



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 27, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/13/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#18-001 - 116 S. Gibbons Ave. - SF/New

VI. NEW BUSINESS

- A. DC#18-010 - 1215 E. Maple St. - SF/Addition
- B. DC#18-013 - 107 N. Pine Ave. - SF/New
- C. DC#18-018 - 407 E. Mayfair Rd. - SF/New
- D. DC#18-012 - Beyond Self-Storage - 1430 E. Davis St. - Commercial

VII. OTHER BUSINESS

- A. Single-Family Design Guidelines - Preliminary Discussion

VIII. ADJOURNMENT

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

5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 2/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 2/13/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 13, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Kirsten Kingsley

Members Absent: Ted Eckhardt
Jonathan Kubow

Also Present: Scott Nielsen, Fairfield Homes for *412 W. Campbell St.*
Jack Boryszewski, MJ&B Contractors for *116 S. Gibbons Ave.*
Peter Theodore, Camburas & Theodore Ltd. for *Marshalls*
Josh Conroy, Camburas & Theodore Ltd. for *Marshalls*
Jessica Wiebesiek, Camburas & Theodore Ltd. for *Marshalls*
Benjamin Rea, Arlington Heights Park District for *Olympic Park*
David Yandel, FGM Architects for *Olympic Park*
Louise Kowalczyk, FGM Architects for *Olympic Park*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 23, 2018

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF JANUARY 23, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#17-158(H) – 412 W. Campbell St.

Scott Nielsen, representing *Fairfield Homes*, was present on behalf of the project.

Chair Fitzgerald said that a positive vote from all 3 commissioners present tonight is required for approval of a project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow the construction of a new single-story residence with a three-car attached garage. The proposed design does comply with the R-3 zoning requirements. This project was previously reviewed by the Design Commission on January 23, 2018, at which time the project was continued due to the public notification sign falling down, and to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- Concern about the front-load three-car garage being out of context in this location.
- Concern about the roof being too large.
- Concern about the cohesiveness of the design having vertical siding on the front only, with horizontal siding on the sides and rear.
- The proposed exterior colors needed to be clarified.

In response to the comments from January 23, the petitioner has fulfilled the sign posting requirements and made changes to the design as follows:

- The garage has been changed to a courtyard style garage, with the two-car door arranged as a side-load and the third car space recessed approximately 23 feet from the front wall.
- The house was flipped on the site to coordinate the new driveway layout with the existing parkway trees.
- The front to back roof pitch was changed from 12:12 to 8:12, thereby lowering the ridge and reducing the overall size of the roof.
- The siding on the house has been changed to all horizontal siding with decorative shingle style siding as an accent in the gables.
- The material list has been updated to clarify that the proposed siding color is grey.

Overall, Staff feels that the revisions have addressed all of the primary concerns, and the revised design will fit very well in this location. The only remaining comment is that the decorative stone base needs to be returned down the left side to the garage face, and down the right side to the bump out.

Mr. Nielsen had no comments at this time.

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

PUBLIC COMMENT

Scott McMahon, 408 W. Campbell Street, lives directly east of the site. He was concerned about abatement of the existing home, due to mold and asbestos, being properly handled before the home is torn down. He was also concerned about the excess rainwater that runs through the sewer system, and asked if anything was being done with drainage for the new home to ensure that the amount of water would not increase. He also asked about hours of operation during construction of the new home. Mr. Nielsen said he believed that something was done regarding drainage, and Chair Fitzgerald added that drainage would be reviewed by the Engineering Department during the permit process, and concerns can be directed to them. Mr. Nielsen also said that confirmation of abatement is required by the County prior a demolition permit being issued.

Commissioner Kingsley thanked the petitioner for redesigning and setting back the one-car garage stall. She was previously concerned about the rhythm and massing of this wide property on this street because all the homes have a narrow front; however, this change will make a huge difference. She preferred the new home without a stone base, to be more in keeping with the homes in the neighborhood, and she felt the petitioner should consider the quality of materials being proposed, with no plastic shutters being used; a paneled shutter better fit the style of the new home. Mr. Nielsen clarified that wood shutters are being proposed. Commissioner Kingsley also suggested adding a covering above the back door, which would help with the use and sale of the home, and she asked about lighting at the front door. Mr. Nielsen stated that a chandelier type fixture would most likely be used in the open front porch with cathedral ceiling.

Commissioner Coon agreed with the comments made by Commissioner Kingsley, particularly about the stone. He felt the shutters were a matter of preference, and he felt they should be eliminated. He asked about the trim board between the window and the shutters, and Mr. Nielsen clarified that there should not be a trim board between them. Commissioner Coon thanked the petitioner for re-designing the home and changing the garage, which was exactly what the commissioners previously asked for. He had no further comments.

Chair Fitzgerald really liked Commissioner Kingsley's suggestion about eliminating the stone base, which would make the home look better in this area. He liked everything else being proposed and he appreciated that the petitioner revised the design to make it fit in really well.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 412 W. CAMPBELL STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 2/07/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO REMOVE THE STONE AT THE BASE OF THE HOME ON THE FRONT ELEVATION.
2. A RECOMMENDATION TO ELIMINATE THE SHUTTERS OR CHANGE THEM TO PANELED SHUTTERS, AND THAT THE SHUTTERS BE WOOD.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Nielsen did not see an issue with the requirement to remove the stone, since the home has not yet been sold. Mr. Hautzinger clarified that if the future buyer of this home wants a stone base, the project would need to come back to the Design Commission for re-review.

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

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#18-001 – 116 S. Gibbons Ave.

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

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. The Zoning Board of Appeals granted zoning variations for this project on June 12, 2017 to allow the lot to be a buildable lot. The proposed home does comply with the R-3 zoning requirements. The subject property is on a street that is predominantly single-story and one-and-a-half-story homes. However, there are a few two-story homes on this block, and numerous two-story homes throughout the neighborhood. There is a mix of detached and attached garages, with numerous examples of front loaded two-car garages.

Overall, the proposed design is nicely done with a single-story porch and garage roof that help the design relate to the scale of the adjacent houses. However, the steep 12:12 roof pitch is out of context with the massing of the other houses on the block, and it is recommended that the roof pitch be reduced to 10:12 or 8:12 to better fit with the context of the block. It is also recommended to add a window on the side of the garage to break up the blank wall of siding.

Mr. Boryszewski had no issue with adding a window to the side of the garage, which will help add extra light in the garage.

Commissioner Coon questioned the orientation of the garage on the north side of the site, because flipping it would allow the recessed entry to feel more open being next to the adjacent home's entrance, as opposed to being next to the garage. Mr. Boryszewski explained that the garage was located on the north side of the lot for aesthetic reasons, since the adjacent home to the south has the garage on the north side as well, as well as the desire for the patio to be located on the south side, which will give more open area from the patio of the home next door. Commissioner Coon felt there were a lot of nice elements to the proposed design, in terms of scale and proportion, and the petitioner did a good job of tying into the smaller one-story elements. Mr. Boryszewski pointed out an error in the context elevation because the adjacent home to the south is actually a split-level home with the second-story being just as tall as the home to the north. After reviewing the material samples, Commissioner Coon asked about the location of the stone, which is not shown on the drawings, and Mr. Boryszewski explained that stone is being proposed on the front elevation underneath the windows and on the 3 porch column bases, which were incorrectly not shown on the drawings.

Commissioner Kingsley said it was a nicely designed home, with or without the stone, and she appreciated that real stone is being proposed; however, she had an issue with the new home in this location. She referenced the Design Guidelines which state that cues should be taken from the neighborhood and that the design be sympathetic, and she was having a difficult time seeing how the proposed new home takes cues from this neighborhood and fits in. At this time, she was not in support of the design because it did not fit in this location. Her suggestions would be to work with Staff or review the Design Guidelines that will help the petitioner take cues from the neighborhood. Although she understood that code allows the new home to be this size, she felt it was extremely large compared to the neighboring homes, and pointed out that there are very few 2-story homes on the block. She referenced the context elevation that shows how the new 2-story home towers over the homes on either side, and said that she is on this commission to look out for smaller homes like this, and to try to make the new home blend better. The height of the new home and its girth are too much for her right now, and the front of the new home will change the streetscape of the block.

Mr. Hautzinger reiterated Staff's recommendation to reduce the roof pitch to better fit the context of the neighborhood, and Commissioner Kingsley suggested other options such as stepping back the 2-car garage, lowering the floor-to-floor height to eliminate some of the height, or lowering the pitch of the roof. Mr. Boryszewski agreed with Staff's suggestion to lower the roof pitch, which he would definitely do; however, he did not want to lower the first-floor ceiling

height to 8' because buyers want 9'. Commissioner Kingsley replied that she was not asking that the first-floor ceiling height be lowered, and she again referenced the Design Guidelines as a tool for the petitioner.

Chair Fitzgerald said that he would appreciate the slope of the roof being lowered or lessened. In general, the new home was fine and the materials are nice; however, he would recommend not using stone on the columns because it would be too heavy on such a narrow home.

Mr. Hautzinger said that for the project to be approved tonight, all 3 commissioners need to vote in favor for a unanimous vote. Options would be to continue the project to the next meeting in 2 weeks and present to hopefully the full 5 member commission, or proceed with a vote tonight from the 3 commissioners that are here tonight. Mr. Boryszewski wanted to continue the project to the next meeting, and make changes to the roofline based on Staff's recommendations. Mr. Hautzinger said that continuing to the next meeting on February 27, 2018 would not require another sign posting, and revised drawings would need to be submitted by the end of this week, which Mr. Boryszewski said he would do.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO CONTINUE THE PROJECT FOR 116 S. GIBBONS AVENUE (DC#18-001) TO THE NEXT DESIGN COMMISSION MEETING ON FEBRUARY 27, 2018.

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

Mr. Hautzinger commented that he could work with the petitioner to review possible changes to the design, such as lowering the roof pitch, but he asked the commissioners for any other suggestions. Commissioner Coon said that in terms of 2-story homes mixed in with one-story and smaller homes, a good example would be the full 2-story home located on the 200 block of Dwyer that looks like a 1-1/2-story home from the front, with the massing pushed to the rear of the home. Commissioner Kingsley added that instead of reducing the ceiling height, the ceilings could be clipped at the corners and lowered; this would be an effort that would help a lot. Chair Fitzgerald reiterated his previous comments about the roof, as well as a possible requirement to add landscaping on each side of the home to help soften the new home, such as an ornamental tree of 15 to 20-feet.

ITEM 3. COMMERCIAL REVIEW

DC#18-005 – Marshalls – 310 E. Rand Rd.

Jessica Wiebesiek, Peter Theodore, and Josh Conroy, representing *Camburas & Theodore Ltd*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modification to an existing multi-tenant retail building within the Northpoint retail center to create a new storefront façade for Marshalls retail store. The scope of the project includes interior tenant improvements and a new exterior storefront entry. There are no site or landscaping improvements being proposed. This project does not require Plan Commission review; therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states that the project shall be reviewed for all elements under the Commission's responsibility.

The new facade is proposed to be constructed of EIFS walls with an aluminum mullion storefront system, which is consistent with the existing retail center. There are two components of the design that the Design Commission should evaluate, form and colors.

Form. The existing façade includes a gentle curving parapet wall, which is a standard detail repeated throughout the retail center. The new design proposes to replace the curved parapet wall with a straight rectangular wall. The proposed rectangular wall is out of context with the overall retail center and creates a mismatched look with the adjacent vacant retail space. It is recommended that the curved parapet detail remain.

Storefront Mullion Color. The new aluminum storefront is proposed to have clear anodized (silver) mullions. Green mullions are used throughout the retail center, except for Ross Dress For Less, which has clear anodized mullions. The proposed clear anodized mullions have a fresh clean appearance that should work well with the rest of the retail center, but the Design Commission should evaluate this detail.

Wall Color. The new Marshalls facade includes three colors that are basically off-white, bright white, and dark blue.

- Off-White. It is recommended that the off-white color be specified to match the existing off-white EIFS walls throughout the retail center.
- Bright White. The existing retail center does not include the proposed bright white wall color. Although, Ross Dress For Less does have a similar white color façade. The proposed bright white is not in context with the rest of the retail center, so the Design Commission should evaluate this color for compatibility with the overall appearance of the retail center.
- Dark Blue. The dark blue color is a brand standard for Marshalls. It is used as an accent only, and it should fit in well with the overall retail center.

Rooftop mechanical units are located away from the front wall of the building and will be screened from public view by the building parapet walls. The proposed wall sign complies with code.

Staff recommends the Design Commission evaluate the proposed design, with the recommendations previously stated by Staff.

Mr. Theodore said that he has been working on this shopping center for over 30 years, and has remodeled the Jewel store 4 times. The center has been recently purchased and the new owners will be going through a whole new renovation to the center, which has previously been renovated twice. He explained that one of the contingencies of getting new tenants into this center, is to modernize the center by removing some of the Post-Modern details that exist. The previous consistent architectural theme throughout the center will become a more streamlined contemporary theme as tenant spaces are renovated, in hopes of attracting tenants and being more relevant as it relates to the trend

of architecture in the area as well as shopping centers in general. He said that it is imperative that Marshalls maintain an identity, even though they are going to conform to some of the standards in the center; they still want to stand out. While they agree with Staff's comments about the colors, which can be adjusted by toning down the white and shifting it to an off-white color more compatible with Ross Dress For Less, doing so will result in Marshalls not standing out, while keeping in mind that there has to be a vision looking down the road. This is a relocation for Marshalls, and bringing them into this center will help stabilize the center and attract other retailers to fill some of the empty big box spaces. Although he was part of the existing Post-Modern elements of this center, he was not necessarily opposed to turning his back on them and moving forward, because he felt that progress was necessary for these centers to remain relevant.

Mr. Theodore said that he spent 3 years on the architectural review board in Des Plaines, and he understands this commission's responsibility to make sure that higher standards are adhered to and that quality is brought into the neighborhoods. He also understands that these developments will die if we lose the opportunity to get the right retailers into these developments. So while he agrees with Staff comments, one of the major concessions he did not want to make tonight is to maintain the existing arches, which have to go away for the center to be successful. He felt it was okay for the center to have varying themes, with linkage between other elements of the center to tie it all together.

Mr. Theodore concluded by stating that Staff did a good job with their review and suggestions for the proposed renovations; however, he would ask the commissioners to reconsider Staff's suggestion to keep the curved arch design.

Commissioner Kingsley agreed with the petitioner about the existing arches, and Commissioner Coon agreed as well. Commissioner Kingsley appreciated the information provided by the petitioner that the entire center will be renovated in the future, which addressed the hesitations of the Village. She also pointed out that the materials of the Jewel space are different from the rest of the center, and she reviewed the material sample board provided. She asked if consideration was given to using a different material than EIFS, even just at the top portion of the facade, and Mr. Theodore replied that although he was not opposed to using a metal panel system instead, Marshalls would not agree because it is not consistent with their identity, nor will it appeal to their customer base, which are customers looking for fine quality items, but not at Cadillac prices. Although Marshalls is pretty firm on using the EIFS, he could recommend an alternate material to them, but he wanted it to be a recommendation and not a requirement. Mr. Conroy said that EIFS is part of the prototype of materials for Marshalls, and Mr. Theodore added that Marshalls feels that this design is what will make them successful.

Commissioner Kingsley pointed out that the height of the side walls will be raised to match the height of the arch, which will allow for larger signage, and she questioned if this would happen with the remaining tenants spaces as well. She did not have a problem with this, especially with the color being a Marshalls color, and she liked the scoring on the EIFS as well. Mr. Theodore appreciated the commissioners' understanding the methodology of Marshalls, and he reiterated that bringing Marshalls to this shopping center will be huge for the entire shopping center.

Commissioner Coon did not see anything to vote against with the project, although he could debate some of the points the petitioner made. To him, the Marshalls brand with the white rectangular wall looked like the side of a semi-trailer without the wheels. Other retailers such as Target who have recently come in with renovations and who arguably have the same customers, have elevated their design standards a lot higher than this. He has been in several Marshalls stores and he agreed that the design being proposed is their brand, which he did not have a problem with. He was okay with how the design fits in with the existing center, and he understood that the petitioner has to listen to what Marshalls wants. He also did not have a problem with the white color, although he preferred the white to tan or beige, as long as it was maintained and kept clean. He asked if the signage being shown met code and Mr. Hautzinger replied that a general review of the sign shown indicates that it meets the required 25% of the signable area. Commissioner Coon had no concerns about the design of the sign if it got a little larger, and he asked if the signage was individual letters, which Mr. Theodore said that it was.

Chair Fitzgerald said that he liked the proposed facade renovation, which was so much better than the adjacent space to the right. He felt the changes would make the entire center look better and he was fine with the design as proposed.

Commissioner Kingsley asked if the existing brick base will be covered with EIFS and Mr. Theodore replied that the brick would remain.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR MARSHALLS TO BE LOCATED AT 310 E. RAND ROAD, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/02/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. 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.
2. THE PETITIONER IS REQUIRED TO MEET ALL LANDSCAPE AND PARKING REQUIREMENTS PER CHAPTER 28.
3. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

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

ITEM 4. PUBLIC LAND REVIEWDC#18-006 – Olympic Park Indoor Swim Center – 660 N. Ridge Ave.

Benjamin Rea, representing the *Arlington Heights Park District*, and David Yandel and Louise Kowalczyk, representing *FGM Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only as outlined in Chapter 28 of the Municipal Code, Section 14.2-1.

The petitioner is proposing a two-story addition to the existing Olympic Park Indoor Swim Center. The addition will be located on the north and west sides of the existing building, and will include a new warm-water pool, a new gymnasium, an elevated indoor running track, fitness center, and new fully accessible locker rooms. The project includes an alternate to possibly double the size of the gymnasium addition. The existing building design has a modern aesthetic with the primary exterior materials being a dark iron spot brick, buff colored split-faced concrete masonry units, silver window mullions, and silver metal panel accents.

The proposed addition is designed to match the existing building materials, colors, and style. The only new material is the precast concrete panels for the gymnasium walls, which are proposed to be painted to match the buff colored concrete masonry units on the existing building. Overall, the proposed addition is very nicely designed as a seamless addition to the existing building. The only comment is that the double-sized gymnasium creates a relatively large precast box, and it should be considered to incorporate some of the dark brick material to break up the large amount of painted precast.

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

Staff recommends approval of the proposed design with the two previously stated comments for the commissioners to review.

Mr. Rea, the Director of Parks and Planning, thanked the commissioners for the opportunity to present their project, which they feel is a very good design and plan; they are happy to hear any comments from the commissioners. Mr. Yandel said that with regards to signage, they would most likely pursue a variance. The existing wall signage on the addition that was done in 2004 faces Euclid, and will most likely be removed because they are proposing to re-identify the building as a recreation center and not a swim center. The building is also being re-orientated to the west, with a new main entrance at the center of the facility, because the facility is predominantly visited by car or from the neighborhood to the west, with new parking as a full perimeter roadway feeding into the building from the west. They share Staff's concerns about the large amount of precast on the alternate double size gymnasium; however, the Park District prefers the larger gymnasium because it will support the large amount of programs, allow for 2 full size high school basketball courts, as well as a larger indoor walking/running track that is one of the predominant and most requested features within the Park District. In order to potentially afford the larger gymnasium, the painted precast concrete is predominantly cost driven more so than design driven; however, there are opportunities to introduce a different color to the painted scheme being proposed.

Commissioner Kingsley asked if there would be any split face block on the addition, and Mr. Yandel replied that only the existing building has split face block; no additional split face block is being added. He added that there will only be 3 colors; the iron spot brick that will match identically to the existing, the buff masonry or precast to be painted, and the clear anodized aluminum that is all the doors, windows and new screening and coping.

Commissioner Coon felt it was a really nice design and he liked that a lot of the elements from the previous improvements were taken into the current proposal, but he is adamantly opposed to the idea of precast on this project. He felt there were a lot of materials already on the building, and precast would tilt this in a direction of not being cohesive with the rest of the development. He felt the petitioner should look at ways of doing the addition out of the split-face block; even more so to try to find ways to bring in more of the brick. He referenced the split-face block used at the Rec Center at Pioneer Park, which he felt was awful; it is a bad fit in a residential neighborhood, and he was concerned about precast panels being a bad fit here as well; it has so much of an industrial feel in a residential neighborhood. He felt the brick and the block were a nice palette to work with, and he preferred to see the petitioner stick with those 2 materials. He was not opposed to the massing of the expansion itself, and he liked the idea of additional basketball courts that his sons could use. He said there was a lot to like about the design, with the exception of the precast material that would be too jarring for him; he could not support it.

Commissioner Kingsley felt it was a really nice building and she was glad that the petitioner took elements from the existing building. She liked the black dark brick and the panels; however, she did not like split-face block and felt that it should not be repeated, which it was not, and she thanked the petitioner for that. She had a hesitation with having so much precast, and she would rather see it in panels. She liked the proportion of the Base Bid, without the alternate, because it relates to the existing building so well; she liked the double window placed there, and when the building is elongated, the windows become narrower like slits. Commissioner Kingsley also felt that the east elevation would be viewed as the main elevation when driving past the building, and it was hard for her to tell much about what was happening on that elevation, or the materials. She asked about any entrances on the east elevation, and Mr. Yandel replied that only emergency exits will be on the east elevation, to be used for special occasions like a swim meet. He reiterated that the main entrance will be located in the center of the facility, which is predominantly for control of visitors.

Commissioner Kingsley asked how visitors will know that the east elevation is not the front of the building. Mr. Yandel explained that the existing bike racks, flag pole, bench, and plantings will be reconfigured and simplified to diminish and de-emphasize that as the entrance and move the traditional entry elements to the new main entrance. Additionally, moving the main entrance to the center of the facility allows parking to be much safer. Commissioner Kingsley felt that because the east elevation is still the face of the building, the stairwell should be clad in something other than precast. She also felt strongly that the ground sign for the facility should be individual letters, and not just a sign plaque, and she had concerns about the lack of sunlight on the existing lap pool after the new pool is added. Mr. Rea pointed out that the existing glass that goes out to a sun deck will be filled in with the addition, and the west wall of the new warm water pool will be all glass. There will also be glass between the two pools, to the greatest extent possible. He added that they have heard this same concern from patrons of the facility. Commissioner Kingsley felt the petitioner should consider putting something else in that area, something to provide diffused light; it is going to be a very dark pool, and she suggested the petitioner look at other pools that have west-facing natural light, such as Prospect High School that has a similar east-facing window.

Commissioner Kingsley reiterated her concerns about the precast, and Mr. Yandel asked if breaking up the precast with a brick face on a portion of it would be acceptable. Commissioner Coon felt this would help, and asked if the petitioner considered form liners. Ms. Kowalczyk replied that they used a brick form liner at Camelot Park, and she asked if that would be acceptable in this application. She added that from a construction standpoint, it was most economical to use precast panels; however, it did not mean that another material could not be applied to the panels, or the panels decorated in some way. Commissioner Coon objected to introducing more than 3 materials; he felt the brick, the split face block and the metal are prominent on the building and introducing a fourth material would upset things. Mr. Rea said that they agreed, and that with the precast, they are trying to re-create the look of the mass of the split-face on the south elevation that contrasts with the dark. He added that the precast never touches the split face block, there is always a brick portion between the two, and Ms. Kowalczyk added that a good portion of the main

facade of the gymnasium will be broken up by the playground that will be located there. Commissioner Kingsley pointed out that the north side of the new gymnasium will be a complete wall of precast, and she felt there should be some fenestration there. Commissioner Coon agreed, especially with there being homes adjacent to the site.

Chair Fitzgerald liked the proposed design and felt it was a beautiful building, and he liked the idea of doing something different to the stairway on the east elevation to break up the facade of the panels. He was not as opposed to the pre-cast panels, and he was open to darkening them. He also suggested adding a hedge along the west elevation, approximately 6-feet below the window, which did not need to be evergreen, just something narrow with height, as well as on the north elevation if there is room. He felt that plants could solve this issue, as they do many issues.

Chair Fitzgerald questioned whether a motion could be made tonight, considering the issues that the commissioners have. Commissioner Coon wanted to see more design put into the gymnasium portion of the project; the walls are set back from the main facade and the stair bump out on the east elevation was a nice place to introduce an iron spot brick wall that picks up on the brick to the south. He also suggested letting the precast recede behind the brick in an architectural way that is pleasing, and felt something should be done to the north elevation. He felt the gymnasium would look like a warehouse attached to a very nice park complex; he was concerned about the way the precast is articulated as currently shown. Ms. Kowalczyk asked if some of the precast could remain if it were diminished, and Commissioner Coon was okay with that if the precast was more in the background; bring more of the original materials back into the design.

The commissioners discussed options on whether or not to vote on the project at this time, and how it would affect the Plan Commission and Village Board process. Mr. Rea said that they are not opposed to revisiting certain components of the design, based on the comments made tonight; however, the project is scheduled for Plan Commission review on March 14. Mr. Hautzinger said that if feasible, the Design Commission process should be completed before advancing to the Plan Commission; however, if this is not possible, the Design Commission process can run parallel with the Plan Commission review. There is a Design Commission meeting on March 13, which is one night before the Plan Commission review. The petitioner said he would work with Staff to revise the design and return to a future date with the Design Commission.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE PROJECT FOR THE OLYMPIC PARK INDOOR SWIM CENTER (DC#18-006), TO A FUTURE DESIGN COMMISSION MEETING DATE.

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

ITEM 5. OTHER BUSINESS

Single-Family Design Guidelines – Preliminary Discussion

Chair Fitzgerald said that this discussion should be postponed until all 5 commissioners are present.

DRAFT

ITEM 6. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING 8:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-001 - 116 S. Gibbons Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 116 S. Gibbons Avenue. This recommendation is subject to compliance with the revised architectural plans received on 2/16/18, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits - DC 2/27/18
Exhibits - DC 2/13/18

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 116 S. Gibbons Ave.
Project Address: 116 S. Gibbons Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 6, 2018
Date Revised: February 19, 2018

PETITION INFORMATION:

DC Number: 18-001
Petitioner Name: Jack Boryszewski
Petitioner Address: MJ&B Contractors Inc
7N601 Rodenburg Rd.
Roselle, IL 60172
Meeting Date: February 13, 2018
Re-Review Meeting Date: February 27, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The Zoning Board of Appeals granted zoning variations for this project on June 12, 2017 to allow the lot to be a buildable. The proposed house does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.19 feet Side: 6.01 feet Side: 5.97 feet Rear: 37.29 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	2,734 SF	2,733 SF
Building Lot Coverage	2,126 SF	1,660 SF
Impervious Surface Coverage Total	3,343 SF	2,489 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on February 13, 2018, at which time the project was CONTINUED to allow the petitioner the opportunity to make design revisions in response to concerns raised by the Design Commission. The primary concern was the scale of the new house as it relates to the adjacent homes. The following is a list of comments and recommendations for the petitioner to consider:

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

Project Update:

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 116 S. Gibbons Avenue. This recommendation is subject to compliance with the revised architectural plans received on 2/16/18, and the following:

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

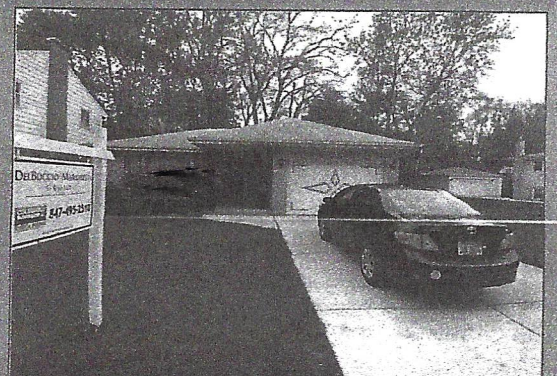
February 19, 2018

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

Cc: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-001

EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 120 S. GIBBONS AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

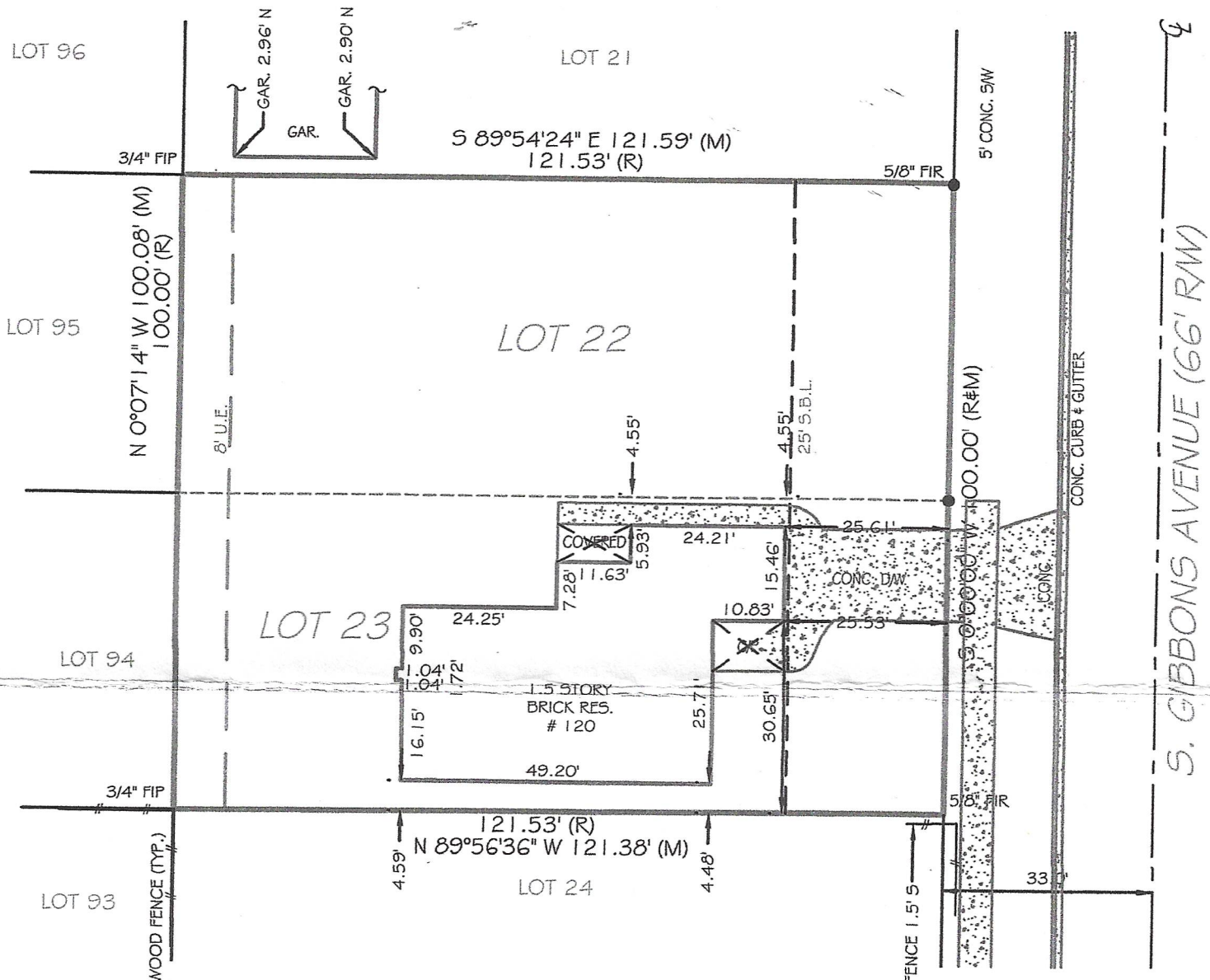
SURVEY NUMBER: IL1705.1292

FIELD WORK DATE: 5/11/2017
1705.1292

REVISION DATE(S): (REV.2 5/12/2017) (REV.1 5/11/2017)

BOUNDARY SURVEY
COOK COUNTY

LOT 22 AND 23 IN "STONEGATE" BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33 AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF MAY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

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



TOTAL AREA OF PROPERTY SURVEYED = 12,154 SQ.FT. ±

NOTES:
NO POINTS OF INTEREST OBSERVED AT THE TIME OF SURVEY

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



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

CLIENT NUMBER: 17-0457JJTK

DATE: 5/12/2017

BUYER: JJTK, LLC

SELLER: HARGREAVES

CERTIFIED TO: JJTK, LLC

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

POINTS OF INTEREST
NONE VISIBLE

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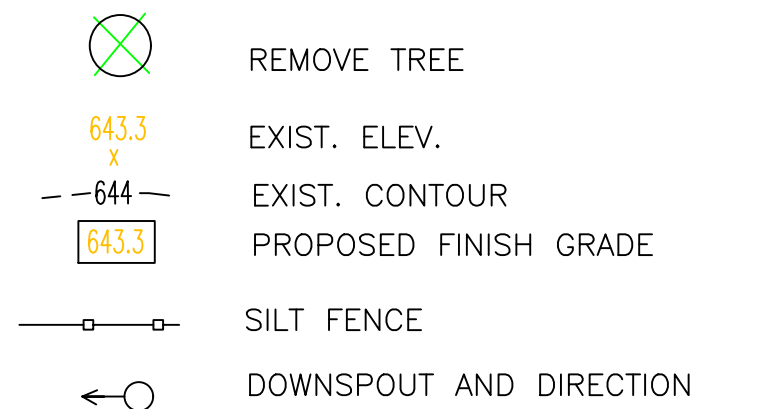
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316 East Jackson Street, Morris, IL 60450

SCALE 1"=10'

COMMONLY KNOWN AS 116 S. GIBBONS AVE., ARLINGTON HTS., IL.



DATED THIS 29 TH DAY OF DEC, AD 2017

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

CHECKED BY: TJS

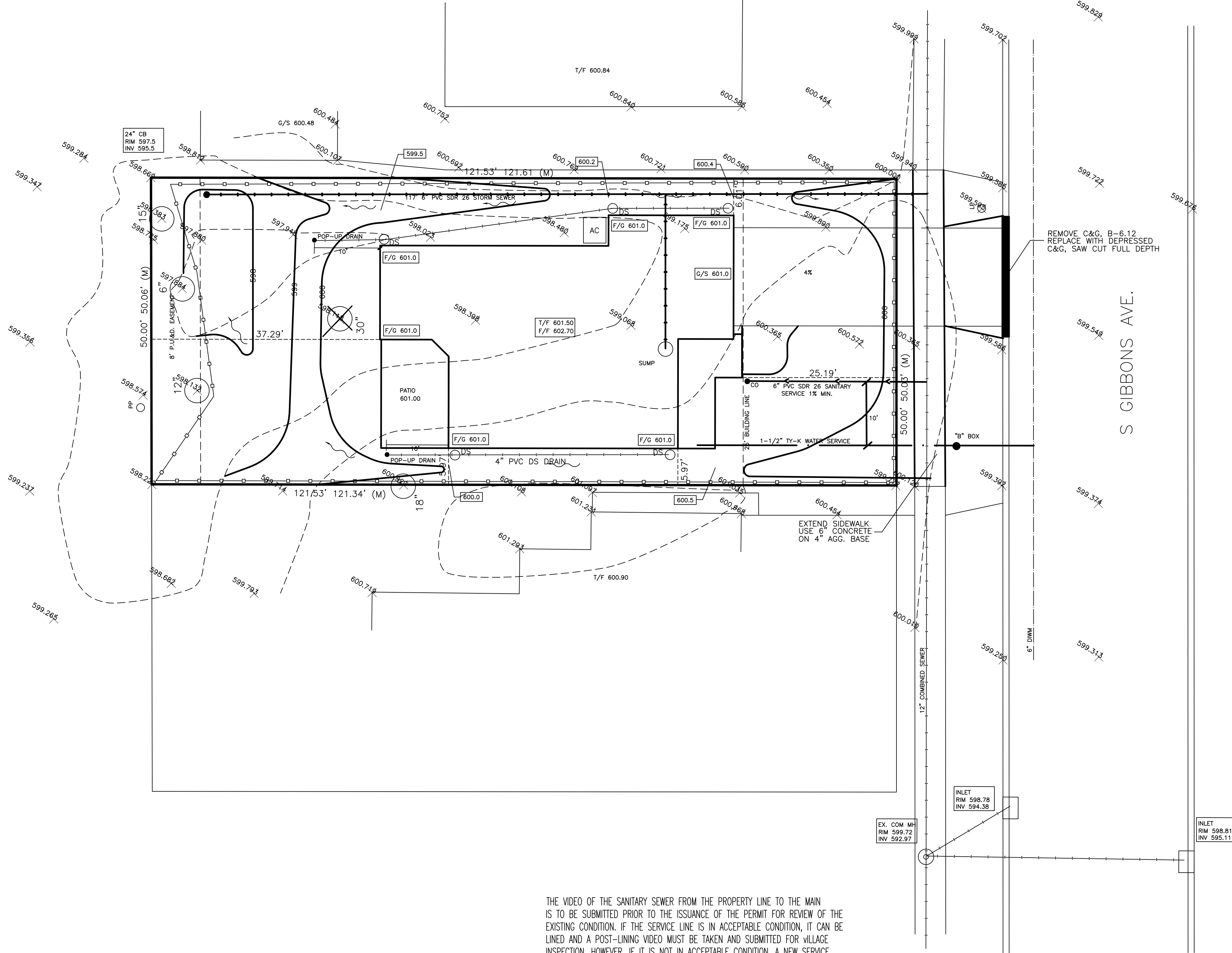
DATE: 12/29/17

F 2 SHEETS

SITE DEVELOPMENT PLAN

LOT 28 IN STONGATE BEING A SUBDIVISION OF H. ROY BERRY COS. EAST MORELAND, BEING S SUBDIVISION OF THAT PART OF THE WEST HALF (½) OF THE NORTHWEST QUARTER (¼) OF SECTION 33 AND THAT PART OF THE EAST HALF (½) OF THE NORTHWEST QUARTER (¼) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO., ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 116 S. GIBBONS AVE., ARLINGTON HTS., IL.



PAVEMENT PATCH TO BE CONSTRUCTED AS FOLLOWS:

BASE COURSE 5" ASPHALT N-30
BINDER COURSE 2-1/4" ASPHALT N-50
SURFACE COURSE 2" ASPHALT N-50

IMPERVIOUS COVERAGE

LOT AREA	6,077 SF
EXISTING COVERAGE	0 SF 0%
PROPOSED COVERAGE	2,320 SF 38%

THE VIDEO OF THE SANITARY SEWER FROM THE PROPERTY LINE TO THE MAIN IS TO BE SUBMITTED PRIOR TO THE ISSUANCE OF THE PERMIT FOR REVIEW OF THE EXISTING CONDITION. IF THE SERVICE LINE IS IN ACCEPTABLE CONDITION, IT CAN BE LINED AND A POST-LINING VIDEO MUST BE TAKEN AND SUBMITTED FOR VILLAGE INSPECTION. HOWEVER, IF IT IS NOT IN ACCEPTABLE CONDITION, A NEW SERVICE LINE MUST BE RUN TO THE HOME. IF THE EXISTING SERVICE IS TO BE ABANDONED, IT MUST BE DISCONNECTED AT THE MAIN.

DOWNSPOUTS SHALL SPLASH AT GRADE, BE DIRECTED TO THE FRONT OR REAR OF THE HOME, SHALL DISCHARGE WITHIN 10 FEET OF THE FRONT OF THE HOME, AND SHALL NOT BE CONNECTED TO THE STORM SEWER.

THE WATER AND SANITARY SERVICES SHALL BE DISCONNECTED PRIOR TO DEMOLITION.

REVISIONS

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5114

SCALE: 1"=10'

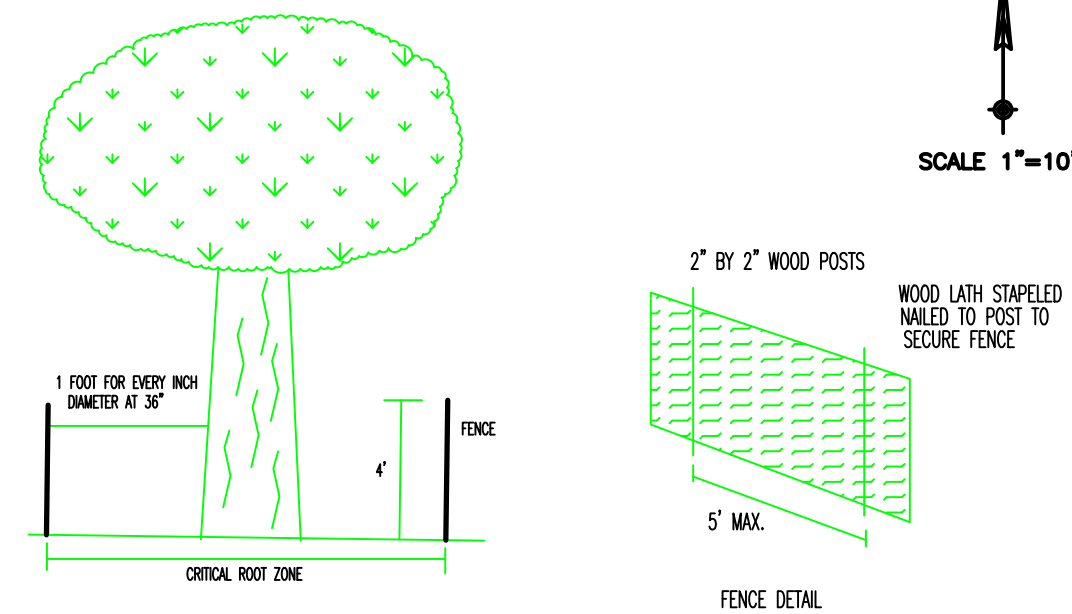
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SITE DEVELOPMENT PLAN
116 S. GIBBONS AVE.

SHEET NO.

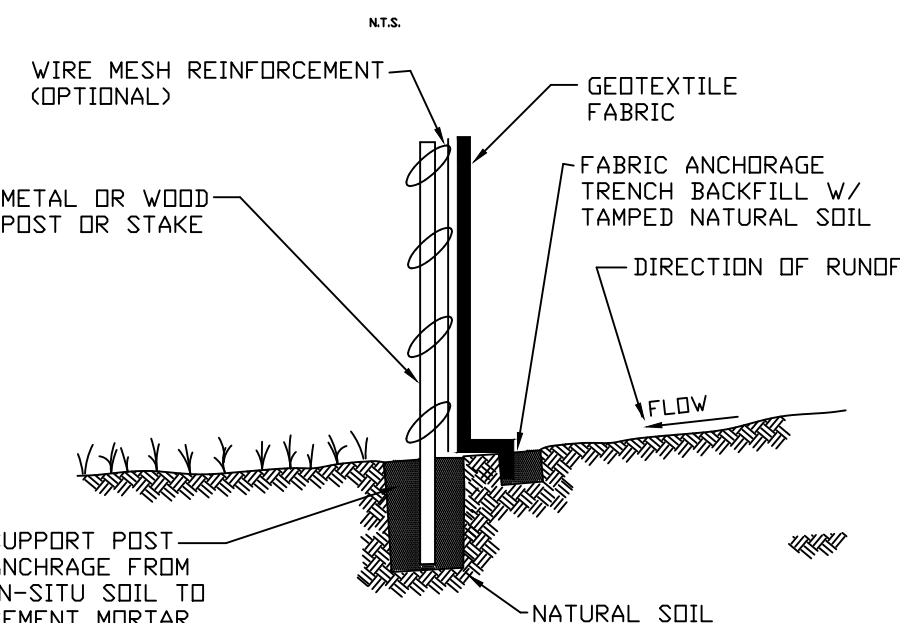
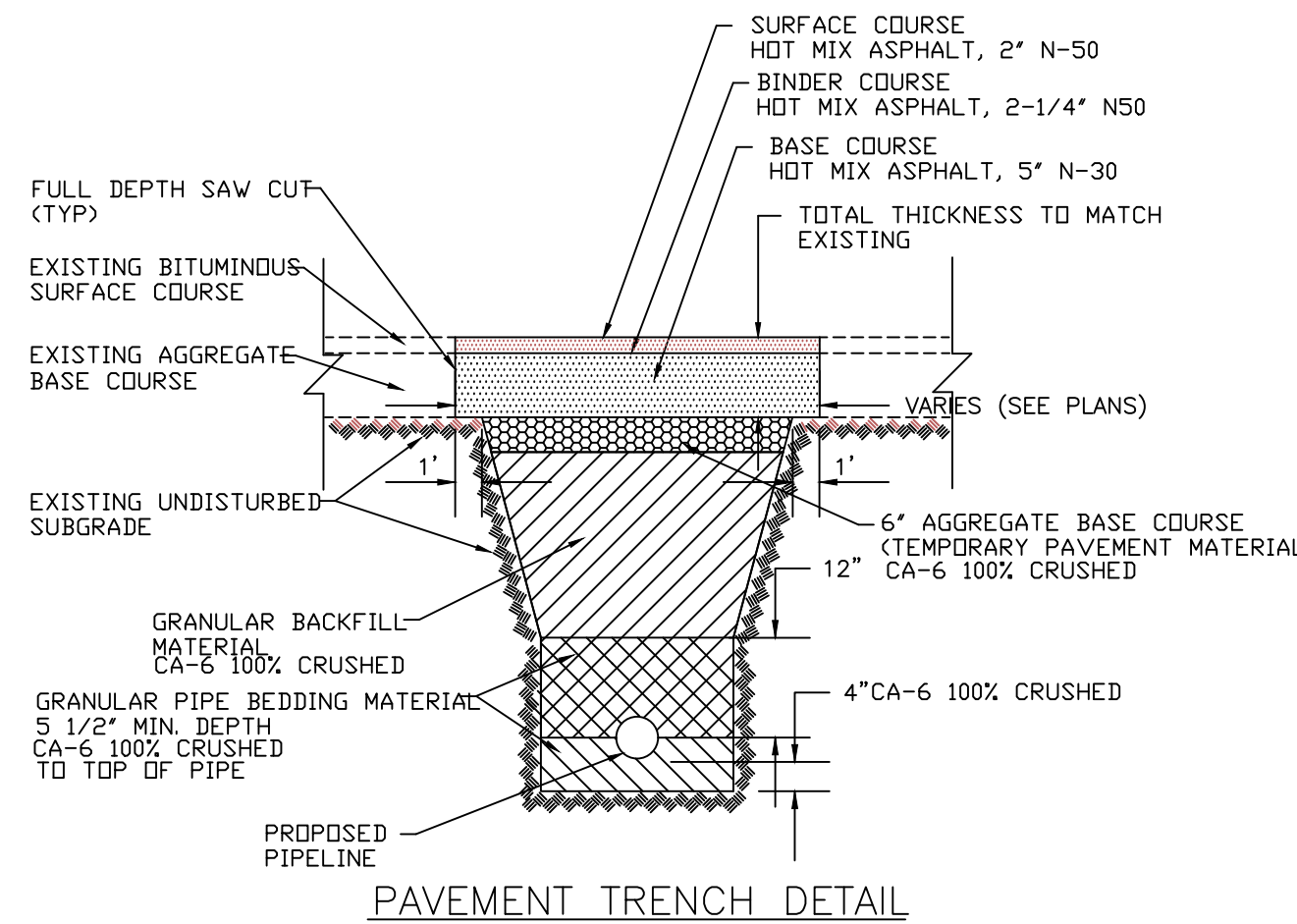
2

OF 2 SHEETS



INSTALL AND MAINTAIN A 4' TALL HIGH VIBRATORY MESH OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1' INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MAXIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL



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

SILT FENCE TO BE INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

TYPICAL DETAIL FOR SILT FENCE CONTROL

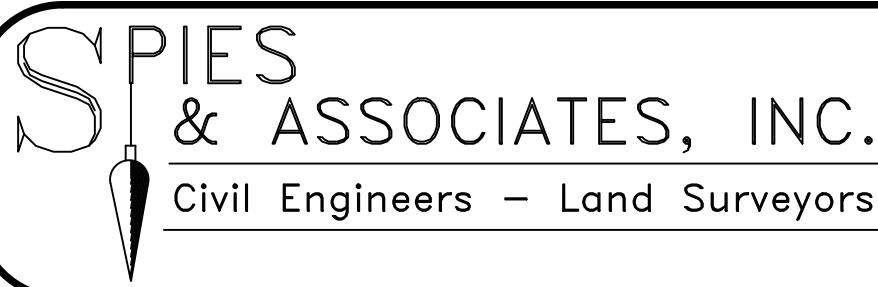
- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 29 TH DAY OF DEC, AD 2017

OWNER

ENGINEER



534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229



Property to Left 3
206 S. Gibbons Avenue



Property to Left 2
202 S. Gibbons Avenue



Property to Left 1
120 S. Gibbons Avenue



Subject Property
116 S. Gibbons Avenue



Property to Right 1
112 S. Gibbons Avenue



Property to Right 2
1717 E. Kensington Road

S. GIBBONS AVENUE



Property Across 1
203 S. Gibbons Avenue

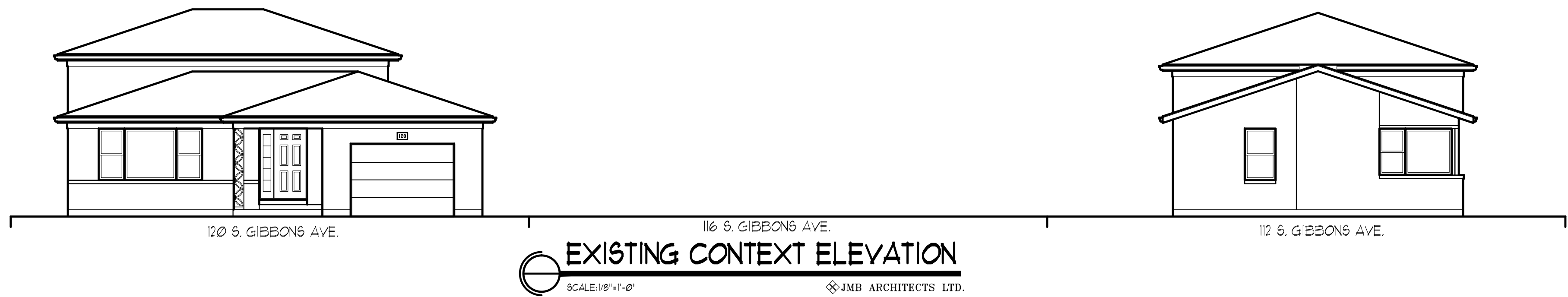


Property Across 2
119 S. Gibbons Avenue



Property Across 3
115 S. Gibbons Avenue

E. KENSINGTON ROAD



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NEW RESIDENCE FOR
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116 S. GIBBONS
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DATE: 10-10-11

DRAWN BY: JMB

CHECKED BY: JMB

PERMIT:

REVISION: 02-16-13

REVISION:

PROJECT NO.:

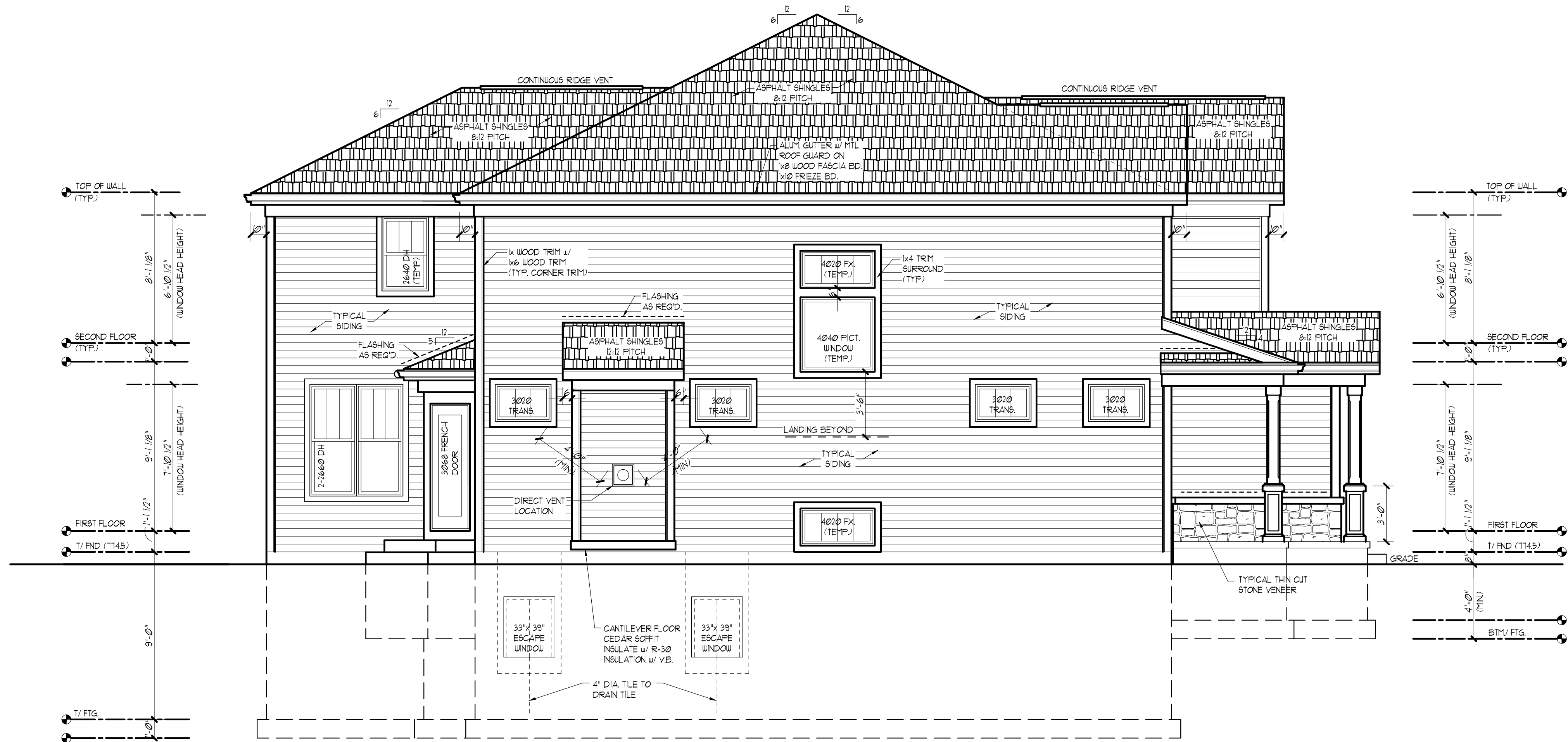
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EXPIRES DATE: 1/30/2018

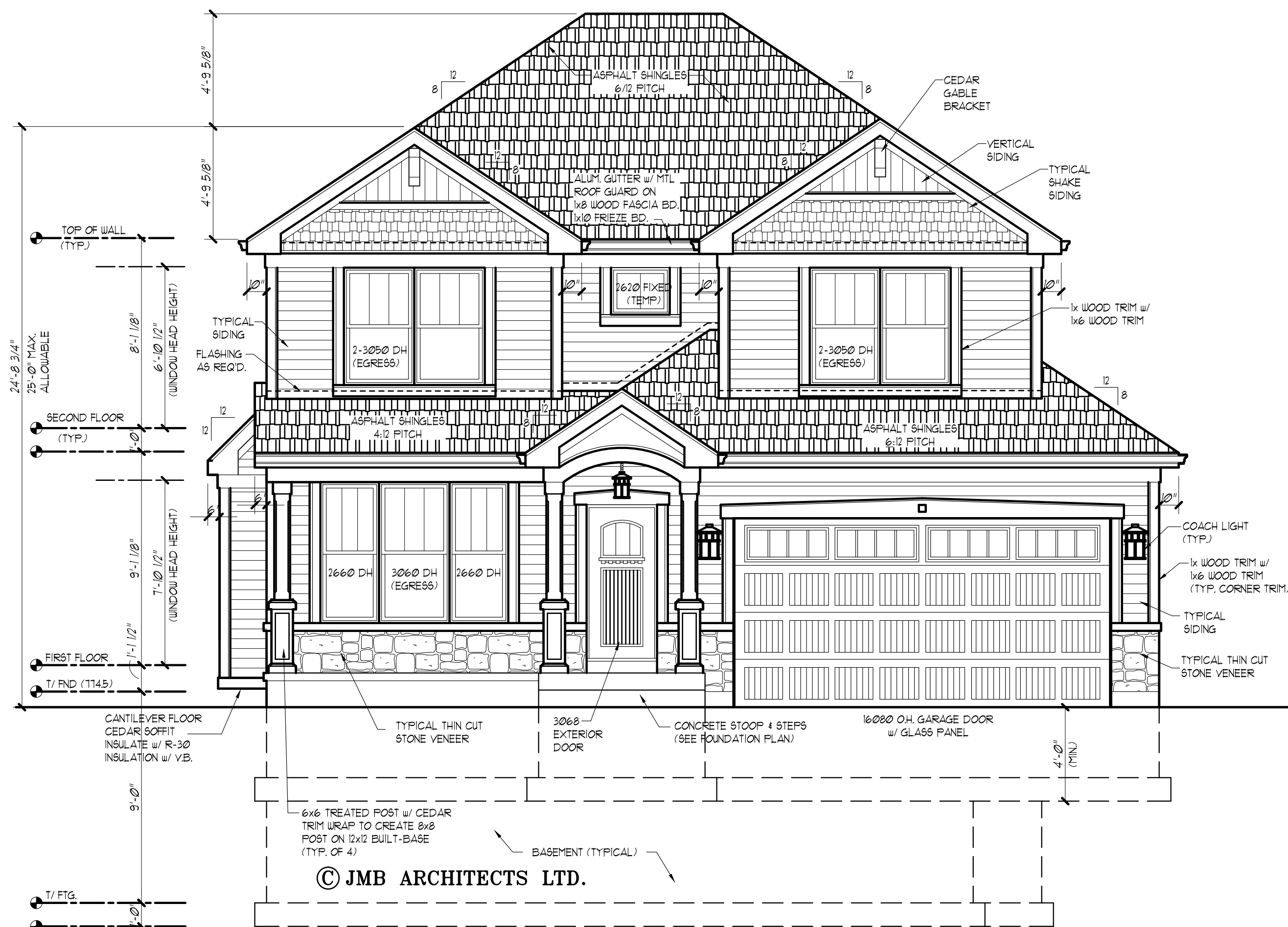
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A5

SHEET:



LEFT SIDE ELEVATION
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FRONT ELEVATION
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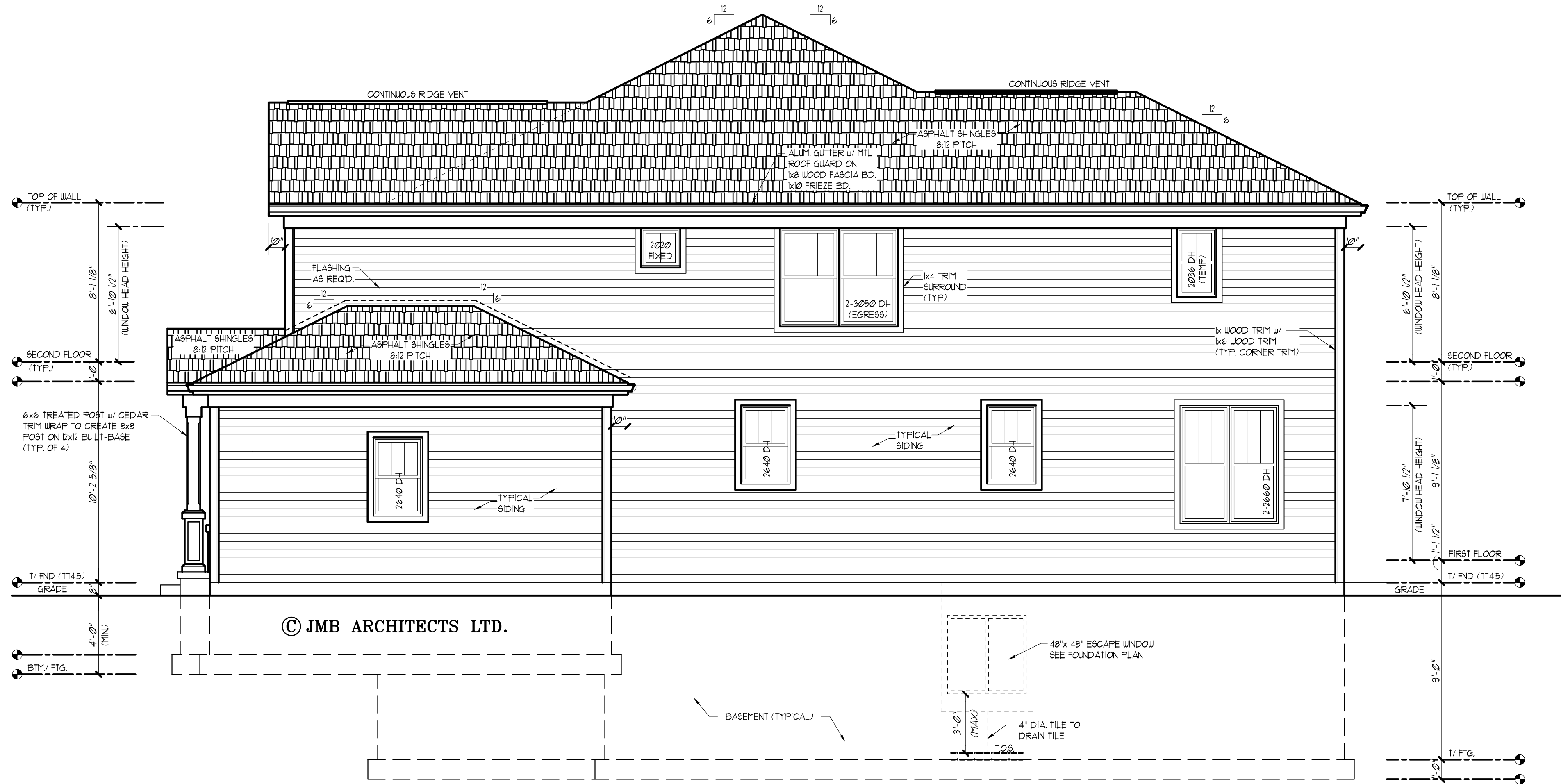
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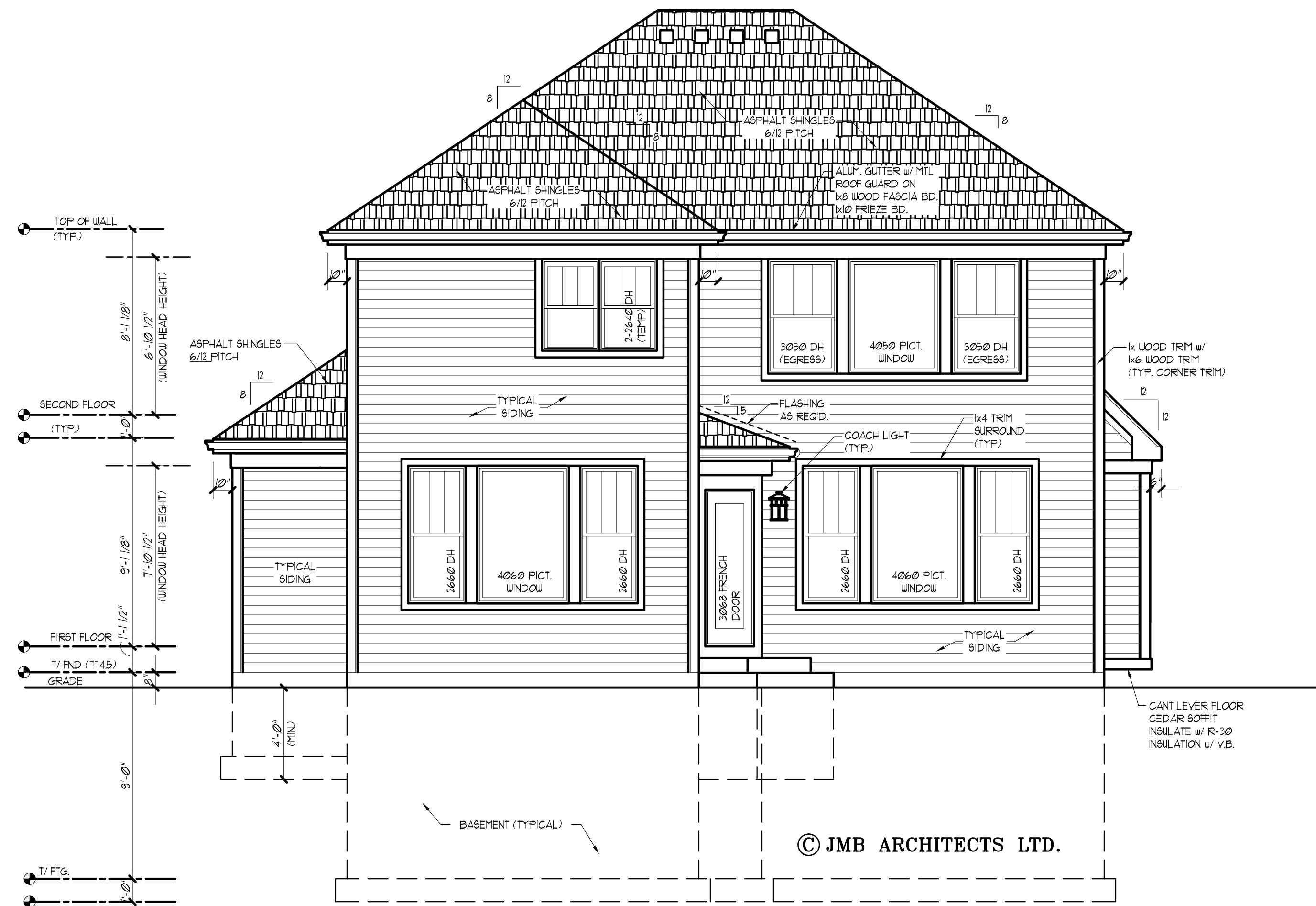
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RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"
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REAR ELEVATION
SCALE: 1/4"=1'-0"
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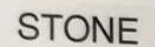
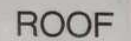
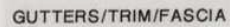
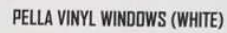
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A3
SHEET:

ARLINGTON HEIGHTS, IL

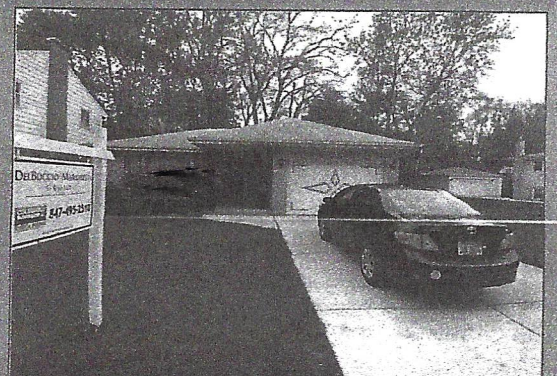


116 S. GIBBONS - ARLINGTON HEIGHTS, IL
MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	N/A	N/A	N/A
Roof	Architectural Shingles	IKO	Weatherwood
Siding	Fiber Cement	James Hardie	Aged Pewter
Gutters/Trim/Fascia	Aluminum	Quality Edge	White
Windows	Vinyl	Pella	White
Garage Door	Steel	C.H.I.	White
Stone	Dolomitic Limestone	Buechel Stone	Fond Du Lac Country Squire

EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 120 S. GIBBONS AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

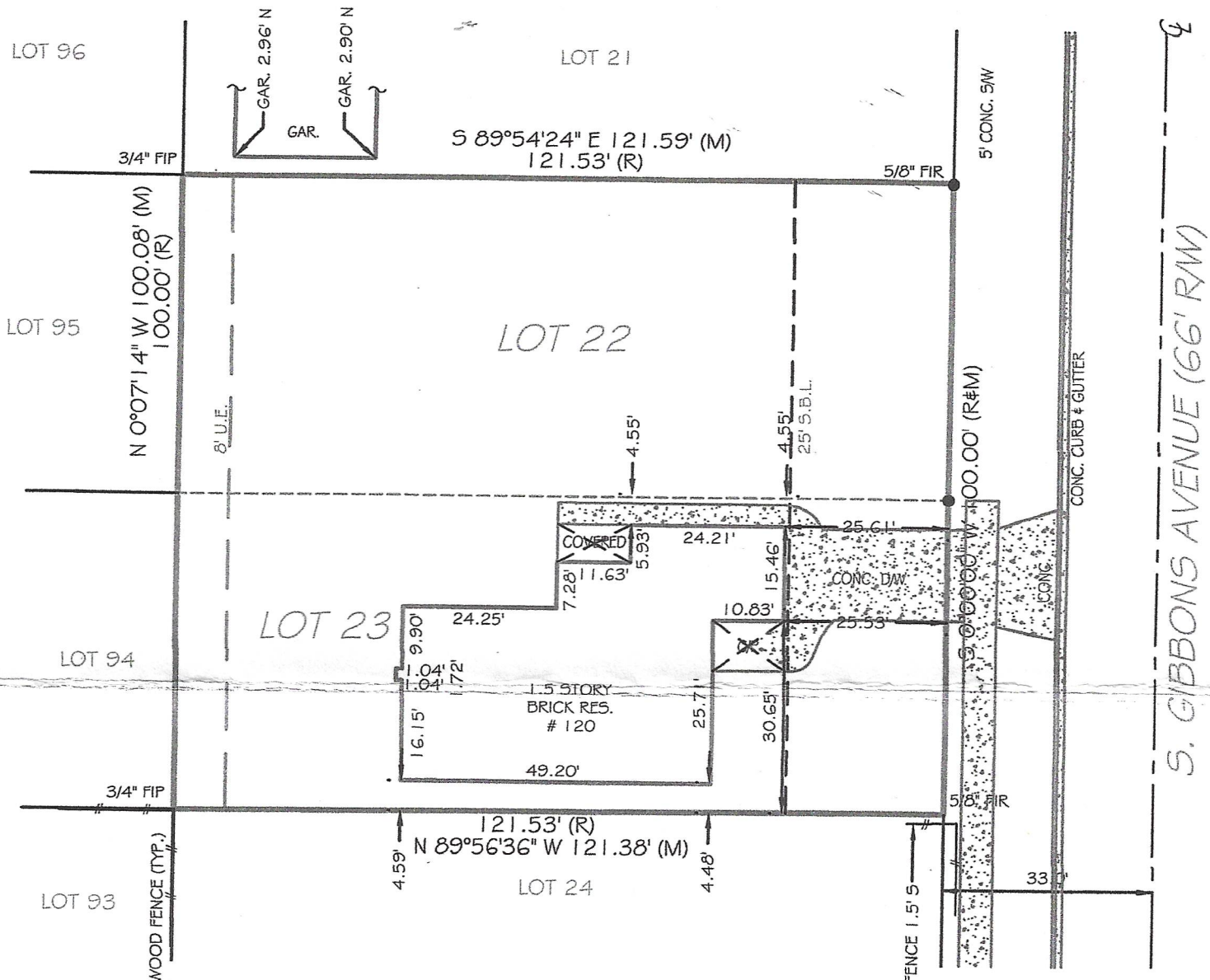
SURVEY NUMBER: IL1705.1292

FIELD WORK DATE: 5/11/2017
1705.1292

REVISION DATE(S): (REV.2 5/12/2017) (REV.1 5/11/2017)

BOUNDARY SURVEY
COOK COUNTY

LOT 22 AND 23 IN "STONEGATE" BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33 AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF MAY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

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



TOTAL AREA OF PROPERTY SURVEYED = 12,154 SQ.FT. ±

NOTES:
NO POINTS OF INTEREST OBSERVED AT THE TIME OF SURVEY

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



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

CLIENT NUMBER: 17-0457JJTK

DATE: 5/12/2017

BUYER: JJTK, LLC

SELLER: HARGREAVES

CERTIFIED TO: JJTK, LLC

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

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THE **cara** PROGRAM

transforming lives...

www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,800 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.

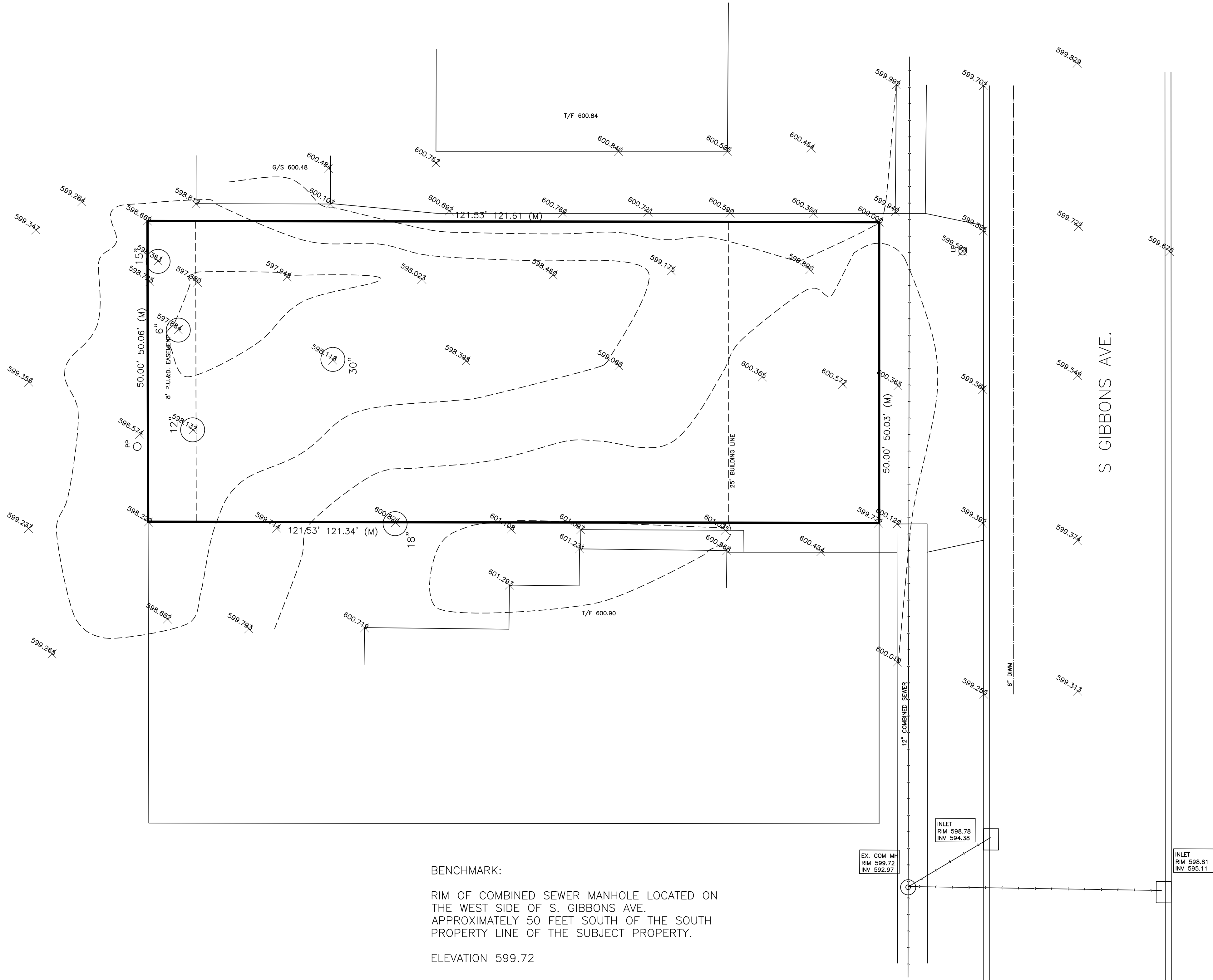
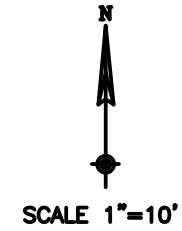
LB# 184005763

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

EXISTING CONDITIONS

LOT 28 IN STONGATE BEING A SUBDIVISION OF H. ROY BERRY COS.
EAST MORELAND, BEING S SUBDIVISION OF THAT PART OF THE WEST
HALF (½) OF THE NORTHWEST QUARTER (¼) OF SECTION 33 AND THAT
PART OF THE EAST HALF (½) OF THE NORTHWEST QUARTER (¼) OF
SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN
RAILROAD CO., ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 116 S. GIBBONS AVE., ARLINGTON HTS., IL.



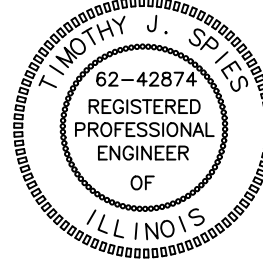
BENCHMARK:
RIM OF COMBINED SEWER MANHOLE LOCATED ON
THE WEST SIDE OF S. GIBBONS AVE.
APPROXIMATELY 50 FEET SOUTH OF THE SOUTH
PROPERTY LINE OF THE SUBJECT PROPERTY.
ELEVATION 599.72

- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 29 TH DAY OF DEC , AD 2017

OWNER _____ ENGINEER _____



REVISIONS

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5114

SCALE: 1"=10'

DATE: 12/29/17

EXISTING CONDITIONS
116 S. GIBBONS AVE.

SHEET NO.

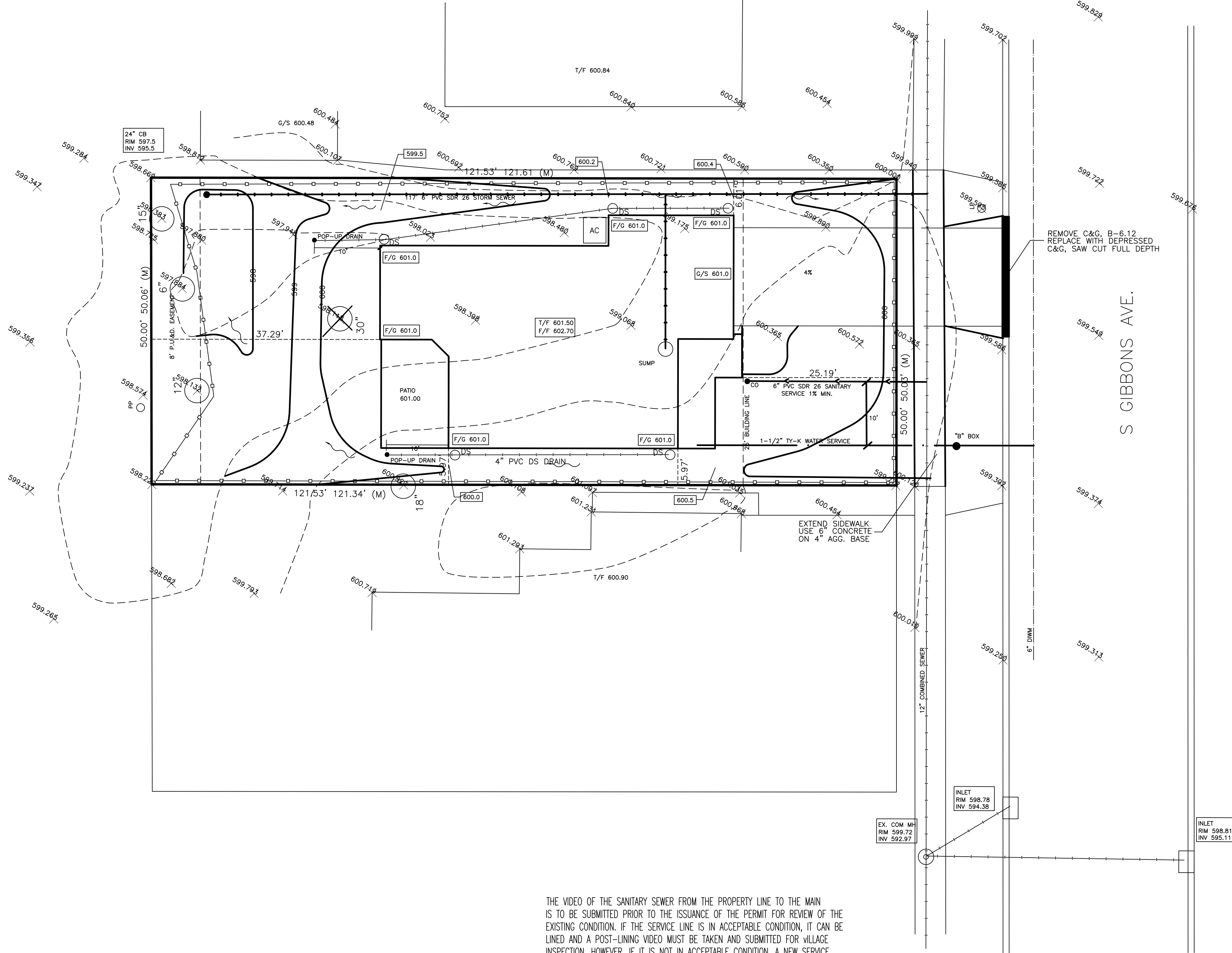
1

OF 2 SHEETS

SITE DEVELOPMENT PLAN

LOT 28 IN STONGATE BEING A SUBDIVISION OF H. ROY BERRY COS. EAST MORELAND, BEING S SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33 AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO., ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 116 S. GIBBONS AVE., ARLINGTON HTS., IL.



THE VIDEO OF THE SANITARY SEWER FROM THE PROPERTY LINE TO THE MAIN IS TO BE SUBMITTED PRIOR TO THE ISSUANCE OF THE PERMIT FOR REVIEW OF THE EXISTING CONDITION. IF THE SERVICE LINE IS IN ACCEPTABLE CONDITION, IT CAN BE LINED AND A POST-LINING VIDEO MUST BE TAKEN AND SUBMITTED FOR VILLAGE INSPECTION. HOWEVER, IF IT IS NOT IN ACCEPTABLE CONDITION, A NEW SERVICE LINE MUST BE RUN TO THE HOME. IF THE EXISTING SERVICE IS TO BE ABANDONED, IT MUST BE DISCONNECTED AT THE MAIN.

DOWNSPOUTS SHALL SPLASH AT GRADE, BE DIRECTED TO THE FRONT OR REAR OF THE HOME, SHALL DISCHARGE WITHIN 10 FEET OF THE FRONT OF THE HOME, AND SHALL NOT BE CONNECTED TO THE STORM SEWER.

THE WATER AND SANITARY SERVICES SHALL BE DISCONNECTED PRIOR TO DEMOLITION.

PAVEMENT PATCH TO BE CONSTRUCTED AS FOLLOWS:

BASE COURSE 5" ASPHALT N-30
BINDER COURSE 2-1/4" ASPHALT N-50
SURFACE COURSE 2" ASPHALT N-50

IMPERVIOUS COVERAGE

LOT AREA	6,077 SF
EXISTING COVERAGE	0 SF 0%
PROPOSED COVERAGE	2,320 SF 38%

REVISIONS

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5114

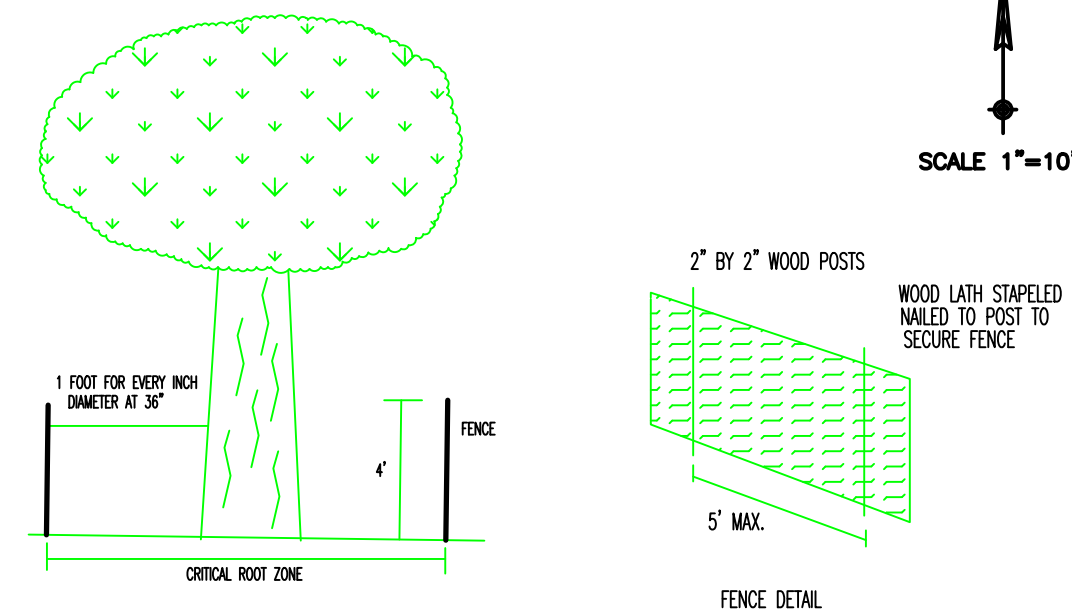
SCALE: 1"=10'

DATE: 12/29/17

SITE DEVELOPMENT PLAN
116 S. GIBBONS AVE.

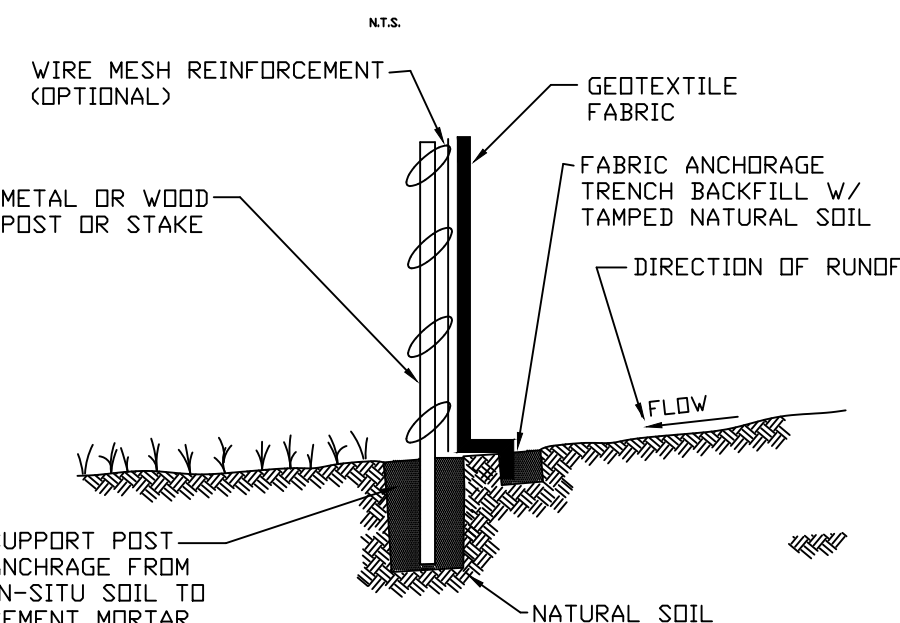
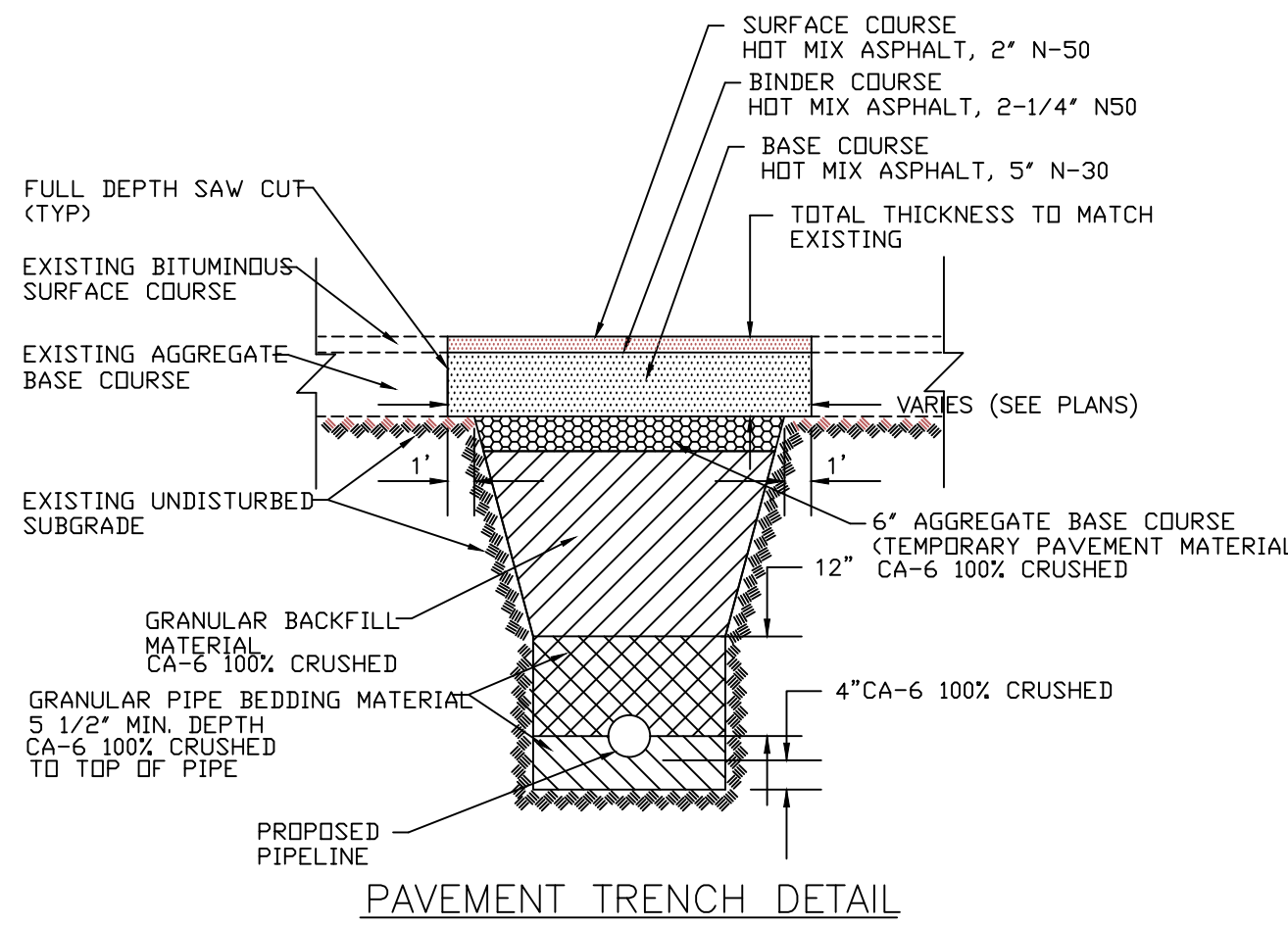
SHEET NO.

2
OF 2 SHEETS



INSTALL AND MAINTAIN A 4' TALL HIGH VIBRATORY MESH OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1" INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MAXIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL



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

SILT FENCE TO BE INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

TYPICAL DETAIL FOR SILT FENCE CONTROL

- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATE THIS 29 TH DAY OF DEC, AD 2017

OWNER

ENGINEER



534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229



Property to Left 3
206 S. Gibbons Avenue



Property to Left 2
202 S. Gibbons Avenue



Property to Left 1
120 S. Gibbons Avenue



Subject Property
116 S. Gibbons Avenue



Property to Right 1
112 S. Gibbons Avenue



Property to Right 2
1717 E. Kensington Road

S. GIBBONS AVENUE



Property Across 1
203 S. Gibbons Avenue

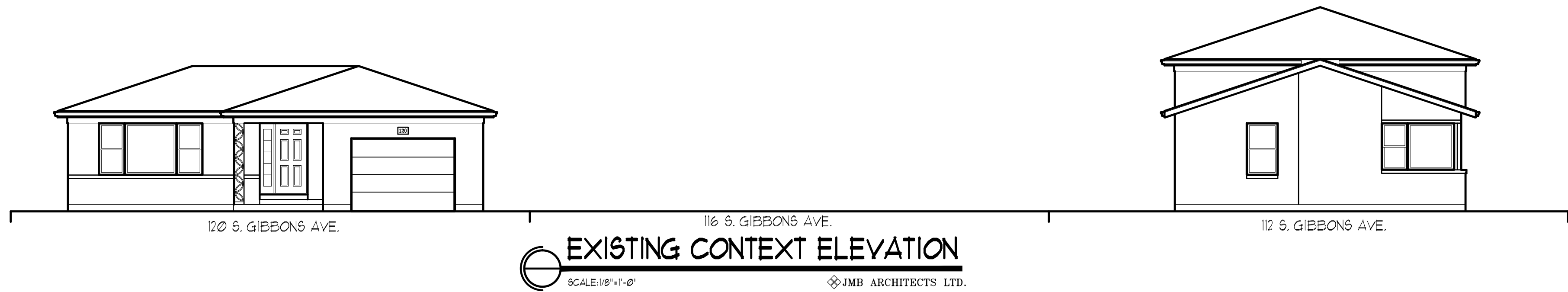


Property Across 2
119 S. Gibbons Avenue



Property Across 3
115 S. Gibbons Avenue

E. KENSINGTON ROAD



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

NEW RESIDENCE FOR
JMB CONTRACTING
116 S. GIBBONS
ARLINGTON HT.

DATE: 10-10-11

DRAWN BY: JMB

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

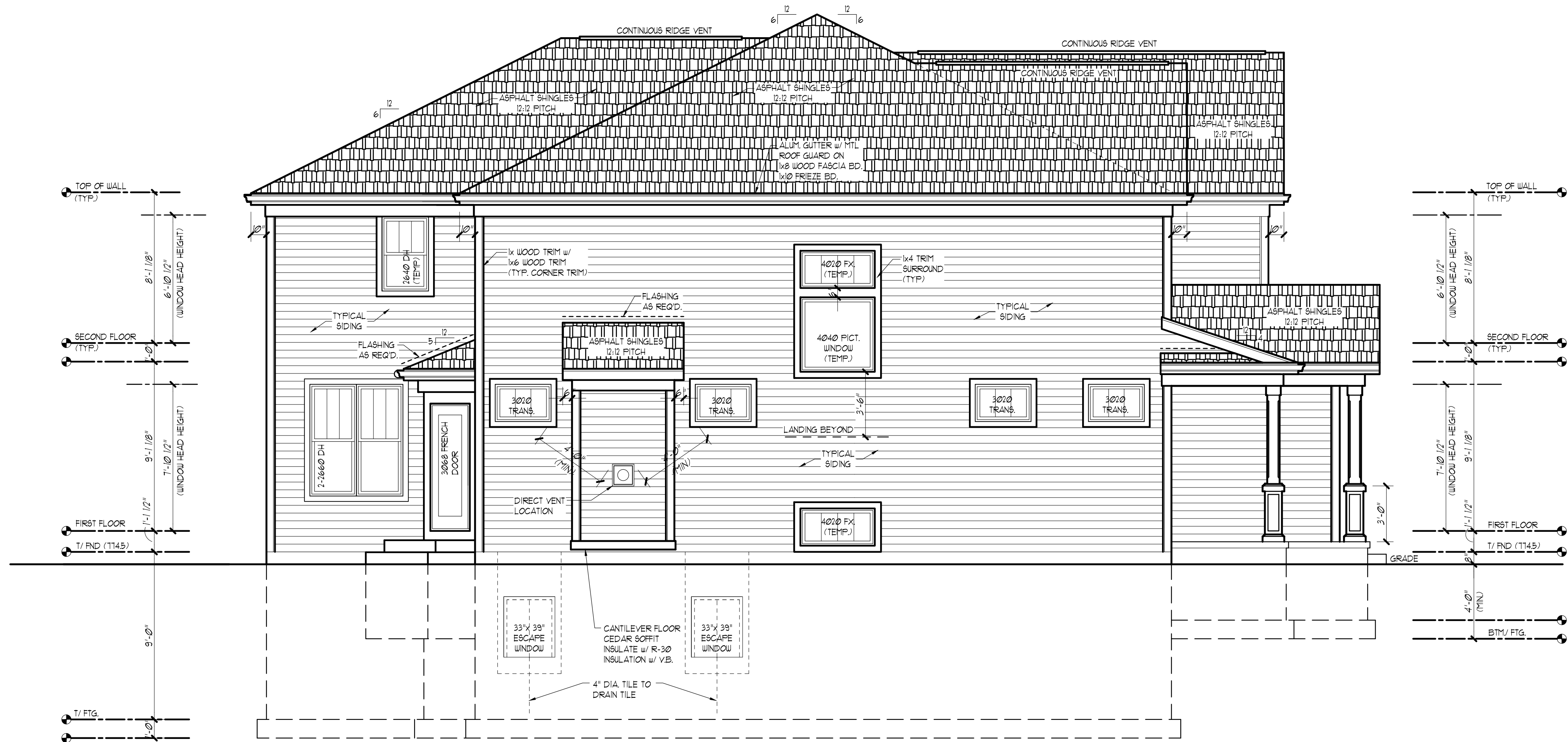
SEAL DATE:

EXPIRES DATE: 1/30/2018

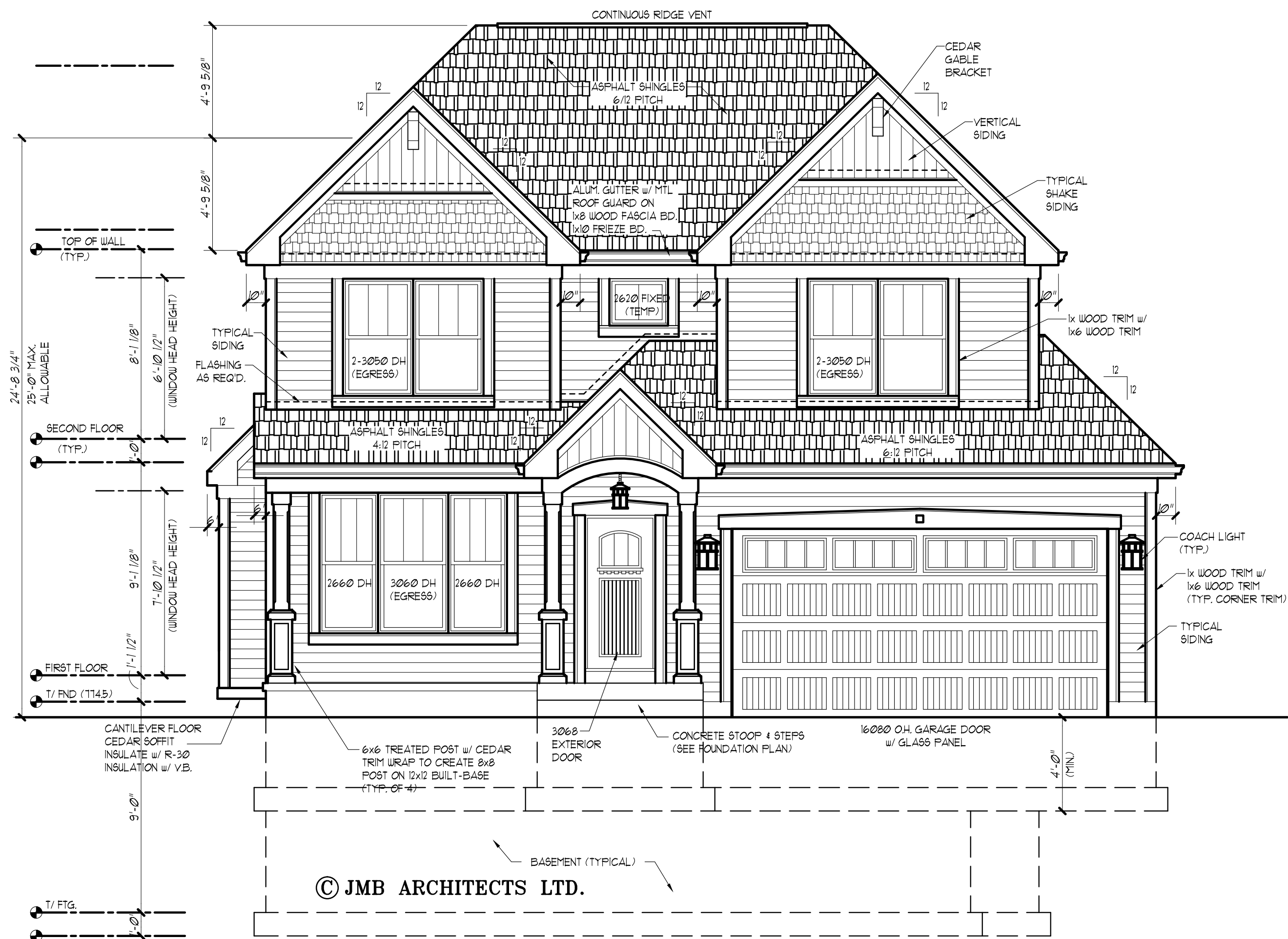
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A5

SHEET:



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"
© JMB ARCHITECTS LTD.



FRONT ELEVATION
SCALE: 1/4"=1'-0"
© JMB ARCHITECTS LTD.

NEW RESIDENCE FOR
MJB CONTRACTING
116 S. GIBBONS
ARLINGTON HT.

DATE: 10-10-11
DRAWN BY: JW
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 1/30/2018

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A4
SHEET:

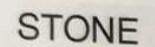
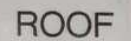
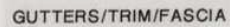
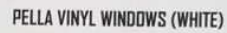
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126
JMB ARCHITECTS, LTD.
E-Mail: jmbarch@comcast.net Phone: 630.279.8228

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SHEET:

ARLINGTON HEIGHTS, IL



116 S. GIBBONS - ARLINGTON HEIGHTS, IL
MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	N/A	N/A	N/A
Roof	Architectural Shingles	IKO	Weatherwood
Siding	Fiber Cement	James Hardie	Aged Pewter
Gutters/Trim/Fascia	Aluminum	Quality Edge	White
Windows	Vinyl	Pella	White
Garage Door	Steel	C.H.I.	White
Stone	Dolomitic Limestone	Buechel Stone	Fond Du Lac Country Squire



Item: DC#18-010 - 1215 E. Maple St. - SF/Addition

Department: Planning & Community Development

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 approve the design for the proposed addition at 1215 E. Maple Street. This recommendation is subject to compliance with the architectural plans dated 11/26/17 and received 1/24/18, and the following:

1. Revise the second floor gutter line to be at a consistent level on all sides of the house.
2. Revise the stone selection to a larger format masonry unit.
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 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.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1215 E. Maple Street
Project Address: 1215 E. Maple Street
Prepared By: Steve Hautzinger

Date Prepared: February 21, 2018

PETITION INFORMATION:

DC Number: 18-010
Petitioner Name: Charles Bennett Jr.
Petitioner Address: 3521 Wintergreen Terrace
Algonquin, IL 60102
Meeting Date: February 27, 2018

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 full second floor addition to an existing single-story house. The existing one-and-a-half-car garage is proposed to be expanded with a new two-car attached garage addition on the back of the house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,848 square feet and the proposed residence with the addition will be 3,875 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Exterior Side: 22.8 feet Side: 9.7 feet Rear: 30 feet	Front: 24.9 feet Exterior Side: 23 feet Side: 24.5 feet Rear: 46 feet
Building Height	25 feet to the midpoint	24.1 feet to the midpoint
FAR	5,577 SF	3,875 SF
Building Lot Coverage	4,497 SF	2,148 SF
Impervious Surface Coverage Total	6,424 SF	3,121 SF

The subject property is in a neighborhood with a variety of single-story, split-level, and two-story homes with primarily attached front-load garages. The properties across McKinley Avenue are two-story multi-family buildings with detached garages.

The subject property is a large corner lot with abundant space between the adjacent homes. Overall, the proposed expansion of the house is nicely designed. However, the Design Commission should evaluate the following items:

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

RECOMMENDATION:

It is recommended that the Design Commission approve the design for the proposed addition at 1215 E. Maple Street. This recommendation is subject to compliance with the architectural plans dated 11/26/17 and received 1/24/18, and the following:

1. Revise the second floor gutter line to be at a consistent level on all sides of the house.
2. Revise the stone selection to a larger format masonry unit.
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 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.

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

_____, February 21, 2018

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-010

REVISION	BY
INITIAL DESIGN REVIEW	12-12-17 CBJ
REVISED DESIGN REVIEW	12-27-17 CBJ
REVISED DESIGN REVIEW	1-15-18 CBJ
DESIGN REVIEW SUBMITTAL	1-24-18 CBJ
STAFF REVIEW COMMENTS	2-9-18 CBJ

DRAWINGS:
SITE PLAN

SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING
1215 East Maple
Arlington Heights, IL



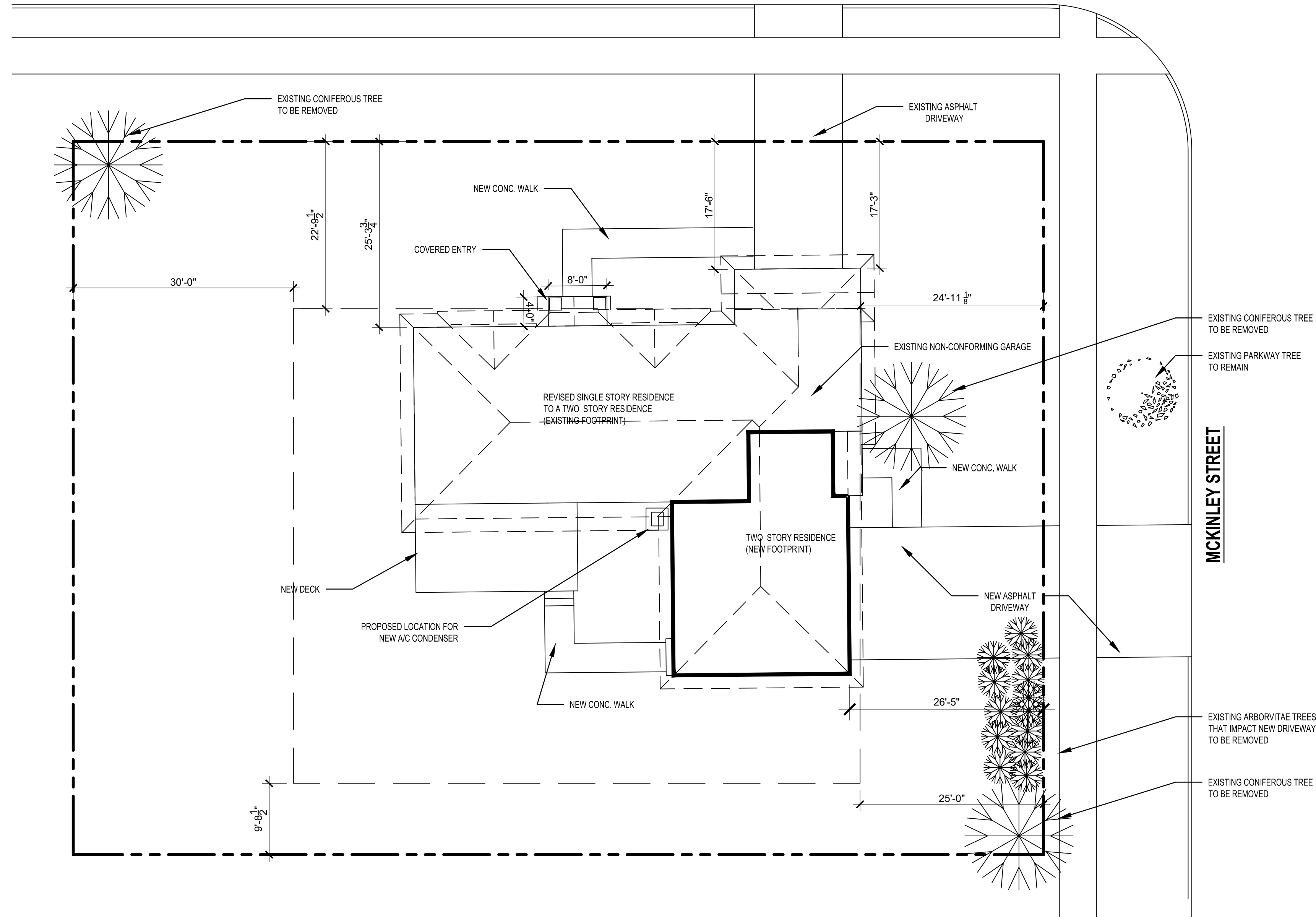
3521 WINTERGREEN TER.
ALGONQUIN, ILLINOIS 60102
P: 847-997-9838
F: 847-658-0095
www.cbjarchitects.com

JOB:	17-008
DATE:	11/26/17
SCALE:	As Noted
DRAWN:	CB
CHECKED:	CB

NORTH

SHEET
A1
Design

MAPLE STREET



PROPOSED SITE PLAN
1"=10'-0"

LEGEND

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

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

PLAT OF SURVEY
OF

LOT 1 AND 2 IN BLOCK 19 IN ARLINGTON HEIGHTS PARK MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, AND ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 (LYING SOUTH OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED APRIL 29, 1926, AS DOCUMENT 9257733, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
CONTAINING 12,846 SQ. FT. OR 0.29 ACRES MORE OR LESS

BASIS OF BEARING:
SOUTH LINE OF E. MAPLE STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION
N 89°48'42" E (A)

STATE OF ILLINOIS

COUNTY OF DUPAGE

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

DATED, THIS 7TH DAY OF SEPTEMBER, A.D. 2017, AT LISLE, ILLINOIS

MORRIS ENGINEERING, INC.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

JOSEPH P. MAKSYM
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 148-033245

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

ADDRESS COMMONLY KNOWN AS 1215 E. MAPLE STREET ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 08/31/2017 (JP/BV)

DRAWN BY: B.S. REVISED: 17-08-0354



744 CLEVELAND



802 CLEVELAND

CLEVELAND AVE.



1208 E. MAPLE



730 MC KINLEY



734 MC KINLEY



1214 E. MAPLE

E. MAPLE STREET



801 CLEVELAND (VIEW FROM MAPLE)



1215 E. MAPLE



801 CLEVELAND



804 MC KINLEY AVE



807 CLEVELAND



806 MC KINLEY AVE



808 MC KINLEY AVE

MC KINLEY AVE.



745 MC KINLEY



777 MC KINLEY



805 MC KINLEY

REVISION		BY
INITIAL DESIGN REVIEW	12-12-17	CBJ
REVISED DESIGN REVIEW	12-27-17	CBJ
REVISED DESIGN REVIEW	1-15-18	CBJ
DESIGN REVIEW SUBMITTAL	1-24-18	CBJ

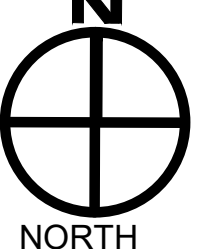
DRAWINGS:
EXISTING STREET PHOTOS

SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING
1215 EAST MAPLE
ARLINGTON HEIGHTS, IL



3521 WINTERGREEN TER.
ALGONQUIN, ILLINOIS 60102
P: 847-997-9838
F: 847-658-0095
www.cbjarchitects.com

JOB:	17-008
DATE:	1/24/18
SCALE:	NTS
DRAWN:	CBJ
CHECKED:	CBJ

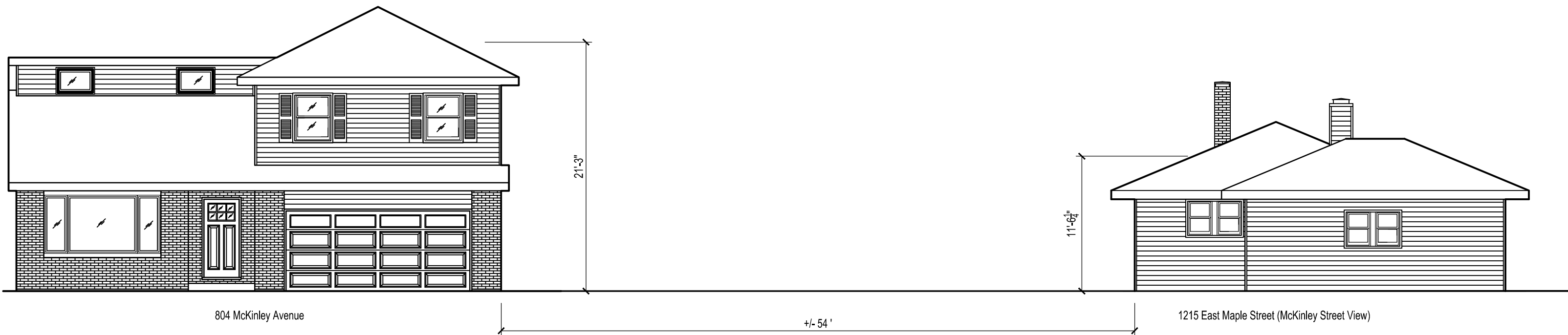


NORTH

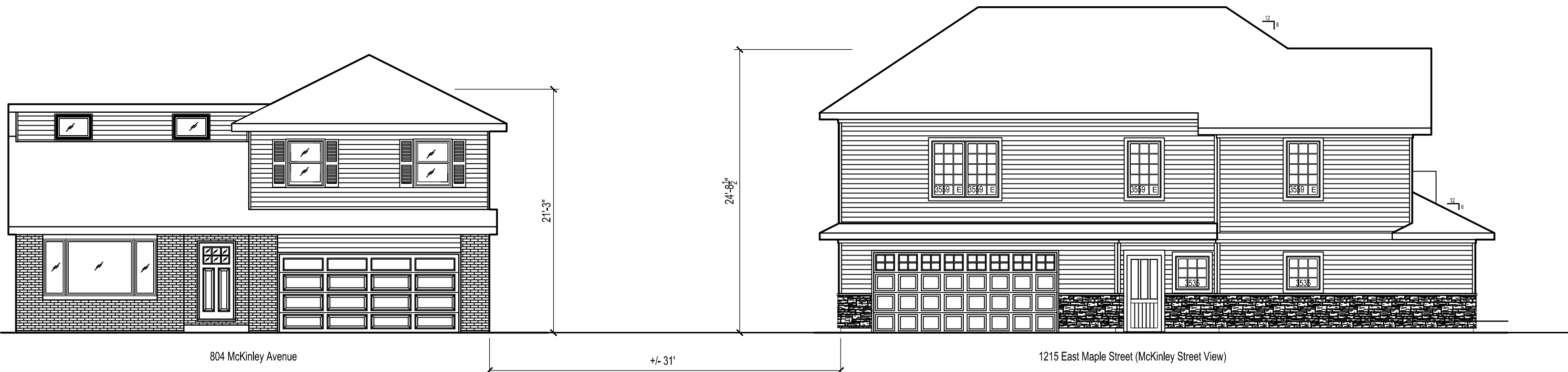
SHEET

A8

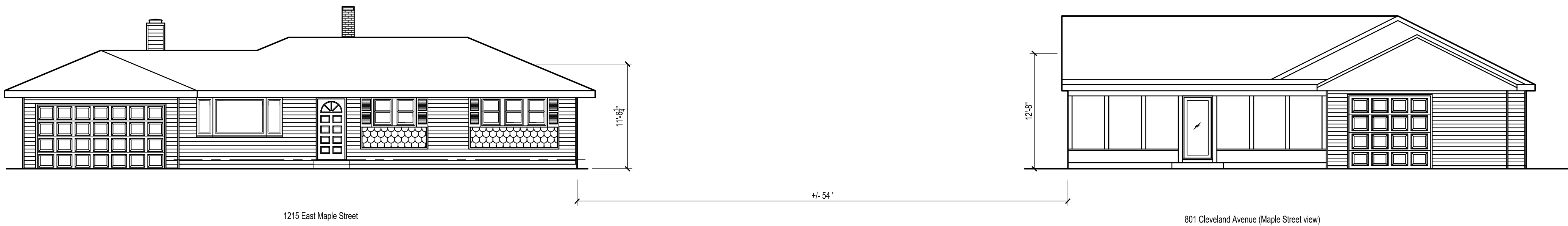
PHASE



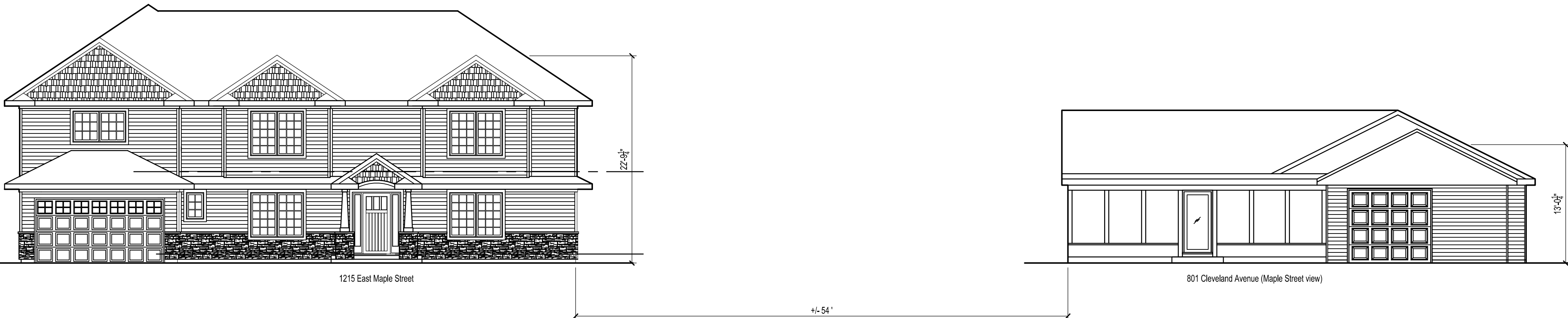
EXISTING MC KINLEY STREET CONTEXT ELEVATION
1/8"=1'-0"



PROPOSED MC KINLEY STREET CONTEXT ELEVATION
1/8"=1'-0"



EXISTING MAPLE STREET CONTEXT ELEVATION
1/8"=1'-0"



PROPOSED MAPLE STREET CONTEXT ELEVATION
1/8"=1'-0"

REVISION		BY
INITIAL DESIGN REVIEW	12-12-17	CBJ
REVISED DESIGN REVIEW	12-27-17	CBJ
REVISED DESIGN REVIEW	1-15-18	CBJ
DESIGN REVIEW SUBMITTAL	1-24-18	CBJ
STAFF REVIEW COMMENTS	2-9-18	CBJ
STAFF REVIEW COMMENTS	2-21-18	CBJ

DRAWINGS:
CONTEXT ELEVATIONS

SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING
1215 East Maple
Arlington Heights, IL



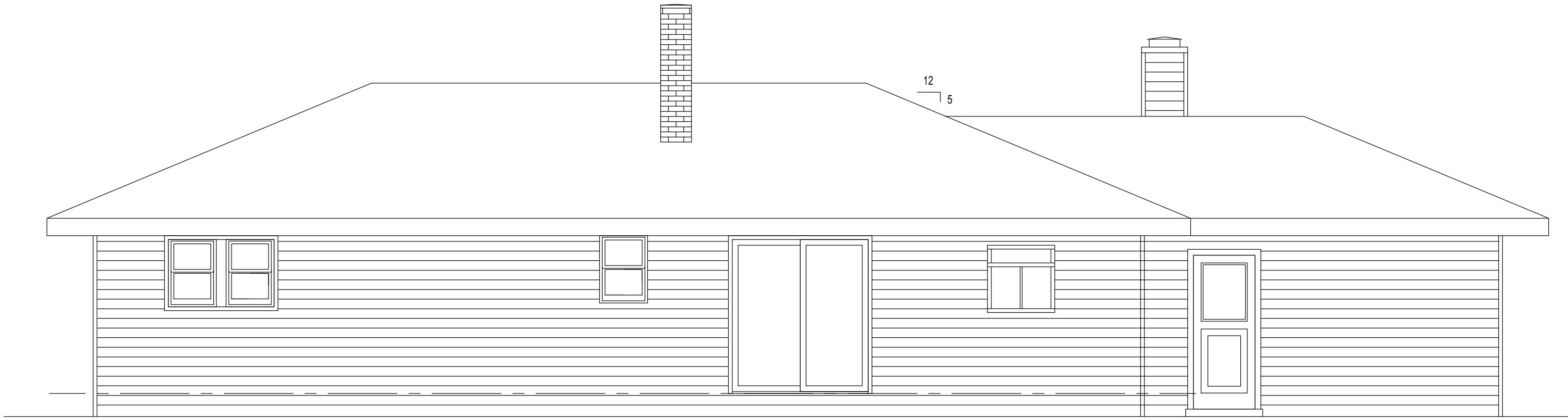
3521 WINTERGREEN TER.
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JOB:	17-008
DATE:	11/26/17
SCALE:	As Noted
DRAWN:	CB
CHECKED:	CB

NORTH	SHEET
	A7 Design



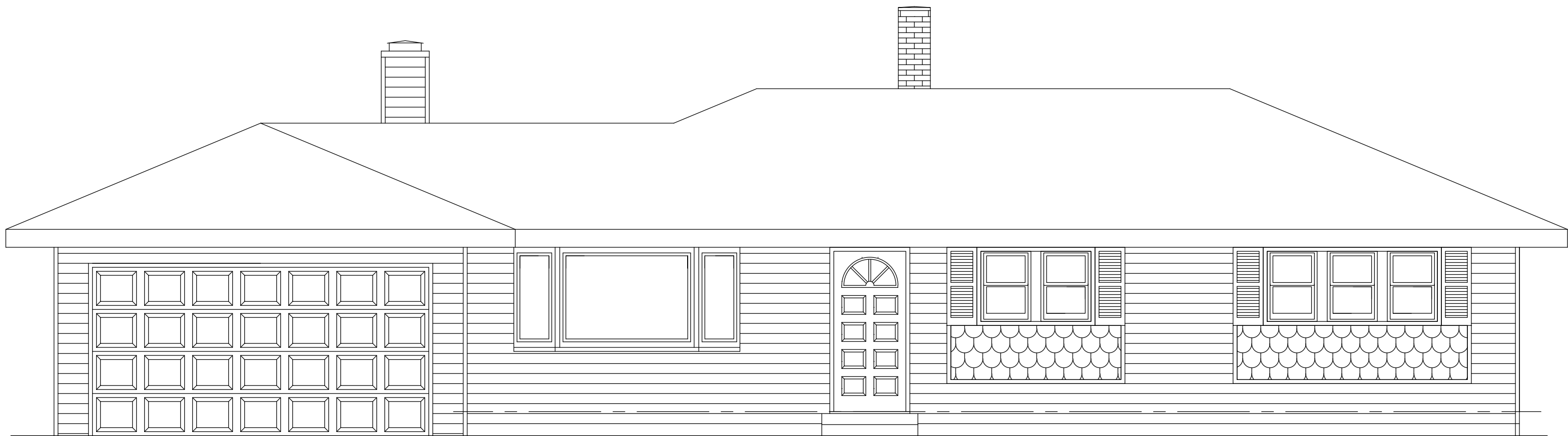
EXISTING WEST ELEVATION
1/4"=1'-0"



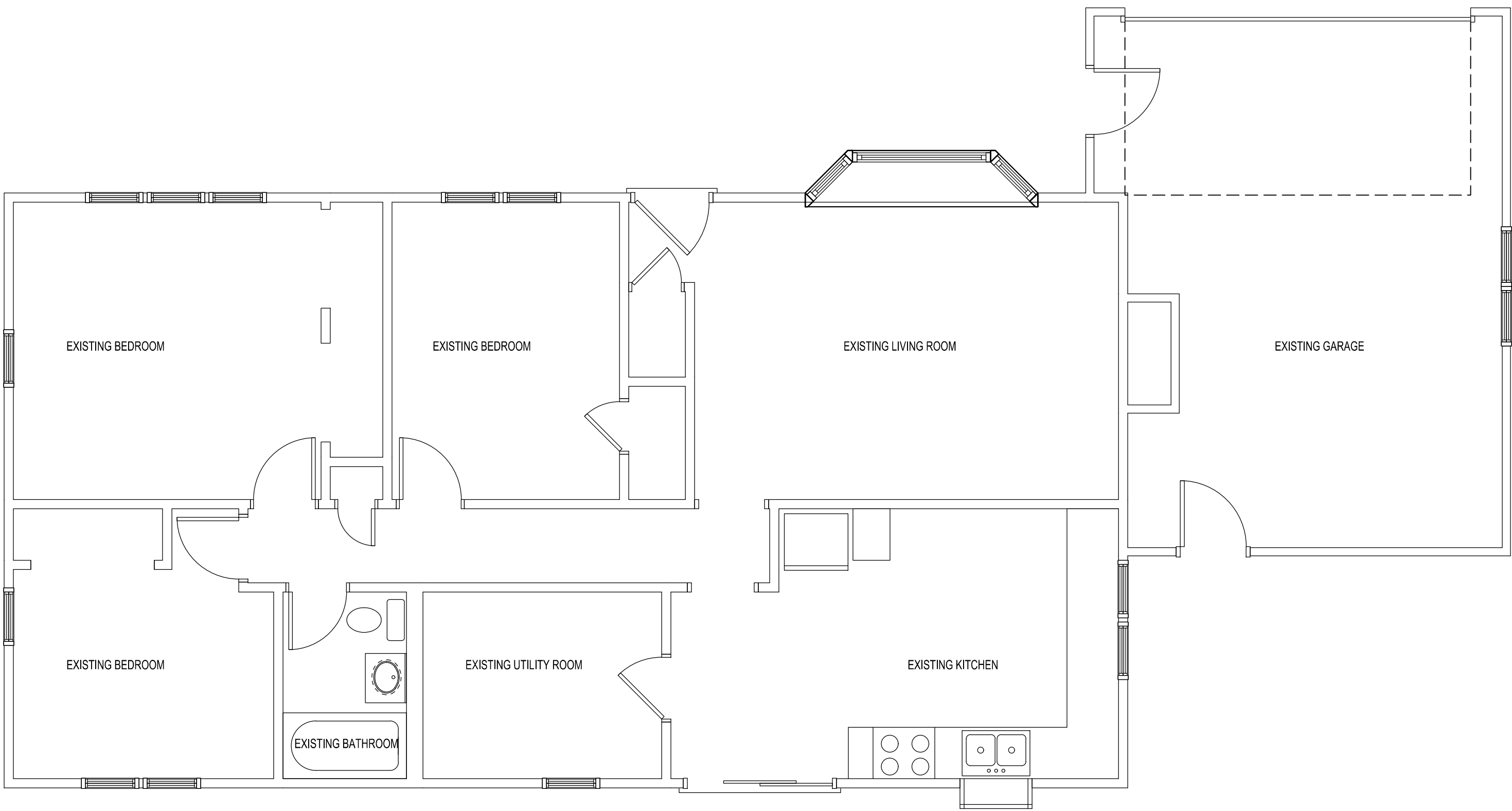
EXISTING SOUTH ELEVATION
1/4"=1'-0"



EXISTING EAST ELEVATION
1/4"=1'-0"



EXISTING NORTH ELEVATION
1/4"=1'-0"



EXISTING FLOOR PLAN
1/4"=1'-0"

REVISION		BY
INITIAL DESIGN REVIEW	12-12-17	CBJ
REVISED DESIGN REVIEW	12-27-17	CBJ
REVISED DESIGN REVIEW	1-15-18	CBJ
DESIGN REVIEW SUBMITTAL	1-24-18	CBJ

DRAWINGS:
EXISTING FLOOR PLAN
EXISTING EXT. ELEVATIONS

SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING
1215 East Maple
Arlington Heights, IL

CBJ

ARCHITECTS
PROFESSIONAL CORPORATION

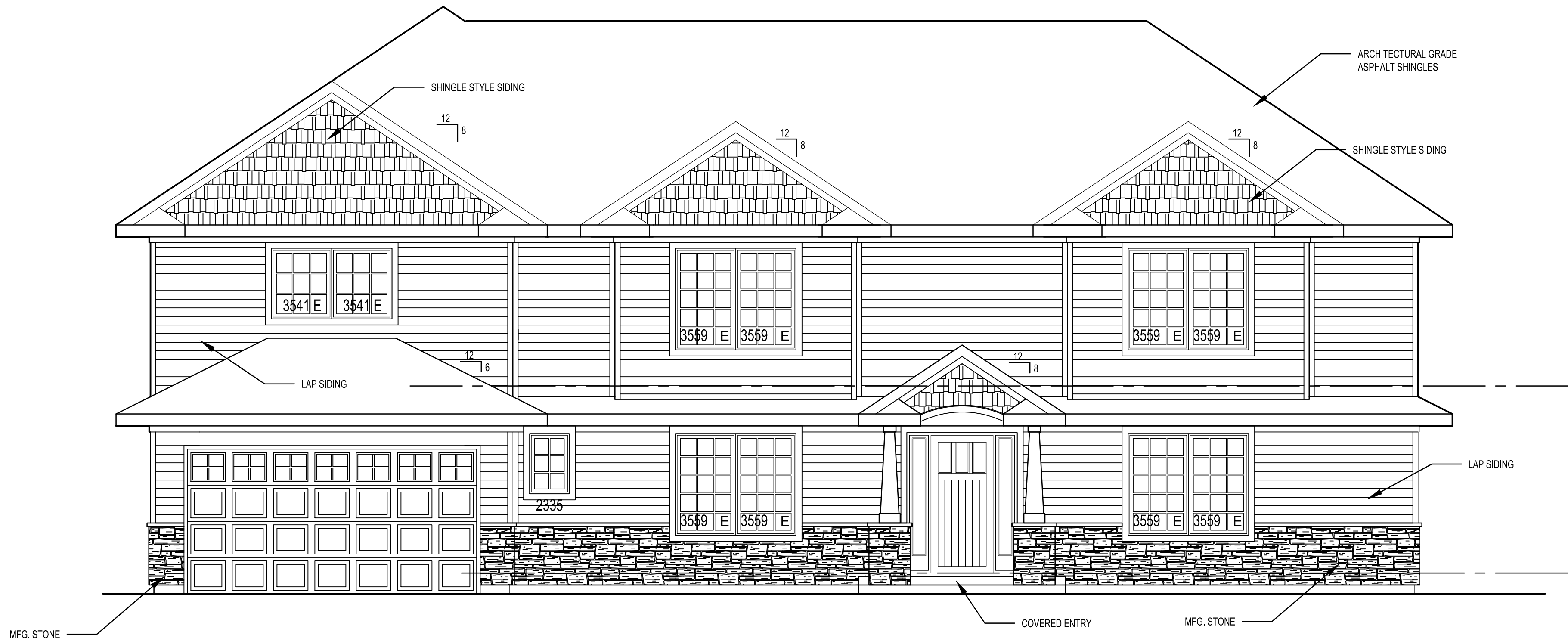
3521 WINTERGREEN TER.
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P: 847-997-9838
F: 847-658-0095
www.cbjarchitects.com

JOB:	17-008
DATE:	11/26/17
SCALE:	As Noted
DRAWN:	CB
CHECKED:	CB

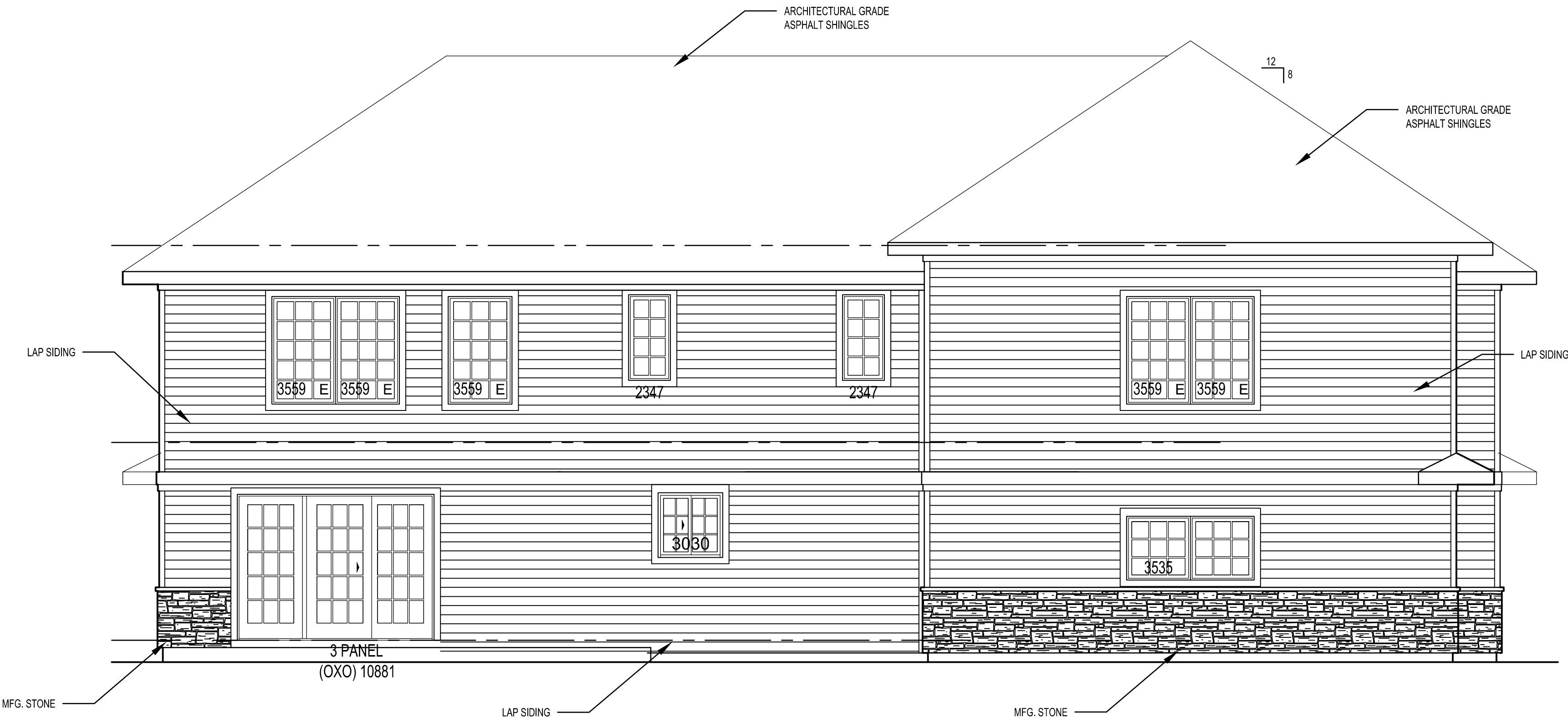
N

NORTH

SHEET
A2
Design



PROPOSED NORTH ELEVATION
1/4"=1'-0"



PROPOSED SOUTH ELEVATION
1/4"=1'-0"

REVISION		BY
INITIAL DESIGN REVIEW	12-12-17	CBJ
REVISED DESIGN REVIEW	12-27-17	CBJ
REVISED DESIGN REVIEW	1-15-18	CBJ
DESIGN REVIEW SUBMITTAL	1-24-18	CBJ

**DRAWINGS:
PROPOSED EXTERIOR
ELEVATIONS**

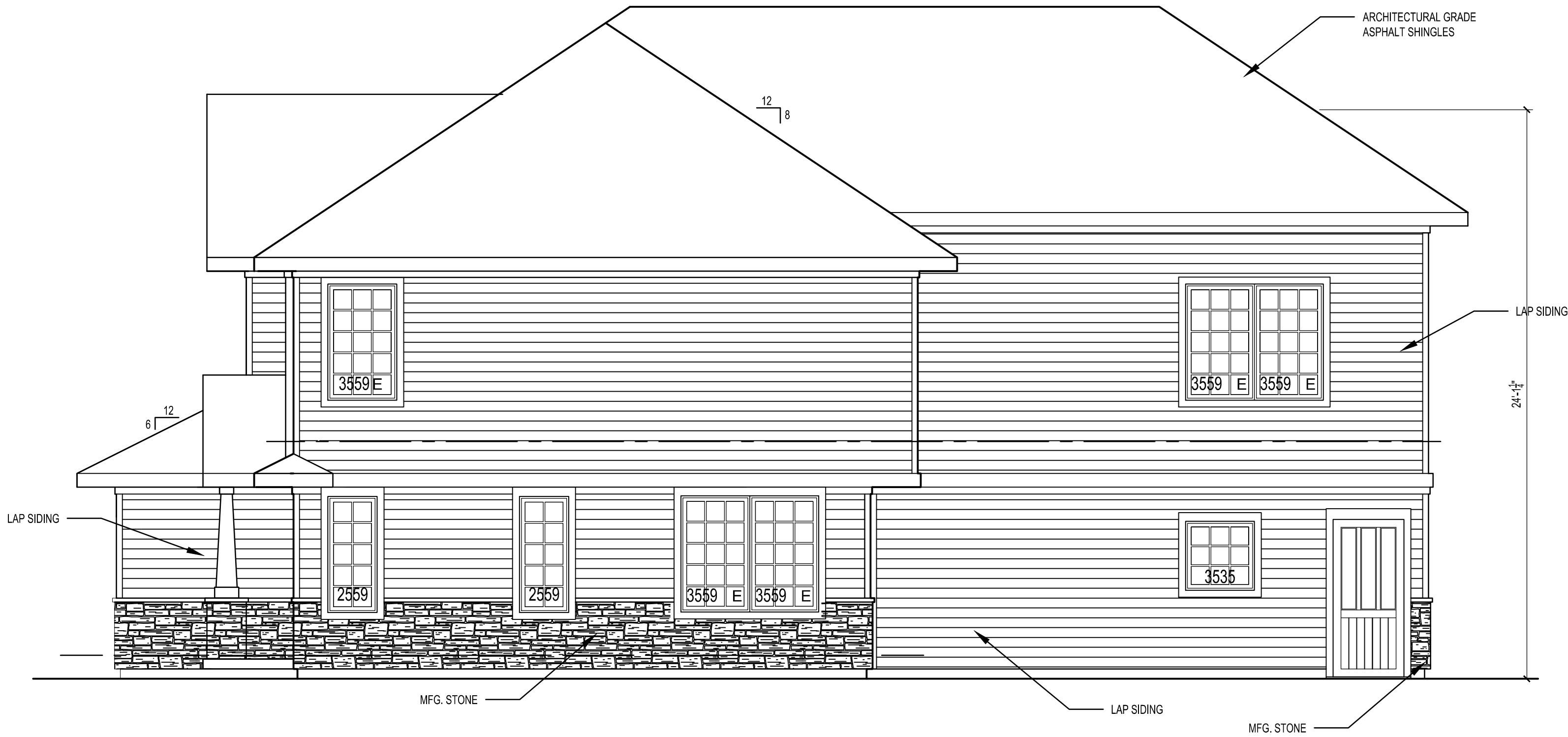
**SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING**
1215 East Maple
Arlington Heights, IL



3521 WINTERGREEN TER.
ALGONQUIN, ILLINOIS 60102
P: 847-997-9838
F: 847-658-0095
www.cbjarchitects.com

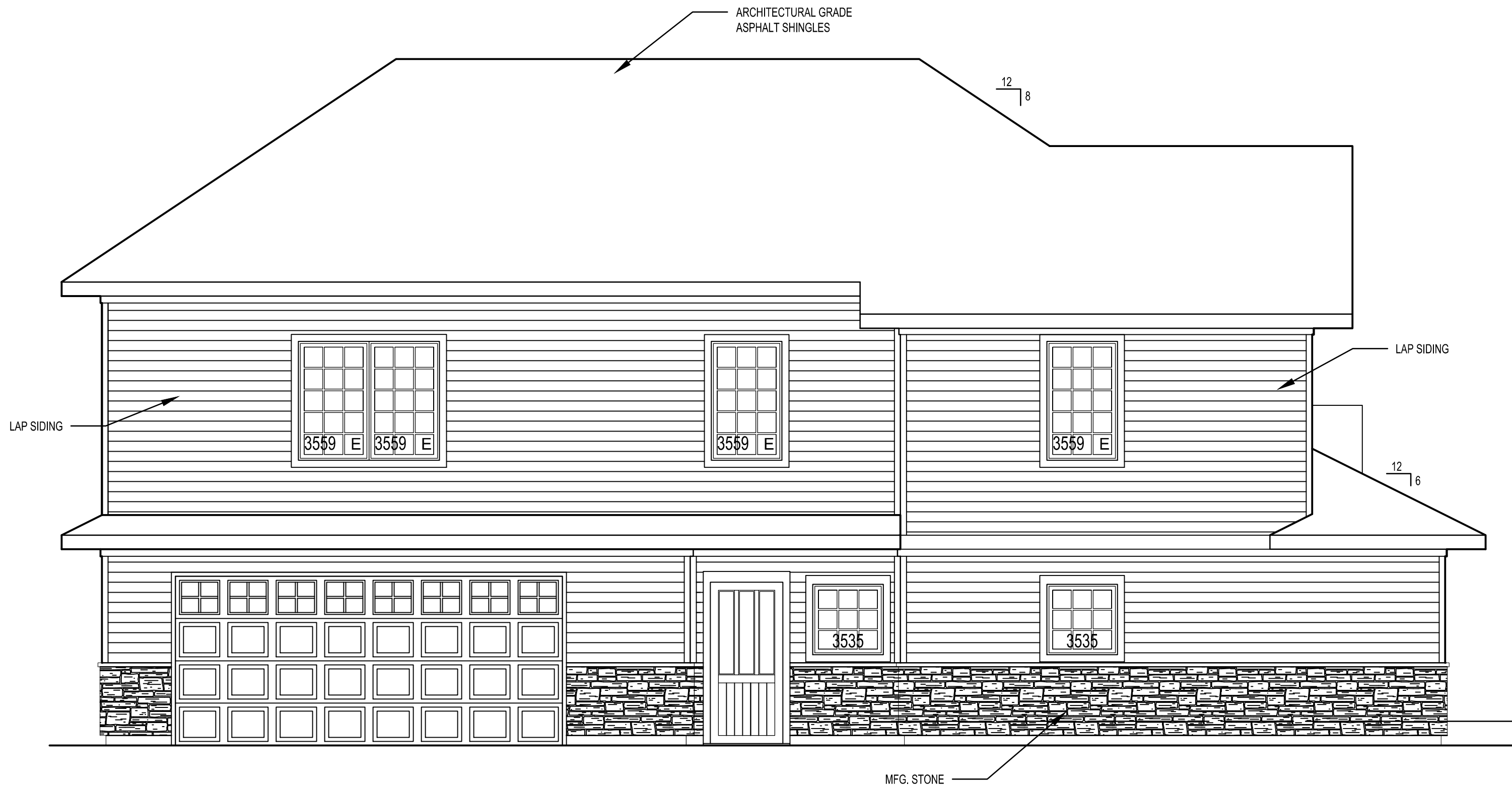
JOB:	17-008
DATE:	11/26/17
SCALE:	As Noted
DRAWN:	CB
CHECKED:	CB

NORTH	SHEET
	A5 Design



PROPOSED WEST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

REVISION	BY
INITIAL DESIGN REVIEW 12-12-17	CBJ
REVISED DESIGN REVIEW 12-27-17	CBJ
REVISED DESIGN REVIEW 1-15-18	CBJ
DESIGN REVIEW SUBMITTAL 1-24-18	CBJ

DRAWINGS:
PROPOSED EXTERIOR
ELEVATIONS

SINGLE FAMILY RESIDENCE
ADDITION AND REMODELING
1215 East Maple
Arlington Heights, IL



3521 WINTERGREEN TER.
ALGONQUIN, ILLINOIS 60102
P: 847-997-9838
F: 847-658-0095
www.cbjarchitects.com

JOB:	17-008
DATE:	11/26/17
SCALE:	As Noted
DRAWN:	CB
CHECKED:	CB

	SHEET
	A6
NORTH	Design

1215 E. MAPLE AVE.



ROOFING:
GAF TIMBERLINE HD
PEWTER GRAY



SIDING:
PLY GEM, CELLWOOD "DIMENSIONS"
SPRUCE BLUE



WINDOWS:
ANDERSON SILVER LINE V3
WHITE
*FACIA, TRIM, GUTTERS TO MATCH

STONE:
DESIGNERS IMAGE
SMOKEY MOUNTAIN
(SEE SEPARATE BOARD)

Thick Dry Sta

GUTTERS:
ALUMINUM,



Premium Series 8 ft. x 7 ft. 18.4 R-Value
Intellicore Insulated White Garage Door
with Plain Windows

1215 East Maple Avenue

Materials Schedule

ITEM:	MATERIAL:	MANUFACTURER:	DESCRIPTION:
ROOF	ASPHALT	GAF	TIMBERLINE HD, PEWTER GRAY
SIDING	VINYL	PLYGEM	CELLWOOD "DIMENSIONS", SPRUCE BLUE
WINDOWS	VINYL	ANDERSON	SILVER LINE V3 SERIES, WHITE
STONE	MFG. STONE	DESIGNER'S IMAGE	SMOKEY MOUNTAIN DRY STACK
FASCIA, SOFFITS AND TRIM	VINYL	PLYGEM	CELLWOOD, WHITE
GARAGE DOORS	STEEL	RELIABILT	PREMIUM SERIES, WHITE

RECEIVED

FEB 12 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 **FILE**



Item: DC#18-013 - 107 N. Pine Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 107 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans received 1/31/18, and the following:

1. Add board and batten siding to the top part of the wall on the side of the garage.
2. Add a window towards the front of the house on the right elevation to break up the blank wall.
3. Push the two office windows together and center them between the porch columns.
4. Change the powder room window under the front porch to a smaller square window.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Exhibits 2/27/18

Exhibits 10/10/17

Minutes 10/10/17

Type

Board or Commission Report

Exhibits

Exhibits

Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 107 N. Pine Ave.
Project Address: 107 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: February 22, 2018

PETITION INFORMATION:

DC Number: 18-013
Petitioner Name: Dennis Bucalo
Petitioner Address: 25999 W. Sunset Rd.
Barrington, IL 60010

Original Meeting Date: February 28, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,247 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25 feet Side: 6.66 feet Side: 6.67 feet Rear: 45.66 feet
Building Height	25 feet to the midpoint	21.8 feet to the midpoint
FAR	3,920 SF	3,247 SF
Building Lot Coverage	3,049 SF	2,332 SF
Impervious Surface Coverage Total	4,356 SF	3,667 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on October 10, 2017, at which time the project was DENIED due to the following concerns:

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

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

Project Update:

In response to the comments from October 10, the petitioner has submitted plans for a completely new design, which address the concerns regarding height, grading, and garage placement.

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

storm drain be installed at the back of the property and tied into the Village storm system.

- **Garage.** The new design has an attached garage located at the back corner of the house in a similar arrangement as a detached garage.

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 107 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans received 1/31/18, and the following:

1. Add board and batten siding to the top part of the wall on the side of the garage.
2. Add a window towards the front of the house on the right elevation to break up the blank wall.
3. Push the two office windows together and center them between the porch columns.
4. Change the powder room window under the front porch to a smaller square window.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

February 22, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-013

RECEIVED
JUN -5 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

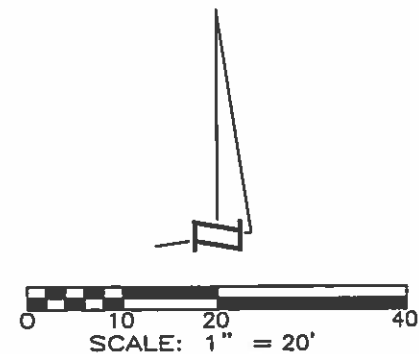
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

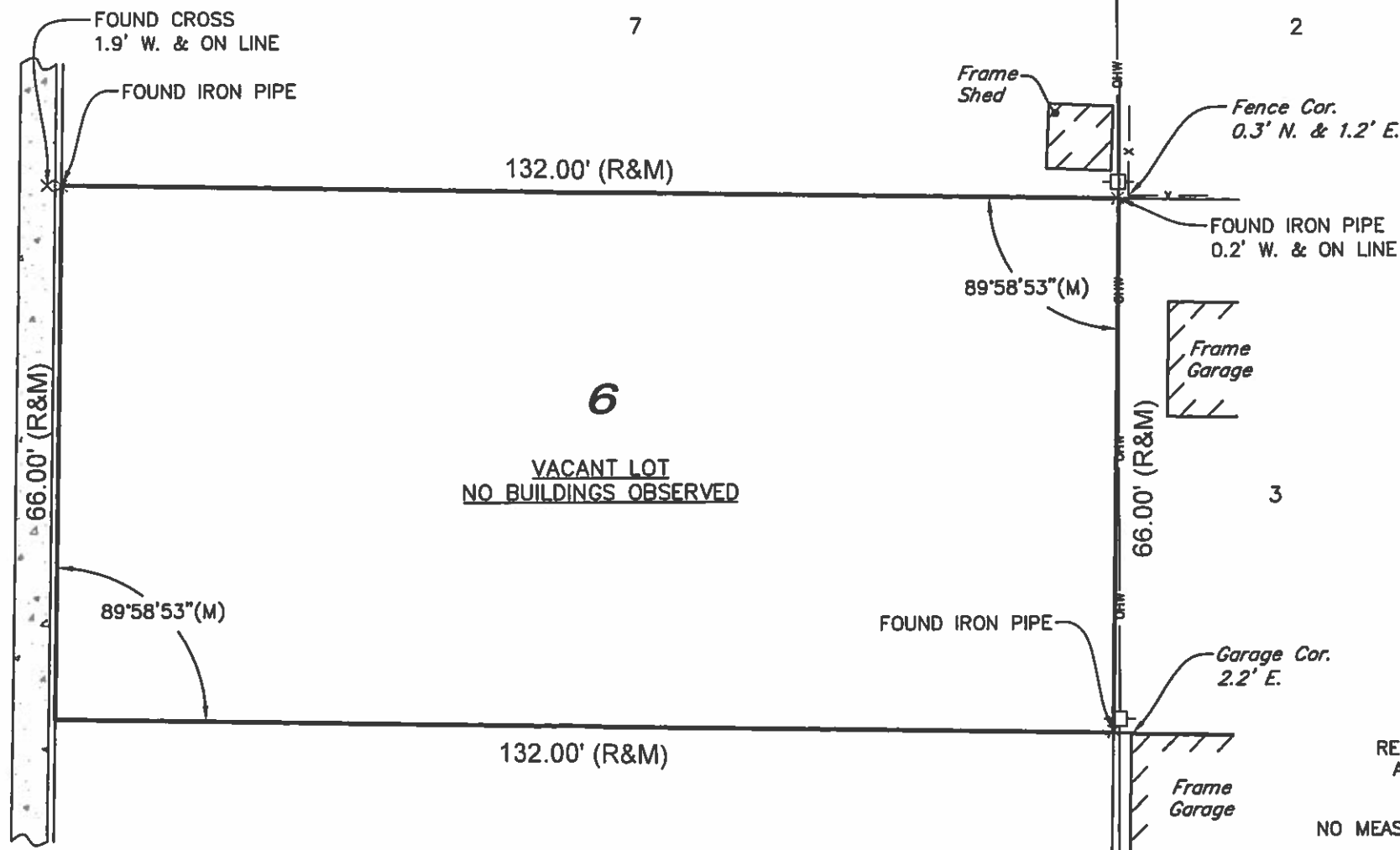
E-MAIL: info@plislisle.com



PARCEL INDEX NUMBER
03-29-337-003

NORTH PINE AVENUE
(66' R.O.W.)

Concrete Curb



NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC
SERVICE CORPORATION AS DISCLOSED
BY SERVICE POLES AND/OR WIRES
ON REAR OF LAND.

LEGAL DESCRIPTION

LOT 6 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION
NUMBER 2 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 (LYING
NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON
HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.

PREPARED FOR: DESIGNERS & BUILDERS
ADDRESS: 107 N. PINE AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: FILE _____ DATE: 5/24/2017 JOB NO: 1714296
DRAWN BY: JHH CHECK BY: SAR
REVISED: _____

SYMBOL LEGEND

- X-X- CONCRETE SURFACE
- X-X- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - UTILITY POLE
- OHW- OVERHEAD WIRES

SURVEYED AREA: 8,712± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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



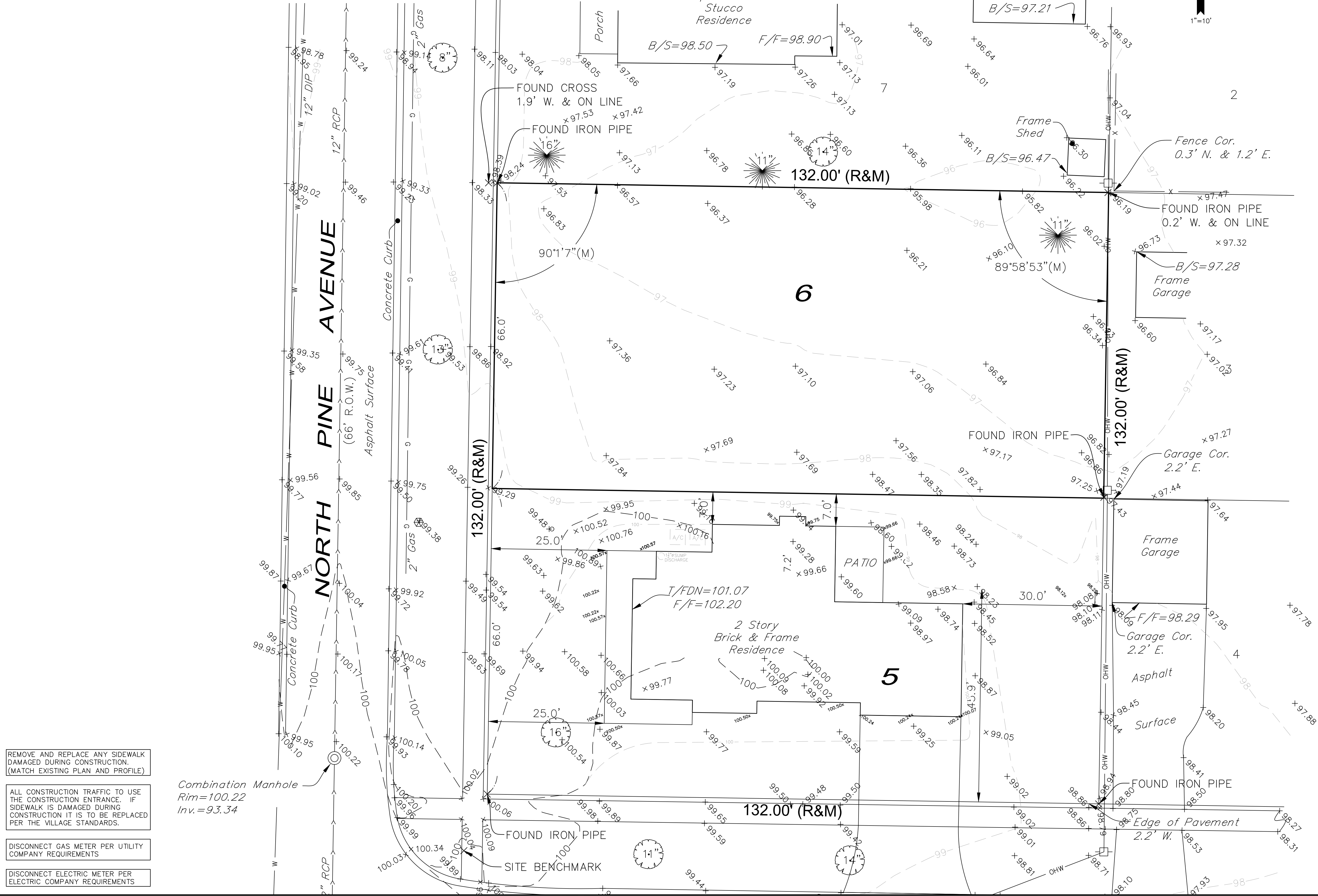
FIELD WORK COMPLETED AND DATED
THIS 26TH DAY OF DECEMBER, 2016.
UPDATED THIS 27TH DAY OF MARCH, 2017.

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

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

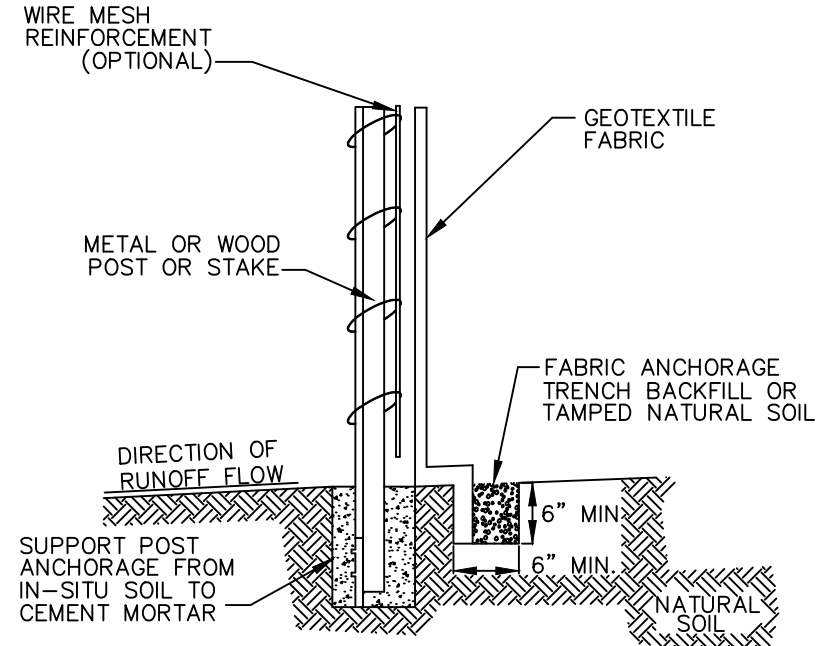
EXISTING CONDITIONS PLAN

OF
LOTS 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S
ADDITION NUMBER 2 IN THE EAST 1/2 OF THE SOUTHWEST 1/4
(LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY
OF COOK, STATE OF ILLINOIS.



- LEGEND**
- 689 EXISTING GRADE
 - 689 PROPOSED GRADE
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - 734 26 EXISTING SPOT GRADE
 - 689.0 PROPOSED SPOT GRADE
 - SILT /CONSTRUCTION FENCE
 - DS DOWNSPOUT
 - STORM SEWER MANHOLE
 - INLET
 - SANITARY SEWER MANHOLE
 - ELECTRIC METER
 - GAS METER
 - FIRE HYDRANT
 - UTILITY POLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - WATER VALVE
 - CORRUGATED METAL PIPE
 - UTILITY POLE
 - B-BOX
 - LIGHT ON GROUND OR WALL
 - WOOD FENCE

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION



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

REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE. IF
SIDEWALK IS DAMAGED DURING
CONSTRUCTION IT IS TO BE REPLACED
PER THE VILLAGE STANDARDS.

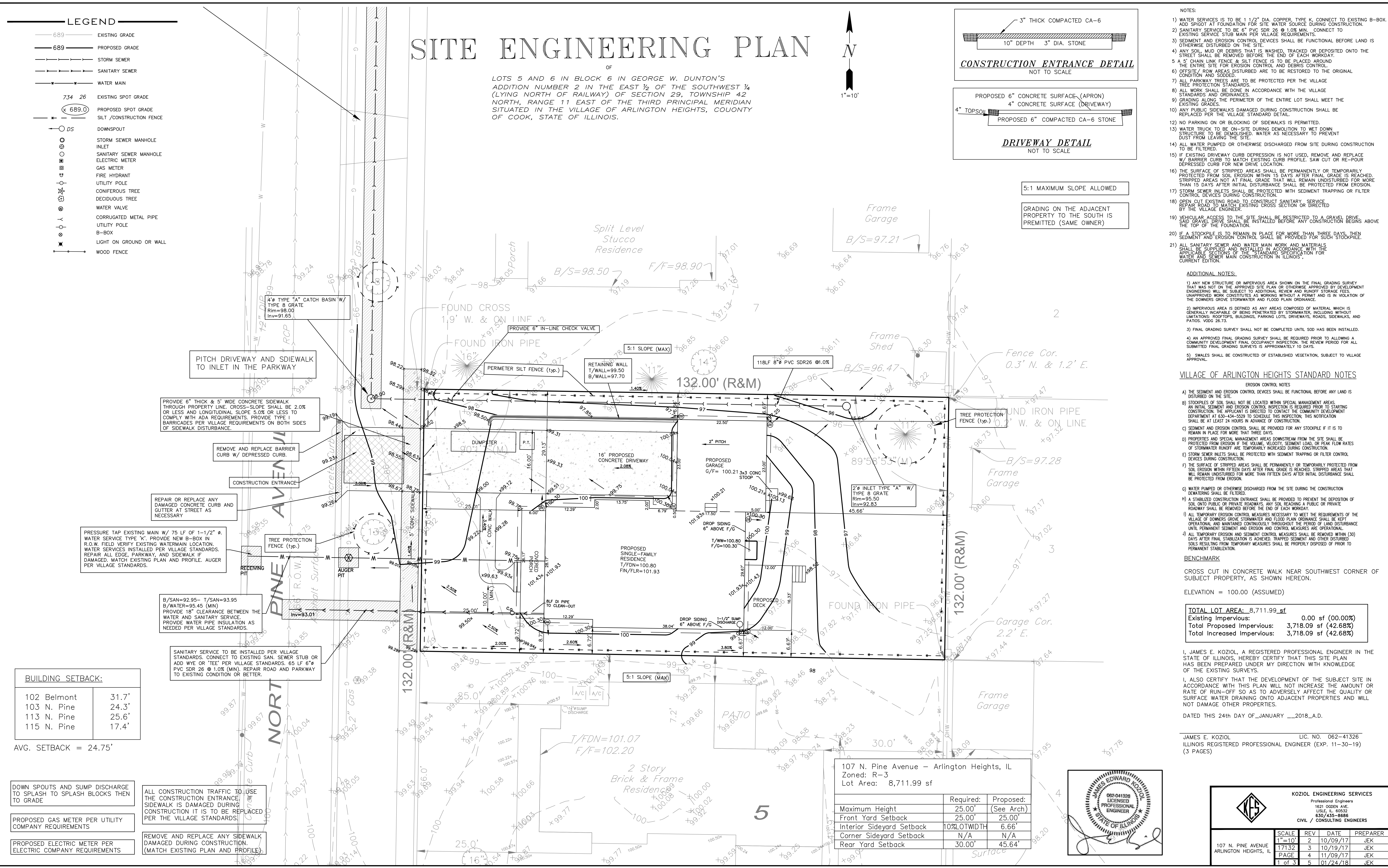
DISCONNECT GAS METER PER UTILITY
COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

Combination Manhole
Rim=100.22
Inv.=93.34

- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- DEMOLISHED AND REMOVED
- X TREES TO BE REMOVED

107 N. PINE AVENUE ARLINGTON HEIGHTS, IL	KOZIOL ENGINEERING SERVICES Professional Engineers 1621 5030N AVE. Lisle, IL 60532 630/435-8686 CIVIL / CONSULTING ENGINEERS			
	SCALE	REV	DATE	PREPARER
	1"=10'	2	10/09/17	JEK
	17132	3	10/19/17	JEK
	PAGE	4	11/09/17	JEK
	3 of 3	5	01/24/18	JEK





DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
DESIGN COMMISSION						
PERMIT REVIEW						
RELEASE FOR PERMIT						
REVISION						

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, ILLINOIS

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Delta Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA
Job Number: 17329
Sheet Number: A202
File Name: 17329202

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION



REAR ELEVATION



FRONT ELEVATION

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
 - TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
 - FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
 - EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
 - WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

EXTERIOR COLOR PACKAGE

HORIZONTAL SIDING:

IRON GREY

VERTICAL SIDING:

IRON GREY

ROOFING:

WEATHERED WOOD

SOFFIT/TRIM:

ULTRA WHITE

GUTTERS:

ULTRA WHITE

GARAGE DOOR:

ULTRA WHITE

WINDOWS:

ULTRA WHITE

METAL SEAM ROOF:

DARK BRONZE

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	12-15-17 BM	1	12-15-17 BM
PRELIMINARY DESIGN	12-15-17 BM	2	12-15-17 BM
DESIGN DEVELOPMENT	12-15-17 BM	3	12-15-17 BM
DESIGN COMMISSION	12-15-17 BM	4	12-15-17 BM
PERMIT REVIEW	12-15-17 BM	5	12-15-17 BM
RELEASE FOR PERMIT	12-15-17 BM		

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

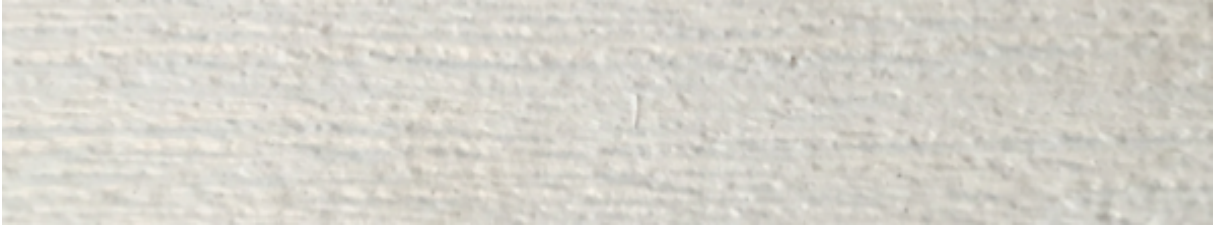
Architects & Planners, Inc.
2000 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

Job Number: 17329
Sheet Number: A200
File Name: 17329200

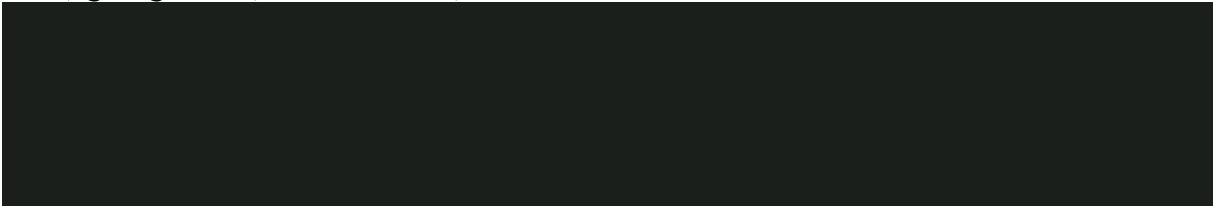
107 N. Pine Color Sheet



Roof - Weathered Wood



Trim, garage door, window trim, and board and batten areas - Ultra White



Metal Seam Roof - Dark Bronze



Lap Siding: Iron Grey

Single-Family Home Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Gutters	Aluminum	ACM	white
Roof	Asphalt Shingles	GAF	Weathered Wood
Siding	Smartside	LP	Iron Grey
Trim/Fascia	LP Trim	LP	Ultra White
Windows	Wood/Aluminum	Pella	White
Garage Door	Wood	Clopay	White
Porch Roof	Metal Seam	Firestone Building Products	Dark Bronze

RECEIVED
JUN -2 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

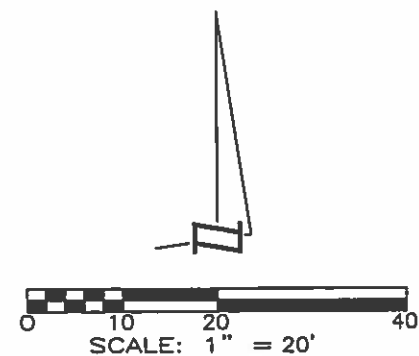
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



PARCEL INDEX NUMBER
03-29-337-003

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC
SERVICE CORPORATION AS DISCLOSED
BY SERVICE POLES AND/OR WIRES
ON REAR OF LAND.

LEGAL DESCRIPTION

LOT 6 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION
NUMBER 2 IN THE EAST ½ OF THE SOUTHWEST ¼ (LYING
NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON
HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.

PREPARED FOR: DESIGNERS & BUILDERS

ADDRESS:107 N. PINE AVENUE, ARLINGTON HEIGHTS, ILLINOIS

BOOK & PG:FILE_____ DATE: 5/24/2017 JOB NO:1714296

DRAWN BY: JHH CHECK BY: SAR

REVISÉ:

SYMBOL LEGEND

-  - CONCRETE SURFACE
 -X-X- - FENCE LINE
 (R) - RECORD DATA
 (M) - MEASURED DATA
 - UTILITY POLE
 -OHW- - OVERHEAD WIRES

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

FIELD WORK COMPLETED AND DATED
THIS 26TH DAY OF DECEMBER, 2016.
UPDATED THIS 27TH DAY OF MARCH, 2017.

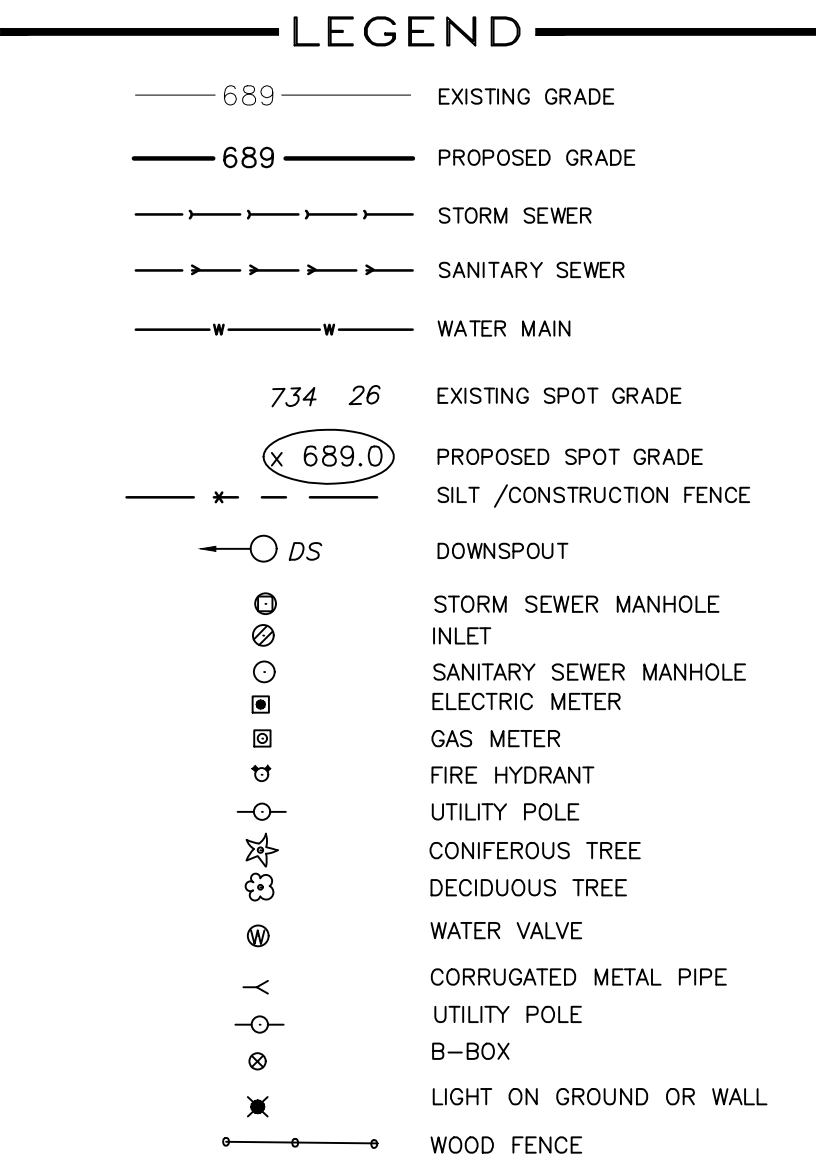
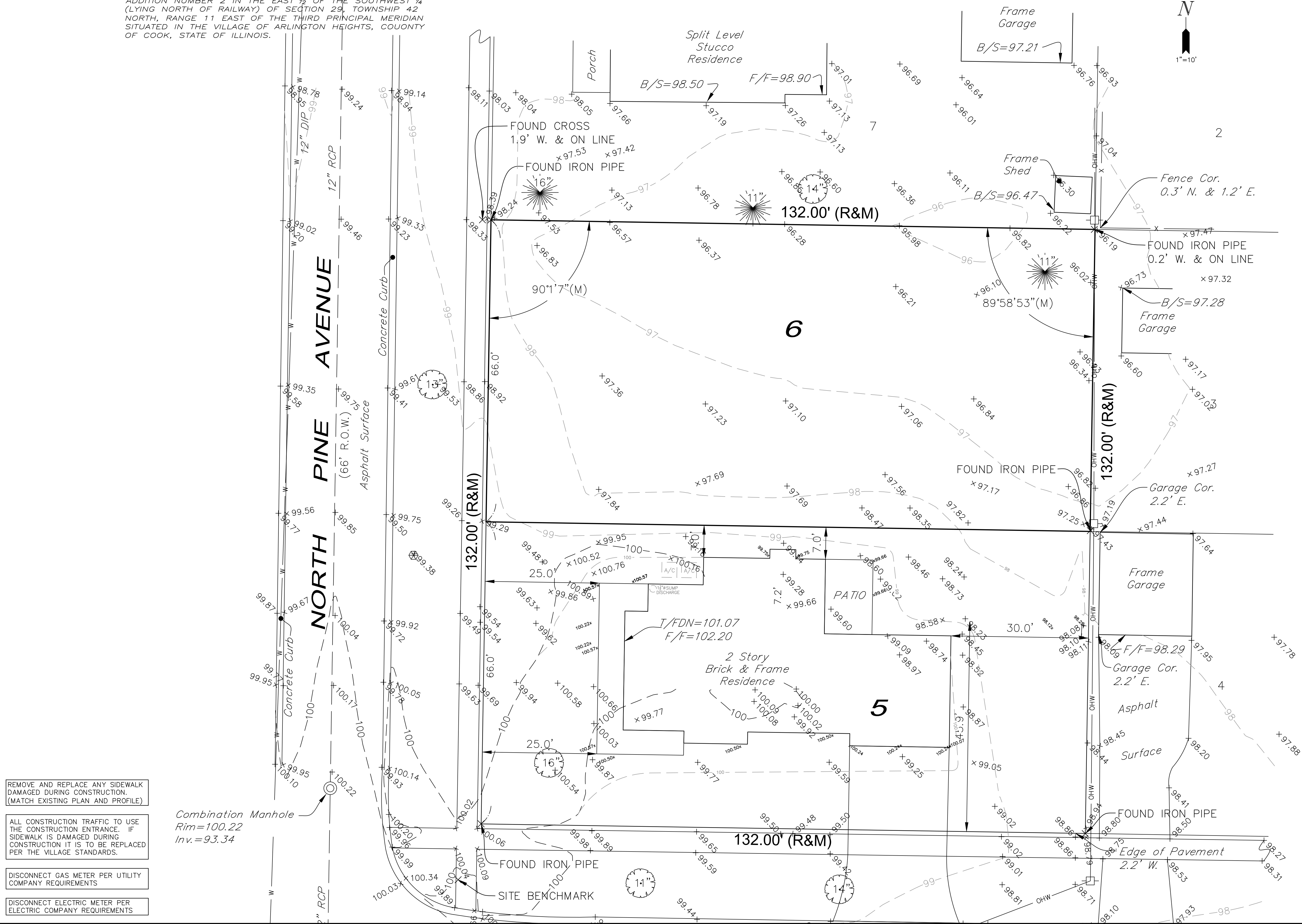


IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

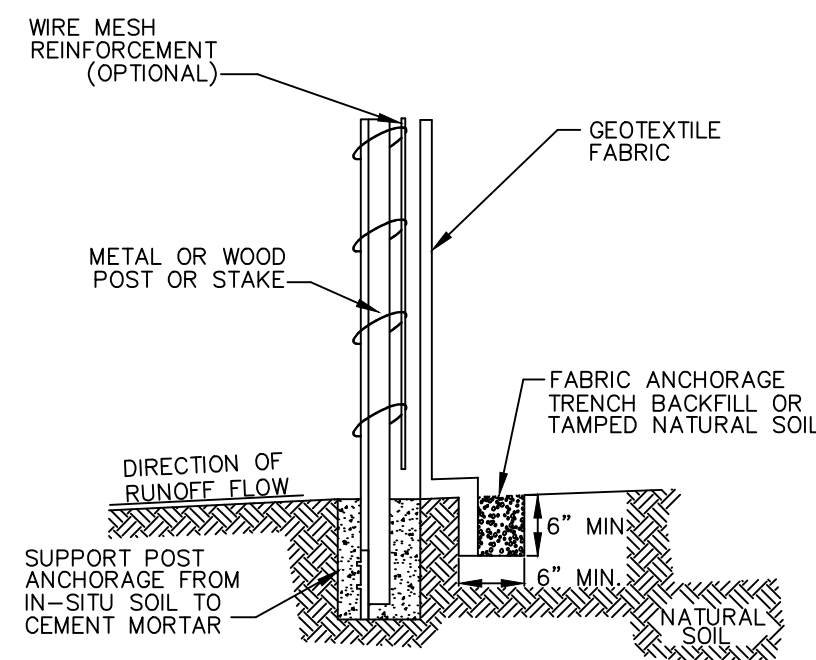
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

EXISTING CONDITIONS PLAN

OF
LOTS 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S
ADDITION NUMBER 2 IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$
(LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY
OF COOK, STATE OF ILLINOIS.



TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION



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

REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE. IF
SIDEWALK IS DAMAGED DURING
CONSTRUCTION IT IS TO BE REPLACED
PER THE VILLAGE STANDARDS.

DISCONNECT GAS METER PER UTILITY
COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

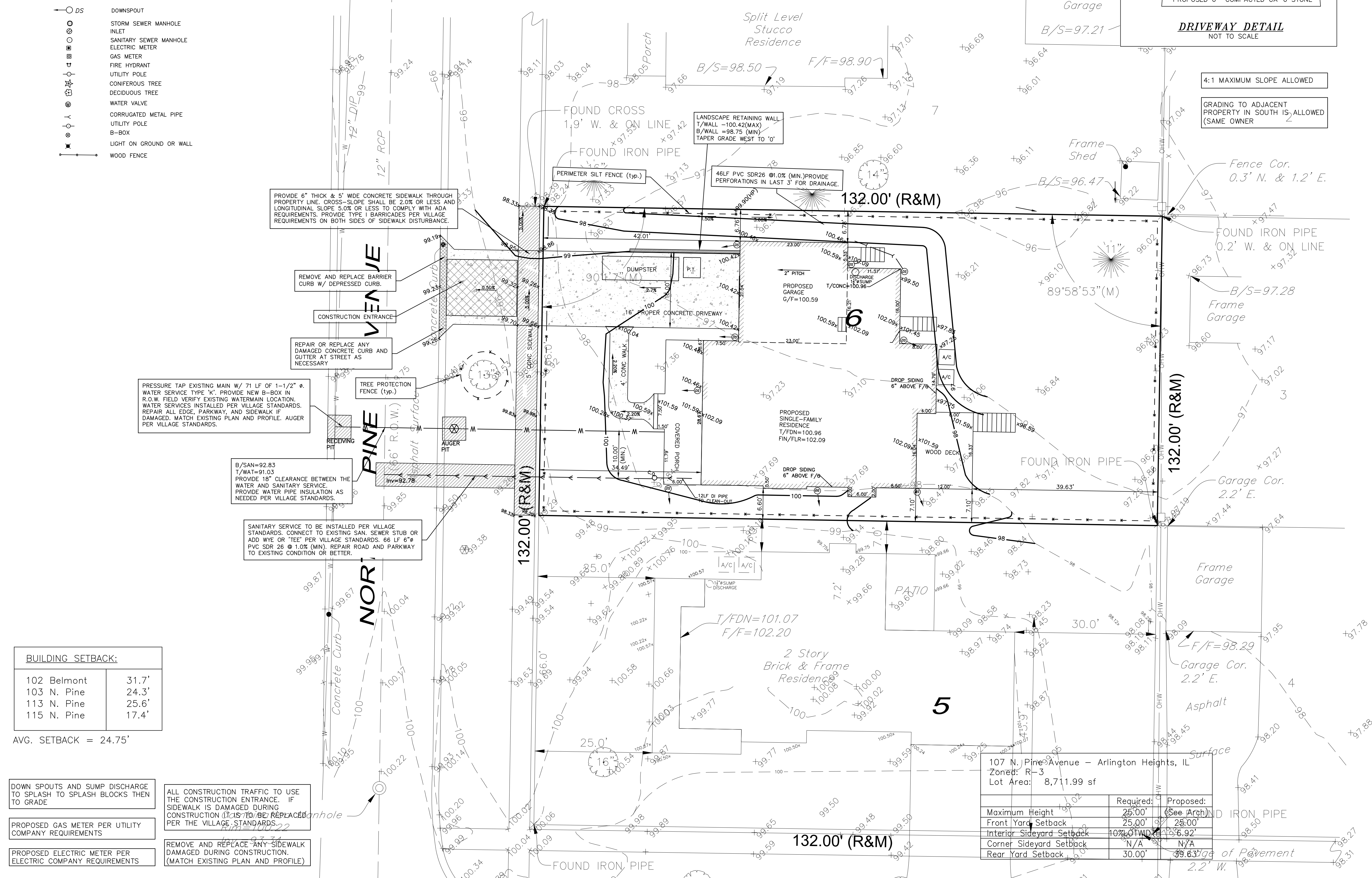
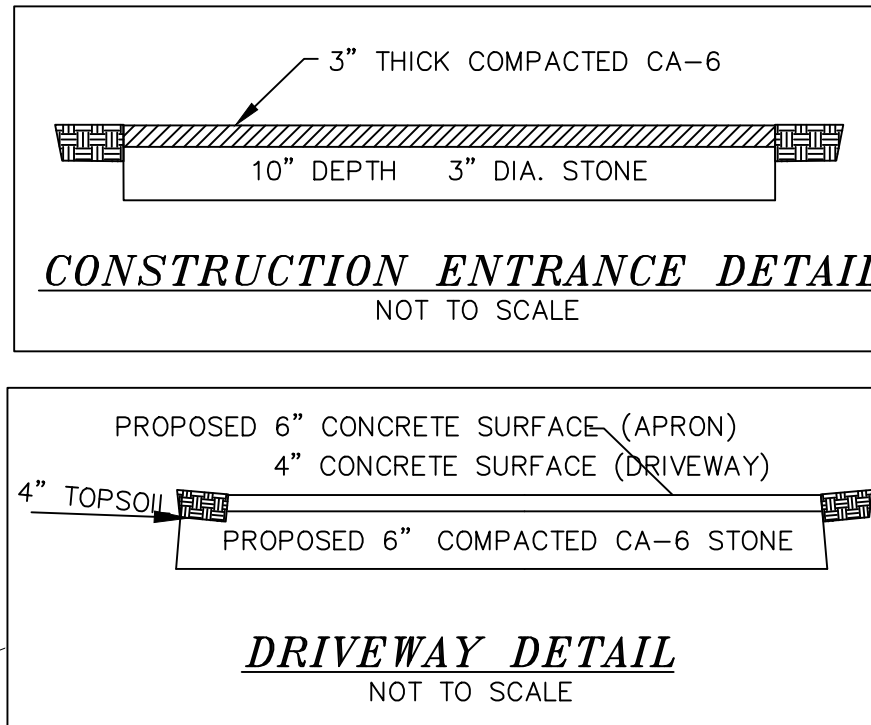
Combination Manhole
Rim=100.22
Inv.=93.34

- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- DEMOLISHED AND REMOVED
- TREES TO BE REMOVED

	KOZIOL ENGINEERING SERVICES			
	Professional Engineers 1621 OGDEN AVE. Lisle, IL 60532 630/435-8686			
	CIVIL / CONSULTING ENGINEERS			
107 N. PINE AVENUE ARLINGTON HEIGHTS, IL	SCALE	REV	DATE	PREPARER
	1"=10'	0	05/11/17	JEK
	PAGE			
	2 of 2			

	EXISTING GRADE
	PROPOSED GRADE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SILT /CONSTRUCTION FENCE
	DOWNSPOUT
	STORM SEWER MANHOLE
	INLET
	SANITARY SEWER MANHOLE
	ELECTRIC METER
	GAS METER
	FIRE HYDRANT
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	UTILITY POLE
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OF
LOTS 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S
ADDITION NUMBER 2 IN THE EAST ½ OF THE SOUTHWEST ¼
(LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY
OF COOK, STATE OF ILLINOIS.



- NOTES:
- 1) WATER SERVICES IS TO BE 1 1/2" DIA. COPPER, TYPE K, CONNECT TO EXISTING B-BOX. ADD SPOIGAT AT FOUNDATION FOR SITE SURFACE DURING CONSTRUCTION.
- 2) SANITARY SERVICE TO BE 6" PVC SDR 26 @ 1.0% MIN. CONNECT TO EXISTING SERVICE STUB MAIN PER VILLAGE REQUIREMENTS.
- 3) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- 4) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ON THE STREET SHALL BE RESTORED BEFORE THE END OF EACH WORKDAY.
- 5) A 5' STAIN LEAN FENCE & SILENCE IS TO BE PLACED AROUND THE ENTIRE SITE FOR EROSION CONTROL AND DEBRIS CONTROL.
- 6) OFFSITE / ROW AREAS DISTURBED ARE TO BE RESTORED TO THE ORIGINAL CONDITION AND SLOPED.
- 7) ALL PARKWAY TREES ARE TO BE PROTECTED PER THE VILLAGE TREE PROTECTION STANDARDS.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES.
- 9) GRADING ALONG THE PERIMETER OF THE ENTIRE LOT SHALL MEET THE EXISTING GRADES.
- 10) ANY PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER THE VILLAGE STANDARD DETAIL.
- 11) NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.
- 12) WATER TRUCK TO BE ON-SITE DURING DEMOLITION TO WET DOWN STRUCTURE TO BE DEMOLISHED. WATER AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
- 13) ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM SITE DURING CONSTRUCTION TO BE FILTERED.
- 14) IF EXISTING SIDEWALK CURB DEPRESSION IS NOT USED, REMOVE AND REPLACE W/ BARRIER CURB TO MATCH EXISTING CURB PROFILE. SAW CUT OR RE-POUR DEPRESSION CURB FOR NEW DRIVE LOCATION.
- 15) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM EROSION FOR AT LEAST 30 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- 16) ALL EXISTING SEWER MAINS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FLOW CONTROL DEVICES DURING CONSTRUCTION.
- 17) OPEN OUT EXISTING ROAD TO CONSTRUCT SANITARY SERVICE SIDEWALK ROAD TO MATCH EXISTING CROSS SECTION OR DIRECTED BY THE VILLAGE ENGINEER.
- 18) VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE DRIVE.
- 19) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- 20) ALL SANITARY SEWER AND WATER MAIN WORK AND MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE VILLAGE OF GLENVIEW SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
- 21) CURRENT EDITION.

ADDITIONAL NOTES:

- 1) ANY NEW STRUCTURE OR IMPERVIOUS AREA SHOWN ON THE FINAL GRADING SURVEY THAT WAS NOT ON THE APPROVED SITE PLAN OR OTHERWISE APPROVED BY DEVELOPMENT DEPARTMENT WILL BE SUBJECT TO A REVIEW FOR AN ADDITIONAL REVIEW FEE.
- 2) ANY UNAPPROVED WORK CONSTITUTE AS WORKING WITHOUT A PERMIT AND IS IN VIOLATION OF THE DOWNERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE.
- 3) IMPERVIOUS AREA IS DEFINED AS ANY AREAS COMPOSED OF MATERIAL WHICH IS BEING INCAPABLE OF BEING PENETRATED BY STORMWATER, INCLUDING WITHOUT LIMITATIONS: ROOFTOPS, BUILDINGS, PARKING LOTS, DRIVEWAYS, ROADS, SIDEWALKS, AND PATIOS. VODG 26.7.3.
- 4) FINAL GRADING SURVEY SHALL NOT BE COMPLETED UNTIL SOD HAS BEEN INSTALLED.
- 5) AN APPROVED FINAL GRADING SURVEY SHALL BE REQUIRED PRIOR TO ALLOWING A COMMUNITY DEVELOPMENT FINAL OCCUPANCY INSPECTION. THE REVIEW PERIOD FOR ALL SUBMITTED FINAL GRADING SURVEYS IS APPROXIMATELY 15 DAYS.
- 6) SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION, SUBJECT TO VILLAGE APPROVAL.

VILLAGE OF ARLINGTON HEIGHTS STANDARD NOTES

- EROSION CONTROL NOTES
- A) THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
 - B) STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS. AN INITIAL SEDIMENT AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS REQUESTED TO CONTACT THE DISTRICT ENGINEER, DISTRICT DEPARTMENT AT 630-434-5529 TO SCHEDULE THIS INSPECTION; THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
 - C) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR ANY STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.
 - D) PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE RAINFALL METEOROLOGICAL SERVICE REPORTS HIGH FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
 - E) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL.
 - F) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
 - G) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING THE CONSTRUCTION DRAINAGE SHALL BE FILTERED.
 - H) A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS; ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
 - I) TEMPORARY EROSION CONTROL MEASURES AND CONSTRUCTION REQUIREMENTS OF THE VILLAGE OF DOWNSGROVE STORMWATER AND FLOOD PLAN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE AND SEDIMENT SEPARATION AND SEDIMENT MEASURES ARE OPERATIONAL.
 - J) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

BENCHMARK

CROSS CUT IN CONCRETE WALK NEAR SOUTHWEST CORNER OF
SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

<u>TOTAL LOT AREA: 8,711.99 sf</u>	
Existing Impervious:	0.00 sf (00.00%)
Total Proposed Impervious:	3,552.31 sf (40.77%)
Total Decreased Impervious:	3,552.31 sf (40.77%)

I, JAMES E. KOZIOL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION WITH KNOWLEDGE OF THE EXISTING SURVEYS.

I, ALSO CERTIFY THAT THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OR SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES.

DATED THIS 17th DAY OF January 2017 A.D.

JAMES E. KOZIOL LIC. NO. 062-41326
ILLINOIS REGISTERED PROFESSIONAL ENGINEER (EXP. 11-30-19)
(2 PAGES)

	KOZIOL ENGINEERING SERVICES Professional Engineers 1621 OGDEN AVE. USTL, IL 60032 330 / 455-6886 CIVIL / CONSULTING ENGINEERS			
	SCALE	REV	DATE	PREPARED
	1"=10'	0	05/11/17	JEK
	1/12 SCALE	1	09/25/17	JEK
	PAGE	2	10/09/17	JEK
1 of 2				

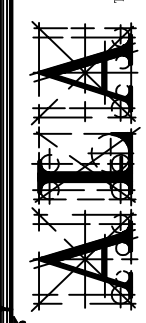


DATE	BY	REVISION
05-04-17	ALA	1
05-04-17	ALA	2
05-04-17	ALA	3
05-04-17	ALA	4
05-04-17	ALA	5

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-2000 Fax: 815-788-2001



Job Number: A203
Sheet Number: 17068
File Name: 17068203

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION



1C
A201

EXISTING FRONT ELEVATION

1/8"=1'-0"



23'-0 1/2" V.L.F.

3C
A201

EXISTING FRONT ELEVATION

SUBJECT PROPERTY
107 N. PINE AVE

1/8"=1'-0"



5C
A201

EXISTING FRONT ELEVATION

1/8"=1'-0"



1C
A201

EXISTING FRONT ELEVATION

1/8"=1'-0"



23'-0 1/2" V.L.F.

3C
A201

FRONT ELEVATION

SUBJECT PROPERTY
107 N. PINE AVE

1/8"=1'-0"



7'-0"

5C
A201

EXISTING FRONT ELEVATION

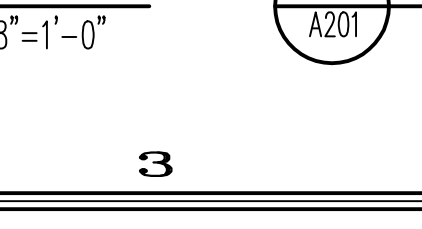
1/8"=1'-0"



1E
A201

EXISTING FRONT ELEVATION

1/8"=1'-0"



23'-0 1/2" V.L.F.

3E
A201

FRONT ELEVATION STREETSCAPE W/ TREES

SUBJECT PROPERTY
107 N. PINE AVE

1/8"=1'-0"

7'-0"

5E
A201

EXISTING FRONT ELEVATION

1/8"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	04-04-17 BA					
PRELIMINARY DESIGN	04-04-17 BA					
DESIGN DEVELOPMENT	04-04-17 BA					
PERMIT APPLICATION	04-04-17 BA					
PERMIT REVIEW	04-04-17 BA					
RELEASE FOR PERMIT	04-04-17 BA					
REVISION						

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, ILLINOIS

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA
Job Number: 17068
Sheet Number: A202
File Name: 17068202



1C
A200
REAR ELEVATION

1/4"=1'-0"



1E
A200
FRONT ELEVATION

1/4"=1'-0"

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
 - TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
 - FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
 - WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

- EXTERIOR COLOR PACKAGE**
- HORIZONTAL SIDING:
IRON GREY
- VERTICAL SIDING:
IRON GREY
- ROOFING:
WEATHERED WOOD
- SOFFIT/TRIM:
ULTRA WHITE
- GUTTERS:
ULTRA WHITE
- GARAGE DOOR:
ULTRA WHITE
- BRICK:
PALMETTO ASHLAND
- WINDOWS:
ULTRA WHITE
- METAL SEAM ROOF:
DARK BRONZE

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	04-04-17 BA	1	04-04-17 BA
PRELIMINARY DESIGN	05-04-17 BA	2	05-04-17 BA
DESIGN DEVELOPMENT	06-04-17 BA	3	06-04-17 BA
DESIGN COMMISSION	07-04-17 BA	4	07-04-17 BA
PERMIT REVIEW	08-04-17 BA	5	08-04-17 BA
RELEASE FOR PERMIT	09-04-17 BA		

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

Architects & Planners, Inc.
2000 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

Job Number: 17068
Sheet Number: A200
File Name: 17068200



1C
A201
LEFT ELEVATION

1/4"=1'-0"



1E
A201
RIGHT ELEVATION

1/4"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
DESIGN COMMISSION	4
PERMIT REVIEW	5
PERMIT FOR CONSTRUCTION	
REVISION	

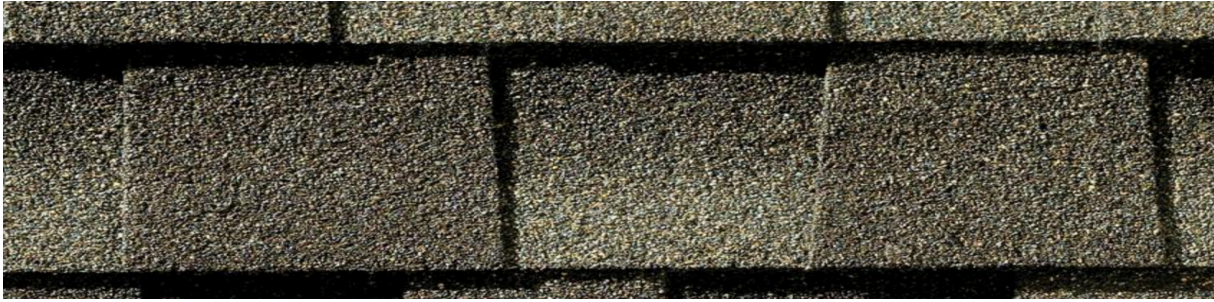
DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

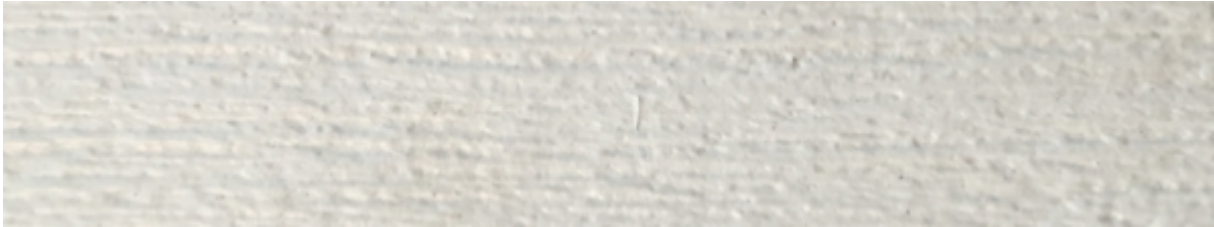
Architects & Planners, Inc.
2000 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA
Job Number: 17068
Sheet Number: A201
File Name: 17068201

107 N. Pine Color Sheet



Roof – Weathered Wood



Trim, garage door, window trim, and board and batten areas - Ultra White



Metal Seam Roof – Dark Bronze



Brick Chimney – Palmetto Ashland



Lap Siding: Iron Grey

**107 N. Pine
Material Schedule**

Item	Material	Manufacturer	Color
Brick	clay	Sioux City Brick	Palmetto Ashland
Siding,	Pressed wood	LP	Iron Grey
Gutters	aluminum	ACM	white
Windows	Wood/Aluminum clad exterior	Pella	White
Garage Door	steel insulated	clopay	white
Roof	asphalt shingles	GAF	Weathered Wood
Trim, soffits, and fascia	pressed wood	LP	White

 **FILE**

RECEIVED

SEP 19 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 10, 2017

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

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

Members Absent: Jonathan Kubow

Also Present: Dennis Bucalo, Designers & Builders Development for *107 N. Pine Ave.*
Douglas Dohan, Callison RTKL for *AT&T*
Maureen Cardinalo for *AT&T*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 26, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW RE-REVIEWDC#17-070 – 107 N. Pine Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The project complies with the R-3 zoning requirements. This project was previously reviewed by the Design Commission on June 13, 2017, at which time the project was continued so that concerns with the proposed design could be addressed. There were only three Commissioners in attendance at the meeting, which meant that a unanimous vote was required to obtain approval. Two of the Commissioners were in support of the proposed design with minor revisions discussed; however, Chairman Fitzgerald felt the proposed design was not appropriate in this location, and he cited comments made by the petitioner from the Design Commission's meeting minutes (when they were seeking approval for the new house at 103 N. Pine, directly south of this site) as follows:

- The petitioner said he was intending to build a new home of suitable size and style (at 107 N. Pine).
- The petitioner said he would consider a Bungalow style home (for 107 N. Pine).
- The petitioner said that the new home (for 107 N. Pine) would simulate this home as well as tie with the Bungalow style.

At that time, Chairman Fitzgerald stated that, based on the petitioner's previous comments, he was expecting a farmhouse or bungalow style home that would fit with the neighborhood. He felt the scale of the proposed house looked bigger than the new home to the south, and he recommended a simpler design. The two neighbors to the north attended the June 13 meeting, and both agreed with Chairman Fitzgerald's comments. They felt the home looked too big, and they wanted to see a better transition to the scale of their homes.

In response to the comments from June 13, the petitioner has made changes to the design as follows:

- The floor plan is the same (with a few minor changes), but the layout of the house on the site has been flipped to place the smaller scale garage to the north to help ease the transition to the existing adjacent homes.
- The overall height of the house has been reduced (approximately 10 inches) by lowering the second floor wall height to 7'-0" on the front and back.
- The style of the house has been changed with simpler farmhouse detailing, including a full front porch and board and batten siding on all sides of the second floor.
- A bump out was added in the stairwell on the south elevation to break up the large flat wall.

Overall, Staff feels that the revised farmhouse style has a more authentic appearance that is an improvement from the original design, and will fit better with the neighborhood. The revised orientation is also a big improvement with the main body of the house fitting in well with the scale of the new house to the south, and the garage side stepping down to the smaller scale of the existing homes to the north. The side elevations could benefit from additional windows. It is recommended to at least add one window on the side of the Dining Room, similar to the window in the Library.

Staff still has concerns about the proposed colors for the house, which will be similar to the new house to the south using black, white, and charcoal gray as the primary colors. The house to the south has all white siding with black windows and a charcoal metal porch roof. The proposed house is iron grey (very dark) siding on the first floor, white board and batten siding on the second floor with white windows. An earth tone or light gray siding color is recommended to avoid the repetitive combinations of white, gray, and black.

Staff recommends approval of the new home with the suggestion to add at least one window on the side of the dining room, and evaluation of the proposed exterior colors.

Mr. Bucalo agreed with the comments made by Staff; however, he suggested using the iron grey siding for the entire home, instead of the combination of iron grey and white. He presented a photograph of another home with all grey siding, black windows, and white trim as proposed. He clarified that the window color for the proposed new home will be black, not white. He also said he was not opposed to the suggestion to add a window on the side of the home in the dining room. He explained that they have worked hard in the last 4 months to put together 3 or 4 options for the new home, and felt the revised design works really well with the adjacent home to the south, and scales down to the home to the north. They are very comfortable with the revised design and feel it will be a nice addition to the neighborhood.

Commissioner Coon had no problem with the overall look of the new home, and agreed with the decision to flip the garage to the other side. He was in favor of grey siding for the entire home, as opposed to the combination of the grey siding and the white.

Commissioner Kingsley said that she was not at the first review for this project. She appreciated the petitioner's efforts that were put into revising the design, and she appreciated the clarification to the grade change that was made since the previous review. She pointed out the 3-foot grade difference between the north edge of the front of the home to the south (103 N. Pine) and the south edge of the existing bungalow. Her issue was the fact that the grade change actually happens a lot closer to the home to the south, then it does to the existing bungalow. In general, she felt the 3-foot berm should be located between the two new homes, and she was unsure how Engineering would react to the re-grading. This was something that she felt should be looked at because it would affect the elevation since the property is 3-feet lower than the home to the south. She understood that grading is not under the purview of this commission; however, she felt that this was going to be a big issue with the new home. She also said that there is a lot of standing water at the northeast corner of this property, and the new home will push the water towards the home to the north. Commissioner Kingsley also asked if a patio was being proposed in the rear yard and the petitioner said there would be a deck.

Mr. Bucalo explained that the architectural context elevation drawing is misleading because the engineering plan calls for a retaining wall along the driveway, and the grade will drop down over 2-feet from the top of foundation to the grade. The water that is currently compiling at the northeast corner of the site actually comes from the adjacent home to the north, as well as from the home to the east, whose driveway slopes across and forces the water across their property towards this property. Mr. Bucalo further stated that water from the front side of the site will be forced toward the curb, and the water in the backyard will be forced toward the northeast corner of the site.

Commissioner Kingsley reiterated that the change in grade being proposed for the new home is an issue and needs to be looked at by the Village to determine where the top of foundation will go, because she felt the elevation being proposed was not fair. She asked the petitioner if he considered other styles for the new home, or a different layout, which the commissioners also asked the petitioner about when the home to the south was reviewed. She also remembers asking the petitioner to consider a design that was more in keeping with the scale of the 2 homes to the north and the 2 homes across the street that are 1 to 1-1/2 story homes. She felt that a detached garage was more appropriate and would allow for more floor area ratio on this site since 50% of the homes in this neighborhood have a detached garage. Commissioner Kingsley concluded that the proposed design did not belong in this neighborhood, the height should be brought down, and it should have a detached garage.

Commissioner Eckhardt referred to the original topographic plan that showed that the existing vacant lot has approximately 1-1/2-feet of difference across the lot, and it appeared as though the home to the north was at the same grade; the petitioner is proposing to raise the new home to try to match the grade between the new home and the home to the south. Mr. Bucalo stated that he originally considered an English basement on the north side of the new home, which would keep the grade down between the 2 homes. Commissioner Eckhardt suggested stepping down the grade elevation of the new house from the home to the south, to the proposed new home, to the home to the north. Mr. Bucalo agreed with this suggestion but clarified that the existing sidewalk is at 99 in the middle of the lot, and the sidewalk is higher than the lot. Commissioner Eckhardt said that while he could appreciate the complicated situation, he felt the grade being proposed for the new home would impact the view from the street because the new home would

be higher than the home to the north, and the proposed retaining wall should hold the water on the site. In terms of the proposed colors, Commissioner Eckhardt was in favor of all grey siding instead of a grey bottom and a white top; however, he was unsure about the big contrast this would create. He felt that flipping the new home was sympathetic to the home to the north; however, he had an issue with the grade changes all being on the north and none on the south. With regards to the proposed design, in general, he was okay with it; however, he felt the entrance pediment was skinny and underwhelming compared to the rest of the home; it looks a little odd with the single board going up the middle. He liked the symmetry of the stain glass window between the two peaks and asked for clarification on the detail above the front door, which the petitioner explained would be white, and set away from the house wall which would be gray behind it. Commissioner Eckhardt had no further comments at this time.

Chair Fitzgerald agreed with the comments that were made about the grading. He liked the colors that were brought in tonight, which will help the home fit in better. He appreciated that the attached garage is going to be set back pretty far; however, if the home is approved, he wanted a requirement that some type of landscaping be added on the side of the driveway so that when the homeowners to the north are sitting on their porch, they are not looking into the garage of the new home. He also questioned whether the garage door should be black or a darker color than the white being proposed, since it is probably the brightest element on the home, and he also questioned why the two a/c units are placed under the breakfast nook window. Overall, he felt the new home was good looking, but it should be lowered to a height somewhere between the homes on each side. He liked the materials being proposed and felt that landscaping would really help the home fit in better.

PUBLIC COMMENT

James & Sharon Potsch, 113 N. Pine Avenue. Mr. Potsch said that they live directly north of the site and completely agree with the comments made about the height of the new home, and he is concerned about the sharp drop-off that is happening with the grade. They had a driveway and new garage put in 2 years ago and had enough discussions with the Engineering Department to ensure that all of the water on their property is kept in their yard and not being dumped onto this vacant site. With everything they had to go through to keep the water on their property, he is very concerned about water from this site does not end up in his yard. It is scary to think that the grade is going to be as steep as what is being shown, and he asked if the retaining wall was being proposed because of the huge difference in the grade. To him, this just screams that water will be coming onto his property at the lowest point, and this is his biggest concern with the new home. Ms. Potsch reiterated that water is a big concern for them. They spent 4 years vetting out neighborhoods of where they were going to make their family investment, and they chose this area because they did not have to deal with retaining walls and humungous homes next to them impeding down on them. It was a choice to invest in Arlington Heights and they spent 4 years looking for a community to belong to.

Kathleen Gabriel, 115 N. Pine Avenue. She lives to the north of Jim & Sharon Potsch and is here tonight from a very emotional standpoint because she is very invested in Arlington Heights and her home where she has lived with her family for 24 years. It saddens her to see these new big homes in their little neighborhood, because their neighborhood does not need or want million dollar homes; they want young families that can put down roots here and grow their families over the years, like her family and many other families in the neighborhood have done. She hopes that their feelings and their investment in this neighborhood are given some consideration by this commission. She respects that a person can buy a lot and build on it, but she hopes that the commissioners will consider their emotional wants and needs versus only profits, because this is where they have chosen to live and have their families. She felt the new home did not fit.

Jim Lutz, 112 N. Pine Avenue. He has lived across the street from the site for 41 years and he understands that the petitioner is just going to build these homes, make a profit, and move on; he has no plans to live there, right? He questioned why the petitioner is proposing the grade change that will basically flood his 2 neighbors across the street that live north of the site. The home on the corner gets flooded all the time and this will make it worse, especially since it is an empty lot right now; the petitioner is going to toast his neighbors across the street; they will be flooded out big time. All the petitioner is interested in is making a profit and moving on; the petitioner does not care about the neighborhood. That is what he sees. He questioned the location of the retaining wall. He has lived in the neighborhood

for 41 years and to see this stuff just irritates him. All these guys want to do is make a profit and move on. He plans on living here until he dies, so this just pisses him off.

Matthias Rohde, 25 N. Pine Avenue. He has lived here for 23 years, on the southeast corner of Pine and Wing. He was not going to talk about the size of the home because the last time he was here he was told that as long as the home was code compliant, the size could not be talked about. He certainly wanted to address the flooding. At the northeast corner, every second year and a good spring rain, there is at least 2-feet of standing water there and it covers about 1/3 of the backyard. Looking at the elevation right now, he could guarantee that something is going to flood and it will probably be the home to the north, unless the retaining wall is built water tight and is quite a bit higher than what the elevation is right now. Comparing the original design with the design being shown tonight, he was in support of flipping the home, it looks a lot better, and he also appreciated the details that were added; however, he felt the revised design looked exactly the same on the front of the home. The new home is being referred to as a farmhouse style; however, he has been a realtor for 25 years and he is also interested in architecture, and he felt the new home looked like farmhouse meets gingerbread meets tudor meets empire; there are so many details and he felt the style is hideous. He referenced comments made by the petitioner at the last review, which were that "it did not make any sense to build a home of less than 3,500 sf, and the size is dictated by the cost of the property". All he could say to that is that the petitioner overpaid for the property and the neighbors should not have to pay for that. He also pointed out that the new home the petitioner built to the south has been on the market for 223 days. In this market, he felt the petitioner failed, and he was trying to help the petitioner not do the same thing with this home, which is even bigger looking, even more confusing, and it does not fit in the neighborhood whatsoever. He referred to the meeting minutes from last year when the home to the south was reviewed and the petitioner stated "that they would consider a bungalow style when designing the new home on the adjacent lot". He wanted the petitioner to answer the question that was asked by Commissioner Kingsley about whether or not the petitioner looked at designing a bungalow style home for this site; did the petitioner really make an effort of exploring other options, as promised last year. Mr. Rohde also agreed with the comment that landscaping would help the new home fit in better. Mr. Lutz pointed out the 4 large existing trees that will die when the new home is built.

Chair Fitzgerald closed the public comment portion of the meeting.

Commissioner Coon felt the homes on this block have always felt under scaled for the 66-foot wide lots that they sit on, and there is a lot of open space. He also pointed out the huge apartment building located across the street from the site, and that the new home meets all of the zoning requirements. Commissioner Kingsley explained that the lot to the south (103 N. Pine) previously had a home on it and the owners owned the adjacent lot to the north as well; these pieces of property were already there when the high-rise building across the street was built. This neighborhood has gone through a lot with down-zoning. These homes were actually zoned multi-family, and they re-zoned themselves in the 1990's to be single-family. Commissioner Kingsley said that she is passionate about this area because she lives in this neighborhood; however, she also understood the comment about the amount of space between the homes on this block. She referenced areas such as Oak Park, where there are really nice properties with gorgeous homes, but their side yards are pretty small, as well as the Scarsdale neighborhood that has lovely homes but their side yards are smaller, and the side yards are bigger in this neighborhood; it is a matter of the size of the home, not the size of the property. She disagreed that the new home was appropriate for this lot because it meets all of the zoning requirements; this is exactly what happened at the previous review of the new apartment building on Sigwalt, and she has an issue with that.

Commissioner Coon clarified that he felt the proposed new home was clearly out of scale with the neighborhood; however, he questioned what made this home any different than all of the other big homes that meet the zoning requirements and have been approved throughout the Village. Commissioner Kingsley replied that scale is one of the criteria of this commission; does the new home fit, and is there some way that the new home can be redesigned and make it work. She wants the petitioner to have the allowed FAR and building lot coverage; however, there is something to be said for the fact that the petitioner is not invested in the neighborhood because the new home is not being designed for a specific owner, and the petitioner is doing the same thing that was done with the adjacent home to the south, which is still on the market, as well as the large drop-off with the grade.

Commissioner Kingsley referred to the context elevation that compared the first-floor eave height of the homes on either side, and pointed out that the first-floor eave height of the adjacent home to the north is approximately ten and a half feet, and the second-floor eave height is approximately 17 feet. She felt the new home was tall and imposing and the commissioners could ask the petitioner to do more.

Commissioner Eckhardt did not like the site grading, and had to be sympathetic with the compatibility of the neighborhood and the proposed new home; they are not compatible.

Chair Fitzgerald agreed with everything said so far. He asked the petitioner if he had any further comments at this time and Mr. Bucalo said that he wanted the commissioners to vote on the project tonight; he would go before the Village Board if necessary. He has spent 4 months redesigning the home and has redesigned it 5 times.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 107 N. PINE AVENUE. THIS DENIAL IS BASED ON THE REVISED ARCHITECTURAL PLANS RECEIVED 9/19/17.

CHAIR FITZGERALD SECONDED THE MOTION.

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



Item: DC#18-018 - 407 E. Mayfair Rd. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 407 E. Mayfair Road. This recommendation is subject to compliance with the architectural plans dated and received 2/8/18, and the following:

1. Evaluate the proposed horizontal siding exterior with the context of the neighborhood which is predominantly masonry.
2. Continue the stone base down the side of the garage and partially down the south wall.
3. Revise the siding color to a lighter color that complements the neighborhood.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: February 21, 2018

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,271 square feet and the proposed residence will have approximately 2,751 square feet. In 2008, the Zoning Board of Appeals granted a side yard setback variation for the adjacent property to the north (411 E. Mayfair) which allowed this vacant lot to become buildable. The variation approval included a condition that the adjacent lot have a 7.5 foot side yard setback on the north side of the property. This project does comply with the R-3 zoning requirements and the 7.5 foot setback requirement as summarized below.

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 407 E. Mayfair Road. This recommendation is subject to compliance with the architectural plans dated and received 2/8/18, and the following:

1. Evaluate the proposed horizontal siding exterior with the context of the neighborhood which is predominantly masonry.
2. Continue the stone base down the side of the garage and partially down the south wall.
3. Revise the siding color to a lighter color that complements the neighborhood.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 21, 2018

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

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

PLAT OF SURVEY
of

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

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

RECEIVED
FEB 12 2018
FILE
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



SCALE: 1"=20'

GENERAL NOTES:

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

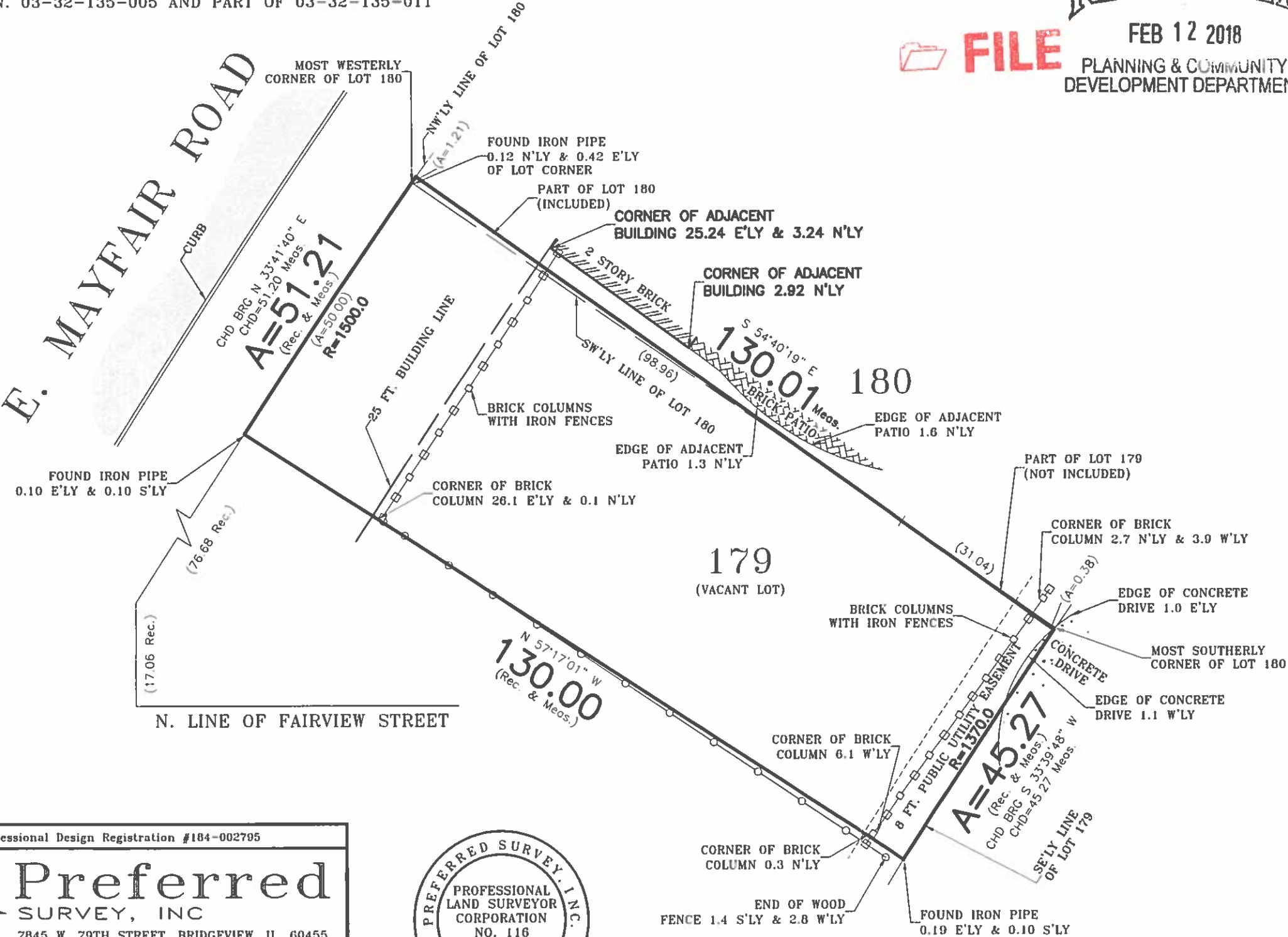


STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

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

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

P.S.I. NO. 172444



Professional Design Registration #184-002705



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



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

GENERAL NOTES FOR PROJECT:

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

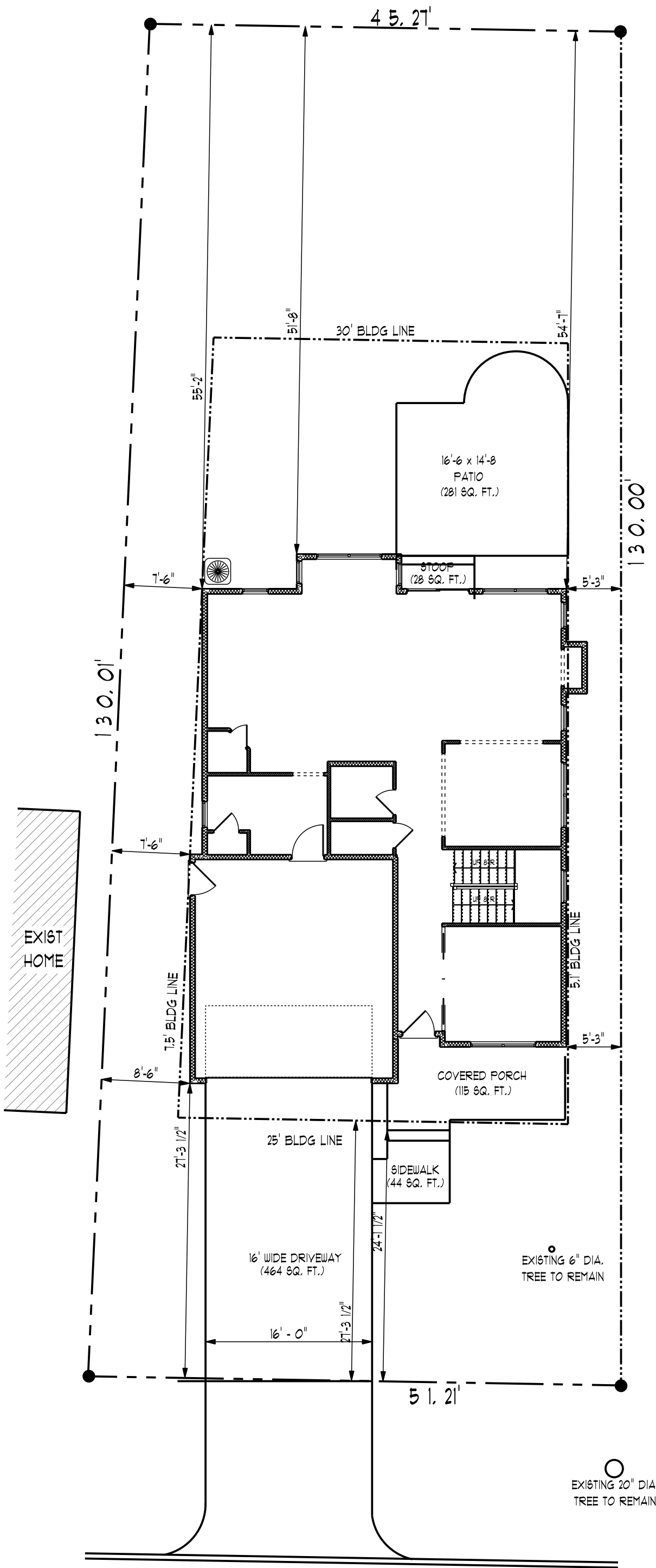
WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURE/S.
GAS SERVICE FOR THE ENTIRE STRUCTURE/S.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURE/S.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURE/S.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS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

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE										
CLIMATE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC VALUE	CEILING R VALUE	WOOD FRAME WALL R VALUE	MASS WALL R VALUE	FLOOR R VALUE	BASEMENT WALL R VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R VALUE
5	0.32	0.55	NOT REQUIRED	49	20 CAVITY OR 13 CAVITY AND 5 CONTINUOUS	13 / 17	30	15 CONTINUOUS OR 19 CAVITY	R - 10 2 FT. DEEP MIN.	30

I.E.C.C. NOTES:

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

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



EAST MAYFAIR ROAD



SITE PLAN

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

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

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

MAX. FLOOR AREA ALLOWED = 3136 SQ. FT. (50%)
PROPOSED FIRST FLOOR AREA = 1239 SQ. FT.
PROPOSED GARAGE AREA = 422 - 400 = 22 SQ. FT.
PROPOSED SECOND FLOOR AREA = 1490 SQ. FT.
TOTAL PROPOSED FLOOR AREA = 2151 SQ. FT. (44%)

MAX. IMPERVIOUS SURFACE AREA ALLOWED = 3135 (50%)
PROPOSED FIRST FLOOR AREA = 1239 SQ. FT.
PROPOSED GARAGE AREA = 422 SQ. FT.
PROPOSED DRIVEWAY = 464 SQ. FT.
PROPOSED SIDE WALK = 44 SQ. FT.
PROPOSED COVERED PORCH = 115 SQ. FT.
PROPOSED PATIO = 281 SQ. FT.
PROPOSED REAR STOOP = 28 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 2593 SQ. FT. (41%)

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
INTERNATIONAL BUILDING CODE / 2009
INTERNATIONAL RESIDENTIAL CODE / 2009
NATIONAL ELECTRIC CODE / 2008

INTERNATIONAL ENERGY CONSERVATION CODE / 2015
INTERNATIONAL MECHANICAL CODE / 2009
INTERNATIONAL FIRE CODE / 2009
STATE OF ILLINOIS PLUMBING CODE / 2014
STATE OF ILLINOIS ACCESSIBILITY CODE / 1991

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

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

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
#184.005605

FAIRVIEW

BURTON

BURTON

MAYFAIR

423
MAYFAIR

417
MAYFAIR

411
MAYFAIR

SUBJECT
LOT
401

MAYFAIR

404 FAIRVIEW



523 BELMONT



506 MAYFAIR



520 MAYFAIR

FAIRVIEW

MAYFAIR



310
MAYFAIR



532
BELMONT



530
BELMONT

FILE

RECEIVED

FEB 08 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



411 MAYFAIR EXISTING

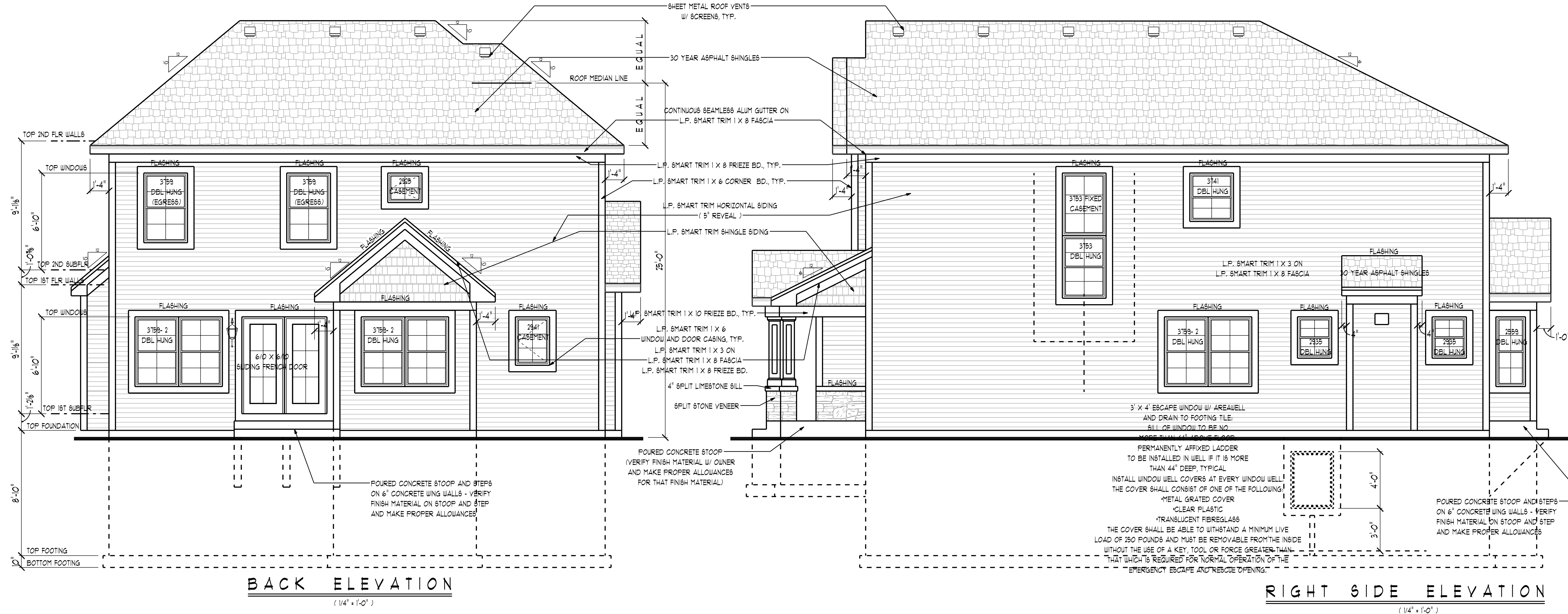
401 MAYFAIR PROPOSED

404 FAIRVIEW EXISTING

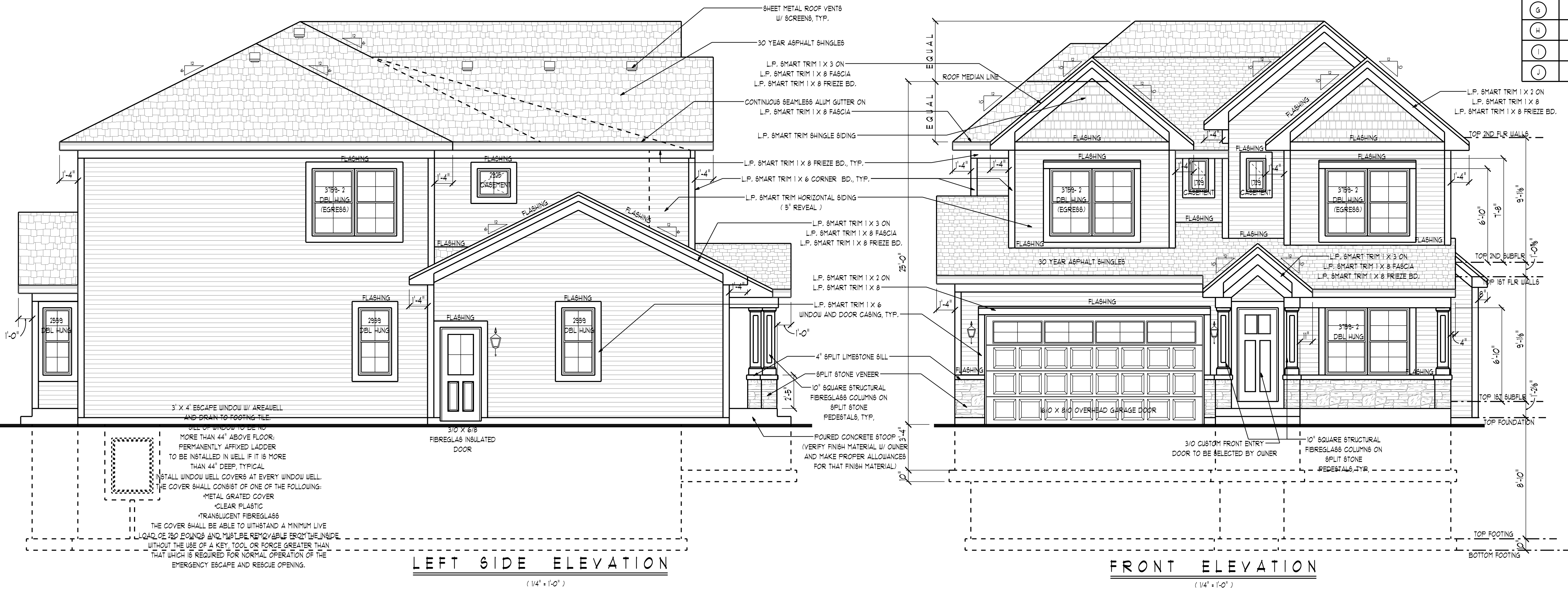
 **FILE**

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

RECEIVED
FEB 08 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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





Item: DC#18-012 - Beyond Self-Storage - 1430 E. Davis St. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed design for a new three-story self-storage facility and corresponding site improvements.

Recommendation

It is recommended that the Design Commission approve the proposed design for Beyond Self Storage to be located at 1430 E. Davis Street. This recommendation is subject to compliance with the plans received 2/13/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Expand the landscape bed on the east side of the building to align with the entry driveway to reduce the amount of paving at the front of the site.
2. Provide actual face brick masonry in lieu of the proposed faux EIFS brick walls.
3. Consider adding windows to the second floor on the front elevation bump-out.
4. Clarify the step/recess on the front elevation bump-out which is shown on the elevations, but appears to be flat in the floor plans and rendering.
5. All lighting must be designed to be subtle and modest to avoid having a negative impact on the residential properties to the north.
6. A requirement that any future ground sign be a low, monument style sign.
7. All signage must meet code, Chapter 30.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

ATTACHMENTS:

Description

Staff Report
Exhibits
Photos

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Beyond Self Storage
Project Address: 1430 E. Davis Street

Prepared By: Steve Hautzinger

Date Prepared: February 19, 2018

PETITIONER INFORMATION:

DC Number: 18-012
Petitioner Name: J.J. Jenkins
Northpoint Development
Petitioner Address: 4825 NW 41st Street, Suite 500
Riverside, MO 64150
Meeting Date: February 27, 2018

Requested Action(s):

Approval of the proposed design for a new three-story self-storage facility and corresponding site improvements.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

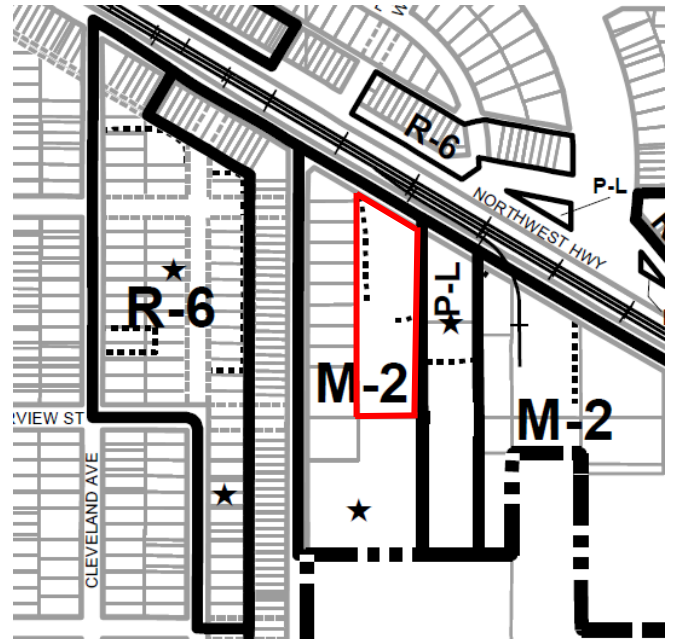
Summary:

The petitioner is proposing to build a new three-story, 145,929 sf self-storage facility in the M-2, Limited Heavy Manufacturing Zoning District. The existing north end of the site contains the remaining foundation from an industrial building that burnt down in 2015. The south end of the site contains an existing vacant single-story building. The petitioner is proposing to clear the entire three acre site to accommodate the proposed new development. The proposed development complies with all zoning requirements.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	R-6, Multiple-Family Dwelling District	Townhomes
East	P-L, Public Land District	Arlington Heights Park District Building
South	M-2, Limited Heavy Manufacturing District	Self Storage and Truck Rental
West	M-2, Limited Heavy Manufacturing District	Numerous M-2 businesses including automobile services/repair, a construction office, and office space

Site Design and Landscaping:

The scope of the project includes a small parking area along the front of the building, new landscaping throughout the site, and a storm water detention basin at the south end of the property. The petitioner has already responded to preliminary Staff comments by moving the building an additional 10 feet to the south to create more space for landscaping along the front of the property.

Overall, the landscape design is nicely done with a variety of trees, shrubs, and perennials that will soften and enhance the overall appearance of the development. As required by code, 4" caliper shade trees are provided in the parking islands and a continuous 36-inch hedge is provided to screen the view of the parking area from the street.

However, there is a large amount of paving along the east side of the building, so it is recommended that the landscape bed on the east side of the building be enlarged to align with the entry driveway, thereby reducing the amount of paving visible at the front of the property.

Architectural Design:

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

The overall palette of materials and colors works well together. However, the long term durability of the EIFS façade is a concern, so actual brick masonry is recommended. Per the Design Guidelines, *"Materials shall be of durable quality, such as stone, marble, terra-cotta, face brick, exposed structural steel with proper finish, weather resistant wood (for trimming only), and exposed concrete with properly treated surface. Light gauge materials like aluminum and plastics and excessive amounts of dryvit and stucco are generally discouraged."*

In regards to the composition of the proposed façade, the following suggestions should be considered to further enhance the front elevation:

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

Mechanical Unit Screening:

The Village Design Guidelines require that all mechanical equipment be screened from public view. This project includes multiple grade-mounted mechanical units on the west side of the building, which are proposed to be screened by evergreen landscaping.

Lighting:

The petitioner needs to clarify the proposed exterior lighting design for the project, including the interior lighting that will shine through the front windows. This property is across from residential, so all lighting must be designed to be subtle and modest to

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

Signage:

The proposed development includes one code-compliant wall sign. The proposed wall sign is approximately 140 sf and is less than 25% of the signable wall area. The teal and white colors of the sign work well with the building design and colors.

The petitioner is not proposing a ground sign at this time, but it is recommended that if a ground sign is requested in the future, it shall be a low, code-compliant monument style sign enhanced with landscaping.

All signage is required to comply with Chapter 30, Sign Code, and separate sign permits will be required for each sign. Per Section 30-116, illuminated signs located immediately across the street from residential shall be turned off at all times between the hours of 11:00 pm and 7:00 am that the business is not in operation.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Beyond Self Storage* to be located at 1430 E. Davis Street. This recommendation is subject to compliance with the plans received 2/13/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Expand the landscape bed on the east side of the building to align with the entry driveway to reduce the amount of paving at the front of the site.
2. Provide actual face brick masonry in lieu of the proposed faux EIFS brick walls.
3. Consider adding windows to the second floor on the front elevation bump-out.
4. Clarify the step/recess on the front elevation bump-out which is shown on the elevations, but appears to be flat in the floor plans and rendering.
5. All lighting must be designed to be subtle and modest to avoid having a negative impact on the residential properties to the north.
6. A requirement that any future ground sign be a low, monument style sign.
7. All signage must meet code, Chapter 30.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

February 19, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-012

1430 E. DAVIS LOCATION MAP





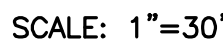
JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

NOTE: ALL PROPERTY LINES SHOWN ON THIS EXHIBIT ARE APPROXIMATE AND WERE OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS ZONING MAP.

PROJECT NAME:	BEYOND SELF STORAGE		
CLIENT NAME:	NORTHPOINT DEVELOPMENT		
LOCATION:	ARLINGTON HEIGHTS, IL		
DATE PREPARED:	1/24/18		
SHEET:	EX 2	JOB NO.:	F417



LOT 4 IN BERGER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT "A" IN KIRCHOFF'S SUBDIVISION, OF PART OF SECTIONS 10 AND 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTES:

1. ALL BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE SURVEYED PROPERTY BEARING N 00°00'00" W.
2. AREA OF SURVEYED PARCEL=130,110 SQUARE FEET =2.987 ACRES, MORE OR LESS.
3. REFER TO YOUR TITLE COMMITMENT OR TITLE INSURANCE POLICY FOR EASEMENTS WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.



Underground utility locations shown on this survey are based on plans provided, on maps held by utility company locators and from atlas maps and such may be incomplete or correspond to the actual locations of the buried utility lines. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location although the surveyor does warrant that the utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Call J.U.L.I.E. at 1-800-892-0123 two working days prior to any digging on the site for utility locations and dig number.

Compare all points before building by same and at once report any difference. For building line and other restrictions not shown hereon refer to your Abstract, Deed, Contract and Zoning Ordinance.

PALATINE MAY 30, 2017

STATE OF ILLINOIS)
COUNTY OF COOK)

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

Northwestern Engineering Consultants, P.C.
Illinois Professional Design Firm License No. 184-002695 Expires 04-30-19

BY: Daniel M. Hardin
PROFESSIONAL LAND SURVEYOR NO. 2654

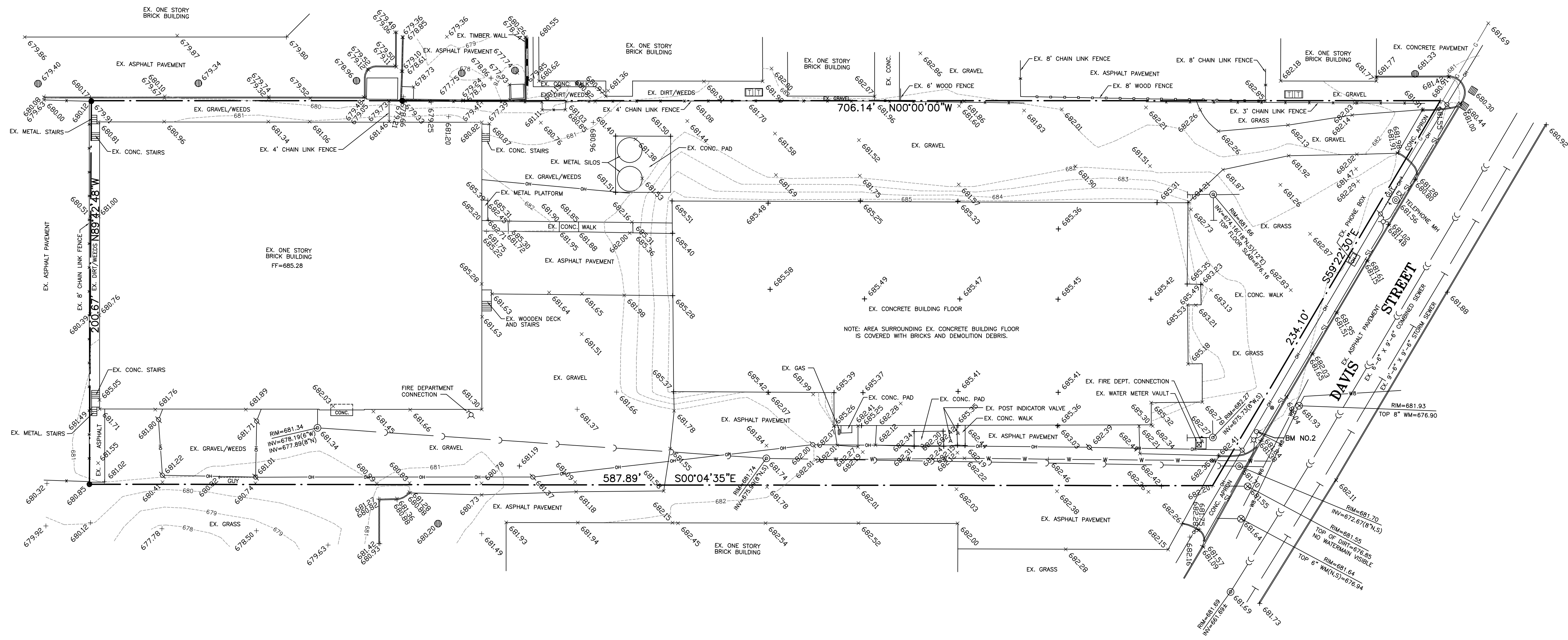




SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

BENCHMARKS:
BENCHMARK NO.1-VILLAGE OF ARLINGTON HEIGHTS MONUMENT 61= 1" DIA. BRASS DISC ON THE SOUTHEASTERLY SIDE OF A CONCRETE BASE OF A LIGHT POLE, 36± SOUTH-WESTERLY OF THE CENTERLINE OF NORTHWEST HIGHWAY AND THE CENTERLINE OF WINDSOR BOULEVARD EXTENDED. ELEV 679.34 NAVD 1988 DATUM.
BENCHMARK NO.2-EAST UPPER FLANGE BOLT ON SOUTH SIDE OF FIRE HYDRANT LOCATED 23 FEET NORTH AND 28 FEET WEST OF THE NORTHEAST PROPERTY CORNER. ELEV. 684.70 NAVD 1988 DATUM.



**EXISTING TOPOGRAPHY
SELF STORAGE FACILITY
1430 DAVIS STREET
ARLINGTON HEIGHTS, ILLINOIS**

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-19

[illegible]

1430 E. Davis Street
Arlington Heights, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.362.0209 | F 847.362.0214



Landscape Plan

3	Per Village Comments	02.07.14
2	Site Plan Modifications	01.26.14
1	For Review	01.24.14
Mark	Description	Date

Issuance

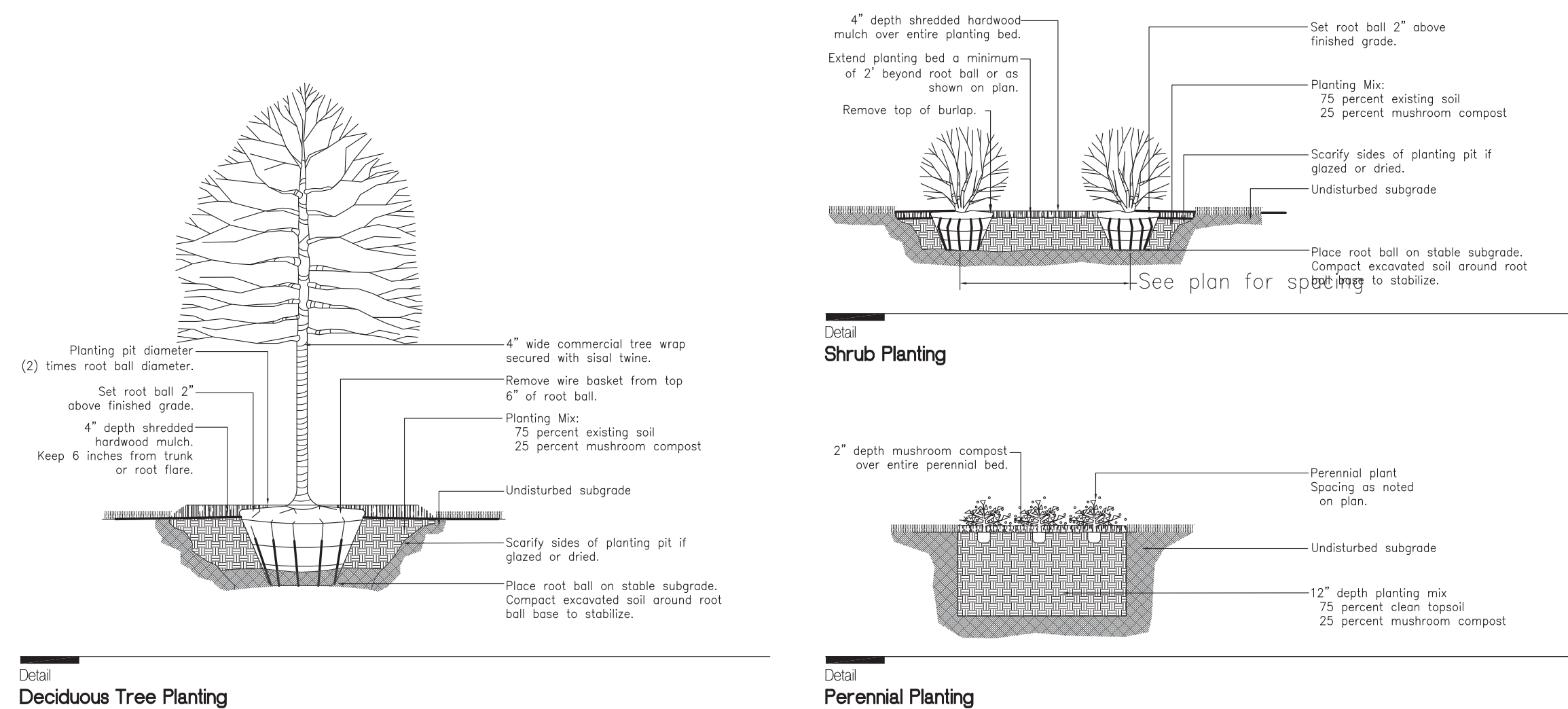
Number
475818

Scale
1" = 30'

File
4758FP3A

Sheet

L1.0

Sedge Meadow Seed Mix

Grasses, Sedges, and Rushes Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Carex comosa</i>	Bristly Sedge	16	
<i>Carex vulpinoidea</i>	Brown Fox Sedge	16	
<i>Elymus virginicus</i>	Virginia Wild Rye	48	
<i>Panicum virgatum</i>	Switch Grass	128	

Total Grasses, Sedges, and Rushes:	208	13
------------------------------------	-----	----

Forbs	Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
	<i>Asclepias incarnata</i>	Swamp Milkweed	8	
	<i>Helianthus autumnalis</i>	Sneezeweed	5	
	<i>Labelia cardinalis</i>	Cardinal Flower	2	
	<i>Labelia spithamea</i>	Great Blue Lobelia	1	
	<i>Penstemon digitalis</i>	Foxglove Beard Tongue	5	
	<i>Physostegia virginiana</i>	Quadrat Plant	5	
	<i>Solidago rigida</i>	Ridgell's Goldenrod	6	

Total Forbs:	32	2
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Total Grasses, Sedges, Rushes and Forbs:	240	15
--	-----	----

Temporary Cover Crop:			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Avena sativa</i>	Common Oats	320	20

Applied at the rate of 15 lbs. per acre. | Cover with NAG S75BN Erosion Control Blanket (biodegradable).

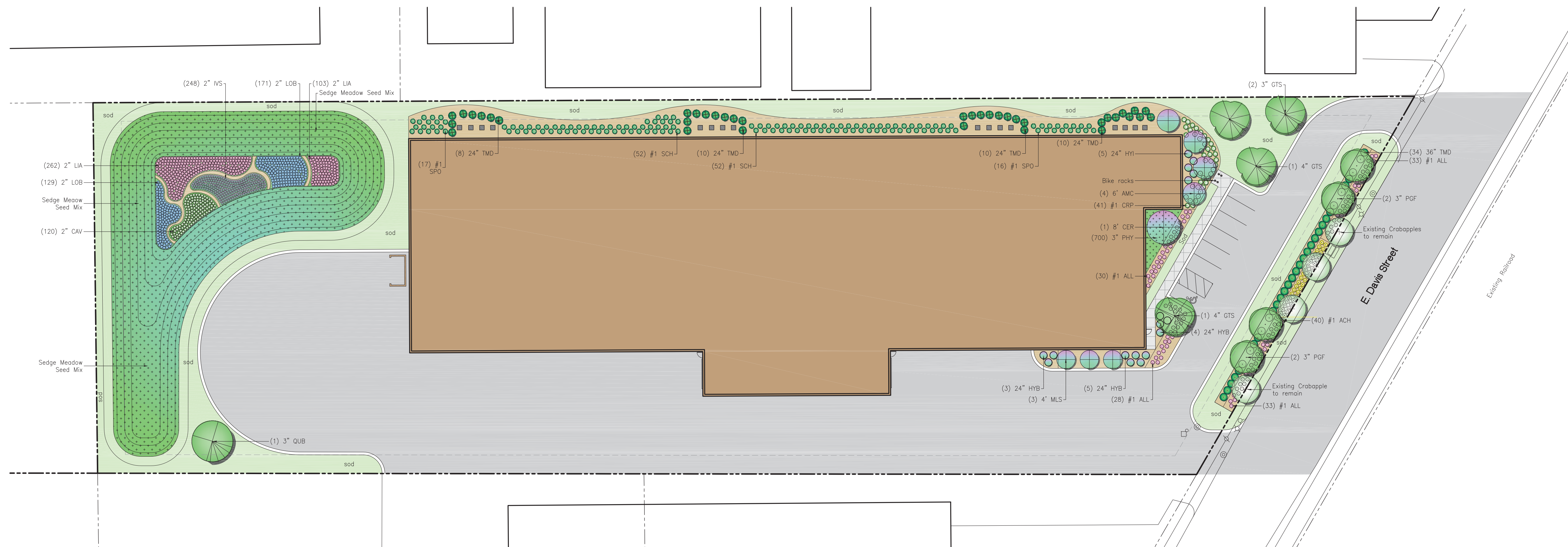
Plant List

Shade Key	Trees Qty.	Size	Botanical Name	Common Name	Remarks	
GTS	2	3*	Gleditsia triacanthos var. inermis	'Skyline'	Skyline Thornless Honeylocust	BB
GTS	2	3*	Gleditsia triacanthos var. inermis	'Skyline'	Skyline Thornless Honeylocust	BB
PGF	4	3*	Pyrus calleryana 'Glen's Form'		Glen's Form Ornamental Pear	BB
QUB	1	3*	Quercus bicolor		Swamp White Oak	BB

Ornamental Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
AMC	4	6'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
CER	1	8'	Cercis canadensis	Eastern Redbud	BB/Clump
MLS	3	4'	Malus sargentii	Sargent Crabapple	BB/Clump

Shrubs	Key	Qty.	Size	Botanical Name	Common Name	Remarks
	HYB	12	24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	BB
	HYI	5	24"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	BB
	TMD	38	24"	Taxus x media 'Densiformis'	Dense Yew	BB
	TMD	34	36"	Taxus x media 'Densiformis'	Dense Yew	BB

Key	Parentals	Ornamental	Grasses, Emergents and Groundcovers	Common Name	Remarks
Qty.	Qty.	Qty.	Botanical Name		
ACH	40	1	Achillea "Moonshine"	Moonshine Yarrow	Container
ALL	124	1	Allium "Summer Beauty"	Summer Beauty Allium	Container
CAV	120	5	Carex vulpinoidea	Common Fox Sedge	Pots
CRP	41	1	Carex pensylvanica	Common Oak Sedge	Container
IRI	41	1	Iris virginica "Shirley"	Blueflag Iris	Pots
LA	365	2	Liatris spicata	Marsh Blazing Star	Container
LO	1	1	Lobelia spicata	Red Blue Lobelia	Pots
PHY	700	3	Pachysandra terminalis	Pachysandra	Pots
SC	104	1	Schizachyrium scoparium	Little Bluestem	Container
SPO	1	1	Sporobolus airoides	Prince Dropseed	Container







4825 NW 41st Street | Suite 500 | Riverside, MO 641
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CIVIL

LANDSCAPE

FOUNDATIONS

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR



1430 East Davis Street
Arlington Heights, Illinois 60005

Project No. 2018-06

Date: 02.07.18

Issued For: Review

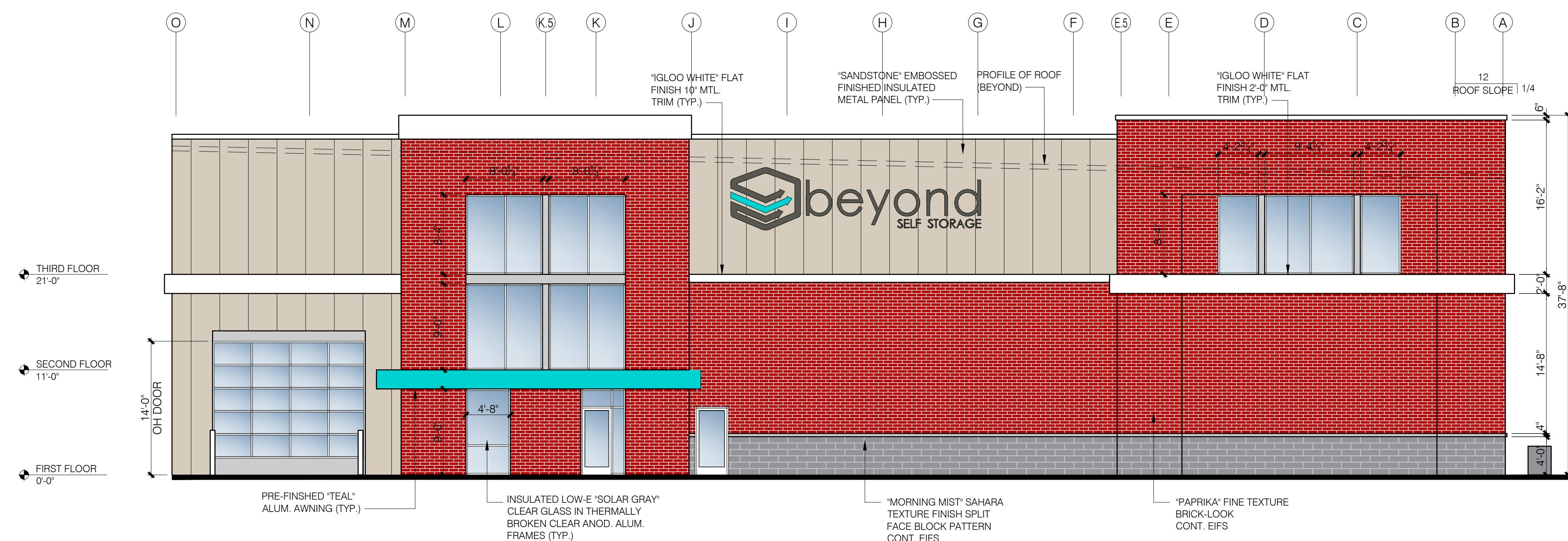
Revisions:

No.	Date	Description
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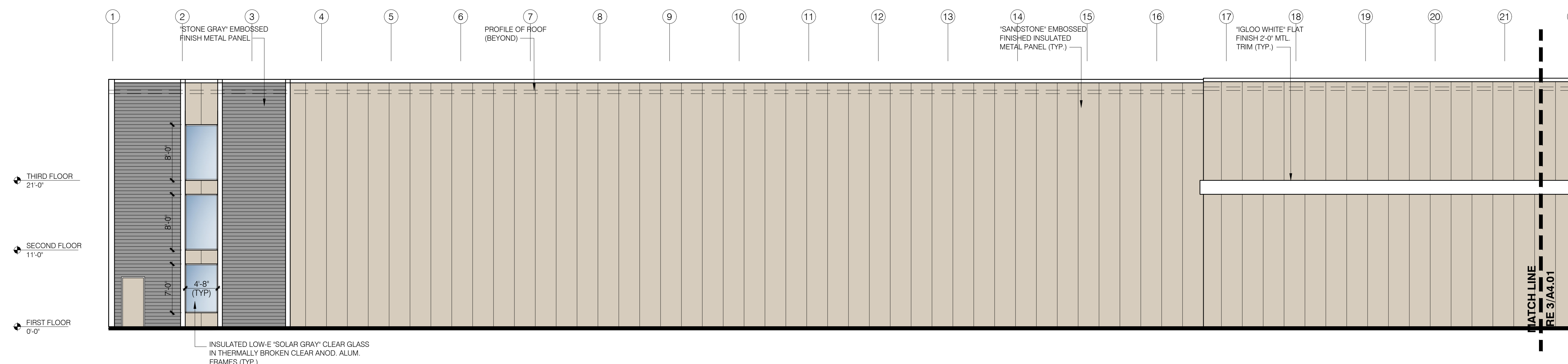
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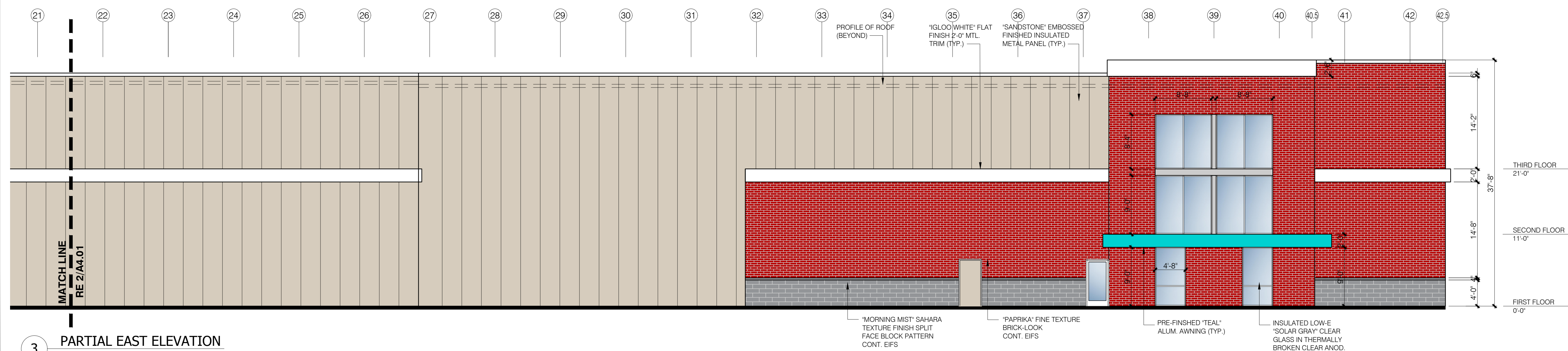
BUILDING ELEVATIONS



1 NORTH ELEVATION
Scale: 1/8"=1'-0"



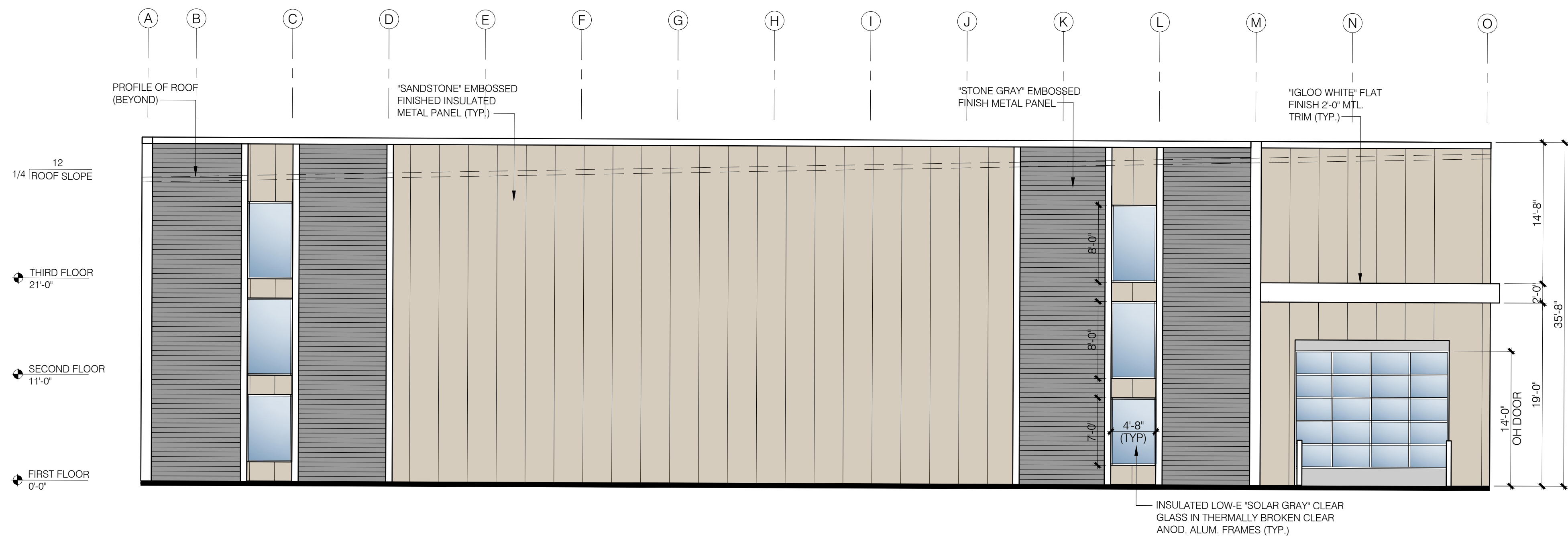
2 PARTIAL EAST ELEVATION
Scale: 1/8"=1'-0"



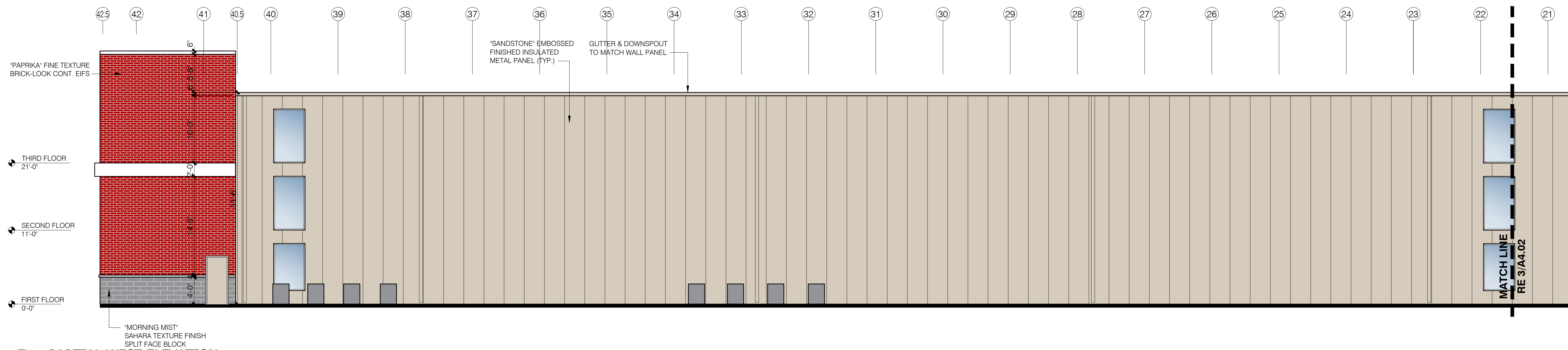
3 PARTIAL EAST ELEVATION
Scale: 1/8"=1'-0"

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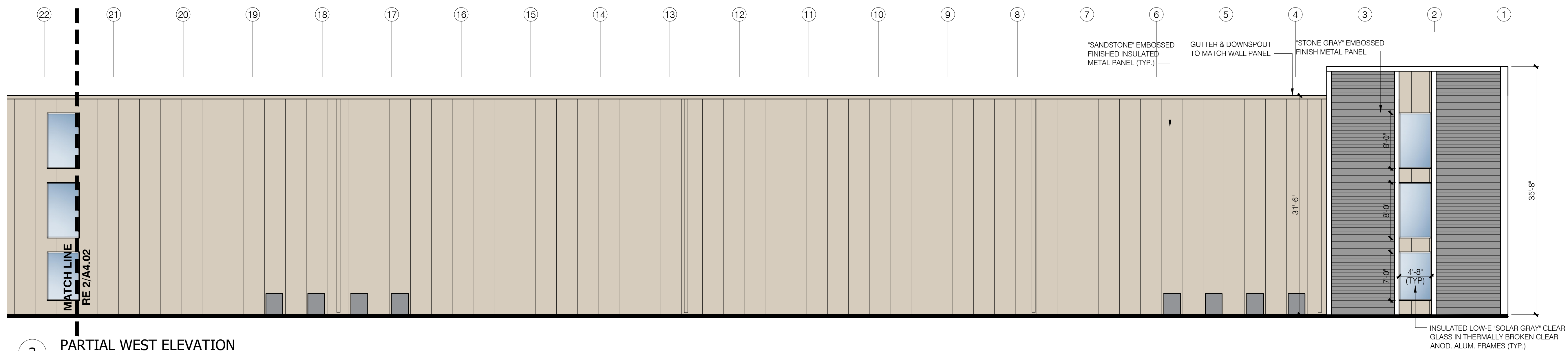
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1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



2 PARTIAL WEST ELEVATION
Scale: 1/8"=1'-0"



3 PARTIAL WEST ELEVATION
Scale: 1/8"=1'-0"



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ARCHITECTURE

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LANDSCAPE

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1430 East Davis Street
Arlington Heights, Illinois 60005

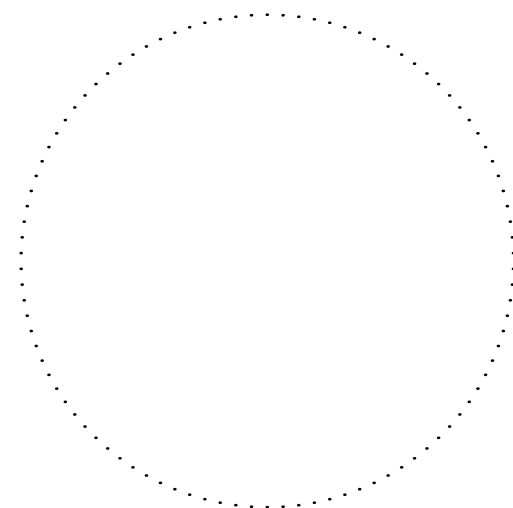
Project No. 2018-06

Date: 02.07.18

Issued For: Review

Revisions:

No. Date Description

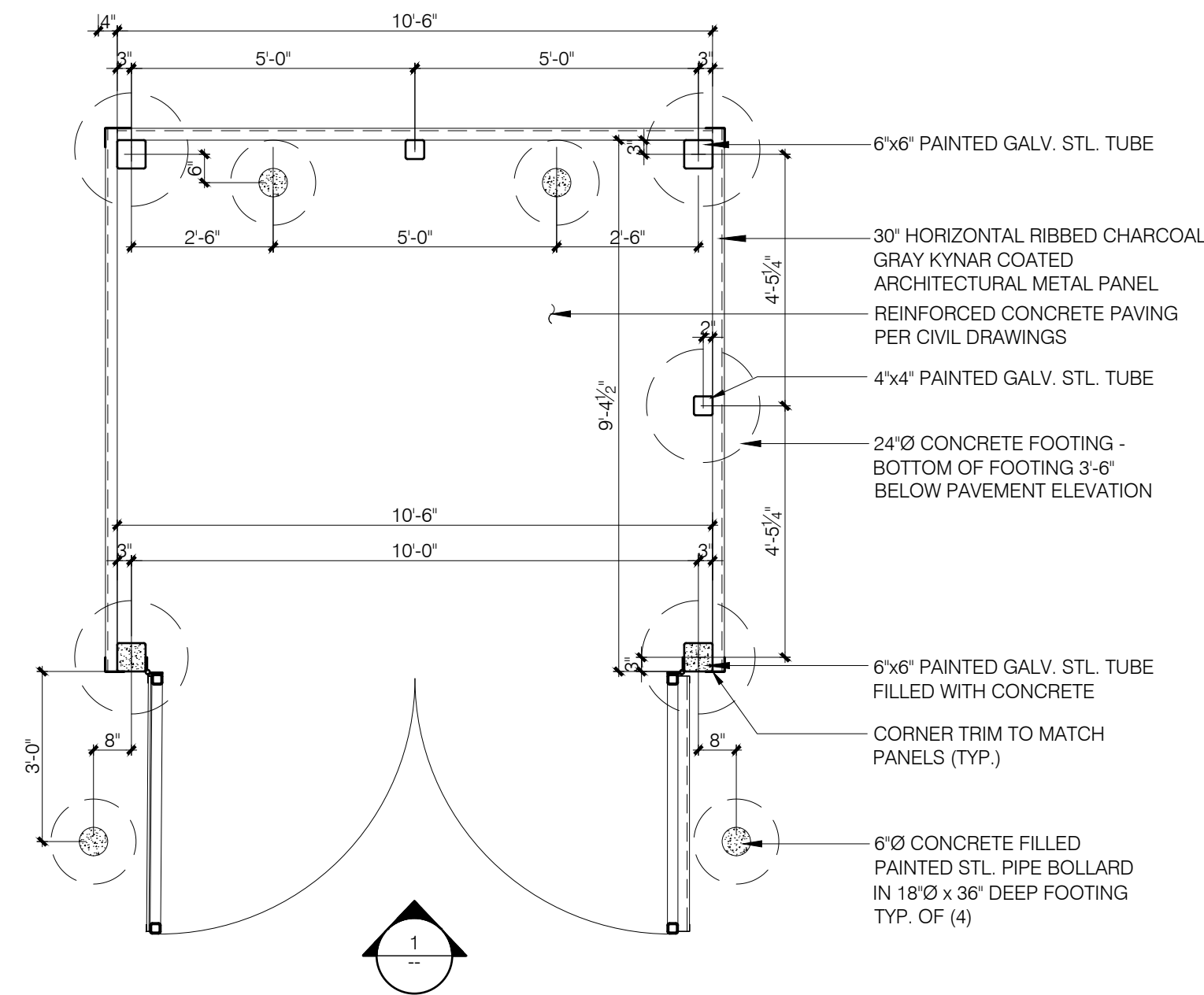


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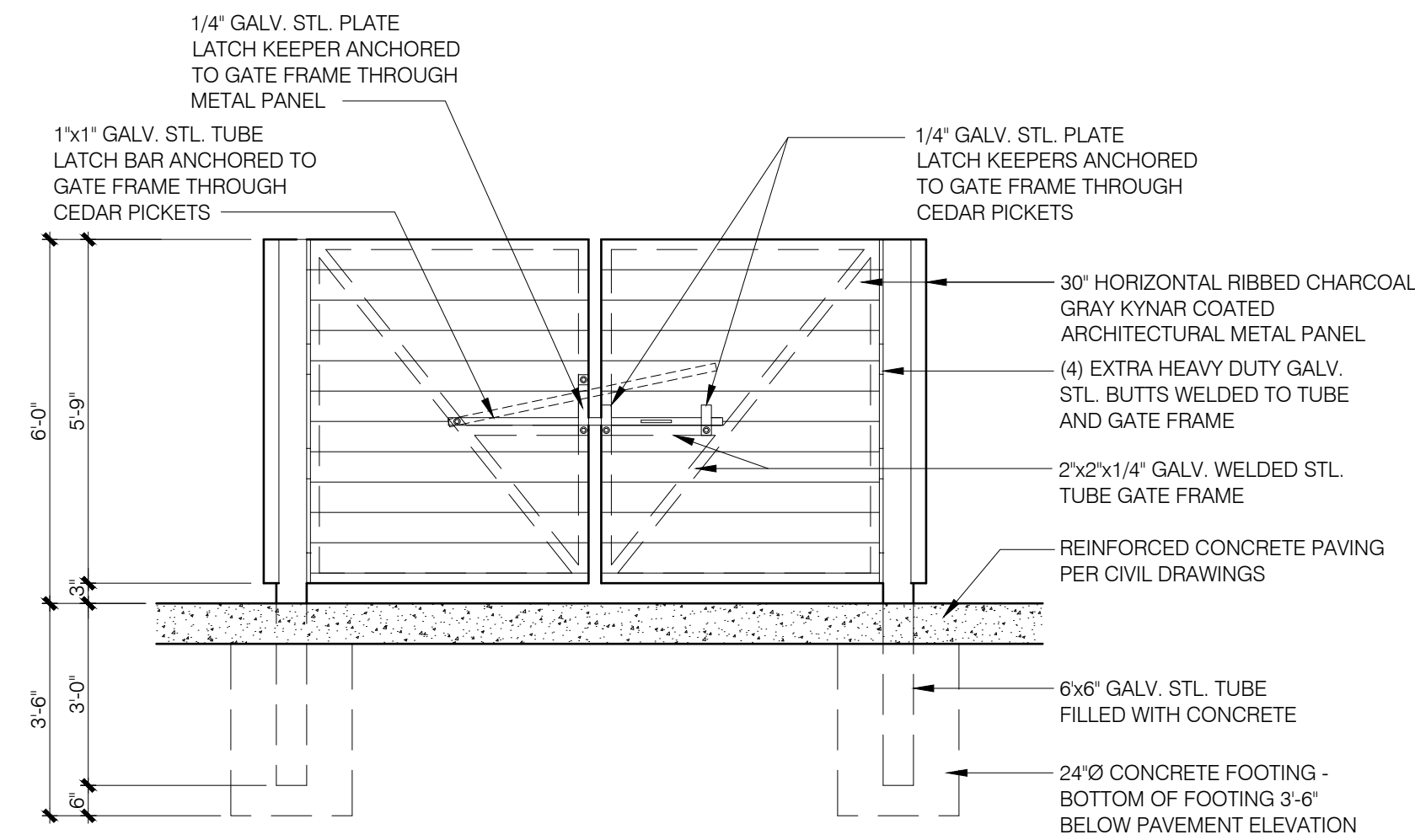
BUILDING ELEVATIONS

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- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR

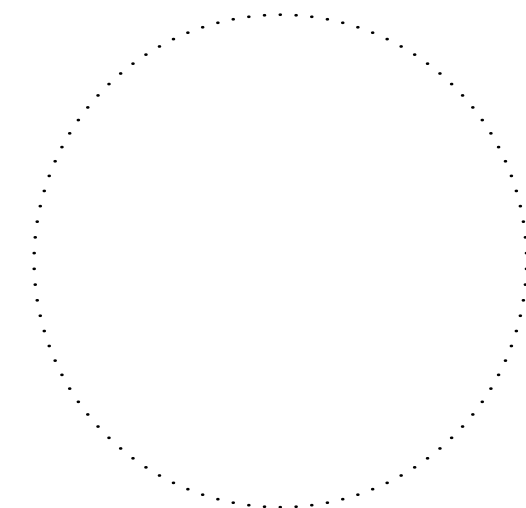


2 TRASH ENCLOSURE PLAN
Scale: 3/8"=1'-0"



1 TRASH ENCLOSURE ELEVATION
Scale: 3/8"=1'-0"

Project No.	2018-06	
Date:	02.07.18	
Issued For:	Review	
Revisions:		
No.	Date	Description
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_____	_____	_____
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_____	_____	_____
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SAMPLE MATERIAL LIST

1. Petitioner Name: North Point Development / Jacob + Hefner Associates, Inc.
2. Date: 02-07-18
3. Project: BSS at Arlington Heights
4. Location: 1430 East Davis Street, Arlington Heights, IL 60005

Commercial Building:

Glass: "Solar Gray" for Clear Glass and "Solar Gray Ceramic Frit" for Spandrel Glass

EIFS: "Paprika" in Fine Texture Finish
"Morning Mist" in Split Face Pattern - Sahara Texture Finish

Storefront: "CLEAR" Anodized Aluminum

Awnings: "TEAL" Anodized Aluminum

IMP: "Sandstone" Embossed Finish

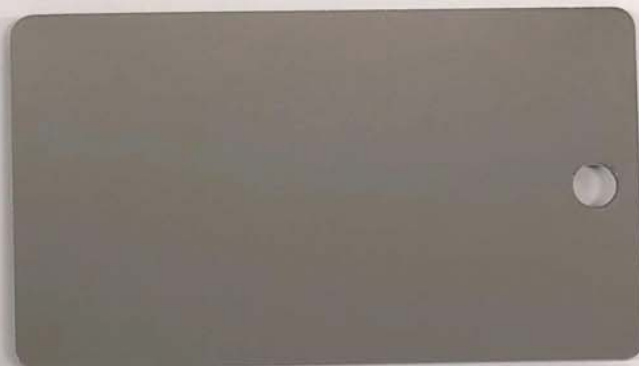
Metal Panel: "Stone Gray" Embossed Finish

Metal Trim: "Igloo White" Flat Finish

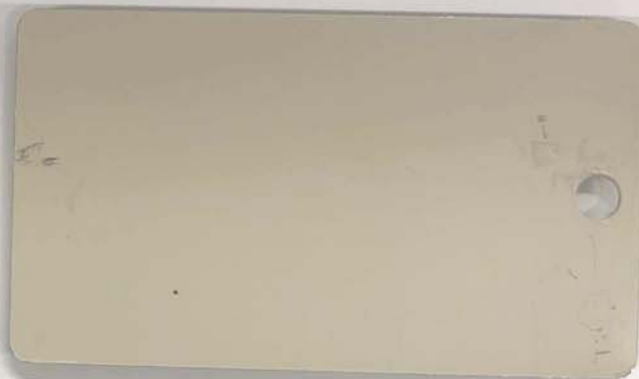
Interior

Storage Doors: "Teal" Janus International Storage System Door
"GL White" Janus International Storage System Wall Panels

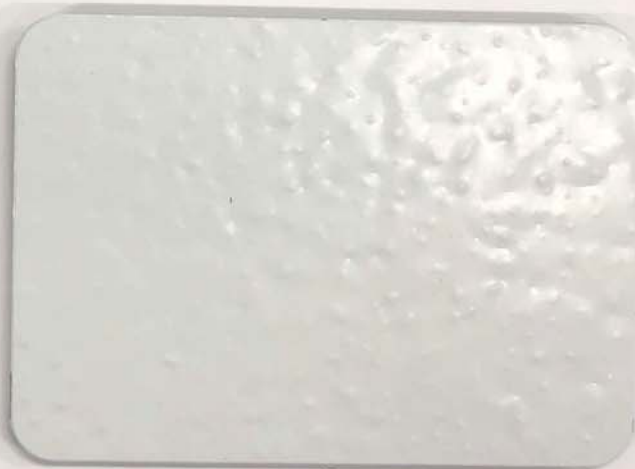
METAL: "STONE GRAY"
PANEL
EMBOSSED FINISH



IMP: "SANDSTONE"
EMBOSSED FINISH

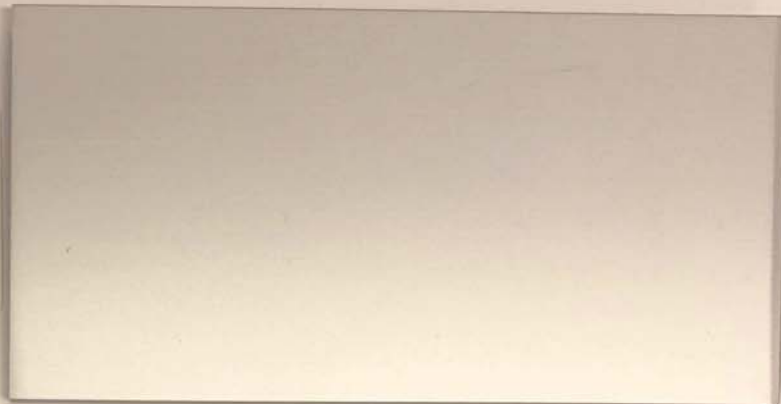


METAL "BLVD WHITE"
PANEL: FLAT FINISH



"CLEAR"

ANODIZED ALUMINUM



"TEAL"

ANODIZED ALUMINUM



AWNINGS:

"TEAL" ALUMINUM

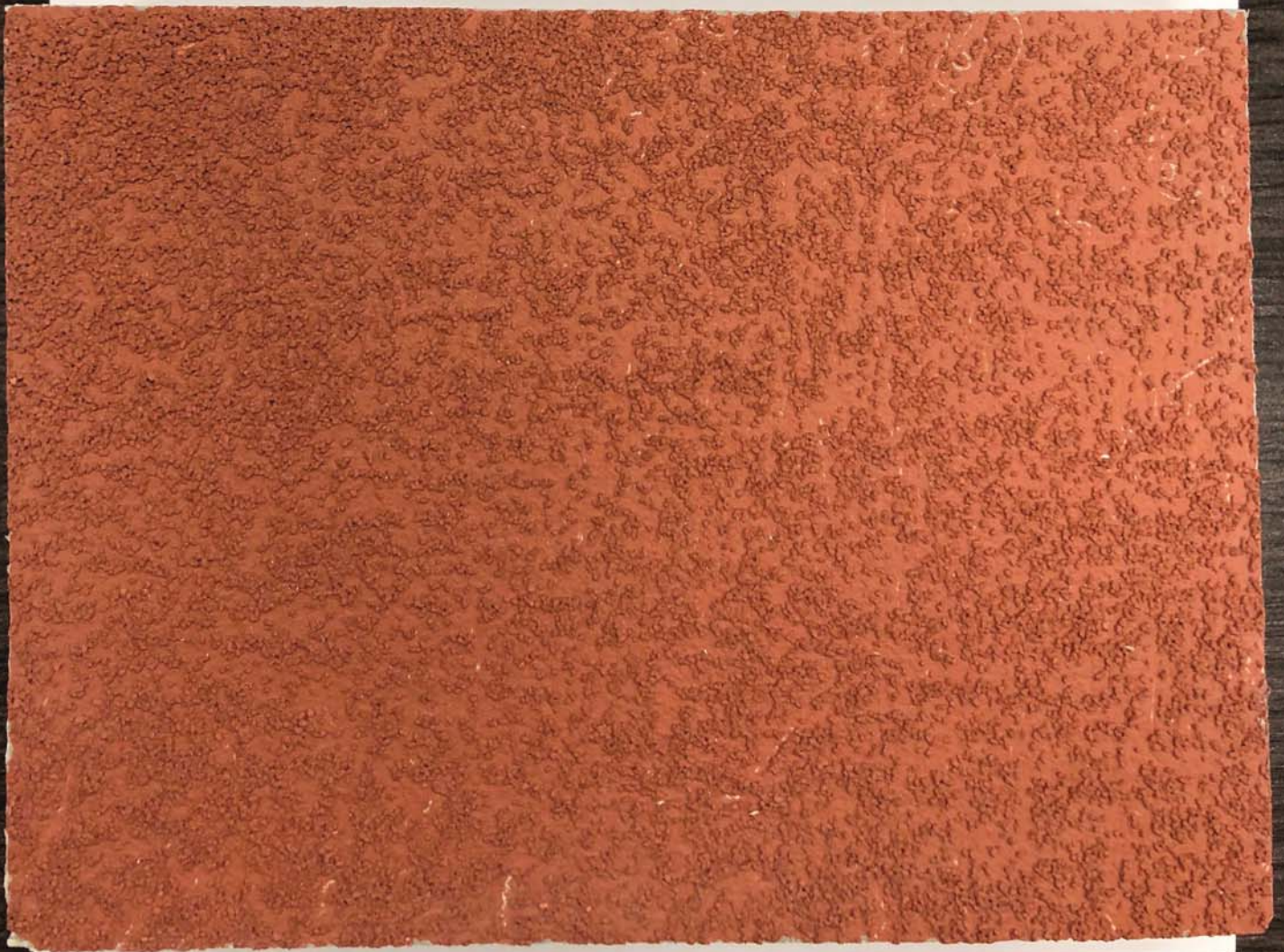


EIFS: "MORNING MIST"
SPLIT-FACE PATTERN
SAHARA TEXTURE FINISH



EIFS: "PAPRIKA"

FINE TEXTURE FINISH









1430 East Davis Street - Site Photos

Existing Site – South View



Existing Site – Southwest View





Existing Site – Southeast View



Existing Building at South End of Site





Existing Building at South End of Site



Existing Building at South End of Site





Shared Driveway with 1436 E. Davis (East Side of Site)



1436 E. Davis (East of Site)





1442 E. Davis (East of Site)



1600 E. Davis (East of Site)





495 N. Arthur (West of Site – E. Davis Frontage)



495 N. Arthur (West of Site – N. Arthur Frontage)





1335 E. Davis (West of Site)



1325 E. Davis (West of Site)





501 N. Arthur (Bordering Site to West)



533 N. Arthur (Bordering Site to West)





543 N. Arthur (Bordering Site to West)



563 N. Arthur (Bordering Site to West)





561-575 N. Arthur (Bordering Site to West)



623 N. Arthur (Bordering Site to South)





1440 E. Davis (Bordering Site to Southeast)



1410-1454 Northwest Highway (Across the Street from Site)

