



Agenda  
Village of Arlington Heights  
Design Commission  
Virtual Meeting

February 23, 2021  
6:30 PM

**I. CALL TO ORDER**

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/37nZ1TY>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [shautzinger@vah.com](mailto:shautzinger@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on February 23, 2021.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Minutes - 1/26/21

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. DC#21-004 - 607 W. Maude Ave - SF/Teardown  
B. DC#21-006 - 916 N. Kaspar Ave. - SF/Teardown

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible

formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Design Commission  
2/23/2021**

**Item:** Minutes - 1/26/21

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Minutes 1/26/21

**Type**

Minutes

## DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION  
VIRTUAL MEETING

JANUARY 26, 2021

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

Members Present: John Fitzgerald, Chair  
Ted Eckhardt  
Kirsten Kingsley  
Scott Seyer

Members Absent: Jonathan Kubow

Also Present: Robert Flubacker, Robert Flubacker Architects for 629 N. Hickory Ave.  
Mr. Jarosz, Owner of 629 N. Hickory Ave.  
Tony VanDijk, Marton Premier Homes for 502 S. Mitchell Ave.  
Chris Reel, Owner of 502 S. Mitchell Ave.  
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

### REVIEW OF MEETING MINUTES FOR DECEMBER 8, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF DECEMBER 8, 2020. COMMISSIONER SEYER ABSTAINED. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#20-081 – 629 N. Hickory Ave.

Robert Flubacker, representing *Robert Flubacker Architects*, and Mr. Jarosz, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story house with attached one-car garage to allow construction of a new two-story residence with an attached, three-car garage. The project does comply with all R-3 zoning requirements. The subject property is located on a street where the surrounding context is primarily single-story houses with detached garages. However, it should be noted that the neighboring houses have both been expanded with second floor additions, and there is one newer two-story house previously built on this block.

Overall, the proposed design is nicely done with a traditional style and one-and-a-half-story massing which provides a single-story gutter line across the front elevation. The design also has a nice level of detail on all sides of the house. However, due to the steep roof massing, the proposed house does look tall against the surrounding single-story context. The ridge of the main roof is setback about 38 feet from the front of the house, however, it should be considered to clip off 4 or 5-feet at the top of the roof by adding a flat area, thereby reducing the overall height of the house. Additionally, the proposed three-car front load garage is nicely designed, but it is prominent and out of context in this location where the majority of homes have detached garages. Staff recommends the Design Commission evaluate the proposed design and Staff's concerns about the height.

Mr. Hautzinger also said that Staff received an email this afternoon from a resident who lives up the block from the subject property. The email stated their support of the proposed teardown; tearing down the old structure and replacing it with a new home will add beauty and value to the block, and they are excited to see the finished product and hope the homeowners are able to move forward with this in the near future.

Mr. Flubacker said he disagreed with Staff's comment about the ridge of the main roof. He pointed out that the front-to-back roof pitch is based on a lot of different criteria within the home, and very difficult to change, and the peak of the roof is about 70 to 75-feet off of the street right-of-way line. He said there is an existing home located one block north on Hickory Avenue that has a higher ridge line, and he has done a number of homes with this similar condition, with one of those homes being featured in the Arlington Heights Design Guidelines that has a higher ridge than the home being reviewed tonight and is in a neighborhood of virtually all ranches. Mr. Flubacker said that if absolutely necessary, he could drop the ridge of the main roof approximately 1-foot, with minimal impact; however, he believed doing so would have minimal impact regarding the issue as a whole. In response to Staff's comment about the 3-car garage, Mr. Flubacker said that a 3-car garage on a 75-foot wide lot is very difficult to achieve, and there is only one way to successfully achieve a side load garage, which is to have the 3-car garage in front of the home and the driveway approach the garage in front of the home, which would set the home way way back off the street line and create an ocean of pavement in order to get into the garage. From an aesthetic standpoint, he felt that would be a far inferior solution than what is currently being proposed for the 3-car garage. Mr. Flubacker shared a virtual 3-dimensional model of the proposed new home, to give an idea of the setbacks between the 2 different garages, as well as a better look at how far back of the home that ridge actually sets, which is substantial.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said that there is.

PUBLIC COMMENT

Deb Trandell lives behind the existing blue home and she was very interested in seeing what is being built here. She felt the proposed design was beautiful and she really liked the front elevation. She was interested in talking with the future homeowners about the landscaping because this has been a rental property for years and has not been taken care of. The site is very overgrown with lots of Buckthorn that has turned into trees and immersed into her fence. Mr.

Jarosz said that they have every intention of improving the landscaping. He added that he spoke with many neighbors on Hickory Avenue, showing them the plans and concerns from Staff; however, all of them were very supportive of the new home, they felt it would be a good addition to the neighborhood, they had no issue with the 3-car garage, and they looked forward to the new home being completed.

The commissioners summarized their comments. Commissioner Eckhardt said the new home was fantastic, all four elevations are beautifully fenestrated, and he appreciated the 3-dimensional model shown tonight because that ridge is actually way back and really not as pronounced as the lower piece. Commissioner Eckhardt was ready to approve the design as submitted.

Commissioner Kingsley agreed that the new home is nicely designed. She prefers to see the eave line down on homes that are on a block with single-story homes like this; however, she liked that the first-floor eave line on the new home is fairly low compared to some designs the commission has seen. She also prefers to see detached garages when possible, but she understands that a 75-foot-wide lot may want to have an attached garage because a detached garage is not possible. Since there has been no negative feedback from neighbors, she was okay with the garage as proposed, and she liked that the third car stall is set back, and that the front of the home is brought down and looks like a 1-1/2-story home from the front. Commissioner Kingsley also reviewed the materials being proposed, which appear to be mostly white with stone, and she asked if the windows would be white as well. Mr. Flubacker said the trim and windows will be white, and the siding is a cape cod grey. Commissioner Kingsley liked that there are not too many colors being proposed, and she liked the cool tone of the stone color. She had no further comments.

Commissioner Seyer felt the proposed design was very nice, and as an owner of a 3-car garage in a neighborhood that is predominantly one-car garages, he would be a hypocrite to say it is a problem. He felt the 3-car garage being proposed was nicely done and not an issue. He also supports the colors and materials being proposed and said the new home would be a nice addition to the neighborhood. He was in favor of the design as submitted.

Chair Fitzgerald agreed with the comments made by the other commissioners, and he appreciated that all four sides of the home are nicely designed, which this commission does not always see. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 629 N. HICKORY AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/22/20, 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.

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

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#21-001 – 502 S. Mitchell Ave.

Tony VanDijk, representing *Marton Premier Homes*, and Chris Reel, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The proposed design does comply with all R-3 zoning requirements. However, a 12.5-foot exterior side setback is proposed where a 25-foot building line is shown on the Plat of Subdivision. The issue of the platted setback and its impact on the proposed plan is under review and may require an amended Plat of Subdivision to change the building line.

The existing vacant lot is part of a new four-lot subdivision that received final approval in April 2017. The subdivision includes three lots for new single-family homes, and one lot for stormwater detention. New single-family homes have been completed on the other two buildable lots, one of which faces Walnut Avenue to the west. As part of the subdivision approval, five new trees have been planted on the subject property, as well as four new parkway trees, which the petitioner is required to protect and preserve.

This neighborhood, and this street, consist of a wide variety of houses including single-story, two-story, historic, newer, attached garages, and detached garages. The scale of the proposed two-story house fits well with the immediate context surrounding the subject corner lot which has a newer two-story house to the south and across the street, Our Lady of the Wayside Church to the north, and South Middle School to the northeast.

Overall, the proposed design is nicely done in a traditional style that will fit well in this location. The exterior materials and colors are very nicely coordinated. The garage is somewhat prominent at the corner, but the placement of the garage and driveway is consistent with the approved Subdivision plans and parkway tree locations. The single-story massing of the garage works well to break down the scale of the house at the corner, and the stone cladding adds interest to the design. The only comment is to consider adding a small portico roof above the door on the north wall to add additional interest to the design and break up the flat wall facing Park Street. With these comments, Staff recommends approval.

Chair Fitzgerald asked if the petitioner has any response to Staff's comments. Mr. VanDijk said that with regards to the portico on the side of the home, he felt the door blends into that side elevation, and he was unsure if the door would stand out if a portico or small roof was added over the door. He had no other comments.

Chair Fitzgerald asked if there was any public comment and Mr. Hautzinger said there was none.

The commissioners summarized their comments. Commissioner Kingsley said it was a nice home and she liked that color drawings were submitted to help understand what is intended for the materials. She asked if there was another reason why the garage is located where it is, other than because of the existing parkway trees. Mr. VanDijk replied that the adjacent home has an outdoor patio on that side of their lot, right at the setback line, and the new home was designed to have an outdoor patio as well, so the patio was moved to the other side of the home. Commissioner Kingsley said that although the home was nicely done, she felt there were some elements that were missing, such as the porch taking advantage of the view of the park and the open corner across the street if the home was flipped. She pointed out that because of the way the home is oriented, the outdoor space will always be in shade, although she acknowledged that this is really the homeowner's decision. Having some type of landscaping there is going to be very important. She also agreed with Staff that the entire facade facing Park Street is going to be viewed as another front elevation, and something should be done to that elevation to activate it like the front of the home is activated. Commissioner Kingsley also said that the materials and massing are nice and would be fine on the street.

Mr. VanDijk said that the single door on the right side of the home leads into the tandem garage and some homeowners do not like a door with glass because of safety and security reasons. Commissioner Kingsley reiterated that this side elevation appears like a front elevation because it faces a very public street, and she asked the petitioner what he would suggest doing to this elevation. Mr. VanDijk replied that a fence and landscaping will be added along this side of the home; however, he was unsure what architectural changes could be made to this elevation, with the exception of adding a small roof over the single door. Commissioner Kingsley pointed out that the drawings and color rendering show the window trim on the front of the home to be more detailed than on the other elevations, and she suggested replicating this type of detail on the north side of the home, specifically on the triple window and the single door. Mr. VanDijk was not opposed to this suggestion. Commissioner Kingsley had no further comments.

Commissioner Seyer said the design was nice and he understood the way the home is currently sited with the front porch being more private, which he agreed with. He also agreed with the concerns about a corner lot like this having two front yards, even with landscaping, and he felt that the right side of the home facing Park Street needed more visual interest. His suggestions included extending the roofline of the garage all the way over to the single door to help tie the two together, upgrade the single door to feel more like a front door, and add a small portico roof that does not require columns. He felt these changes would help add a lot of aesthetic value to the home, although he was hesitant to make it a requirement until the other commissioners voice their opinion as well.

Commissioner Eckhardt said that the north elevation has been designed in such a way to camouflage the fact that it is a two car deep tandem space, and without knowing the floor plan, the single door does not appear to be part of the garage but rather leading into a mudroom or family room. He agreed with the suggestion to add the same trim detail on the front of the home onto the north side elevation, as well as add a small roof over the single door. He felt these changes would help this elevation appear less flat and be a complimenting feature to the covered portico to the right. Aside from these comments, he was fine with the new home.

Chair Fitzgerald liked the design of the new home, he liked the idea of adding a portico with no columns over the door on the north side, and he agreed with adding the detail on top of the windows. He asked if there would be a light fixture outside the door on the north side elevation, and Mr. VanDijk said yes. Chair Fitzgerald preferred that the portico and the detailing above the windows be a requirement, and he also wanted it to be reviewed and approved by Staff. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 502 S. MITCHELL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/3/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER PROVIDE FOR WINDOW PEDIMENT AND TRIM DETAILS SIMILAR TO THE FRONT OF THE HOME, ON THE RIGHT (NORTH) SIDE OF THE HOME.
2. A REQUIREMENT TO ADD A SMALL, MODEST ROOF COVERING AT THE DOOR INTO THE GARAGE ON THE NORTH SIDE ELEVATION, WHICH DOES NOT HAVE TO INCLUDE COLUMNS, TO ADD SOME DIMENSION TO THE DOOR TO CONTINUE THE THEME OF CAMOFLAUGING THE DOOR INTO THE GARAGE.
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.

Chair Fitzgerald asked for comments about these requirements being reviewed and approved by Staff.

COMMISSIONER ECKHARDT AMENDED THE MOTION TO ADD THE FOLLOWING:

4. THAT THE DESIGN OF THE MODEST ROOF TO BE ADDED ABOVE THE DOOR ON THE NORTH SIDE ELEVATION BE APPROVED BY STAFF.

Commissioner Kingsley pointed out the expressed sill detail on the windows on the front elevation are not on the right-side elevation, and she felt it was important to carry this detail over as well, so the trim around the windows is identical to the front of the home. She also felt that the brackets that will hold the new roof above the single door be similar in style to the brackets that are on the front of the home, to help tie things together. She also wanted to add a recommendation that the petitioner consider having some glass in the single door into the garage because it will make the door appear much friendlier, as well as provide some light into the garage without hindering too much. Commissioner Eckhardt was concerned about adding glass in the side garage door, for safety and security reasons, and felt that 2 small windows at the top of the door was sufficient to add light into the garage. Commissioner Kingsley clarified that she is only suggesting that some glass be added to the door, not full view glass. Commissioner Eckhardt asked the petitioner for his thoughts on this and Mr. VanDijk said his concerns were more security versus being able to see into the garage; however, he was okay with adding a couple of small glass panes at the top of the door for added interest.

COMMISSIONER ECKHARDT AMENDED THE MOTION TO ADD THE FOLLOWING:

5. A RECOMMENDATION TO CONSIDER ADDING SMALL PANES OF GLASS AT THE TOP OF THE DOOR INTO THE GARAGE ON THE NORTH SIDE ELEVATION, TO BE REVIEWED AND APPROVED BY STAFF.

COMMISSIONER KINGSLEY SECONDED THE AMENDMENTS.

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

ITEM 3. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO  
ADJOURN THE MEETING AT 7:20 PM.

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



## **Design Commission 2/23/2021**

**Item:** DC#21-004 - 607 W. Maude Ave - SF/Teardown

**Department:** Planning & Community Development

### **Requested Action**

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

### **Recommendation**

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 607 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received on 1/26/21, and the following:

1. A recommendation to add a window or two in the side wall of Bedroom 4 to help break up the blank wall space on the northwest side elevation.
2. A recommendation to add a small portico roof above the rear patio door to help break up the large flat wall.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

### **ATTACHMENTS:**

#### **Description**

Staff Report  
Drawings & Documents

#### **Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** 607 W. Maude Ave.  
**Project Address:** 607 W. Maude Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** February 17, 2021

### PETITION INFORMATION:

**DC Number:** 21-004  
**Petitioner Name:** Kristine Shirley  
**Petitioner Address:** Brentwood Development Inc.  
610 E Hintz Rd  
Arlington Heights, IL 60004  
**Meeting Date:** February 23, 2021

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

### ANALYSIS:

#### Summary

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

The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,875 square feet and the proposed residence will have approximately 3,591 square feet. The project does comply with all R-3 zoning requirements as summarized below.

|                                   | ALLOWED                                                             | PROPOSED                                                                |
|-----------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------|
| Setbacks                          | Front: 30 feet<br>Side: 7.2 feet<br>Side: 7.2 feet<br>Rear: 30 feet | Front: 30.4 feet<br>Side: 7.3 feet<br>Side: 7.5 feet<br>Rear: 59.7 feet |
| Building Height                   | 25 feet to the midpoint                                             | 24.1 feet to the midpoint                                               |
| FAR                               | 3,988 SF                                                            | 3,591 SF                                                                |
| Building Lot Coverage             | 3,106 SF                                                            | 2,084 SF                                                                |
| Impervious Surface Coverage Total | 4,458 SF                                                            | 2,859 SF                                                                |

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

Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story entry portico and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall.

Staff has just a couple of minor recommendations to enhance the design:

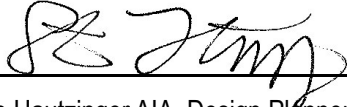
- A recommendation to add a window or two in the side wall of Bedroom 4 to help break up the blank wall space on the northwest side elevation.
- A recommendation to add a small portico roof above the rear patio door to help break up the large flat wall.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 607 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received on 1/26/21, and the following:

1. A recommendation to add a window or two in the side wall of Bedroom 4 to help break up the blank wall space on the northwest side elevation.
2. A recommendation to add a small portico roof above the rear patio door to help break up the large flat wall.

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



February 17, 2021

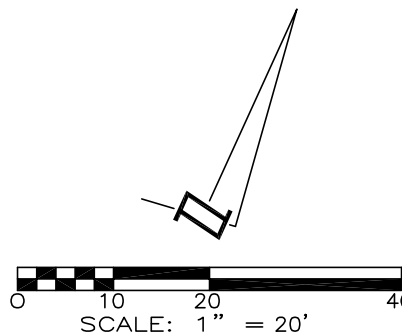
Steve Hautzinger AIA, Design Planner  
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-004

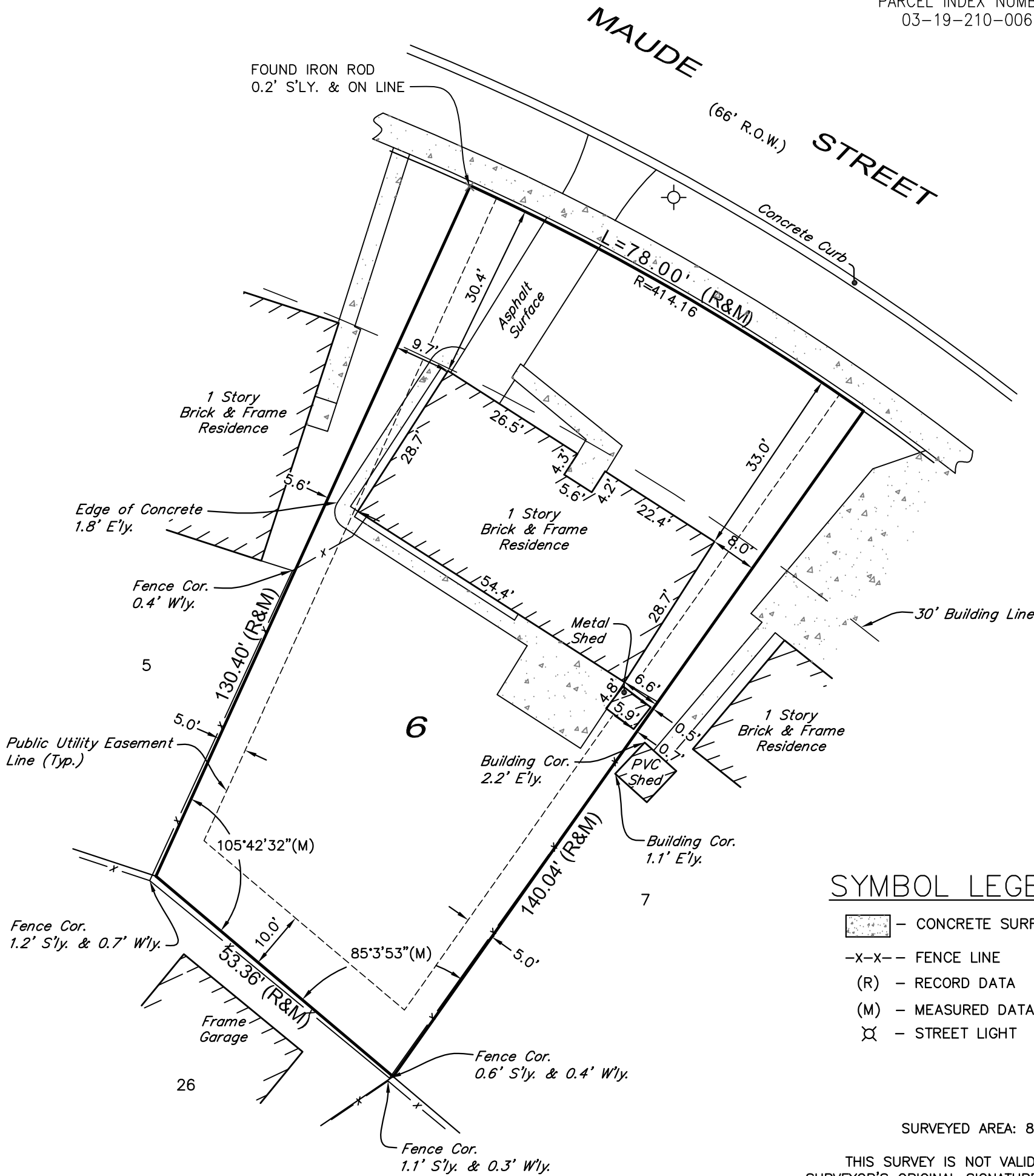
# PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307  
LISLE, ILLINOIS 60532  
PHONE: 630-778-1757  
PROF. DESIGN FIRM # 184-004196  
E-MAIL: info@plsisle.com



PARCEL INDEX NUMBER  
03-19-210-006



## SYMBOL LEGEND

- CONCRETE SURFACE
- x-x- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- STREET LIGHT

SURVEYED AREA: 8,875± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE  
SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

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 25TH DAY OF NOVEMBER, 2020.



## LEGAL DESCRIPTION

LOT 6 IN BLOCK 5 IN HASBROOK SUBDIVISION UNIT  
NUMBER 3, BEING A SUBDIVISION OF PART OF THE  
NORTHEAST ¼ OF SECTION 19, TOWNSHIP 42 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF REGISTERED IN THE  
OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY  
ILLINOIS ON SEPTEMBER 8, 1958 AS DOCUMENT  
LR1816395, IN COOK COUNTY, ILLINOIS.



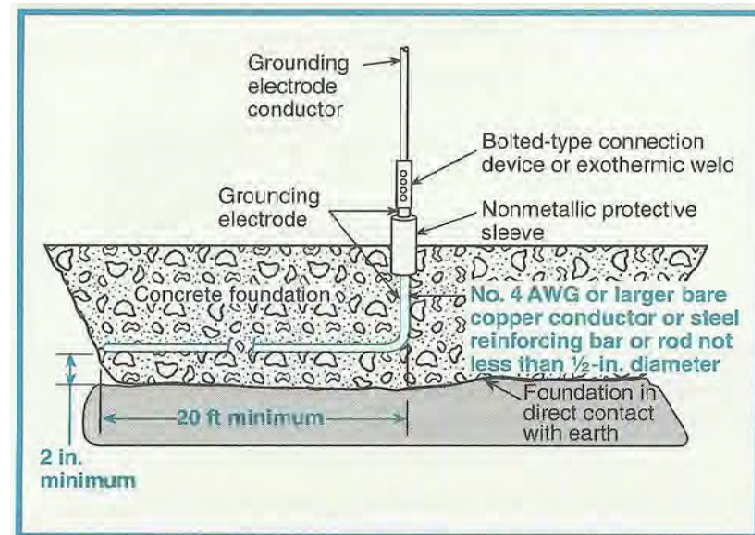
PREPARED FOR: BRENTWOOD DEVELOPEMENT INC.  
ADDRESS: 607 MAUDE STREET, ARLINGTON HEIGHTS, ILLINOIS  
BOOK & PG: 229-45 DATE: 11/30/2020 JOB NO: 2018860  
DRAWN BY: JHH CHECK BY: SAR  
REVISED:

IPLS No. 3483  
MY LICENSE EXPIRES 11/30/2020

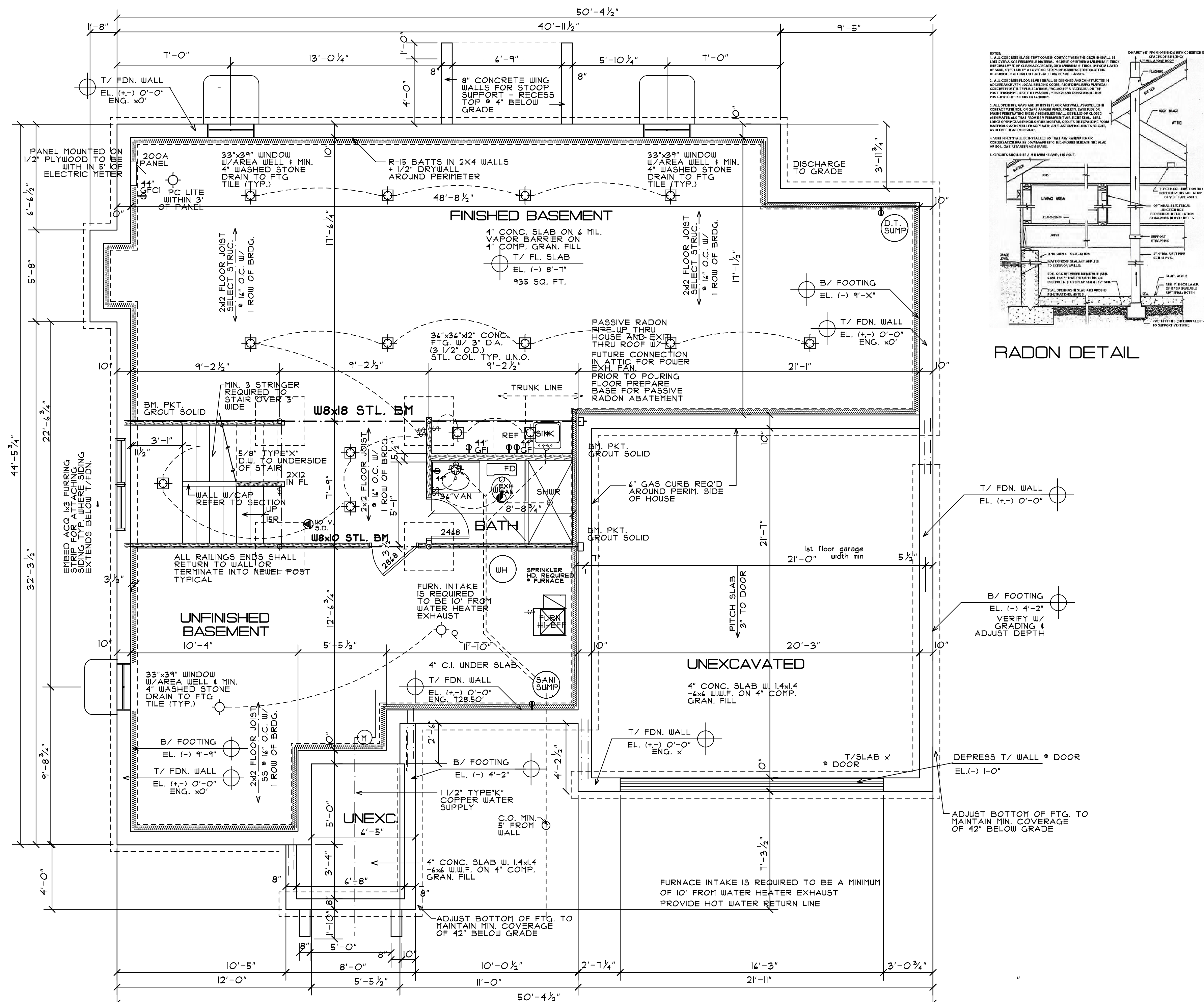
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ARLINGTON HTS. CODES & AMENDMENTS:  
SINGLE FAMILY INTERNATIONAL RESIDENTIAL CODE 2009 (708) 119-2300  
BUILDINGS AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23  
PLUMBING STATE OF ILLINOIS PLUMBING CODE 2014  
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23  
MECHANICAL INTERNATIONAL MECHANICAL CODE 2009 (708) 119-2300  
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23  
FIRE ALABAMA FIRE CODE 2005 (NEC) AMENDMENTS 12-21-98  
CHAPTER 25 (AH MUNICIPAL CODE)  
IECC ENERGY CODE 2015 w/ AMENDMENTS & 2001 ASHRAE 90.1

GAS CURB DET.  
SCALE: 1/4" = 1'-0"



### CONCRETE ENCASED ELECTRODE



BASEMENT / FOUNDATION PLAN

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

A LIGHT FIXTURE SHALL BE WITHIN 4 FEET OF THE SERVICE PANEL FOR EACH FURNACE.

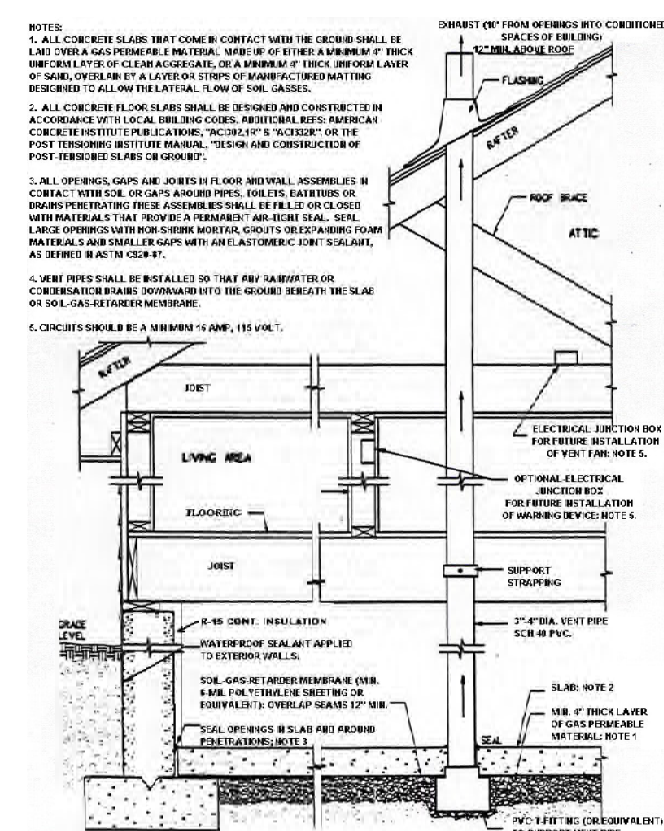
THE HEIGHT OF THE ELECTRICAL PANELS MAIN DISCONNECT SHALL NOT BE HIGHER THAN 4 FEET 1 INCHES IN ITS HIGHEST POSITION ABOVE THE FLOOR.

THE WATER LINES AND GAS PIPE OF THE WATER HEATER SHALL BE BONDED TOGETHER.

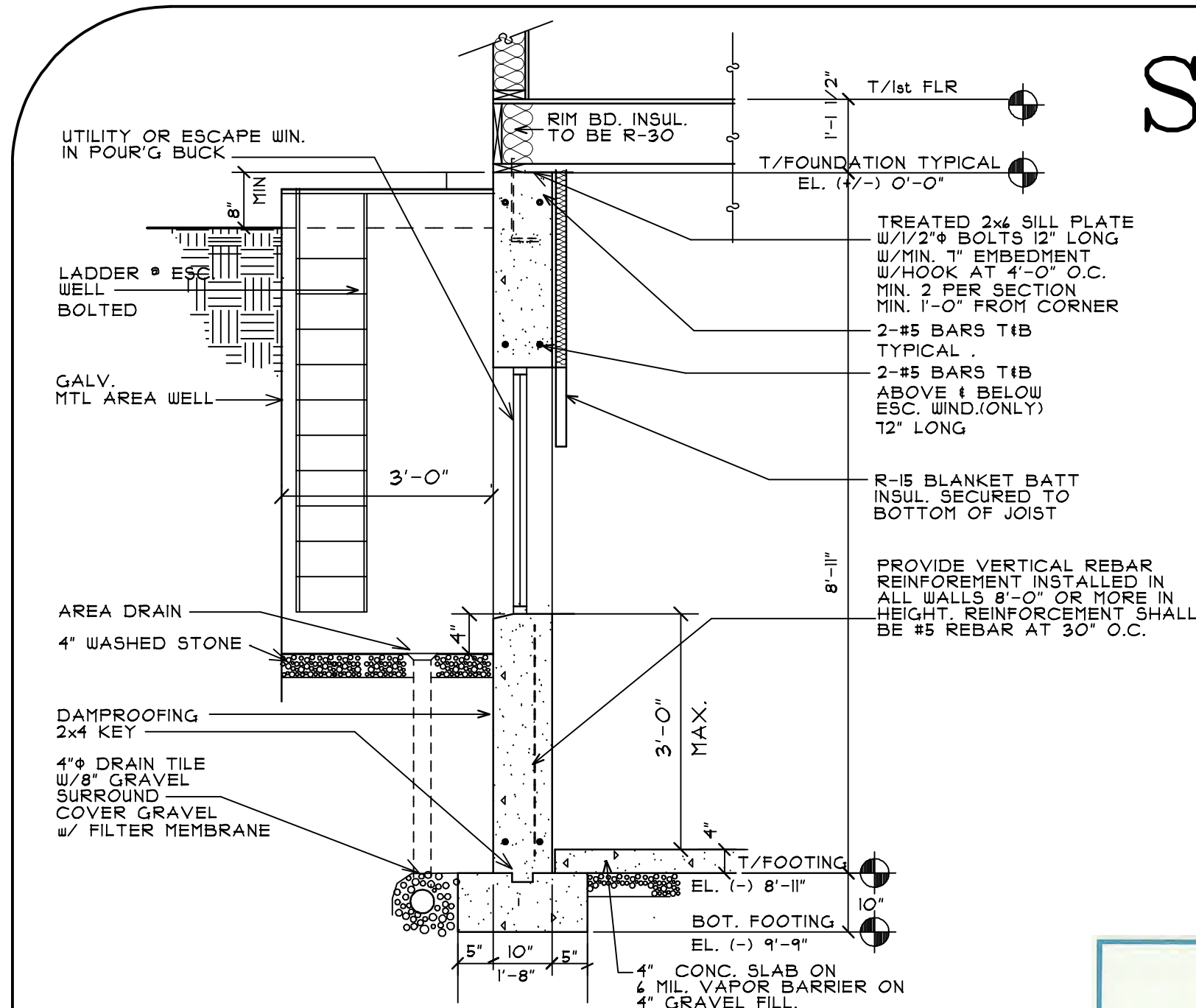
THE EXCAVATING CONTRACTOR SHALL PROPERLY SHORE UP THE SURROUNDING GRADE TO PREVENT COLLAPSE.

ADDITIONAL COMMENTS:

1. The State of Illinois requires all firms to be registered as design firms. This is in addition to all licensing requirements for individual architects and other design professionals. Revise the cover sheet to indicate the design firm registration numbers for all of the design firms. If you are referring to the only other design firm for this project, Bono Consulting, design firm # 8/4 007319.
  2. Provide manufacturer's cut sheets for the emergency escape window in the basement.
  3. Provide manufacturer's cut sheets for the full height of the emergency garage door.
  4. Provide a copy of the roof truss drawings, calculations and layout. Section IRC R802.0.1.
  5. The structural elements of the garage shall have 5/8-inch type X gypsum.
  6. The second floor joists shall be at least 2x10 over the garage door opening sufficient for the span. Therefore, revise the plans to provide a properly sized beam. Section IRC Table R802.5(1).
  7. The second floor joists shall have a drip pan under the unit with condensate line to the floor drain.
  8. The address numbers shall be at least 4 inches in height and over the front entrance.
  9. The shelves shall have a minimum rating of Class C or better.
  10. A fire barrier shall be sealed with compatible gaskets.
  11. The CFM's of the kitchen exhaust hood will be less than 400 CFM, otherwise, an integrated make-up air system, designed to meet the kitchen exhaust hood's requirements, shall be provided.
  12. A signed, sealed and dated Architect's letter would otherwise be required.
- Electrical**
1. The receptacle at the panel shall be GFCI.
  2. 1/2-inch plywood shall be installed between the panel.
  3. The service entrance conductors shall be copper and THW or THHN insulation.
  4. The proper 3/4" working clearance shall be provided for the air conditioner disconnect switches.
  5. The GFCI receptacle in the garage shall be at least 48 inches above the floor.
  6. The GFCI receptacle at the second floor furnace room.
- Engineering**
1. The proposed top of foundation and finished garage floor elevations are almost a foot higher than the existing home foundation. The proposed top of foundation must be placed at the average elevation between the home foundations on each side of this lot (approx. 121.3').
  2. The proposed driveway slope approximately 10% exceeds the maximum slope guidelines. Reducing the top of foundation elevation mentioned above will positively affect this situation.
- Plumbing**
1. Plumbing registration as State of Illinois has expired.
- Design Commission**
- Per the Design Commission approval, it is required that the 8/4 unit in the side yard be screened with evergreens.

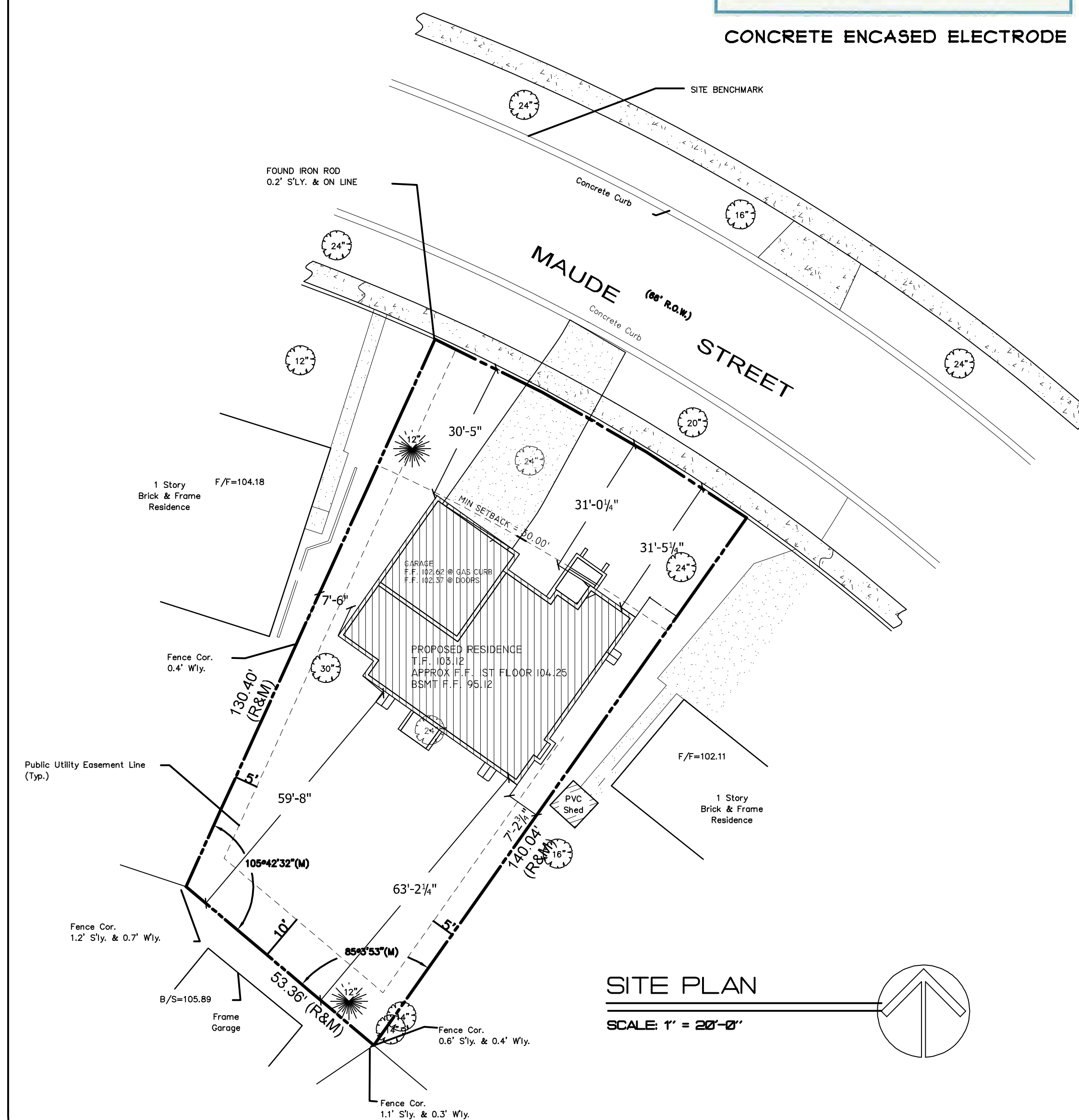


RADON DETAIL



ESC. WIND. SECTION

SCALE: 1/2" = 1'-0"



# SITE PLAN

SCALE: 1' = 20'-0"

Brentwood Development  
(847) 274-9595



—



DATE            REVISION:           

email: [arkteks@comcast.net](mailto:arkteks@comcast.net)  
 voca: (847) 21E-9214

300 N. 11th St.  
Wheeling

DATE OF ISSUE: 10/02/2014

(

NEW RESIDENCE OF  
BRENTWOOD DEVELOPMENT  
607 W. MAUDE AVENUE  
ARLINGTON HEIGHTS, IL.

email: [arkteks@comcast.net](mailto:arkteks@comcast.net)  
voice: (847) 21E-9214

300 N. 11th St.  
Wheeling

DATE OF ISSUE: 10/02/2014

(

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|-------------------------|------------------------------|
| JOB NUMBER:<br>WF2MAUDB | DRAWN: CHECKED:<br>TFM ; SPK |
|-------------------------|------------------------------|

SHEET  
A-1  
OF  
6

Same side of street of subject property (east to west)



|                    |                    |                    |                  |                     |                     |                     |
|--------------------|--------------------|--------------------|------------------|---------------------|---------------------|---------------------|
| Property to left 3 | Property to left 2 | Property to left 1 | Subject Property | Property to right 1 | Property to right 2 | Property to right 3 |
| 505 W. Maude       | 515 W. Maude       | 601 W. Maude       | 607 W. Maude     | 615 W. Maude        | 701 W.Maude         | 705 W. Maude        |

W. Maude Ave

Opposite side of street of subject property



604 W. Maude

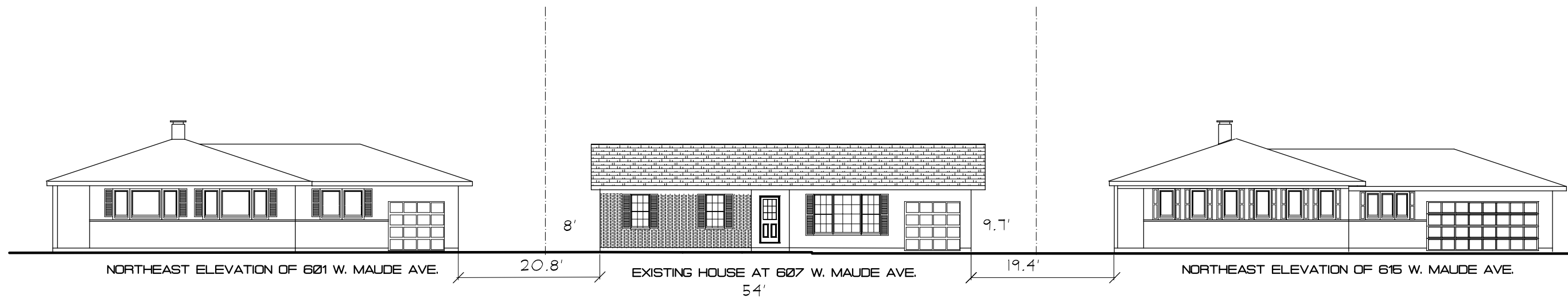


1601 N. Walnut

N.  
Walnut  
Ave



1602 N. Walnut



## COMPOSITE ELEVATIONS OF ADJACENT HOMES TO 601 W. MAUDE AVENUE



## COMPOSITE ELEVATIONS OF ADJACENT HOMES TO 601 W. MAUDE AVENUE

SPECIFICATIONS:

1 GENERAL INFORMATION

- A. Contractors shall carry workman's liability and property damage insurance, and shall include in their bids all federal, state and local taxes.
- B. Contractors shall procure all local and state permits and must comply with all governing ordinances together with the local building codes. Owner shall reimburse permit fees to the contractors.
- C. Contractors shall verify all dimensions on the job and shall be responsible for same. Report any and all discrepancies to the architect before proceeding with work of any nature.
- D. Each contractor shall remove all his own rubbish at once before it accumulates and shall leave premises broom clean upon completion of work.
- E. Contractors shall provide all necessary protection and adhere to safety precautions during the construction period. All work shall be installed in strict accordance with manufacturer's specifications and recommendations.
- F. Any additional diagrams, layouts, information, etc. pertaining to plumbing, HVAC, and electrical necessary for obtaining permits shall be submitted by the respective contractors.
- G. When applicable, contractors shall shop drawings to architect for final approval before proceeding with fabrication of work. All work started and/or completed before said final approval shall be at the respective contractor's risk and expense. Failure of contractors to provide shop drawings shall render said contractor liable for all detrimental occurrences caused by discrepancies between actual construction and the intent of the architect's drawings. Their shall be no backcharges.
- H. All information found in these notes, is intended for general use. Utilization of applicable notes is required by all contractors.

2 EXCAVATION AND BACKFILL

- A. Excavate as required to install all foundations and footings. Extend excavation a minimum of 8" into virgin or compacted soil, having the required bearing capacity. All soil and fill under slabs, under and around inside of foundation walls shall be compacted by approved methods in 8" layers so that the compacted soil has a density of 95% of the optimum when tested. Maintain minimum soil pressure of 3000# per sq.ft. under slabs and foundation walls.
- B. All fill and topsoil shall be removed under slabs and pavements. Excess topsoil material shall be used for landscaping. Excess excavation and spoils shall be hauled away.
- C. Provide all shoring and sheathing and bracing necessary to prevent cave-in of excavation or damage to existing structures or adjoining site. When appropriate, issue any notices to owners of adjoining property which may be required. Furnish copies of such notices to owner and architect.
- D. Do not backfill against wall longer than 10' until first floor is in place.

3 CONCRETE

- A. Concrete materials, aggregates and reinforcing shall conform to the latest edition of the A.C.I. code. Concrete shall have a minimum compressive strength of 3500 psi @ 28 days. Reinforcing shall have covering as follows: Concrete deposited against soil, 3"; concrete exposed to weather, 2"; concrete in other places, 1 1/2". 5-7% air entrainment.
- B. Footings and foundations shall be poured on dry soil free from frost and shall be protected from frost.
- C. All interior concrete slabs to have trowel finish with a maximum tolerance of 1/4" in 8'-0". All exterior slabs shall have broom finish.
- D. Welded wire fabric, as shown on the plans, shall be placed 2" form top of slabs and lapped 6" at the edges and 12" at the end of strips.
- E. Provide openings and sleeves in foundation walls as required for mechanical and plumbing. Verify size and location with respective contractors.
- F. Contractor shall take all precautions to protect the concrete from freezing during cold weather.

4 CARPENTRY

- A. All wardrobe, entry, dressing and walk-in closets, as indicated on floor plans, shall have a minimum of one shelf and one rod (support at mid or third points as required).
- C. All lumber shall be kiln-dried having a moisture content of 15% maximum.
- D. All doors and frames may be pre-hung. Style: \_\_\_\_\_ Finish: \_\_\_\_\_
- E. Provide double stud (jack & king stud) at both sides of any opening up to 10' supporting a header and provide double king for any opening greater than 10' (overhead doors) Provide 4X post as noted on drawing when applicable
- F. All wall thickness dimensions shown are actual size of structural elements only except for masonry dimensions which are nominal.
- G. Carpenter shall verify all rough openings with specific manufacturers selected prior to actual framing for openings.
- Windows: \_\_\_\_\_ Glass: \_\_\_\_\_ Screens: **YES** Grilles: \_\_\_\_\_
- I. Header specifications: E=1,700,000 min. psi. Fb=1350 psi. min. (bearing walls) Fv=75 psi. min. (Hemlock-fir or equal)
- J. All headers at exterior walls to be (2) 2x12's unless otherwise noted and (2) 2x10's at interior walls unless otherwise noted.
- K. Joist and rafter specifications: E=1,400,000 min. psi. Fb=1150 psi. min. Fv= 75 psi. min. Hemlock-fir or equal
- L. All interior non-bearing walls to have 2x4's at 16" o.c.
- M. Firestop all draft spaces with 2x4 blocking or mud-in or thermafiber.
- N. Truss/Joists shall be furnished and installed in strict accordance with manufacturer's specifications and hole cutting requirements when applicable
- O. All joists bearing onto flush headers shall be supported by joist hangers.
- P. Carpenter shall do all necessary cutting, patching, framing and headering in lumber for other trades.
- Q. Carpenter shall install all windows, doors (either wood or metal), cabinets and all hardware items.
- R. Seal tight around all openings in exterior walls with insulating foam and caulk or approved equal.
- S. Studs may be pre-drilled with 1" hole approximately 14" from stud bottom.
- T. Use corrosion resistant fastener at exterior siding and trim.
- U. Provide spring metal weatherstripping around doors and windows if not furnished as part of the unit.
- V. All finish interior trim to be: \_\_\_\_\_ Exterior trim: \_\_\_\_\_

5 DRYWALL & INSULATION

- A. Provide drywall & insulation shown in "Typical Construction Assemblies"
- B. Provide oil corner beads, trim, attachments, anchors, etc.
- C. All drywall to be placed horizontally and double nail or screw at edges.
- D. Provide vapor barrier under drywall at all exterior walls and ceilings on warm side if insulation is not Kraft or foil-faced.
- E. Tape and smooth drywall joints and nails in 3 coats for paint-ready surface

7 PAINTING

- A. Drywall surfaces to be painted shall receive a minimum of one coat primer and one coat flat white or latex enamel for rooms prone to wetness.
- B. Paint all exposed steel inside and outside of building with two coats of rust-inhibitive paint.

8 ELECTRICAL

- A. Electrical contractor shall do his work in accordance with the rules and regulations of the governing electrical code and the requirements of the electrical company.
- B. Electrical contractor shall coordinate his work with all other related work and trades in terms of final connections of motors, switches, pumps, etc.
- C. Provide wire from water meter to remote reader at exterior.
- D. All duplex receptacles shall be groundable type.
- E. Provide and hook-up all exhaust fans. Ductwork by heating contractor.
- F. Electrical contractor shall review mechanical contractor's drawings for items to be included in their bid.
- G. Verify location of all ceiling fixtures with owner prior to installation.
- H. Provide ground-fault circuit protection for outlets in bathrooms, entire kitchen and at exterior, all exterior boxes shall have covers.
- I. Arc fault circuiting required for all bedrooms and their closets
- J. All closet lighting to have lens covers
- K. Separate GFI circuits for whirlpool w/ bond #8 solid and pump access skirt
- L. Three way switching to be at all stairs
- M. (2) 20 amp kitchen appliance circuits required. 20 amp receptacle circuit and 15 amp lighting circuits.
- N. Provide dishwasher disconnect switch
- O. Island receptacles with no overhang above and within 12' of top
- P. All room ceiling boxes shall be reinforced boxes.

9 MECHANICAL HVAC

- A. Size, furnish and install complete HVAC system capable of maintaining 70 degrees F. heat when outside temperature is (-) 10 degrees F. and cool to 15 degree temperature difference when outside temperature is 95 degrees F.
- B. Insulate all ductwork in attic and crawlspace.
- C. Provide all sheet metal, louvers, grilles, diffusers, wall vents, exhaust fans, flues, firestops, caps, screens, cleanouts, accessories, etc.

10 PLUMBING

- A. All plumbing work shall comply with all applicable codes. Provide water-saving devices and fixtures.
- B. All waste and soil lines above grade to be PVC where permitted by code.
- C. All interior water supply lines shall be type "L" copper (1/2"-1 1/4").
- D. Plumbing contractor shall provide frost proof sill cocks where shown.
- E. All plumbing vents shall terminate 12" above roof surface.
- F. Plumber to wrap water lines with fiberglass blankets with foil face in all exterior walls and unheated spaces.
- G. Stuff around piping through walls and floors with insulating foam after piping is installed.
- H. Plumbing contractor shall provide and install condensate drain lines from heating/air conditioning units.
- I. Plumbing contractor shall review mechanical drawings for items to be included in their bids.
- K. On gas piping, each gas appliance to have gas cocks for isolation. Furnish and install flexible gas pipe from stub out to each gas appliance and make final connection to each appliance.
- L. Provide check valve(s) at sump pump(s).
- M. Valve all fixtures, appliances and equipment.
- O. Provide 12" air chambers at all fixtures and 24" air chambers at risers.

11 STRUCTURAL STEEL

- A. Anchor bolts, angles and bearing plates and other items anchored in masonry and concrete shall be furnished as a part of the structural steel contract. The location of the anchors shall be checked by the contractor's steel erector before starting erection and report any discrepancies to architect. Cutting and altering of structural steel members in the field caused by errors in shop work or any other cause shall not be corrected until the method has been approved by the architect.
- B. All structural steel shall receive a shop coat of Detroit Graphite, tnmec or equal which shall be applied to all surfaces except those which will be welded in the field. After the steel is erected and field welds are completed, touch-up remaining uncoated areas.
- C. All structural steel shall be A-36 steel.
- D. All beams shall have a minimum of 4" bearing.

12 ROOFING & FLASHING

- A. Provide flashing under shingles and siding at roof and exterior wall intersections. Flashing shall be 25 gauge minimum galvanized sheet metal and shall extend 12" minimum each side of centerline.
- B. Asphalt shingles to project minimum 1 1/2" beyond edge of roof sheathing.
- C. Provide ice & water shield from eave and up, extend ice & water shield from up past 24" past inside face of exterior wall.
- D. See "Typical Construction Assemblies" for type of roofing.

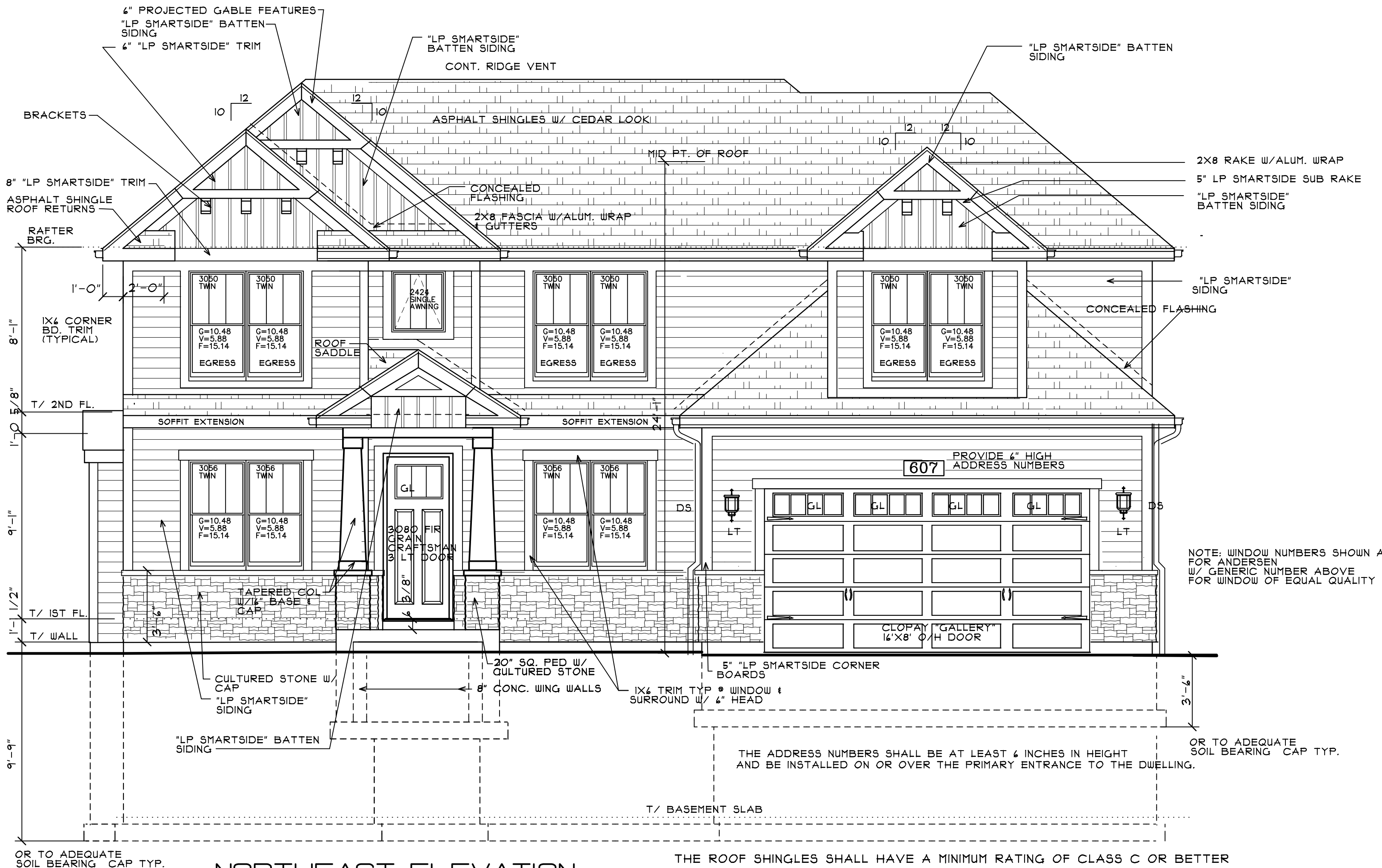
14 MISCELLANEOUS

- A. Provide grates over all area wells.
- B. Provide 26 gauge galvanized flashing at heads of all openings in exterior walls (unless protected by eave overhang), under window openings (where masonry veneer is used) and at the intersection of changes of exterior finish materials.
- C. Provide flashing over top of foundation wall up sheathing and under threshold at door openings with concrete stoop abutting siding.
- E. Surface mount light fixtures at top floor ceiling unless otherwise instructed by owner or general contractor.
- F. Walls around tub and shower shall have smooth hard non-absorbing surface up to 6'-0" above finished floor and installed over water-resistant gyp. bd.
- G. The following items shall be furnished complete, by the appropriate trades: Prefinished gutters and downspouts, grading as shown on engineering drawings, basement escape windows and wells, smoke detectors, telephone and television prewiring, conduits, etc.
- H. Owner is responsible for all tree removal, trimming, seeding, sod, bushes and shrubs.
- I. Provide low voltage conduits from doorbell, thermostat and etc.to accessible spaces.

WINDOW SCHEDULE

| 1512 N. Howard Court |                                | 6/22/2020             |                     |                 |  |
|----------------------|--------------------------------|-----------------------|---------------------|-----------------|--|
| QTY                  | Location                       | Rough Opening         | Nominal Size        | Grill Sections  |  |
| 1                    | Garage                         | 60-1/2" x 50-1/2"     | 2642 Twin DH        | 3A Top Only     |  |
| 1                    | Mudroom                        | 24-1/4" x 54-1/2"     | 2046 Single DH      | 3A Top Only     |  |
| 1                    | Kitchen                        | 41-1/4" x 48-1/2"     | 3440 Twin Casement  | 3A @ Midpoint   |  |
| 1                    | Breakfast Area                 | TRO 72-1/8" x 96-1/2" | Slider and Transom  | 6A Transom Only |  |
| 1                    | Great Room                     | 95-3/4" X 62-1/2"     | 2852 Triple DH      | 3A Top Only     |  |
| 2                    | Great Room                     | 28-7/8" x 28-7/8"     | 2424 Single Awning  | 3A              |  |
| 1                    | Powder Room                    | 28-7/8" x 28-7/8"     | 2424 Single Awning  | 3A              |  |
| 1                    | Basement Stairwell             | 64-1/2" x 41-1/2"     | 5436 Sliding Window | 3A @ Midpoint   |  |
| 1                    | Study Front                    | 72" x 66-1/2"         | 3056 Twin DH        | 3A Top Only     |  |
| 1                    | Dining Room                    | 72" x 66-1/2"         | 3056 Twin DH        | 3A Top Only     |  |
| 1                    | Jack-n-Jill Bath (over toilet) | 24-5/8" x 28-7/8"     | 2024 Single Awning  | 3A              |  |
| 2                    | Bedroom 4 (north wall)         | 28-7/8" x 28-7/8"     | 2424 Single Awning  | 3A              |  |
| 1                    | Bedroom 4 (west wall)          | 72" x 60-1/2"         | 3050 Twin DH        | 3A Top Only     |  |
| 2                    | Master Bedroom                 | 36-1/4" x 60-1/2"     | 3050 Single DH      | 3A Top Only     |  |
| 2                    | Master Bathroom (Tempered)     | 32-1/4" x 44-1/2"     | 2838 Single DH      | 3A Top Only     |  |
| 1                    | 2nd FL Stairway                | 64" x 62-1/2"         | 2852 Twin DH        | 3A Top Only     |  |
| 2                    | Bedroom 2 (south wall)         | 28-7/8" x 28-7/8"     | 2424 Single Awning  | 3A              |  |
| 1                    | Bedroom 2 (east wall)          | 72" x 60-1/2"         | 3050 Twin DH        | 3A              |  |
| 1                    | Princess Bath                  | 28-7/8" x 28-7/8"     | 2424 Single Awning  | 3A              |  |
| 1                    | Laundry                        | 72" x 60-1/2"         | 3050 Twin DH        | 3A Top Only     |  |
| 1                    | Bedroom 3                      | 72" x 60-1/2"         | 3050 Twin DH        | 3A Top Only     |  |

NOTE: WINDOW NUMBERS SHOWN ARE FOR ANDERSEN W/ GENERIC NUMBER ABOVE FOR WINDOW OF EQUAL QUALITY



NORTHEAST ELEVATION

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

DATE OF ISSUE: 12/21/20

email: steve@arkteks.com

300 N. 11th St. Wheeling, Illinois 60090

DATE OF ISSUE: 12/21/20

SHEET A-4 OF 6

JOB NUMBER: WF2MAUDB

DRAWN CHECKED: TFM : SPK

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REVISION: 1 2 3 4 5 6 7 8 9 10 11 12

STATE OF ILLINOIS ARCHITECTS BOARD LICENSED ARCHITECT 001-010949 RENEWAL DATE 08-11-2009

A NEW RESIDENCE BY BRENTWOOD DEVELOPMENT 607 W. MAUDE AVENUE ARLINGTON HEIGHTS, IL.



|                          |
|--------------------------|
| <u>MATERIAL SCHEDULE</u> |
|--------------------------|

| <u>ITEM</u>           | <u>MATERIAL</u>  | <u>MANUFACTURER</u> | <u>COLOR</u>                                        |
|-----------------------|------------------|---------------------|-----------------------------------------------------|
| Stone                 | Stone            | Buechel Stone       | Fond du Lac Country Squire and Chilton Custom Blend |
| Roof                  | Asphalt Shingles | Owens Corning       | Pewter                                              |
| Siding                | Wood Composite   | James Hardie        | Aged Pewter                                         |
| Gutters/Fascia/Soffit | Aluminum         | Rollex              | White                                               |
| Windows               | Vinyl            | Andersen            | White                                               |
| Garage Doors          | Steel            | Haas Doors          | Walnut (Stained)                                    |
| Exterior Trim         | Wood Composite   | James Hardie        | White                                               |

|                                       |
|---------------------------------------|
| Property Address: 607 W. Maude Avenue |
|---------------------------------------|

STONE:

Buechel - Fondulac Country  
Squire and Chilton Custom Blend



SIDING:

James Hardie - Aged Pewter

ROOF SHINGLES:

Owens Corning - Pewter



GARAGE DOORS:  
Haas - Long Panel with Lites -  
American Walnut Stain Finish





## **Design Commission 2/23/2021**

**Item:** DC#21-006 - 916 N. Kaspar Ave - SF/Teardown

**Department:** Planning & Community Development

### **Requested Action**

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

### **Recommendation**

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 916 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 2/10/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to extend the stone base down the side of the garage to align with the transition in the roof line above.
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

#### **Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** 916 N Kaspar Ave.  
**Project Address:** 916 N. Kaspar Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** February 17, 2021

### PETITION INFORMATION:

**DC Number:** 21-006  
**Petitioner Name:** Kevin Davis  
**Petitioner Address:** Fairfield Homes Inc.  
530 S. Arthur Ave.  
Arlington Heights, IL 60005  
**Meeting Date:** February 23, 2021

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

### ANALYSIS:

#### Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,606 square feet and the proposed residence will have 2,917 square feet. The project does comply with the R-3 zoning requirements as summarized below.

|                                   | ALLOWED                                                         | PROPOSED                                                              |
|-----------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------|
| Setbacks                          | Front: 24 feet<br>Side: 5 feet<br>Side: 5 feet<br>Rear: 30 feet | Front: 25.8 feet<br>Side: 5.9 feet<br>Side: 5.9 feet<br>Rear: 54 feet |
| Building Height                   | 25 feet to the midpoint                                         | 24.6 feet to the midpoint                                             |
| FAR                               | 2,973 SF                                                        | 2,917 SF                                                              |
| Building Lot Coverage             | 2,312 SF                                                        | 1,967 SF                                                              |
| Impervious Surface Coverage Total | 3,304 SF                                                        | 2,537 SF                                                              |

The existing neighborhood has a mix of single-story, one-and-a-half story, and two-story homes with a mix of detached and attached garages. There have been other teardowns previously approved in this neighborhood, with one teardown completed on this block that was approved in 2014.

Overall, the proposed design is nicely done with a single story front porch and single story garage roof that helps the house to fit in with the scale of the neighborhood, and the hipped main roof keeps the height of the side walls from being too tall. The front porch projects out in front of the garage, which keeps the focus of the design on the house instead of the garage. The stone base is returned partially down the side walls, however it is recommended that it be extended further on the side of the garage to align with the transition in the roof line above.

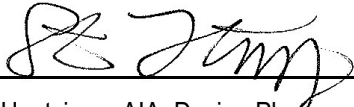
### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 916 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 2/10/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to extend the stone base down the side of the garage to align with the transition in the roof line above.
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.

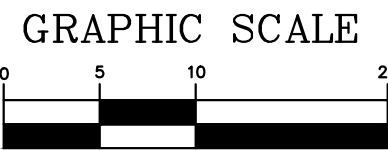
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



February 17, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-006

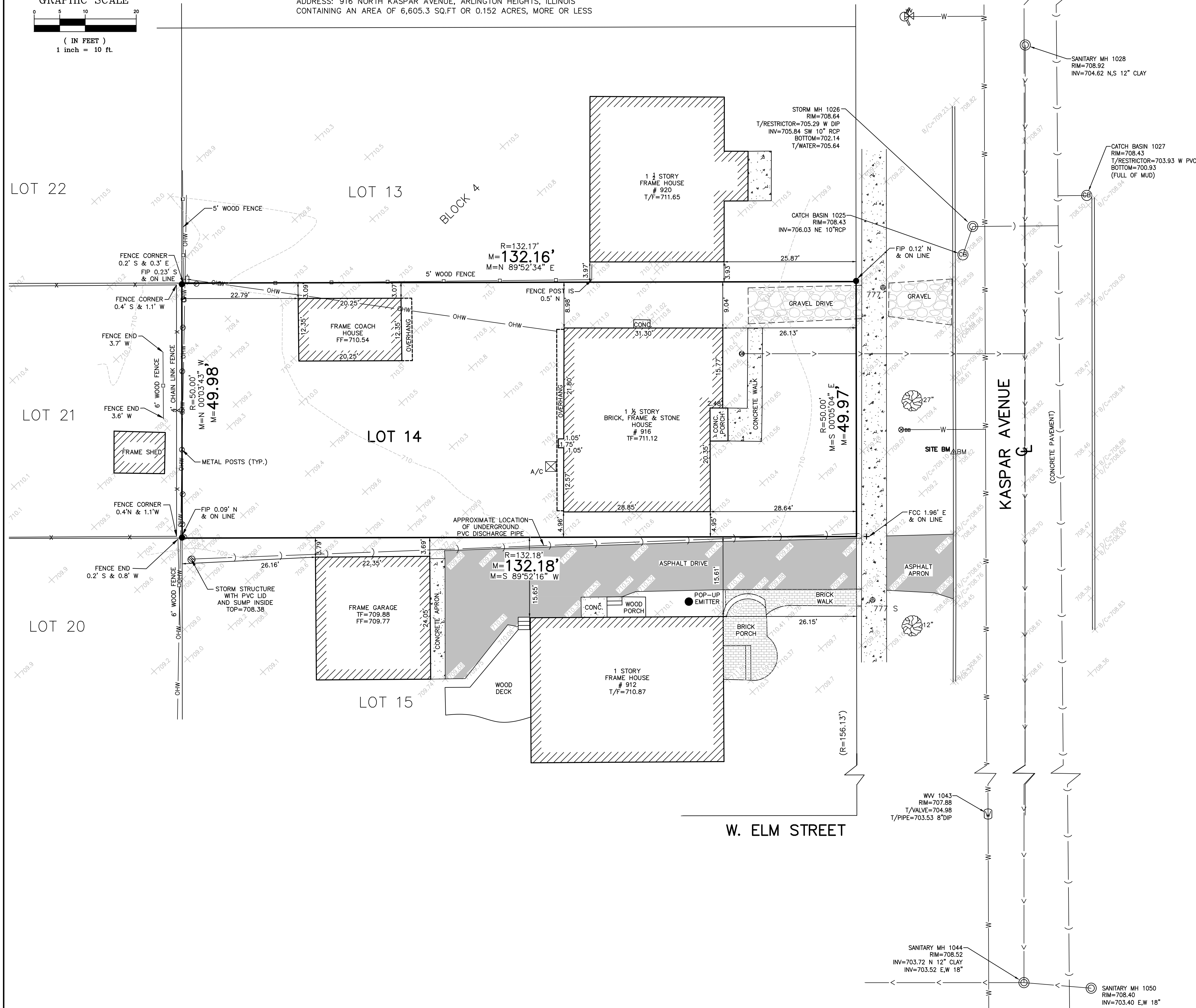


( IN FEET )  
1 inch = 10 ft.

## OF

LOT 14 IN BLOCK FOUR (4) IN R.A. CEPEK'S ARRLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (½) (EXCEPT THE EAST THIRTY THREE (33) FEET THEREOF) OF THE NORTHWEST QUARTER (¼) AND OF THE SOUTH HALF (½) OF THE NORTHWEST QUARTER (¼) OF SECTION 30, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF SAID PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHERN RAILWAY RIGHT OF WAY.

ADDRESS: 916 NORTH KASPAR AVENUE, ARLINGTON HEIGHTS, ILLINOIS  
CONTAINING AN AREA OF 6,605.3 SQ.FT OR 0.152 ACRES, MORE OR LESS

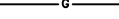
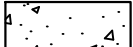
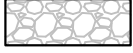
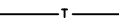
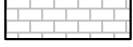


## CONTROL/BENCHMARKS

|          |                                                                                                                                                                                |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE BM: | CUT CROSS IN SQUARE ON TOP OF CURB 16.5' NORTH AND 19.0' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.<br>N: 1976882.634<br>E: 1076381.152<br>ELEVATION = 709.01 (GPS DERIVED) |
| CP1:     | CUT CROSS ON WALK 12.4' SOUTH AND 3.2' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.<br>N: 1976853.672<br>E: 1076365.285<br>ELEVATION = 709.26 (GPS DERIVED)                   |
| CP5:     | CUT CROSS ON WALK 1.2' SOUTH AND 5.3' EAST OF NORTHEAST CORNER OF SUBJECT PROPERTY.<br>N: 1976914.918<br>E: 1076367.327<br>ELEVATION = 709.18 (GPS DERIVED)                    |

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

LEGEND

|                                                                                       |                              |                                                                                       |                                  |
|---------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|----------------------------------|
| P.U.                                                                                  | PUBLIC UTILITY EASEMENT      |    | PROPOSED SPOT ELEVATIONS         |
| D.E.                                                                                  | DRAINAGE EASEMENT            | XXX.X                                                                                 | AS-BUILT SPOT ELEVATIONS         |
| P.S.E.                                                                                | PUBLIC WALK EASEMENT         | --812--                                                                               | AS-BUILT CONTOURS                |
| PROP.                                                                                 | PROPOSED FEATURE             |    | BUFFALO BOX                      |
| EXIST.                                                                                | EXISTING                     |    | CLEANOUT                         |
| MH                                                                                    | MANHOLE                      |    | A/C UNIT                         |
| T/F                                                                                   | TOP OF FOUNDATION            |    | DRAINAGE FLOW ARROW              |
| CONC.                                                                                 | CONCRETE                     |    | AS-BUILT SANITARY WYE CONNECTION |
| WW                                                                                    | WINDOW WELL                  |    | WATER VALVE                      |
| M=                                                                                    | MEASURED DIMENSION           |    | STORM CATCH BASIN                |
| R=                                                                                    | RECORDED DIMENSION           |    | STORM INLET                      |
| B.LDG.                                                                                | BUILDING                     |    | MANHOLE                          |
| RAD                                                                                   | RADIUS                       |    | TREE W/ SIZE                     |
| B/C                                                                                   | BACK OF CURB ELEVATIONS      |    | LIGHT POLE                       |
| + FCC                                                                                 | FOUND CROSS-CUT              |    | BOLLARDS                         |
| • SIR                                                                                 | SET IRON ROD                 |   | FIRE HYDRANTS                    |
| • FIP                                                                                 | FOUND IRON PIPE              |  | UTILITY POLE                     |
| • SCC                                                                                 | SET CROSS CUT                |  | HAND HOLE                        |
| • SMN                                                                                 | SET MAG NAIL                 |  | GAS VALVE                        |
|                                                                                       | PROPERTY LINE                |  | STREET SIGN                      |
|  | WATER MAIN                   |  | EXISTING SPOT ELEVATIONS         |
|  | GAS MAIN                     |  | CONCRETE PAVEMENT                |
|  | COMBO SEWER LINE             |  | BITUMINOUS PAVEMENT              |
|  | CABLE/TV LINE                |  | GRAVEL PAVEMENT                  |
|  | TELEPHONE/COMMUNICATION LINE |  | BRICK PAVEMENT                   |
|  | ELECTRIC LINE                |                                                                                       |                                  |
|  | OVERHEAD LINE                |                                                                                       |                                  |
|  | DOWNSPOUT LOCATIONS          |                                                                                       |                                  |
|  | WATER VALVE VAULT            |                                                                                       |                                  |
| CP                                                                                    | CONTROL POINT                |                                                                                       |                                  |
| BM                                                                                    | BENCH MARK                   |                                                                                       |                                  |

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. ALL DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, GPS DERIVED.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED DECEMBER 18, 2020.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND ON A NOISEY DAY, INCLUDING BUT NOT LIMITED TO, THE FACE OF THIS PLAT, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN, UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVED OR THE DEPTH OF THE THROUGH OF PIPE STAKES. NO RECORD HAS NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. HUMAN VISUAL OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONSULT WITH J.U.L.I.E. 2020-0002-0003.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT SURVEY PER CLIENT'S REQUEST.

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JANUARY, 2021 IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK. IPLS NO. 035.003269

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

ORIGINAL COPIES OF THIS PLAT CONTAIN A SIGNATURE AND A RAISED SEAL.

[illegible]

916 N. KASPAR AVENUE, ARLINGTON HEIGHTS, IL 60004

**FAIRFIELD HOMES, LLC**  
530 S. ARTHUR AVENUE  
ARLINGTON HEIGHTS, IL 60005  
(847) 456-8017

**KNIGHT**

---

**Engineers & Architects**

Knight E/A, Inc.  
221 N. LaSalle Street, Suite 300  
Chicago, Illinois 60601-1211

Phone (312) 467-1100  
Fax (312) 467-1101  
knightea.com

**SHEET NO.**

2  
OF 8

DATE: 01/28/2021  
JOB NO. 7281.35

**LOT 14**

LOT 22

LOT 21

LOT 20

LOT 13

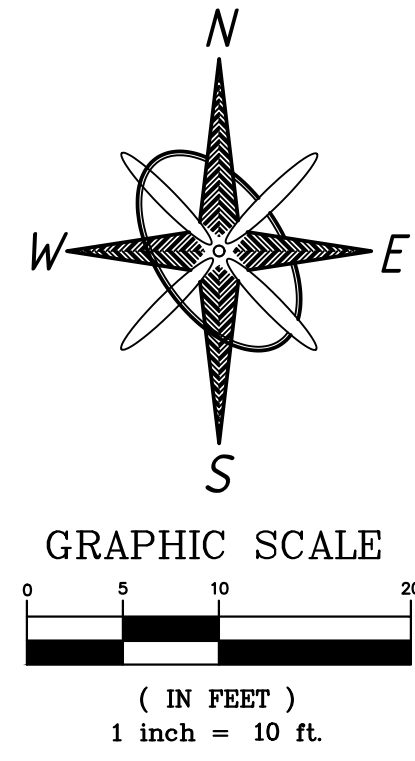
LOT 14

LOT 15

BLOCK 4

W. ELM STREET

KASPAR AVENUE



- SOIL EROSION AND SEDIMENT CONTROL (SE/SC) CONSTRUCTION NOTES
- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY EARTHWORK AND/OR DEMOLITION ACTIVITY.
  - SE/SC MEASURE MAINTENANCE INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), AND PRIOR TO PROCEEDING WITH ANY OTHER EARTHWORK OR EARTH DISTURBING ACTIVITY.
    - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
  - EARTHWORK AND/OR ANY OTHER TYPE OF SOIL DISTURBANCE ACTIVITY SHALL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING WORK IS TO BE DONE IN PHASES, THE OWNER SHALL UTILIZE THE SE/SC MEASURES APPROPRIATE FOR EACH PHASE.
  - A 6" THICK (MINIMUM) STABILIZED MAT OF CLEAN 3" CRUSHED STONE (A.K.A. CLEAN BREAKER RUN) UNDERLAIN WITH FILTER FABRIC MEETING IDOT SPECIFICATION 1080.02, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE MUNICIPALITY, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE CONSTRUCTION SITE. SEDIMENT/MUD/SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY, OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING NO LATER THAN THE END OF THE SAME WORK DAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
  - TEMPORARY STORMWATER DIVERSIONS SHALL BE CONSTRUCTED, AS NECESSARY, TO DIRECT ALL RUNOFF FROM EXPOSED EARTH SURFACE AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
  - AREAS OF THE SITE WITH EXPOSED EARTH SURFACES SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT EROSION CONTROL MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE EARTHWORK ACTIVITY.
  - ALL PERMITTED STOCKPILES SHALL BE PROTECTED WITH THE APPROPRIATE SE/SC MEASURE(S) TO PREVENT EROSION AND CONTAIN SEDIMENT. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS, WETLANDS, OR THEIR DESIGNATED BUFFER ZONES.
  - SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE MUNICIPALITY.
  - OPEN GRATES ON STORM SEWER STRUCTURES AND/OR FLARED END SECTION INLETS TO STORM SEWERS THAT ARE ON OR IMMEDIATELY ADJACENT TO THE SITE THAT ARE OR WILL BE OPERATIONAL DURING CONSTRUCTION SHALL BE PROTECTED WITH THE APPROPRIATE SEDIMENT CONTROL MEASURE(S).
  - IF DE-WATERING OR EXCAVATIONS OR THE SITE IS NECESSARY, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DE-WATERING DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE MUNICIPALITY. DE-WATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
  - IF THE INSTALLED SE/SC MEASURES DO NOT EFFECTIVELY PREVENT SEDIMENT FROM LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE MUNICIPALITY AND SHALL BE INSTALLED.
  - ALL TEMPORARY AND PERMANENT SE/SC MEASURES SHALL BE MAINTAINED AND REPAIRED, AS NECESSARY, UNTIL THE STABILIZATION MEASURES FOR ALL EARTH SURFACES ARE ESTABLISHED AND APPROVED BY THE MUNICIPALITY. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING, AND REPAIRING ALL REQUIRED SE/SC MEASURES.
  - ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, AS DETERMINED BY THE MUNICIPALITY.
  - THE SE/SC MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR MUNICIPALITY.

- GENERAL NOTES:
- THE EXISTING SITE CONDITIONS HAVE BEEN PROVIDED BY THE BEST AVAILABLE INFORMATION AT THE TIME OF THE DESIGN. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  - THE LOCATION OF THE EXISTING SERVICES WILL NEED TO BE FIELD VERIFIED AND SHALL BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF CONSTRUCTION.
  - ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION HAS BEEN TAKEN FROM THE RESPECTIVE PLAT OR TOPOGRAPHICAL SURVEY. PLEASE REFER TO THESE DOCUMENTS FOR ACCURATE INFORMATION.

EROSION CONTROL & DEMOLITION PLAN

SHEET NO.  
**3**  
OF **8**  
DATE: 01/28/2021  
JOB NO. 7281.35

**KNIGHT**  
Engineers & Architects  
Knight E/A, Inc.  
221 N. LaSalle Street, Suite 300  
Chicago, Illinois 60601-1211  
Phone (312) 577-3300  
Fax (312) 577-3526  
knightea.com

916 N. KASPAR AVENUE, ARLINGTON HEIGHTS, IL 60004  
PREPARED FOR:  
**FAIRFIELD HOMES, LLC**  
530 S. ARTHUR AVENUE  
ARLINGTON HEIGHTS, IL 60005  
(847) 456-8017

Drawn By: AZ Designed By: LK Scale: 1"=10'  
**EROSION CONTROL & DEMOLITION PLAN**  
REVISED PER VILLAGE  
1 02/08/21





Surrounding Properties

Village of Arlington Heights

916 N Kaspar Ave

Arlington Heights

W Elm St



Property to left 3  
904 S Kaspar Ave



Property to left 2  
908 S Kaspar Ave



Property to left 1  
912 S Kaspar Ave



Subject Property  
916 S Kaspar Ave



Property to right 1  
920 S Kaspar Ave



Property to right 2  
924 S Kaspar Ave



Property to right  
928 S Kaspar Ave

N Kaspar Ave

N Kaspar Ave

W Elm St

Property Across to right 1  
911 S Kaspar Ave



Property Across  
915 S Kaspar Ave



Property Across to left 1  
919 S Kaspar Ave



A

B

C

D

E

1

2

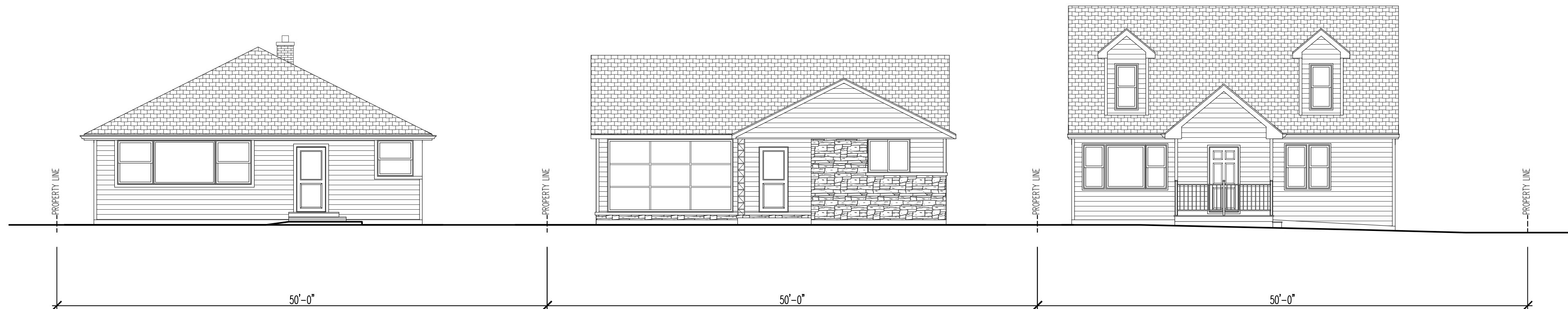
3

4

5

6

7



2C  
A202

EXISTING FRONT ELEVATION

PROPERTY TO LEFT 1  
912 N. KASPAR AVE.

1/8"=1'-0"

4C  
A202

EXISTING FRONT ELEVATION

SUBJECT PROPERTY  
916 N. KASPAR AVE.

1/8"=1'-0"

5C  
A202

EXISTING FRONT ELEVATION

PROPERTY TO RIGHT 1  
920 N. KASPAR AVE.

1/8"=1'-0"



2D  
A202

EXISTING FRONT ELEVATION

PROPERTY TO LEFT 1  
912 N. KASPAR AVE.

1/8"=1'-0"

4D  
A202

PROPOSED FRONT ELEVATION

SUBJECT PROPERTY  
916 N. KASPAR AVE.

1/8"=1'-0"

5D  
A202

EXISTING FRONT ELEVATION

PROPERTY TO RIGHT 1  
920 N. KASPAR AVE.

1/8"=1'-0"

1

2

3

4

5

6

7

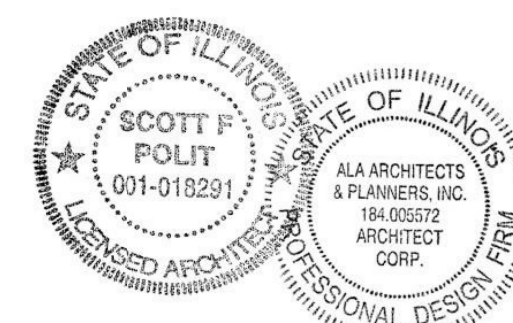
| DESIGN STAGE       |          | 1 | 2 | 3 | 4 | 5 |
|--------------------|----------|---|---|---|---|---|
| CONCEPTUAL DESIGN  | REVISION |   |   |   |   |   |
| PRELIMINARY DESIGN | REVISION |   |   |   |   |   |
| DESIGN DEVELOPMENT | REVISION |   |   |   |   |   |
| RELEASE FOR BID    | REVISION |   |   |   |   |   |
| FINAL REVIEW       | REVISION |   |   |   |   |   |
| RELEASE FOR PERMIT | REVISION |   |   |   |   |   |

FAIRFIELD HOMES  
916 N. KASPAR AVE.  
ARLINGTON HEIGHTS, IL 60004

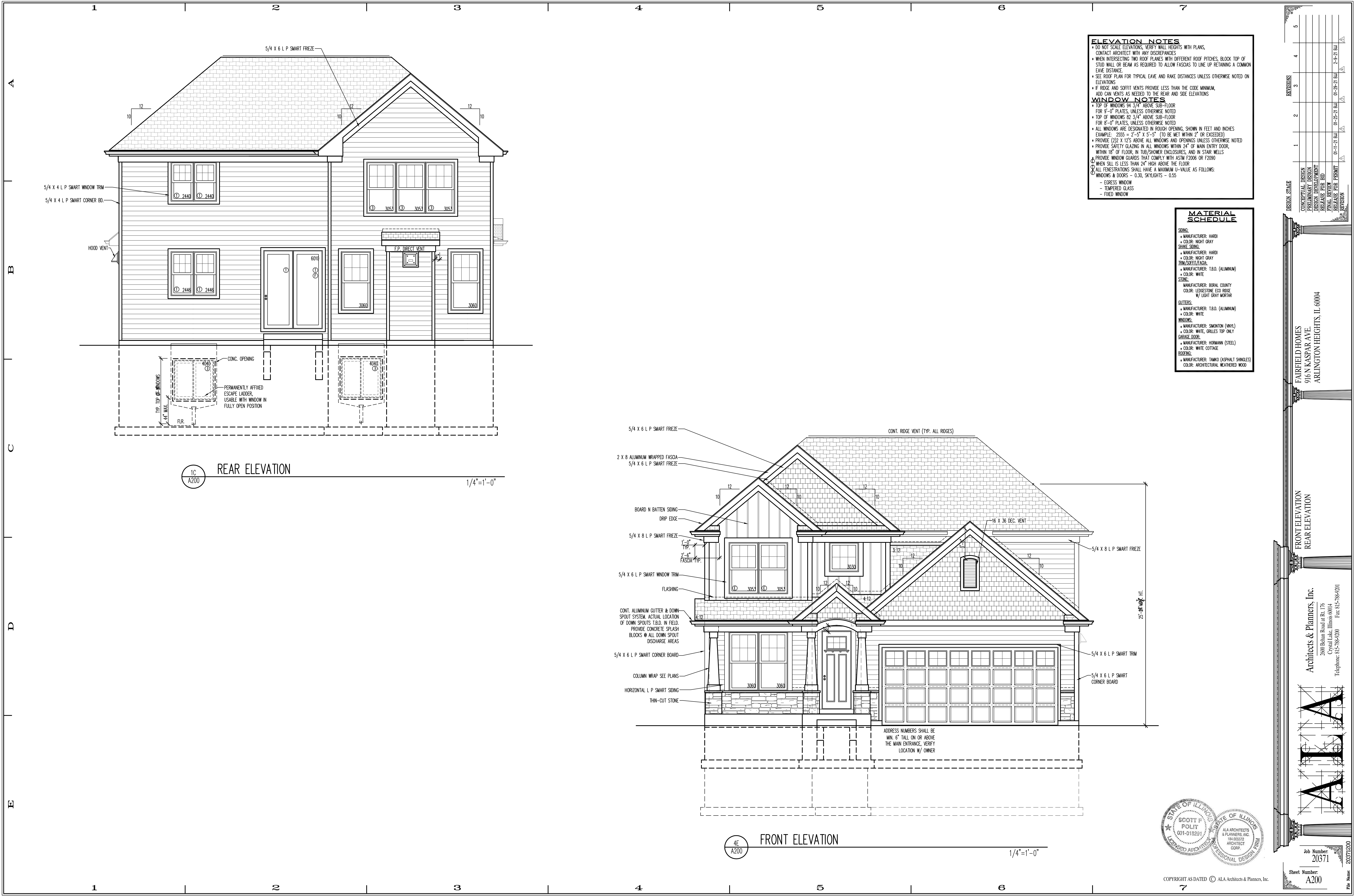
CONTEXT ELEVATIONS

Architects & Planners, Inc.  
2900 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-2300 Fax: 815-788-9201

ALA  
Job Number: 20371  
Sheet Number: A202  
File Name: 20371202



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1C  
A201

LEFT SIDE ELEVATION

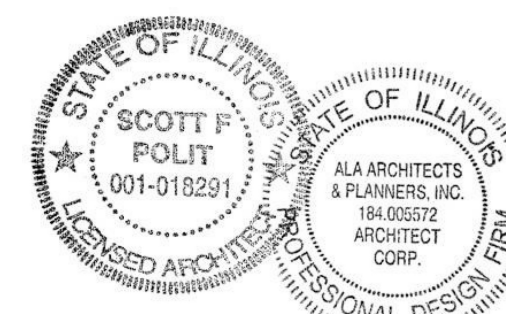
1/4"=1'-0"



4E  
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"

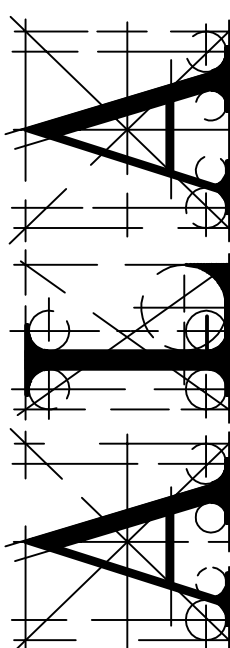


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FAIRFIELD HOMES  
916 N. KASPAR AVE.  
ARLINGTON HEIGHTS, IL 60004

RIGHT SIDE ELEVATION  
LEFT SIDE ELEVATION

Architects & Planners, Inc.  
2000 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201



Job Number  
20371

Sheet Number  
A201

File Name:  
20371201

| DESIGN STAGE       | 1 | 2 | 3 | 4 | 5 |
|--------------------|---|---|---|---|---|
| CONCEPTUAL DESIGN  |   |   |   |   |   |
| PRELIMINARY DESIGN |   |   |   |   |   |
| DESIGN DEVELOPMENT |   |   |   |   |   |
| RELEASE FOR BID    |   |   |   |   |   |
| FINAL REVIEW       |   |   |   |   |   |
| RELEASE FOR PERMIT |   |   |   |   |   |
| REVISION           |   |   |   |   |   |

**Fairfield Homes, Inc.**  
**916 N Kaspar Ave**  
**Material Schedule**

| ITEM                | MATERIAL         | MANUFACTURER | COLOR                |
|---------------------|------------------|--------------|----------------------|
| Brick               | NA               | NA           | NA                   |
| Stone               | Cultured Stone   | Pro-Line     | Buckingham Limestone |
| Roof                | Asphalt Shingles | IKO          | Weatheredwood        |
| Siding              | Wood             | LP           | Smoky Blue           |
| Shutters            | NA               | NA           | NA                   |
| Gutters/Trim/Fascia | Aluminum         | Best Line    | White                |
| Columns/Porch Trim  | Wood             | LP           | White                |
| Windows             | Vinyl            | Simonton     | White                |
| Garage Door         | Steel            | Haas         | White                |

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