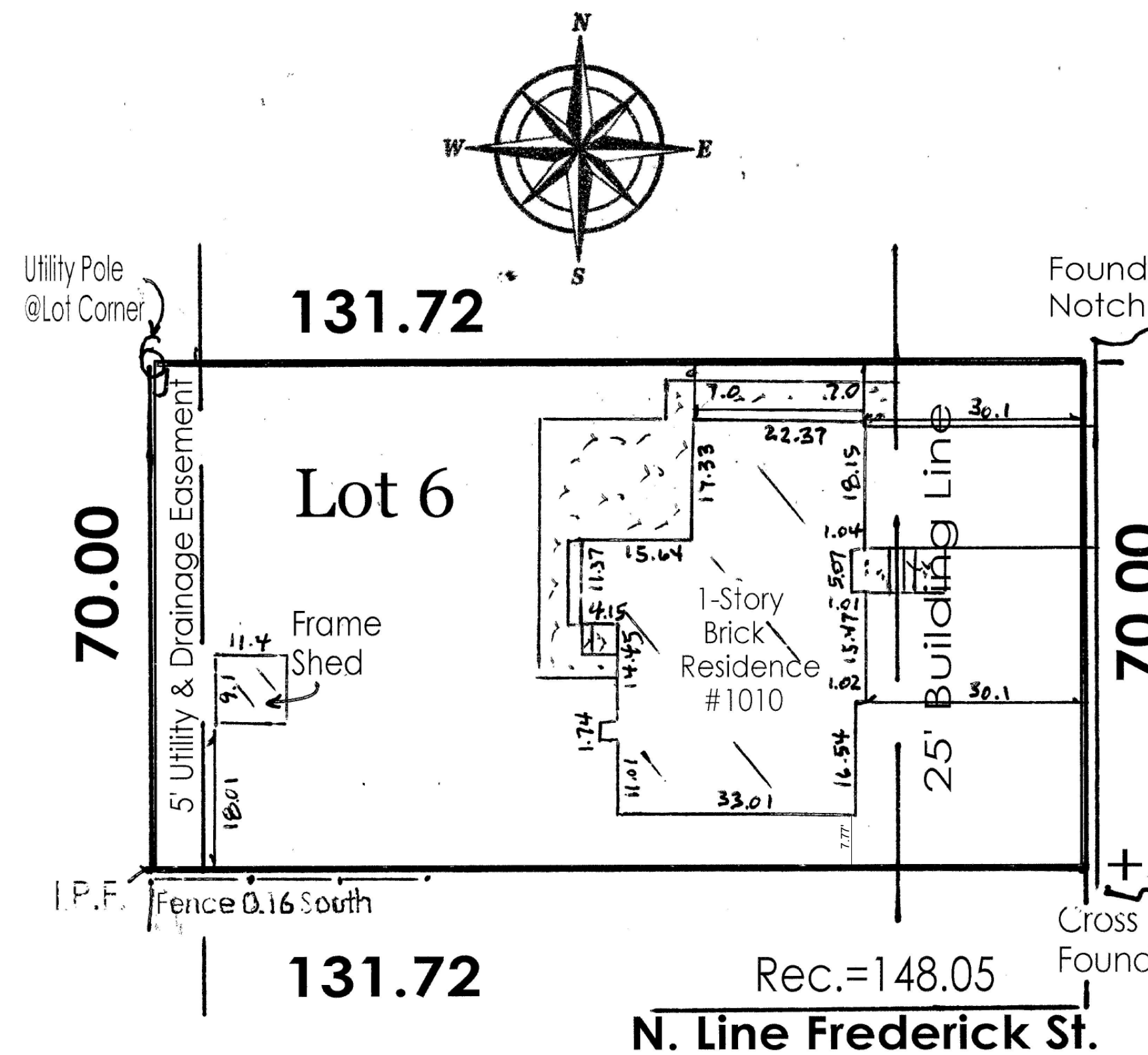
SHEET TITLE

ELEVATION STUDIES & NOTES

SHEET NUMBER

DR1

11350 SO. WINDS CROSSING
ORLAND PARK ILLINOIS 60467
PHONE (708) 388-8483
FAX # (708) 388-8761
knightsurveyors@aol.com



(66 R.O.W.)
No. Wilshire Lane

Lot 6 in Stoltzner's Arlington Subdivision Unit #2, being a subdivision of the North 1/2 of the East 1/2 of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, Joseph P. Knight, hereby certify that I have Surveyed the above described tract of land and that this Plat is a correct representation of said survey. This Professional service conforms to the current Illinois minimum standards for a Boundary Survey State of Illinois Professional Design Firm # 184-002803. Expires 04/30/2025.

IRLS # 2102

Scale: 1" = 30'

Dimensions are given in feet decimal parts thereof and corrected to 68 degree fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and building line restrictions consult Deed or Title Policy. Lot corners have not been restaked unless otherwise indicated.

Note: Iron Pipe Found = I.P.F.
Iron Pipe Set = I.P.S.

At Clients Request Lot was Restaked

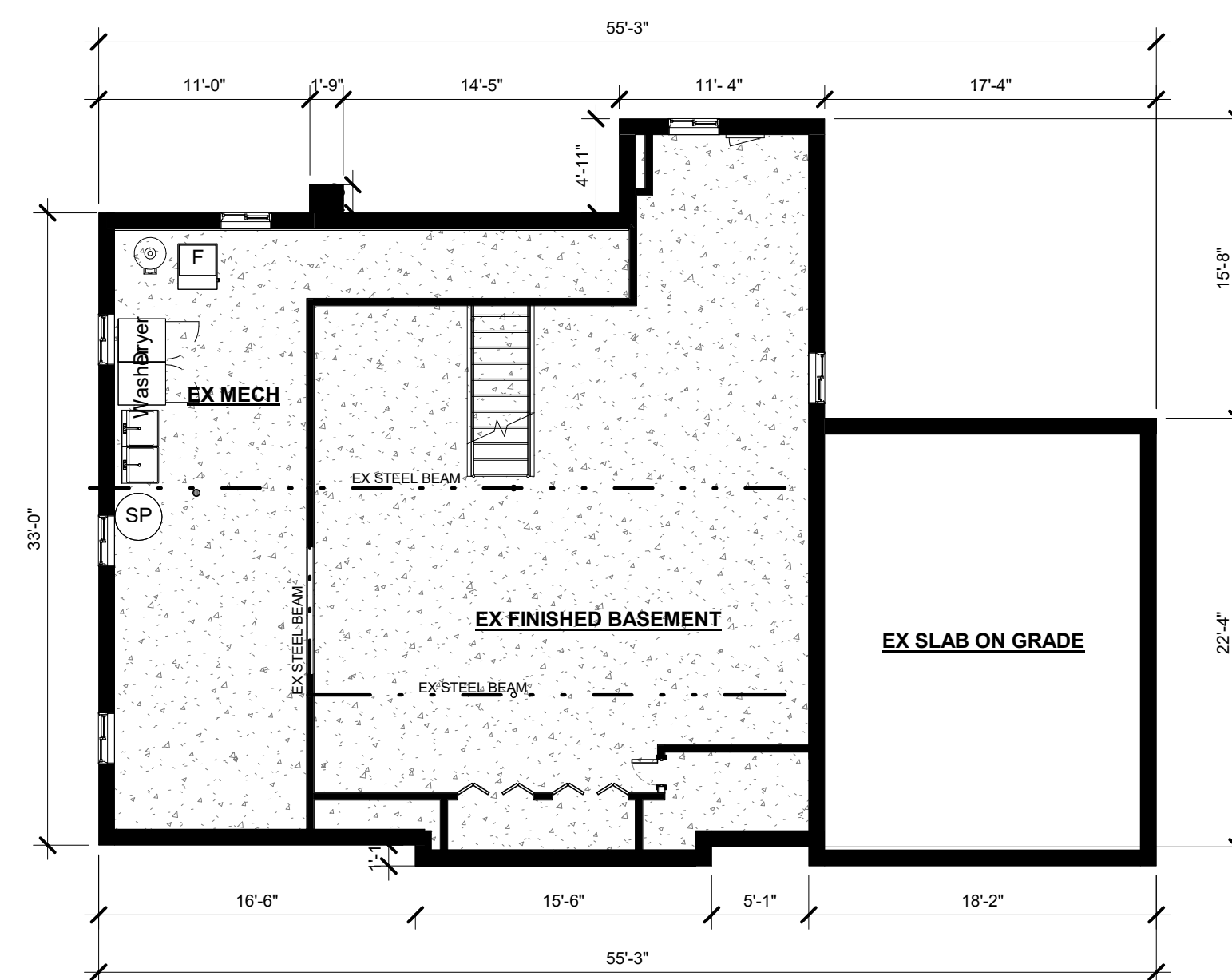
At Clients Request Lot was NOT Restaked

Date August 11, 2023

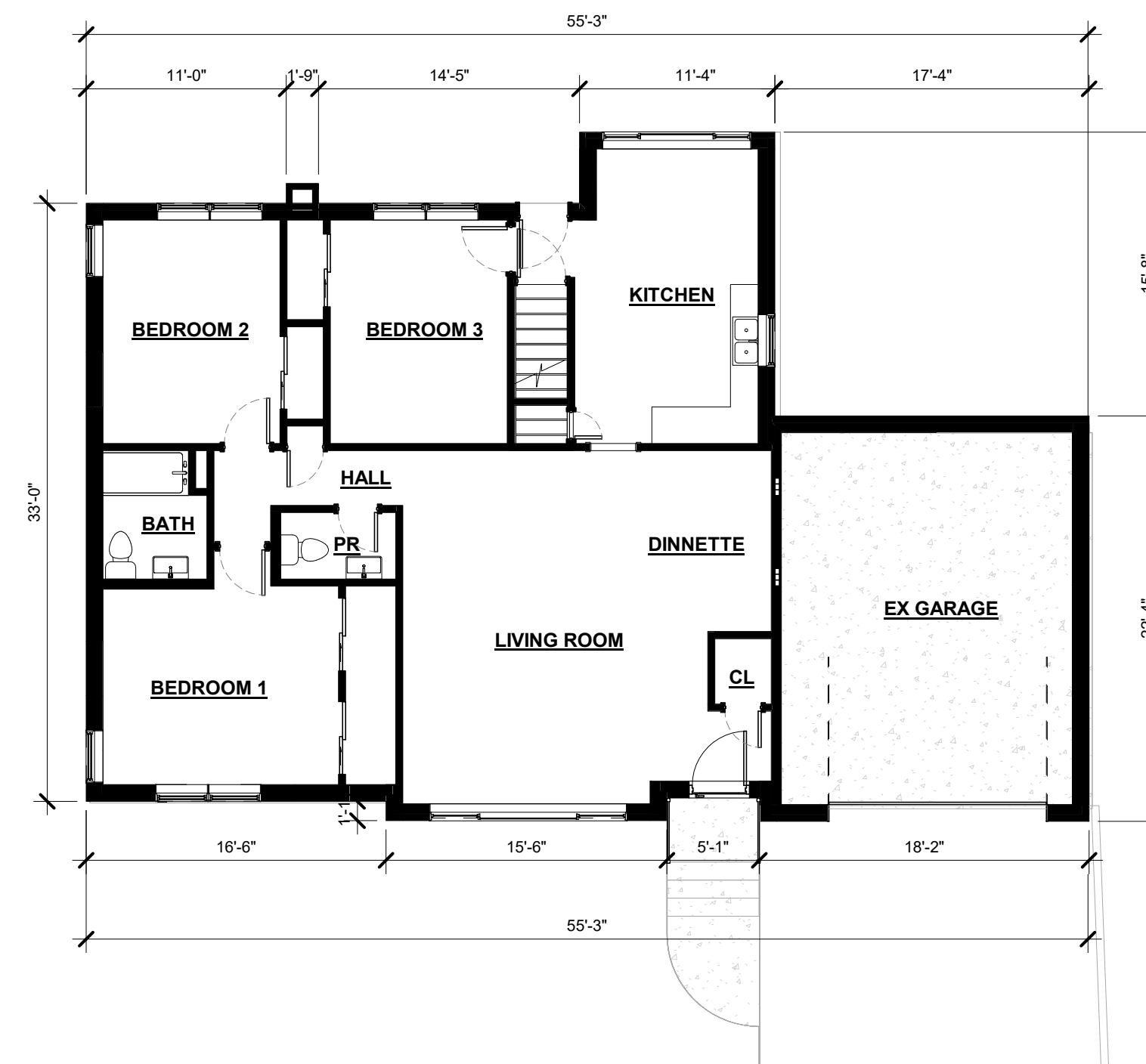
Order # 731 K4150

Survey for Morrone Atty

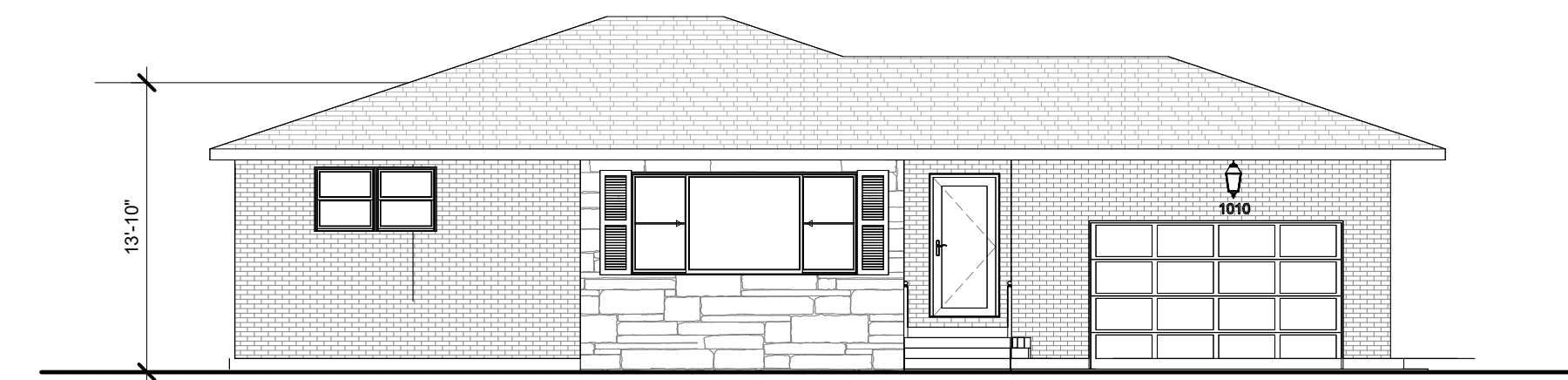
PLAT OF SURVEY



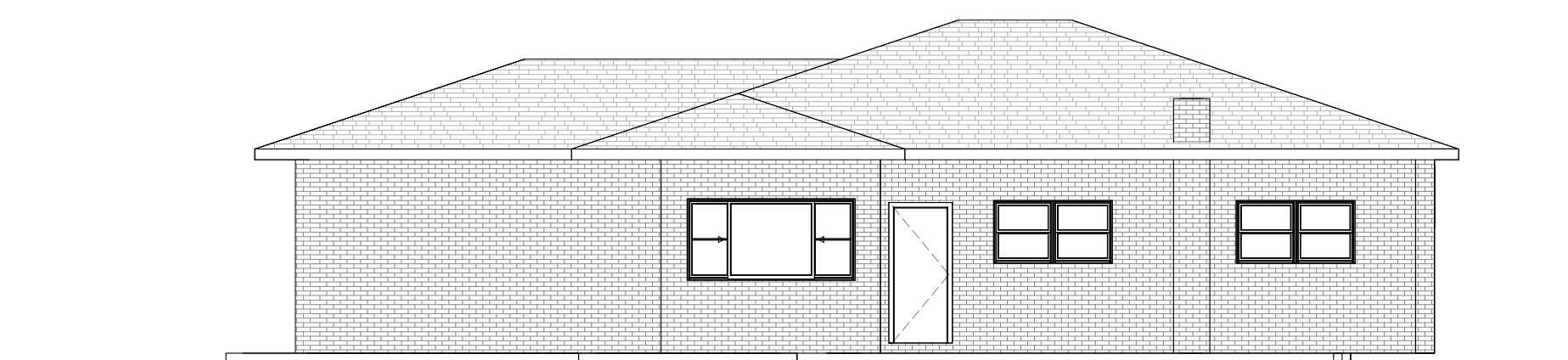
1 BASEMENT - EX & DEMO PLAN
A1 1/8" = 1'-0"



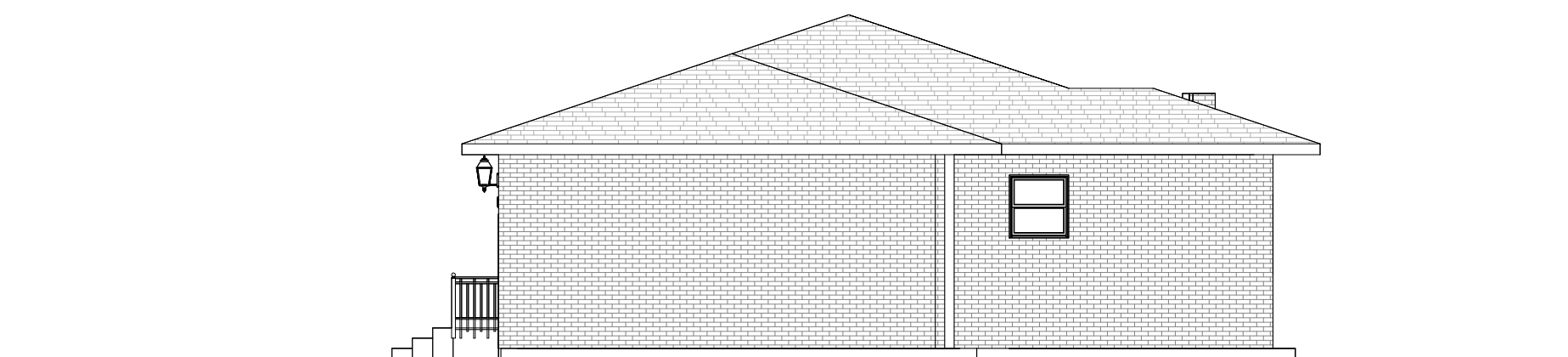
2 FIRST FLOOR - EX/DEMO PLAN
A1 1/8" = 1'-0"



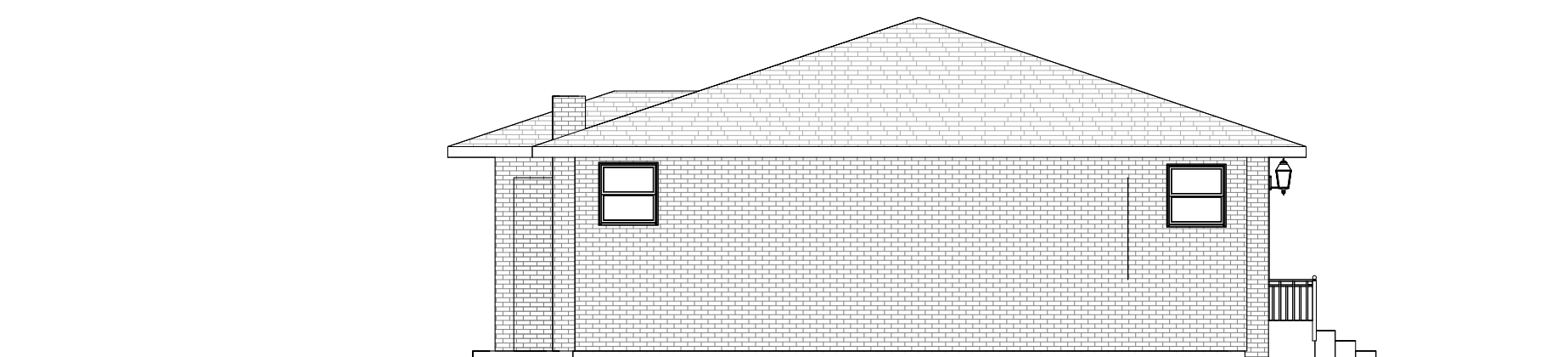
3 EAST ELEVATION - EXISTING
A1 1/8" = 1'-0"



4 WEST ELEVATION - EXISTING
A1 1/8" = 1'-0"



5 NORTH ELEVATION - EXISTING
A1 1/8" = 1'-0"



6 SOUTH ELEVATION - EXISTING
A1 1/8" = 1'-0"



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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RENOVATIONS AND ADDITIONS AT ZIELKE RESIDENCE

1010 N WILSHIRE LANE
ARLINGTON HEIGHTS, IL 60004

DATE _____

1- 02/02/2024

ISSUE DATE

1- 02/02/2024 1 - DESIGN REVIEW_REV

NOT FOR CONSTRUCTION

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

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A1

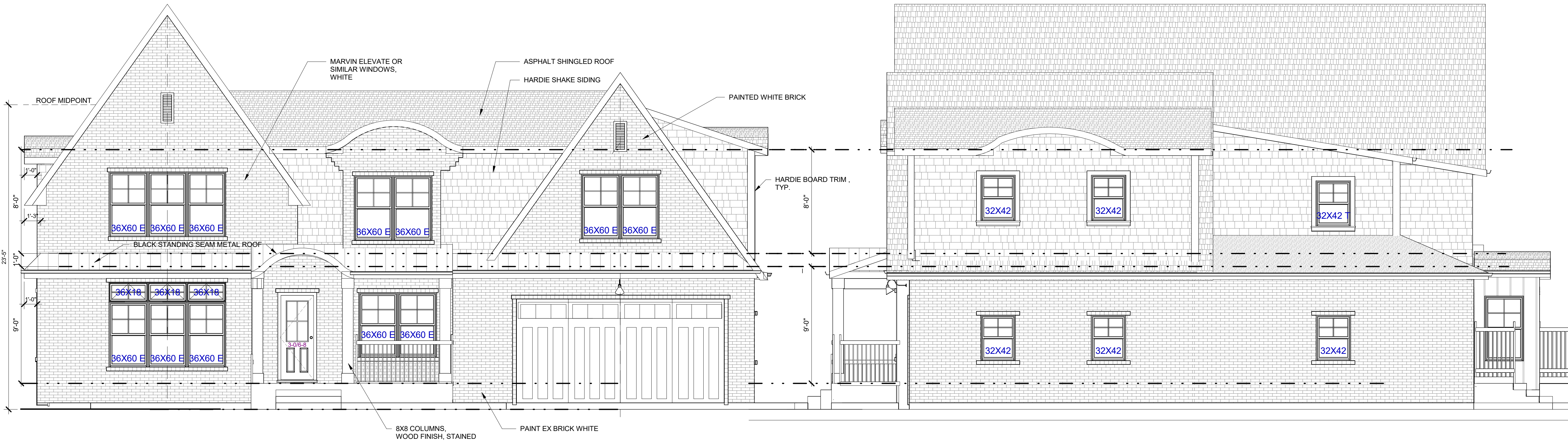


RENOVATIONS AND
ADDITIONS
AT ZIELKE RESIDENCE

1010 N WILSHIRE LANE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 02/02/2024

ISSUE DATE
1- 02/02/2024 1 - DESIGN REVIEW_REV



1 SOUTH ELEVATION - FRONT
A6 1/4" = 1'-0"



3 NORTH ELEVATION - REAR
A6 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		BRICK [PAINTED WHITE, PAINT EX]	MATCH EX, PAINT TO MATCH	TRIM AND FASCIA		TRIM [BROWN, TBD]	
SIDING (2)		SHAKE SIDING [ARCTIC WHITE]	JAMES HARDIE	GUTTERS, DOWNSPOUTS		ALUMINUM [BROWN, TBD]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	GAF TIMBERLINE	WINDOWS		FIBERGLASS [WHITE]	CLIMATEGUARD
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		DOORS		TBD [WOOD STAIN]	SIMPSON

2 EAST ELEVATION - SIDE
A6 1/4" = 1'-0"



4 WEST ELEVATION - SIDE
A6 1/4" = 1'-0"

WINDOW NOTES:

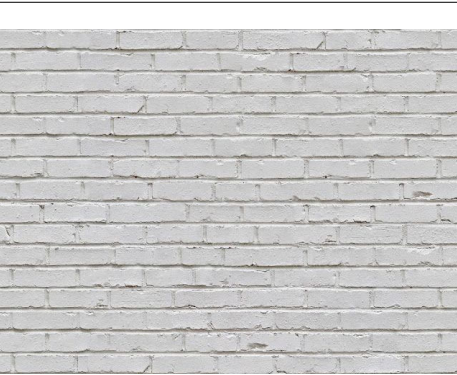
- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS. PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW. PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20", A MINIMUM CLEAR HEIGHT OF 24", A SILL HEIGHT OF LESS THAN 44" AFF.
- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
- ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
- E = EGRESS T= TEMPERED AFETY GLASS F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A6

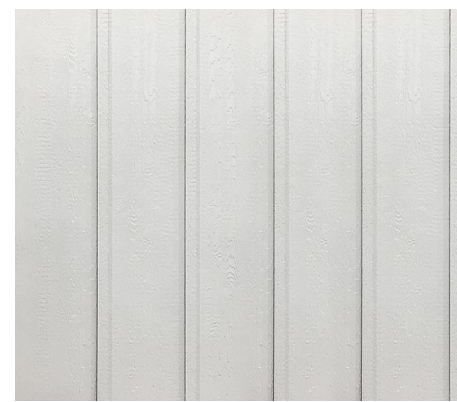
NOT FOR CONSTRUCTION



SIDING 1
PAINT EXISTING BRICK WHITE



SIDING 2
JAMES HARDIE SHAKE
ARCTIC WHITE



SIDING 3
JAMES HARDIE BOARD AND BATTEN
ARCTIC WHITE



ROOFING 1
GAF TIMBERLINE
BLACK ASPHALT SHINGLES



ROOFING 2
BLACK STANDING SEAM METAL
ACCENT ROOF



Design Commission

2/27/2024

Item: 1138 N. Chestnut Ave - SF/Teardown - DC#24-006

Department: Planning & Community Development Department

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 architectural design for the new (teardown) single-family home to be located at 1138 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 1/18/24, 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 fully hip the left (south) side of the roof.
2. A recommendation to change the proposed black and white color palette to a more neutral earth tone color palette such as tan or taupe siding, with white trim, brown roofing, white windows, white gutters and downspouts, and brick or stone accents to better fit with the context of the adjacent homes.
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

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1138 N. Chestnut Avenue
Project Address: 1138 N. Chestnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2024

PETITION INFORMATION:

DC Number: 24-006
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: February 27, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence which has no garage, to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 7,920 square feet. The proposed house will have 3,548 square feet, and it does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 30.1 feet Side: 6 feet Side: 8.7 feet Rear: 42.5 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,564 SF	3,548 SF
Building Lot Coverage	2,772 SF	2,407 SF
Impervious Surface Coverage Total	3,960 SF	3,425 SF

The existing neighborhood has a variety of homes including single-story and two-story homes with a mix of attached and detached garages. The subject property is located on a block which is primarily original single-story homes, although there has been seven previous teardown/new homes completed on this block.

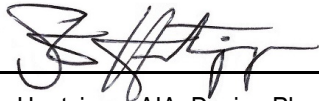
The proposed design is done in a traditional style that will generally fit well in this location. The single-story front porch and garage roof help the scale of the house relate and transition to the adjacent single-story houses. The left (south) side of the roof is partially hipped, but it is recommended to fully hip the roof to bring down the height of the side wall to coordinate with the right (north) elevation.

An all siding exterior is proposed, but most of the houses on this block have some masonry incorporated in the design, which the proposed design lacks. The color rendering provided shows the house with gray siding, white trim, and white windows. However, the sample board indicates all white siding with black trim, black roofing, black windows, and black gutters and downspouts. The proposed black and white color scheme in this location will stand out in harsh contrast to the existing adjacent homes. A more neutral earth tone color palette, such as tan or taupe siding, with white trim, brown roofing, white windows, white gutters and downspouts, and brick or stone accents is recommended to better fit with the context of the adjacent homes.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new (teardown) single-family home to be located at 1138 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 1/18/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

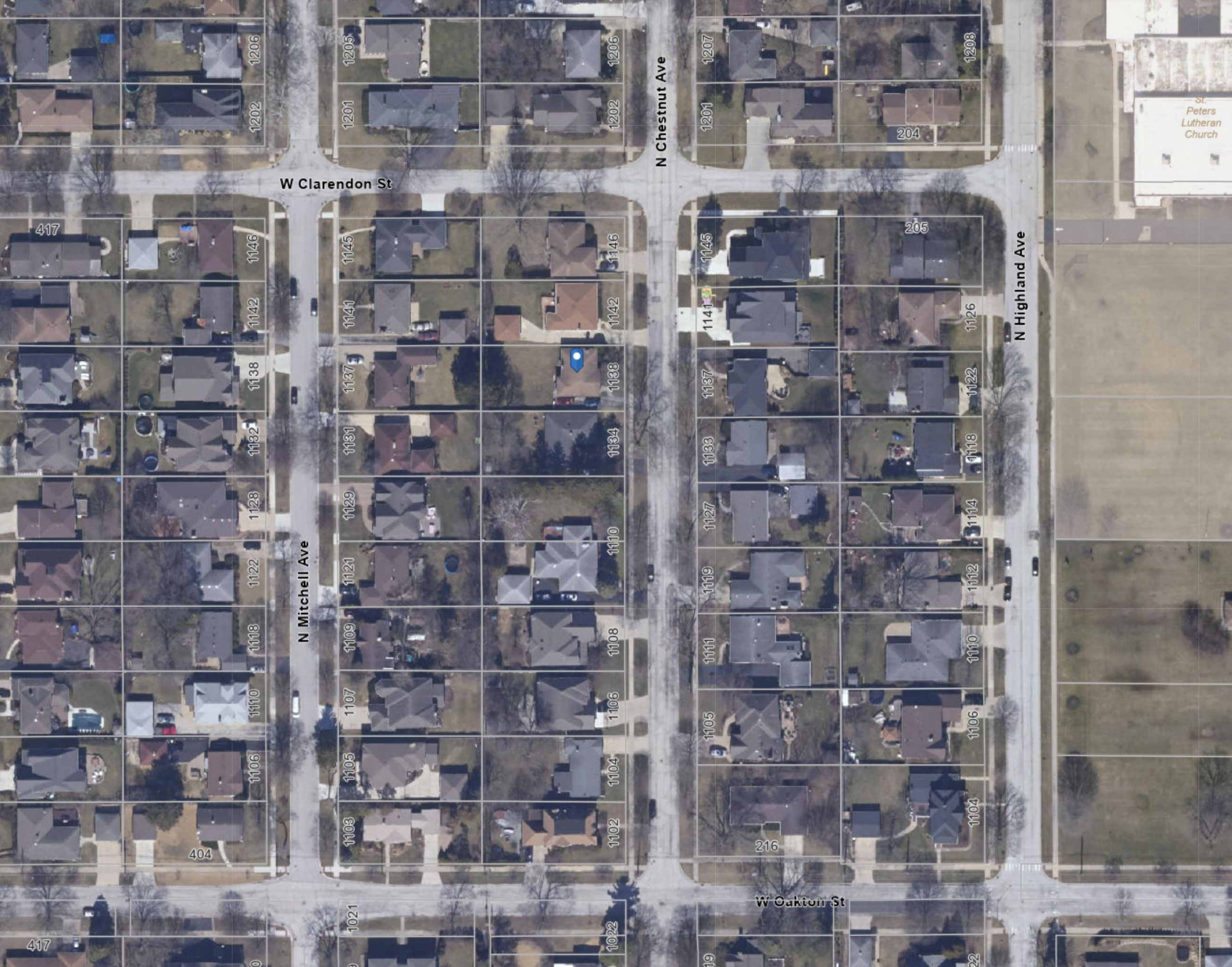
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



February 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-006



W Clarendon St

N Mitchell Ave

N Chestnut Ave

N Highland Ave

W Oakton St

St.
Peters
Lutheran
Church



A circular red seal for Vincent B. Frye, a Professional Land Surveyor in the State of Illinois. The outer ring contains the text "VINCENT B. FRYE" at the top and "STATE OF ILLINOIS" at the bottom, separated by two stars. The inner circle contains the license number "035-3272" and the title "PROFESSIONAL LAND SURVEYOR".

**SCHLAF-SEDIG
& ASSOCIATES, INC.**
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831
schlafsedig@comcast.net

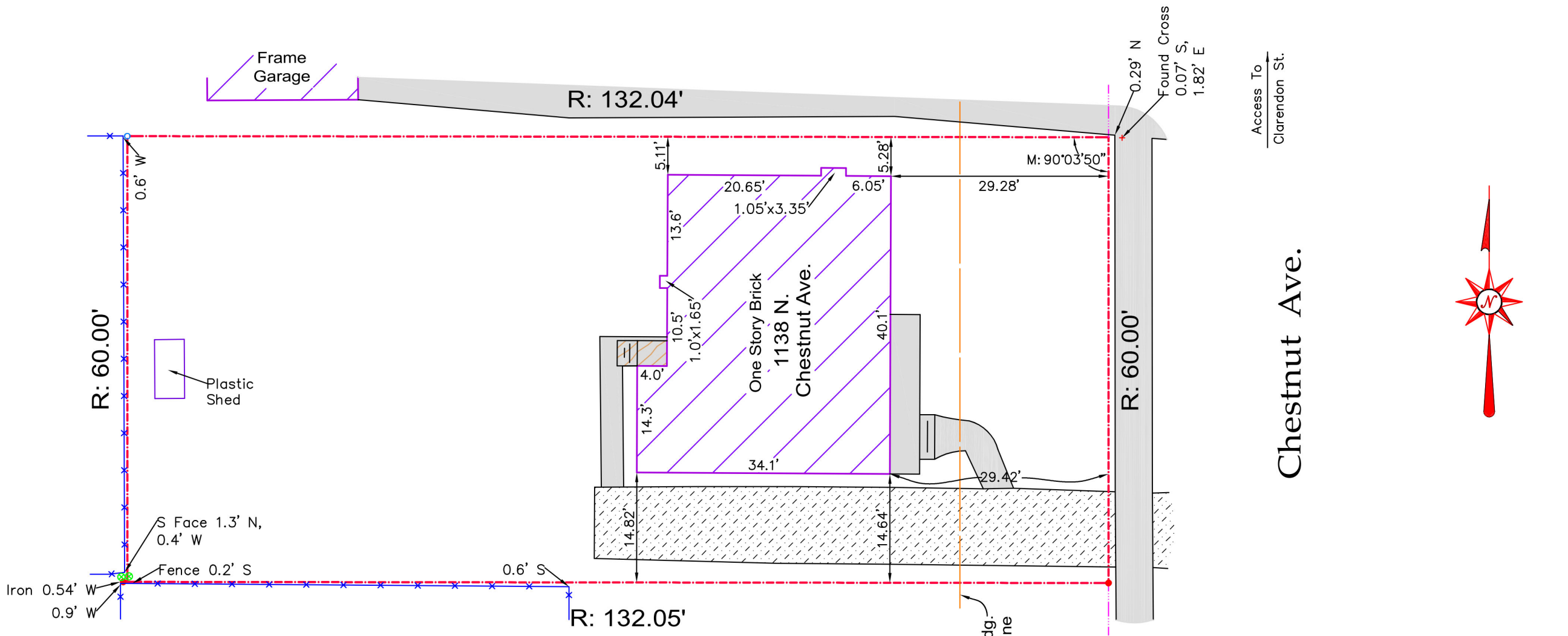


EXISTING HOUSE
TO BE DEMOLISHED

19-42-11

PLAT OF SURVEY

LOT 3 IN BLOCK 15 IN NORTHWEST HIGHLANDS SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frie

MY LICENSE EXPIRES 11-30-2024

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



PROPERTY AREA: 7922.4 SQ. FT.

DATE OF SURVEY: MAY 5, 2023

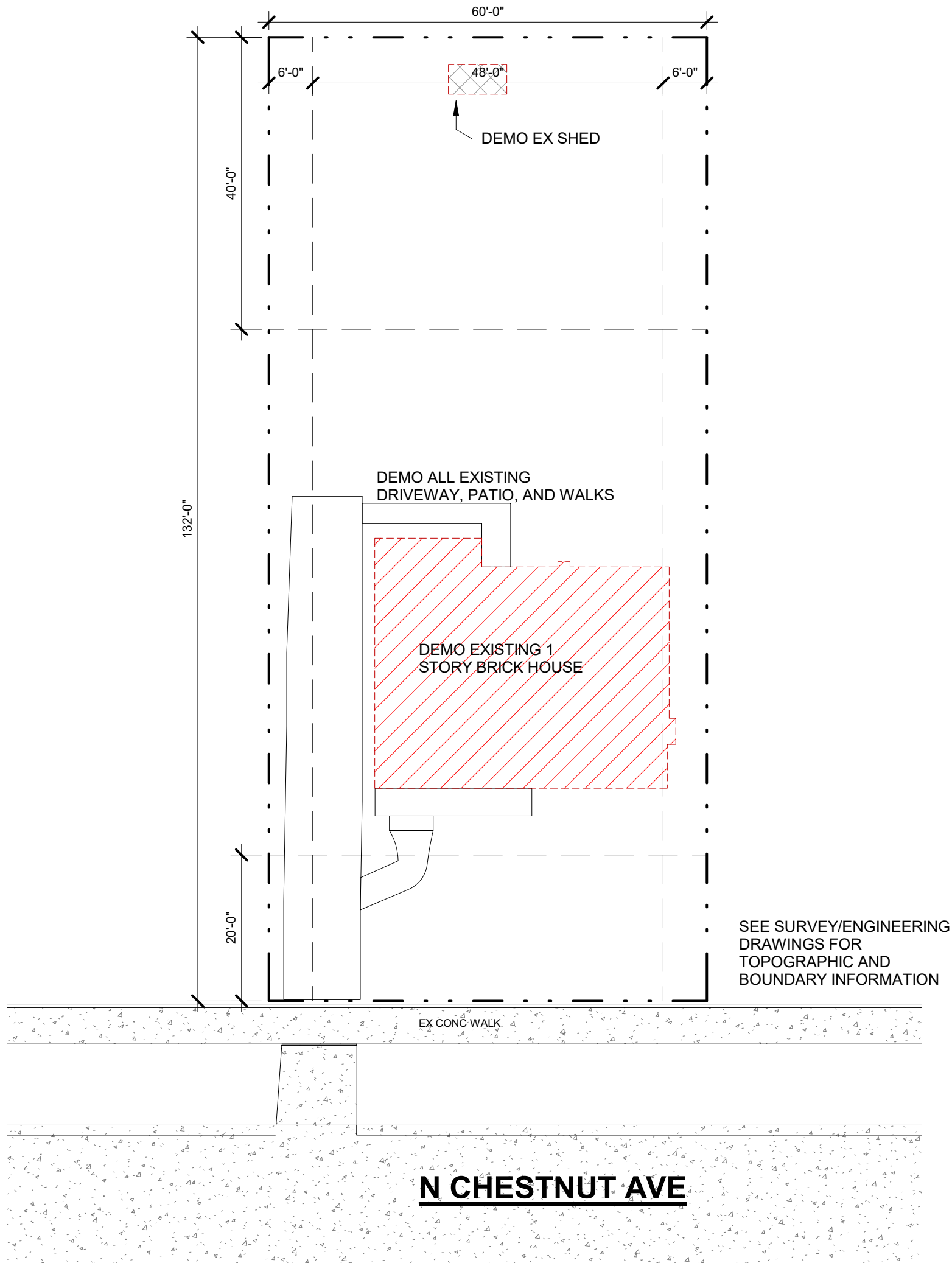
CLIENT: ATTY: KOTSIOS

JN 230150

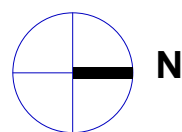
LEGEND	
R - RECORD DISTANCE	FOUND IRON
M - MEASURED DISTANCE	SET IRON
PROPERTY LINE	UTILITY POLE
FENCE LINE	ASPHALT
CONCRETE	

SCALE 1" = 15'

SCHLAF-SEDIG
& ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831
schlafsedig@comcast.net



1
A1 SITE PLAN - EXISTING/DEMO
1/16" = 1'-0"



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PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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NEW SINGLE FAMILY RESIDENCE AT

1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1 - 01/18/2024

ISSUE DATE

1 - 01/18/2024 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

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SHEET TITLE

EXISTING DRAWINGS

SHEET NUMBER

A1

SITE PLAN LEGEND & NOTES

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

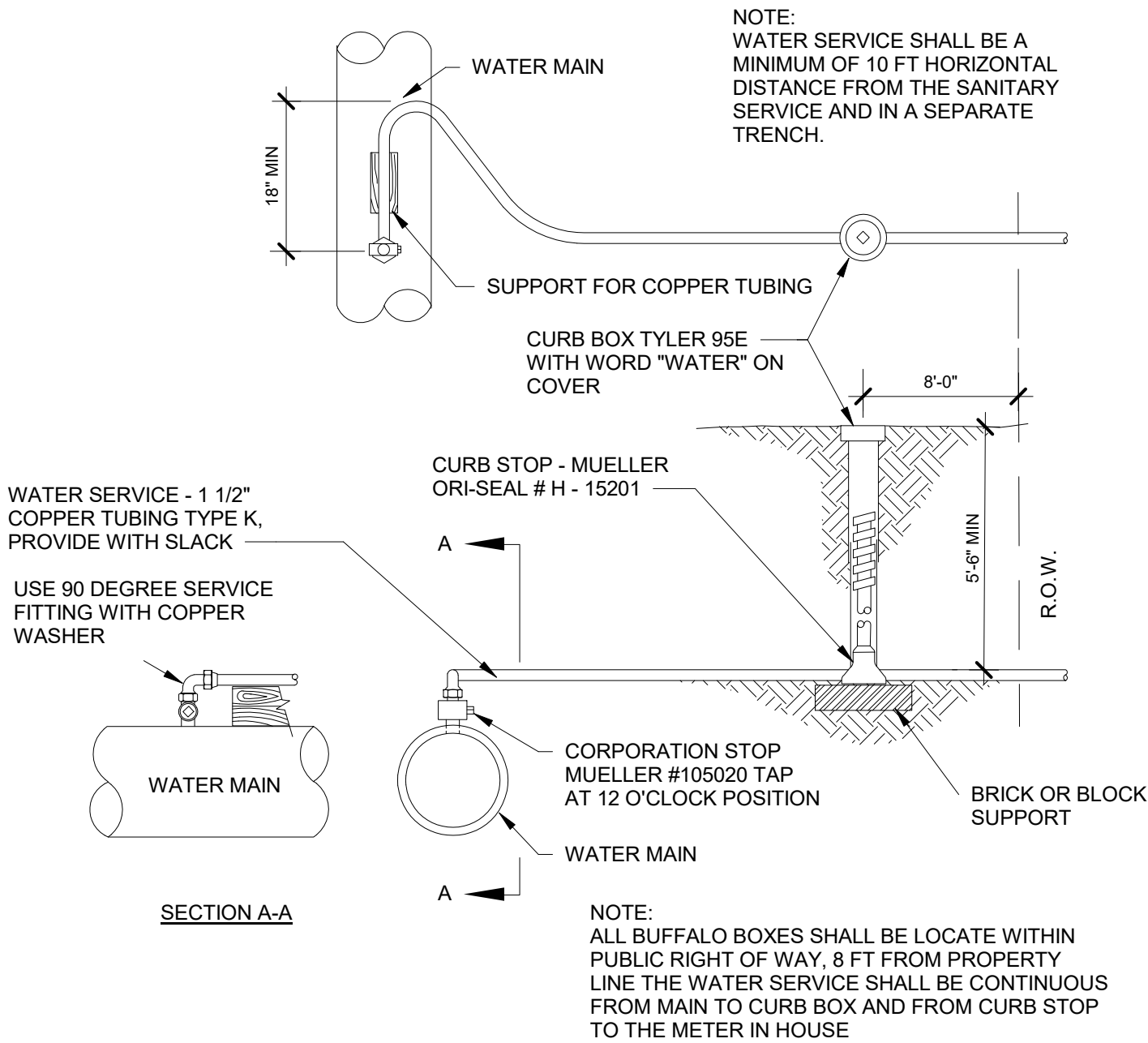
- PROPERTY LINE
--- SETBACK LINE
--- EASEMENT LINE
--- E --- ELECTRIC SERVICE
--- G --- GAS SERVICE
--- (---) --- STORM SEWER
--- <---< --- SANITARY SEWER
--- W --- WATER SERVICE
--- X --- FENCE

SITE SETBACKS (R-3)

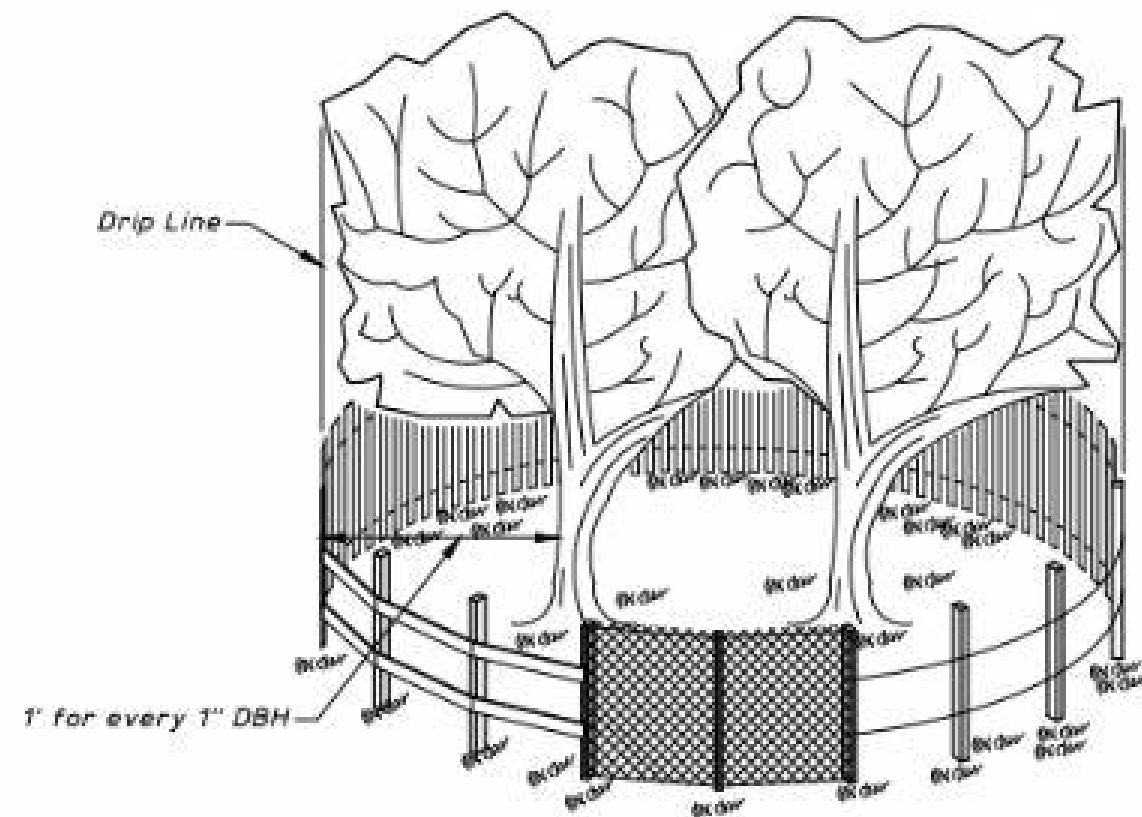
	REQUIRED	PROPOSED
FRONTYARD	31'-2"	36'-3"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	6'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	8'-8"
REARYYARD	30'-0"	42'-6"
HEIGHT - MEAN	MAX 25'-0"	24'-9"

IMPERVIOUS SURFACES

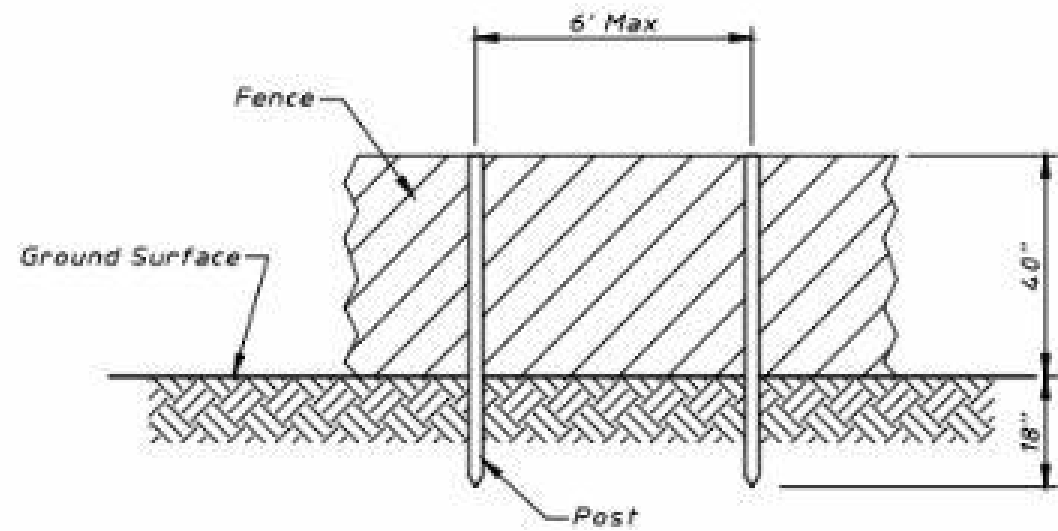
	PROPOSED
DRIVEWAY	734 SF
WALKWAYS AND STEPS	44 SF
COVERED PORCH FRONT	152 SF
CONC PORCH REAR	350 SF
HOUSE	2,251 SF
TOTAL IMPERVIOUS COVERAGE	3,531 SF



1 TYPICAL 1 1/2" WATER SERVICE DIAGRAM
A2 1/8" = 1'-0"



SIDE VIEW



POST AND FENCE DETAIL

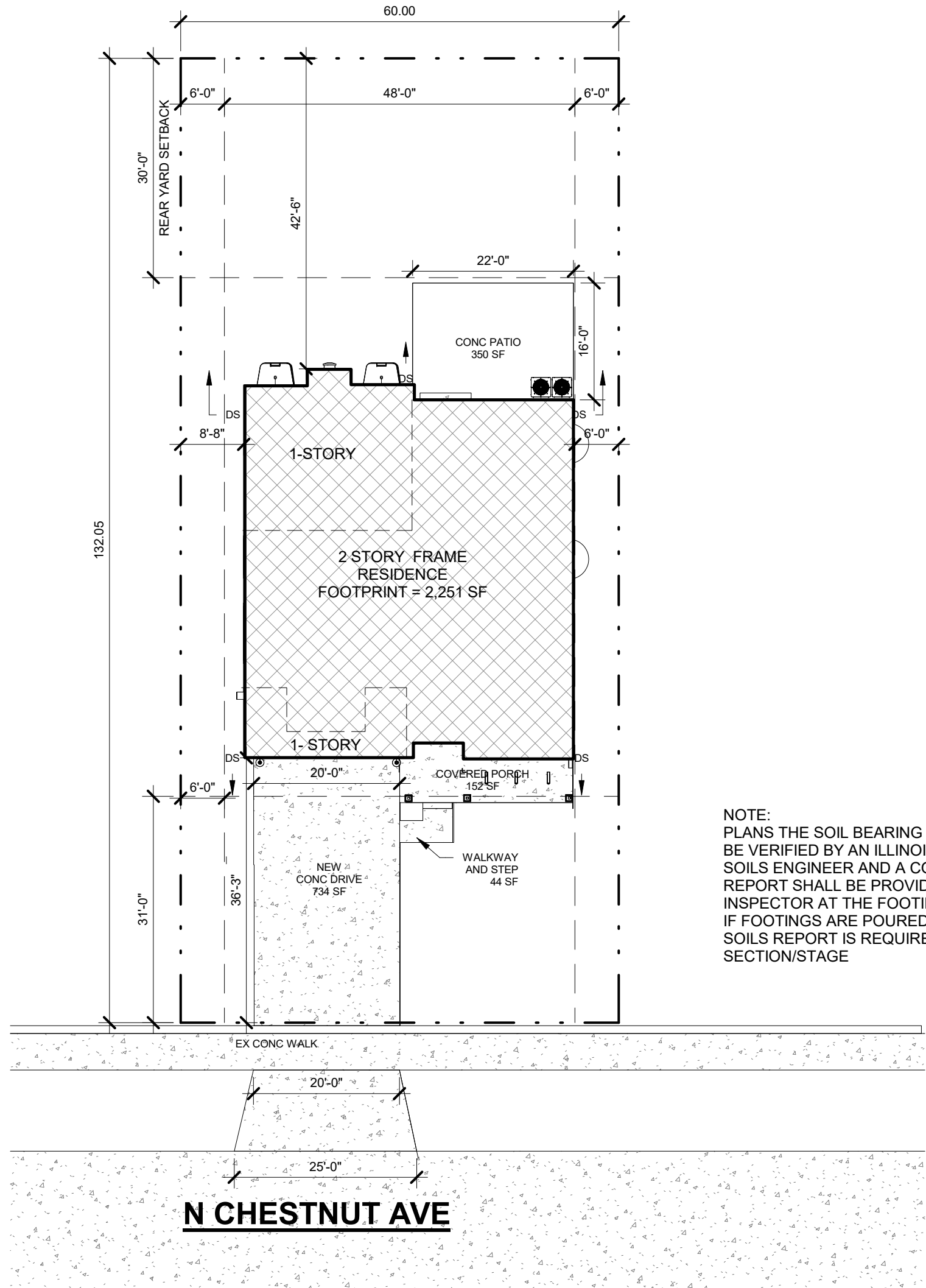
NOTES:

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

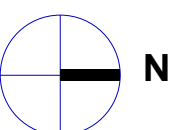
TREE PROTECTION - FENCING

AVERAGE SETBACKS

ADDRESS	FRONT YARD SETBACK
1138 N CHESTNUT AVE (EX SUBJECT PROPERTY)	29.3'
1142 N CHESTNUT AVE	32.0'
1146 N CHESTNUT AVE	33.4'
1134 N CHESTNUT AVE	33.4'
1110 N CHESTNUT AVE	33.1'
1108 N CHESTNUT AVE	33.9'
1106 N CHESTNUT AVE	20.9'
1104 N CHESTNUT AVE	28.0'
1102 N CHESTNUT AVE	36.9'
AVERAGE SETBACK	31.2'



2 SITE PLAN - PROPOSED
A2 1/16" = 1'-0"



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PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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SHEET TITLE
SITE PLAN

SHEET NUMBER

A2

NEW SINGLE FAMILY
RESIDENCE AT

1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1 - 01/18/2024

ISSUE DATE

1 - 01/18/2024 1 - DESIGN REVIEW



PROPERTY TO LEFT 3
1108 N CHESTNUT

PROPERTY TO LEFT 2
1110 N CHESTNUT

PROPERTY TO LEFT 1
1134 N CHESTNUT

SUBJECT PROPERTY
1138 N CHESTNUT

PROPERTY TO RIGHT 1
1142 N CHESTNUT

PROPERTY TO RIGHT 2
1146 N CHESTNUT

N CHESTNUT AVE

PROPERTY TO ACROSS
1145 N CHESTNUT

PROPERTY TO ACROSS 1
1141 N CHESTNUT

PROPERTY TO ACROSS 2
1137 N CHESTNUT

PROPERTY TO ACROSS 3
1133 N CHESTNUT



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SHEET TITLE

SURROUNDING PROPERTIES

SHEET NUMBER

DR2



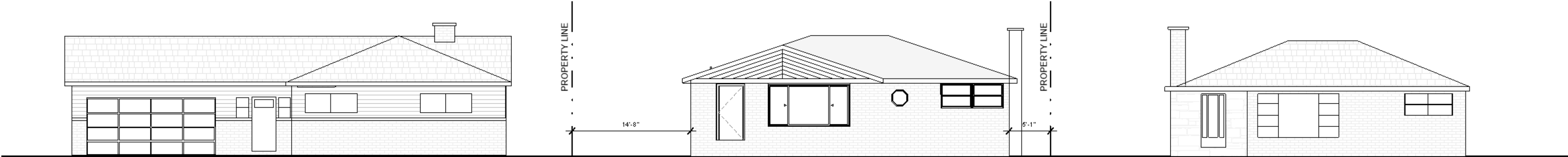
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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NEW SINGLE FAMILY
RESIDENCE AT

1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1 - 01/18/2024

ISSUE DATE
1 - 01/18/2024 1 - DESIGN REVIEW



1134 N CHESTNUT
PROPERTY TO LEFT

1138 N CHESTNUT AVE
PROPOSED SUBJECT PROPERTY

1142 N CHESTNUT AVE
PROPERTY TO RIGHT



1134 N CHESTNUT
PROPERTY TO LEFT

1138 N CHESTNUT AVE
PROPOSED SUBJECT PROPERTY

1142 N CHESTNUT AVE
PROPERTY TO RIGHT

NOT FOR CONSTRUCTION

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

SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

DR1



NEW SINGLE FAMILY
RESIDENCE AT

1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1 - 01/18/2024

ISSUE DATE

1 - 01/18/2024 1 - DESIGN REVIEW



1
A7 EAST ELEVATION - FRONT
1/4" = 1'-0"

2
A7 NORTH ELEVATION - SIDE
1/4" = 1'-0"

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

ELEVATION MATERIALS

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

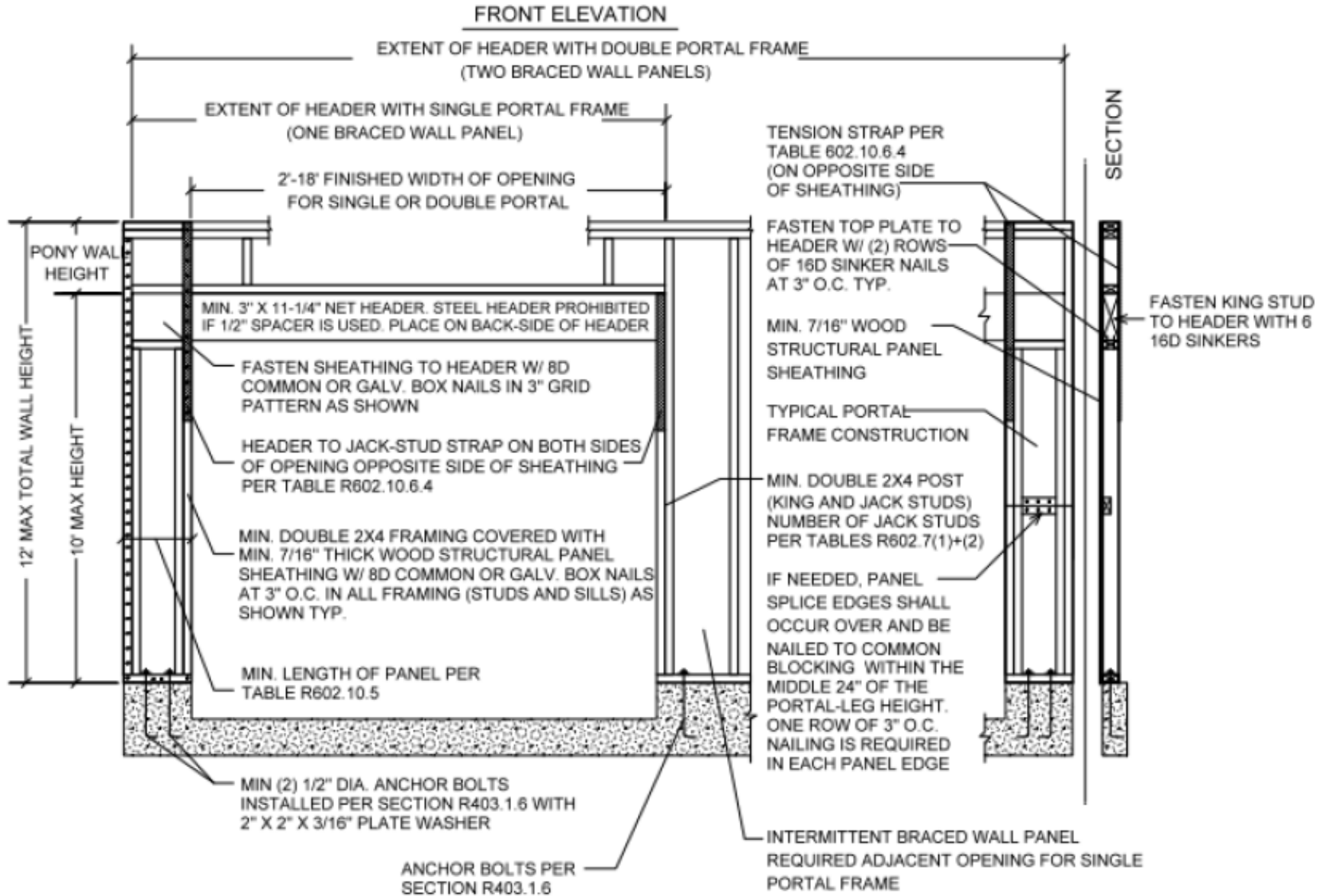


FIGURE R602.10.6.3 METHOD - PFG
PORTAL FRAME AT GARAGE DOOR OPENINGS
IN SEISMIC DESIGN CATEGORIES A, B, AND C

NOT FOR CONSTRUCTION

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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A7

NEW SINGLE FAMILY
RESIDENCE AT

1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1 - 01/18/2024

ISSUE DATE

1 - 01/18/2024 1 - DESIGN REVIEW



1 WEST ELEVATION - FRONT
A8 1/4" = 1'-0"



2 EAST ELEVATION - BACK
A8 1/4" = 1'-0"

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

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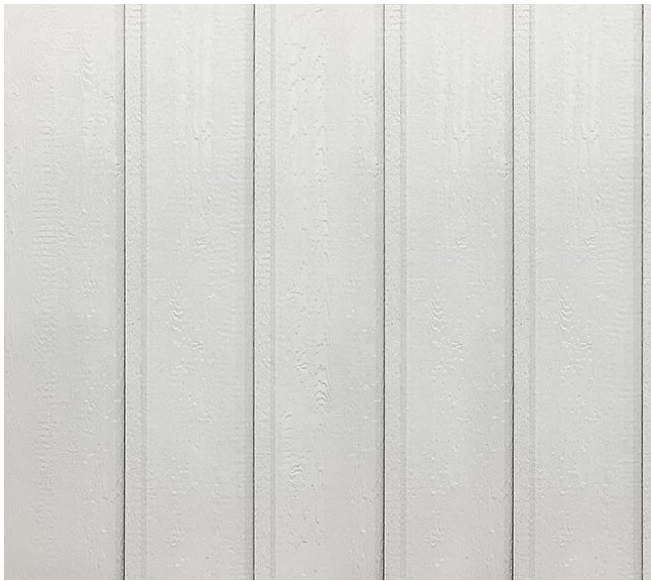
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A8



OWENS CORNING - ONYX BLACK
ARCHITECTURAL SHINGLES



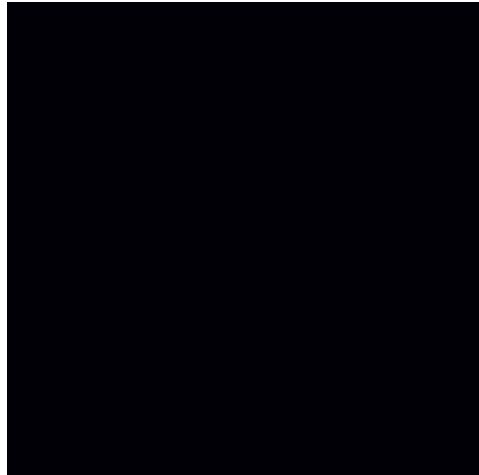
ARCTIC WHITE - BOARD AND BATTEN



ARCTIC WHITE HORIZONTAL JAMES HARDIE SIDING



STANDING SEAM METAL ROOF - BLACK



TRIM/DOORS/WINDOWS -
BLACK



1138 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL
60004

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

DR3

1 - 01/18/2024



Design Commission 2/27/2024

Item: Burlington - 601 E. Palatine Rd. / Commercial - DC#23-070

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail center.

Recommendation

It is recommended that the Design Commission approve the proposed architectural façade design for Burlington to be located at 601 E. Palatine Road. This recommendation is subject to compliance with the front elevation and material list received 2/20/24, side elevation received 2/9/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Burlington
Project Address: 601 E. Palatine Road
Prepared By: Steve Hautzinger

Date Prepared: February 21, 2024

PETITIONER INFORMATION:

DC Number: 23-070
Petitioner Name: Jakob Evans
Petitioner Address: ADA Architects
17710 Detroit Ave
Cleveland, OH 44107
Meeting Date: February 27, 2024

Requested Action(s):

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail center.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

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

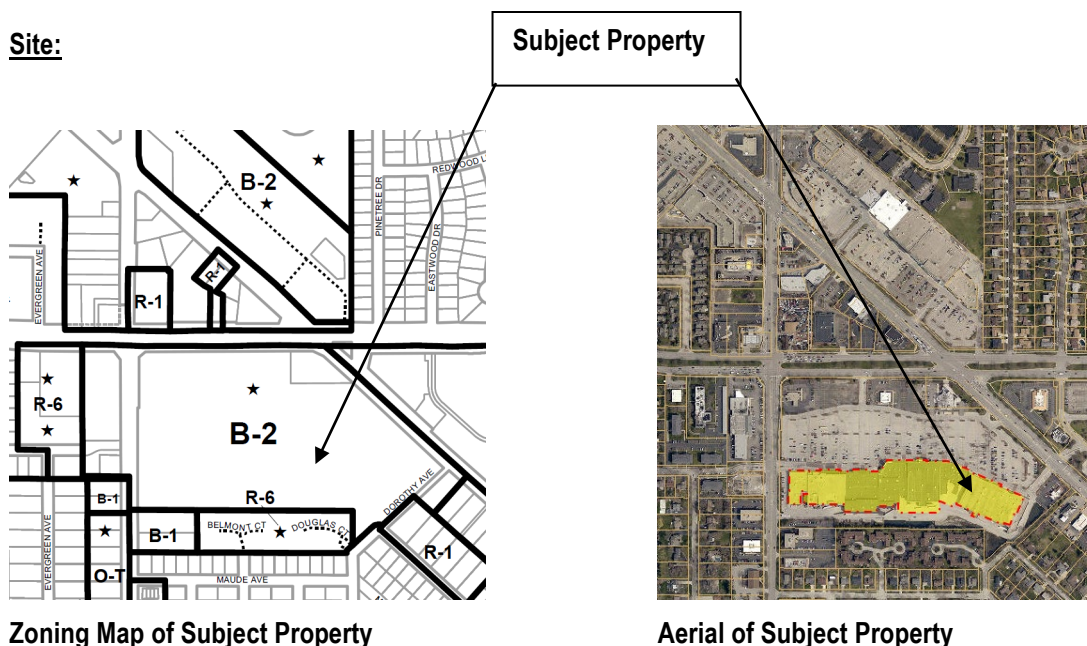
The existing Town & Country retail center was reviewed by the Plan Commission and approved by the Village Board as a Planned Unit Development. Since the development of this property required Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is proposing exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront façade for the Burlington retail store. Burlington is planning to occupy the former Marshalls tenant space, most recently being used by Dick's Sporting Goods for warehouse sales. The scope of the project includes interior tenant improvements and exterior façade modifications. There are no site or landscaping improvements being proposed. The property is zoned B-2, General Business District.

Site:



Architectural Design:

The scope of the proposed façade renovation includes:

- Replacing the existing dark bronze aluminum storefront with a new clear anodized aluminum storefront.
- Cladding the existing wall above the main entrance with new red Nichiha fiber cement panels.
- Adding a new clear anodized cantilevered canopy eyebrow feature.
- Fresh paint on all of the remaining tan and off-white EIFS to match the existing storefront and retail center.
- New exterior wall sign.
- Replacing rooftop mechanical equipment.

Overall, the proposed façade improvements are a welcome update to the existing storefront. The proposed red wall adds a fresh pop of color which has a nice modern appearance. The red wall fits well with other similar storefront features in the Town & Country retail center such as at Best Buy and Dick's Sporting Goods.

Although Staff welcomes the proposed improvements, Staff challenged the petitioner to take the design further with a more extensive update to the façade, such as upgrading the canopy columns, or possibly eliminating the canopy in exchange for a totally new and more modern façade. However, the petitioner reported that the existing canopy extends past the lease line of Burlington's proposed space, and in instances such as this, it is Burlington's preference to leave existing canopies and weave them into the new façade. Staff acknowledges the constraints of working with the existing conditions, and does not oppose Burlington's approach to this design.

Signage:

The proposed white new wall sign looks nice against the red wall, which is consistent with Burlington's brand standards. However, per code, the size of wall signs shall not exceed 25% of the wall area that they are mounted on. The proposed sign is approximately 29% of the wall area, which exceeds the maximum allowed. The petitioner has acknowledged this requirement and will be revising the size of the sign to comply with code.

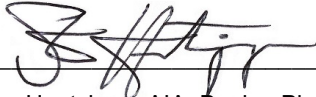
Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. The existing rooftop mechanical units are setback and screened by the existing parapet wall. It is expected that the new replacement mechanical units will also be screened by the existing parapet walls. However, if any of the new units are visible, then individual unit screens may be required as needed.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural façade design for *Burlington* to be located at 601 E. Palatine Road. This recommendation is subject to compliance with the front elevation and material list received 2/20/24, side elevation received 2/9/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.



February 21, 2024

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-070

Burlington

2023 PROTOTYPE

33,253 SQUARE FEET

CLIENT:

Burlington

1830 Route 130 North
Burlington, NJ 08016
PHONE: (609) 387-7800
FAX: (609) 239-8204

PROJECT LOCATION:

ARLINGTON HEIGHTS, IL

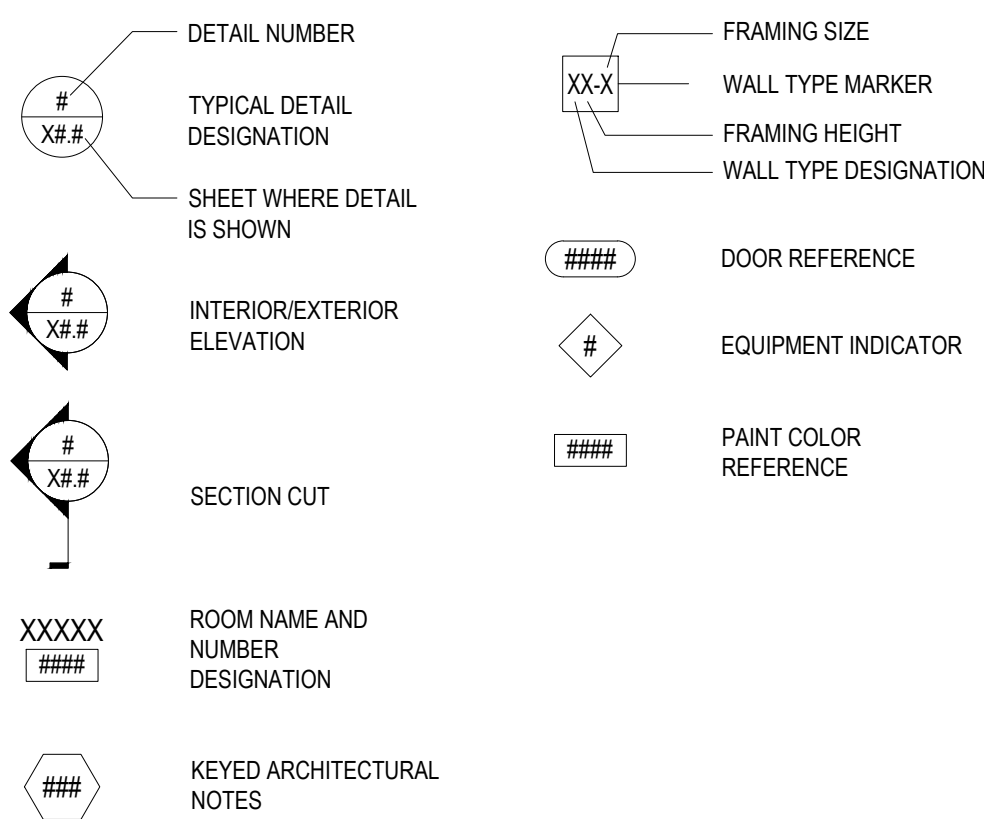
601 E PALATINE RD.

ARLINGTON HEIGHTS, IL 60004

CENTER (DEVELOPMENT) NAME:

TOWN & COUNTRY

GRAPHIC SYMBOL KEY



ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	SF	SQUARE FEET
ACT	ACOUSTICAL CEILING	FE	FIRE EXTINGUISHER	SFCS	SPECIFICATIONS
ADJ	ADJUSTABLE	FN	FINISH	STRICT	STRUCTURAL
ADJ	ADJUSTABLE	FM	FACTORY MUTUAL	STL	STEEL
AF	ABOVE FINISH FLOOR	FR	FIRE RATED	SS	STAINLESS STEEL
ALT	ALTERNATE	FRT	FIRE RETARDANT	TEMP	TEMPERED
ALUM	ALUMINUM	FRT	TREATED	TAG	TONGUE & GROOVE
ARCH	ARCHITECTURAL	FS	FLOOR SINK	T&G	TONGUE & GROOVE
BJ	BAR JOIST	FV	FIELD VERIFY	T&G	TONGUE & GROOVE
BLDG	BUILDING	FTG	FOOTING	T&G	TONGUE & GROOVE
BM	BEAM	GAL	GALVANIZED	T&G	TONGUE & GROOVE
BRG	BEARING	GP	GUARD POST	T&G	TONGUE & GROOVE
BRK	BRICK	GU	GUARD	T&G	TONGUE & GROOVE
CIC	CENTER TO CENTER	HC	HANDICAPPED	VT	TILE
CJ	CONTROL JOINT	HM	HOLLOW METAL	VCT	TILE
CKT	CIRCUIT	HR	HOUR	VCT	TILE
CLG	CEILING	HT	HEIGHT	VWC	VINYL WALL COVERING
COL	COLUMN	HVC	HEATING, VENTILATING, WITH AIR CONDITIONING	WIO	WITHOUT
CONC	CONCRETE	INSUL	INSULATION		
CONST	CONSTRUCTION	JB	JUNCTION BOX		
CONT	CONTINUOUS	LF	LINEAL FEET		
CONTR	CONTRACTOR	LG	LONG		
CL	CENTERLINE	LLV	LONG LEG HORIZONTAL		
CMU	CONCRETE MASONRY	LV	LONG LEG VERTICAL		
CRS	COURSE	MFR	MANUFACTURER		
DEM	DEMISING	MCH	MECHANICAL		
DIA	DIAMETER	MS	MASONRY OPENING		
DN	DOWN	MET	METAL		
DS	DOWNSPOUT	NC	NOT IN CONTRACT		
DW	DRYWALL	NOM	NOMINAL		
DWGS	DRAWINGS	NTS	NOT TO SCALE		
EF	EACH FACE	OC	ON CENTER		
ELEC	ELECTRICAL	PL	PLATE, PROPERTY LINE		
EQ	EQUAL	PR	PAIR		
EJ	EXPANSION JOINT	PT	PRESERVATIVE TREATED		
EW	EACH WAY	REIN	REINFORCE (ED) (ING)		
EXT	EXTERIOR	REP	REPRESENTATIVE		
		REQD	REQUIRED		

GENERAL NOTES

- FLAME SPREAD & SMOKE DEVELOPED RATINGS:
 - ALL FINISHES TO BE NOTED & SHALL NOT HAVE SMOKE DEVELOPED RATINGS GREATER THAN 450.
 - INTERIOR FINISHES OF WALLS & CEILINGS IN ALL ROOMS OR ENCLOSED SPACES SHALL HAVE A CLASS C FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450. INTERIOR FINISHES OF EXIT ENCLOSURES & EXIT PASSAGEWAYS SHALL HAVE A CLASS B FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450. ASTM E 84, IFC TABLE 803.3.
- MATERIALS USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD & SMOKE DEVELOPED INDEX & SHALL COMPLY WITH ASTM E 84. COMBUSTIBLE TRIM SHALL NOT EXCEED 10% OF THE AGGREGATE WALL OR CEILING AREA IN WHICH IT IS LOCATED (IFC 804).
- INTERIOR WALL & CEILING FINISHES SHALL COMPLY WITH NFPA 286 TEST MEASURES. INTERIOR FLOOR FINISHES SHALL COMPLY WITH NFPA 253 WITH A CLASS 2 CRITICAL RADIANT FLUX < 0.22 WATTS / CM2. FLOOR FINISHES IN EXIT / ACCESS CORRIDORS SHALL BE CLASS 1 CRITICAL RADIANT FLUX < 0.16 WATTS / CM2.
- INTERIOR FINISH MATERIALS SHALL BE APPLIED SO THAT THEY WILL NOT BECOME READILY DETACHED WHERE SUBJECTED TO 200 DEGREES F. FOR NOT LESS THAN 30 MINUTES (IFC 803.2).
- THE REQUIRED FLAME SPREAD OR SMOKE DEVELOPED INDEX OF SURFACES IN EXISTING BUILDINGS MAY BE ACHIEVED BY APPLICATION OF APPROVED FIRE RETARDANT COATINGS & SHALL COMPLY WITH NFPA 703 (IFC 803.4).
- ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES, THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, & NFPA 72.
- THE CONTRACT WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, TOOLS, LABOR & SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
- THE G.C. SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS, INCLUDING ALL SEISMIC REQUIREMENTS. THE G.C. SHALL PROCURE & PAY FOR ALL NECESSARY BUILDING PERMITS & SHALL BE REIMBURSED FOR GENERAL BUILDING PERMIT COSTS BY OWNER. BUSINESS LICENSE COSTS ARE NOT REIMBURSABLE.
- THE G.C. SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP & FOR COMPLIANCE WITH THE DESIGN. THE G.C. SHALL CORRECT ALL ERRORS & DEVIATIONS AS REQUESTED BY THE OWNER.
- NO EXISTING TO REMAIN OR REFURBISHED ITEMS TO BE USED UNLESS WRITTEN AUTHORIZATION FROM BURLINGTON IS RECEIVED. FIRE EXTINGUISHERS TO HAVE INSPECTION TAG WITH INSTALLATION DATE ATTACHED.
- THE G.C. SHALL PROVIDE & INSTALL FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL REQUIREMENTS.
- ALL WOOD BLOCKING, STUDS, PLYWOOD, ETC. TO BE FIRE RETARDANT, OR AS REQUIRED BY LOCAL CODE.
- AT THE TIME OF SUBMITTING FINAL BID, THE G.C. SHALL VERIFY ALL RELEVANT DIMENSIONS, ELEVATIONS, ANGLES, & EXISTING CONDITIONS BEFORE PROCEEDING WITH THE AFFECTED WORK & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO PROCEEDING WITH AFFECTED WORK.
- THE G.C. SHALL CONTACT THE OWNER / TENANT IMMEDIATELY IF THEY ENCOUNTER ANY HAZARDOUS MATERIALS.
- EXACT LOCATIONS OF PIPING, DUCTWORK, CONDUIT & FIXTURES SHALL BE COORDINATED BETWEEN CONTRACTORS & SUBCONTRACTORS TO AVOID INTERFERENCE.
- ALL SPRINKLER HEADS SHOWN ARE CONCEPTUAL ONLY. G.C. TO HIRE A LICENSED SPRINKLER CONTRACTOR TO DESIGN & INSTALL / MODIFY SPRINKLER SYSTEM. HEAD REPLACEMENT TO MEET ALL LOCAL & NATIONAL CODES INCLUDING NFPA-13.
- EACH CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS & ALL SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK & SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE CONTRACTOR PROCEEDING WITH AFFECTED WORK.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS ON THE DRAWINGS CONFLICT WITH THE NOTES OR SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL APPLY.
- ADDITIONAL WORK, IF APPLICABLE, MUST BE AUTHORIZED IN WRITING BY BOTH THE BURLINGTON CONSTRUCTION PROJECT MANAGER & ARCHITECT AFTER THE FORMAL REQUEST FOR INFORMATION (RFI) PROCESS HAS BEEN COMPLETED (G.C. ISSUES AN RFI TO THE ARCHITECT, IF THE CLARIFICATIONS AND / OR SUPPLEMENTAL INFORMATION INVOLVE AN ADJUSTMENT IN THE CONTRACT SUM, THE ARCHITECT SHALL ISSUE A WORK CHANGE PROPOSAL REQUEST TO THE G.C. TO OBTAIN PRICE QUOTATIONS NEEDED FOR NEGOTIATING CHANGES IN THE CONTRACT FOR CONSTRUCTION).
- JOB SITE CLEANING, DURING DEMOLITION & CONSTRUCTION, THE JOB SITE & BUILDING INTERIOR SHALL BE CLEANED ON A DAILY BASIS, INCLUDING REMOVAL OF TRASH, RUBBLE, DEBRIS & ORGANIZATION OF MATERIALS & EQUIPMENT. UPON COMPLETION OF THE WORK, THE JOB SITE & BUILDING INTERIOR SHALL BE THOROUGHLY CLEANED, INCLUDING ALL AREAS OF THE BUILDING MADE DIRTY BY CONSTRUCTION WORK. THE G.C. SHALL REMOVE TRASH, RUBBLE, TOOLS, EQUIPMENT & EXCESS MATERIALS FROM THE PREMISES. THE BUILDING IS TO BE LEFT IN PERFECTLY CLEAN CONDITION. GC TO PROVIDE ONE FULL CLEANING.
- G.C. IS TO PROVIDE FULL TIME SUPERVISION UNTIL PUNCH LIST IS COMPLETE INCLUDING THROUGH GRAND OPENING. G.C. SHALL NOT CHANGE FIELD LEADERSHIP WITHOUT BURLINGTON APPROVAL UNLESS APPROVED BY BURLINGTON IN ADVANCE.
- STAGING AREA WILL BE CONTAINED TO AN AREA AS DICTATED BY THE BURLINGTON PM.
- G.C. IS REQUIRED TO PROVIDE 80-YARD DUMPSTER AVAILABLE DURING CONSTRUCTION & THROUGH THE FIXTURE INSTALL PROCESS, AT A LOCATION APPROVED BY THE LANDLORD, MALL OR OWNER.
- BURLINGTON STORE'S SHALL CONTRACT WITH A 3RD PARTY FUNCTIONAL TESTING AGENCY TO PERFORM FUNDAMENTAL COMMISSIONING ON ALL NEW STORES. THE PURPOSE OF 3RD PARTY FUNCTIONAL TESTING AGENCY IS TO ENSURE THAT BURLINGTON STORES ARE DELIVERED A FACILITY BY THE LANDLORD THAT REPRESENTS THE DRAWINGS, SPECIFICATIONS, AND TERMS OF THE LEASE AGREEMENT; THAT ALL HVAC AND LIGHTING EQUIPMENT IS FULLY OPERATIONAL AND TIED TO THE BURLINGTON ENERGY MANAGEMENT SYSTEM (EMS) TO OPTIMIZE CONTROL AND ENERGY EFFICIENCY. SEE RESPONSIBILITY SCHEDULE AND MEP DRAWINGS FOR ADDITIONAL INFORMATION. GC TO COORDINATE WITH BURLINGTON STORE'S THIRD PARTY FUNCTIONAL TESTING AGENCY TO ENSURE ALL WORK HAS BEEN COMPLETED PROPERLY AND ALL SYSTEMS ARE RUNNING ONE HUNDRED PERCENT.
- EMS VENDORS TO PROVIDE QUOTE ONLY TO THE G.C.
- G.C. TO HAVE 11X17 COPY OF PROJECT SCHEDULE ON SITE AT ALL TIMES.
- G.C. REQUIRED TO SEND WEEKLY PROGRESS REPORTS TO INCLUDE THE FOLLOWING ITEMS: PROJECT 3 WEEK LOOK AHEAD, SCHEDULE, RFI LOG, BURLINGTON CHANGE ORDER LOG, SUBMITTA LOG, AND PROGRESS PHOTOS.

SPECIAL REQUIREMENT

THE SEWER/WASTE SYSTEM SERVING THE DEMISED PREMISES SHALL BE SCOPE TO THE FIRST CONNECTION AT THE CITY MAIN, WITH ANY BLOCKAGES FLUSHED AND/OR REPAIRS TO THE EXISTING WASTE LINE, IF REQUIRED, COMPLETED TO ENSURE A FULLY FUNCTIONAL BUILDING SANITARY SEWER WASTE SYSTEM. ALL FINDING MUST BE DOCUMENTED VIA DIGITAL AND SHOULD INCLUDE A WRITTEN SUMMARY.

A SECOND SCOPE OF THE SEWER SYSTEM NEEDS TO BE PERFORMED UPON CONSTRUCTION COMPLETION TO VERIFY NO CONSTRUCTION DEBRIS HAS BEEN DEPOSITED INTO OR DAMAGED SANITARY LINES. FINDINGS OF SECOND SCOPE MUST BE DOCUMENTED VIA DIGITAL AND SHOULD INCLUDE A WRITTEN SUMMARY.

CODE AND BUILDING DATA

- ☐ **PROJECT SCOPE:**
INTERIOR AND EXTERIOR IMPROVEMENTS TO AN EXISTING TENANT SPACE OF APPROX. 33,253 SQUARE FEET. WORK INCLUDES CONSTRUCTION OF OFFICES, RESTROOMS, NEW FLOOR, AND WALL FINISHES THROUGHOUT THE SPACE, AND MODIFICATION OF THE EXISTING FACADE.
- ☐ **APPLICABLE CODES:**
BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
ENERGY CODE: 2018 ILLINOIS ENERGY CONSERVATION CODE
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
PLUMBING CODE: 2014 ILLINOIS PLUMBING CODE
FIRE CODE: 2018 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
ACCESSIBILITY CODE: 2018 ILLINOIS ACCESSIBILITY CODE
- ☐ **USE AND OCCUPANCY CLASSIFICATION:**
M - MERCANTILE
- ☐ **CONSTRUCTION CLASSIFICATION (TYPE):**
2B - FULLY SPRINKLERED
FIRE RESISTANCE RATING REQUIRED PER SITE SPECIFIC LOCATION:
STRUCTURAL FRAME: 0 HOURS
EXTERIOR BEARING WALLS: 0 HOURS
INTERIOR BEARING WALLS / COLUMNS: 0 HOURS
INTERIOR NON-BEARING WALLS: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS
- ☐ **ALLOWABLE HEIGHT and BUILDING AREAS:**
ALLOWABLE AREA: UNLIMITED
ACTUAL AREA: 33,253 SQ. FT.
ALLOWABLE HEIGHT: N/A
ACTUAL HEIGHT: VARIES (26'-2" MAX.)
- ☐ **OCCUPANT LOAD:**
GROSS AREA OF BUILDING: 33,179 SQ. FT.
FUNCTION OF SPACE: OFFICE AREA
FLOOR AREA/OCCUPANT: 150 SQ. FT./OCC. (GROSS)
SALES AREA: 60 SQ. FT./OCC. (GROSS)
CALCULATION: 23,596 SQ. FT./80 (GROSS AREA)
ALLOWABLE: 385 OCCUPANTS
OFFICE AREA: 150 SQ. FT./OCC. (GROSS)
STOCK/RECEIVING AREA: 300 SQ. FT./OCC. (GROSS)
TOTAL: 33,179 SQ. FT.
425 OCCUPANTS
MALE (50%) = 213
FEMALE (50%) = 213

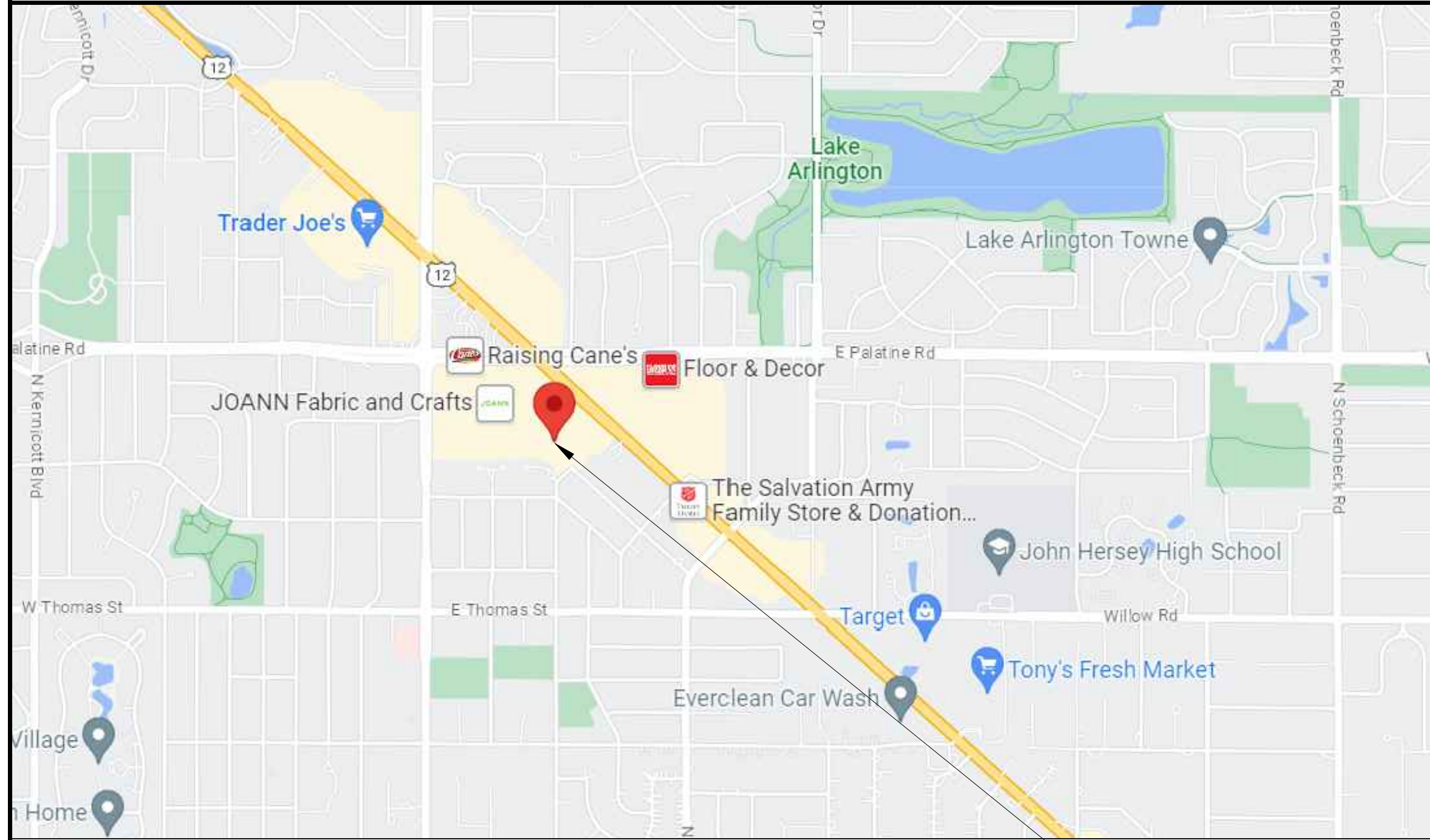
- ☐ **EGRESS REQUIREMENTS:**
REQUIRED EGRESS WIDTH: 425 X 0.20 = 85'
PROVIDED EGRESS WIDTH: 319'
EGRESS CAPACITY WITHOUT VESTIBULE MAIN ENTRANCE DOORS: 108'
(GREATER THAN 50% OF REQUIRED CAPACITY)
MINIMUM NUMBER OF EXITS (SALES AREA): 2 EXITS
PROVIDED NUMBER OF EXITS (SALES AREA): 3 EXITS
REQUIRED EXIT ACCESS TRAVEL DISTANCE: 280' MAX TRAVEL DISTANCE
PROVIDED EXIT ACCESS TRAVEL DISTANCE: LESS THAN 280' TRAVEL DISTANCE

- ☐ **PLUMBING FIXTURE REQUIREMENTS:**
- | PLUMBING FIXTURE (TYPE) | REQUIRED # | PROVIDED # |
|-------------------------|------------|------------|
| WATER CLOSET (MEN) | 2 | 2 |
| URINAL | 1 | 1 |
| WATER CLOSET (WOMEN) | 3 | 3 |
| LAVATORIES (MEN) | 1 | 2 |
| LAVATORIES (WOMEN) | 1 | 2 |
| DRINKING FOUNTAIN | 1 | 2 |
| SERVICE SINK | 1 | 1 |

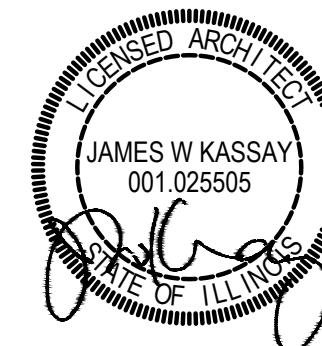
DRAWING INDEX

	4	3	2	1	
ARCHITECTURAL					
• A0.0					COVER SHEET
• A0.1					LIFE SAFETY PLAN & DETAILS
• A0.2					RESPONSIBILITY SCHEDULE
• A0.3					ACCESSIBILITY DETAILS
• A1.0					DEMOLITION FLOOR PLAN
• A1.1					DEMOLITION CEILING PLAN
• A1.2					CONSTRUCTION PLAN
• A1.3					FLOOR FINISH PLAN
• A1.4					FIXTURE PLAN
• A1.5					PERIMETER WALL FIXTURE SYSTEM MOUNTING
• A1.6					REFLECTED CEILING PLAN
• A1.7					STRUCTURAL FRAME
• A2.0					ENLARGED PLANS
• A2.1					RESTROOM ENLARGED PLANS & ELEVATIONS
• A3.0					INTERIOR ELEVATIONS
• A3.1					INTERIOR ELEVATIONS
• A4.0					SCHEDULES & DETAILS
• A4.1					DETAILS
• A4.2					DETAILS
• A5.0					EXTERIOR ELEVATIONS
• A5.1					ENLARGED ENTRY PLAN & ELEVATION
• A6.0					SECTIONS & DETAILS
• S0.0					GENERAL STRUCTURAL NOTES
• S1.0					ROOF FRAMING PLAN
• S2.0					DETAILS
MECHANICAL					
• M0.0					MECHANICAL DEMOLITION PLAN
• M1.0					MECHANICAL PLAN
• M1.1					ENLARGED MECHANICAL PLANS
• M1.2					ENLARGED MECHANICAL PLANS
• M1.3					ENLARGED MECHANICAL PLANS
• M2.0					MECHANICAL SCHEDULES
• M2.1					MECHANICAL DETAILS
PLUMBING					
• P0.0					PLUMBING DEMOLITION PLAN
• P1.0					PLUMBING PLAN
• P1.1					ENLARGED PLUMBING PLANS & ISOMETRICS
• P2.0					PLUMBING DETAILS & SPECIFICATIONS
FIRE PROTECTION					
• FP1.0					FIRE PROTECTION PLAN
ELECTRICAL					
• E1.0					LIGHTING PLAN
• E2.0					POWER PLAN
• E2.1					ENLARGED POWER PLANS
• E3.0					ELECTRICAL NOTES, LEGEND & DETAILS
• E4.0					SINGLE LINE DIAGRAM, CONTACTOR PANEL & NOTES
• E4.1					ELECTRICAL PANEL SCHEDULES
• E5.0					FIRE ALARM PLANS, NOTES AND DETAILS
• E6.0					COMMUNICATION PLAN
• E6.1					COMMUNICATION DETAILS
• E7.0					LOSS PREVENTION & SECURITY SYSTEM PLAN
• E8.0					ELECTRICAL SPECIFICATIONS

VICINITY MAP



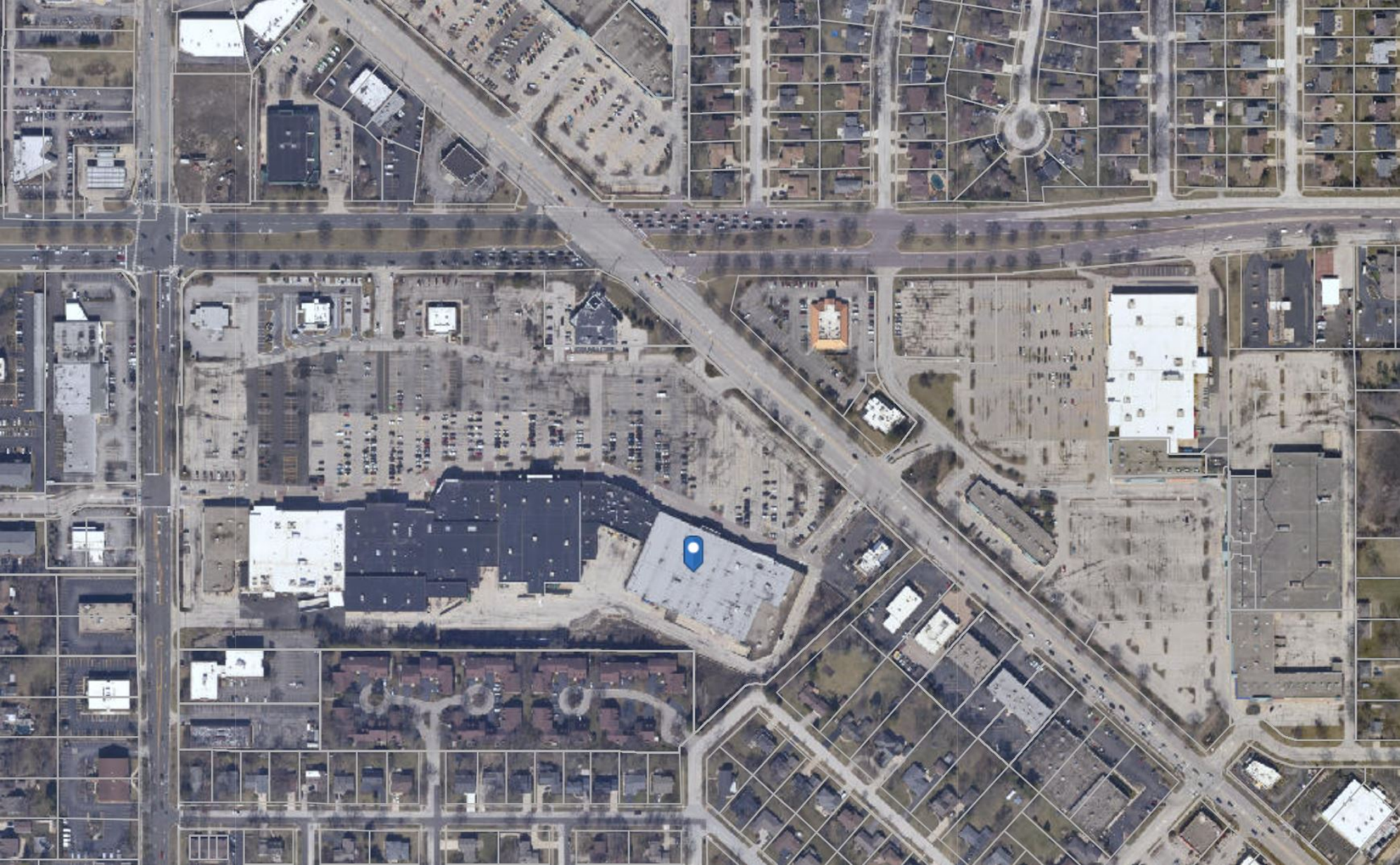
PROJECT LOCATION



ADA ARCHITECTS
17710 Detroit Avenue
Phone (616) 521-5134
Fax (616) 521-4824
www.adaarchitects.com

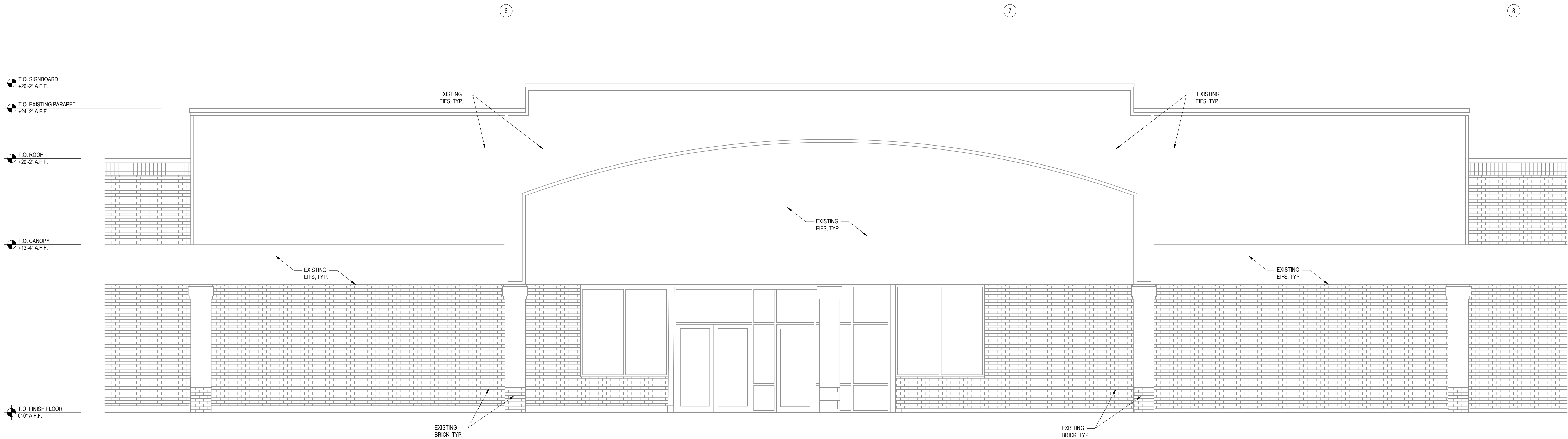
Burlington

601 E PALATINE RD (TOWN & COUNTRY MALL) ARLINGTON HEIGHTS, IL 60004
SITE / STORE ID #: XXX
REVISIONS: 12/08/23
JOB NO.: 23226
COVER SHEET
A0.0
SHEET NO.



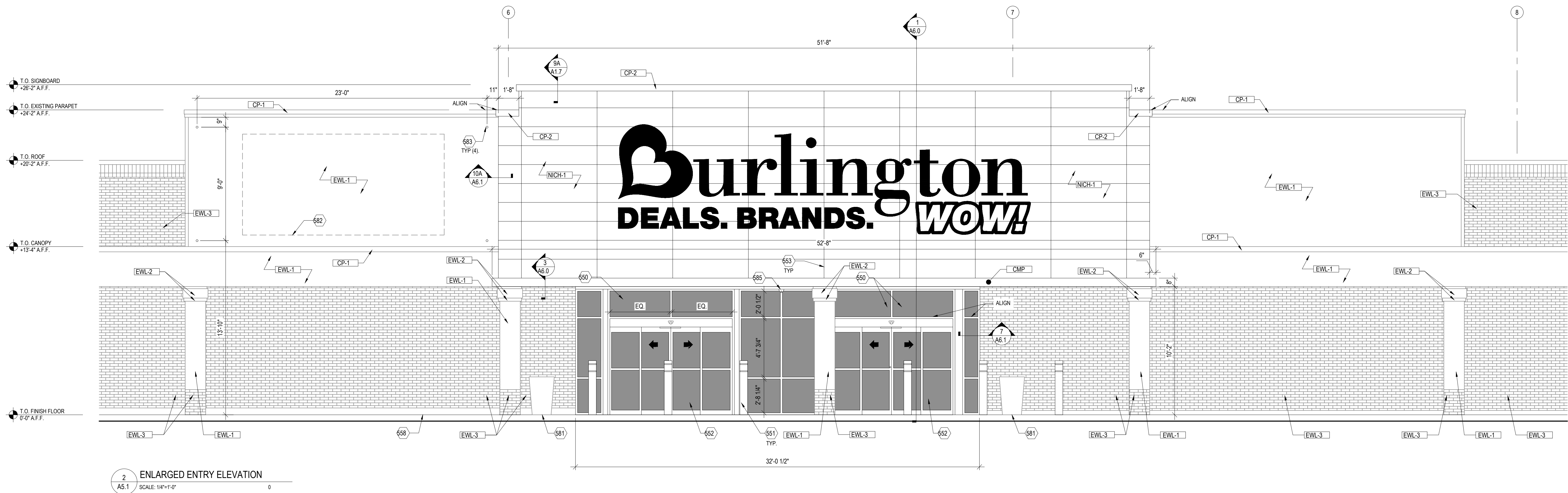


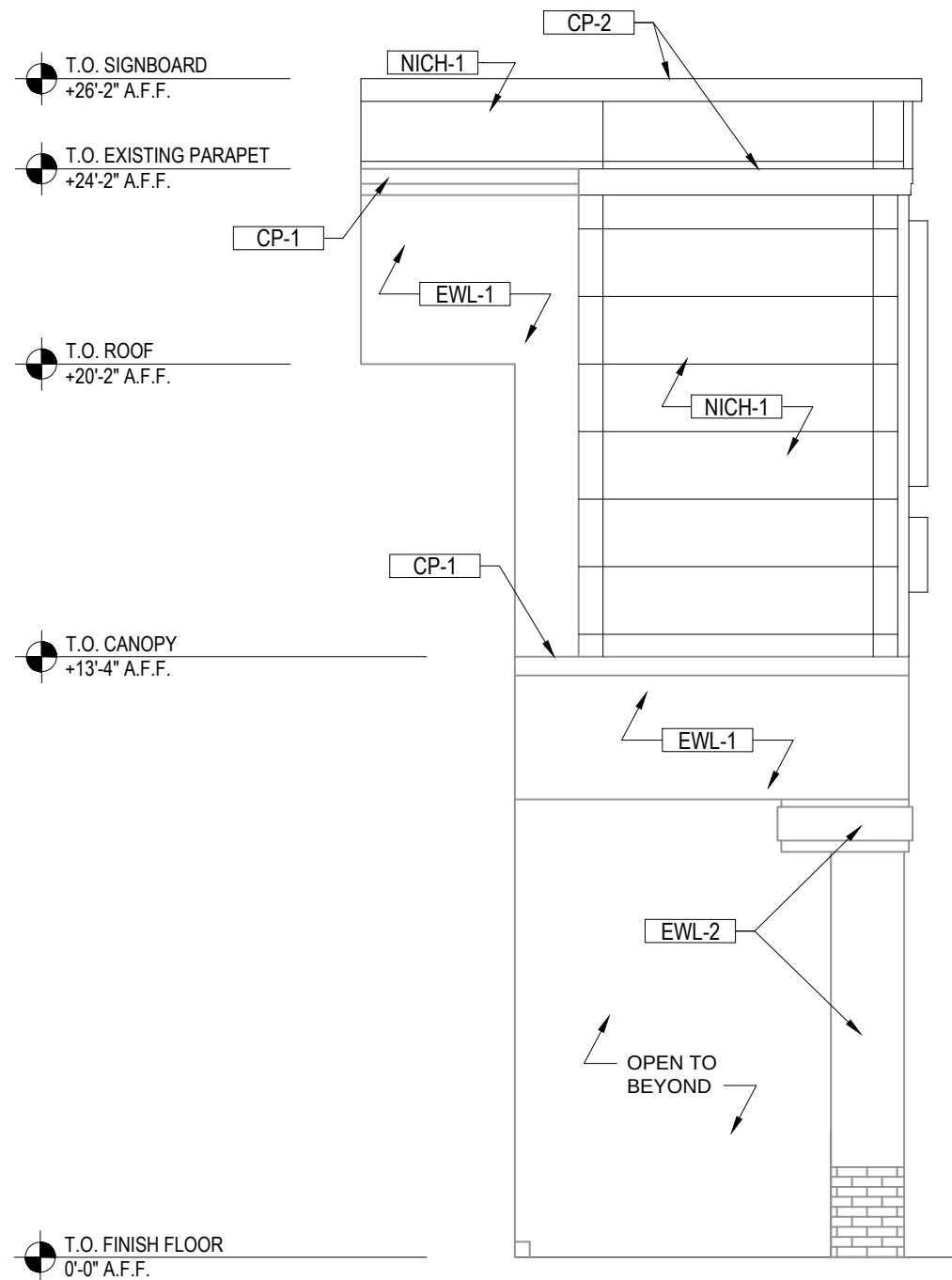
Burlington
DEALS. BRANDS. WOW!



2 EXISTING FRONT EXTERIOR ELEVATION
A5.0 SCALE: 3/32"=1'-0" 0

EXTERIOR PAINT & FINISH SCHEDULE						
CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	LOCATION	REMARKS
CMP	ANODIZED ALUMINUM	TBD	CANTILEVERED CANOPY EYEBROW	---	ENTRY	
CP-1	PRE-FINISHED METAL COPING	PAC-CLAD OR EQUAL	CONTINUOUS CLEAT COPING	COLOR TO MATCH EXISTING RETAIL CENTER	PARAPET WALL	
CP-2	PRE-FINISHED METAL COPING	PAC-CLAD OR ATAS	CONTINUOUS CLEAT COPING	CARDINAL RED OR #17 BRITE RED	ENTRY FACADE	ALTERNATE OPTION IS CUSTOM BURLINGTON RED, PPG ENVIRONCORN EXT POWDER COATING.
EWL-1	EXTERIOR WALL	TBD	TBD	COLOR TO MATCH EXISTING RETAIL CENTER	FIELD	
EWL-2	EXTERIOR WALL ACCENT	TBD	TBD	COLOR TO MATCH EXISTING RETAIL CENTER	FIELD	
EWL-3	EXISTING BRICK VENEER	E.T.R.	E.T.R.	E.T.R.	E.T.R.	PATCH AND REPAIR AS REQUIRED
NICH-1	ENTRY FEATURE	NICHIHA	ILLUMINATION AWP-1818 FIBER CEMENT PANELS (HORIZONTAL) - 18" X 6'-0".	BURLINGTON CUSTOM RED	ENTRY FEATURE	





3 ENLARGED ENTRY SIDE ELEVATION
A5.1 SCALE: 1/4"=1'-0" 0



PANEL JOINT DETAIL



PHOTOS OF SIMILAR COMPLETED PROJECTS



Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Burlington (Town and Country Center)
601 E. Palatine Rd.
Arlington Heights, IL 60004
ADA Project #: 23226

MATERIAL LIST

1. Petitioner Name: ADA Architects
2. Date: December 2023
3. Project: Burlington
4. Location: 601 E. Palatine Rd. Arlington Heights, IL 60004

Commercial Retail Building:

Brick: Existing to remain
EIFS: Existing EIFS to remain; Paint to match existing retail center
Coping: Existing to remain; Paint to match existing retail center
Storefront: Clear anodized aluminum; Spandrel glass color V903 'Subdued Gray'
Columns: Existing EIFS to remain; Paint to match existing retail center
Sign façade: Nichiha Illumination panels, in custom color 'Burlington Red'. 18"x 6 ft wide panels
Sign coping: Pac-clad/atlas pre-finished metal cleat coping; color 'Cardinal Red'
Bottom of sign façade: Break metal in clear anodized finish



Decorative and Protective Exterior Wall Finishes

An RPM Company

- DURABLE SURFACE COLOUR AND TEXTURE
- FOR USE OVER DRYVIT SYSTEMS, PREPARED MASONRY, STUCCO, PRECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
- STANDARD AND CUSTOM COLOURS AVAILABLE

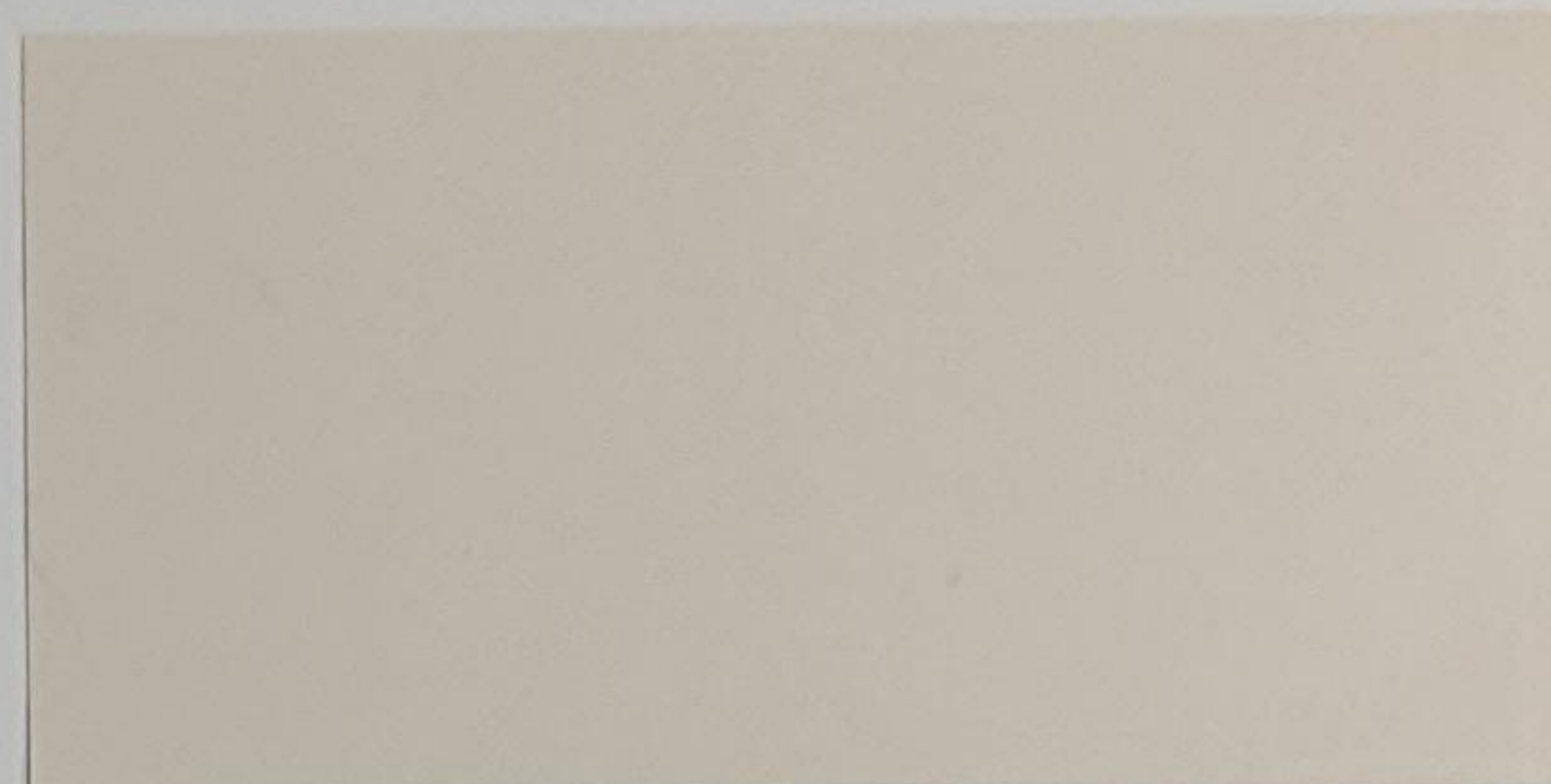
DISCLAIMER:

THE INTENT AND PURPOSE OF THIS SAMPLE IS TO PROVIDE A BASIC REPRESENTATION OF DRYVIT SYSTEMS CANADA FINISH TEXTURES AND COLOURS. IT IS OFFERED AS A SALES AID ONLY TO GUIDE IN FINAL COLOUR SELECTION. AN ON SITE SAMPLE PREPARED USING THE SAME TOOLS AND TECHNIQUES PROPOSED FOR THE ACTUAL INSTALLATION BY THE APPLICATOR/CONTRACTOR IS RECOMMENDED.

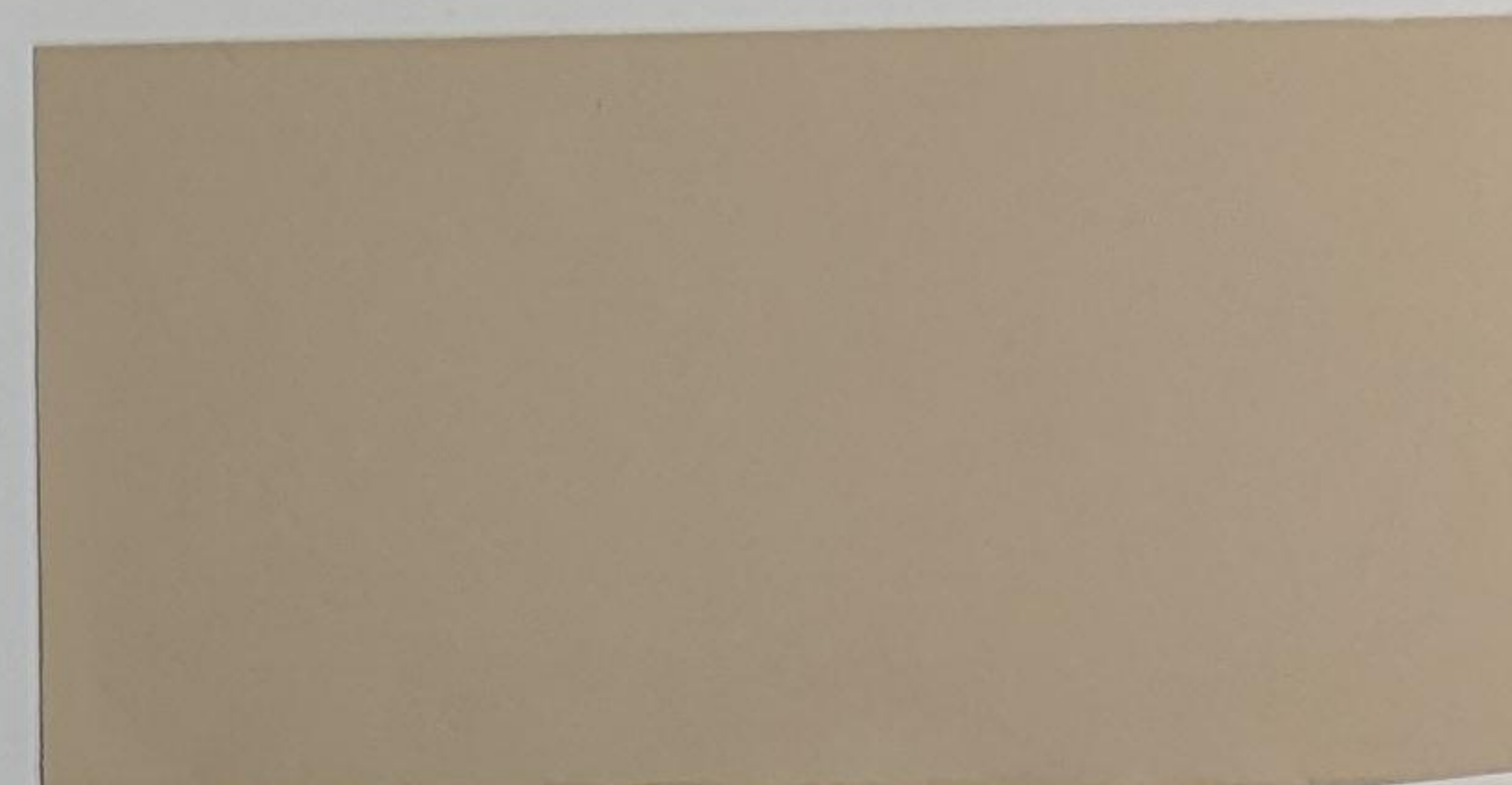
EXISTING EIFS
SHOWN FOR TEXTURE ONLY



STOREFRONT
CLEAR ANODIZED ALUMINUM



EIFS PAINT - MATCH EXISTING



EIFS PAINT - MATCH EXISTING



NICHIHA PANEL
BURLINGTON RED



SPANDREL GLASS
COLOR TO BE V903 SUBDUED GRAY



METAL PANEL
NATURAL BRUSHED FINISH

ADA
ARCHITECTS
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.co

FINISH AND MATERIAL BOARD

Burlington / Arlington Heights, IL

LOCATION: 601 E. PALATINE RD. ARLINGTON HEIGHTS, IL
ADA JOB NO.: 23226
DATE: 12/2023



TENANT SPACE: PROPOSED BURLINGTON (CURRENTLY DICK'S WAREHOUSE SALE) - 601 E PALATINE RD.



ADJACENT TENANT: VISION WORKS - 511 E PALATINE RD.



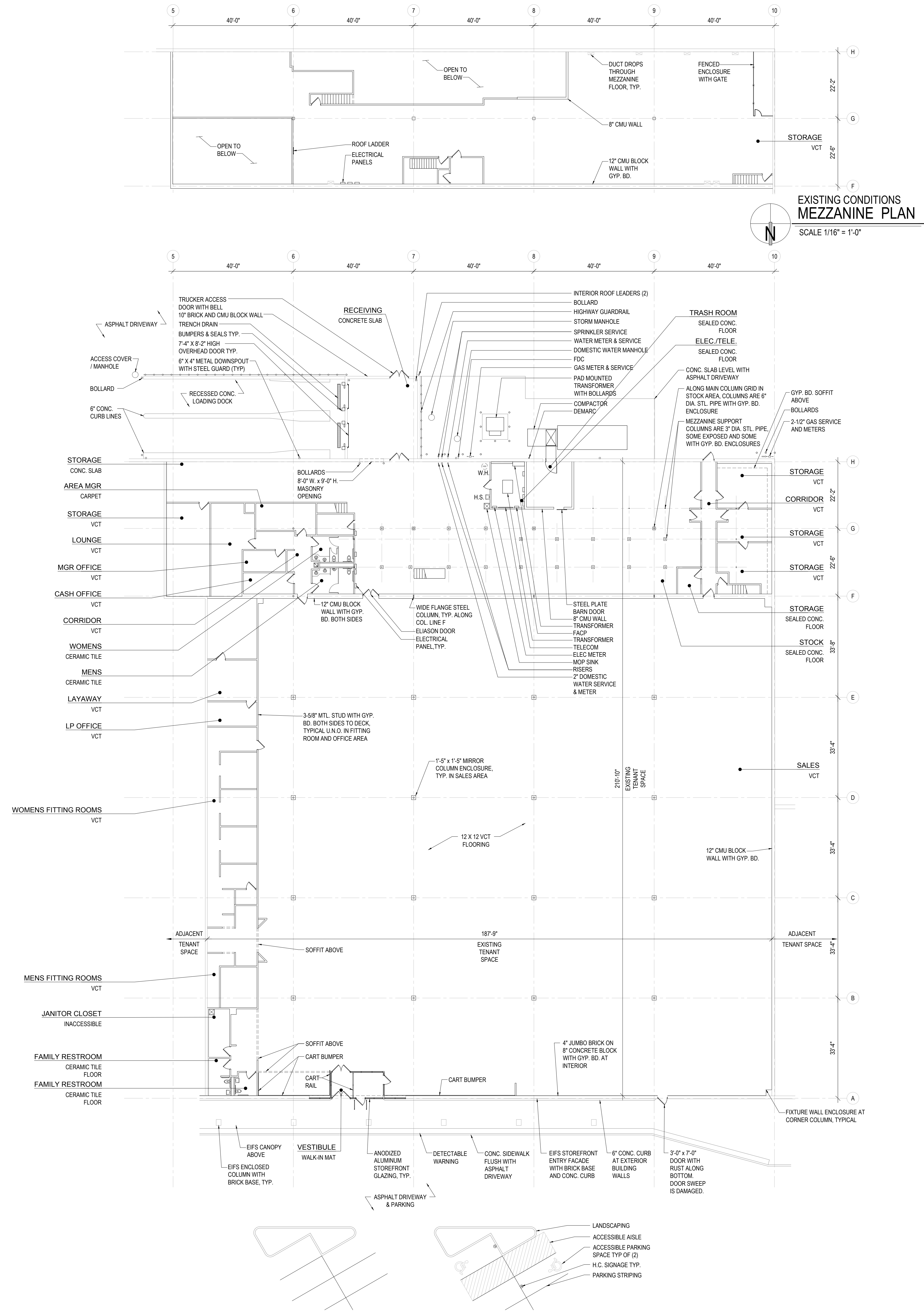
ADJACENT TENANT: GOLDEN CORRAL BUFFET & GRILL - 445 E PALATINE RD.



ADJACENT TENANT: DICK'S SPORTING GOODS - 401 E PALATINE RD.



ADJACENT TENANT: BEST BUY - 615 E PALATINE RD.



EXISTING CONDITIONS
MEZZANINE PLAN

SCALE 1/16" = 1'-0"

EXISTING CONDITIONS
FLOOR PLAN

SCALE 1/16" = 1'-0"

REVISIONS

#	DATE	TYPE
1		
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[DO NOT SCALE PLANS]

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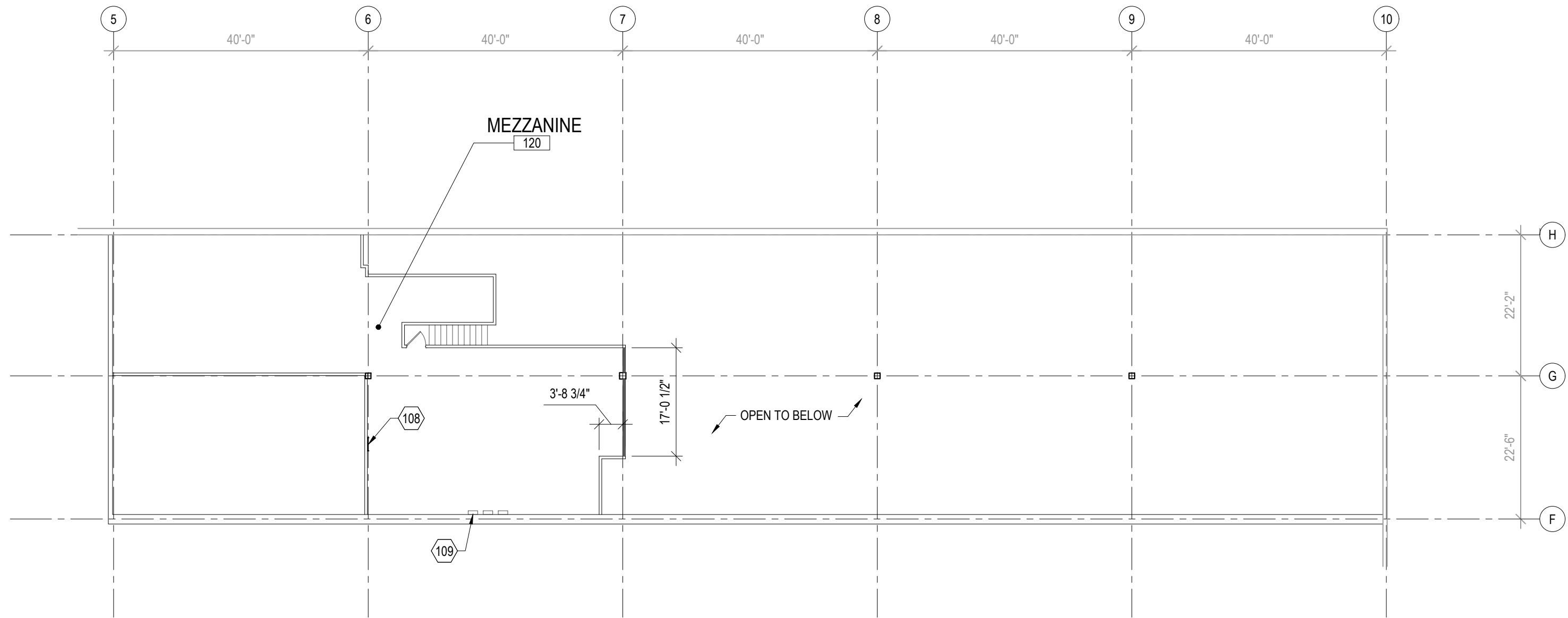
DATE 06/23/23

JOB NO. 23226

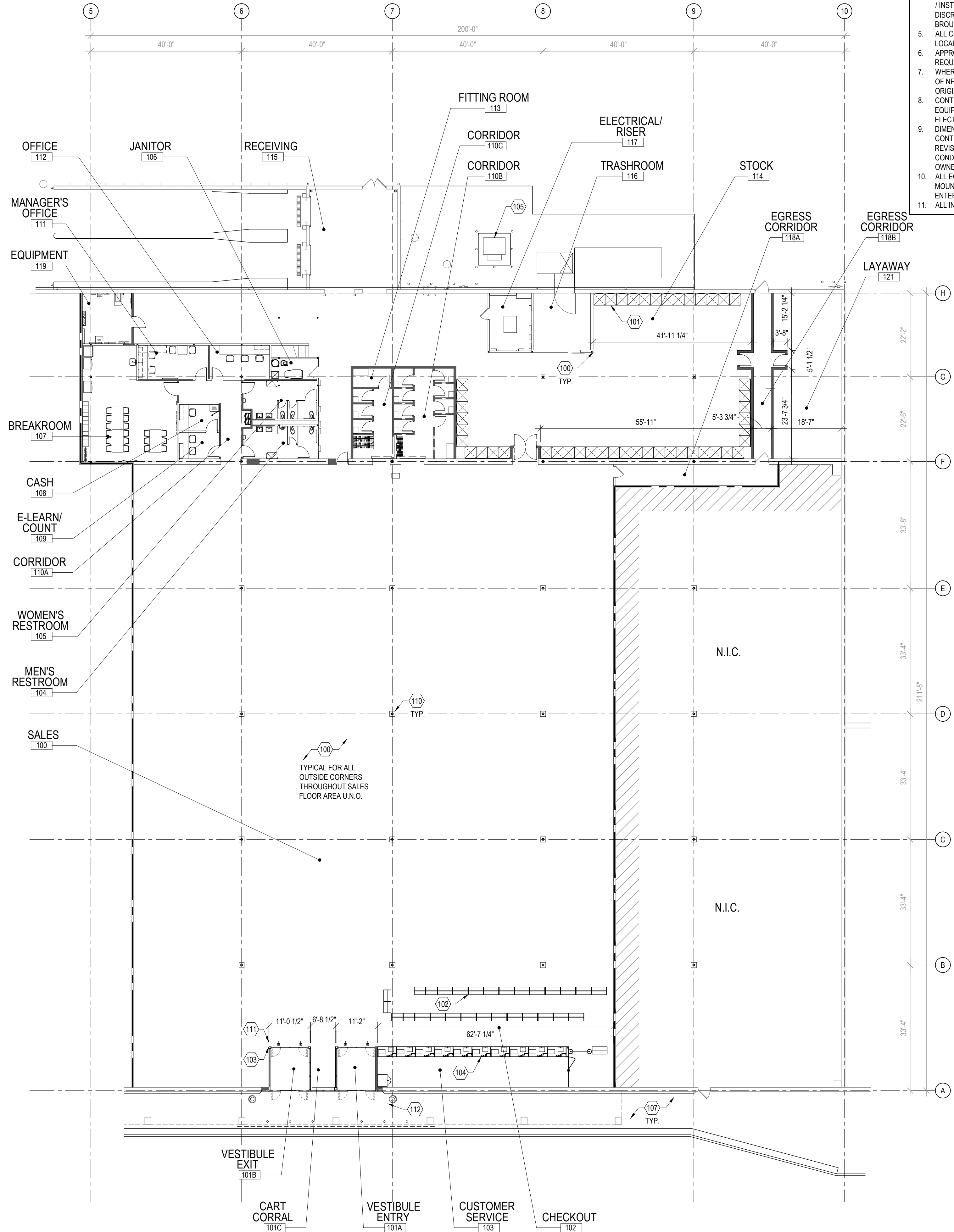
EXISTING
CONDITIONS
FLOOR PLAN

A1.0

SHEET NO.



2 MEZZANINE CONSTRUCTION PLAN
A1.3 SCALE: 1/16"=1'-0"



1 CONSTRUCTION PLAN
A1.3 SCALE: 1/16"=1'-0"

FLOOR PLAN KEYED NOTES

100. ALL OUTSIDE GYPSUM BOARD CORNERS ARE TO HAVE CORNER GUARDS INSTALLED THROUGHOUT ENTIRE SPACE. INSTALL CG-1 CORNER GUARDS ON ALL OUTSIDE CORNERS IN SALES & OFFICE AREAS. INSTALL CG-2 CORNER GUARDS ON ALL OUTSIDE CORNERS IN STOCK & RECEIVING AREAS. SEE FINISH SCHEDULE ON A4.0 FOR MORE INFORMATION.
101. SOP MARKING AREA COUNTER.
102. QUEUE CUSTOMER TRAFFIC SYSTEM.
103. FUTURE VIEWING DESK RECEPTACLE. MOUNT RECEPTACLE IN SLAB ON THE EXTERIOR CORNER OF VESTIBULE. SEE ELECTRICAL DRAWINGS.
104. CASH WRAPS TO RECEIVE POWER AND DATA. CONFIRM FINAL PLACEMENT WITH BURLINGTON PROJECT MANAGER PRIOR TO INSTALLATION OF MATERIALS. ALL CASH WRAPS & CUSTOMER SERVICE COUNTERS TO BE ACCESSIBLE. SEE DETAIL 9 ON SHEET A0.3 & SHEET E3.0 FOR CASH WRAP & CUSTOMER SERVICE COUNTER DETAILS.
105. EXISTING PAD MOUNTED TRANSFORMER TO REMAIN.
106. FROST SLAB AT ALL EXTERIOR DOORS IF REQUIRED DUE TO FROST DEPTH. CENTER FROST SLAB ON DOOR OPENING AS SHOWN.
107. EXISTING CONCRETE SIDEWALK TO REMAIN.
108. EXISTING ROOF HATCH TO REMAIN.
109. EXISTING ELECTRICAL PANELS TO REMAIN.
110. EXPOSED COLUMN BELOW MIRROR TO BE PAINTED P-1, MB-1 TO BE INSTALLED AT BASE OF COLUMN.
111. INFILL PORTION OF CONCRETE SLAB ±58 SQ. FT. AFTER ELECTRICAL WORK IS COMPLETE. COORDINATE W/ ELECTRICAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
112. INFILL PORTION OF CONCRETE SLAB ±131 SQ. FT. WITH NEW FROST SLAB. SEE DETAIL 171A.2 FOR MORE INFORMATION. NEW CONTROL JOINTS TO MATCH LOCATIONS OF ADJACENT CONTROL JOINTS OF EXISTING CONCRETE.

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. (U.N.O.)
3. REFER TO SHEET A4.0 FOR ROOM SCHEDULE. FINISH SCHEDULE, DOOR SCHEDULE, AND DOOR TYPES. REFER TO SHEET A1.3 FOR WALL TYPES.
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
5. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE MARSHALL REQUIREMENTS.
6. WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION.
7. CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ELECTRICAL EQUIPMENT WITH ELECTRICAL SHEETS. INSTALL PLYWOOD AS DIRECTED ON ELECTRICAL SHEETS.
8. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR INCONSISTENCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION.
9. ALL EQUIPMENT TO BE MOUNTED ON SALES FLOOR COLUMNS/WALLS SHALL BE MOUNTED ON THE BACKSIDE OF THE COLUMN/WALL (IF POSSIBLE) WHEN ENTERING THE STORE FROM THE MAIN ENTRY VESTIBULE.
10. ALL INTERIOR DOORS ARE 6" OFF FINISHED WALL U.N.O.



Burlington

SITE / STORE ID #: XXX 601 E PALATINE RD (TOWN & COUNTRY MALL) ARLINGTON HEIGHTS, IL 60004

REVISIONS

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DO NOT SCALE PLANS

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DATE 12/08/23

JOB NO. 23226

CONSTRUCTION PLAN

A1.3

SHEET NO.

250. NEW ROOF MEMBRANE. (SEE SPECIFICATIONS FOR MORE INFORMATION)
251. PRE-FINISHED METAL COPING. (SEE ELEVATIONS FOR COLOR)
252. EXISTING ROOF HATCH TO REMAIN.
253. CONSTRUCT CROCKETS AT 1/2" PER FOOT SLOPE TO DEFLECT WATER AWAY FROM
ROOF TOP EQUIPMENT
254. SATELLITE DISH TO BE PROVIDED AND INSTALLED BY BURLINGTON. LOCATE
SATELLITE DISH ABOVE EQUIPMENT ROOM. INSTALL PER MFG'S
RECOMMENDATIONS. SEE DETAIL 7/1A.7 FOR CONDUIT ROOF PENETRATION
DETAIL
255. HEAVY DASHED LINE INDICATES LOCATION OF DEMISING WALL
256. LINE INDICATES KEY SAFETY FALL PROTECTIONS GUARDRAIL OR APPROVED
EQU. TO BE PROVIDED BY G.C. G.C. TO SHOP DSHR DRAWINGS OF GUARDRAIL

2. DO NOT SCALE DRAWING

3. IF THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE
4. DRAWING FOR CONFLICTS WITH THE ARCHITECTURAL DRAWING PRIOR TO ORDERING/
5. INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY
6. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL
7. BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION.

8. 3. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS OF ALL FIELD AND
9. LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT.
10. WHERE EXISTING CONDITIONS ARE CLEFT OR DISTURBED TO PERMIT INSTALLATION
11. OF THE ROOF FLASHING AND PATCH EXISTING DISJUNCTIONS TO CONSTRUCTION
12. ORIGINAL CONDITION.

13. 4. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL
14. CONTRACTOR (C) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY
15. DISCREPANCIES, OMISSIONS, DEVIATIONS OR OMISSIONS SHALL BE REPORTED TO THE
16. ARCHITECT IMMEDIATELY. WHERE EXISTING CONDITIONS ARE CLEFT OR DISTURBED
17. TO PERMIT INSTALLATION OF THE ROOF FLASHING AND PATCH EXISTING DISJUNCTIONS
18. TO CONSTRUCTION ORIGINAL CONDITION.

19. 5. ALL TIES TO HAVE DRAWINGS SHALL BE MECHANICAL DRAWINGS FOR DETAILS
20. SHALL BE MECHANICAL DRAWINGS FOR RTU SIZING & LOCATIONS.

21. 6. SEE STRUCTURAL DRAWINGS FOR RTU OPENING FRAMING & REINFORCING
22. G IS REQUIRED TO COMPLETE ALL REPAIRS LISTED ON ROOF SURVEY AND TO
23. PROVIDE A WRITING OF THE REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
24. THE WORK WAS COMPLETED BY WARRANTY ROOFING COMPANY.



Burlington

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DATE	12/08/23
JOB NO.	23226

A1.7

SHEET NO.