Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 14, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/10/23

B. Minutes - 1/24/23

IV. REPORTS

V. OLD BUSINESS

A. DC#22-059 - 1518 N. Vail Ave. - SF/Teardown (continued from 1/10/23)

VI. NEW BUSINESS

A. DC#22-087 - Olive-Mary Stitt School - 303 E. Olive St. / School

B. DC#22-094 - Patton School - 1616 N. Patton Ave. / School

C. DC#22-083 - BMO Harris Bank - 630 W. Northwest Hwy. / Sign Variation

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

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

Design Commission
2/14/2023

Item: Minutes - 1/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 1/10/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 10, 2023

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

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald Scott Seyer
Members Absent:	Jonathan Kubow, Chair
Also Present:	Keith Ginnodo, Kingsley & Ginnodo Architects for *1245 S. Arlington Heights Rd.* Lee Norton & Sean Norton, Nottingham Builders for *1518 N. Vail Ave.* Greg Rose, GWR Builders for *1319 E. Clarendon St.* Steve Hautzinger, Planning Staff

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ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW

DC#22-073 – 1245 S. Arlington Heights Rd.

Commissioner Kingsley recused herself from the review of this project because her architectural firm is representing the petitioner.

Keith Ginnodo, representing *Kingsley & Ginnodo Architects,* was present on behalf of this project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story house with an attached one-car garage with a new two-story house with an attached three-car garage at the corner of White Oak and Arlington Heights Rd. This project did require a few zoning variations, which were already approved by the Zoning Board of Appeals on November 14th. The variations included a front yard encroachment, an exterior side encroachment and a request for a six-foot fence in the front yard, which faces Arlington Heights Rd.

Overall, Staff feels the design is nicely done with a farm house aesthetic, white siding with board and batten siding accents; however, all the surrounding properties to the north, east and south, have full brick masonry exteriors. Since this home will be highly visible from Arlington Heights Road, Staff recommends the Design Commission evaluate the proposed farm house style, which feels a bit random in this location with the immediate context surrounding it, otherwise Staff has no concerns with the proposed design.

Mr. Ginnodo stated that the buyers bought the house with the intent to remove the existing home and build a new home for their family of five. The existing home is positioned over the building set back lines, but in line with the adjacent homes to the east and to the north. The property to the north is zoned 'Office-Transitional" and consists of brick commercial building. The property to the east is a 1-1/2-story brick home, and the two properties across the street are also face brick homes. Mr. Ginnodo also referred to the context photos and pointed out the home directly across Arlington Heights Road at the northwest corner, the home kitty-corner to the south, and the home directly to the south, all of which that have a pretty significant impact on the overall design of the neighborhood as well. He said there are a variety of different styles and expressions going on in this neighborhood, with the homes across Arlington Heights Road versus the homes developed much later on the east side of Arlington Heights Road.

Mr. Ginnodo stated the proposed design is a new two-story home with a sideload garage, with the garage door to face east and the front door to face south on White Oak. Although the new home will have a siding and board and batten design, the home directly across the street has similarity in terms of massing and gable expressions. They feel there is not a lot of constraints on the design of the new home, with the context of the neighborhood.

Acting Chair Eckhardt said that because there are only 3 commissioners here tonight for the review of this project, a unanimous vote is required for approval.

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

Commissioner Seyer said he is okay with the modern farmhouse aesthetics because he likes a bit of diversity when it comes to the materiality of the homes. The scale of the new home is appropriate, and this is a unique site. He would prefer that the west elevation did not look so much like a side elevation because

of its exposure; however, he acknowledged the busy street and the tough design situation because of the visibility. He likes the masing breakdown and is in favor of the project.

Commissioner Fitzgerald said the project looks good, the materials are good, and anything on Arlington Heights Road will just fit in with the whole scheme of the street. He was in support of the design as proposed.

Acting Chair Eckhardt concurred with the other commissioners and pointed out that there is a 6-foot fence on that property line that will give some privacy of the side yard. He liked the window configuration and its diversity, and he suggested making one of the roofs in the back a standing seam roof. He liked the diversity of the fenestration being proposed and the complexity of the design; he had no issues with the new home.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN OF THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1245 S. ARLINGTON HEIGHTS ROAD*, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 10/18/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

FITZGERALD, AYE; ECKHARDT, AYE; SEYER, AYE; KINGSLEY, RECUSE.
MOTION CARRIED.

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-059 – 1518 N. Vail Ave.

Lee & Sean Norton representing *Nottingham Builders,* were present on behalf of this project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish the existing single-story house with attached two-car garage, to build a new two-story house with an attached two-car garage. The design does comply with all of the RE zoning requirements. In 2020, the petitioner submitted a Design Commission application for this project where the rear of the house was designed as a full-size indoor basketball court. At that time, it was determined that the principal use of the proposed building was an indoor basketball court more similar to a commercial recreation facility, which is not allowed in a single-family zoning district. The petitioner has revised the plans and re-submitted an application, with the rear of the house now labeled as a great room, and smaller than what was originally proposed for the basketball court. The plan is still a bit unusual regarding the layout of the proposed large two-story great room, as it is disproportionality large compared to the amount of other living space inside the house. It's an unusual floor plan that generates a bit of an unusual exterior design. The front of the house is beautiful, very nicely designed with quality materials and will fit nicely in the neighborhood. However, the rear of the house raises some concern with the mismatched elevations. To have a more cohesive design, Staff's recommendation is to question whether the rear portion, the large great room, needs to be a full two-story, rectangular box, with a roof on it, or is there an opportunity to bring the roof lines down a bit, create some dormers; something to compliment the front portion of the house better, for a more cohesive design. Staff recommends the Design Commission evaluate the proposed design for the new home.

Lee Norton stated that the property owner lives next door in a beautiful house and her intention is to build this new house and move next door. He agreed with Staff that the new home is beautiful from the front, and he understands the concerns with the rear of the home. In response to the concerns about the back of the home, an alternate design for the rear elevation was designed by the architect and presented by Mr. Norton to the commissioners. This is in response to the concerns about breaking up the elevation and bringing it more into scale.

Acting Chair Eckhardt asked the petitioner to provide a copy of the alternate design for the public who are present tonight to share.

Lee Norton said that this alternate design (Alternate 1) would include a 2-story, 6-foot projection at the center of the rear elevation, with windows on either side of it and perhaps a patio door on one side of the projection. This larger footprint would not exceed FAR requirements. Mr. Norton also presented a second alternate (Alternate 2) for the rear elevation, which includes a one-story projection. He preferred Alternate 2 but said that they are proposing to build a beautiful home with brick and stone on the front elevation; however, they are also limited by budget. Acting Chair Eckhardt acknowledged the effort put forth by the petitioner to show alternate designs for the rear of the home; however, by doing so, it could ultimately affect the cost of the project and the aesthetics of the home, which Mr. Norton understood.

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

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PUBLIC COMMENT

Ann Musolf, 1505 N. Vail, said she lives down the block and has lived in the neighborhood for 4 decades. She is very apprehensive about the design that originally entailed an indoor basketball court with 15 lockers. She said the design looks lovely from the street, but she did not understand the design of the back of the home. She questioned the amount of bedrooms and said that the 2-story family room space seems absurd.

There were no further comments from the public.

The commissioners summarized their comments. Commissioner Kingsley said that in general, it is a really nicely designed house, with noble materials of brick and stone and nice detailing; however, she had some hesitation with how different the front and back of the home look; they are just two different styles. She wonders about the 2-story space at the rear of the home, not so much about what will go on in that space, but also what is going to go on in there and how to make it really support what is going on in there. She offered some options about the placement of the doors and windows to help the back of the home look more similar to the front; she felt there was a missed opportunity to do so much better here. Commissioner Kingsley also had concerns about the two different roof slopes that seem a little off in regards to the front elevation.

Commissioner Fitzgerald said that the front elevation is really nice and the right elevation looks really nice because the stone is pulled around. The back portion of the right side elevation does look like an add-on, but he was okay with that. Regarding the left elevation, the wall around the doors is very helpful to bringing the stone around to the side of the house. He preferred the alternate design with the two-story addition on the rear of the home, and suggested changing the three first-floor windows on the projection to doors. He was not opposed to the one-story alternate design, but it was his least favorite option. The materials are nice and there are a lot of big trees at the rear of the property, so he was not opposed to any part of the project. He agreed with Commissioner Kingsley's comments about the two slopes of the roof on the front of the elevation, and felt it would be good if those could match.

Commissioner Seyer said that this might be the most challenging home he has seen in quite some time, because it really feels like a Jekyll & Hyde; it is a Tudor style in the front and almost a Georgian style in the back. He did not understand why it is not tied together in some way. He liked the aesthetic from the street very much, but he was conflicted about whether it is this commission's purview to talk about the back of the home, which is not necessarily as important. As a mass, he was probably okay with it, but he is confused on the use and he did not understand why it has to be so big; why is the home much smaller in scale in the front and huge massive in scale in the back. He wanted to see the massing made smaller in the back, and added that because the windows are all aligned the way they are on all three sides of the back portion of the home, it looks commercial and not residential. Commissioner Seyer also had concerns about the large volume of space and all the windows being lit up at night, and how it will impact the neighbors. In conclusion, he had concerns about whether this new home will have a negative impact on the aesthetic of the street, and also to the neighbors. Breaking up the mass in the back is very helpful, and he preferred Alternate 2 that includes a one-story mass.

Acting Chair Eckhardt agreed with the other commissioners in certain aspects. He believed the new home was purposely designed to be two different styles, and it is. He referred to Commissioner Kingsley's comment about the rooflines, and provided a possible solution to alter the roofline to create a round dormer or featured element, which will break up the two different styles. He felt the difference in the rooflines is pretty significant, and Lee Norton agreed. Acting Chair Eckhardt said that he liked simple homes and he was okay with the original design for the rear of the home, but he strongly suggested adding doors on the rear elevation to

provide access to the back yard. Mr. Norton was open to suggesting this to the homeowner. Acting Chair Eckhardt was in favor of the home and personally liked the large volume of space being proposed on the interior. He wanted to see this project move forward tonight if possible, and he asked the commissioners for additional comments.

Commissioner Seyer reiterated that he did not understand why the 2-story space on the rear of the home had to be so tall, and he referred to the floor plan that shows a dining room table with a 10-foot ceiling over ½ of it, and a 28-foot ceiling over the other half of it, and he questioned if this space was meant to be used this way. He just did not understand why the space has to be so tall and such a dramatic change in elevation of height and space; he wanted to see it lowered. Sean Norton stated that many people are now working from home and spending more time at home and do not want to feel so claustrophobic. This has been his experience recently when working with clients. Commissioner Seyer replied that the space is far too big, and if massing is under the purview of this commission, then he wants to see it made smaller, or proven that it does not feel completely and totally out of place.

Commissioner Kingsley added that if the roof line changed, then the eave might have to come down a bit on the two-story space on the back, and if it comes down, the windows would get re-thought and the space would end up looking less like a commercial building. She preferred the alternate design with the one-story projection because it gets rid of one of the upper windows. She wanted to move the project forward, but suggested the petitioner come back to show the commissioners how they are going to respond to some of these comments.

Acting Chair Eckhardt said that there are two design problems here; the 2-story volume space in back can be its own design solution and problem. There are many ways to create an exciting tall space without doing a big box as currently proposed. It can be made smaller, the center can come up, the sides could be lowered. He agreed with the other commissioners about this.

Commissioner Fitzgerald said that he was torn. When he looks at the front elevation and sees the large mass in the rear, the eaves all line up, so from the front it looks okay; however, the 2-story space is definitely big and if it could be brought down to appear more residential, it would be better.

Acting Chair Eckhardt pretty much agreed with the commissioners' comments and felt the commissioners were not ready tonight to vote on the project. He liked the front elevation that has variety and different eave heights, and he felt that same kind of design effort could be applied to the back of the home without taking away the owner's need for volume. He completely signs on to the volume of the home, in terms of the back; however, right now it appears like two homes and he wanted to see the petitioner take another look at how they might change the volume on the rear of the home by articulating it with ups and downs. He felt the architect should have shown how the ceiling height of this space will be articulated.

Mr. L. Norton asked for direction on how to proceed. He was not quite clear on how far to lower the 2-story space on the rear of the home, and he asked if 2-feet would be enough.

Commissioner Seyer referred to the drawings that indicate a 10-foot ceiling in the kitchen and a 30-foot ceiling in the adjacent 2-story space. He wanted to see the 2-story ceiling height be lowered 10-feet and understand why it has to be 30-feet tall in the back. He has a real problem with this because he has voted no in the past on a project that proposed a 200-foot long elevation that did not belong and what the impact would be on the neighbors. He was not comfortable letting this move forward as proposed because he felt it would be a negative impact on the neighbors. If it is not going to be and if the petitioner is okay with it, then

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he would be okay with moving the project forward, but he wanted to know if the neighbors are concerned; have we proven that this will not be a very large mass that will cast shadows and have a negative impact on the value and the life and enjoyment of the neighbors. Mr. Norton understood.

Commissioner Kingsley said that lowering the back of the home 2-feet was not enough because there will still be a larger Georgian commercial looking building in the back. She said the architect should review the comments and concerns given tonight and consider changes such as lowering some areas of the home, making the roof pitches the same, lowering the 2-story space on the rear of the home, and also find a way to bring more character to the exterior of the home as well as the interior.

Commissioner Seyer said that his previous comment to lower the rear of the home 10-feet would be too much because it would be the entire pitch of the roof; however, he felt that lowering it 6-feet would be helpful, as well as reducing the size of the windows on the second floor to be more in scale with what a clerestory window would be. Commissioner Kingsley added that if the space looked like a 2-story space on the outside then she would like it better; however, right now it looks like two floors as opposed to a tall one-story space with transom windows.

Commissioner Fitzgerald liked the comments from Commissioners Kingsley and Seyer, and added that his issue was to make it look more like a residence.

Acting Chair Eckhardt said that lowering it 2-feet was not enough for him. There should be a lot of articulation on the back of the home that needs more design attention. There is the potential for a spectacular space inside that is currently lost with the flat roof being proposed that Mr. Norton previously stated. Acting Chair Eckhardt said the current design needed to be studied further by the architect and brought back for another review. Lee Norton thanked the commissioners for the helpful direction.

Acting Chair Eckhardt asked Staff for a date specific to return and Mr. Hautzinger recommended February 14th, which is the first meeting in February.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 1518 N. VAIL AVENUE (DC22-059) TO THE FEBUARY 14, 2023 DESIGN COMMISSION MEETING.

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

Mr. Norton asked if the commissioners would take into consideration the landscaping architecture and the possibility of taking some of the stone into the back to tie it all together, and Acting Chair Eckhardt said that landscaping is important and they do look at that.

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ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#22-080 – 1319 E. Clarendon St.

Greg Rose, representing *GWR Builders*, was present on behalf of this project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story house with attached three-car garage on an existing vacant lot. The proposed design complies with all R-3 zoning requirements. The existing vacant lot is part of a subdivision that was approved in 1977. Design Commission review is required due to the vacant lot having never been developed.

Overall, the proposed design fits well with the surrounding context which is primarily two-story homes with attached garages. The only comment about the design is regarding the prominent placement of the garage facing the exterior side. A better plan would place the garage on the interior side of the lot so that the living space of the house can be the focal point at the street corner instead of the garage doors. However, Staff does not object to the proposed garage placement in this case since it fits well with the adjacent house to the south which has the same configuration of garage doors facing the exterior side. Suggestions to enhance the corner focal point are to add a box bay window on the garage front (north) elevation and a dormer above the garage doors on the exterior side (east) elevation. Staff supports the project and recommends approval.

Mr. Rose said this is a pretty traditional, transitional style home that fits really well with the neighborhood. The home is well proportioned and balanced, and a change was made to the gable eaves to make all gable ends on the home open. They like the design as proposed.

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

Commissioner Kingsley said it is a nicely designed home and she likes that the home is facing Clarendon and not Windsor, because the other homes on the street are facing that street as well. Having the driveway off of Windsor is nice because it shortens the driveway; she had no issue with that. She liked the materials, but strongly recommended that the trim be smooth because she felt the owner will like it much better. Commissioner Kingsley liked the change to the gable ends, and she recommended a ridge vent instead of the multiple mushroom vents on the back of the home because it will be seen from Windsor. She also loved the canopy over the back door. She suggested the two windows in the stairway be either fixed as shown or look like 2 casement windows next to each other. Commissioner Kingsley was okay with not having a dormer in the garage, but suggested adding glass in the top of the garage doors.

Commissioner Fitzgerald concurred with the comments made by Commissioner Kingsley.

Commissioner Seyer appreciated the design and said it was nice, and he agreed with Commissioner Kingsley's comments, especially the suggestion to change the roof vent design. He appreciated the detail and the design on the front elevation, as well as the amount of windows that are varied in scale and location. He was in favor of the project.

Acting Chair Eckhardt asked about the material on the walking surface of the front porch and Mr. Rose said it is just concrete. Acting Chair Eckhardt also asked if landscaping will be located here as well and Mr. Rose said that there will be. Acting Chair Eckhardt was concerned about changing to a ridge vent

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because they leak; however, since there are so many mushroom vents on this home, putting vents in the gable ends might be a good solution.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1319 E. CLARENDON STREET*. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 12/5/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO LOOK AT THE VENTILATION CALCULATIONS FOR THE ATTIC AND TRY TO ELIMINATE THE MUSHROOM VENTS, AND IF NOT, THEN MAKE THEM BLACK, AND USE RIDGE VENTS AND ACTUAL VENTS IN THE GABLES.
2. A RECOMMENDATION TO USE SMOOTH TRIM INSTEAD OF TEXTURED TRIM.
3. A RECOMMENDATION THAT THE WINDOWS ON THE STAIRWAY BE TURNED INTO MORE VERTICAL WINDOWS. THEY CAN BE FIXED, BUT THEY SHOULD LOOK MORE OF THE PROPORTION OF THE OTHER WINDOWS ON THE HOME.
4. A RECOMMENDATION TO ADD WINDOWS IN THE UPPER PANEL OF THE GARAGE DOORS.
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, 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 RESPONSIBILTY 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.

FITZGERALD, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE.
MOTION CARRIED.

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ITEM 4. OTHER BUSINESS

Public Comment

Keith Moens asked the Design Commission to pay particular attention to tear downs and the negative impacts of them that are long-term into the neighborhoods, such as removing starter homes, cause flooding, and aesthetics. Acting Chair Eckhardt was unsure if the Design Guidelines include specific information regarding tear downs. Commissioner Kingsley said she raised this issue when she was previously on the Zoning Board of Appeals many years ago and she totally understood what Mr. Moens is saying. She believed the Design Guidelines include a requirement for the Design Commission to review a home prior to it being torn down. Mr. Hautzinger clarified that a Design Commission application and review is required; however, if there are no design concerns, then Staff can administratively approve a teardown without a formal Design Commission review. Commissioner Kingsley agreed that this commission should be sensitive about the issue of teardowns, as they relate to sustainability and being green. Keep what you have and re-use it when possible.

Acting Chairman Eckhardt said that older homes were framed differently than homes built today, and when a home is saved today, the entire home cannot be rebuilt to bring it up to current framing requirements. He added that in Arlington Heights, the older, smaller homes are being torn down, as opposed to large homes that are being torn down in Naperville. He felt it would be a real quandary for this commission to dictate which homes can be torn down or not, and he had no idea how that could be done. A historic district and/or landmark status could be a way to protect certain homes or neighborhoods. Commissioner Kingsley was unsure if the Design Commission had the purview to do that. Having a historical preservation background, it hurts her sometimes to think that teardowns are happening here; however, it is very hard to salvage some of these homes because they are in such bad disrepair. She has seen many homes in the Village torn down because of the condition they are in, which she understands. Commissioner Seyer added that newer homes are much more energy efficient and easier to maintain in some ways, and he did not want to de-value the opportunity for people to improve their home and bring it up to a more modern standard. From an economic perspective, he would not be in favor of restricting teardowns, and felt they were on a case-by-case-basis. Mr. Moens appreciated the conundrum on teardowns said he is concerned with 'starter' homes being bought by a developer and then torn down and replaced with a big mansion; this does not mitigate the negative affects on the neighborhood for a very long time. Acting Chair Eckhardt said he appreciated Mr. Moens' comments and concerns, which this commission has previously discussed, and said it would be interesting to see the statistics on teardowns and neighborhoods to talk further about.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:00 P.M.

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

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Design Commission
2/14/2023

Item: Minutes - 1/24/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 1/24/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 24, 2023

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

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

Members Absent: Scott Seyer

Also Present: Ryan Schulz, *AH School District 25* for Dryden School
Don Hansen & Mike Henderson, *STR Partners*, 350 W. Ontario St., Chicago
Crystal Holowell, *Shive-Hattery* for Consumers Credit Union
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR DECEMBER 20, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF DECEMBER 20, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SCHOOL REVIEW

DC#22-086 – Dryden Elementary School Addition– 722 S. Dryden Pl.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for an addition to the existing Dryden Elementary School. This project requires Plan Commission review and Village Board approval for a special use zoning permit. Therefore, the Design Commission review will be focused on the architectural design of the building only. Other matters such as parking and zoning will be discussed by the Plan Commission at a future meeting.

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions. Dryden Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing four new classrooms, an expansion of the gymnasium, additional storage spaces, and an expansion of the administrative offices. The building addition is located at the southern end of the existing school.

Overall, the proposed architectural design is very nicely done to seamlessly fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the design aligns with the existing building height and geometry. The gymnasium expansion with clerestory windows follows the pattern of the existing design. The proposed box bay windows in each of new classrooms fit very well with the overall building design, but they add a new unique detail that adds interest to the project. The proposed addition includes two new rooftop mechanical units, which are required to be screened from public view. The design includes a continuous masonry parapet wall to fully enclose the units, which is an ideal way to screen rooftop equipment. Staff has asked the architect to show where they will put the new equipment, which they have done. It will be fully screened on all sides by a parapet wall, which is ideal. Staff is recommending approval of the design as submitted.

Ryan Schulz introduced Don Hansen and Mike Henderson, who he has worked with on a lot of addition projects that have been done in the past. During this time, STR Partners has designed and implemented expansion projects at the majority of District 25 schools, and they have used their experience to preserve the character of District 25 facilities and seamlessly integrated the upcoming additions into buildings that impact the original construction from the 1950's and 60's. The proposed design for Dryden School includes four new classrooms, and an expanded main office and gym to accommodate the full-day kindergarten program. The newly designed classrooms will be spacious and modern with adequate natural light and high efficiency HVAC, and state of the art technology. The new gym will allow for multiple sections of Physical Education activities to run at the same time, as well as provide dedicated commons lunch room space. The main office expansion is intended to provide additional lobby space for parents and visitors, while also improving flow and building security. The exterior of the building will be updated with brick, limestone and new windows to match the existing structure. The rooftop mechanical equipment will be screened with new parapet walls to reduce visibility and the addition will also include new play areas on the south side of the building. Landscaping will be upgraded in certain areas to provide adequate parking lot screening. The new addition is intended to be ready for the start of the 2024-25 school year and will provide students with a modern, comfortable learning environment.

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

PUBLIC COMMENT

William Budrow, 827 S. Roosevelt Ave., said that he thought this meeting was going to cover the entire building project, because his big concern is that land will be taken where drainage currently is, resulting in more flooding problems on Dryden and Roosevelt. He asked where he should go to express these concerns. Mr. Hautzinger

advised Mr. Budrow to contact that the Planning Department to ask any questions, or attend the Plan Commission hearing scheduled for tomorrow night.

There was no further comments from the public.

The commissioners summarized their comments. Commissioner Fitzgerald said the addition is done very well and is a seamless transition from the old to the new. He asked about the limestone fascia above the doors and windows and where it is on the original building, and if it needs to stand out that way. He also asked if the three stone-colored doors on the south elevation need to be stone colored because the doors stand out to him. Mr. Hansen said that there is no limestone on the building on Dryden, but there is some stucco on the north elevation and they wanted a durable material like limestone as it is prevalent on many of the school district buildings. The image looks more yellow than the actual color which is light gray, which should blend very nicely and look very natural. Mr. Schulz said that they looked at the color of the doors on the south elevation and are open to discussing a different color. Commissioner Fitzgerald did not want the door color to stand out and wanted to hear how the other commissioners felt.

Commissioner Eckhardt agreed with Commission Fitzgerald's comments, the addition is very seamless and it looks like it has always been there. That aspect of it is well done and he felt this is a wonderful addition to the school. He asked about any additional signage being anticipated on the building that is not shown tonight. Mr. Schulz replied that only door numbers are intended to be added, and the existing sign above the main entrance will remain. Commissioner Eckhardt said that he completely supports the project, with the assumption there will be some new landscaping.

Commissioner Kingsley concurred with the other comments made. She said it is a sensitive addition being proposed and it is done very well. She appreciates the brick screening of the rooftop mechanical equipment and hoped that the existing rooftop equipment screen could be updated as well. She agreed with Commissioner Fitzgerald about the color of the three doors on the south elevation and asked about their function. Mr. Schulz replied that all the doors are for exterior storage for the building, typically not used by students or teachers, and they are open to changing the sand-tone color being proposed. Commissioner Kingsley suggested a dark bronze color instead, something more in the color of the coping stone on the top. She felt the light color will get dirty. She also asked about the material of the limestone fascia, and Mr. Hansen replied that the material is limestone, approximately 1-½ inch thick and will compliment the brick very well.

Chair Kubow agreed with the other commissioners, although he would prefer to see something a bit more modern; however, he completely understands the context and fully supports the project.

Commissioner Fitzgerald really liked Commissioner Kingsley's suggestion to change 3 doors to a bronze color. Commissioner Eckhardt agreed with this suggestion as well, and also suggested doing something with the eyesore of the big white equipment screen that currently exists.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO *DRYDEN ELEMENTARY SCHOOL* LOCATED AT 722 S. DRYDEN PLACE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 11/22/22, EXTERIOR ELEVATIONS RECEIVED 12/27/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE COLOR OF THE THREE EXTERIOR DOORS FACING SOUTH, WITH A RECOMMENDATION TO USE A DARK BRONZE COLOR.
2. A RECOMMENDATION TO LOOK AT THE EXISTING RTUs ALONG DRYDEN AVENUE TO DETERMINE IF SOME OF THE FUNDS BEING USED FOR THE ADDITION COULD BE USED TO HELP MITIGATE THE SEVERITY OF THOSE UNITS.
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 RESPONSIBILTY 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.

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

DRAFT

ITEM 2. SCHOOL REVIEW

DC#22-088 – Westgate Elementary School – 500 S. Dwyer Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for an addition to the existing Westgate Elementary School. This project requires Plan Commission review and Village Board approval for a special use zoning permit. The Design Commission review will be focused on the architecture of the building only. Other matters such as parking and zoning will be discussed by the Plan Commission tomorrow night.

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

Westgate Elementary School, which is already at full capacity, is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing ten new classrooms, a new gymnasium, storage spaces, an art room, and a small group room. The building addition is located at the southwest side of the existing school.

Overall, the proposed architectural design is very nicely done to seamlessly fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the design fits with the existing building heights and geometry. The proposed design includes deep limestone fascia, which is an important detail to match the existing architecture. The proposed addition includes one new rooftop mechanical unit, which is required to be screened from public view. The design includes a continuous louvered mechanical screen to fully conceal the unit. Staff is recommending approval of the design as submitted.

Ryan Schulz stated that similar to Dryden Elementary School, Westgate Elementary School needs an expansion to accommodate the full day kindergarten program, the district-wide integrated services program, and a slight projected enrollment. The design includes an addition of ten new classrooms, a new gym, and exterior brick and windows to complement the existing building. The increase of ten classrooms will provide adequate space to allow the building flexibility to support District provided programs and services beyond the full-day kindergarten program. The existing gym space will be re-purposed into classroom space in order to provide some of the required classroom spaces related to the expansion. Classrooms are designed to be utilized for K-5 students not specifically for kindergarten students. The new gym will be designed to match the District 25 standards to accommodate a variety of sports and physical education (PE) activities, while giving the building adequate space to run multiple PE sections at once. They will be seeking a variance to allow the gym to be constructed at 27 feet at height to support proper interior clearances for PE and events. The gym will also be available to the community after hours through the building-use program. The exterior of the addition will be updated with brick, limestone and new windows to match the existing structure, which will create a seamless look and feel for the school, and extend the architectural character of the building. Rooftop mechanical units will be properly screened to limit visibility. The expansion project will also modify the main drop-off and pick-up parking lot to improve traffic flow and increase parking capacity, which will be further reviewed with the Plan Commission. The new addition is intended to be ready for the start of the 2024-25 school year and will provide students with a modern, comfortable learning environment, while addressing the school's growing needs.

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

PUBLIC COMMENT

Rick Esposito, 435 S. Princeton, Arlington Heights, said his home backs up to the school. He is confused about why 10 of the 25 new classrooms approved for School District 25 are being added here at Westgate School, when the school already has two kindergarten classes at the school. He questioned the need for that for kindergarten. Chair

Kubow reiterated that this meeting is focused on the architecture of the addition, and Mr. Esposito said that it is architecture to accommodate the needs of the facility by a floor plan that is showing ten new classrooms. Mr. Schulz said that this question would be discussed at the School Board meeting; however, he said that the ten new classrooms are not solely for kindergarten. Westgate is experiencing a slight increase in enrollment, which is also being taken into consideration with this addition, and the school is currently at 100% capacity, so once the additional kindergarten classes are added to their program, the need for additional space will increase.

There was no further public comment.

The commissioners summarized their comments. Commissioner Kingsley said that this is a sensitive addition that integrates nicely with the existing school building. She asked if the existing solar panels would be extended to the addition. Mr. Schulz explained that these were originally installed as part of a Com Ed pilot program years ago, and the School Board is currently exploring this option across the district, but it is not part of the current proposal. Commissioner Kingsley asked about the color of the window glass, and Mr. Hansen said that the glass will match the existing color. She also asked if the windows above the gym will be tinted, and Mr. Hansen said they will have some anti-glare coating applied to the inside of the windows. All of the classroom windows and door windows will match the existing building. Commissioner Kingsley also asked if part of this submittal includes interior window treatment to filter out the light, and Mr. Schulz said that it does. She asked about the possibility of continuing the limestone around the upper portion of the gym so it is not just a brick wall, and Mr. Hansen replied that they feel it looks more modern to stop at the windows, although other schools in the district have the same brick wall with the windows at the top of the gym. Cost is also a factor in this decision. Commissioner Kingsley pointed out that the east elevation is not similar to the rest of the school and might benefit from some relief with other material or windows. Mr. Schulz was unsure how much of the east elevation would be seen from Dwyer where it is somewhat lower at one end.

Someone from the audience asked if where the existing gym is located on the west elevation is being chopped down to accommodate the new classrooms. Mr. Schulz presented the existing gym elevation and indicated the wall that is being kept and limestone coping is being added to break up the elevation.

Commissioner Eckhardt felt the Architect did a good job of making the addition look like part of the existing building, which he applauds and supports. The use of limestone fascia panel above the windows ties things together, and he asked why the limestone fascia panel is not proposed over the windows on the elevation facing Dwyer Avenue. Mr. Schulz replied that those windows are in the courtyard. He had no further comments and was in support of the project.

Commissioner Fitzgerald agreed with the comments from the other commissioners, and he asked what color the louvered metal screen for the mechanicals will be. Mr. Hansen said the color will closely match the limestone color, so more of a gray tone, which Commissioner Fitzgerald supported. Commissioner Fitzgerald liked everything being presented.

Chair Kubow had nothing more to add to the other comments; he approved of the project.

Commissioner Kingsley suggested the louvered metal screen be a dark bronze color, or something darker, so it did not look like it is trying to imitate the limestone.

Commissioner Eckhardt asked where the aluminum surface is in relationship to the brick; is it set way back or not. Mr. Hansen said that the brick is set back from the gymnasium wall, but the screen itself is in line with the new brick. Commissioner Eckhardt questioned the dark color of the large louvered screen, which could appear out of place. Mr. Hansen said the louver will be a zero site line louver, and will appear fairly solid and be very similar to the louvers on the trash enclosure at Windsor School; it will be durable with a factory finish paint that will be a seamless look to the building.

Commissioner Eckhardt referred to the photograph of the northwest corner of the school that shows a pretty significant dark bronze coping, which could tie in with a darker color for the louver screening. Commissioner

Fitzgerald asked if they are matching the existing equipment screen shown in the photo, and the petitioner said it will be a different material but will be fairly close in color. Commissioner Fitzgerald said that he preferred a bronze color instead.

A neighbor whose home faces the proposed mechanical screen asked if the screen could be built of brick. Mr. Hansen explained that the existing structure would not be able to support a brick masonry screen.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO *WESTGATE ELEMENTARY SCHOOL* LOCATED AT 500 S. DWYER AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 11/22/22, EXTERIOR ELEVATIONS RECEIVED 12/27/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE ROOFTOP EQUIPMENT SCRREN BE BRONZE IN COLOR.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked that a recommendation be added to the motion to look at allocating funds to update the existing RTU screens on the school, similar to the motion for Dryden School.

3. A RECOMMENDATION TO DETERMINE IF SOME OF THE FUNDS BEING USED FOR THE ADDITION COULD BE USED TO HELP MITIGATE THE SEVERITY OF THE EXISTING RTU SCREENS.

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

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ITEM 3. SIGN VARIATION REVIEW

DC#22-077 – Consumers Credit Union – 950 E. Rand Rd.

Crystal Holowell, representing Shive-Hattery, was present on behalf of this project.

Mr. Hautzinger presented Staff comments. Consumers Credit Union is a new business at the Southpoint Shopping Center. They are currently building a new free-standing building on the site facing Rand Road. The new building is planned to have two code-compliant wall signs with the primary wall sign facing Rand Road, and a secondary smaller wall sign facing Jane Avenue. In addition to their wall signs, Consumers Credit Union is requesting a dedicated ground sign to be located adjacent to their new building facing Rand Road.

1. A variation from Chapter 30, Section 30-302.a, to allow 8 ground signs, where 7 is the maximum allowed per a previously approved sign variation, and 6 is the maximum allowed per code (one for each building).

Mr. Hautzinger presented history and background for the ground signs at Southpoint Shopping Center. Per code, one ground sign is allowed per building. In 1989, a sign variation was approved to allow 6 ground signs at the Southpoint Shopping Center, where a maximum of 5 ground signs were allowed (due to 5 buildings on the site). In June 2022, a sign variation was approved to allow a new dedicated ground sign for the new "At Home" retail store that is moving into the existing building formerly occupied by Bif Furniture, bringing the total number of ground signs at the Southpoint Shopping Center to 7.

The new Consumer Credit Union building currently under construction will bring the total number of buildings at the shopping center to 6, and the requested ground sign will bring the total number of ground signs to 8. A new variation is required to allow the proposed additional sign.

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the requested ground sign is needed to improve visibility for the business due to the mature trees along Rand Road which limit visibility of the building. The sign is designed to match the new building, and they feel it will be aesthetically pleasing to the area.

Staff is always cautious about sign blight and the amount of signage in the Village. The Consumer Credit Union building is planned to have a large wall sign facing Rand Road, with an additional smaller wall sign on the southeast wall facing Jane Avenue. The petitioner is concerned that the existing row of mature parkway trees along Rand Road will block visibility of their building and wall signs, but Staff feels that the tall height of the mature trees will allow clear visibility under the canopy of the trees. Additionally, the petitioner has reported that as part of Consumer Credit Union's lease agreement, they are allowed tenant panels on 2 of the 3 existing multi-tenant Southpoint Shopping Center signs located at the corner of Jane Ave & Rand Road and at Palatine Road. They do not have signage rights on the third multi-tenant sign north of their site along Rand Road. Chair Kubow asked how many ground signs there are already along Rand Rd. in the Southpoint Center and Mr. Hautzinger replied that there are five.

Staff does not agree with the petitioner's claim that the business has a visibility hardship. The building is facing and parallel to Rand Road which will provide abundant visibility. The business will also have a tenant panel on the ground sign directly adjacent to their building at the corner of Jane Avenue. Since the hardship criteria for granting a sign variation are not met, Staff does not support this request and recommends denial.

Ms. Holowell advised that the goal of Consumers Credit Union is to improve the appearance of properties within Arlington Heights. They feel that the ground sign that was submitted compliments the building that is currently under construction, and the scale is relatively modest compared to some of the other signs on Rand Rd. The overall scale and materials would complement that area and make it better. Ms. Holowell pointed out that further southeast on Rand Road there are other commercial properties similar in size and some closer to Rand Road that have both wall

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signs and monument signs. She asked that this precedent be taken into consideration. In regards to the hardship criteria not being met, they are willing to look into other options, including modifying the appearance or size of the sign as currently proposed, or relocating it to be more centered between the At Home sign that was previously approved and the existing multi-tenant sign at Jane Avenue.

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

The commissioners summarized their comments. Commissioner Eckhardt asked where someone might turn into the shopping center when going east on Rand Road and driving past the Consumers Credit Union building, and Mr. Hautzinger advised that they would utilize the new driveway being added next to the new At Home sign. Commissioner Eckhardt said that the scale of the proposed sign is modest and lower in profile than the At Home store sign, but similar to the Chili's sign. He was okay with the variation request to allow the new ground sign.

Commissioner Fitzgerald was not in favor of the proposed ground sign. He felt that having the option to add signage on the existing multi-tenant ground sign, as well as having a wall sign on the southeast corner of the building and the front of the building was sufficient because the trees will not hide the signs. He really did not want to set the precedent for other businesses.

Commissioner Kingsley said the proposed ground sign is nicely designed and she liked that the petitioner did not ask for a larger sign. Driving northwest on Rand Road it will be seen from the street. She almost would rather see another wall sign, although she acknowledged it is not allowed by code. Commissioner Kingsley understood Staff's opinion on the proposed ground sign, but she also appreciates that the sign is nicely designed and placed, and it does make more sense now that the At Home store will be adding a new entry drive.

Chair Kubow wanted to be fair and equitable and see the petitioner succeed at this location; it is nice to see a new building at this shopping center. He felt the proposed ground sign is small, well designed and respectful, and although he felt the business would most likely do fine without the sign, it could be helpful to drive a little more business, which he wanted to be supportive of. He was in support of the ground sign and felt it would not add to sign blight at the center, although he questioned if the location of the ground sign is the right one.

Commissioner Eckhardt asked for clarification about access into this shopping center when travelling from the west; he was thinking about a possible issue or hardship with the arrival on this site. Mr. Hautzinger pointed out where the two primary entrances to the site are located.

Commissioner Fitzgerald suggested a straw vote from the commissioners before a motion is made. Commissioner Kingsley appreciated hearing comments from Staff and the other commissioners about the sign; however, she was okay with the new ground sign that she felt would not hurt because it is small and pointed out that landscaping will help soften the sign. Other than building signage, there is not signage when traveling southeast on the other side of Rand Road, so this ground sign would provide another opportunity for people to see the sign one more time to able to turn onto Jane Avenue. Commissioner Eckhardt and Chair Kubow were in support of the ground sign. Commissioner Fitzgerald was not in support of the sign.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *CONSUMERS CREDIT UNION* AT 950 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW 8 GROUND SIGNS, WHERE 7 IS THE MAXIMUM ALLOWED PER A PREVIOUSLY APPROVED SIGN VARIATION, AND 6 IS THE MAXIMUM ALLOWED PER CODE (ONE FOR EACH BUILDING).

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 10/26/22, OVERALL SITE SIGNAGE PLAN RECEIVED 1/3/23, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE

ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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

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ITEM 4. OTHER BUSINESS

Public Comment

There was no comment from the audience.

Commissioner Kingsley wanted to discuss the issue of the requirement in the Municipal Code to post a sign for residential projects that come before the Design Commission, and what happens when a project is continued to a future date specific meeting. She felt it was a hardship for a petitioner to have to keep the sign up until after the last review of the project. Commissioner Eckhardt said that in fairness to the petitioner, this commission typically continues a project to a date specific; however, removing the public meeting sign after the first review would not allow those who missed the first meeting to know that there is still an issue with the project that is still under review. He was in favor of leaving the sign up until the meeting happens. Chair Kubow sees both sides of the issue, however it comes down to notice and fairness to the neighbors. If the sign is taken down, the additional opportunity for public comment is removed. He was unsure if changing the Municipal Code requirement for a relatively minor hardship on a petitioner is the right thing to do. Commissioner Fitzgerald said that if a project is continued, anyone interested in that project would have already attended the first meeting. He also asked if there is a cost issue to having the public meeting sign up longer, and Commissioner Eckhardt said the sign company typically rents the sign without a deadline to return it, and the signs are recycled by the sign company.

Commissioner Kingsley wanted the language in the code to be more specific regarding this matter so it is the same for both ZBA and Design Commission. Mr. Hautzinger clarified that code requires a public meeting sign to be removed within 15 days of the meeting; however, he believed that code does not address the uncommon situation where a meeting is continued. However, in that situation, it has been Staff's policy that the meeting sign is still serving a purpose that the business matter of that property is not yet closed, and Staff generally requests that the petitioner update the date on the sign as a courtesy to the public. Commissioner Kingsley said this either needs to be a requirement or a recommendation, as long as it is consistent throughout the commissions.

Commissioner Eckhardt asked Mr. Hautzinger to check with the Legal Department to see if this matter should remain as a recommendation in Village Code or if it should be changed to a requirement.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:56 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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Design Commission
2/14/2023

Item: DC#22-059 - 1518 N Vail Ave - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence to be located at 1518 N. Vail Avenue. This recommendation is based on the architectural plans received on 1/2/23, and the following:

1. Additional design development is recommended to further articulate the massing of the Great Room side walls as a single-story volume space instead of the appearance of a full two stories.

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	Type
Staff Report	Board or Commission Report
Plat of Survey	Exhibits

Exhibits 2-14-23	Exhibits
Exhibits 1-10-23	Exhibits
Exhibits 7-2-20	Exhibits
Zoning Non-Compliance Letter - 7-10-20	Correspondence

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name:	Brizzolara Residence
Project Address:	1518 N Vail Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	December 28, 2022
Updated:	February 3, 2023

PETITION INFORMATION:

DC Number:	22-059
Petitioner Name:	Lee Norton
Petitioner Address:	Nottingham Builders 23372 Lake Cook Road Barrington, IL 60010
Meeting Date:	January 10, 2023
Re-Review Meeting Date:	February 14, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new two-story house with attached two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have 5,751 square feet. The proposed design complies with all R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 51.6 feet Side: 25.6 feet Side: 22.6 feet Rear: 59.2 feet
Building Height	25 feet maximum	24.6 feet to top of wall
FAR	5,987 SF	5,751 SF
Building Lot Coverage	6,000 SF	3,432 SF
Impervious Surface Coverage Total	10,000 SF	5,997 SF

History/Zoning:

In 2020, the petitioner submitted a Design Commission application (DC 20-047) for this project where the rear of the house was designed as a full-size indoor basketball court (refer to attached plans dated July 7, 2020). It was determined that the principal use of the proposed building was an indoor basketball court, most similar to a Commercial Recreation Facility, which is not allowed in a single-family zoning district (refer to attached Zoning Non-Compliance Letter dated July 10, 2020).

January 10, 2023 Design Commission Meeting:

This project was reviewed by the Design Commission on January 10, 2023, and it was continued for re-review due to concerns with the design. Staff reported that the rear of the house is now labeled “Great Room”, and the room is smaller than the original indoor basketball court. The plan originally had only two bedrooms, but it was revised to include a third bedroom. The plan still has an unusual layout with the two-story Great Room being disproportionately large compared to the rest of the house, which raised concerns about the intended use of the space. The petitioner has stated that they currently live next door to 1518 N. Vail in a larger house, and once the new home is completed it is their intention to use it for residential purposes as they prepare to sell their current home. They reported that the Great Room will be used for family gatherings. The property owner must be aware that any use that is not compliant with the single-family zoning is prohibited.

Staff felt that the front of the proposed house was nicely designed with quality materials, nice massing, and attractive details that will fit well with the character of the neighborhood. However, the large boxy rear of the home feels mismatched with the front of the house. For a more cohesive overall design, it was recommended that the design and massing of the rear Great Room be further developed with varied roof lines, dormers, and detailing to better fit with the front of the house.

The Design Commissioners agreed with Staff's concerns about the mismatched design. They felt the front and back of the homes were two different styles, and the rear of the home was too tall and it had a commercial appearance. Highlights of the Design Commission's feedback is as follows:

- The roof pitches on the front elevation are mismatched.
- The massing of the rear part of the home should be lowered and articulated with ups and downs. Lowering it 2 feet would not be enough, and 6 feet was recommended.
- Revise the upper windows on the rear part of the house to look more like clerestory windows instead of a full second story.
- Add more character to the rear part of the house to match the front.
- It was recommended to add doors on the rear elevation.

Project Update:
In response to the comments from January 10, the petitioner has made changes to the design as follows:

- The roof pitches on the front elevation have been revised to match.
- The massing of the rear of the home was revised by adding a new Sitting Room bump out with a fireplace on the rear elevation. The rear wall of the house was also lowered approximately 3 feet.
- The upper windows on the rear elevation were reduced in height and the lower windows were increased in height.
- The stone base detail from the front of the house has been added continuously on all sides of the house.
- French doors are included in the new Sitting Room bumpout.

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

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 1518 N. Vail Avenue. This recommendation is based on the architectural plans received on 1/2/23, and the following:

1. Additional design development is recommended to further articulate the massing of the Great Room side walls as a single-story volume space instead of the appearance of a full two stories.
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 3, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-059

Law Offices of
GENE S. BOBROFF, P.C.

Specializing in Real Estate Law & Estate Planning
www.bobroffla.com | 847.995.9191

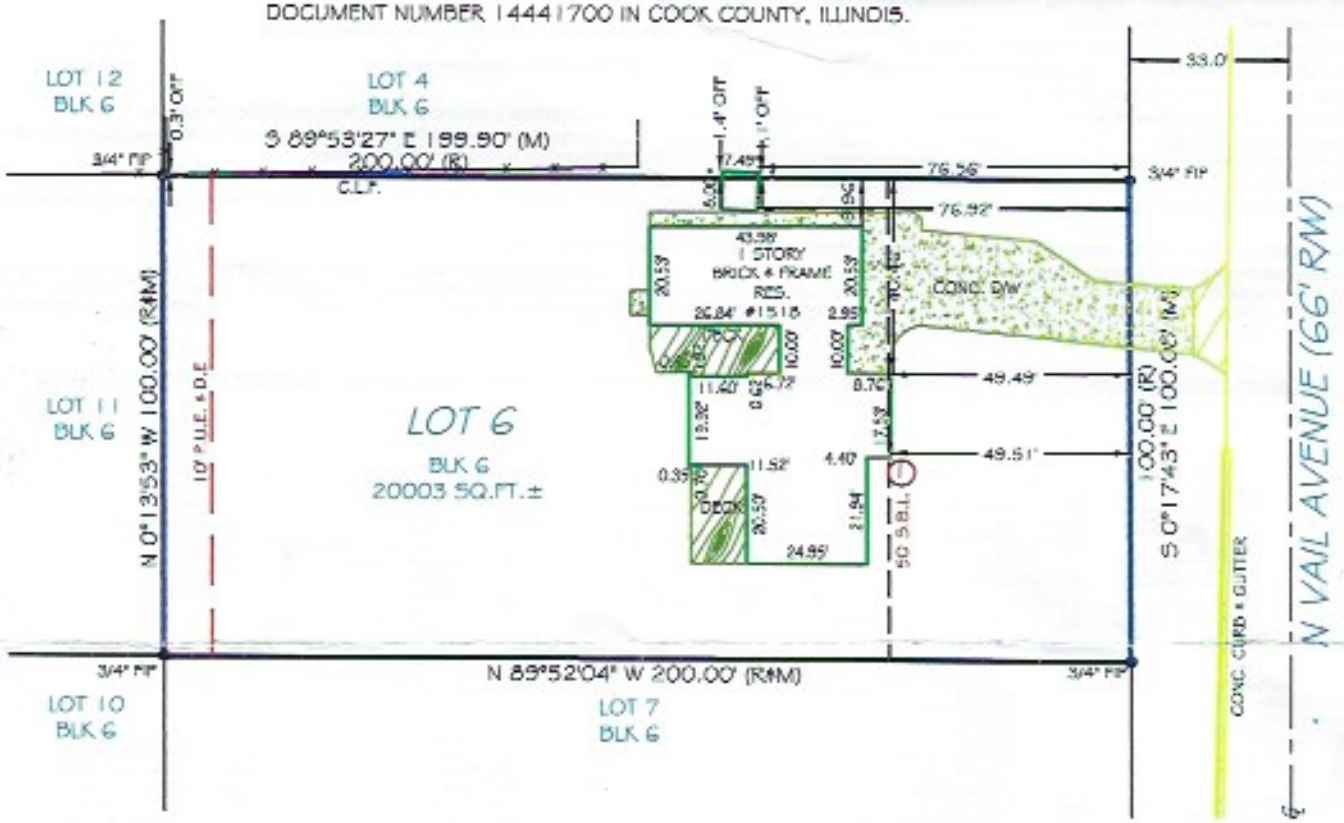
PROPERTY ADDRESS: 1518 N VAIL AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: 1908.1034

FIELD WORK DATE: 8/9/2019 **REVISION DATE(S):** (REV'D 8/13/2019)

1908.1034
BOUNDARY SURVEY
COOK COUNTY

LOT 6 IN BLOCK 6 IN ARLINGTON KNOLLS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 12, 1948 AS DOCUMENT NUMBER 14441700 IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

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 13TH DAY OF AUGUST, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059-0008

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

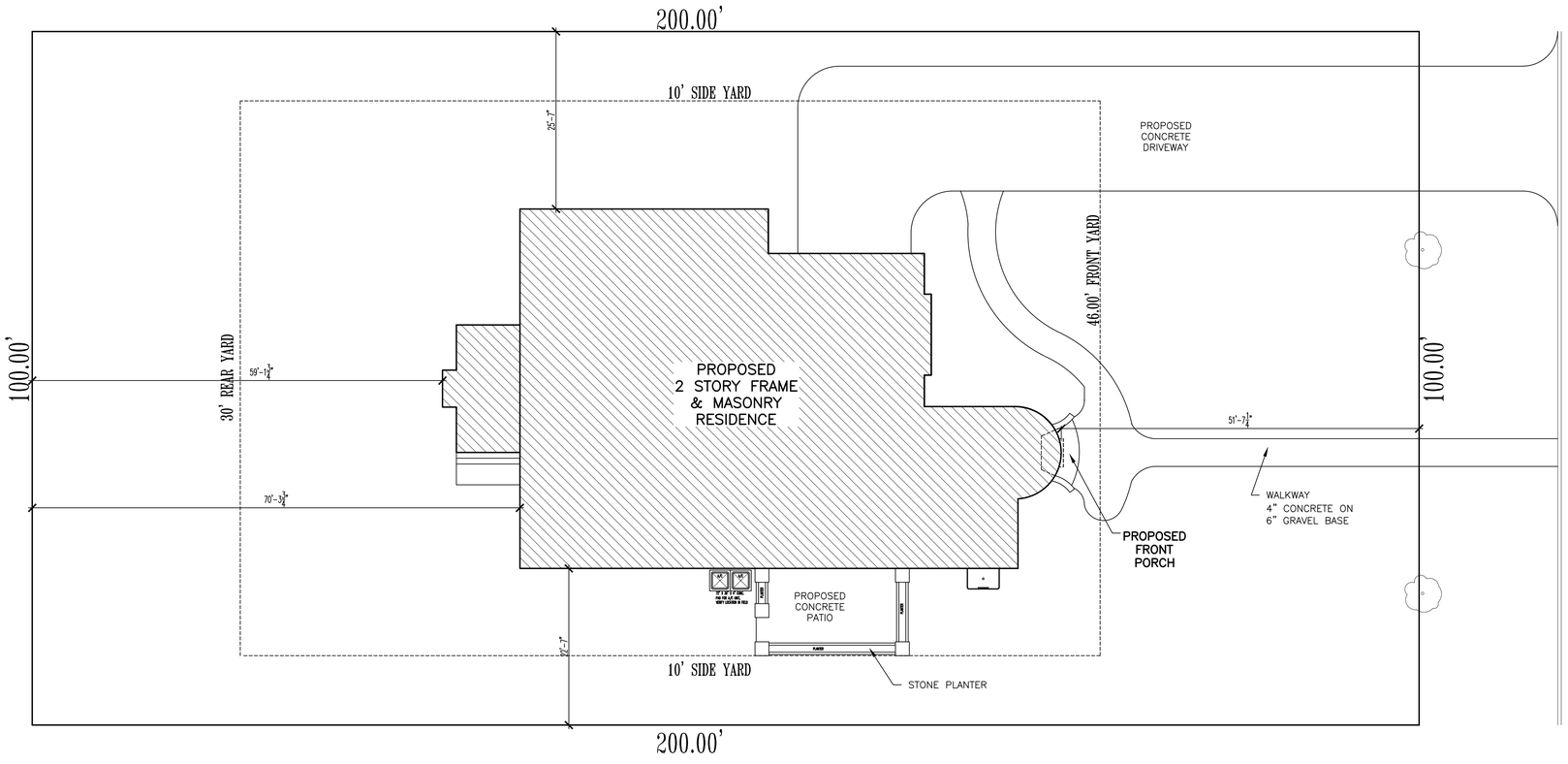
N

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

POINTS OF INTEREST
NONE VISIBLE

BRIZZOLARA RESIDENCE

1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

1 D.C.

1E A000 SITE PLAN

1"=10'

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

	DESIGN STAGE	DATE
1	CONCEPTUAL DESIGN	8-25-20
2	PRELIMINARY DESIGN	10-5-20
3	DESIGN DEVELOPMENT	12-14-20
4	PRELIM. FOR BID	1-5-21
5	RELEASE FOR PERMIT	2-5-21
A	REVISION	

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

SITE PLAN

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

Job Number: 20163

Sheet Number: A000

File Name: 20163000

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A L A Architects & Planners, Inc.

105 TOMAS ST.
3 HOUSE LEFT

TOMAS ST.

1506 N. VAIL AVE.
2 HOUSE LEFT

1510 N. VAIL AVE.
1 HOUSE LEFT

1518 N. VAIL AVE.1
SUBJECT PROPERTY

1530 N. VAIL AVE..
1 HOUSE RIGHT

1550 N. VAIL AVE.
2 HOUSE RIGHT

1552 N. VAIL AVE..
3 HOUSE RIGHT

N. VAIL AVE

1515 N. VAIL AVE.
1 HOUSE RIGHT ACROSS ST.

1525 N. VAIL AVE.
DIRECTLY ACROSS ST.

1529 N. VAIL AVE.
1 HOUSE LEFT ACROSS ST.

2D / A203 NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL RELEASE FOR PERMIT

REVISIONS
1 05-15-20 RELEASE FOR PERMIT
2 05-29-20 REVISION
3 06-12-20
4 06-26-20
5 07-10-20
6 07-24-20

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 20163
Sheet Number: A203
File Name: 20163201

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1C / A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3C / A203 — EXISTING PROPERTY
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS

5C / A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

1E / A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3E / A203 — PROPOSED FRONT ELEVATION
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS

5E / A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL RELEASE
- RELEASE FOR PERMIT

REVISIONS
1 — 12-23-15 — 01-25-16 — 02-25-16 — 04-25-16 — 06-25-16 — A
2 — 12-23-15 — 01-25-16 — 02-25-16 — 04-25-16 — A
3 — 12-23-15 — 01-25-16 — 02-25-16 — A
4 — 12-23-15 — 01-25-16 — A
5 — 12-23-15 — A

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Bittan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A201
File Name: 20163201

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1B / A200 REAR ELEVATON

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 WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-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

(E)- EGRESS WINDOW
(F)- FIXED WINDOW
(T)- TEMPERED GLASS

MATERIAL SCHEDULE

STONE:
* MANUFACTURER: BUECHEL STONE
* COLOR: BEIGE

BRICK:
* MANUFACTURER: COLONIAL BRICK
* COLOR: BROWNISH RED

TRIM/SOFFIT/FACIA: WOOD COMPOSITE
* MANUFACTURER: LP OR MIRATEC
* COLOR: WHITE

GUTTERS: ALUMINUM
* MANUFACTURER: VARIOUS
* COLOR: WHITE

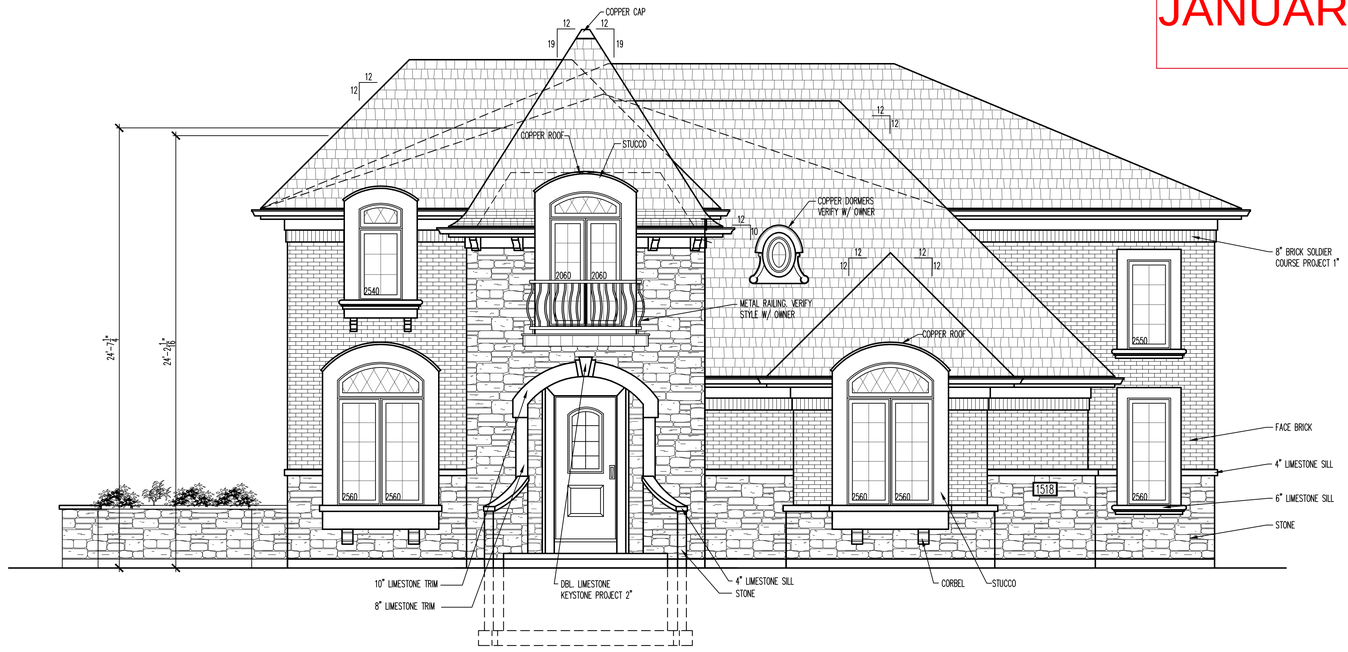
WINDOWS: ALUMINUM CLAD
* MANUFACTURER: ANDERSEN
* COLOR: BEIGE

ROOFING: ARCHITECTURAL SHINGLES
* CAF
* MISSION BROWN

FRONT DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* STAIN

GARAGE DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* MATCH FRONT DOOR

PREVIOUS DESIGN AS REVIEWED ON JANUARY 10, 2023



1E / A200 FRONT ELEVATON

1/4"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

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REVISIONS

#	DESCRIPTION	DATE
1	RELEASE FOR PERMIT	06-25-21 SM
2	FINAL REVIEW	07-16-20 BM
3	RELEASE FOR BID	08-06-20 BM
4	PERMIT SET REVISION	4-07-21 DW
5	PERMIT SET REVISION	10-06-22 SM

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
PERMIT SET

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A200
File Name: 20163200

1B / A200 REAR ELEVATON

1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
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* 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

(E)- EGRESS WINDOW
(F)- FIXED WINDOW
(T)- TEMPERED GLASS

MATERIAL SCHEDULE

STONE:
* MANUFACTURER: BUECHEL STONE
* COLOR: BEIGE

BRICK:
* MANUFACTURER: COLONIAL BRICK
* COLOR: BROWNISH RED

TRIM/SOFFIT/FACIA: WOOD COMPOSITE
* MANUFACTURER: LP OR MIRATEC
* COLOR: WHITE

GUTTERS: ALUMINUM
* MANUFACTURER: VARIOUS
* COLOR: WHITE

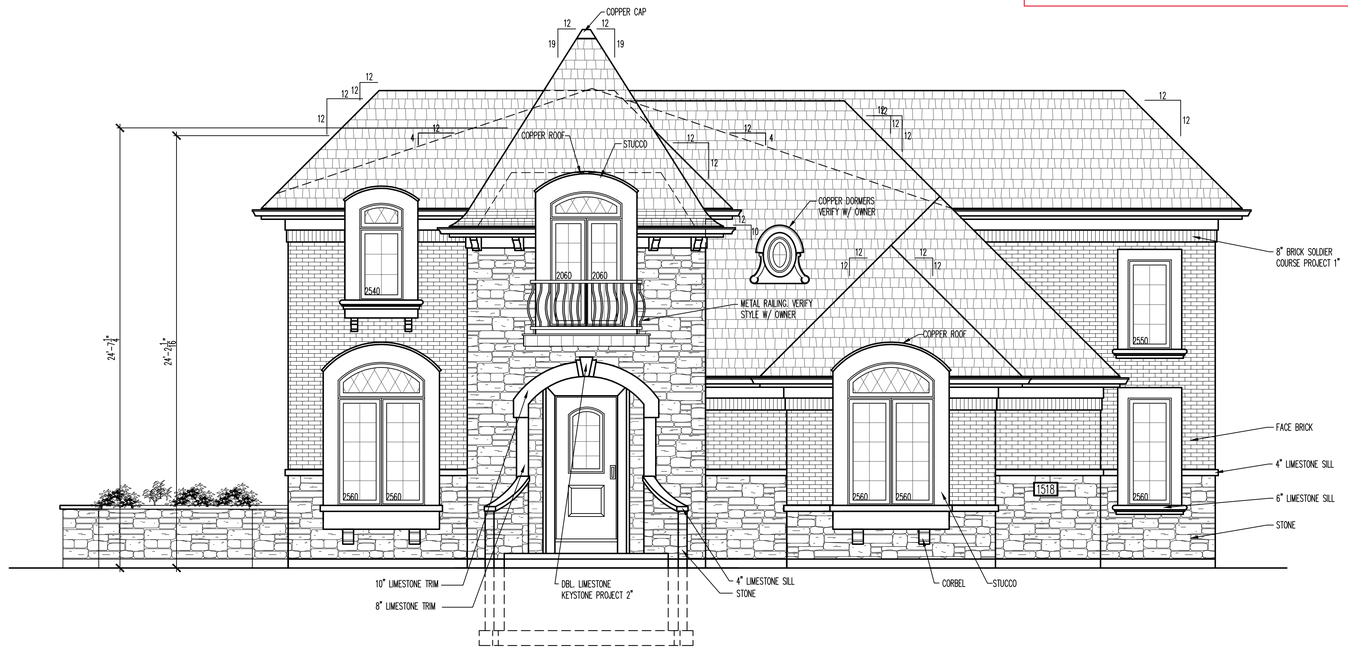
WINDOWS: ALUMINUM CLAD
* MANUFACTURER: ANDERSEN
* COLOR: BEIGE

ROOFING: ARCHITECTURAL SHINGLES
* GAF
* MISSION BROWN

FRONT DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* STAIN

GARAGE DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* MATCH FRONT DOOR

CURRENT REVISED DESIGN



1E / A200 FRONT ELEVATON

1/4"=1'-0"

PRELIMINARY
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REVISIONS

	DESIGN STAGE	DATE
1	CONCEPTUAL DESIGN	8-15-25 SM
2	PRELIMINARY DESIGN	9-5-25 SM
3	DESIGNS BOOKED BID	10-2-25 SM
4	FINAL REVIEW	11-3-25 SM
5	RELEASED FOR PERMIT	12-1-25 SM
	REVISION	

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2600 Bolton Road or Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A200
File Name: 20163200

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1B A200 LEFT ELEVATON

1/4"=1'-0"

PREVIOUS DESIGN AS REVIEWED ON JANUARY 10, 2023

1E A201 RIGHT ELEVATON

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- RELEASE FOR ESTIMATE
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

REVISIONS
1. 06-25-21 SM
2. 07-16-20 BM
3. 08-06-20 BM
4. 4-07-21 DW
5. 10-06-22 SM

PRELIMINARY

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2610 Behan Road or Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A201
File Name: 20163201

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1B A200 LEFT ELEVATON

1/4"=1'-0"

CURRENT REVISED DESIGN

1E A201 RIGHT ELEVATON

1/4"=1'-0"

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OR PERMIT SUBMITTAL

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REVISIONS

#	DATE
1	06-25-20
2	07-15-20
3	08-25-20
4	09-25-20
5	10-25-20

DESIGN STAGE

- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163

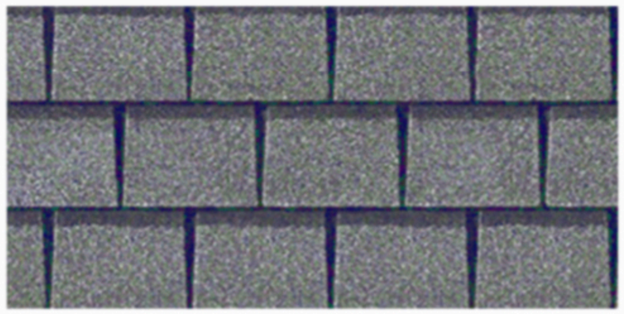
Sheet Number: A201

File Name: 20163201

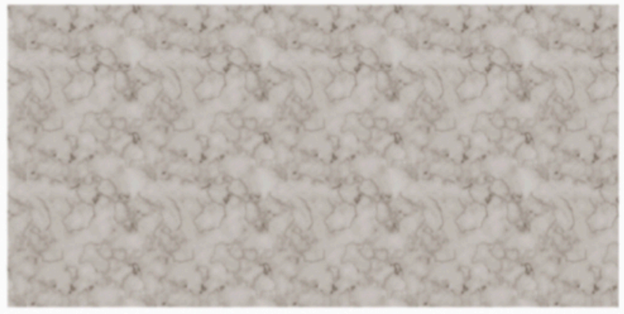
1518

ALA
ARCHITECTS & PLANNERS, INC.

Stucco



Asphalt Shingle
GAF - Mission Brown



Limestone

Stone
Buechel Stone
Beige

Metal Roof

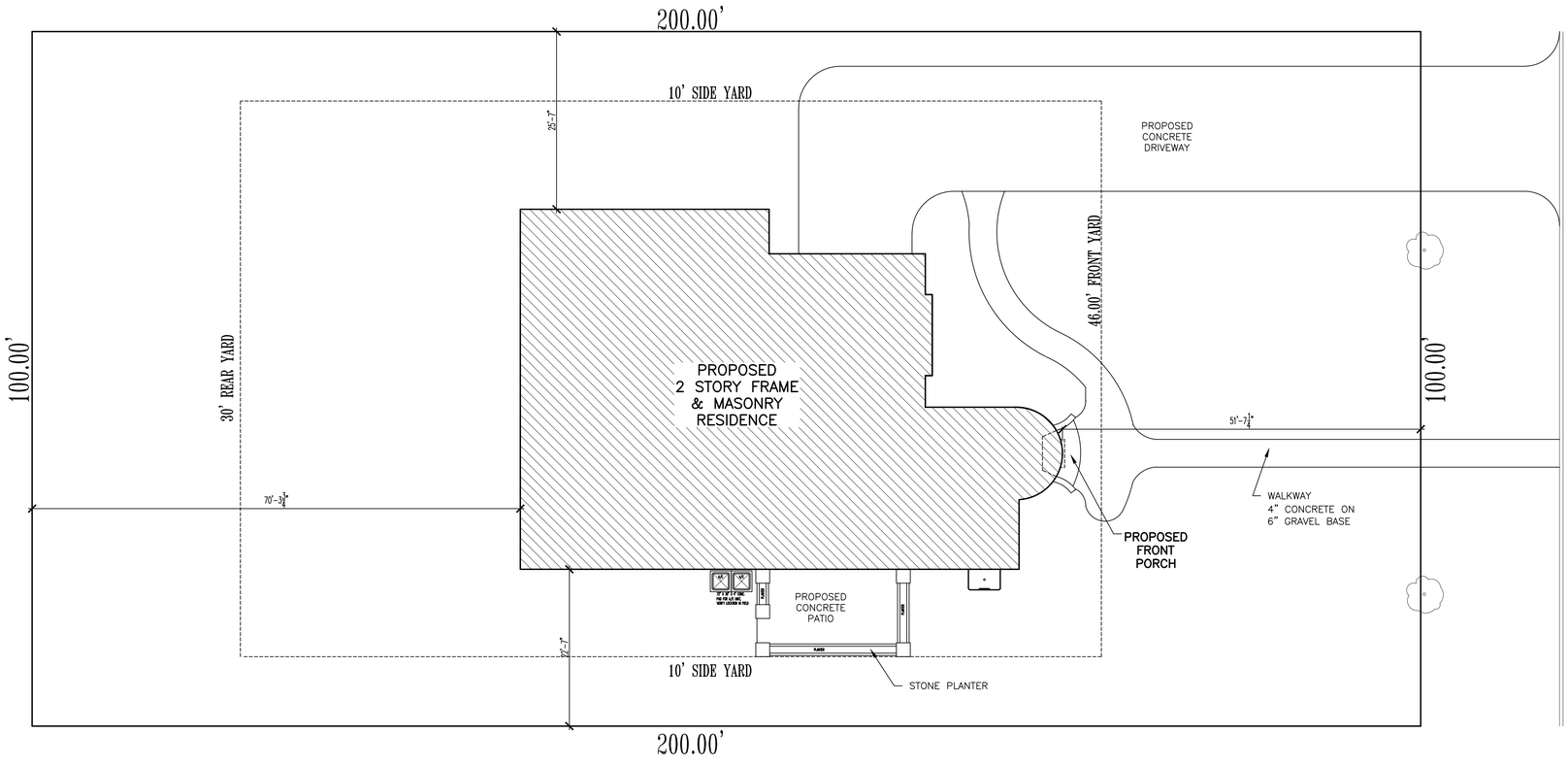
Brick
Colonial Brick
Brownish Red

Wood Stain
Entry Door

Window
Beige
Andersen

BRIZZOLARA RESIDENCE

1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL



NOTES:

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1 D.C.

1E / A000 SITE PLAN

1"=10'

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	
REVISION	

REVISIONS

1	05-25-21 BM	
2	07-16-20 BM	
3	08-06-20 BM	
4	4-07-21 DW	
5	10-06-22 SM	

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

SITE PLAN

Architects & Planners, Inc.
2610 Behan Road at Rt. 176
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Job Number: 20163

Sheet Number: A000

File Name: 20163000

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105 TOMAS ST.
3 HOUSE LEFT

TOMAS ST.

1506 N. VAIL AVE.
2 HOUSE LEFT

1510 N. VAIL AVE.
1 HOUSE LEFT

1518 N. VAIL AVE.1
SUBJECT PROPERTY

1530 N. VAIL AVE..
1 HOUSE RIGHT

1550 N. VAIL AVE.
2 HOUSE RIGHT

1552 N. VAIL AVE..
3 HOUSE RIGHT

N. VAIL AVE

1515 N. VAIL AVE.
1 HOUSE RIGHT ACROSS ST.

1525 N. VAIL AVE.
DIRECTLY ACROSS ST.

1529 N. VAIL AVE.
1 HOUSE LEFT ACROSS ST.

2D / A203 NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- PERMIT SET FOR BID
- FINAL SET FOR PERMIT

REVISIONS

	1	2	3	4	5
	06-17-20 BJJ	06-29-20 BJJ	07-16-20 BJJ	08-06-20 BJJ	4-07-21 BJW

1C / A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3C / A203 — EXISTING PROPERTY
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS

5C / A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

1E / A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3E / A203 — PROPOSED FRONT ELEVATION
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS

5E / A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

1	06-25-20 BM	PRELIMINARY
2	07-16-20 BM	
3	08-06-20 BM	
4	4-07-21 DW	
5	10-06-22 SM	

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A201
File Name: 20163201

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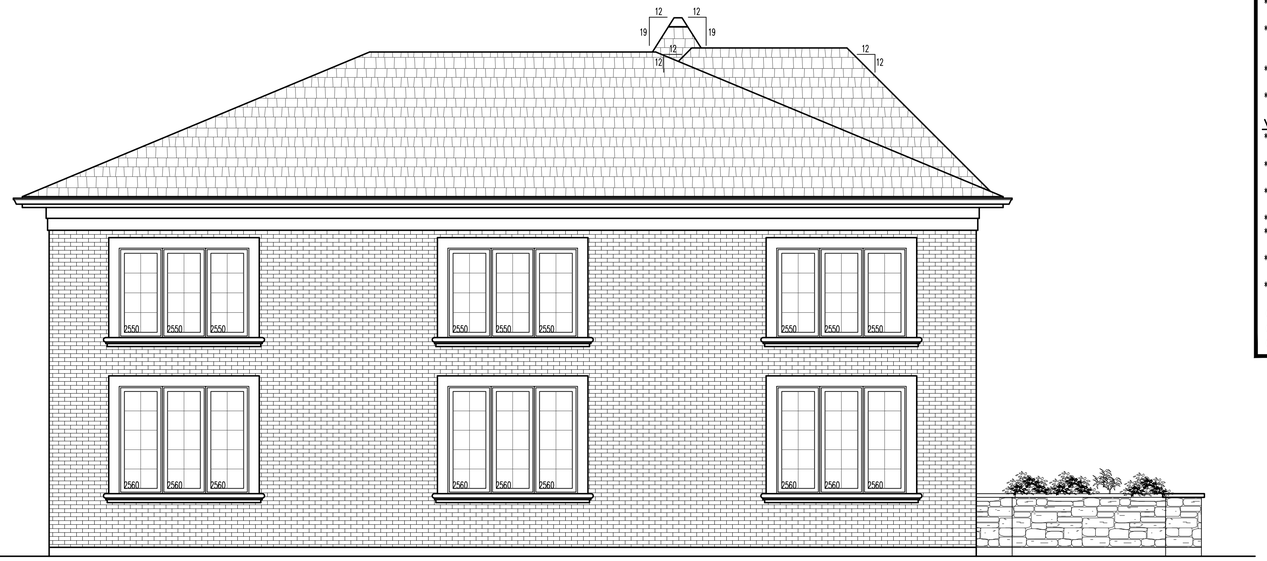
1518



1B A200 REAL ELEVATON

1/4"=1'-0"

1E A200 FRONT ELEVATON

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 WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-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

Ⓔ- EGRESS WINDOW
Ⓕ- FIXED WINDOW
Ⓣ- TEMPERED GLASS

MATERIAL SCHEDULE

STONE:
* MANUFACTURER: BUECHEL STONE
* COLOR: BEIGE

BRICK:
* MANUFACTURER: COLONIAL BRICK
* COLOR: BROWNISH RED

TRIM/SOFFIT/FACIA: WOOD COMPOSITE
* MANUFACTURER: LP OR MIRATEC
* COLOR: WHITE

GUTTERS: ALUMINUM
* MANUFACTURER: VARIOUS
* COLOR: WHITE

WINDOWS: ALUMINUM CLAD
* MANUFACTURER: ANDERSEN
* COLOR: BEIGE

ROOFING: ARCHITECTURAL SHINGLES
* GAF
* MISSION BROWN

FRONT DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* STAIN

GARAGE DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* MATCH FRONT DOOR

REVISIONS		
1	06-26-20 BM	
2	07-16-20 BM	
3	08-06-20 BM	
4	4-07-21 DW	
5	10-06-22 SM	

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 20163
Sheet Number: A200
File Name: 20163200

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OR PERMIT SUBMITTAL

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1B / A200 LEFT ELEVATON

1/4"=1'-0"

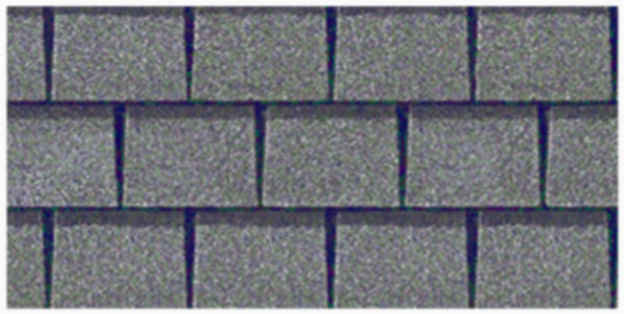
1E / A201 RIGHT ELEVATON

1/4"=1'-0"

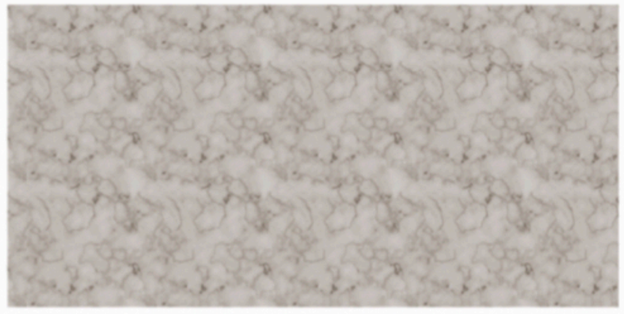
DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- PLAN COMMISSION/DRB/HDC/ZBA/ZONING/ZONING BOARD/ZONING COMMISSION/ZONING BOARD OF APPEALS/ZONING COMMISSION/ZONING BOARD OF APPEALS/ZONING COMMISSION/ZONING BOARD OF APPEALS

ALA
ARCHITECTS & PLANNERS, INC.

Stucco



Asphalt Shingle
GAF - Mission Brown



Limestone

Stone
Buechel Stone
Beige

Metal Roof

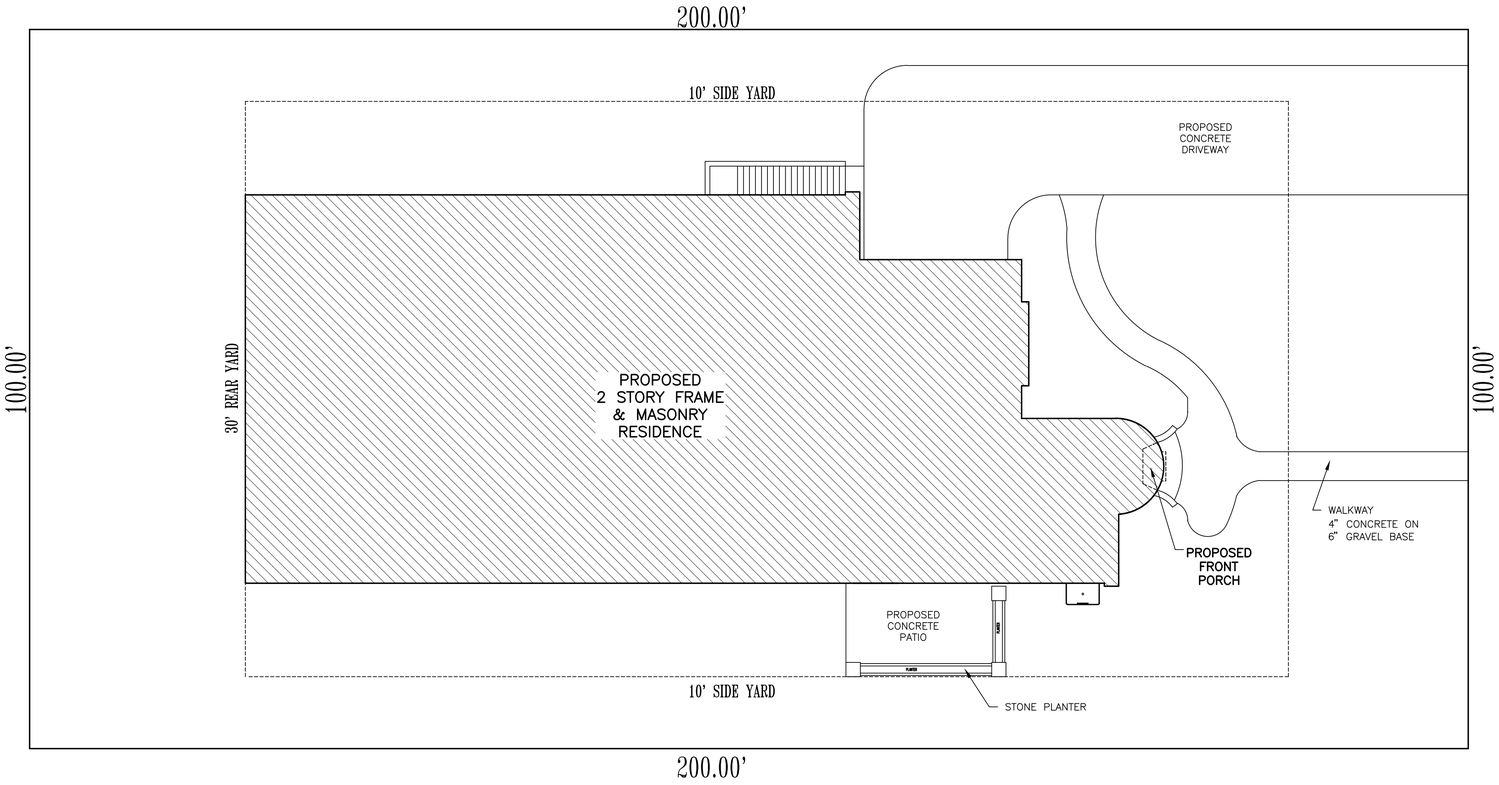
Brick
Colonial Brick
Brownish Red

Wood Stain
Entry Door

Window
Beige
Andersen

BRIZZOLARA RESIDENCE

1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL



BUILDING LOT COVERAGE	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM LOT COVERAGE	30%
ALLOWABLE LOT COVERAGE	6,000 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPORT COURT	+4,582 S.F.
TOTAL BLDG. LOT COVERAGE	6,000 S.F. ✓

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	10,000 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPORT COURT	+4,582 S.F.
DRIVEWAY/WALKWAY/PATIO	+2,439 S.F.
TOTAL IMPERVIOUS COVERAGE	8,439 S.F. ✓

FLOOR AREA RATIO	
AREA OF LOT	20,000 S.F.
ZONING DISTRICT	R-E
MAXIMUM F.A.R.	30%
ALLOWABLE FLOOR AREA	6,000 S.F.
PROPOSED FLOOR AREA	
FIRST FLOOR FOOTPRINT	+892 S.F.
GARAGE FOOTPRINT	+526 S.F.
SPORT COURT	+4,582 S.F.
SECOND FLOOR	+400 S.F.
GARAGE ALLOWANCE	-400 S.F.
TOTAL FLOOR AREA	6,000 S.F. ✓

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

1E / A000 SITE PLAN

1"=10'

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS						
	1	2	3	4	5	
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN	06-17-20 BJ	08-29-20 BJ				
DESIGN DEVELOPMENT						
RELEASE FOR BID						
FINAL REVIEW						
RELEASE FOR PERMIT						
REVISION						

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

SITE PLAN

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

Job Number: 20163

Sheet Number: A000

File Name: 20163000

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1C A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3C A203 — EXISTING PROPERTY
1518 N. VAIL AVE
SUBJECT PROPERTY
NTS

5C A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

1E A203 — FRONT ELEVATION
1515 N. VAIL AVE
LEFT NEIGHBOR
NTS

3E A203 — PROPOSED FRONT ELEVATION
1518 N. VAIL AVE
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NTS

5E A203 — FRONT ELEVATION
1530 N. VAIL AVE
RIGHT NEIGHBOR
NTS

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OR PERMIT SUBMITTAL

REVISIONS
1 08-17-20 BM
2 06-29-20 BM
3
4
5

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

PRELIMINARY

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200
Fax: 815-788-9201

Job Number: 20163
Sheet Number: A201
File Name: 20163201

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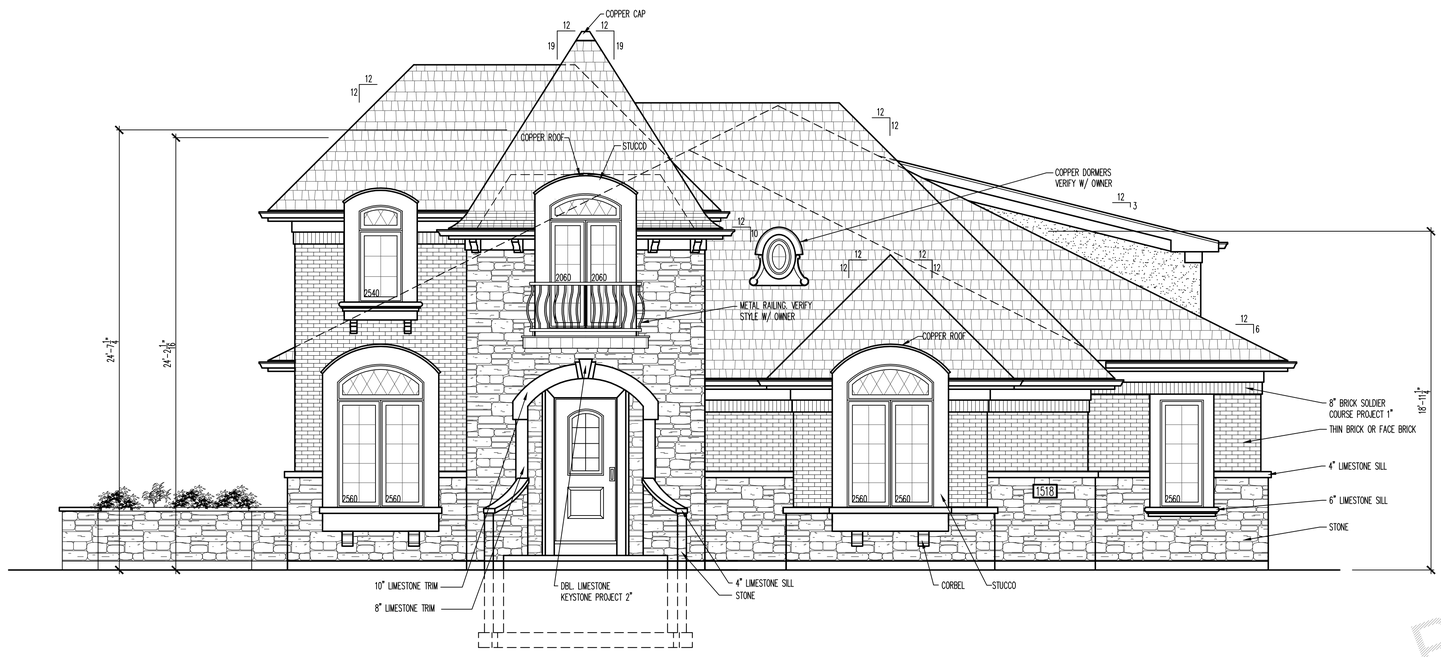
1B / A200 REAR ELEVATON

1/4"=1'-0"



1E / A200 FRONT ELEVATON

1/4"=1'-0"

ELEVATION NOTES

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WINDOW NOTES

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* 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

(E)– EGRESS WINDOW
(F)– FIXED WINDOW
(T)– TEMPERED GLASS

MATERIAL SCHEDULE

STONE:
* MANUFACTURER: STONE T.B.D.
* COLOR: TAN T.B.D.

BRICK:
* MANUFACTURER: COLONIAL BRICK
* COLOR: BROWNISH RED

TRIM/SOFFIT/FACIA: WOOD COMPOSITE
* MANUFACTURER: LP OR MIRATEC
* COLOR: WHITE

GUTTERS: ALUMINUM
* MANUFACTURER: VARIOUS
* COLOR: WHITE

WINDOWS: ALUMINUM CLAD
* MANUFACTURER: T.B.D.
* COLOR: WHITE

ROOFING: ARCHITECTURAL SHINGLES
* CAF
* MISSION BROWN

GARAGE DOOR: WOOD COMPOSITE
* CUSTOM BY BUILDER
* WHITE

REVISIONS		
1	06-17-20 BM	
2	06-29-20 BM	
3		
4		
5		

DESIGN STAGE

CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASED FOR PERMIT	
REVISION	

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

PRELIMINARY

Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20163
Sheet Number: A200
File Name: 20163200

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OR PERMIT SUBMITTAL

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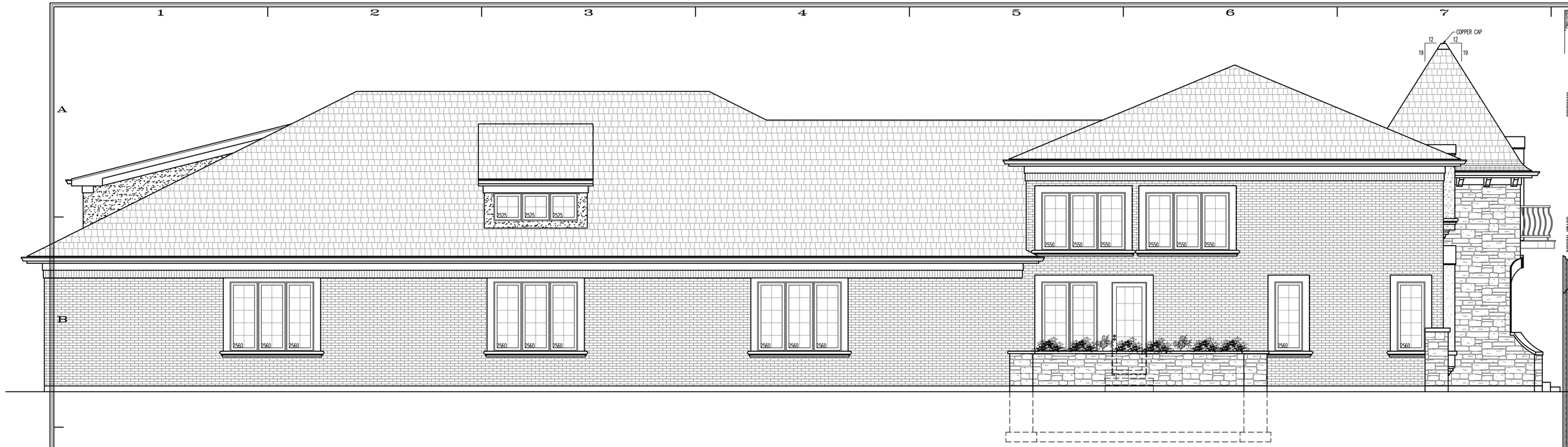
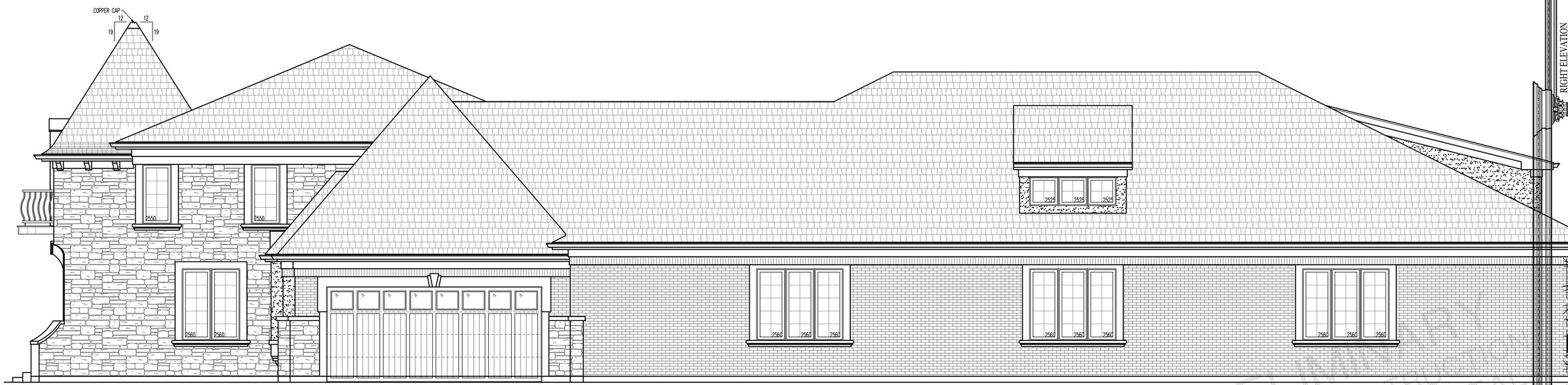


1B / A200 LEFT ELEVATON

1/4"=1'-0"



1E / A201 RIGHT ELEVATON

1/4"=1'-0"

REVISIONS

1 06-17-20 BM

2 06-29-20 BM

3

4

5

DESIGN STAGE

CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

BRIZZOLARA RESIDENCE
1518 NORTH VAIL AVE
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

A L A Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

Job Number: 20163

Sheet Number: A201

File Name: 20163201

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A L A Architects & Planners, Inc.

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

July 10, 2020

Mr. Chris Russo
ALA Architects
2600 Behan Road
Crystal Lake, IL 60014

RE: DC#20-047, 1518 N. Vail Ave.
Zoning Non-Compliance

Dear Mr. Russo:

The Planning & Community Development Department has completed a zoning review of your Design Commission application for 1518 N. Vail Avenue. The scope of the project consists of a teardown of an existing house to construct a new building with the following spaces:

- 4,582 sf Indoor Basketball Court, approximately 85' long x 53' wide
- Approximate 2,625 sf of volume/attic space above the basketball court
- 256 sf Viewing Area with built-in seating
- 124 sf Locker Room with 15 lockers
- Elevator
- 1,292 sf of Living Space (Kitchen, Family Room, and Two Bedrooms)
- Two-car attached garage

Per Chapter 28, Zoning Regulations, Section 28-3, Definitions:

Principal Use. *The main use of land or buildings, as distinguished from a subordinate or accessory use, to which premises are devoted comprising at least 80% of the floor area and the primary purpose for the premises.*

Based on this definition, the principal use of the proposed building is an indoor basketball court, not a single-family residence. The subject property is located in an R-E One Family Dwelling District where, per Chapter 28, Section 5.1, *The purpose of the One Family Dwelling Districts is to provide for residential developments of predominantly single-family homes. These Districts should preserve the value of land and protect homes from adverse living conditions*.

Per Chapter 28, Section 5.5 Permitted Uses, *No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in the following table* (5.5-1 Permitted Use Table). Per Section 5.5-2.1 Similar and Compatible Uses, *Uses that are not specifically listed in Section 5.5-1, (Permitted Use Table) but are clearly similar and compatible to uses listed in said section, may be allowed provided that the use complies with the same conditions as would be applied to the compatible use. Determination of what constitutes "clearly similar and compatible" shall be made by the Village*.

In this case, the proposed use is most similar to a Recreation Facility, Commercial.

Per Chapter 28, Zoning Regulations, Section 28-3, Definitions:

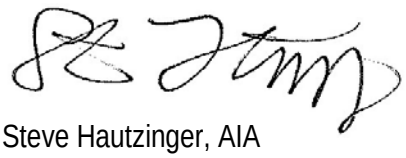
Commercial Recreation Facilities. *Physical recreation establishments such as tennis or racquet clubs or gymnasiums or fitness facilities*

Per Chapter 28, Section 5.5-1 Permitted Use Table, a Commercial Recreation Facility is only allowed in the B-2, B-3, B-4, B-5, M-1, & M-2 Zoning Districts. It is not allowed in the R-E Zoning District.

Additionally, per Chapter 28, Section 10.4 Schedule of Parking Requirements, Recreation Facilities require parking spaces equal in number to 30% of the occupant load capacity. Based on 50 gross square feet per occupant, this proposed facility would have an occupant load capacity of 99 people, requiring 30 parking spaces, which is also not permitted in this location.

Based on these zoning code requirements, the proposed use is not permitted in this location. You have the option to appeal this determination with the Zoning Board of Appeals. Feel free to contact me at (847) 368-5213 if you have any questions.

Sincerely,



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

C: Charles Witherington-Perkins, Director of Planning and Community Development
DC File # 20-047

Design Commission
2/14/2023

Item: DC#22-087 - Olive-Mary Stitt School - 303 E. Olive St. / School

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Olive-Mary Stitt Elementary School located at 303 E. Olive Street. This recommendation is based on the plans received 11/21/22, exterior elevations received 1/24/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	Olive-Mary Stitt Elementary School	**DC Number:**	22-087
Project Address:	303 E. Olive Street	**Petitioner Name:**	Don Hansen
Prepared By:	Steve Hautzinger	**Petitioner Address:**	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Date Prepared:	February 7, 2023	**Meeting Date:**	February 14, 2023

Requested Action(s):
Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

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

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

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

Olive-Mary Stitt Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing four new classrooms, two offices, and additional storage space. The building addition is located at the west end of the existing school.

Architectural Design:
Overall, the proposed architectural design is very nicely done to fit with the existing school. The exterior materials and details have been selected to match the existing building, except for a new grey color accent brick that is proposed on a portion of the new addition. The proposed grey brick feels somewhat random since the rest of the school is red brick, but Staff does not object since it adds interest to the west wall facing Arlington Heights Road. The new addition is taller than the adjacent classroom wing, but the taller mass balances nicely with the existing tall east end of the school.

Mechanical Equipment Screening:
There is no new rooftop mechanical equipment proposed on the new addition.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Olive-Mary Stitt Elementary School located at 303 E. Olive Street. This recommendation is based on the plans received 11/21/22, exterior elevations received 1/24/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations

and policies, the issuance of all required permits, and the following:

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

February 7, 2023

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

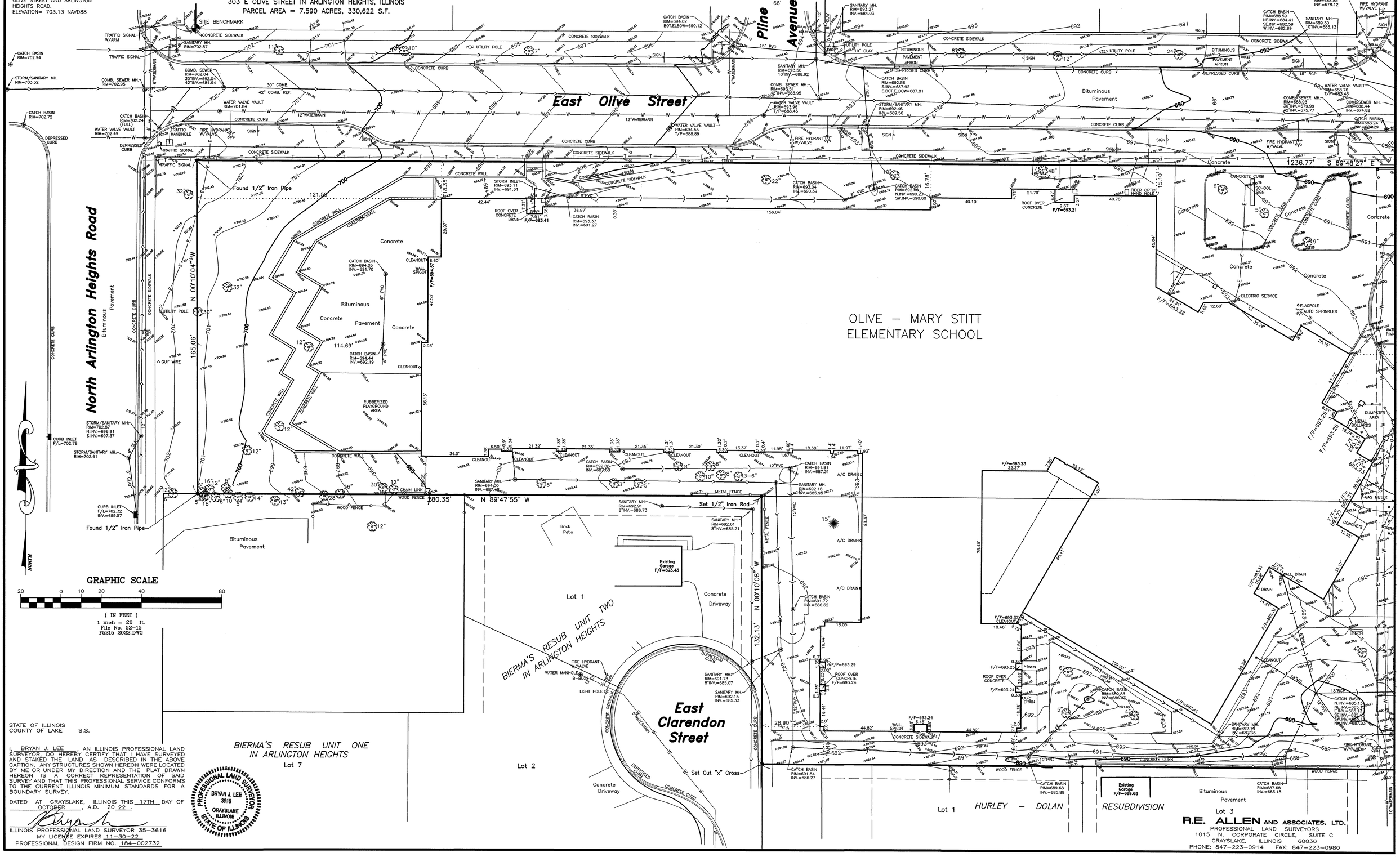
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-087

PLAT OF SURVEY
OF
OLIVE–MARY STITT ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
303 E OLIVE STREET IN ARLINGTON HEIGHTS, ILLINOIS
PARCEL AREA = 7.590 ACRES, 330,622 S.F.

THE EAST HALF OF LOT 31 (EXCEPT THE NORTH 33 FEET, AND EXCEPT THE EAST 33 FEET THEREOF) IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) ACCORDING TO THE PLAT OF SAID ADDITION RECORDED OCTOBER 9, 1906, IN BOOK 92 OF PLATS, PAGE 42, AS DOCUMENT 3941663, IN COOK COUNTY, ILLINOIS.

SITE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT 39
AT THE NORTHEAST CORNER OF W. OLIVE STREET AND ARLINGTON HEIGHTS ROAD.
ELEVATION= 703.13 NAVD88



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
File No. 52-15
FS215 2022.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 17TH DAY OF OCTOBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

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

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

Belmont Avenue

Haddow Avenue

East Olive Street

North Douglas Avenue

956.39' N 89°47'55" W

S 00°09'43" E 297.38'

NOTE:
UTILITY MAPS WERE PROVIDED FROM THE VILLAGE OF ARLINGTON HEIGHTS.

UNDERGROUND UTILITY LINE LEGEND

—W—W—W—W—W—W— = WATERMAIN
—G—G—G—G—G—G— = GAS
—E—E—E—E—E—E— = ELECTRIC
—C—C—C—C—C—C— = CABLE
—T—T—T—T—T—T— = FIBER OPTIC

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
File No. 52-15
F5215 2022.DWG

FIELDWORK COMPLETED: 10-17-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S.Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.

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

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

Set 1/2" Iron Rod

N

LOCATION MAP

STR

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

OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St. , Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

VIEW OF THE SOUTHEAST CORNER OF THE SCHOOL

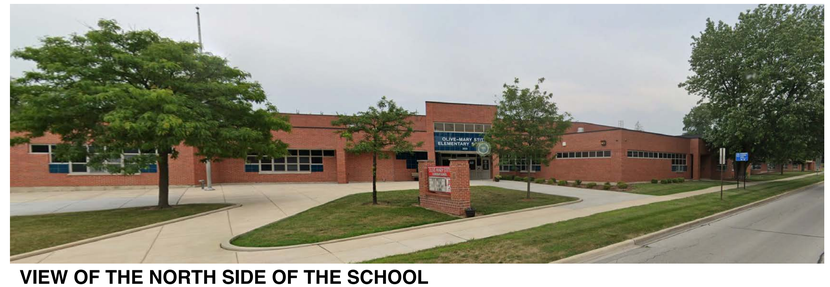
PROPERTIES AT THE WEST SIDE OF THE SCHOOL - SOUTH SIDE OF E. OLIVE ST.

VIEW OF THE SOUTH SIDE OF THE SCHOOL

VIEW OF THE NORTHWEST CORNER OF THE SCHOOL

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

PROPERTIES AT THE EAST SIDE OF THE SCHOOL - SOUTH SIDE OF E. OLIVE ST.



VIEW OF THE NORTH SIDE OF THE SCHOOL

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

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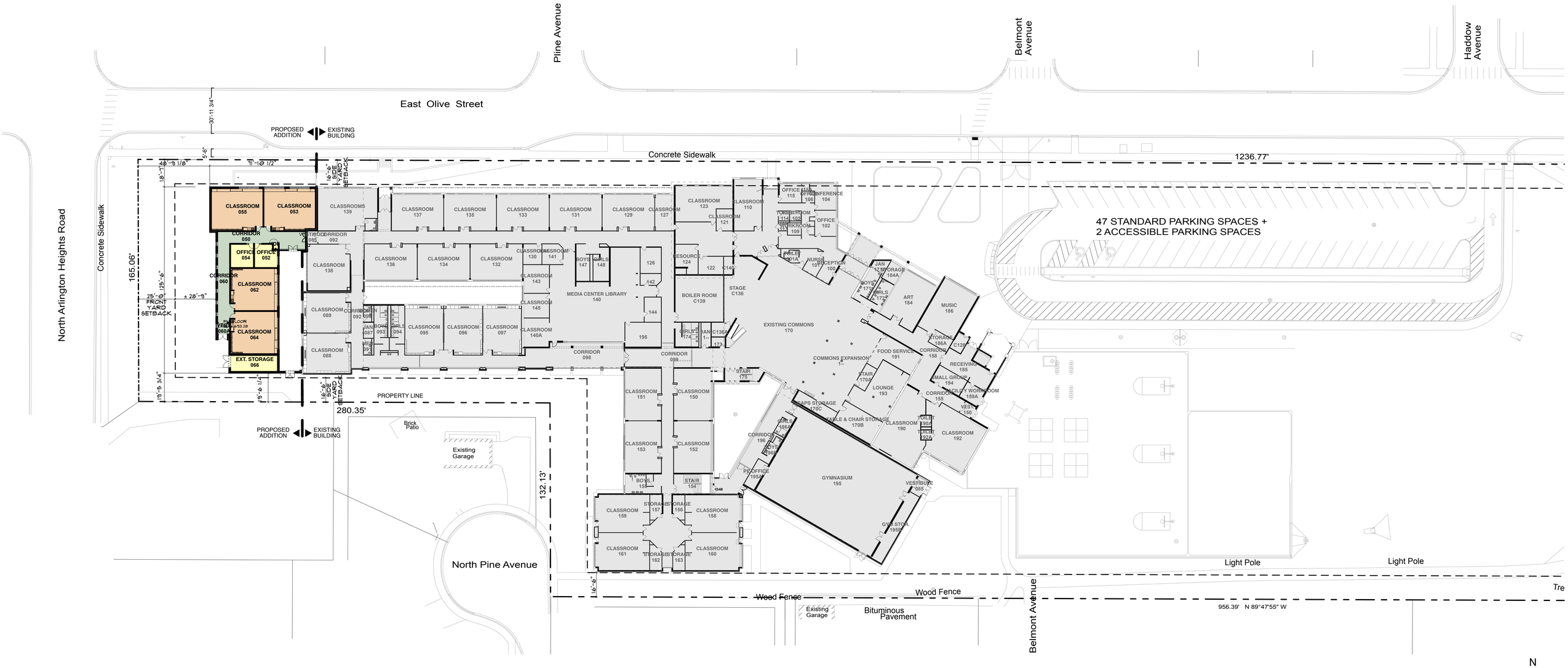
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St. , Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22



1 **SITE PLAN**
SCALE: 1" = 30'

0 30' 60'

N

SITE PLAN

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Chicago, IL 60654
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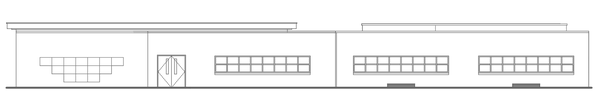
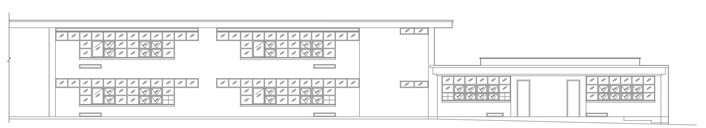
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St. , Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

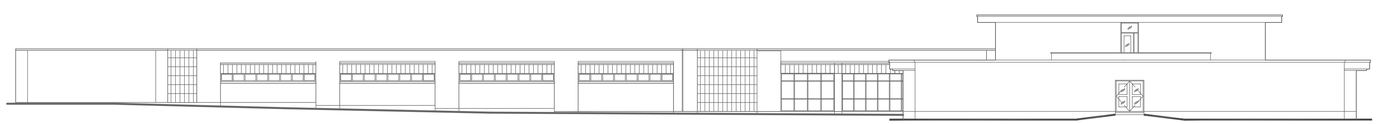
1 **NORTH ELEVATION - ALONG E. OLIVE ST.**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



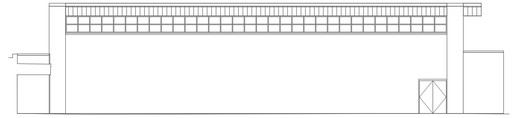
2 **WEST ELEVATION - ALONG N. ARLINGTON HEIGHTS RD.**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



3 **WEST ELEVATION - AT N. PINE AVE. CUL-DE-SAC**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



4 **SOUTH ELEVATION (WEST SIDE OF SCHOOL)**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



5 **SOUTH ELEVATION (AT GYMNASIUM)**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

6 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

EXISTING BUILDING ELEVATIONS

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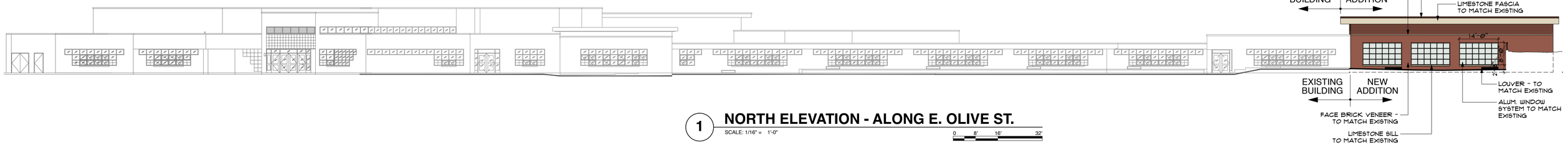
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St., Arlington Heights, IL 60004

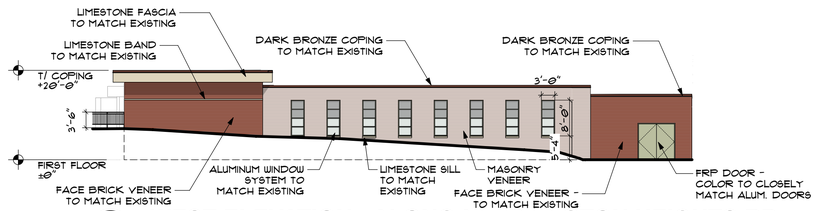
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23



1 NORTH ELEVATION - ALONG E. OLIVE ST.

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

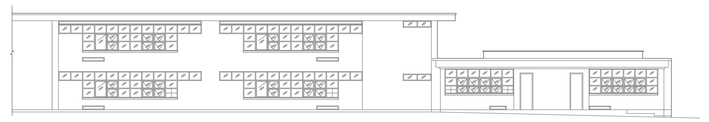
0 8' 16' 32'



2 WEST ELEVATION - ALONG N. ARLINGTON HEIGHTS RD.

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

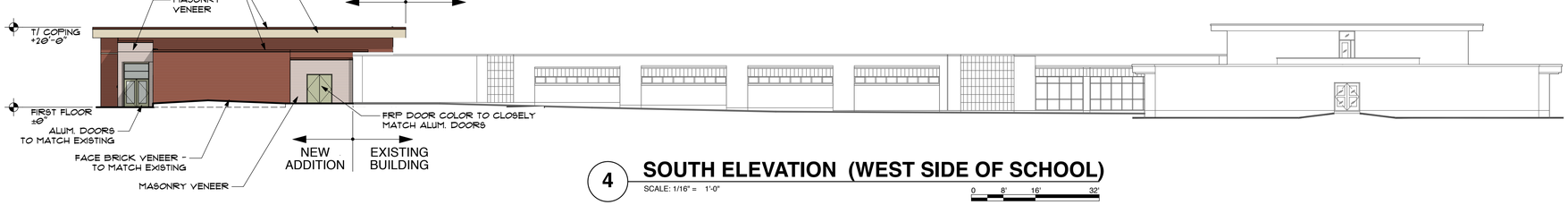
0 8' 16' 32'



3 WEST ELEVATION - AT N. PINE AVE. CUL-DE-SAC

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

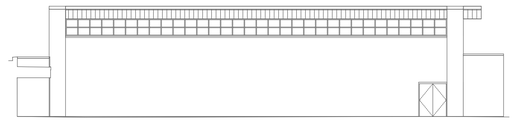
0 8' 16' 32'



4 SOUTH ELEVATION (WEST SIDE OF SCHOOL)

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

0 8' 16' 32'



5 SOUTH ELEVATION (AT GYMNASIUM)

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

0 8' 16' 32'

6 EAST ELEVATION

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

0 8' 16' 32'

PROPOSED BUILDING ELEVATIONS

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Chicago, IL 60654
www.strpartners.com

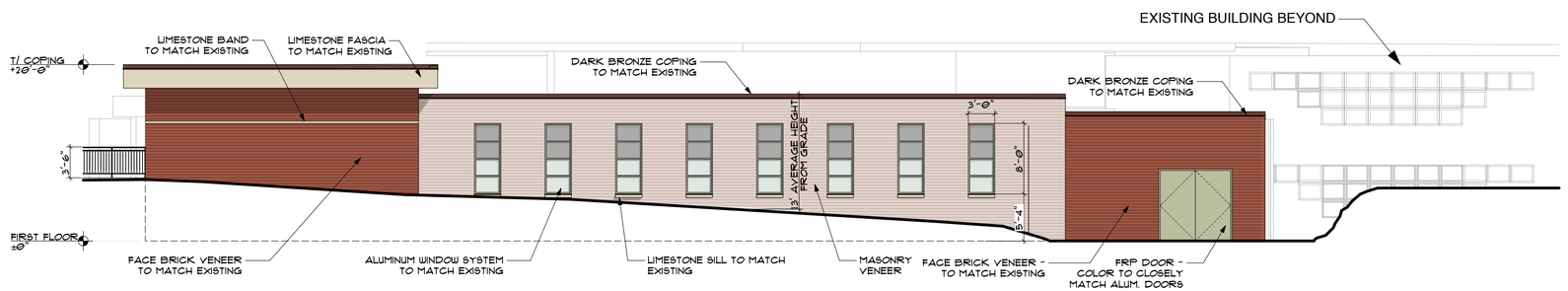
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St., Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23

1 EXTERIOR ELEVATION - NORTH (FACING E. OLIVE STREET)

SCALE: 1/8" = 1'-0"

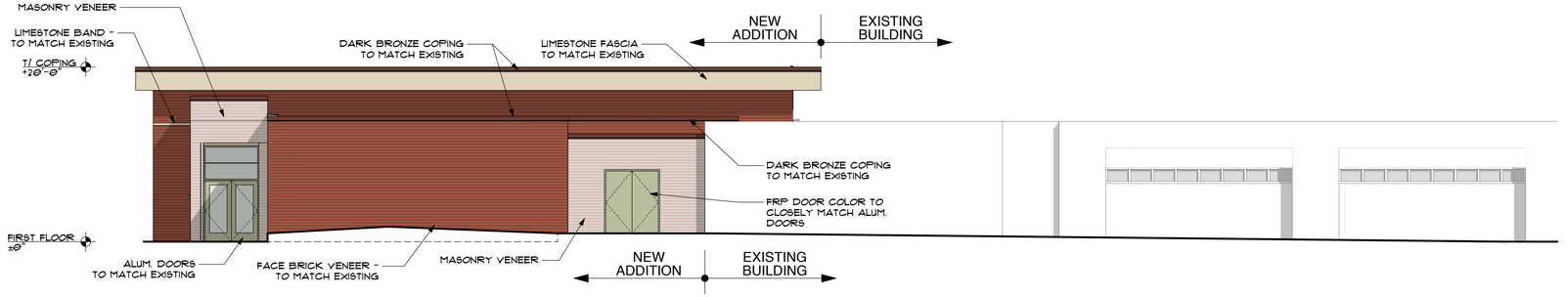
0 4' 8' 16'



2 EXTERIOR ELEVATION - WEST (FACING N. ARLINGTON HEIGHTS ROAD)

SCALE: 1/8" = 1'-0"

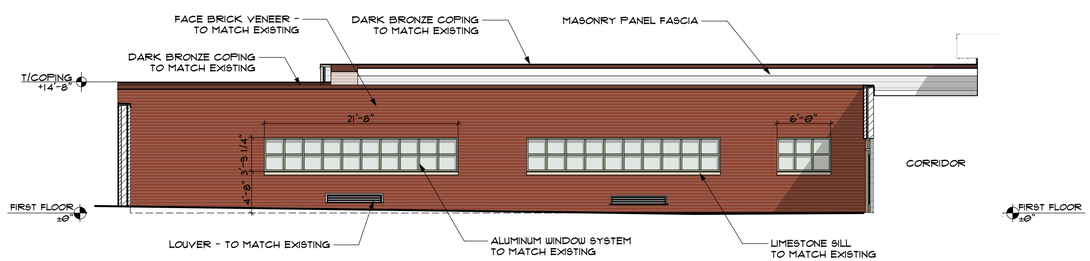
0 4' 8' 16'



3 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

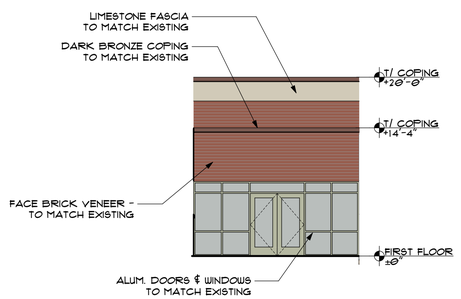
0 4' 8' 16'



4 EXTERIOR ELEVATION AT COURTYARD - EAST FACING

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



5 EXTERIOR ELEVATION AT COURTYARD - SOUTH FACING

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING ELEVATIONS

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350 West Ontario Street | Suite 200
Chicago, IL 60654
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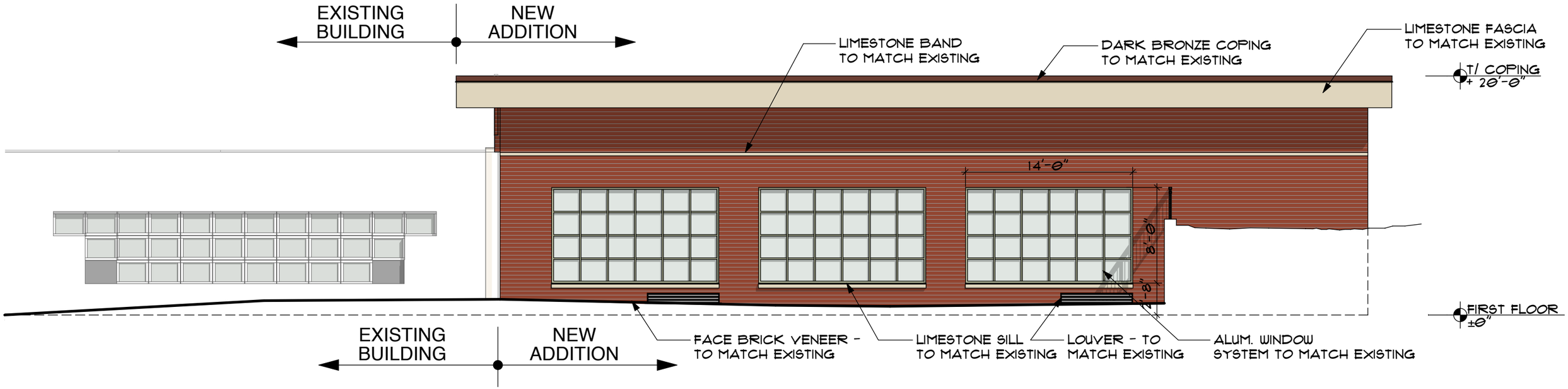
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St., Arlington Heights, IL 60004

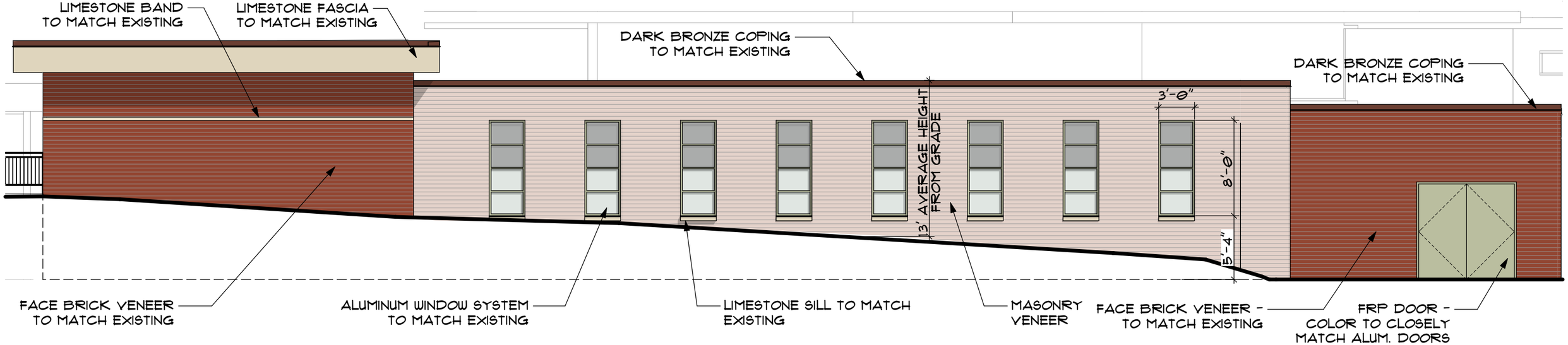
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23



1 EXTERIOR ELEVATION - NORTH (FACING E. OLIVE STREET)

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 EXTERIOR ELEVATION - WEST (FACING N. ARLINGTON HEIGHTS ROAD)

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

COLOR RENDERING OF MAJOR FACADES

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Chicago, IL 60654
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OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITION
303 E. Olive St., Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23

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

MAJOR MATERIALS

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	November 21, 2022
PROJECT:	Olive-Mary Stitt Elementary School
LOCATION:	303 E. Olive St.

Field Brick:	Red Brick (matching existing) - Red Smooth Modular, Glen-Gery Sioux City Brick
Masonry Veneer: (Accent Brick)	Oyster Grey Modular, Glen-Gery Hanley Plant, Summerville, PA
Fascia, Window Sills:	Limestone (matching existing)
Window Framing:	Light Seawolf Beige Painted Alum. (matching exist.)
Exterior Storefront:	Light Seawolf Beige Painted Alum. (matching exist.)
FRP Doors:	Finish color closely matching Light Seawolf Beige Painted Alum.
Roof Coping:	Dark Bronze (matching existing)

Design Commission
2/14/2023

Item: DC#22-094 - Patton School - 1616 N. Patton Ave. / School

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 12/9/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	Patton Elementary School	**DC Number:**	22-094
Project Address:	1616 N. Patton Avenue	**Petitioner Name:**	Don Hansen
Prepared By:	Steve Hautzinger	**Petitioner Address:**	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Date Prepared:	February 7, 2023	**Meeting Date:**	February 14, 2023

Requested Action(s):
Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

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

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

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

Patton Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing three new classrooms and additional storage space. The building addition is located at the west end of the existing school.

Architectural Design:
The proposed addition is located on the back of the existing school with limited visibility. Regardless, the proposed architectural design is very nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition fits nicely with the existing school, and overall it will be a nice enhancement to the building.

Mechanical Equipment Screening:
There are three small mechanical units proposed on the new addition that will be screened from view by the surrounding building mass.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 12/9/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

February 7, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-087

PLAT OF SURVEY
OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

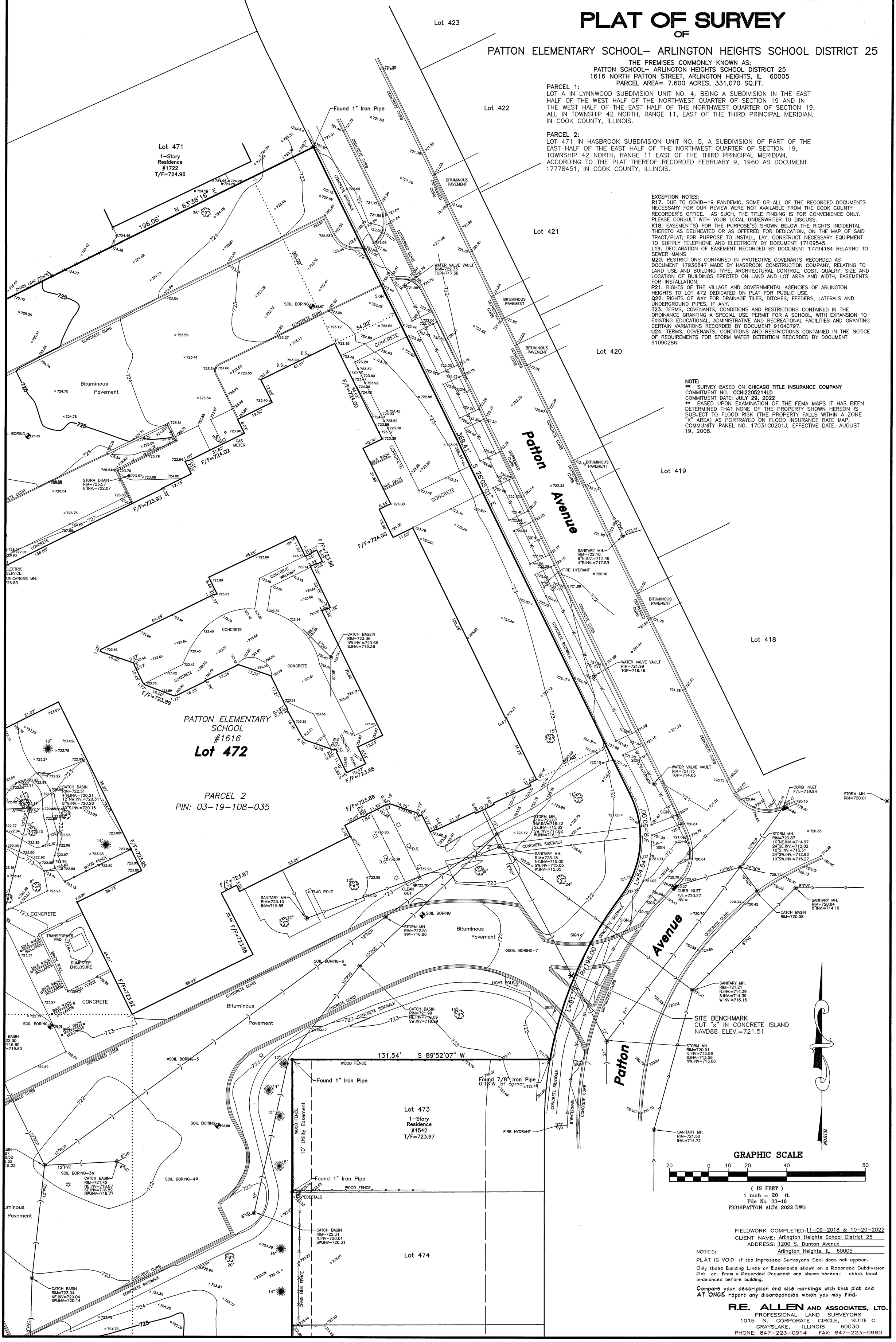
THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID–19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT'S) FOR THE PURPOSE'S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 17936847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED: 11–09–2018 & 10–20–2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005
NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

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

FIELDWORK COMPLETED: 11-09-2018 & 10-20-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
NOTES: Arlington Heights, IL 60005

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

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

Lot 10 | Lot 11 | Lot 12 | Lot 13 | Lot 19 | Lot 20 | Lot 21

10' Utility Easement

Found 7/8" Iron Pipe | Found 1" Iron Pipe | Found 1" Iron Pipe | Found 3/4" Iron Pipe | Found 5/8" Iron Pipe | Set 1/2" Iron Rod | Found 5/8" Iron Pipe | Found 3/4" Iron Pipe

UTILITY POLE | ANCHOR | CHAIN LINK FENCE | WOOD FENCE | CONCRETE CURB | CONCRETE SIDEWALK | CONCRETE BARRIER | BERM | CONCRETE WALKWAY | RUBBERIZED PLAYGROUND | Bituminous Pavement | CONCRETE | DEPRESSED CURB | PAVED WALK | BRICK WALL | METAL FENCE

SHED | SOIL BORING | SIGN | BOLLARD | ELECTRIC SERVICE | COMMUNICATIONS MH. RIM=726.83 | CABLE PEDESTAL | TRANSFORMER PAD | DUMPSTER ENCLOSURE | BIKE RACK BOLLARDS | CLEAN OUT

CATCH BASIN
RIM=723.42
12"INV.=721.22

CATCH BASIN
RIM=723.16
12"SW.INV.=721.12
12"NE.INV.=721.12

CATCH BASIN
RIM=723.25
12"NE.INV.=721.03
12"S.INV.=721.08
6"W.INV.=721.03

CATCH BASIN
RIM=723.13
12"N.INV.=720.98
12"S.INV.=720.98
6"W.INV.=720.88

CATCH BASIN
RIM=722.97
6"E.INV.=720.97

CATCH BASIN
RIM=723.27
12"N.INV.=720.77
12"S.INV.=720.82
6"W.INV.=720.72

CATCH BASIN
RIM=723.13
12"N.INV.=720.70
8"E.INV.=720.68
8"W.INV.=720.66

CATCH BASIN
RIM=724.36
6"N.INV.=721.66
8"E.INV.=721.51
8"W.INV.=721.51

CATCH BASIN
RIM=722.51
4"N.INV.=720.21
12"NW.INV.=720.31
8"W.INV.=720.26
10"S.INV.=720.16

CATCH BASIN
RIM=722.00
S.INV=719.60
NE.INV=719.60

CATCH BASIN
RIM=721.87
N.INV=718.52
E.INV=718.52
SW.INV=719.22

CATCH BASIN
RIM=723.04
NE.INV=720.04
SW.INV=720.14

CATCH BASIN
RIM=724.59
NE.INV=721.29
6"E.INV=722.19
6"W.INV=722.39

CATCH BASIN
RIM=727.16
6"E.INV.=725.06
6"W.INV.=725.21

CATCH BASIN
RIM=728.92
6"E.INV.=727.52
4"W.INV.=727.32

CATCH BASIN
RIM=726.09
6"NE.INV.=723.99
6"W.INV.=724.19

12"x12" DRAIN
RIM=726.59
INV.=725.89

12"x12" DRAIN
RIM=726.59
INV.=725.39

SOIL BORING-1 | SOIL BORING-2 | SOIL BORING-3

LYNNWOOD SUBDIVISION UNIT NO. 4

N 51°38'07" E 406.89'
N 00°02'54" W 348.52'
403.09'
S 89°53'27" W 287.00'
102.59'
138.66'
27.06'
60.00'
39.24'
31.07'
1.25'

Lot A
PARCEL 1
PIN: 03-19-108-024

PLAT OF SURVEY
OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35–3616
MY LICENSE EXPIRES 11–30–20
PROFESSIONAL DESIGN FIRM NO. 184–002732

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE—C—
UNDERGROUND ELECTRIC —E—
BOLLARD
LIGHT POST
UTILITY POLE
SOIL BORING

Lot 21 | Lot 29 | Lot 30 | Lot 31 | Lot 474 | Lot 475 | Lot 476 | Lot 477 | Lot 478 | Lot 479 | Lot 480

LYNNWOOD SUBDIVISION UNIT NO. 4

HASBROOK SUBDIVISION UNIT NO. 5

HASBROOK SUBDIVISION UNIT NO. 5

Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 3/4" Iron Pipe
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

S 89°53'27" W 287.00'
S 89°47'27" W 132.00'
N 00°06'33" W 200.00'
S 00°06'43" E 285.84 meas. 286' rec.
N 00°06'43" W 309.22'
S 00°04'34" E 132.00'
S 00°07'14" E 1.78'
S 89°53'21" W 33.00'
S 89°49'32" W 33.00'

South line of Lynnwood Subdivision Unit No. 4 as staked and monumented
South line of Hasbrook Subdivision Unit No. 5 as staked and monumented

Bituminous Pavement
CONCRETE CURB
CONCRETE SIDEWALK
PAVED WALK
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
5' Utility Easement
10' Utility Easement
8"WATERMAIN
6"WATERMAIN
12"CMP
6"HDP
6"PVC
8"PVC
6"UD
CLEAN OUT
SOIL BORING
BOLLARDS
FIRE HYDRANT
WATER VALVE VAULT
UTILITY PEDESTALS
TRANSFORMER PAD
STORM MH.
YARD DRAIN
CATCH BASIN
RIM=727.16
6"E.INV.=725.06
6"W.INV.=725.21

CATCH BASIN
RIM=727.16
6"E.INV.=725.06
6"W.INV.=725.21

CATCH BASIN
RIM=728.92
6"E.INV.=727.52
4"W.INV.=727.32

CATCH BASIN
RIM=726.09
6"NE.INV.=723.99
6"W.INV.=724.19

CATCH BASIN
RIM=723.04
NE.INV=720.04
SW.INV=720.14

CATCH BASIN
RIM=724.59
NE.INV=721.29
6"E.INV=722.19
6"W.INV=722.39

CATCH BASIN
RIM=722.31
N.INV=720.01
SW.INV=720.31

CATCH BASIN
RIM=725.48
INV.=725.47

CATCH BASIN
RIM=725.11

STORM MH.
RIM=726.41

STORM MH.
RIM=725.85

WATER VALVE VAULT
RIM=730.11

WATER VALVE VAULT
RIM=725.89

WATER VALVE VAULT
RIM=726.28

WATER VALVE VAULT
RIM=722.72

FIRE HYDRANT

YARD DRAIN
RIM=726.32

UTILITY PEDESTALS

UTILITY PEDESTAL

Maude Avenue

N. Harvard Avenue

Patton Avenue

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON 2022.DWG

NORTH

FIELDWORK COMPLETED:
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PHONE: 847–223–0914 FAX: 847–223–0980

LOCATION MAP

STR

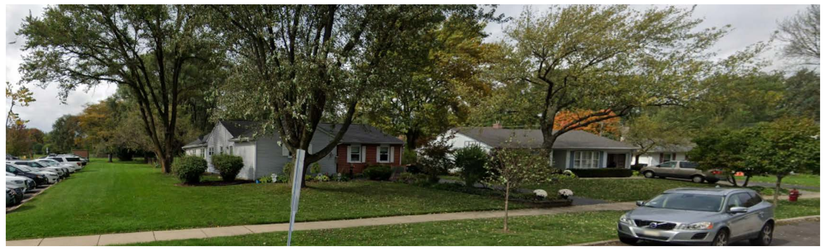
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION
1616 N. Patton Ave., Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/2022

PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - W. MAUDE AVE.

VIEW OF NORTHWEST SIDE OF THE SCHOOL



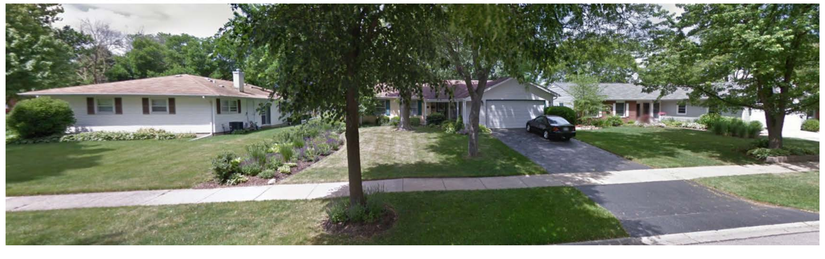
PROPERTIES AT THE NORTHWEST SIDE OF THE SCHOOL - N. PATTON AVE.

PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - N. PATTON AVE.

VIEW OF WEST SIDE OF THE SCHOOL

PROPERTIES AT THE SOUTHWEST SIDE OF THE SCHOOL - N. PATTON AVE.

VIEW OF EAST SIDE OF THE SCHOOL



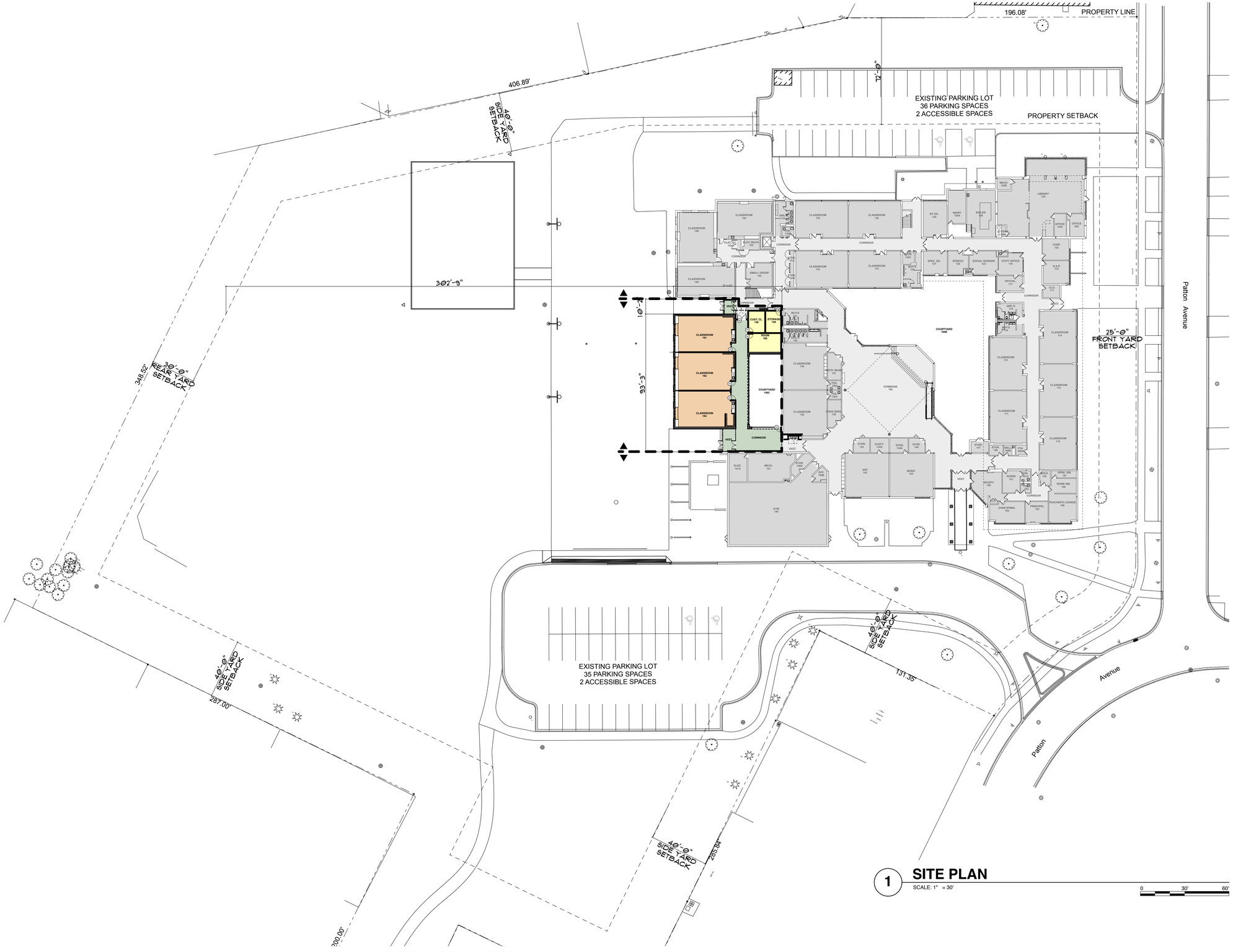
VIEW OF NORTHEAST SIDE OF THE SCHOOL

PROPERTIES AT THE EAST SIDE OF THE SCHOOL - N. PATTON AVE.

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

VIEW OF SOUTH SIDE OF THE SCHOOL

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES


196.08'
PROPERTY LINE
406.89'
40'-0" SIDE YARD SETBACK
72'-0"
EXISTING PARKING LOT
36 PARKING SPACES
2 ACCESSIBLE SPACES
PROPERTY SETBACK
302'-9"
348.52'
30'-0" REAR YARD SETBACK
10'-2"
93'-3"
25'-0" FRONT YARD SETBACK
Patton Avenue
CLASSROOM 164
CLASSROOM 163
CLASSROOM 162
CLASSROOM 161
CLASSROOM 155
CLASSROOM 156
CLASSROOM 157
CLASSROOM 158
CLASSROOM 159
CLASSROOM 160
CLASSROOM 121
CLASSROOM 122
CLASSROOM 123
CLASSROOM 124
CLASSROOM 125
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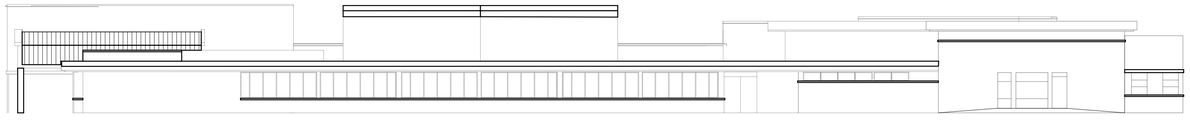
CLASSROOM 144
CLASSROOM 145
CLASSROOM 146
CLASSROOM 147
CLASSROOM 148
CLASSROOM 149
CLASSROOM 150
CLASSROOM 151
CLASSROOM 152
CLASSROOM 153
CLASSROOM 154
CORRIDOR
COURTYARD 108B
COURTYARD 108C
COMMONS 109
LIBRARY 120
MEDIA 120A
MAINT. 120A
WORK 120B
OFFICE 120C
OFFICE 120D
CONF. 122
G.A.P. 116
CLO 117
PSYCH. 117
SPEECH 125
SOCIAL WORKER 123
CO-OP OFFICE 119
SPEC. ED. 127
SR. ED. 128
SPEC. ED. 129
BOY'S 175
GIRL'S 176
STOR. 175A
STOR. 176A
STOR. 177A
STOR. 178A
STOR. 179A
STOR. 180A
STOR. 181A
STOR. 182A
STOR. 183A
STOR. 184A
STOR. 185A
STOR. 186A
STOR. 187A
STOR. 188A
STOR. 189A
STOR. 190A
STOR. 191A
STOR. 192A
STOR. 193A
STOR. 194A
STOR.

1 SOUTH ELEVATION (MAIN ENTRY)

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

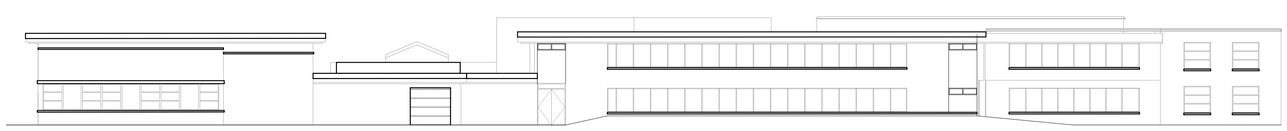
0 8' 16' 32'



2 EAST ELEVATION - ALONG N. PATTON AVE.

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

0 8' 16' 32'



3 NORTH ELEVATION

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

0 8' 16' 32'

4 WEST ELEVATION

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

0 8' 16' 32'

EXISTING BUILDING ELEVATIONS

STR

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

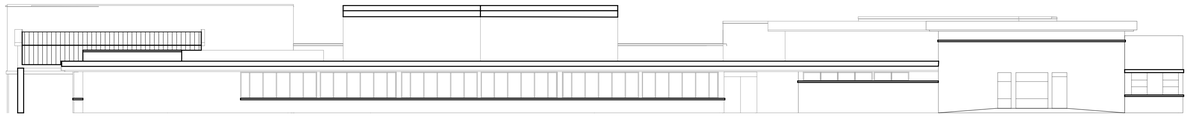
PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23

1 SOUTH ELEVATION (MAIN ENTRY)

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

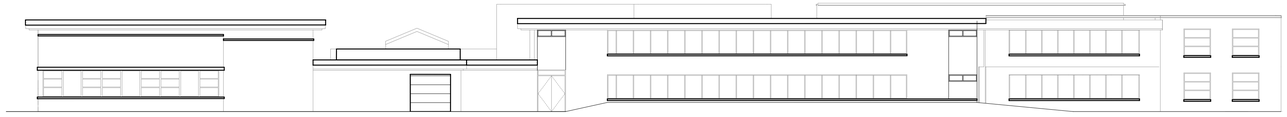
0 8' 16' 32'



2 EAST ELEVATION - ALONG N. PATTON AVE.

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

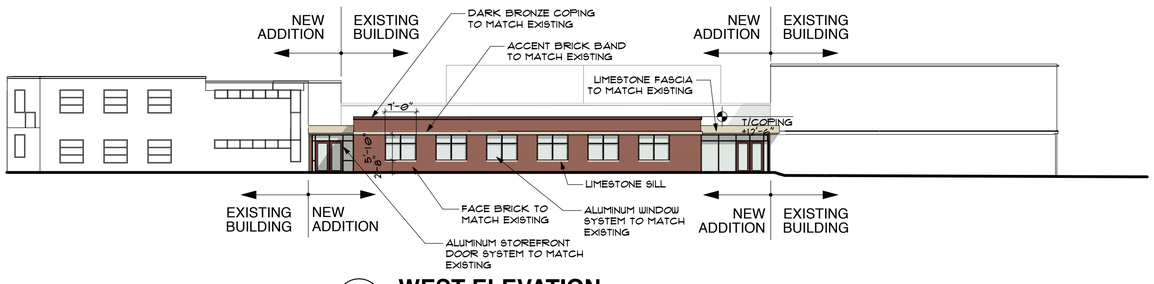
0 8' 16' 32'



3 NORTH ELEVATION

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

0 8' 16' 32'



4 WEST ELEVATION

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

0 8' 16' 32'

PROPOSED BUILDING ELEVATIONS

STR

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www.strpartners.com

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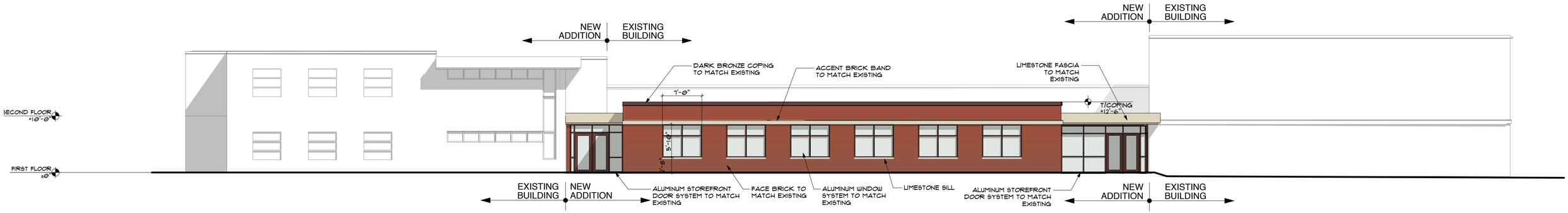
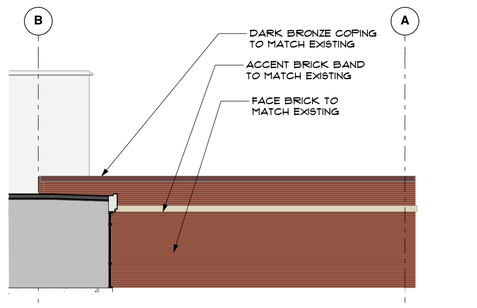
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/24/23



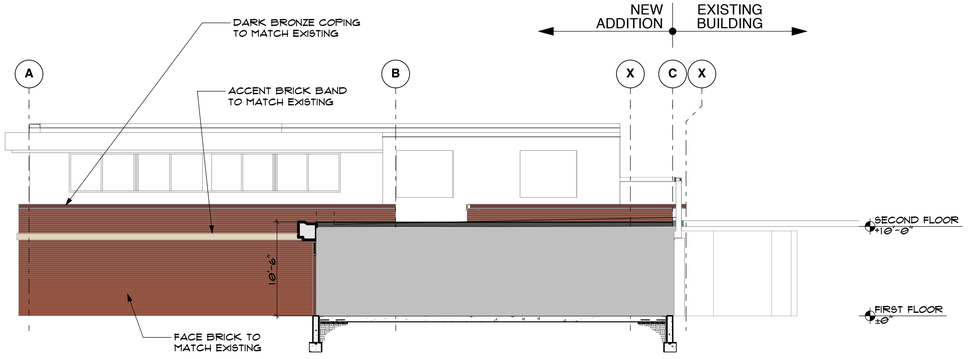
1 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



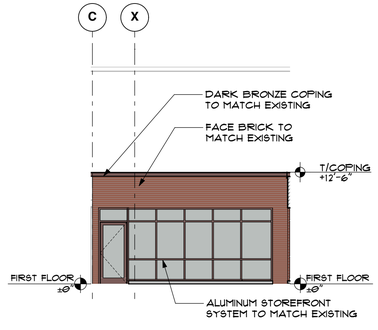
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



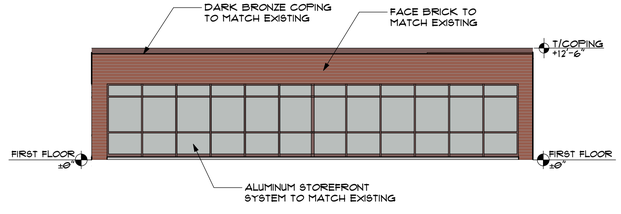
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

STR

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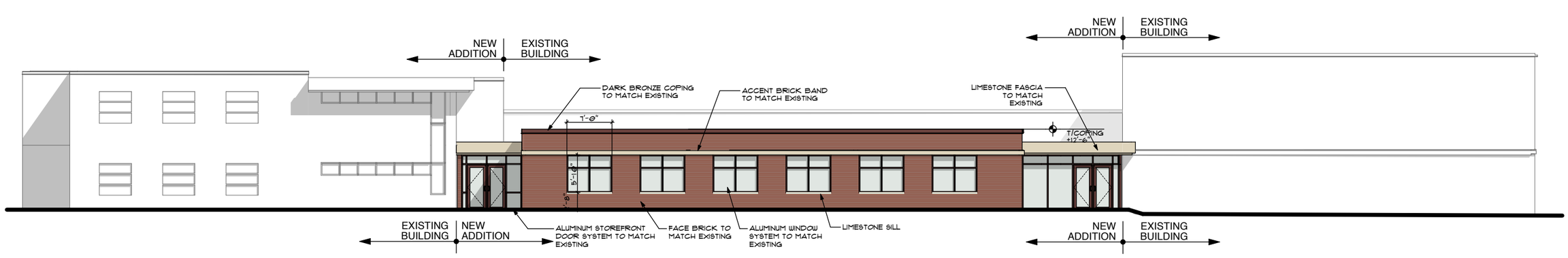
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/2022



1 EXTERIOR ELEVATION - WEST

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

0 8' 16' 32'

COLOR RENDERING OF MAJOR FACADE

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

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1616 N. Patton Ave., Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/5/2022

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

MAJOR MATERIALS

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	December 5, 2022
PROJECT:	Patton Elementary School
LOCATION:	1616 N. Patton Ave.

Field Brick:	Red Brick (matching existing) - 80% Red Smooth Modular, Glen-Gery Sioux City Brick / 20% Granite Red Modular, Glen-Gery Sioux City Brick
Accent Brick:	Aspen White Smooth Modular, Glen-Gery Hanley Plant (matching existing)
Fascia, Window Sills:	Limestone (matching existing)
Window Framing:	Dark Bronze (matching existing)
Exterior Storefront:	Dark Bronze (matching existing)
Roof Coping:	Dark Bronze (matching existing)

Design Commission
2/14/2023

Item: DC#22-083 - BMO Harris Bank - 630 W. Northwest Hwy. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only two wall signs are allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the southeast wall of the building, where 0 sf is allowed.

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the northwest wall of the building, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for BMO Bank at 630 W. Northwest Highway:

1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only two wall signs are allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the northwest wall of the building, where 0 sf is allowed.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for BMO Bank at 630 W. Northwest Highway:

1. A variation from Chapter 30, section 30-402.a Number, to allow three wall signs, where only two wall signs are allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the southeast wall of the building, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 12/21/22,

Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	BMO Bank – Sign Variation
Project Address:	630 W. Northwest Highway
Prepared By:	Steve Hautzinger
Date Prepared:	February 2, 2023

PETITION INFORMATION:

DC Number:	22-083
Petitioner Name:	Tarcey Diehl
Petitioner Address:	Expedite the Diehl 200 4th Avenue S Nashville, TN 37201
Meeting Date:	February 14, 2023

Requested Action(s):

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

ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Summary:

BMO Bank has a new building currently under construction near the intersection of Euclid Avenue and Northwest Highway. The subject property is a through lot with street frontages on both Northwest Highway and Euclid Avenue. The petitioner is proposing four wall signs (one on each side of the building), a code-compliant ground sign, and two small code-compliant directional ground signs. Per code, only one wall sign is allowed per street frontage, so variations are required to allow four wall signs where only two are allowed. All four wall signs will be internally illuminated, and they are identical in size and design.

Table 1: Proposed Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Sign S20. "BMO" with logo	Southwest Wall / Northwest Hwy	264 sf	66 sf	21.6 sf	Complies with code.
Sign S16. "BMO" with logo	Northeast Wall / Euclid Avenue	319 sf	48 sf (15%)	21.6 sf	Complies with code.
Sign S1. "BMO" with logo	Southeast Wall / no street frontage	144 sf	36 sf	21.6 sf	Variation required due to no street frontage.
Sign S2. "BMO" with logo	Northwest Wall / no street frontage	364 sf	55 sf (15%)	21.6 sf	Variation required due to no street frontage.
TOTAL				86.4 sf	

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	BMO Bank (under construction)
North	P-L, Public Land	AHPD Arlington Ridge Center
South	M-2, Limited Heavy Manufacturing District	Arlington Collision Center
East	B-2, General Business District	Office Building Single-Family Residence Orthodontic Office
West	B-2, General Business District	BMO Bank

Zoning Map of Property:

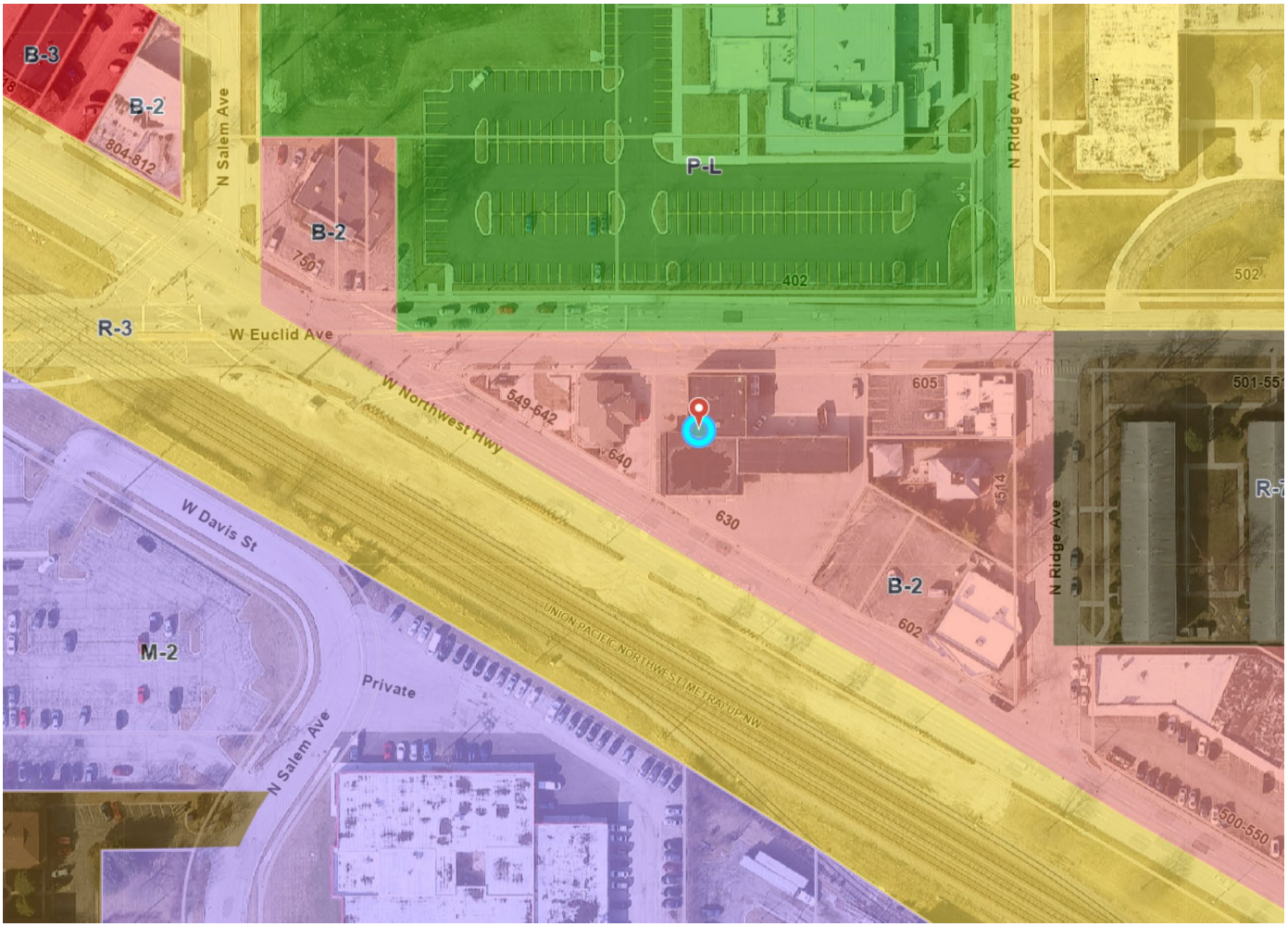


Table 2: Summary of Other Free-standing Banks' Wall Signage:

BUSINESS NAME, ADDRESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS APPROVED	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
Bank of America, 850 W. Algonquin Rd	1	2	103 sf	Variations Approved in 2008
Bank of America, 455 E. Rand Rd	2	2	168 sf	
PNC Bank, 19 W. Golf Rd	1	2	52 sf	Variations Approved in 2010
PNC Bank, 1800 N Arlington Heights Rd	2	2	93 sf	
Village Bank & Trust, 150 E. Rand Rd	2	4	213 sf	Variations Approved in 1999
BMO Bank, 215 E. Palatine Rd	2	2	49 sf	
BMO Bank, 1007 W. Euclid Ave	2	2	74 sf	
Chase Bank, 43 E Golf Rd	1	2	56 sf	
AAEC Credit Union, 1104 S. Arlington Heights Rd	2	0	0 sf	
CURRENT REQUEST				
BMO Bank, 630 W Northwest Hwy	2	4	86.4 sf	**Variations required to allow 4 wall signs, where only 2 wall signs are allowed.**

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the sign variation criteria. They feel that all of the proposed wall signs serve a purpose, with key points as follows:

- The subject property has a unique shape and multiple points of entry which is a disadvantage and hardship.
- Due to site constraints, the main building entrance is located on the side which needs a sign for identification.
- The drive-through is located on the side which needs a sign for identification.
- The ground sign is located on the north, so there is no ground sign on the south.
- The business cannot function without adequate visibility for customers trying to identify their destination.

Staff Comments:

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

However, Staff does not agree with the need for the fourth wall sign located on the northwest wall at the end of the drive through. The fourth wall sign has limited visibility due to the neighboring building to the west, and it is not necessary to identify the building. Furthermore, of the nine existing free-standing bank buildings in Arlington Heights, only one building has more than two wall signs (refer to Table 2 above). A fourth wall sign is unnecessary and excessive, and it would be an unfair advantage.

RECOMMENDATION

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for *BMO Bank* at 630 W. Northwest Highway:

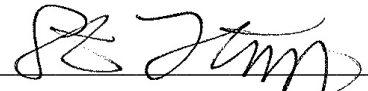
1. A variation from Chapter 30, section 30-402.a Number, to allow four wall signs, where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21.6 sf wall sign on the northwest wall of the building, where 0 sf is allowed.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *BMO Bank* at 630 W. Northwest Highway:

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

This recommendation is subject to compliance with the plans received 12/21/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



February 2, 2023

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-083

The subject location at 630 W Northwest Highway is a proposed BMO Bank. The property is uniquely shaped and positioned between West Euclid Avenue and US Highway 14 (W. Northwest Highway) the applicant has proposed 4 wall signs, one ground sign and directionals.

1. Wall Signs:
   - Per code, only one wall sign is allowed per street frontage. The property has two street frontages, so a maximum of two wall signs are allowed. Four wall signs are proposed, which exceeds the maximum allowed.
   - The applicant is seeking a variance for two additional wall signs. Signs would be positioned as follows:
     - Southeast Elevation: S1 is the sign over the main entrance. This sign faces the parking lot and would be visible for oncoming traffic on N. Northwest Highway headed northwest. This sign identifies the main entrance to the building.
     - Northeast Elevation: S16 is the sign that faces West Euclid and is adjacent to the drive thru elevation, this sign identifies the drive thru area for traffic entering from W. Euclid Ave.
     - Northwest Elevation: S2 is the sign that is on the drive thru area of the building face northwest, and it has the potential for visibility from those that are sitting at the intersection where US Highway 14 meets W. Euclid Avenue.
     - Southwest Elevation: S20 is the pedestrian facing sign along US Route 14 W. Northwest Highway, this sign is necessary for motorists and pedestrians traveling along this route. There is no ground identification signage visible from this vantage point.

2. Ground Sign (Monument Sign):
   - The maximum allowed amount of signage on the proposed ground sign is 40 sf.
   - The proposed ground sign is compliant. The sign measures 9'3" in overall height and the sign face is 4'5 ¾" x 6' 2 ¼" = 27.7 sq. ft. The overall sign area is 6'7" x 9'3" = 60.89 sq. ft.

3. Directional Ground Signs. The proposed directional ground signs comply with code, these signs direct traffic within the property.

a. the particular difficulty or peculiar hardship is not self-created by the petitioner; and,

This parcel has multiple points of entry to the front and rear that make it unique. The lot shape is also unique. There is a lot shape hardship here, street frontage hardship as well as the layout of the property and development of the building that puts the entrance to the side of the building instead of street facing. All of the signage serves a purpose and is uniquely created by the shape of the lot, size of the lot, position of the structure and the multiple points of street frontage entry to this lot.

b. the granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals, and welfare; and,

This is not a hardship that is shared by others, the granting of this variance will not create a traffic hazard or depreciate the properties, but rather enhance the use of this existing retail service provider.

c. the variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses; and,

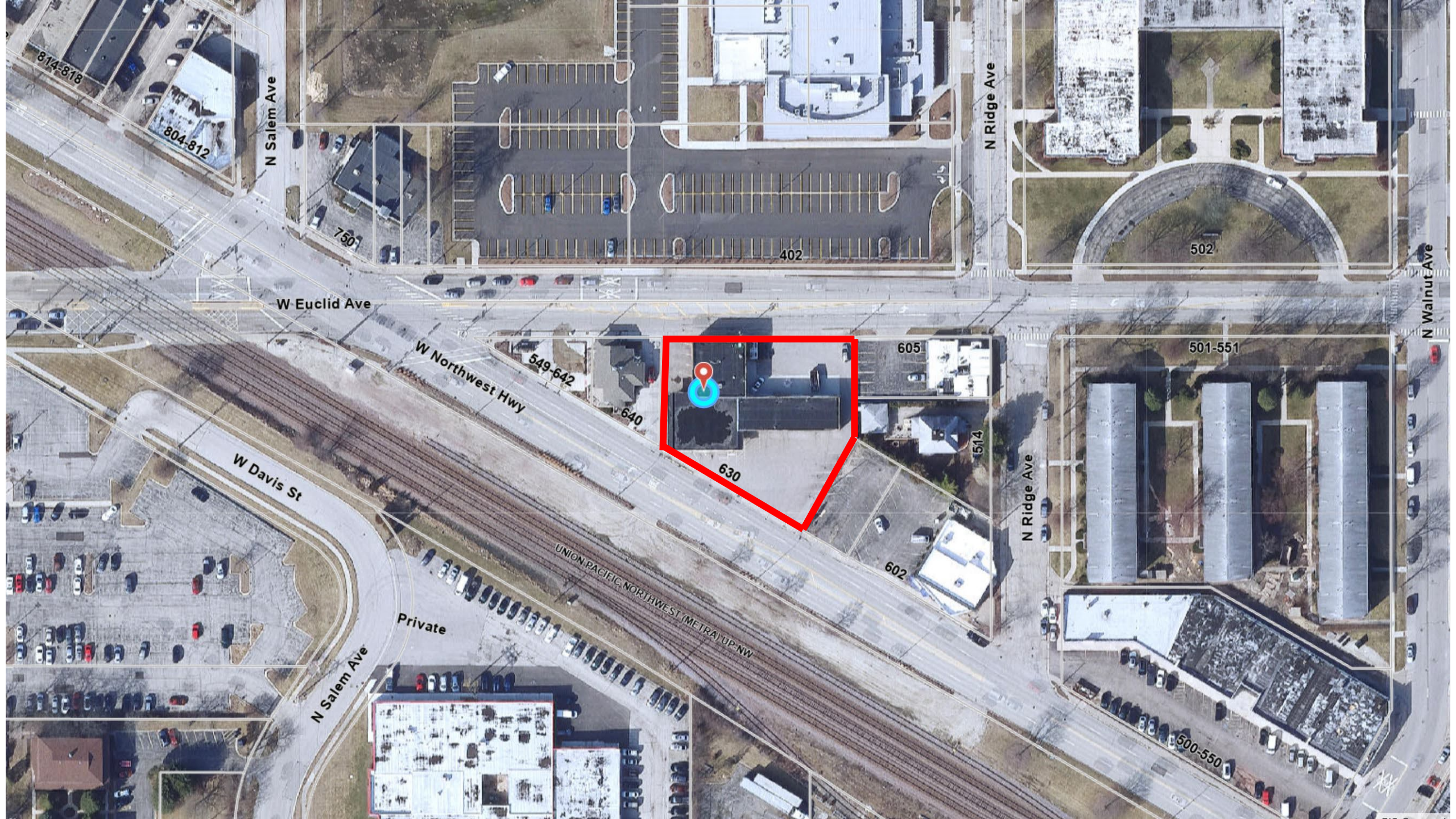
This variance is not sought for competitive advantage, this variance is sought for visibility and because of the current conditions that any business on this property would be at a disadvantage.

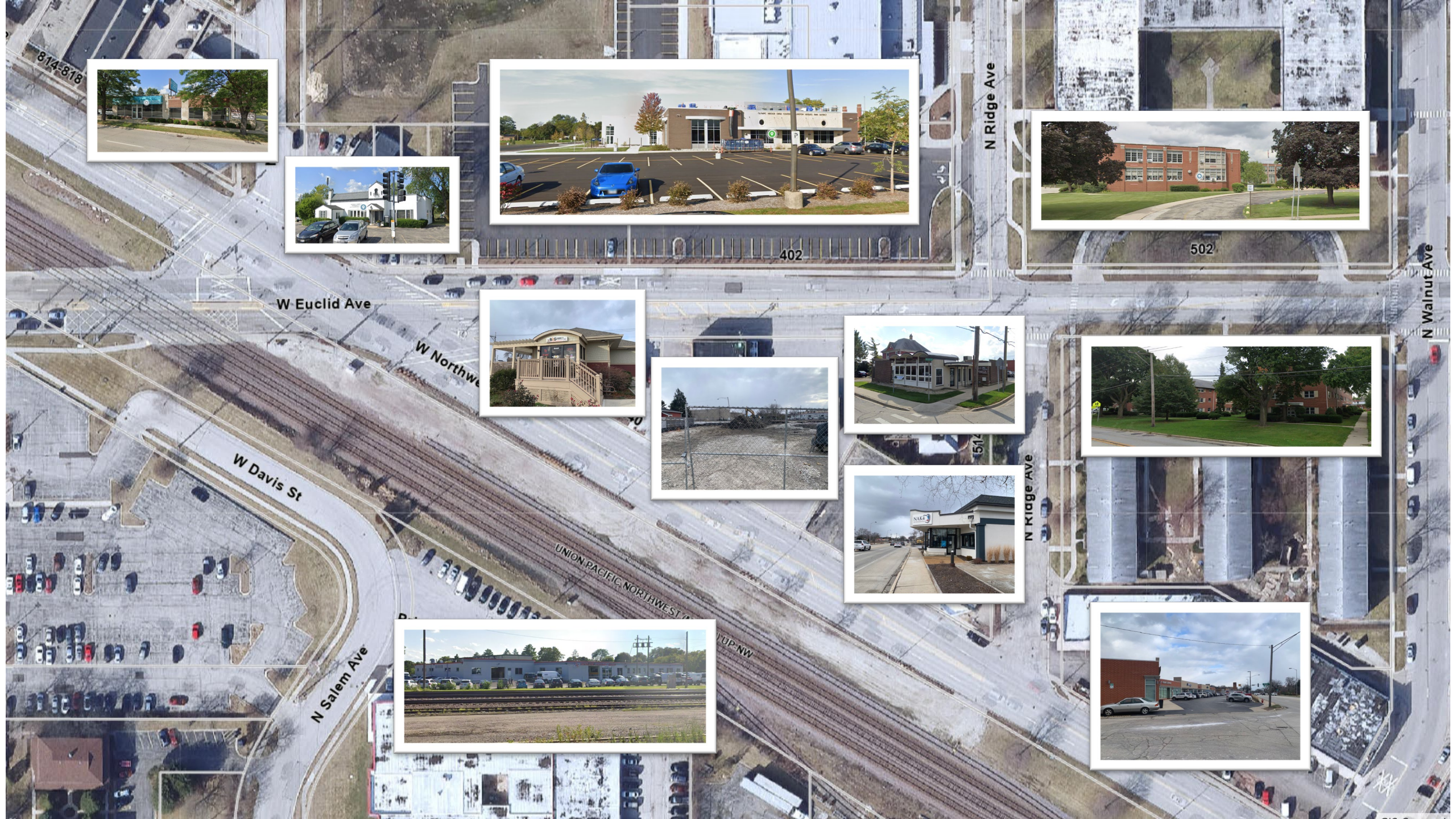
d. the variation will not alter the essential character of the locality; and,

The sign proposed is consistent with other signs that exist here. This does not alter the character of the location or zoning district.

e. the applicant's business cannot reasonably function under the standards of this Chapter.

Banks rely on local as well as transient traffic. Not all customers using this financial service will have familiarity with the area. Many will be transient in nature. Signage is important for motorists to identify their destination, prepare for time to turn and adequately slow down to enter the parking lot. The business cannot function reasonably if it is not visible from all vantage points and street frontages. This property is unique and not all businesses serve customers from multiple points of the building. The drive through serves customers, that's a point of "entry" and the main entrance serves customers. Due to the shape of this lot, the size of this lot, to adequately develop this lot as a bank property, allow for drive through and traffic flow as well as adequate parking, the entrance to the front of the bank is on the side of the building, it does not face the street. The entrance needs to be identified for customers. The drive-through is also on the side of the building, and it needs to be identified for customers. The ground sign is along the north side of the property, and it is not visible from the south side of the property, however this is an entrance along the south side of the property that creates a unique need for the signage on the southwest and southeast elevations. All of the signage here serves a purpose and is minimally designed to identify the location. Please note that the size of the signs is complimentary and proportional for the structure, and minimal visibility. The signs are not excessive in size either.


814-818
804-812
N Salem Ave
750
402
N Ridge Ave
502
N Walnut Ave
W Euclid Ave
W Northwest Hwy
549-642
640
630
605
514
501-551
W Davis St
Private
N Salem Ave
UNION PACIFIC NORTHWEST (METRA) UP-NW
602
N Ridge Ave
500-550


814-818
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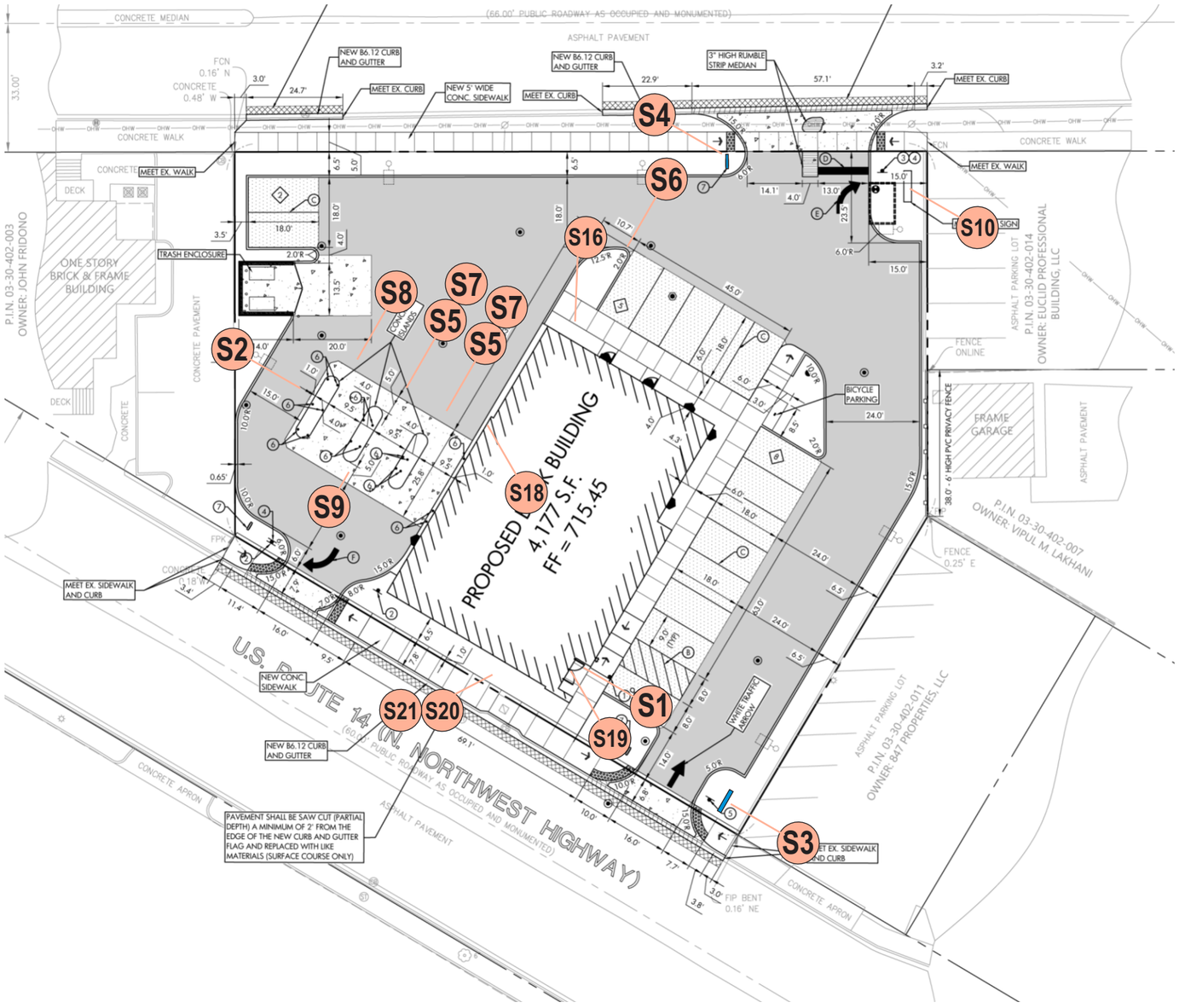
W Davis St
N Salem Ave
UNION PACIFIC NORTHWEST
N Ridge Ave
N Walnut Ave

SITE PLAN



SITE OVERVIEW

Sign	Recommendation	Sq.Ft.
S1	FACE-LIT/HALO-LIT	34.5
S2	FACE-LIT/HALO-LIT	34.5
S3	DIRECTIONAL	3
S4	DIRECTIONAL	3.9
S5	LANE INDICATOR SIGN	1.8
S6	CLEARANCE PANEL	3.5
S7	ALUMINUM PANEL	3.5
S8	ALUMINUM PANEL	6
S9	ALUMINUM PANEL	-
S10	D/F ILLUM MONUMENT - MB35	27.7
S11	WASH ROOM SYMBOL	-
S12	DESK VINYL	-
S13	OFFICE VINYL	-
S14	COUPON BOOTH VINYL	-
S15	MEETING ROOM VINYL	-
S16	FACE-LIT/HALO-LIT	34.5
S17	EMPLOYE ENCLAVE VINYL	-
S18	EMPLOYE ENCLAVE VINYL	-
S19	ADDRESS VINYL	.5
S20	FACE-LIT/HALO-LIT	34.5
S21	TEMPORARY BANNER	
S22	TEMPORARY BANNER	

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ADDRESS: Northwest Highway and Euclid Ave, Arlington Heights, IL. 60005

PAGE NO.: 2

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

SITE NUMBER: 4678

PROJECT MANAGER: CHRIS SMALEC

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R7

Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF	
Rev 1	352775	09/24/21 JF	
Rev 2	354116	10/01/21 JF	Revised site plan and sign legend.
Rev 3	370075	02/23/22 JF	Revised all sign numbers after sign 2 on site plan & legend.
Rev 4	370739	03/01/22 JF	Updated site plan and sign legend
Rev 5	372707	03/14/22 JF	Updated site plan and sign legend
Rev 6	374443	03/23/22 JF	
Rev 7	391270	07/14/22 AG	
Rev 8	408620	11/22/22 Viv	Updated S10 square footage

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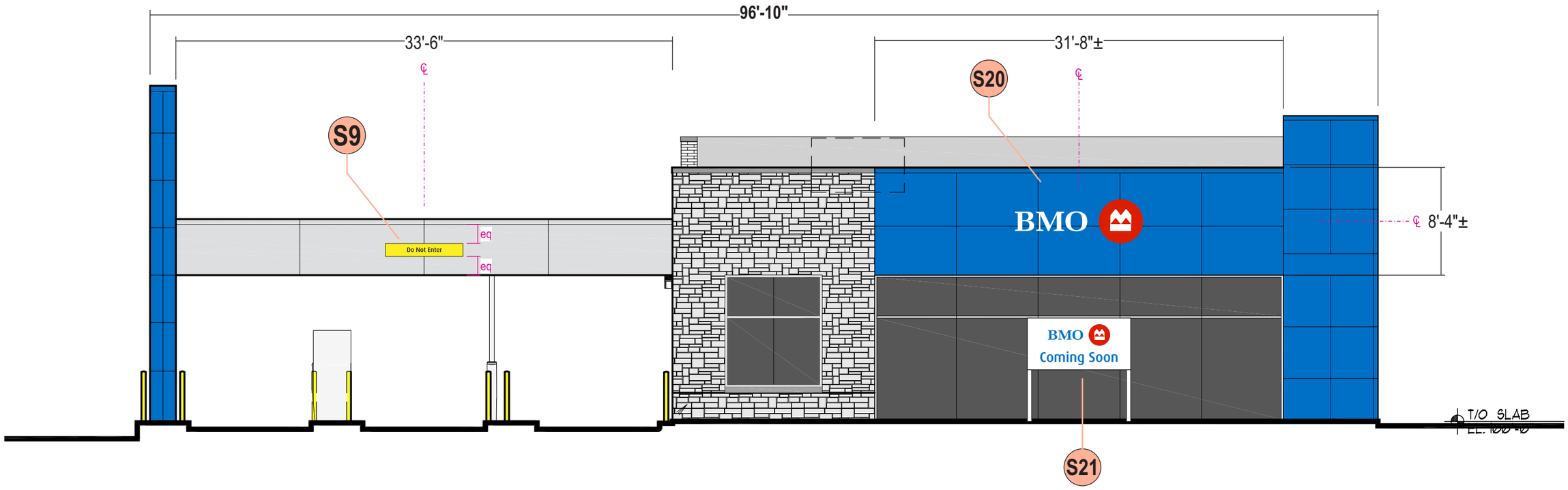
SOUTHWEST ELEVATION

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



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PAGE NO.: 6

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PROJECT NUMBER: 881

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PROJECT MANAGER: CHRIS SMALEC

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF		Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised sign number.				
Rev 3	370075	02/23/22 JF	New elevation. Revised all sign numbers				
Rev 4	370739	03/01/22 JF	Added sign 17				
Rev 5	372707	03/14/22 JF	Added letterset and temp banner				
Rev 6	374443	03/23/22 JF					

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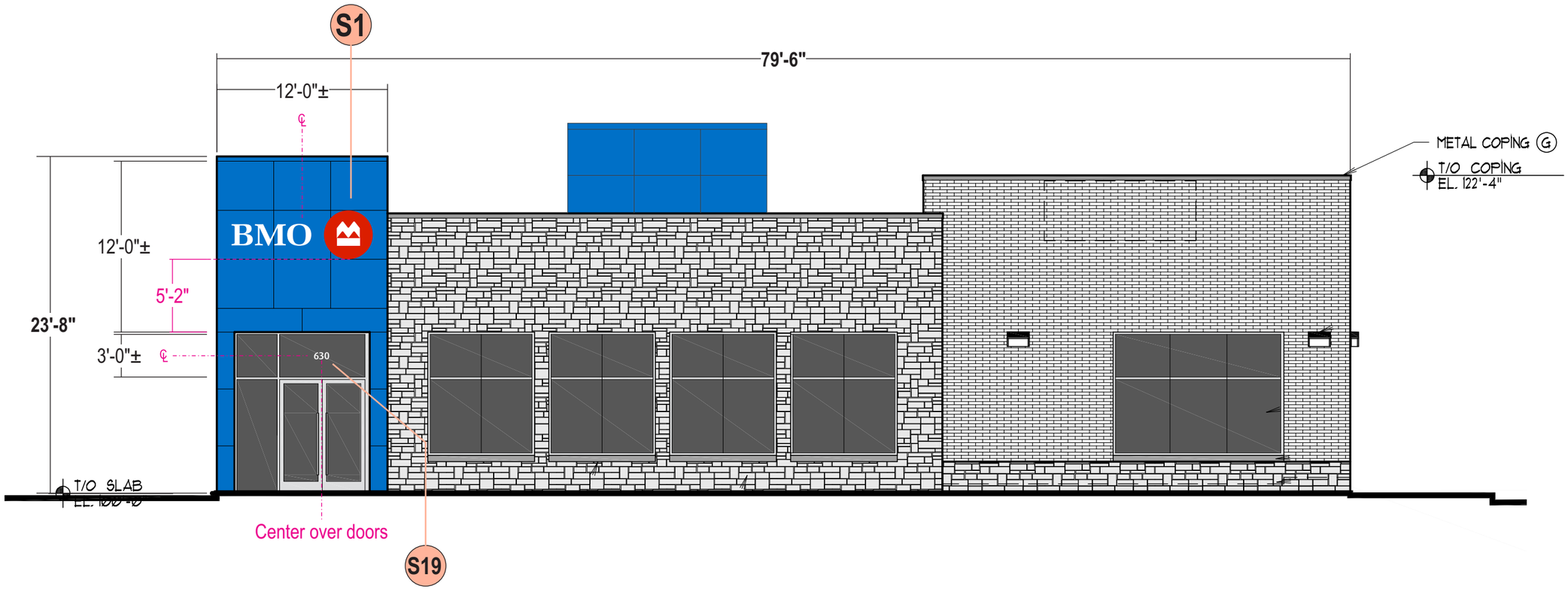
SOUTHEAST ELEVATION

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



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PAGE NO.: 3

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

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PROJECT MANAGER: CHRIS SMALEC

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Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF	
Rev 1	352775	09/24/21 JF	Removed window vinyl.
Rev 2	354116	10/01/21 JF	Revised fascia band & removed door vinyl.
Rev 3	370075	02/23/22 JF	New elevation
Rev 4	370739	03/01/22 JF	
Rev 5	372707	03/14/22 JF	Added door vinyl
Rev 6	374443	03/23/22 JF	
Rev 7	391270	07/14/22 AG	
Rev 8	408620	11/22/22 Viv	

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NORTHEAST ELEVATION

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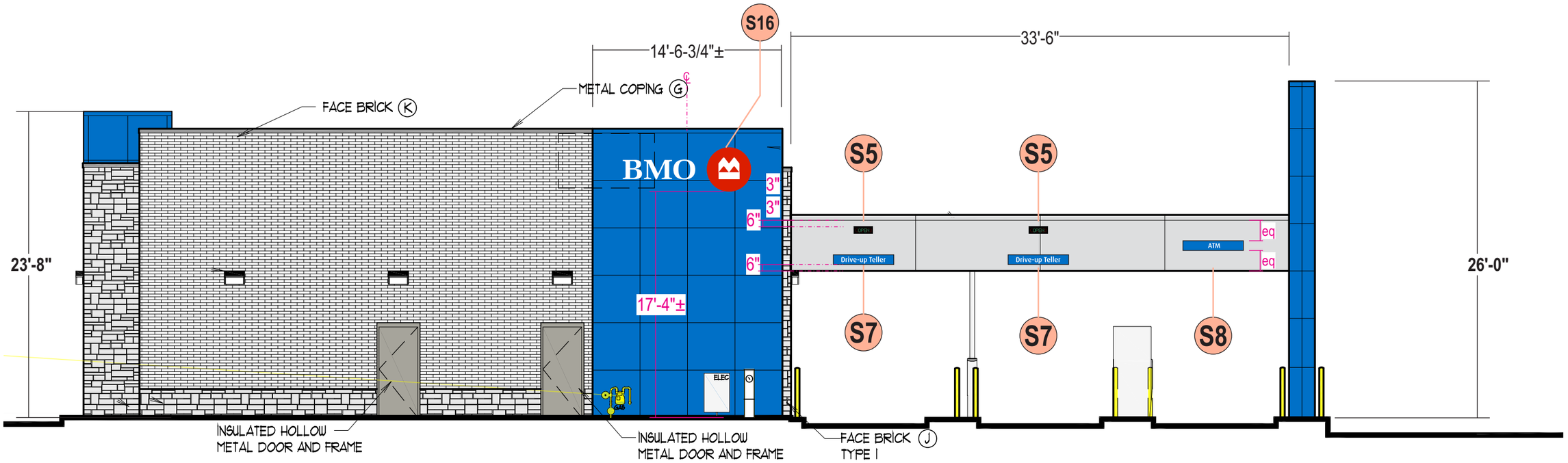

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF	Added sign 3, removed clearance panels.	Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised fascia band & re-located letterset.				
Rev 3	370075	02/23/22 JF	New elevation. Revised all sign numbers				
Rev 4	370739	03/01/22 JF	Added sign 16 back to elevation				
Rev 5	372707	03/14/22 JF					
Rev 6	374443	03/23/22 JF					

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NORTHWEST ELEVATION

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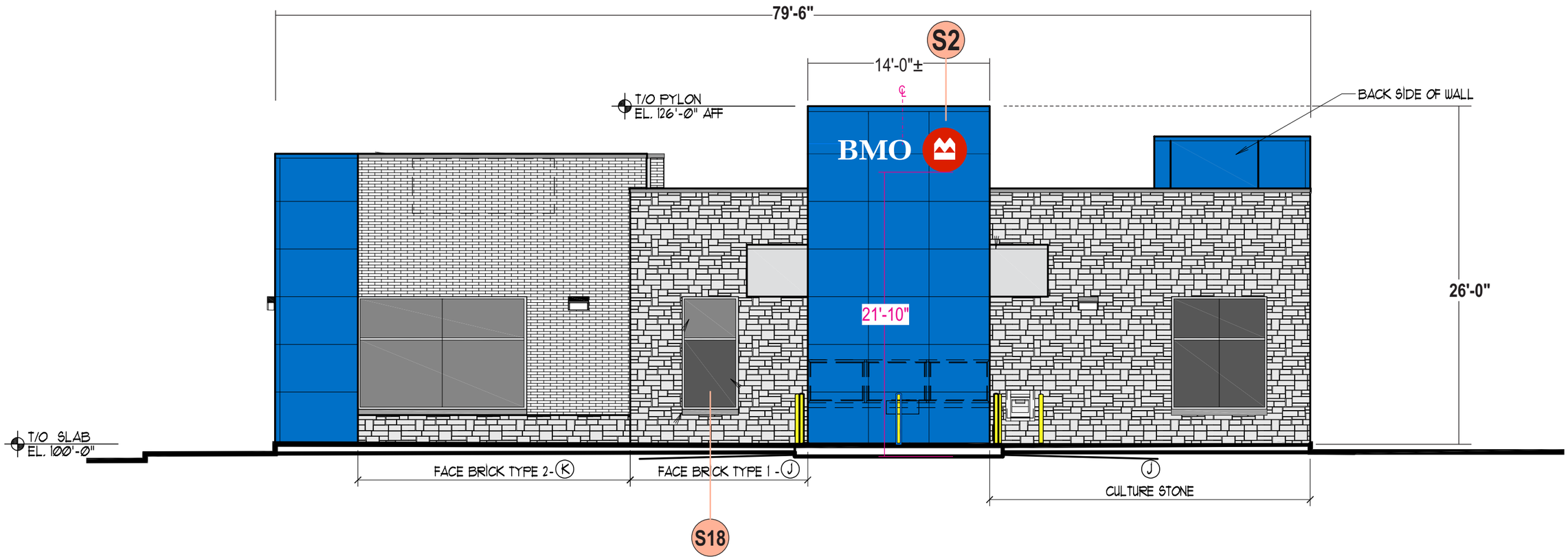

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF		Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised letterset to ATM drive up cabinet.				
Rev 3	370075	02/23/22 JF	New elevation. Revised all sign numbers				
Rev 4	370739	03/01/22 JF					
Rev 5	372707	03/14/22 JF	Added ACM panel and emplyee enclave vinyl				
Rev 6	374443	03/23/22 JF					

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S1
S2
S16
S20

FACE-LIT/HALO-LIT LETTERS

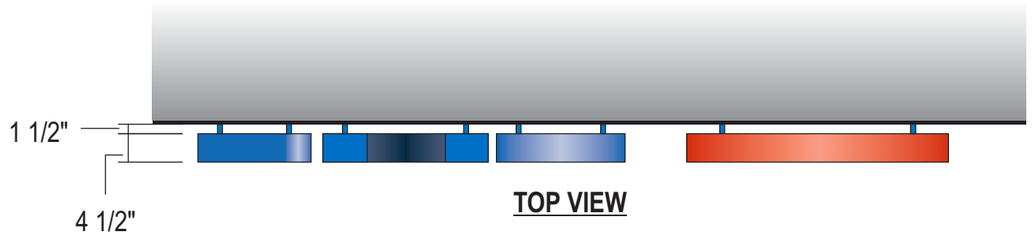
IL-18-W

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

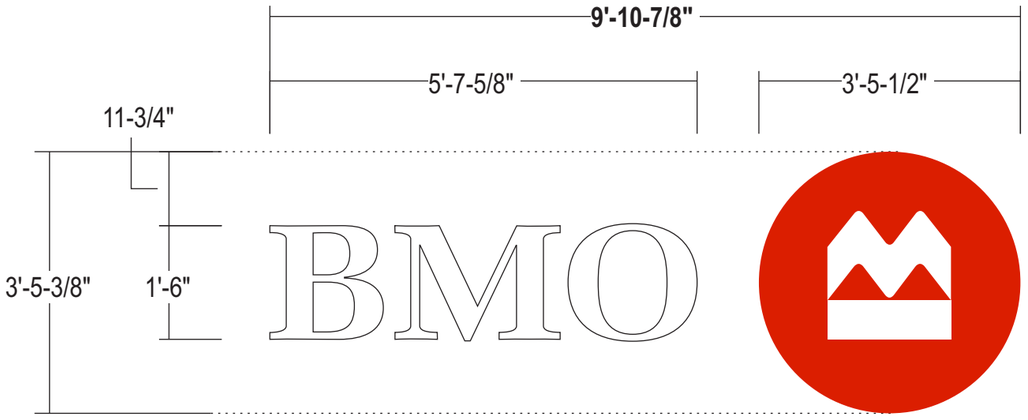
34.5 square feet

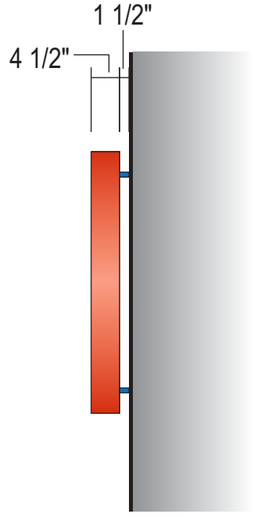
SURVEY REQUIRED — SURVEY — SURVEY REQUIRED

ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



TOP VIEW





SIDE VIEW

COLOR PALETTE

- **LETTER RETURNS:** Akzo Nobel Paint to match Pantone 300 C
- **LOGO RETURNS:** Akzo Nobel Paint to match Pantone 485 C
- **SPACERS:** Akzo Nobel Paint to match Pantone 300 C
- **LOGO VINYL:** 3M Custom Color BMO Red VTL 17893

LETTERS:

FACES: .187 # 7328 white acrylic

TRIMCAP: 1" Standard jewelite painted blue

RETURNS: 4-1/2" deep .050 alum. painted blue

BACKS: 1/4" thick clear hyzod polycarbonate

ILLUM.: HLED-P2072W Hanley White led's are to light faces;
Blue Hanley LEDs for Halo Back-Lit
3mm ACP inner Baffle.
Power supplies are remote

LOGO:

FACES: 3/16" #7328 white acrylic w/ surface applied trans red vinyl overlay

TRIMCAP: 1" Standard Red

RETURNS: 5" deep .050 alum. painted Red

BACKS: 1/4" thick clear hyzod polycarbonate

ILLUM.: HLED-P2072W Hanley White led's are to light faces;
Blue Hanley LEDs for Halo Back-Lit
3mm ACP inner Baffle.
Power supplies are remote

INSTALL: Thru bolted with 1-1/2" stand off from wall surface using 3/8" threaded rod into approved blocking; spacers to be provided painted to match wall.

WALL MATERIAL: ACM panel

QUANTITY: (4) Four sets required Southwest, Southeast, Northeast and Northwest elevations

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Mentor, Ohio 44060
888.503.1569

CLIENT: BMO

ADDRESS: Northwest Highway and Euclid Ave Arlington Heights, IL. 60005

PAGE NO.: 7

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

SITE NUMBER: 4678

PROJECT MANAGER: CHRIS SMALEC

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R8.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF	Added sign 3	Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised to face-lit/halo-lit w/ no backer.				
Rev 3	370075	02/23/22 JF	Revised all sign numbers after sign 2				
Rev 4	370739	03/01/22 JF	Added sign 16 back, updated quantity to 3 lettersets				
Rev 5	372707	03/14/22 JF	Added new sign number				
Rev 6	374443	03/23/22 JF					

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S10 D/F ILLUMINATED MONUMENT

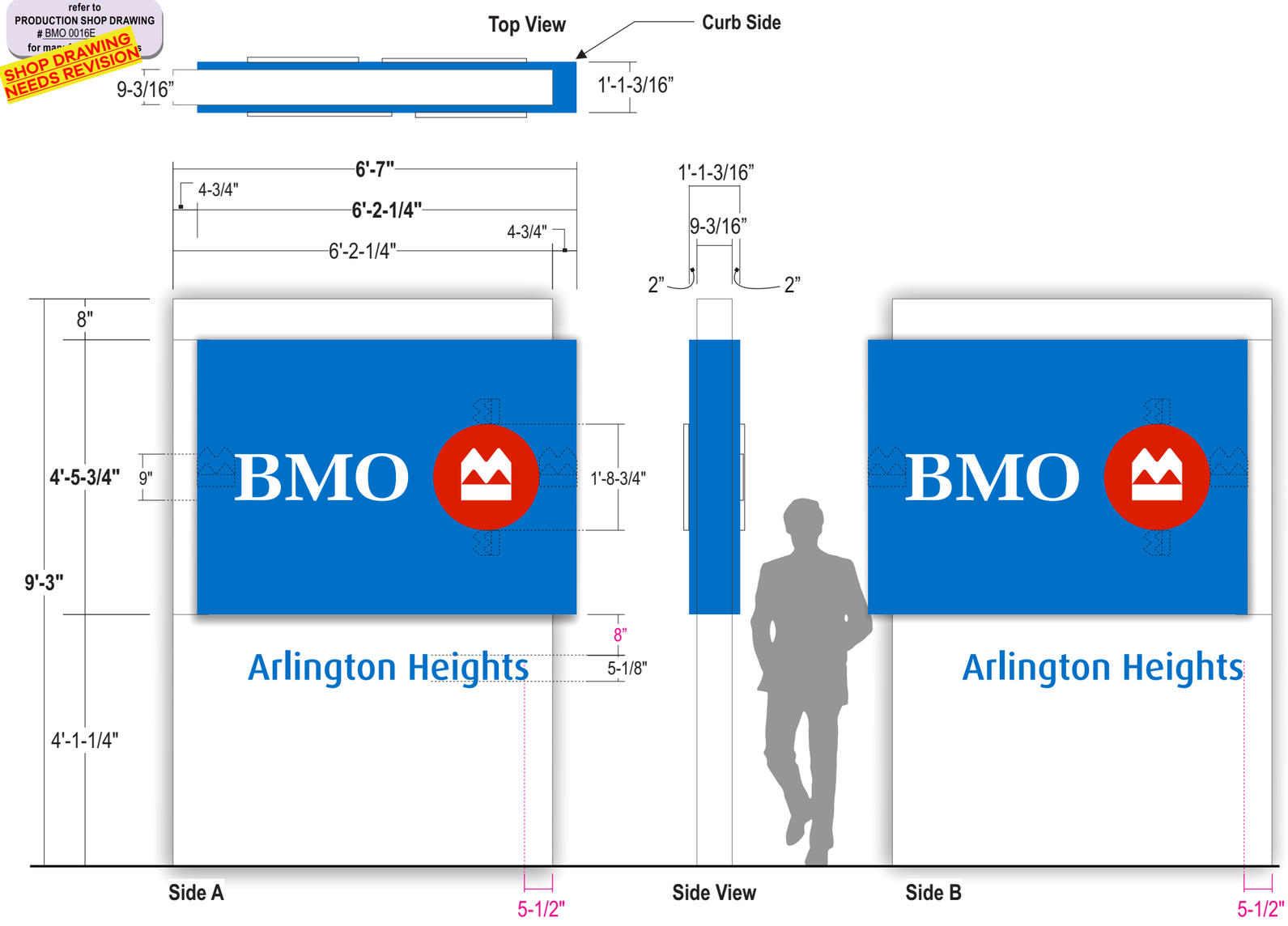
Scale: 3/8"=1'-0"

MB-35

27.7 Square Feet

refer to
PRODUCTION SHOP DRAWING
BMO 0016E
for many details

SHOP DRAWING NEEDS REVISION



CABINET/ SURROUND: 9" alum. frame extrusion w/ .090 alum. sheeting all painted Semi-Gloss White

FACES: .125 alum. w/ 2" deep returns - painted Blue satin finish
One side hinged for service access.
See engineering for all construction details

GRAPHICS: Routed from alum face; graphics to be router cut 1" (logo) 3/4" (copy) clear acrylic push thru w/ surface applied Trans Red w/ 3M matte overlaminate & trans White vinyl w/ second surface diffuser film; (Projection from face for logo is 7/8" and copy is 5/8")

BANK. CTR.: Surface applied vinyl - will not illuminate

POLE COVER: Fab'd .090 alum construction painted Semi-Gloss White
See engineering for all construction details

ILLUMINATION: Hanley White LED's; power supplies housed within cabinet; Alternate: Sloan VL 4 White - 6500K

INSTALL: Internal steel as required w/ Baseplate mounted to concrete footer 6" below grade
See engineering drawings for all details

COLOR PALETTE

FACES:
Pantone 300 C Blue

BANKING CENTER:
3M 3630-8308 BMO Blue

LOGO VINYL:
Pantone 485 Red
3M 3630-143 Poppy Red
3M 3660-M Scotchcal Matte overlaminate

SURROUND:
White Semi-Gloss

LETTERS/ LOGO:
3M 3535-70
70% White Diffuser

3M 3630-20 Trans. White

All paint finishes are satin unless otherwise noted.

Night View
BMO logo will illuminate
Tagline will not

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PAGE NO.: 14

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

SITE NUMBER: 4678

PROJECT MANAGER: CHRIS SMALEC

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R7.cdr

Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF	
Rev 1	352775	09/24/21 JF	Added monument
Rev 2	354116	10/01/21 JF	Revised sign number.
Rev 3	370075	02/23/22 JF	Revised all sign numbers after sign 2
Rev 4	370739	03/01/22 JF	
Rev 5	372707	03/14/22 JF	
Rev 6	374443	03/23/22 JF	
Rev 7	391270	07/14/22 AG	
Rev 8	408620	11/22/22 Viv	reduced to MB 35

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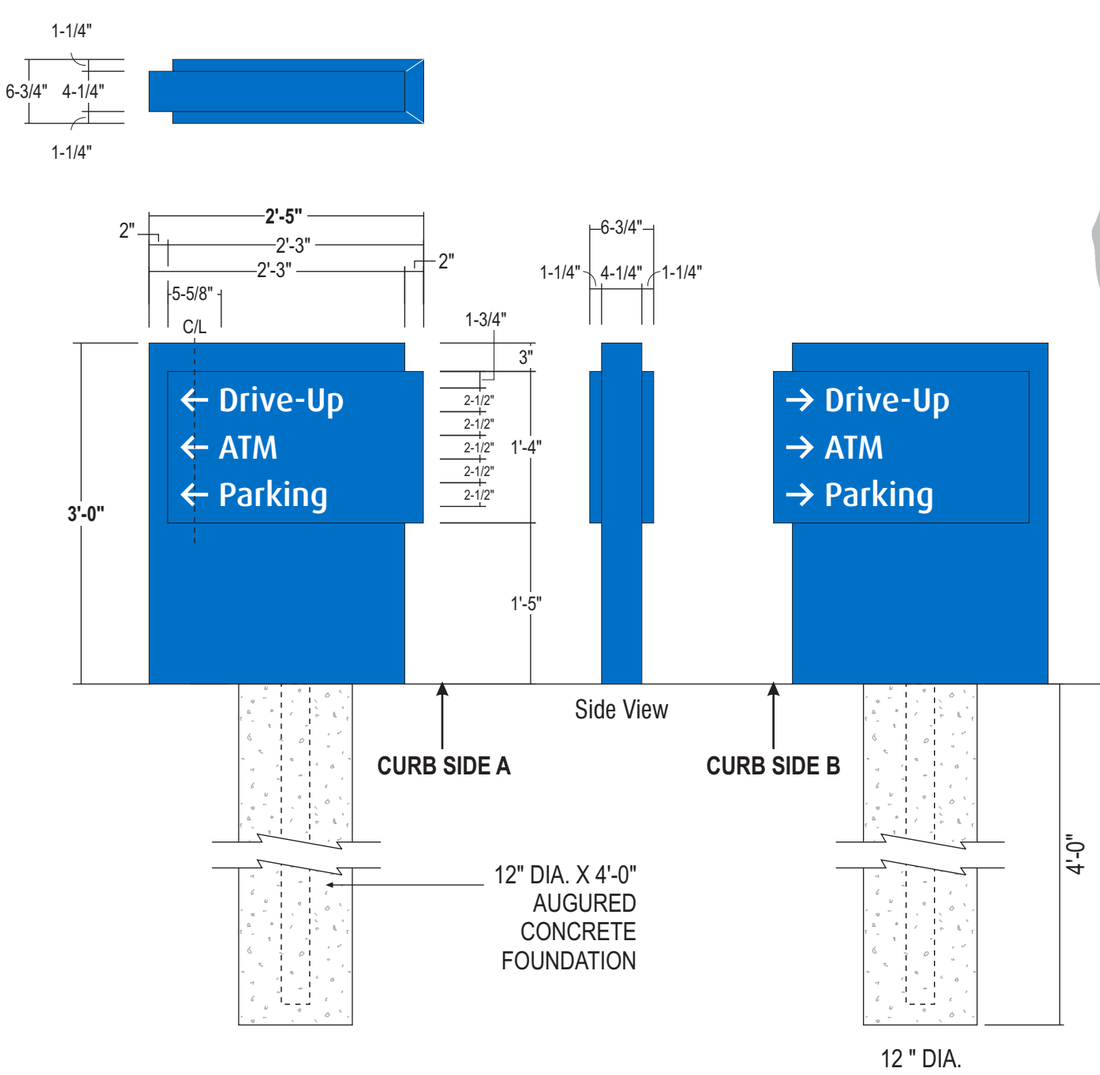
S3 NON-ILLUMINATED FREESTANDING DIRECTIONAL

Scale: 3/4" = 1'-0"

3 square feet



SURROUND: Fabricated alum. 4-1/4" total depth w/ 4" x 1-1/2" x 1/8" alum. channel; skinned with .090 alum. painted White semi gloss finish

OVERLAY: 1-1/4" deep 4mm PMS 300 Blue Alpolic ACM bent cladding

COPY: Surface applied Reflective white copy & arrows

INSTALL: Cabinet to have internal 2" x 2" x 1/4" alum. square tube / direct burial installation

NOTE: See Production drawings for complete specs

QUANTITY: (1) One directional sign required

COLOR PALETTE

OVERLAY:
Pantone 300 C Blue

SURROUND:
Akzo Nobel Paint to match Pantone 300 C

COPY:
3M 680-10 Reflective White

ALL PAINT FINISHES TO BE SEMI-GLOSS

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PAGE NO.: 8

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

SITE NUMBER: 4678

PROJECT MANAGER: CHRIS SMALEC

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R8.cdr

K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R7

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF		Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised sign number.				
Rev 3	370075	02/23/22 JF	Revised all sign numbers after sign 2				
Rev 4	370739	03/01/22 JF					
Rev 5	372707	03/14/22 JF					
Rev 6	374443	03/23/22 JF					

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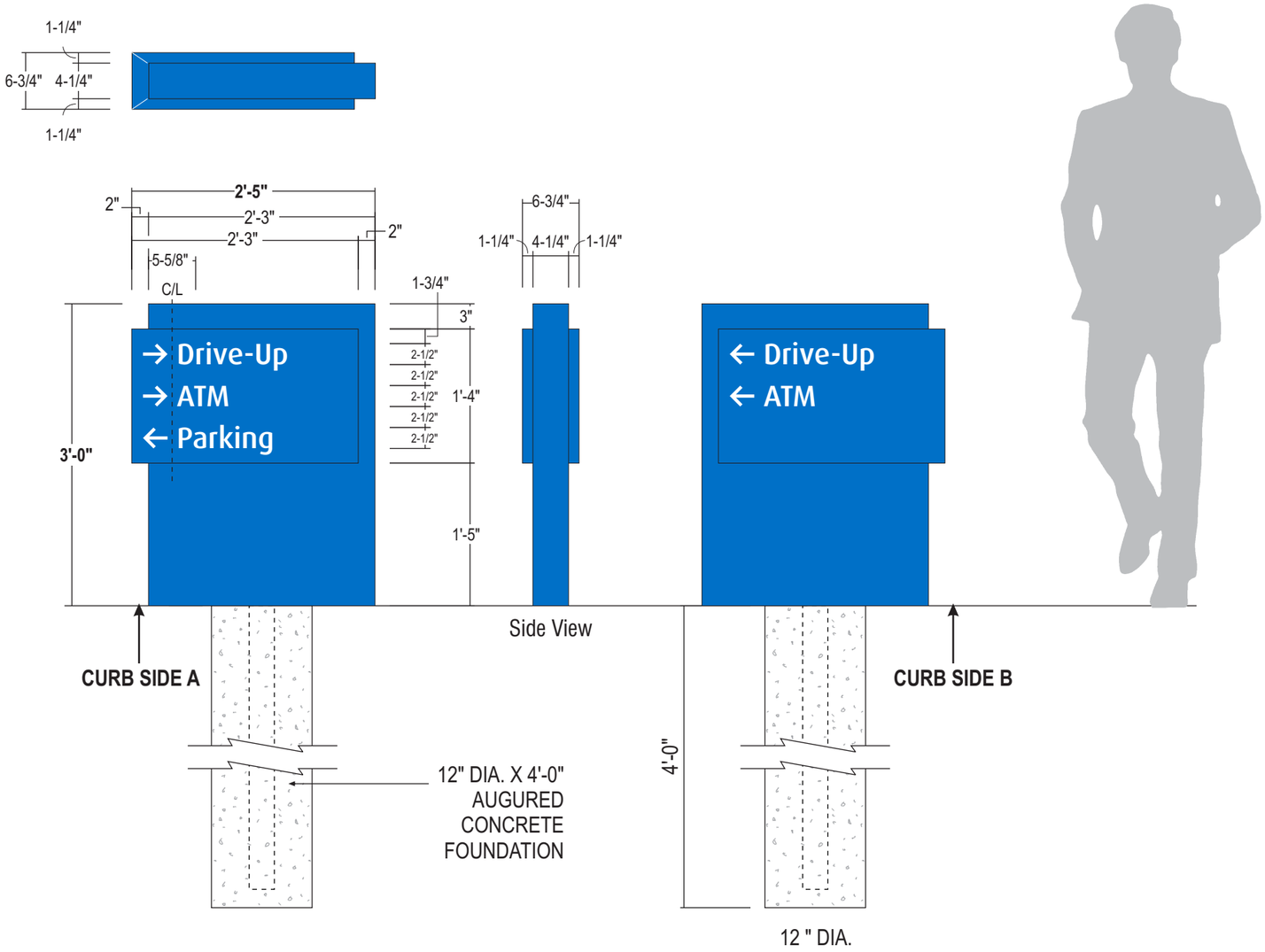
S4 NON-ILLUMINATED FREESTANDING DIRECTIONAL

Scale: 3/4" = 1'-0"

3 square feet



SURROUND: Fabricated alum. 4-1/4" total depth w/ 4" x 1-1/2" x 1/8" alum. channel; skinned with .090 alum. painted White semi gloss finish

OVERLAY: 1-1/4" deep 4mm PMS 300 Blue Alpolic ACM bent cladding

COPY: Surface applied Reflective white copy & arrows

INSTALL: Cabinet to have internal 2" x 2" x 1/4" alum. square tube / direct burial installation

NOTE: See Production drawings for complete specs

QUANTITY: (1) One directional sign required

COLOR PALETTE

OVERLAY:
Pantone 300 C Blue

SURROUND:
Akzo Nobel Paint to match Pantone 300 C

COPY:
3M 680-10 Reflective White

ALL PAINT FINISHES TO BE SEMI-GLOSS

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PAGE NO.: 9

ORDER NUMBER: 1159291

PROJECT NUMBER: 881

SITE NUMBER: 4678

PROJECT MANAGER: CHRIS SMALEC

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\HARRIS BANK\LOCATIONS\2021\IL\4678_Arlington Heights\4678_Arlington Heights_R8.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	351429	09/13/21 JF		Rev 7	391270	07/14/22 AG	
Rev 1	352775	09/24/21 JF	Revised copy.	Rev 8	408620	11/22/22 Viv	
Rev 2	354116	10/01/21 JF	Revised sign number & removed parking from side B				
Rev 3	370075	02/23/22 JF	Revised all sign numbers after sign 2				
Rev 4	370739	03/01/22 JF					
Rev 5	372707	03/14/22 JF					
Rev 6	374443	03/23/22 JF					

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SAMPLE
MATERIAL LIST*

1. Petitioner Name: Expedite The Diehl for BMO Bank

2. Date: 12.20.2022

3. Project: BMO Bank

4. Location: 630 W Northwest Highway

Retail/Condominium Building:

Storefront: "Hemlock Green" aluminum
Fabric Awnings: Light green, Sunbrella fabric
Signage: Plexi-glass internally illuminated, channel sign

this project is limited to signage

material samples are provided.

List of primary colors, textures and materials to be used.

Each page of the attached drawings shows a color palate. The colors used are as follows:

Pantone 300 C Blue
Pantone 485 Red
3 M 3630-143 Poppy Red
3 M 3660-M Scotchcal Matte overlaminate
White semi gloss
3 M 3535-70
3 M 3630-20 Trans White
3M Custom Color BMO Red
VTL 17893
Akzo Nobel Paint to match
Pantone 300 C
Returns: Akzo Nobel Paint to match
Pantone 485 C
Akzo Nobel Paint to match
Pantone 300 C
3M 680-10 Reflective White
Safety Colour AkzoNobel paint
to match Pantone 109 C