



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 13, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 1/23/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-158(H) - 412 W. Campbell St. - SF/Teardown

VI. NEW BUSINESS

- A. DC#18-001 - 116 S. Gibbons Ave. - SF/New
- B. DC#18-003 - 1209 N. Dunton Ave. - SF/Teardown -
WITHDRAWN
- C. DC#18-005 - Marshalls - 310 E. Rand Rd. - Commercial
- D. DC#18-006 - Olympic Park Indoor Swim Center - 660 N.
Ridge Ave. - Commercial

VII. OTHER BUSINESS

- A. SF Design Guidelines Review - Preliminary Discussion

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33

S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 1/23/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 1/23/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 23, 2018

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

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

Members Absent: None

Also Present: Michael Porto, CA Ventures for *Sigwalt Apartments*
Mark Hopkins, HKM Architects for *Sigwalt Apartments*
Joe Labelle, Rize Properties for 221 S. *Evergreen Ave.* & 411 N. *Pine Ave.*
Kevin Davis, Fairfield Homes for 412 W. *Campbell St.*
Robin Ward, In-House Counsel for Village of Arlington Heights
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 9, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JANUARY 9, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MOTION TO RECONSIDER

A MOTION WAS MADE BY CHAIR FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECONSIDER THE MOTION MADE ON JANUARY 9, 2018 FOR THE SIGWALT APARTMENTS PROJECT AT 45 S. CHESTNUT AVENUE, DC#17-156.

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

DRAFT

ITEM 2. OLD BUSINESSDC#17-156 – Sigwalt Apartments – 45 S. Chestnut Ave.

Michael Porto, representing *CA Ventures*, Mark Hopkins, representing *HKM Architects*, and Mike Firsell, the attorney for the project, were present on behalf of the project.

Ms. Ward explained that as Staff reviewed the minutes from the meeting on January 9, 2018, it was noted that the motion that passed, exceeded the scope of the Design Commission's authority. Per the Village Code, the authority of the Design Commission for cases that are going to the Plan Commission or the Zoning Board of Appeals, is limited to building and signage only. The Plan Commission reviews zoning, variations, parking, setbacks, and overall compatibility; they do not look at the aesthetics of a building; that is solely within the authority of the Design Commission. The first part of the Design Commission motion addressed the aesthetics of the building; however, the second part of the motion exceeded the authority of the Design Commission in this particular case. Conversation, opinion and public comment on the pieces pertaining to zoning, setbacks and overall compatibility are encouraged, but should be made in the correct forum, which is the Plan Commission public hearing. Ms. Ward was happy to answer any questions at this time.

PUBLIC COMMENT

Kari Dwyer, 30 S. Chestnut Avenue. She appreciated the explanation and said that her concern is how a Board can approve the aesthetics of a property that does not fit the parcel it is on. She felt the process was broken, which concerns the neighbors, who are here tonight to express where they stand. There are flaws in the process and very limited to what is actually being reviewed.

Ms. Ward said that it could be looked at in two parts: the Design Commission has one part and the Plan Commission has the second part. She reiterated that comments about a project are important, but they should be presented at the Plan Commission hearing, who has the authority of those pieces. This Design Commission process is limited in scope because it is limited to the aesthetics of the building. Opinions about whether the building is ugly or beautiful are separate from whether or not the variations, setbacks, and height are appropriate; they are two separate issues that make up the entire process.

Ms. Dwyer understood these comments but felt that perhaps the process was out of order, and the planning of the property should be reviewed prior to the aesthetics. Ms. Ward replied that as a general rule, the goal has always been to try and get the Design Commission portion done prior to the Plan Commission hearing, but Staff has been discussing in the last week, the possibility of re-evaluating whether this is the best way to continue the process. She reiterated that the Design Commission review should focus on the aesthetic of the building, understanding that while some may like the design, they can still think it is too big and there are too many variations, but those issues are not for the Design Commission to deal with.

Keith Allen, 46 S. Chestnut Avenue. He was still confused, and referred to the evaluation criteria of the Village Design Guidelines that govern the Design Commission evaluation of a design submittal: #1, Conformance to Ordinances and Comprehensive Plan. Ms. Ward said that she would agree, if all of those applied in this instance; however, language in the Village Code specifically limits the powers of the Design Commission in this case. The Design Commission has broad powers as a general rule, but in cases that are going to the Plan Commission, they are limited to building and signage only; this is a specific provision of the Village Code, Chapter 28, Section 14.2-1, which she read out loud for the residents. Ms. Ward added that the Plan Commission process is more complex and more involved than the Design Commission process, with additional legal requirements as well.

Tim Meyer, 29 S. Mitchell Avenue. He now understands what was previously unclear, and he thanked Ms. Ward; however, he disagreed and felt that the aesthetics of a building and how it plays off the aesthetics of its surroundings is very much an architectural question and a design question that should be part of the Design Commission's authority. He knows that as architects, the Design Commissioners probably all understand that, and it is unfortunate that the

code is written the way it is because it is really doing a disservice to the entire process in terms of design. He thanked Staff for clarifying things tonight, but he was still disappointed. Ms. Ward encouraged the residents to attend the Plan Commission hearing to raise all of these concerns.

Donald Meersman, 202 S. Highland Avenue. He attended the first Design Commission meeting and recalled a wide range of discussion, with the project being approved with caveats about concerns to be brought to the attention of the Plan Commission. He understood the legal process but did not understand how the aesthetics of a building can be reviewed without discussing the shape, size, height, and setbacks of the building; there seems to be a lot of bleed over between the Design Commission and the Plan Commission.

Ms. Ward clarified that at the September 12, 2017 meeting, the Design Commission made a motion to approve the project, which included concerns that the Design Commission wanted to be looked at by the Plan Commission and Village Board, which was okay; however, the motion made at the last meeting on January 9, 2018 was different in that it was a motion to deny, with a statement that the aesthetics of the building were fine; when in reality, the aesthetics of the building is the Design Commission's purview. That is what raised the concerns of Staff. Mr. Meersman asked how harmony and compatibility are not aesthetic and Ms. Ward replied that harmony and compatibility are part of the whole surrounding area, which is part of the zoning review done by the Plan Commission; it is the aesthetics of the building itself.

John Peck, reiterated the previous resident's point that the aesthetics have to relate to the surrounding areas. He has attended 3 Design Commission meetings for this project and there has been a lot of discussion with respect to the design of this building and how it relates to surrounding Arlington Heights facades and buildings, but when it comes to the compatibility to the neighborhood and its lack of transition, that discussion seems to go by the wayside, especially with this conversation tonight. Ms. Ward replied that it does not go by the wayside, it gets discussed at the Plan Commission hearing. The Plan Commission does not talk about the aesthetics of the building itself, but they will talk about how the building as a whole fits into the neighborhood, that is a zoning piece. Mr. Peck said that the motion to approve at the Design Commission meeting of the first proposal, included a contingency that the commissioners did not agree with the compatibility and harmony, which was supposed to then go to the Plan Commission hearing, but it was never reviewed there. Ms. Ward explained that the Design Commission is not advisory to the Plan Commission; they are advisory to the Village Board, and motions from the Design Commission are included in the Plan Commission review, but the Plan Commission itself determines what it looks at. She understood the resident's concerns being made about this project and said that Staff could make sure these concerns are identified for the Plan Commission review in their Staff report.

Mr. Firsel, the attorney for the project, said that he has lived in Arlington Heights for 25 years, he knows the Village and this process extremely well, and he was on the Plan Commission for 8 years. He stated that the Design Commission is a recommending body regarding the aesthetics of the building, the Plan Commission is a recommending body regarding the other items brought up tonight, and the Village Board is where it all comes together. His understanding is that the job of these commissions is to present to the Village Board their observations and recommendations, so the Village Board, who is the only entity that has any decision making authority on these projects, can dissect, absorb, and consider all of the different factors. These independent hearings cannot be done without the other because the entity that is charged with putting it all together and making the ultimate decision is the Village Board. Mr. Firsel also said that if a recommendation is made at the Plan Commission public hearing, it then goes to the Village Board, which is another public hearing where the ultimate decision is made on the project. Having two separate recommending bodies that are recommending on two separate things, can be done compatibly by getting the information to the Village Board so they can make their final decision whether or not the aesthetics fits into the neighborhood, or the massing fits into the aesthetics.

Mr. Meyer said that if the aesthetics of how the building fits in with the neighborhood cannot be discussed here, and it will not be discussed by the Plan Commission, then how does the Village Board get that message? Ms. Ward reiterated again that the aesthetics of the building are what the Design Commission reviews; everything else, such as how it fits into the neighborhood, whether the setbacks and variations are appropriate, whether the building is the right size for

that location, is all within the Plan Commission's purview. She also reiterated that she will make sure that the concerns about harmony and compatibility are made part of the Plan Commission staff report so these issues can be discussed at the Plan Commission hearing. Mr. Meyer explained that as a lawyer for the Village, Ms. Ward would ensure that the Plan Commission talks about the aesthetics of how the building relates to its neighborhood, and Ms. Ward clarified that she would not refer to it as aesthetics, but instead refer to it as the harmony and compatibility of the whole project. Mr. Meyer felt the aesthetic concerns of the residents will never be discussed then, based on the process described by Ms. Ward. Ms. Dwyer agreed and reiterated her previous comment that the process is broken, and the residents have given so much time as a community to be here, and the only paid people in this room right now are the developers and the two Village Staff, which the residents have all lost trust in. She asked how Staff will ensure that their voice is heard throughout this process, and Ms. Ward reiterated that Staff will make sure that the Staff report that goes to the Plan Commission identifies as a concern, the harmony and compatibility within the neighborhood, and that the liaison to the Plan Commission mentions that as a concern as well. The Village is not trying to silence the neighbors, they are just trying to make sure that the points being made are made in the right place.

A resident asked for clarification about this project being on the agenda for tomorrow night's Conceptual Plan Review Committee meeting. Ms. Ward explained that the Conceptual Plan Review Committee consists of 4 Plan Commissioners that have an informal conversation about projects, sort of like step one before the Plan Commission hearing, and although the public may attend, it is not intended to take a lot of public comment; there are no decisions or recommendations or final actions made by that committee.

Francine Fossler, 44 N. Vail Avenue. She has lived here for 12 years and what drew her to the Downtown building she lives in was the aesthetics, design and footprint, which fit into the overall big plan of what Downtown Arlington Heights was to be. She was on a Village Board in the community where she previously lived and she understands how hard this process is, although her previous community had no Design Commission. She always thought the Village would feather into this vacant lot, feather something that was compatible with what surrounds it, and she referred to Evergreen Avenue, one block south of the Downtown where her daughter lives. This block is a good example of feathering with row homes, town homes, and single-family homes that are adjacent to the Downtown. She assumed this lot would do the same thing; be developed with something that is in harmony with the Vail Avenue building, the Campbell building, Wing Street building, and Metropolis Lofts, not something that sticks out like a sore thumb and does not belong here. Ms. Ward encouraged the resident to bring her comments to the Plan Commission. Ms. Fossler also said that she worries about how this project will affect the value of her property, which is the bottom line that everyone in this room is thinking about, and she also felt that Downtown Arlington Heights did not need any more rentals.

Brian Rybick, 38 S. Mitchell Avenue. He said that Staff is asking the Design Commission to vote on the aesthetics of this building, but what happens if the Plan Commission changes the mass and structure of the building. Ms. Ward explained that the Plan Commission does not change the mass, structure or color of a building; the Plan Commission will review what is being proposed, have a conversation, listen to any public comment, and decide whether to recommend it be approved or denied; they will do the same thing as the Design Commission, but on their pieces of the project. If the Plan Commission does not support any of the pieces they review and they recommend denial, the petitioner has to decide if they want to go forward to the Village Board with this recommendation, or go back to the drawing board, or go away. Mr. Rybick said that if the Design Commission does not feel that a 5-story building wall is appropriate on this site, how can they decide what color that wall should be. If the Design Commission approves the 'design' of the building, then they are also giving their endorsement to the way the building looks as proposed.

Donald Meersman said that the appearance of the building does not exist in a bubble; this building has got to exist, it has got to be there. Ms. Ward repeated that the Design Commission decides if the building looks great, and the Plan Commission decides if the building looks great on this site.

A resident said that the design and aesthetics of a building are completely dependent on its surroundings, it cannot be designed in a bubble and it cannot be discussed in a bubble; it is impossible and does not work. Other residents agreed. Michael Voss asked if and how residents will have access to the Plan Commission Staff report, which Ms. Ward explained will be available on the Village website the Friday before the project goes to the Plan Commission.

Shawn Collins asked for clarification on how it was decided that this matter be brought back to the Design Commission for reconsideration. Ms. Ward explained that she was asked by Staff to review the minutes from the last meeting, and after doing so, she determined that the Design Commission exceeded the scope of their authority in this particular instance, per Village Code. The project was then brought back to the Design Commission as an item to reconsider.

Justin Pease said that he felt it was a great looking building and all of the comments thus far have been relative to how it fits in, which Ms. Ward explained comes next with the Plan Commission review. He has not heard any neighbors say that they hate the way the building looks in general, and he wanted to hear comments from the Design Commission on the revisions that were made to the building and move on.

Teresa Gurnin said that she felt the proposed building looked like a factory, and she urged the commissioners to reconsider that the aesthetics are okay with a couple of caveats. In her opinion and in a lot of the neighbors' opinion, this is not an attractive building.

Commissioner Coon thanked Ms. Ward for speaking to the residents tonight because he was concerned that there would be confusion with all of this. He partly took blame for this whole fiasco, and commented that he just joined this commission last June. He questioned why it was not brought to the commissions' attention last September when the original motion to approve the project was made, that discussions about compatibility and scale should not have happened; was it because the commissioners approved the project then? Ms. Ward explained that it was not because the project was approved, it was because that motion included 2 advisory comments that the commissioners specifically called out that they wanted the Plan Commission and Village Board to pay attention to, which was okay. The difference with the motion made on January 9th was that it said that the aesthetics were okay, but the project is denied based on things that are not within the scope of the Design Commission.

Commissioner Coon said that part of the aggravation from the residents has come from what happened at the last Plan Commission review, where a lot of time was spent talking about the shared parking in the garage, and residents were left feeling that the issues of compatibility, setbacks, variations, etc. were not addressed to the same length and depth as the parking issue. He wanted the Design Commission to meet with the Village Board as a Committee of the Whole so the Design Commission can find a better way to make sure that all of these things get addressed. It is not about him saying that the Plan Commission is not doing their job and leaving parts out, and he is willing to work with the Plan Commission and offer his 22 years of experience to help in evaluating a building with regards to context, which he now clearly understands is not his role as a Design Commissioner. However, those issues need to get addressed in order to be fully vetted for the residents, otherwise they feel like they are not being listened to. Ms. Ward stated that Staff can do their best to make sure that issues and concerns are identified in the Staff report; however, like the Design Commission, the Plan Commission controls their own conversations, so it is up to residents to attend those meetings to make sure their concerns are heard and discussed. There is also the option of going to the Village Board when the project is reviewed; there are steps to the process.

Chair Fitzgerald felt the legalities of the review process have been successfully completed, and he asked for clarification on how the Design Commission should continue on this matter. Ms. Ward said it was up to the commissioners to determine if they felt more time was necessary to discuss the aesthetics of the building, or if there was something new or different to discuss; otherwise a motion should be made at this time. Chair Fitzgerald said that he had something new to discuss and he asked for discussion from each commissioner.

Commissioner Kingsley said that perhaps she was the reason why we are all here tonight because she made the motion to deny at the last meeting. This is her second time on the Design Commission and this issue has never come up. It is very difficult for her as an architect to just look at the building and its form, and she did not understand how she could say that a building is aesthetically pleasing and not know that the setback was designed specifically for the site; however, knowing what the Design Commission is being asked to do tonight, then that is what they are going to have to do tonight. She added that since she began her second term on this commission, she has brought up at almost every meeting that the Design Guidelines need to be looked at. She said that it did not matter if a motion was made

to approve this project or not because the Design Commission is just advisory, and anything the Design Commission feels strongly about should be put in the motion so it is not put on Staff to communicate to the Plan Commission. In a way, it does not really matter because the commissioners have already made their comments about the aesthetics, but all of the things the commissioners are worried about should be in the motion.

Commissioner Eckhardt said that it sounds like this is a 'for the good of the brotherhood' discussion and not what the commission is supposed to be doing. In all the years he has been on this Board, his attitude has always been that his job is to review each building that comes before him, and not redesign a building but critique it. He added that all petitioners have the same rights, whether it is an addition to a single-family home or a small office building, the petitioner is asking this commission to give them their comments about its aesthetics. Height and setbacks are not the purview of this commission, and he admitted to getting caught up in the dedication and emotions of the residents over the past few meetings for this project. Instead of reviewing the building for the petitioner, the commissioners previously nitpicked it, and the petitioner made changes to it that pretty much responded to everything previously commented on by the commissioners. He felt the petitioner accomplished something different than when the building first came before the commission, and he was happy to move forward with a motion at this time, which he previously voted against denying.

Commissioner Coon wanted to talk about the 3 building designs that have been presented to the commission. The first building presented had the fifth floor entirely constructed out of a material that is not recommended for use by the Design Guidelines, and the commissioners encouraged the petitioner to look at another solution, something more permanent that fit in with the Downtown. The petitioner came back with a very attractive building; a top was added to the building, a cornice, and he was very enthralled with the job that the petitioner did to address the commissioners' comments, which he felt were major comments and not nitpicky. At that time, the commissioners did express concerns about the massing and compatibility, but ultimately approved the aesthetics of the building. The third time around, the building came back with an entire fifth floor made up of a residential material, the fiber cement lap board siding, which is more common to a Randhurst development or something a little more suburban, as opposed to the urban feel of our Downtown with buildings such as the Wing Street building across from Jewel that has really fine detailing and permanent detailing in the stonework on the cornice. He was excited that the new building had a contemporary feel to it, and he liked that feel, but what he did not like and commented on last time was how much lap siding was being proposed; he felt like there was a bait and switch with the materials and the building has taken a step back to the first initial design. One of the hard things that he has with the building now is the amount of fiber cement board siding, and he referred again to the Design Guidelines on materials that state that weather resistant wood type materials should be limited to trim and limited in its use. He felt the step back was not that effective and he was not going to judge the building based on that, but he wanted to see the material changed back to brick and the wall pulled back out; give us the building we previously approved with the shift on the site. Mr. Hautzinger pointed out that this issue was barely mentioned at the last meeting; however, he acknowledged the aesthetic concern by Commissioner Coon. Commissioner Coon said that these are his comments relative to reconsidering the motion.

Commissioner Kubow said that the Design Commission approved the architecture of the building last September and again on January 9th, but did not approve its compatibility. So for the third time, the Design Commission is here to either approve or deny the architecture of the building. He said this whole process has been just ridiculous. He approved the architecture on January 9th and he approves the architecture again today, and there is not much more he could say on the matter.

Chair Fitzgerald said that he still liked the building and felt the points brought up by Commissioner Coon were valid. He pointed out that the pergola on the second level and the awning were changed to a stone color, which he wanted to see changed back to the previous dark color because he was not in favor of staining wood a stone color that is next to real stone. Mr. Hopkins said that he believed that the previous motion said this, and they are in agreement with that. A resident asked that a visual of the building be presented, which was done so by Staff. Commissioner Coon said that he made comments at the last meeting specifically about the north elevation, and Mr. Hautzinger replied that it was mentioned, but it did not seem like it was the basis for the denial.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PETITION FOR *SIGWALT APARTMENTS* TO BE LOCATED AT 45 S. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 12/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. IN GENERAL, THE DESIGN COMMISSION IS IN APPROVAL OF THE AESTHETICS OF THE BUILDING WITH THE FOLLOWING COMMENTS:
 - a. THAT THE COLOR OF THE FIBER CEMENT SIDING BE RECONSIDERED.
 - b. THAT ADDITIONAL WINDOWS AT THE TOP FLOOR TO BREAK UP THE AMOUNT OF WALL SIDING BE CONSIDERED.
 - c. THAT THE COLOR OF THE CANOPY AND PERGOLA BE A DARK TONE INSTEAD OF THE STONE COLOR STAIN.
2. DUE TO THE FACT THAT ITEMS 5 & 6 FROM THE DESIGN COMMISSION'S PREVIOUS APPROVAL, WHICH HAD TO DO WITH 'HARMONY AND COMPATIBILITY' AND 'CONFORMANCE TO ORDINANCES AND THE COMPREHENSIVE PLAN', THE DESIGN COMMISSION IS OBLIGED TO DENY THE PETITION.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that in light of the information given tonight by In-House Counsel, Item 2 needed to be changed. Commissioner Eckhardt reviewed Item 2 and made an amendment to the motion.

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

2. THE DESIGN COMMISSION ENCOURAGES THE PLAN COMMISSION AND VILLAGE BOARD TO TAKE UNDER CONSIDERATION, THE MATTER OF HARMONY AND COMPATIBILITY.

Commissioner Kingsley questioned whether or not Item 2 should be a stronger statement, and she referred to the variations being requested for the project. Ms. Ward said that the variations are well outside the scope of the Design Commission's authority and she recommended against including it in the motion.

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

Commissioner Kubow left the meeting at this time due to illness.

ITEM 2. MULTI-FAMILY NEW REVIEWDC#17-140 – 221 S. Evergreen Ave.

Joe Labelle, representing *Rize Properties*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story house and detached garage to build a new three-story townhome building with three residential units. Each unit will have a dedicated two-car attached garage. This project received approval from the Zoning Board of Appeals on October 16, 2017 for zoning variations regarding lot size, setbacks, air conditioning unit encroachments, and lot coverage. The reason why the project went before the Zoning Board of Appeals prior to Design Commission was from the request of the petitioner who was in a due diligence period of deciding whether or not to close on the property, which was contingent upon whether or not the zoning variations were granted. The project was then scheduled with the Design Commission for a preliminary review on May 23, 2017 so that the Zoning Board of Appeals had the benefit of the Design Commission's preliminary feedback, which was that they were in support of the project and the proposed design.

At this time, the exterior design has been further developed and the character slightly modified, but the basic layout has remained the same. Overall, the design has very nice character, numerous interesting details, and rich exterior materials/colors. The west elevation has been nicely improved by placing the townhouse entrance at the southwest corner of the building and by adding patio and balcony doors facing the street. The only comment on the design is a recommendation that the straight balcony railing across the second floor Juliet balconies be curved to follow the form of the balcony, otherwise Staff recommends approval as submitted.

Mr. Labelle said that he was previously before the commission with a different version of this building, which is similar to a building design that he built in Mt. Prospect; however, looking ahead, he had concerns about the 80-foot wide building on this site and the goal was to break up some of the front elevation to give more of a pleasing appearance along the width of the building and make the building fit well with the neighborhood. The parameters of the building are the same, with regards to the variations that were previously approved.

Commissioner Eckhardt liked the building design and asked the petitioner to clarify the Juliet balconies; do they have radiused or are they flat. Mr. Labelle replied that the balconies will be framed with a trim piece with a radius profile, and the windows will be flat to the wall. Commissioner Eckhardt liked the material samples, the massing, the Egyptian style columns, and felt the building was elegant, with good balance, and had a lot of nice detailing. He had no issues with the design.

Commissioner Coon had some ideas that might save the petitioner some money, based on Staff's comments. In looking at the exterior perspective presented, he was glad that the stucco was a lighter tone, and he did not disagree with Staff's comment to provide a curved balcony; however, he felt that a rectilinear form under the curved bay could be just as successful, which would pick up on the rectilinear form over the portico entries and not draw the eye to the inconsistency of a curved deck edge and a straight balcony railing. He reviewed the previous design that was presented, and he felt this design was a nice step forward. He liked this design a lot better, especially instead of all the dormers on the roofs, and this roofline fits a lot better. He questioned the projection of the portico roofs above the entry doors, and Mr. Labelle said they are approximately 18-inches. Commissioner Coon felt the material choice for the smaller roof areas was a little odd, and he suggested a more decorative standing seam metal product, either copper or a pre-finished product. He had no further comments.

Commissioner Kingsley felt the building was nicely designed, and she liked the preliminary design that was previously presented as well, especially the stairs that are of a noble material. She pointed out that the rendering, but not the list of materials, shows the windows and garage doors to all be dark to match the trim, and Mr. Labelle concurred. Commissioner Kingsley also asked about the material of the Egyptian style columns on the front elevation and Mr. Labelle said that the columns would be a composite material painted to match the stucco instead of the trim.

Commissioner Kingsley liked that stucco was being used instead of EIFS, although she pointed out that the drawings indicate EIFS in parenthesis, which Mr. Labelle clarified was incorrect. Commissioner Kingsley agreed with the suggestion about roofing over the little entries, but she felt that the roof color in general should be a cooler color, a little less brown. She had no further comments.

Chair Fitzgerald liked the building as well as he did in the preliminary design. He felt the railings should be curved instead of straight to be consistent with the balcony, and he liked the comments made by the other commissioners. He questioned the color of the mortar; was it more of a color tone with the stucco or a darker tone that will not show? Mr. Labelle said the intent was for more of a darker tone to be more blending with the brick, which the other commissioners agreed with. Chair Fitzgerald also said the landscape plan was very nice and would fit in beautifully on this location once it grows.

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

Steve Blye, 407 N. Pine Avenue, said that he was here for the next project but he is an architect and wanted to comment that the proposed materials look very good, but the color rendering is so dark that it does not in any way represent the actual color samples. He did not like the building color at all, based on the rendering, until he saw the actual samples, which were very attractive.

Francine Fossler, 44 N. Vail Avenue, said that her daughter lives at 201 S. Evergreen Avenue in one of the row homes north of this site. She is a former Board member in another community that did not have a Design Commission, and she wanted to know if landscaping is under the purview of this commission. Chair Fitzgerald said that landscaping is not under this commissions' purview; however, the commissioners are allowed to make comments about landscaping, which he does because he is a landscape architect, and he also makes requirements or recommendations about landscaping when he feels it is appropriate. He commented that a building of this size will take a couple of years for the landscaping to look like it is supposed to. Ms. Fossler said that her daughter's row home building is really beautiful and this block of Evergreen does a good job of feathering from the commercial of the Downtown to the south, with a mix of single-family and multi-family buildings. She liked the Frank Lloyd Wright or prairie style of the proposed new building, and she suggested lowering the windows to allow for more light. She understood the difficult job this commission has with being accountable to the residents in the Village, which she felt was the most important thing that any Board had to do, and she appreciated all members of any committee or commission who have to make these hard decisions; however, you must be sensitive to the residents.

Stephanie Fossler, 201 S. Evergreen Avenue. She was at the preliminary review of this project last year and felt it was a great project, and she looked forward to the existing dilapidated home on this corner site being replaced with the new building. Chair Fitzgerald pointed out the existing tree at the front of the site that is not shown on the exhibit, which will help to soften the entire corner of the new building. Ms. Fossler reiterated that it was a great project and everyone on her block was in support of the project. Francine Fossler added that she is very thankful that the petitioner is proposing such a beautiful piece of architecture in this location.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN OF THE PROPOSED TOWNHOME TO BE LOCATED AT 221 S. EVERGREEN AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 11/12/17 AND RECEIVED 12/08/17, EXTERIOR MATERIAL LIST RECEIVED 1/8/18, LANDSCAPE PLAN RECEIVED 1/16/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE SMALL ROOFS BE UPGRADED TO A STANDING SEAM COPPER OR A COMPATIBLE METAL, TO BE REVIEWED AND APPROVED BY STAFF.
2. A RECOMMENDATION THAT THE PETITIONER CONSIDER EITHER/OR A RADIUS HANDRAIL OR SQUARED OFF HANDRAIL TO MATCH THE BALCONY.

3. A REQUIREMENT THAT THE STUCCO MATERIAL BE REAL STUCCO AND AN ACKNOWLEDGEMENT THAT THE PETITIONER STATED HIS INTENTIONS TO USE STUCCO AND NOT EIFS.
4. A RECOMMENDATION TO CONSIDER A ROOFING SHINGLE THAT IS A MORE GREY TONE COLOR, TO BE REVIEWED AND APPROVED BY STAFF.

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

Mr. Hautzinger pointed out that the rendering and plans indicate the steps leading up the entry to be all brick with stone treads, and he asked the commissioners how important this detail was, in case the petitioner decides to make a change at the time of permit. The commissioners said that this detail was very important and should be as shown and not changed to be something in substantial compliance.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#17-141(H) – 411 N. Pine Ave.

Joe Labelle, representing *Rize Properties*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story residence and two-car detached garage to allow the construction of a new two-story residence with a new two-car detached garage. The proposed design complies with the R-3 zoning requirements. The existing house (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

The proposed design has a very authentic historic character that will fit in very well in this neighborhood. Details such as the raised first floor, full front porch, custom window trim profiles, and detached garage all contribute to the success of this design. The design is an excellent example of fitting in with the context of the neighborhood and Staff recommends approval as submitted.

Mr. Labelle said the goal was to design a home that fit in well with the neighborhood, specifically a home with more of a historic nature to be consistent with this neighborhood, and to use materials that are respective of the area, as well as a detached garage.

Commissioner Coon pointed out the petitioner's efforts to design a home that is a slight departure from the bungalow style streetscape of the block, and design a farm style home where there are no other farm style homes on this block; however, this design still contributes to the fabric of the neighborhood by adding another historical nod to another style of home. The new home looks like it is 100 years old with the raised floor and the back porch, and for him there was nothing to not like about the new home. Commissioner Coon also appreciated the detached garage being proposed because he is a firm believer in detached garages on a block like this; he did not like the trend of attached garages that he is seeing. He loved the color as well.

Commissioner Kingsley also commended the petitioner on the detached garage, especially in this neighborhood where on this block and across the street, 100 percent of all the homes have detached garages. In general, she felt it was a great home, and she liked that the first-floor eave height is lower than the adjacent homes, and she commended the petitioner again for the 9-foot first-floor ceiling height and the 8-foot second-floor ceiling height. Because of the historic nature of the new home, she highly recommended using smooth trim and smooth siding, which would make the home stand out from other basic developer homes. She also asked about the material of the porch deck and the base of the porch, and how the underside of the porch will breath. Mr. Labelle explained that there will most likely be small vents at the ends of the porch, placed either high up or right below the porch fascia, and Commissioner Kingsley suggested historic cut-outs that almost mimic each other, which can be seen along Dunton Avenue or even in this neighborhood; this could help in adding air flow to the porch deck. Commissioner Kingsley was also concerned about the appearance of the exposed concrete base of the home. Mr. Labelle explained that the concrete base would be painted to match the siding, although the final details would be determined by the concrete contractor. He added that this detail was inspired by the exposed concrete of the home at 113 S. Dunton. Commissioner Kingsley also asked about the porch rail material and Mr. Labelle said that the railings would be white painted cedar, with a composite material offered as an upgrade, as this home is not yet sold. Commissioner Kingsley felt that a shiny white composite railing would not go with the style of the home and she suggested a rail design that is more historical, simulated divided lights in the windows, and something added to fill the void of the empty area to the right of the front door such as a porch swing.

Commissioner Eckhardt felt the home was great, and he agreed with the previous comments about the concrete base. He recommended the petitioner consider a form liner, which can be patterned and will give character to the base of the home. He had no other comments.

Chair Fitzgerald really loved the new home and his only concern was about the white steps and porch floor shown in the rendering, which Mr. Labelle said would most likely be cedar stained a darker color. Chair Fitzgerald felt it was a fantastic home and had no other comments.

Commissioner Coon had concerns about the drawings that show the standing seam roofs to be either metal or asphalt. He felt the standing seam metal roof on the porch tied it in with the historic nature of the home, and he wanted to make this a requirement. The other roofs that are detached from the porch can be asphalt to match the rest of the roof; however, he liked the individual shed roof on the porch, which is seen a lot on historic homes. Mr. Labelle said the intent is that the front porch roof be standing seam metal and the side and rear elevations be either metal or asphalt.

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

PUBLIC COMMENT

Steve Blye, 407 N. Pine Avenue, lives directly south of the site. He said the new home was very attractive and he had absolutely no problem with how it looks. He agreed with a lot of the comments that were made and he was curious if a standing seam metal roof would make noise when it is raining. Because his driveway abuts his north property line, he was here to request that any new fence for the new home provide for 1-foot of space along his property line to allow room to exit/enter his car. He also asked about plans for the existing hedges and chain link fence in his backyard that extend 3-feet onto the petitioner's site, and Mr. Labelle stated that these items have not yet been explored and he was happy to work with him on this.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 411 N. PINE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 12/08/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FRONT ROOF OF THE PORCH BE STANDING METAL SEAM.
2. A RECOMMENDATION TO CONSIDER SMOOTH TRIM AND POSSIBLY SMOOTH SIDING.
3. A RECOMMENDATION THAT THE RAILING MATERIAL NOT BE SHINY, AND BE MORE OF A NATURAL MATERIAL.
4. A RECOMMENDATION TO CONSIDER SOME FORM OF A VENTILATED SPACE UNDERNEATH THE PORCH SO THE PORCH FLOORING WILL LAST LONGER.
5. A RECOMMENDATION THAT A CONCRETE LINER BE PUT IN AT THE TIME OF THE POUR OF THE EXPOSED CONCRETE FOUNDATION WALLS.
6. A RECOMMENDATION TO CONSIDER SIMULATED DIVIDED LIGHTS IN THE WINDOWS.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEWDC#17-158(H) – 412 W. Campbell St.

Kevin Davis, representing *Fairfield Homes*, was present on behalf of the project.

Chair Fitzgerald asked if there was any public comment on the project and there was a response from the audience. A resident who lives on Wing Street said that the sign posted on the site for tonight's meeting was face down on the ground, and he believed that it has been down for weeks and he was unsure if his neighbors have had the chance to see that there is going to be a new home on this site. He takes an interest in the community and keeps his eyes open for any public notice signs, and if the sign was down on this property, he would not have seen it just driving by.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow the construction of a new single-story residence with a three-car attached garage. The proposed design does comply with the R-3 zoning requirements. The existing house (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable".

The subject property is located on a street with a wide variety of home styles including single-story, one-and-a-half-story, two-story, historic homes, and newer homes. There are a couple of houses with front loaded garages, but the majority of homes have detached garages. The proposed house has a large footprint, but it does fit comfortably on the large 99 foot wide lot. The traditional style fits well in this location, but the Design Commission should evaluate the following concerns:

1. Evaluate the prominence of front load three-car garage which is out of context in this location.
 - a. Consider recessing the garage from the front wall of the house.
 - b. Consider changing the garage to a side load configuration on the back of the house.
 - c. Consider widening the front porch to place the emphasis on the house instead of the garage.
 - d. Consider omitting the large gable from above the three-car garage to reduce its prominence.
2. Evaluate the scale of the large roof.
 - a. Consider reducing the roof pitch to minimize the overall mass of the roof.
3. Stone Base.
 - a. It is recommended that the stone base be continued on all sides of the house, or at least partially down the sides.

Mr. Davis said that he originally bought this lot for himself, being that he is almost an empty nester and the site is walking distance from the Downtown and allows for new single-family ranch living that is not seen very much in the Village. He felt the 3-car attached garage was very important for a ranch home, and commented that numerous perspective buyers have approached him about this site and provide him feedback about the design, which included an attached garage that is critical with empty nesters that currently want to live walking distance from the Downtown.

PUBLIC COMMENT

Jeff Larsen, 411 W. Wing Street, lives directly behind this site. Mr. Larsen felt the 3-car garage looked heavy for the area, he could not recall any 3-car garages on his block either. He did not understand the shutters or the details above the front door. The new home might be a fine home for Arlington Heights, but to him it was not impressive. He also wished that his other neighbors had the chance to be here to comment about the home, and he was unsure if they were not here because the sign was down. He felt the commission was doing a good job of keeping the best interests of the Village at heart, and he was happy he came here tonight, but he questioned whether the proposed new home should be revisited at a future date.

Chair Fitzgerald said that he is familiar with this lot and drove by it a couple of days ago and the sign posting was up and visible. Commissioner Coon said that he drove by the site on Saturday and did not recall seeing a sign, although there was a storm that recently came through. He commented that this petitioner has previously been before the commission with other projects and he understands and follows the notification procedures. Mr. Hautzinger stated that the petitioner provided a sign photo and affidavit stating that the sign was put up 15 days prior to the meeting, and since he had never encountered this situation before, he would need to defer to the Village Legal Department for direction.

Commissioner Coon said that he recently asked Staff to request photos from the petitioner to demonstrate the teardown qualities of the existing home. Mr. Hautzinger presented interior and exterior photos of the existing house that were provided by the petitioner yesterday. Commissioner Eckhardt pointed out that one of the photos shows the meeting sign face down on the ground. In light of the photo of the sign laying down, Commissioner Eckhardt moved as follows:

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO CONTINUE THE REVIEW OF 412 W. CAMPBELL STREET (DC#17-158) AS FOLLOWS:

1. ADEQUATELY RE-POST THE MEETING SIGN THAT WAS DOWN ON THE GROUND, AS SEEN IN THE PHOTOGRAPH SUBMITTED BY THE PETITIONER.
2. ALLOW THE NEIGHBORS AN OPPORTUNITY TO ATTEND THE REVIEW OF THE NEW HOME.
3. PROVIDE THE PETITIONER WITH COMMENTS FROM THE COMMISSIONERS ABOUT THE PROPOSED DESIGN.

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

Mr. Hautzinger provided the petitioner with the posting deadline for the next Design Commission meeting on February 13, 2018.

Commissioner Coon asked the petitioner to comment on the photos that he submitted that show the condition of the existing home. Mr. Davis said that the existing home has a dirt floor foundation with 2 x 6 joists, and a considerable amount of mold on it and in it. The home has been destroyed and is not structurally sound. Based on the photos, Commissioner Coon was satisfied that the existing house is not salvageable. With regards to the 3-car garage frontload garage and the 99' wide lot, Commissioner Coon felt the floor plan did not have to be sacrificed if the garage was changed to a side-load, which he felt would be a much nicer blend on a street with detached garages. He felt the 3-car garage was out of place and out of character with the neighborhood in terms of scale and the mass of the garage element. He said there are a lot of good design elements to the new home, but the front elevation was so heavily weighted with the frontload garage, which could benefit from being set back 15-feet and changed to a side-load garage. Based on the precedence of previous designs on 99' wide lots and side-load garages, he wanted the petitioner to reconsider the layout of the new home, as well as hear what residents have to say when the project comes back.

Mr. Davis said that if the garage was changed to a side-load, the home would be squeezed considerably, and the lot was not deep enough to accommodate a garage at the back of the home; the lot does not make a side-load garage viable. Commissioner Coon reiterated that he felt the 3-car garage did not conform to the Design Guidelines in terms of the design, which is his main problem with the home. Mr. Davis said that a 2-car frontload garage on a 50' wide lot is considerably more massive than a 3-car garage on a 99' wide lot, and Commissioner Coon said that he did not like that either.

Commissioner Eckhardt concurred with Commissioner Coon's concerns about the 3-car garage, and wanted the petitioner to consider options such as pushing the third stall back. He also had concerns about the large amount of garage roof, and he felt the ridge of the garage roof could be brought down. He said that the 99' wide lot is stepped

and allows for some interesting opportunities, although a re-design might be necessary to address the concerns of the commissioners. He had no further comments.

Commissioner Kingsley concurred with the other commissioners' comments. She said that the Design Guidelines are not just for the Design Commission, they are guidelines for petitioners as well. She felt the roof was too large and a 3-car garage on this lot made the home much wider. This would be a great home in a different place, especially with 2-story homes next to it that are much wider like this home is. She also pointed out that the colors illustrated in the rendering are not consistent on the drawings and the written list submitted, which should be clarified when the project is reviewed again. She felt the vertical siding on the front elevation should return so it is a vertical siding home; it was odd that the front of the home looks so much different than the sides, and the rear patio doors should have some type of roof over it for protection. Commissioner Kingsley commented that a typical ranch home like this would have a low hipped roof, and then the roof would not get so big, and she pointed out that the 8-foot height of the garage doors contributes to the overall tallness of the garage. Commissioner Eckhardt commented that a van or SUV with a roof rack would not fit in a 7' garage door. Commissioner Coon was not opposed to the 8' garage doors when there is glass transom windows to help break up the massing; he felt the garage doors were attractive.

Mr. Hautzinger suggested a courtyard style garage arrangement by pushing the 1-car garage stall back 20-feet and turning the 2-car garage into a side-load garage. Chair Fitzgerald agreed with this suggestion, as well as the comments made by the other commissioners.

Mr. Davis said that he intended on making the changes that were discussed tonight so the project can be reviewed again at the next meeting on February 13, 2018.

ITEM 5. GENERAL MEETING

Mr. Hautzinger said that Commissioner Kingsley made a suggestion at a previous meeting, to schedule a discussion about the Design Guidelines. He suggested placing this item on the agenda for the next meeting on February 13, 2018, where the commissioners can provide their comments for a preliminary discussion. Chair Fitzgerald asked that Staff provide both the Single-Family and Commercial Design Guidelines to the commissioners prior to the next meeting, and that each commissioner be allowed a brief time period to summarize their comments or concerns. From there, a decision can be made on how to move forward. Commissioner Kingsley said that she suggested this discussion because she had a couple of items in the Design Guidelines that she felt needed to be updated.

Commissioner Kingsley commented about the earlier discussion tonight by In-House Counsel. She said the explanation of the Design Commission's purview was completely new to her, and she pointed out that a context elevation is always part of the overall package the Design Commission reviews for single-family projects. It is really hard for her as an architect, not to look at context, and she questioned whether the process was broken, or was this just something that the commission had to follow moving forward.

Commissioner Coon felt that the process was not necessarily broken, it just felt like a piece of the process was missing. He pointed out that certain sections of Chapter 28 and Chapter 6 need to be clarified or updated with regards to duties of the Design Commission and Plan Commission because there are inconsistencies. He also asked if there was more than 1 architect on the Plan Commission and Mr. Hautzinger said he believed there was only one.

Chair Fitzgerald understood how the code is currently written and he was okay with that, and if the code was changed, then he was okay with that too. However, this was a perfect example that if a project is going before another commission, as well as the Design Commission, then the project should go to the other commission first before it comes to the Design Commission. Commissioner Kingsley pointed out that current procedures state that a project needs to preferably go to the Design Commission before it goes to ZBA or Plan Commission.

Mr. Hautzinger said that a single-family project that might go to both ZBA and the Design Commission can benefit from either commission seeing the project first, depending on the circumstances of the project. Commissioner Kingsley said it was really important for the Design Commission to get that approval first, before reviewing a project. Commissioner Coon felt the ZBA and Plan Commission members were not qualified to talk about architectural issues that are in the Design Commissioners' professional realm, without the Design Commissioners' input or participation in the process. He said there are two issues: the first issue being clarity, and the second being fairness to residents; this is a flawed process and he has sent emails to Village Staff about it and received no response, just like residents who voiced concerns at Village Board hearings and those concerns are not addressed. He referenced a project that he had worked on where the adjacent residents sued the developer and stopped the project, which he felt could happen with Sigwalt Apartments.

Commissioner Kingsley said that part of this issue could be the Comprehensive Plan, which was done many years ago and probably needs to be looked at again. She asked how this commission can request that the process be reviewed so that perhaps the Design Commission can see these projects after the ZBA and after the Plan Commission. Mr. Hautzinger said that this was good feedback, and he reiterated that not every commercial project goes on to the Plan Commission, and for those projects, the Design Commission will look at all elements of the design. He also reiterated that both the Plan Commission and the Design Commission make recommendations to the Village Board.

Commissioner Eckhardt felt it was a waste of this commission's time to review plans when a petitioner is asking for a variation in a side yard and the commissioners do not know. He wants to know that when this commission approves a single-family home, that the home is going to get built, and he did not like when this commission spends 2 or 3 meetings reviewing a project and then it has not been approved by the Plan Commission and then the project starts over; this is a waste of time for the petitioner and everyone.

Commissioner Coon questioned why the Village Board could not receive conflicting recommendations from the Design Commission and the Plan Commission? Mr. Hautzinger said that the recommendations for approval or denial do not need to be the same; however, the Plan Commission and the Design Commission should not be reviewing the same things to avoid the possibility of conflicting requirements. Commissioner Kingsley said she is worried about a recommendation for approval from the Design Commission when there are also variations, which can be perceived that this commission endorses the variations because of the aesthetics. Commissioner Coon commented that at the Plan Commission review of the Sigwalt Apartments project, Staff paraphrased the Design Commission approval and did not point out the 2 caveats that were part of this commission's motion for approval of the project.

Chair Fitzgerald stated that Design Commission minutes are included for Village Board review, so members should know what is going on, and if not, this commission has no control about that. He also said that in the 12 years he has been on this commission, this issue has never come up and he was unsure if this was something this commission needed to totally re-invent or just tweak at this time. Commissioner Coon agreed. Chair Fitzgerald also felt that it made sense that projects that go before the Plan Commission should go there first and then come to the Design Commission. Commissioner Coon agreed and said that this would also help with the residents' understanding of what variations are being accepted; he did not see a benefit of the Design Commission going first.

Commissioner Eckhardt said there is no universal answer to this issue, and the Sigwalt Apartments project is a unique project that he felt was somewhat self-created by the Village when they designated this site in the Master Plan. It is a perfect storm of controversy on this property, and it is helpful to be having this dialogue in preparation for the future projects for the rest of this block. Commissioner Coon wished there was a sensitivity of addressing the issue of why a 5-story building needs to be right next to a single-family home at the south end of this block.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING 9:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#17-158(H) - 412 W. Campbell St. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 412 W. Campbell Street. This recommendation is based on the revised architectural plans received 2/7/18 and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits 2-13-18
Exhibits 1-23-18

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 412 W. Campbell Street
Project Address: 412 W. Campbell Street
Prepared By: Steve Hautzinger

Date Prepared: January 12, 2018
Date Revised: February 7, 2018

PETITION INFORMATION:

DC Number: 17-158(H)
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Avenue
Arlington Heights, IL 60005
Original Meeting Date: January 23, 2018
Re-review Meeting Date: February 13, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow the construction of a new single-story residence with a three-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,068 square feet and the proposed residence will have 3,048 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.1 feet Side: 9.9 feet Side: 9.9 feet Rear: 30 feet	Front: 22.1 feet Side: 10.49 feet Side: 15.56 feet Rear: 37.1 feet
Building Height	25 feet to the midpoint	19.2 feet to the midpoint
FAR	5,665 SF	3,048 SF
Building Lot Coverage	4,574 SF	3,618 SF
Impervious Surface Coverage Total	6,534 SF	4,654 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on January 23, 2018, at which time the project was CONTINUED due to the public notification sign falling down, and to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

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

Project Update:

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 412 W. Campbell Street. This recommendation is based on the revised architectural plans received 2/7/18 and the following:

1. Return the decorative stone base down the left side to the garage face, and down the right side to the bumpout.
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 7, 2018

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

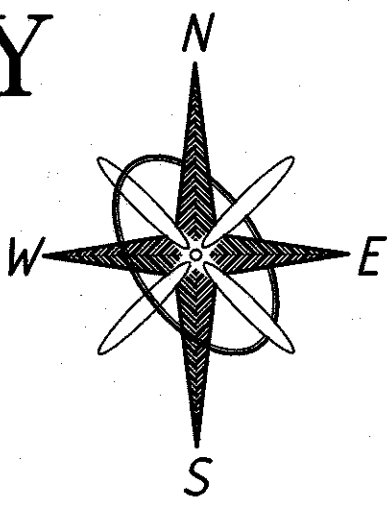
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-158(H)

BOUNDARY AND TOPOGRAPHIC SURVEY

EAST HALF OF LOT 1 IN BLOCK 14, LOT 2 IN BLOCK 15, IN MINER'S ADDITION TO DUNTON, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 13,082 SQ.FT OR 0.300 ACRES, MORE OR LESS

ADDRESS : 412 W. CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND

- INDICATES EXISTING SPOT ELEVATIONS
- INDICATES TREE LOCATION AND SIZE
- INDICATES POWER POLE
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- SCC INDICATES SET CROSS CUT AT CORNER
- FIP INDICATES FOUND IRON PIPE
- FIR INDICATES FOUND IRON ROD
- INDICATES STORM/SANITARY MANHOLE
- INDICATES STEET SIGN
- INDICATES CONTOUR LINES
- INDICATES 5' WIRE FENCE
- OHW INDICATES OVERHEAD WIRES
- W INDICATES LOCATION OF EXISTING WATER MAIN
- INDICATES EXISTING COMBINED SEWER
- REC. INDICATES RECORDED DIMENSION
- MEAS. INDICATES MEASURED DIMENSION
- INDICATES DOWNSPOUT LOCATIONS
- INDICATES A/C UNIT
- INDICATES B-BOX LOCATION
- INDICATES ELECTRIC METER
- INDICATES GAS METER
- INDICATES BACK OF CURB
- SIP INDICATES SET IRON PIPE

BENCHMARKS/CONTROL

- CP100 SET CROSS CUT 23.09' W AND 68.34' S OF SOUTHWEST PROPERTY CORNER
N: 1972940.343
E: 1077862.669
ELEVATION = 703.06 (NAVD'88 - GPS DERIVED)
- CP102 SET CROSS CUT 23.54' W AND 8.69' S OF SOUTHEAST PROPERTY CORNER
N: 1973000.196
E: 1077961.157
ELEVATION = 703.44 (NAVD'88 - GPS DERIVED)
- NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSDUCER ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

- GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
- SURVEYOR'S NOTES:
1. BEARINGS ARE GPS DERIVED. VERTICAL DATUM IS NAVD'88.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED AUGUST 9, 2017.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. PROPERTY NOT MONUMENTED PER CLIENT'S REQUEST.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF December 2017 IN CHICAGO, ILLINOIS.

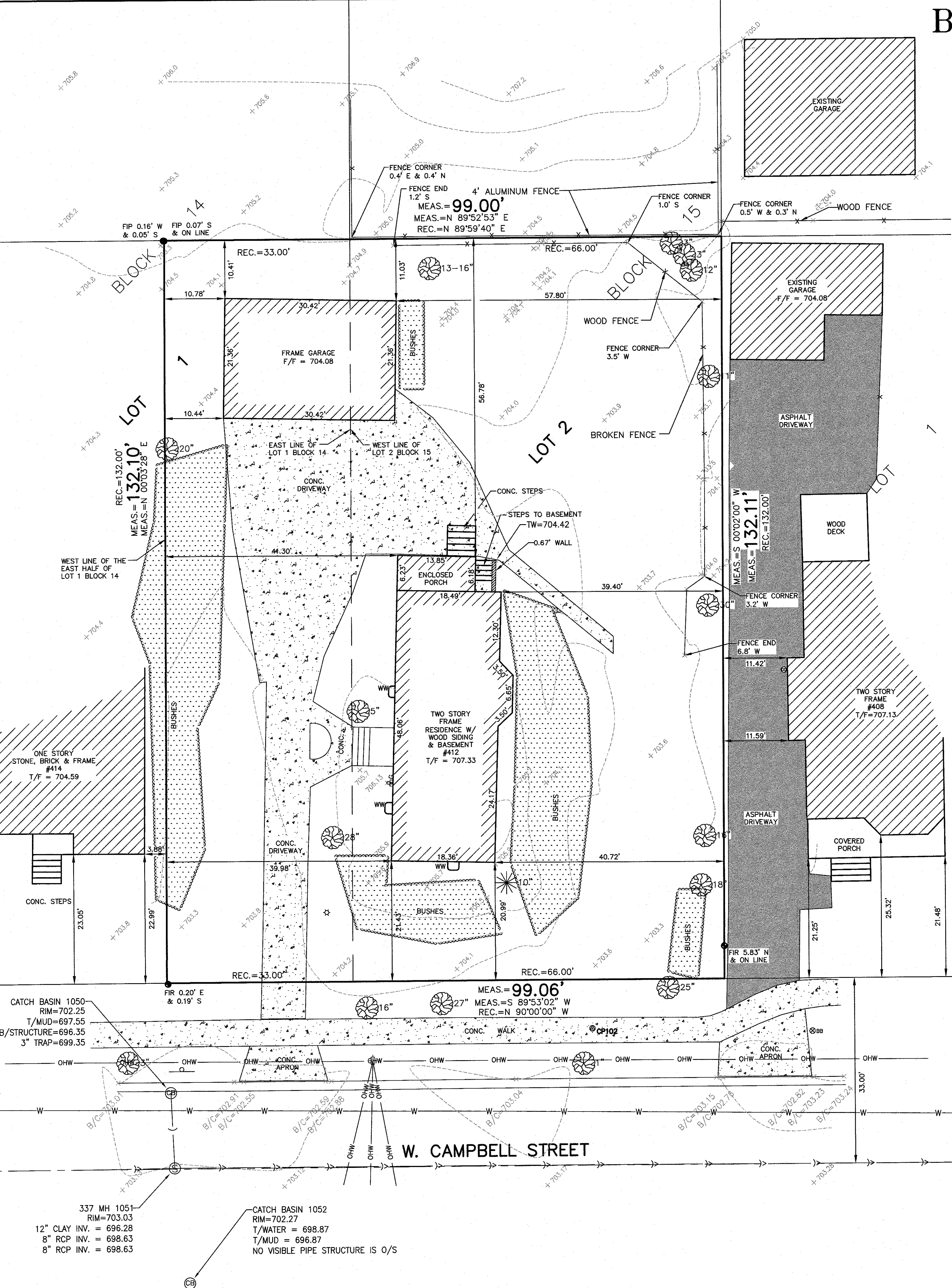
KNIGHT E/A, INC.

STEVEN BARCZAK, PLS. NO. 038003269
LICENSE EXPIRES: 11/30/2018

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

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A RAISED SEAL.

L:\Site Surveys\7281\7281.17\CAD\Sheets\7281.17_02 BOUNDARY AND TOPO.dwg



Drawn By: JV
Designed By: SB
Scale: 1"=10'

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005

PREPARED FOR:

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

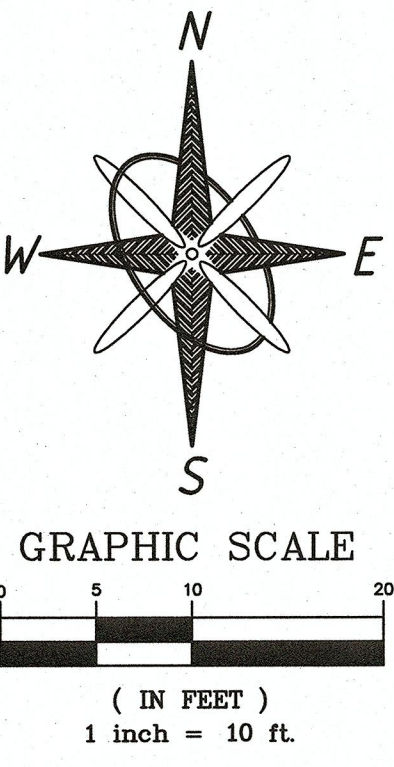
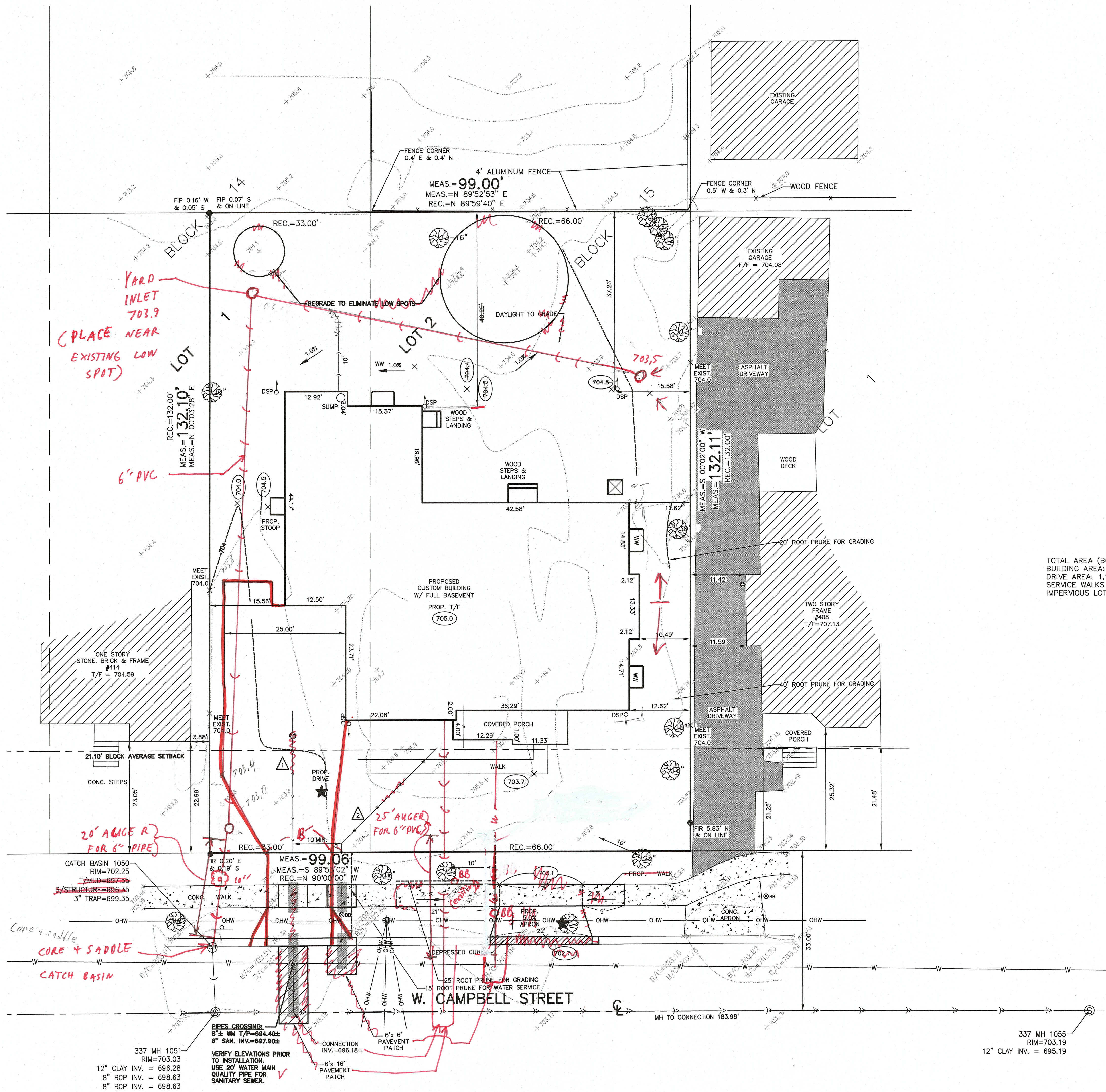
KNIGHT
Engineers & Architects

Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211

SHEET NO.
2
OF 6

DATE: 12/15/17
JOB NO. 7281.17



TOTAL AREA (BOUNDED BY SOLID HEAVY LINES: 13,032± S.F.
BUILDING AREA: 3,445 S.F. OR 26 %
DRIVE AREA: 1,145 S.F.
SERVICE WALKS AND STOOP: 198 S.F.
IMPERVIOUS LOT COVERAGE: 4,788± S.F. OR 37%

- SERVICES**
- △ 6" SDR-26 P.V.C. SANITARY SERVICE
1.0% MIN. SLOPE. CONNECT TO EXISTING SAN. SEWER.
 - △ 1-1/2" TYPE "K" COPPER WATER SERVICE
CONNECT TO EXIST. WATERMAIN
 - △ 4" P.V.C. SUMP DISCHARGE
IN ACCORDANCE WITH VILLAGE CODE
MIN. 1.0% SLOPE.

- NOTES:**
- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 - ROOT-PRUNE TO ALLOW FOR WATER SERVICE INSTALLATION.
 - THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 - PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.

★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE.

SITE ENGINEERING PLAN

Drawn By: JV	Designed By: SJF	Scale: 1"=10'
SITE ENGINEERING PLAN		
REVISIONS		
1	02/02/18	BLDG. PER CLIENT

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005
PREPARED FOR:
FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

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

SHEET NO.
4
OF 6
DATE: 02/02/18
JOB NO. 7281.17

Single-Family Home Application and Procedures

Village of Arlington Heights

412 W Campbell St

Arlington Heights IL 60005



Property to left 3
502 W Campbell St



Property to left 2
418 W Campbell St



Property to left 1
414 W Campbell St



Subject Property
412 W Campbell St



Property to Right 1
408 W Campbell St



Property to Right 2
402 W Campbell St

k

W Campbell Street



Property Across 1
405 W Campbell



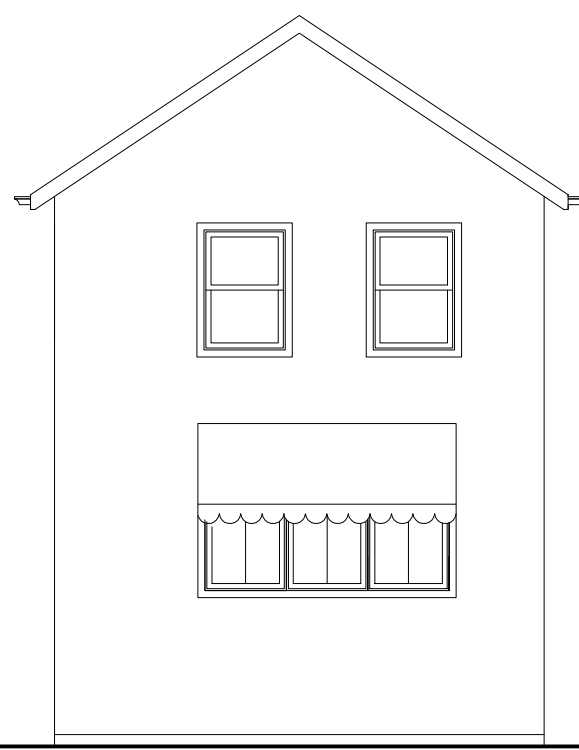
Property Across 2
407 W Campbell



Property Across 3
409 W Campbell



2B
A202
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



4B
A202
EXISTING PROPERTY (TO BE DEMOLISHED)
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



6B
A202
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"



2D
A202
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



3D
A202
PROPOSED FRONT ELEVATION
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



6D
A202
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN		07-07-17 RM	07-25-17 RM	08-11-17 RM	08-29-17 RM	09-07-17 RM
PRELIMINARY DESIGN		09-25-17 RM	09-29-17 RM	10-27-17 RM	11-17-17 RM	11-27-17 RM
DESIGN DEVELOPMENT						
PERMITTING						
RELEASE FOR PERMIT						
REVISION						

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

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

ALA

Job Number: 17178
Sheet Number: A202
File Name: 17178202



- 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
 - 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 (12) 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 PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- LEGEND:
- - EGRESS WINDOW
 - ◐ - TEMPERED GLASS
 - ◑ - FIXED WINDOW

DESIGN STAGE

CONCEPTUAL DESIGN	07-07-17 BA	08-11-17 BA	08-29-17 BA	09-07-17 BA
PRELIMINARY DESIGN	07-25-17 BA	07-25-17 BA	09-29-17 BA	11-17-17 BA
DESIGN DEVELOPMENT	09-29-17 BA	09-29-17 BA	09-29-17 BA	09-29-17 BA
PERMITTING	11-30-17 BA	11-30-17 BA	01-26-18 BA	02-07-18 BA
RELEASE FOR PERMIT				
REVISION				

REVISIONS

5	
4	
3	
2	
1	

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL

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

17178200

Job Number: 17178
Sheet Number: A200
File Name:



DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	07-07-17 BU	07-25-17 BU	08-11-17 BU	02-29-17 BU	06-01-17 BU
DESIGN DEVELOPMENT	08-25-17 BU	09-29-17 BU	10-27-17 BU	11-17-17 BU	
RELEASE FOR PID					
FINAL REVIEW	11-29-17 BU	01-12-18 BU	01-15-18 BU	07-26-18 BU	02-07-18 BU
RELEASE FOR PERMIT	△	△	△	△	△
REVISION					

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL

LEFT ELEVATION
RIGHT ELEVATION

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

Job Number: 17178
Sheet Number: A201

Fairfield Homes, Inc.
412 W Campbell
Material Schedule

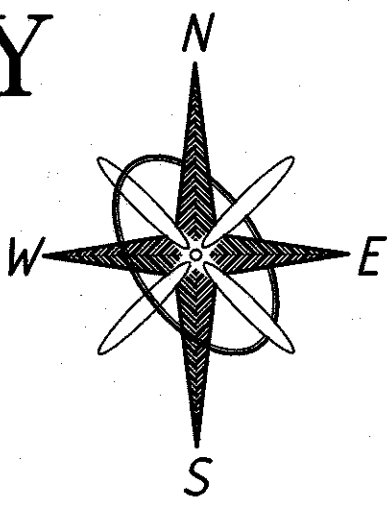
ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Stone	Cultured Stone	Boral	Pro-fit Alpine Ledgestone Echo Ridge
Roof	Asphalt Shingles	IKO	Architectural - Black
Siding	Wood	LP	Grey
Shutters	Plastic	Mid-America	Black
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664 with 6- pane lites and hardware	White

BOUNDARY AND TOPOGRAPHIC SURVEY

EAST HALF OF LOT 1 IN BLOCK 14, LOT 2 IN BLOCK 15, IN MINER'S ADDITION TO DUNTON, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 13,082 SQ.FT OR 0.300 ACRES, MORE OR LESS

ADDRESS : 412 W. CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND

- INDICATES EXISTING SPOT ELEVATIONS
- INDICATES TREE LOCATION AND SIZE
- INDICATES POWER POLE
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES SET CROSS CUT AT CORNER
- INDICATES FOUND IRON PIPE
- INDICATES FOUND IRON ROD
- INDICATES STORM/SANITARY MANHOLE
- INDICATES STEET SIGN
- INDICATES CONTOUR LINES
- INDICATES 5' WIRE FENCE
- INDICATES OVERHEAD WIRES
- INDICATES LOCATION OF EXISTING WATER MAIN
- INDICATES EXISTING COMBINED SEWER
- REC. INDICATES RECORDED DIMENSION
- MEAS. INDICATES MEASURED DIMENSION
- INDICATES DOWNSPOUT LOCATIONS
- INDICATES A/C UNIT
- INDICATES B-BOX LOCATION
- INDICATES ELECTRIC METER
- INDICATES GAS METER
- INDICATES BACK OF CURB
- INDICATES SET IRON PIPE

BENCHMARKS/CONTROL

- CP100 SET CROSS CUT 23.09' W AND 68.34' S OF SOUTHWEST PROPERTY CORNER
N: 1972940.343
E: 1077862.669
ELEVATION = 703.06 (NAVD'88 - GPS DERIVED)
- CP102 SET CROSS CUT 23.54' W AND 8.69' S OF SOUTHEAST PROPERTY CORNER
N: 1973000.196
E: 1077961.157
ELEVATION = 703.44 (NAVD'88 - GPS DERIVED)
- NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSDUCER ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

- GENERAL NOTES:
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
 - ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
 - LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
- SURVEYOR'S NOTES:
- BEARINGS ARE GPS DERIVED. VERTICAL DATUM IS NAVD'88.
 - THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED AUGUST 9, 2017.
 - ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
 - PROPERTY NOT MONUMENTED PER CLIENT'S REQUEST.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF December 2017 IN CHICAGO, ILLINOIS.

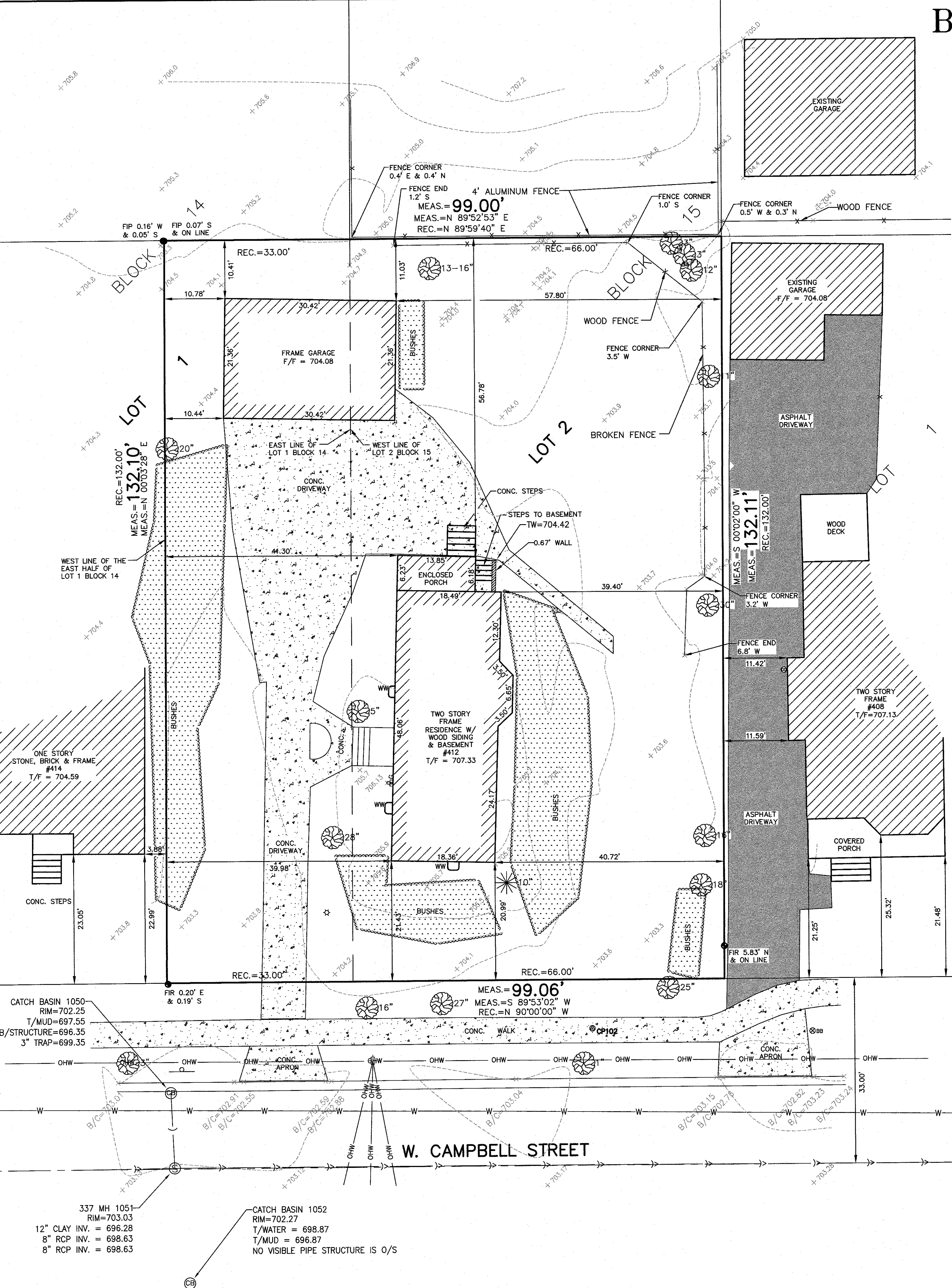
KNIGHT E/A, INC.

STEVEN BARCZAK, PLS. NO. 038003269
LICENSE EXPIRES: 11/30/2018

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

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A RAISED SEAL.

L:\Site Surveys\7281\7281.17\CAD\Sheets\7281.17_02 BOUNDARY AND TOPO.dwg



BOUNDARY AND TOPOGRAPHIC SURVEY

REVISED	DATE	BY

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC

530 S. ARTHUR AVENUE

ARLINGTON HEIGHTS, IL 60005

(847) 456-8017

KNIGHT

Engineers & Architects

Phone (312) 577-3300

Fax (312) 577-3526

knigheaa.com

221 N. LaSalle Street, Suite 300

Chicago, Illinois 60601-1211

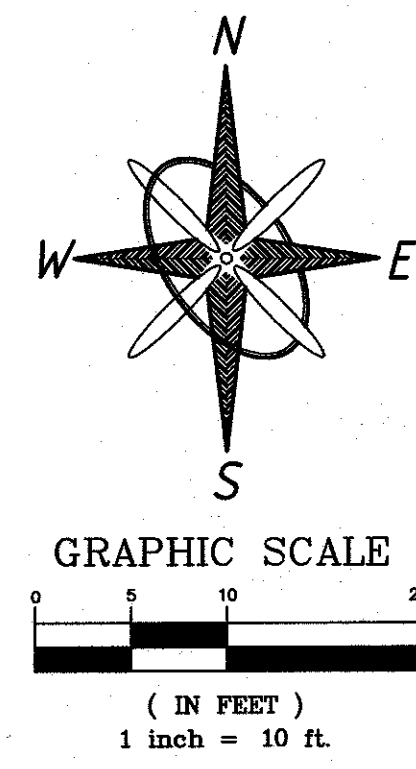
SHEET NO.

2

OF 6

DATE: 12/15/17

JOB NO. 7281.17



Drawn By: JV	Designed By: SJP	Scale: 1"=10'
SITE ENGINEERING PLAN		
REVISIONS		

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC

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

SITE ENGINEERING PLAN

KNIGHT
Engineers & Architects

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

Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO.
4
OF **6**

DATE: 12/15/17
JOB NO. 7281.17

- SERVICES**
- 6" SDR-26 P.V.C. SANITARY SERVICE
1.0% MIN. SLOPE. CONNECT TO EXISTING SAN. SEWER.
 - 1-1/2" TYPE "K" COPPER WATER SERVICE
CONNECT TO EXIST. WATERMAIN
 - 4" P.V.C. SUMP DISCHARGE
IN ACCORDANCE WITH VILLAGE CODE
MIN. 1.0% SLOPE.

- NOTES:**
- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 - ROOT-PRUNE TO ALLOW FOR WATER SERVICE INSTALLATION.
 - THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 - PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.

- ★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
- DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE.

Single-Family Home Application and Procedures

Village of Arlington Heights

412 W Campbell St

Arlington Heights IL 60005



Property to left 3
502 W Campbell St



Property to left 2
418 W Campbell St



Property to left 1
414 W Campbell St



Subject Property
412 W Campbell St



Property to Right 1
408 W Campbell St



Property to Right 2
402 W Campbell St

k

W Campbell Street



Property Across 1
405 W Campbell



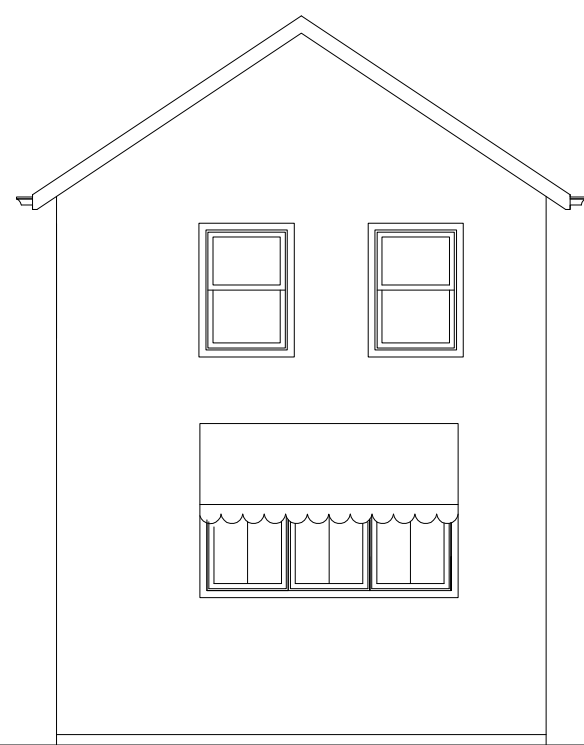
Property Across 2
407 W Campbell



Property Across 3
409 W Campbell



1C
A201
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



3C
A201
EXISTING PROPERTY (TO BE DEMOLISHED)
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



5C
A201
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"



2C
A201
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



4C
A201
PROPOSED FRONT ELEVATION
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



5C
A201
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"

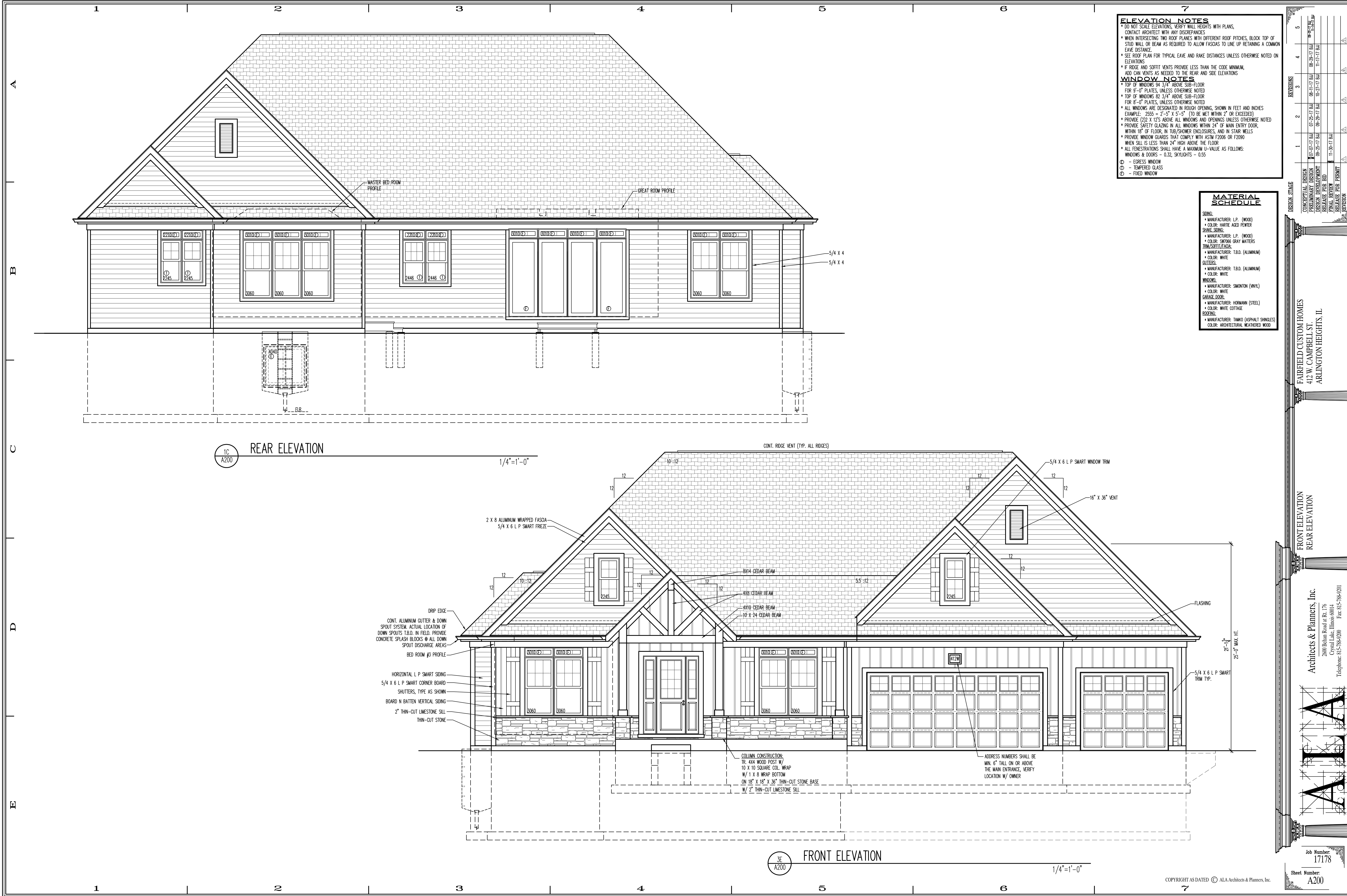
DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
PERMIT FOR BID						
PERMIT FOR CONSTRUCTION						
REVISION						

DR. HORTON, INC.
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

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

ALA
Job Number: 17178
Sheet Number: A202
File Name: 171785202



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 34 3/4" ABOVE SUB-FLOOR
- FOR 8'-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" 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 PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

MATERIAL SCHEDULE

SIDING:

- MANUFACTURER: L.P. (WOOD)
- COLOR: HARTIE AGED PEWTER

SHAKE SIDING:

- MANUFACTURER: L.P. (WOOD)
- COLOR: SW/066 GRAY MATTERS

TRIM/SOFFIT/FASCIA:

- MANUFACTURER: L.B.D. (ALUMINUM)
- COLOR: WHITE

GUTTERS:

- MANUFACTURER: T.B.D. (ALUMINUM)
- COLOR: WHITE

WINDOWS:

- MANUFACTURER: SIMONTON (VINYL)
- COLOR: WHITE

GARAGE DOOR:

- MANUFACTURER: NORMANN (STEEL)
- COLOR: WHITE COTTAGE

ROOFING:

- MANUFACTURER: TAMKO (ASPHALT SHINGLES)
- COLOR: ARCHITECTURAL WEATHERED WOOD

DESIGN STAGE

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
PERMITTING					
CONSTRUCTION					
RELEASE FOR PERMIT					

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

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

ALA

Job Number: 17178
Sheet Number: A200
File Name: 17178200

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.

SUNSET STONE

www.sunset
CASTLE ROCK

COMPLETE representation of
not an installation suggestion
installation instructions for p
practices. AB

color availability, North Central (2016)
Atlantic Blue
Georgetown Gray

Birchwood
Heather Blend

Burnt Sienna
Hunter Green

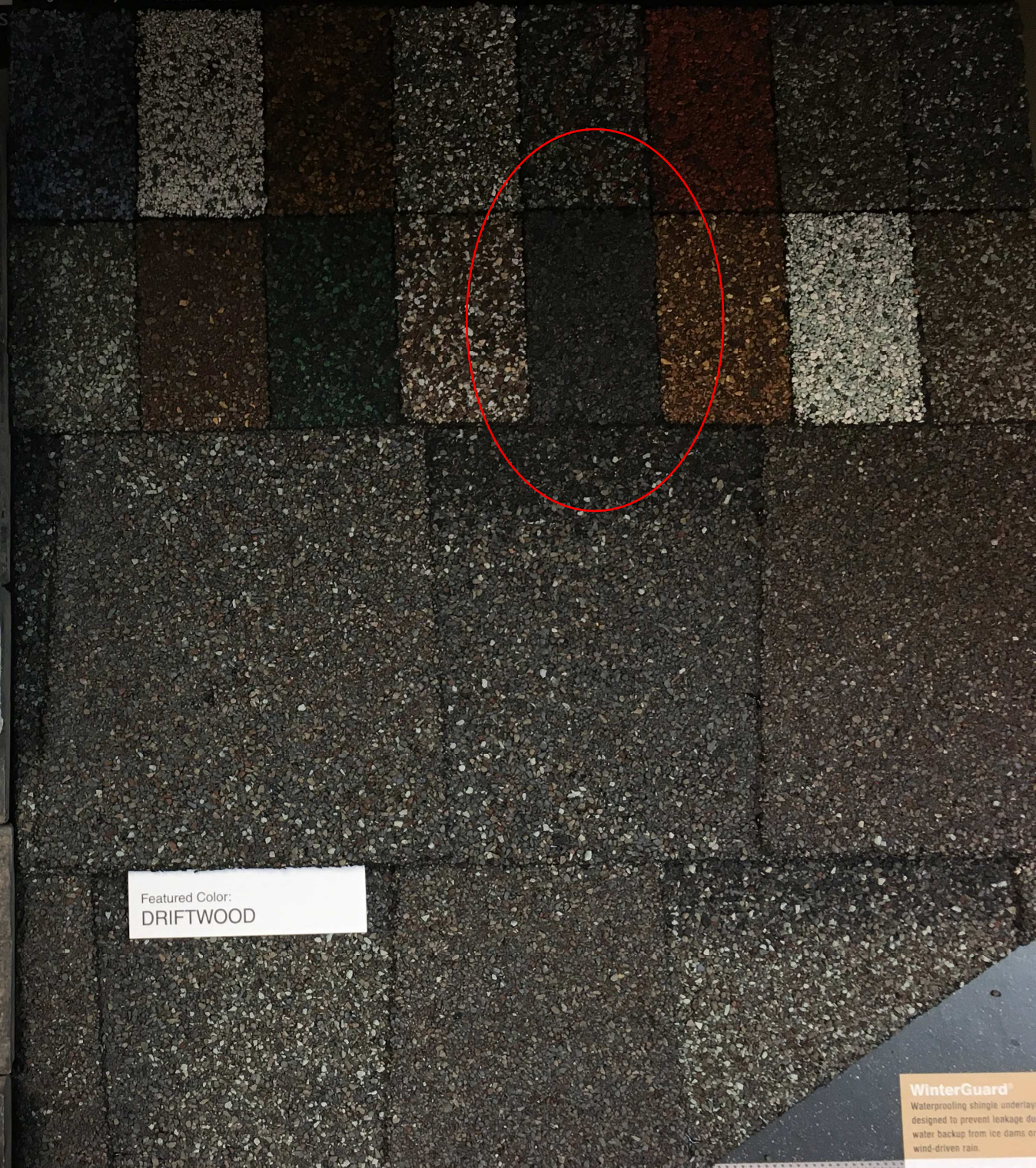
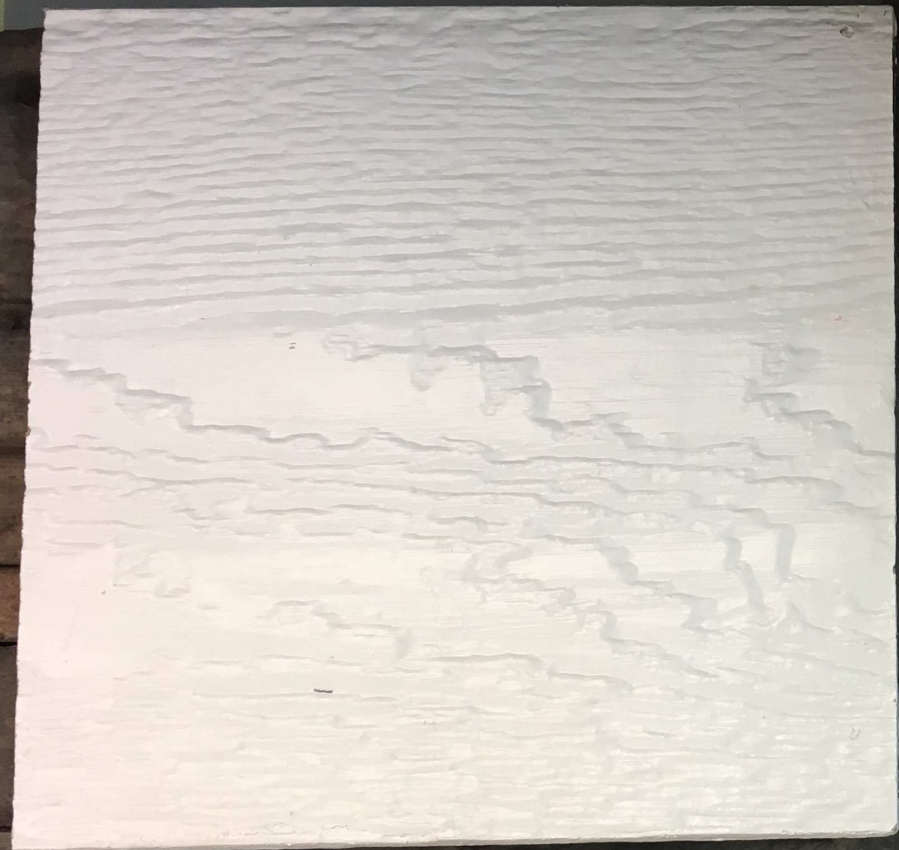
Cobblestone Gray
Mission Brown

Colonial Slate
Moire Black

Cottage Red
Resawn Shake

Driftwood
Silver Birch

Pewter
Weathered Wood



Featured Color:
DRIFTWOOD

WinterGuard
Waterproofing shingle underlayment designed to prevent leakage due to water backup from ice dams or wind-driven rain.

Fairfield Homes, Inc.
412 W Campbell
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Stone	Cultured Stone	Sunset Stone	Willow Park Stacked Stone
Roof	Asphalt Shingles	IKO	Architectural - Black
Siding	Wood	LP	White
Shutters	Plastic	Mid-America	Black
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		SW 6256 Serious Gray
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664 with 6- pane lites and hardware	White



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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 116 S. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received on 1/4/18, and the following:

1. Reduce the roof pitch to 10:12 or 8:12 to better fit the context of the neighborhood.
2. Add a window to the side of the garage to break up the blank wall of siding.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: February 6, 2018

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.19 feet Side: 6.01 feet Side: 5.97 feet Rear: 37.29 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	2,734 SF	2,733 SF
Building Lot Coverage	2,126 SF	1,660 SF
Impervious Surface Coverage Total	3,343 SF	2,489 SF

The subject property is on a street that is predominantly single-story and one-and-a-half-story homes. However, there are a few two-story homes on this block, and there are numerous two-story homes throughout the neighborhood. There is a mix of detached and attached garages, with numerous examples of front loaded two-car garages.

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 116 S. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received on 1/4/18, and the following:

1. Reduce the roof pitch to 10:12 or 8:12 to better fit the context of the neighborhood.
2. Add a window to the side of the garage to break up the blank wall of siding.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

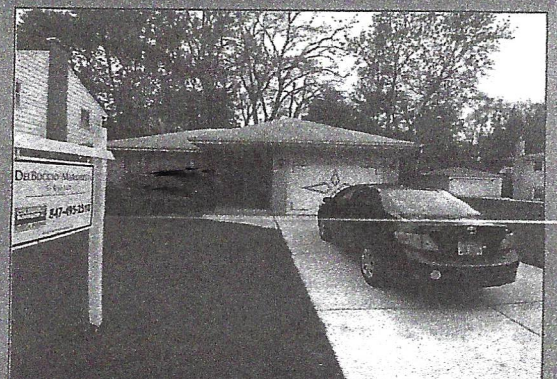
_____, February 6, 2018

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

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

EXACTA

ILLINOIS SURVEYORS, INC.



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

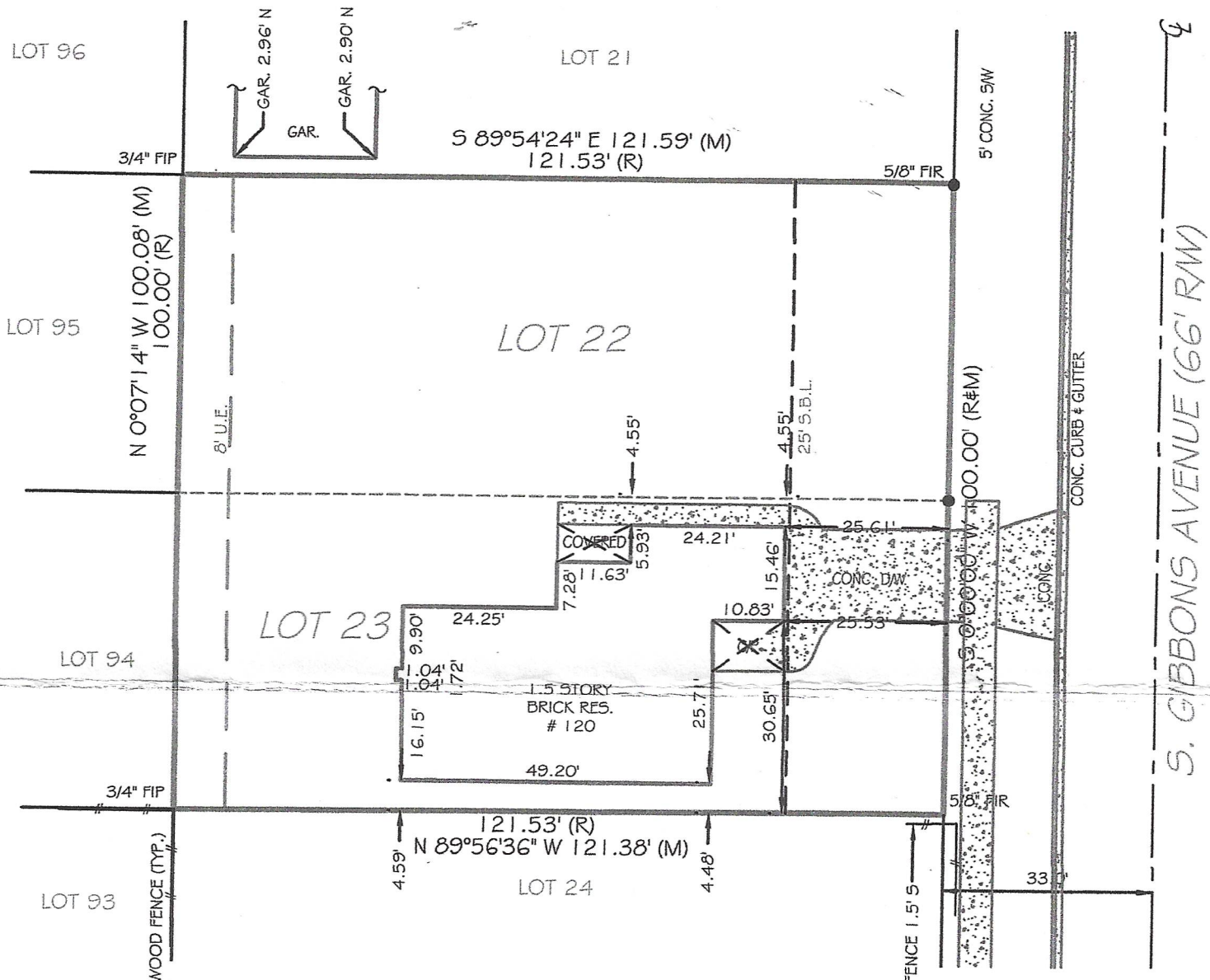
SURVEY NUMBER: IL1705.1292

FIELD WORK DATE: 5/11/2017
1705.1292

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

BOUNDARY SURVEY
COOK COUNTY

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



STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

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

Kenneth Kennedy

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



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

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

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



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

CLIENT NUMBER: 17-0457JJTK

DATE: 5/12/2017

BUYER: JJTK, LLC

SELLER: HARGREAVES

CERTIFIED TO: JJTK, LLC

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

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THE **cara** PROGRAM

transforming lives...

www.thecaraprogram.org

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

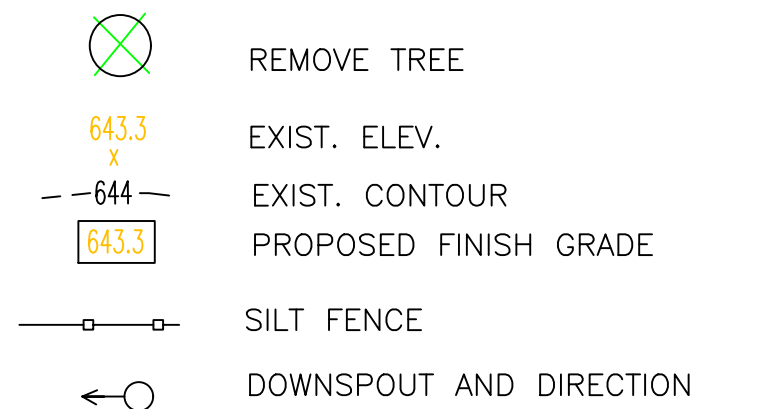
EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763

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

SCALE 1"=10'

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



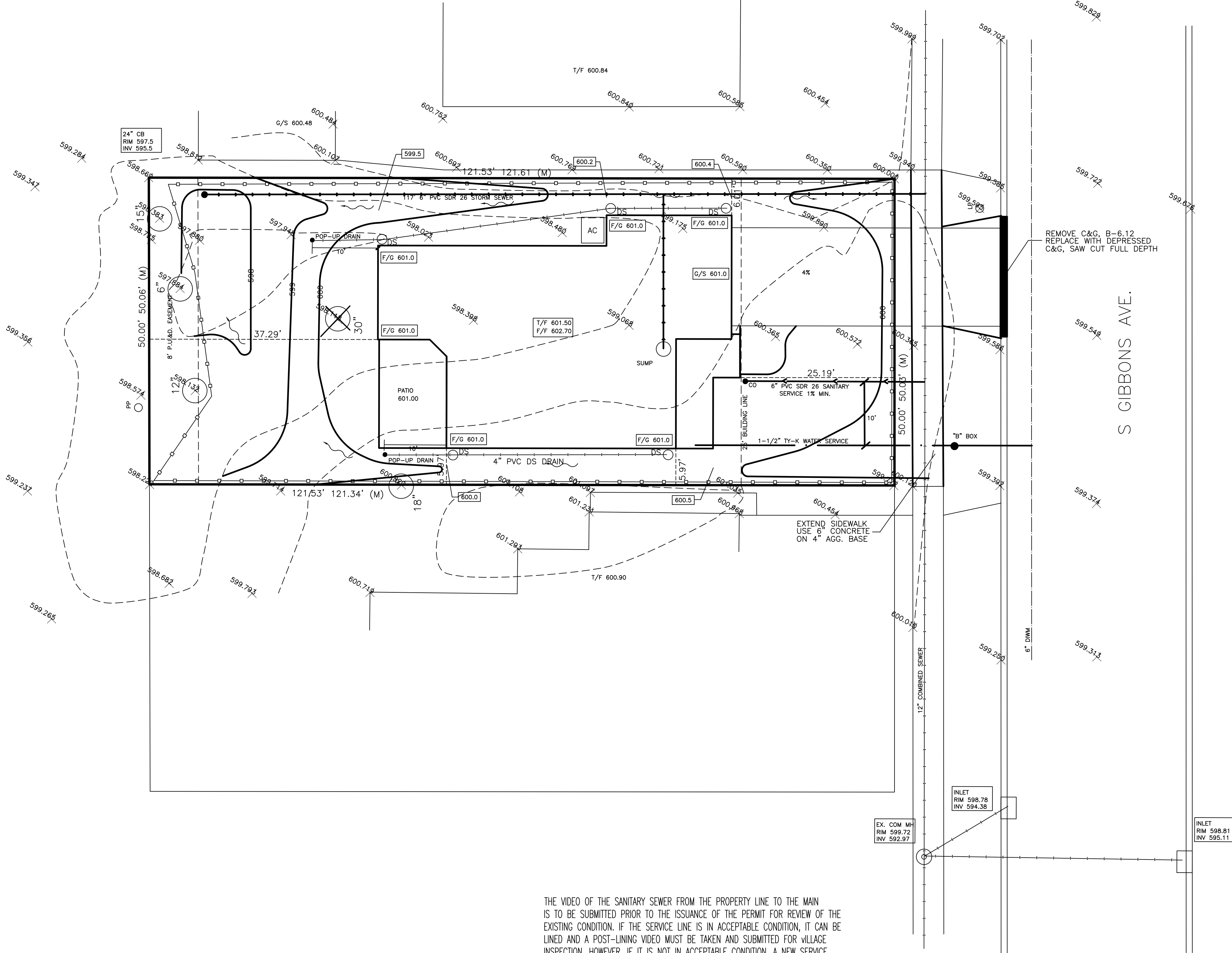
DATED THIS 29 TH DAY OF DEC, AD 2017

2 SHEETS

SITE DEVELOPMENT PLAN

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

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



PAVEMENT PATCH TO BE CONSTRUCTED AS FOLLOWS:

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

IMPERVIOUS COVERAGE

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

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

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

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

REVISIONS

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5114

SCALE: 1"=10'

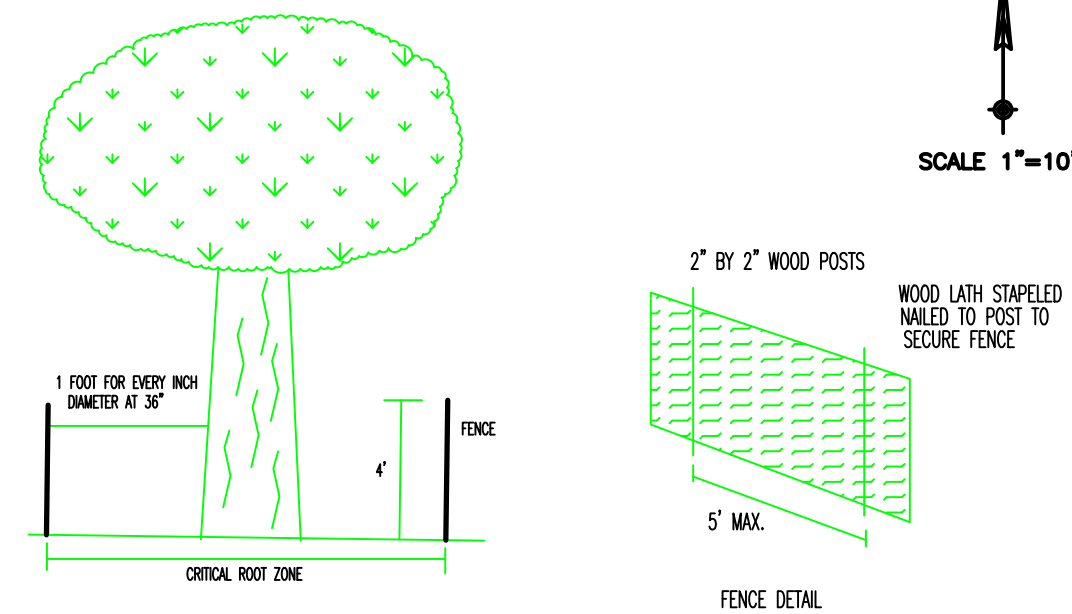
DATE: 12/29/17

SITE DEVELOPMENT PLAN
116 S. GIBBONS AVE.

SHEET NO.

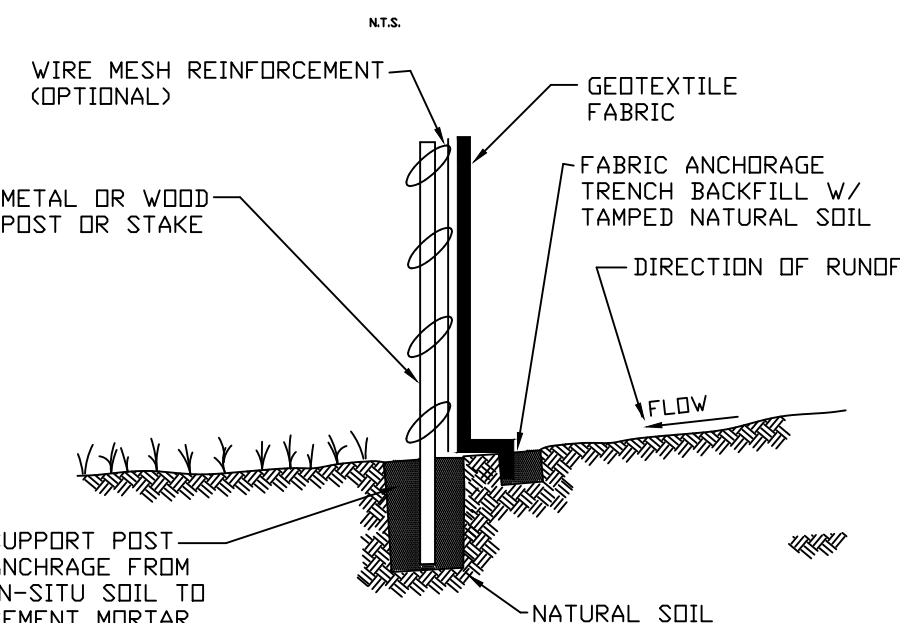
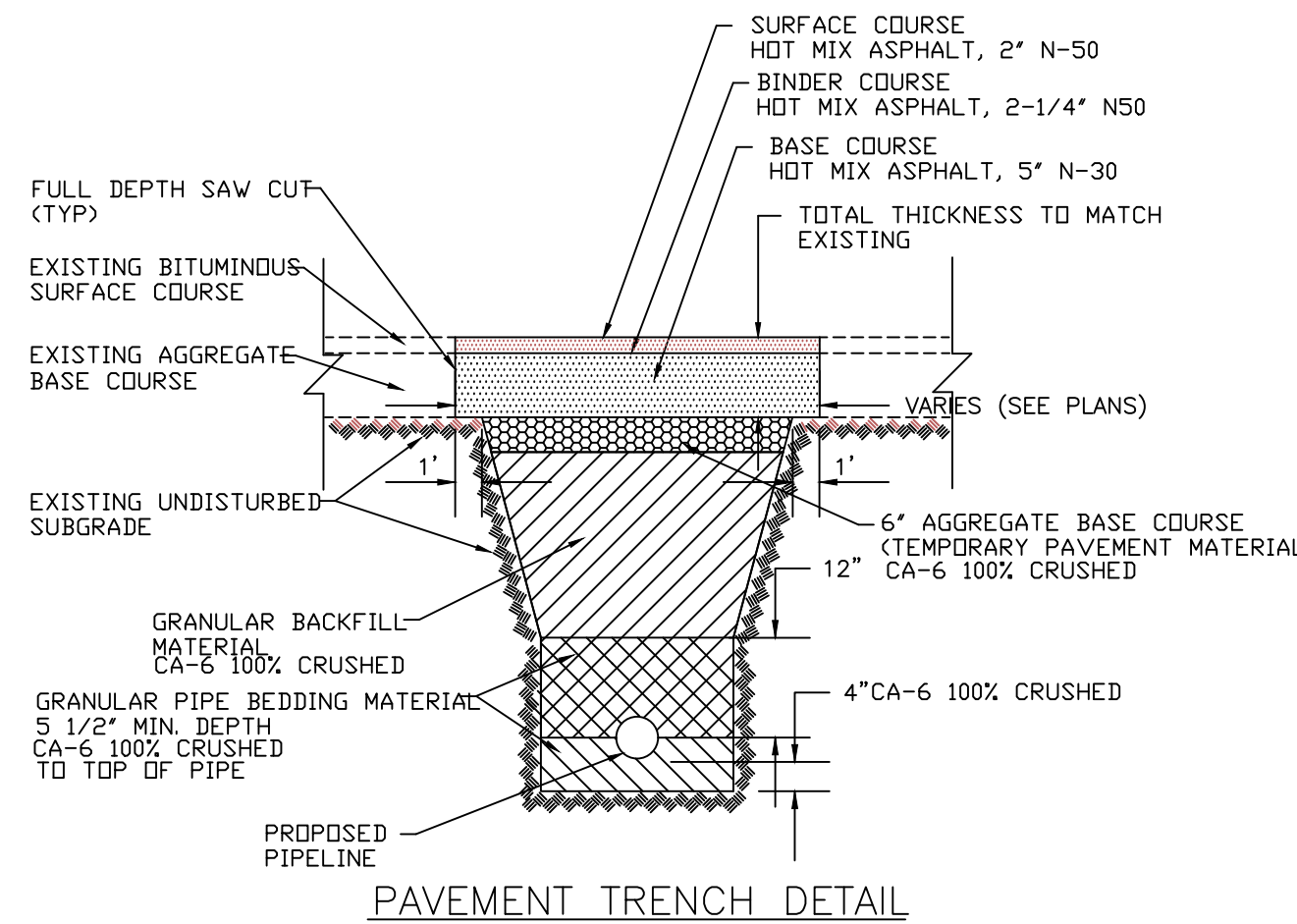
2

OF 2 SHEETS



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

TREE PROTECTION DETAIL



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

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

TYPICAL DETAIL FOR SILT FENCE CONTROL

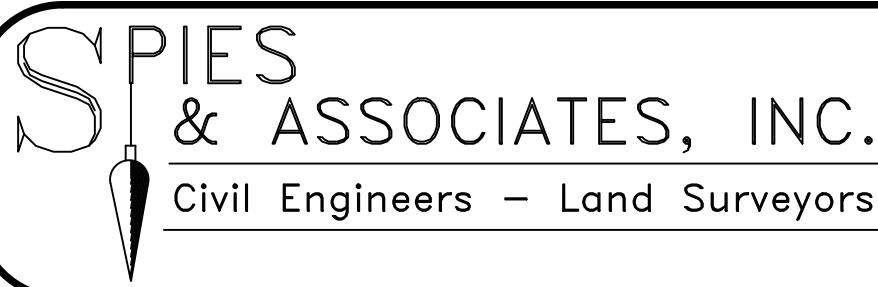
- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

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

DATE THIS 29 TH DAY OF DEC, AD 2017

OWNER

ENGINEER



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



Property to Left 3
206 S. Gibbons Avenue



Property to Left 2
202 S. Gibbons Avenue



Property to Left 1
120 S. Gibbons Avenue



Subject Property
116 S. Gibbons Avenue



Property to Right 1
112 S. Gibbons Avenue



Property to Right 2
1717 E. Kensington Road

S. GIBBONS AVENUE



Property Across 1
203 S. Gibbons Avenue

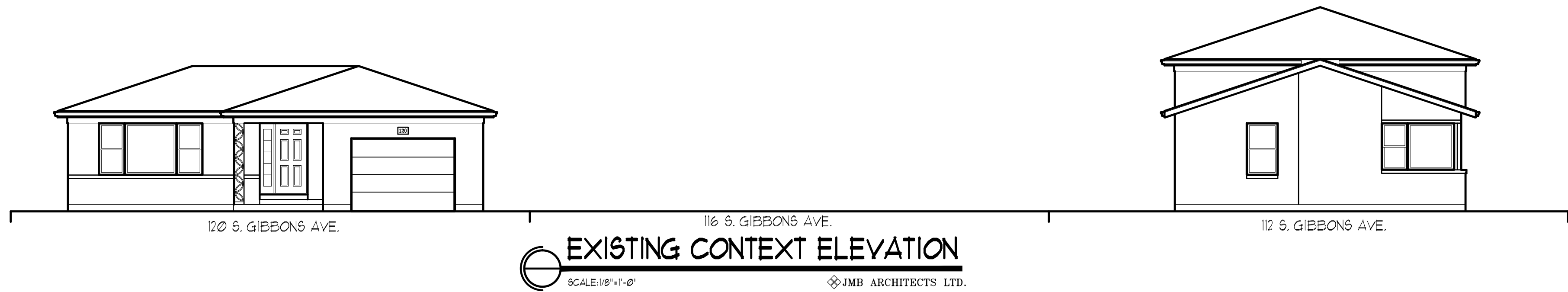


Property Across 2
119 S. Gibbons Avenue



Property Across 3
115 S. Gibbons Avenue

E. KENSINGTON ROAD



© 2016 Copyright JMB Architects, Ltd. All rights reserved.
These drawings, specifications, floorplans, and elevations (collectively, "Architectural Plans") are the confidential and proprietary property of JMB Architects, Ltd. ("JMB"). No part of these drawings, specifications, floorplans, and elevations may be reproduced, stored in a retrieval system, or transmitted in any form or by any means without the prior written permission of JMB. You may not prepare or use these drawings, specifications, floorplans, and elevations for any other project or site without the prior written permission of JMB. Your use of these drawings, specifications, floorplans, and elevations is limited to the specific site and at the issue date set forth herein and are not suitable for use on a different site or at a later date. Your use of these drawings, specifications, floorplans, and elevations without your agreement to pay all damages and enforcement costs of JMB.

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

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

DATE: 10-10-11

DRAWN BY: JMB

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

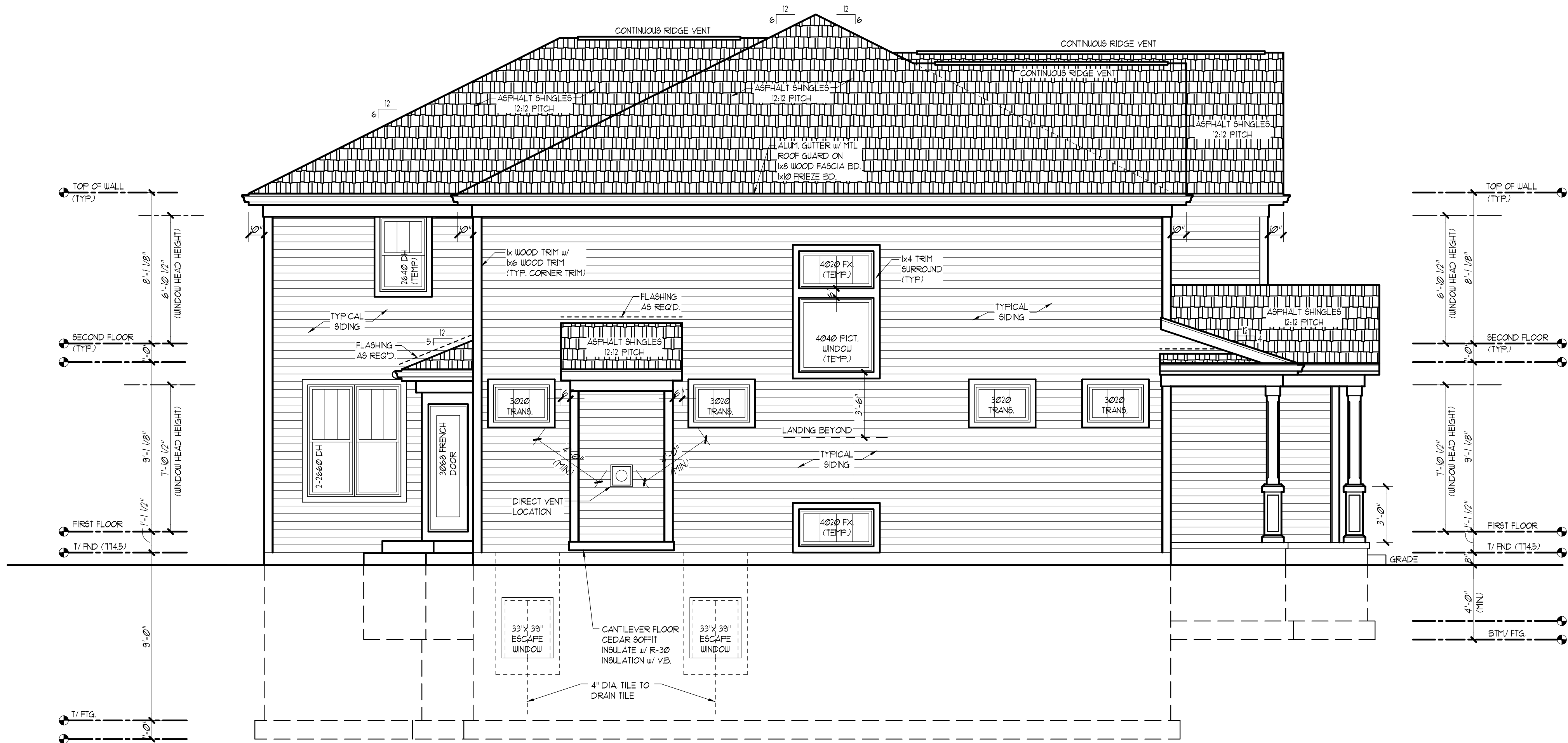
SEAL DATE:

EXPIRES DATE: 1/30/2018

COPYRIGHT, 2016 BY
JMB ARCHITECTS LTD.

A5

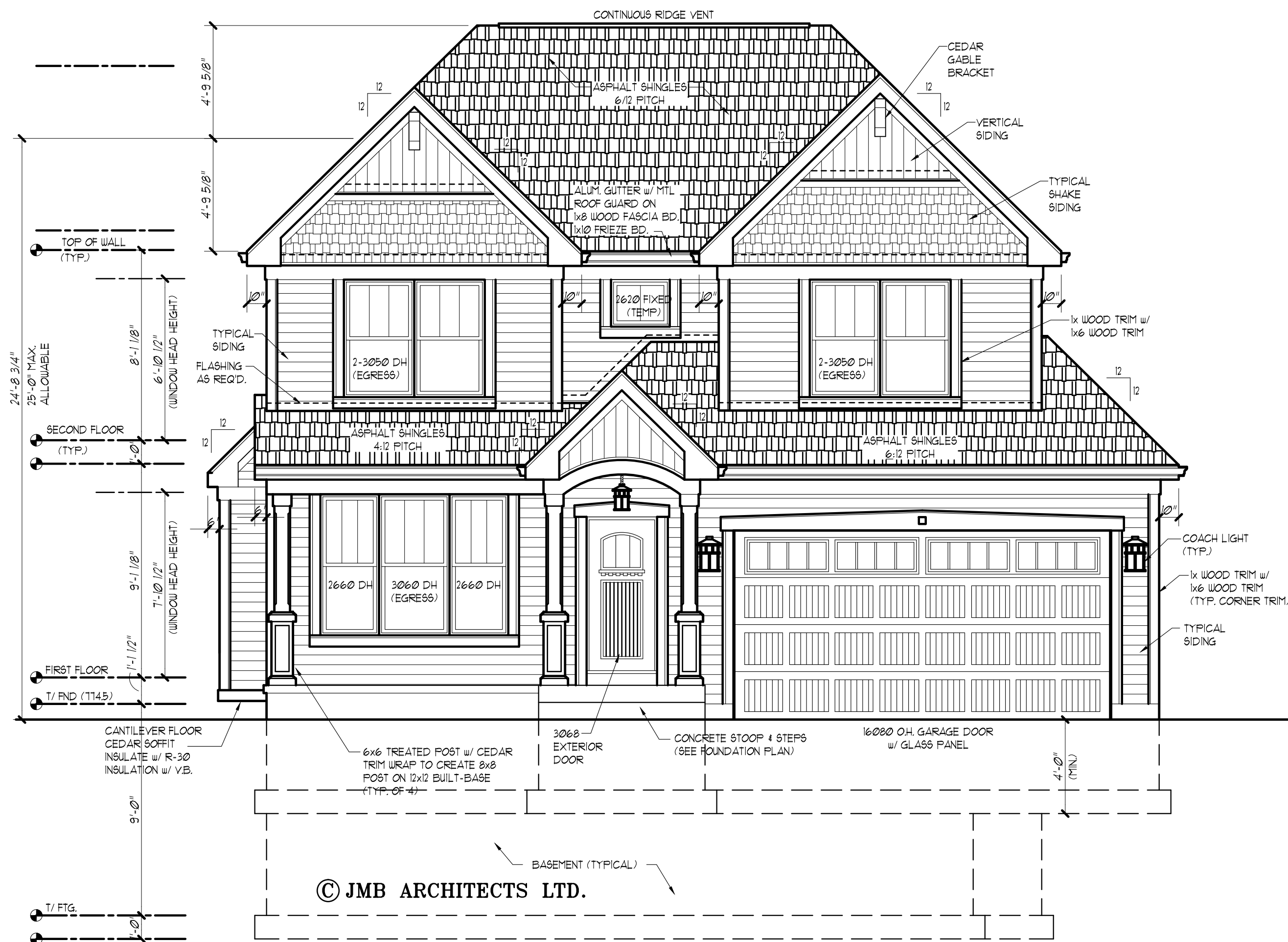
SHEET:



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

© JMB ARCHITECTS LTD.

JMB ARCHITECTS LTD.



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

© JMB ARCHITECTS LTD.

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

DATE: 10-10-11

DRAWN BY: JW

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 1/30/2018

COPYRIGHT, 2016 BY
JMB ARCHITECTS LTD.

A4

SHEET:

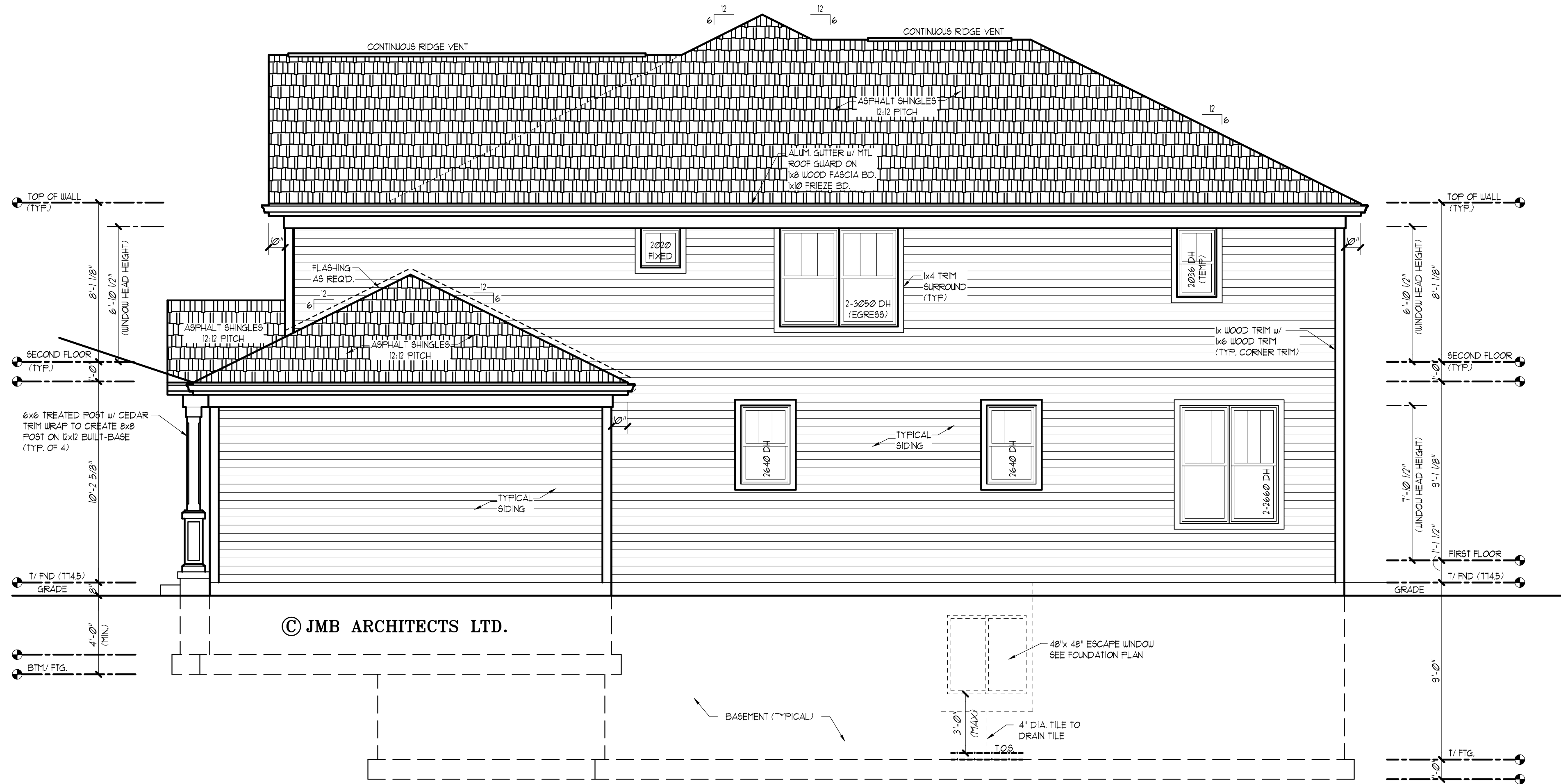
© 2016 Copyright JMB Architects, Ltd. All rights reserved.

These drawings, specifications, floorplans, and elevations (collectively, Architectural Plans) are the confidential and proprietary property of JMB Architects, Ltd. and are not to be used, copied, reproduced, or otherwise disclosed in the project that is the subject of these Architectural Plans or reproduced by any means without the prior written permission of JMB. You may not prepare any drawings, specifications, floorplans, or elevations (collectively, Architectural Plans) for use on the specific site or at a later date. Your use of these drawings, specifications, floorplans, and elevations (collectively, Architectural Plans) is limited to the project that is the subject of these Architectural Plans and you agree to pay all damages and enforcement costs of JMB.

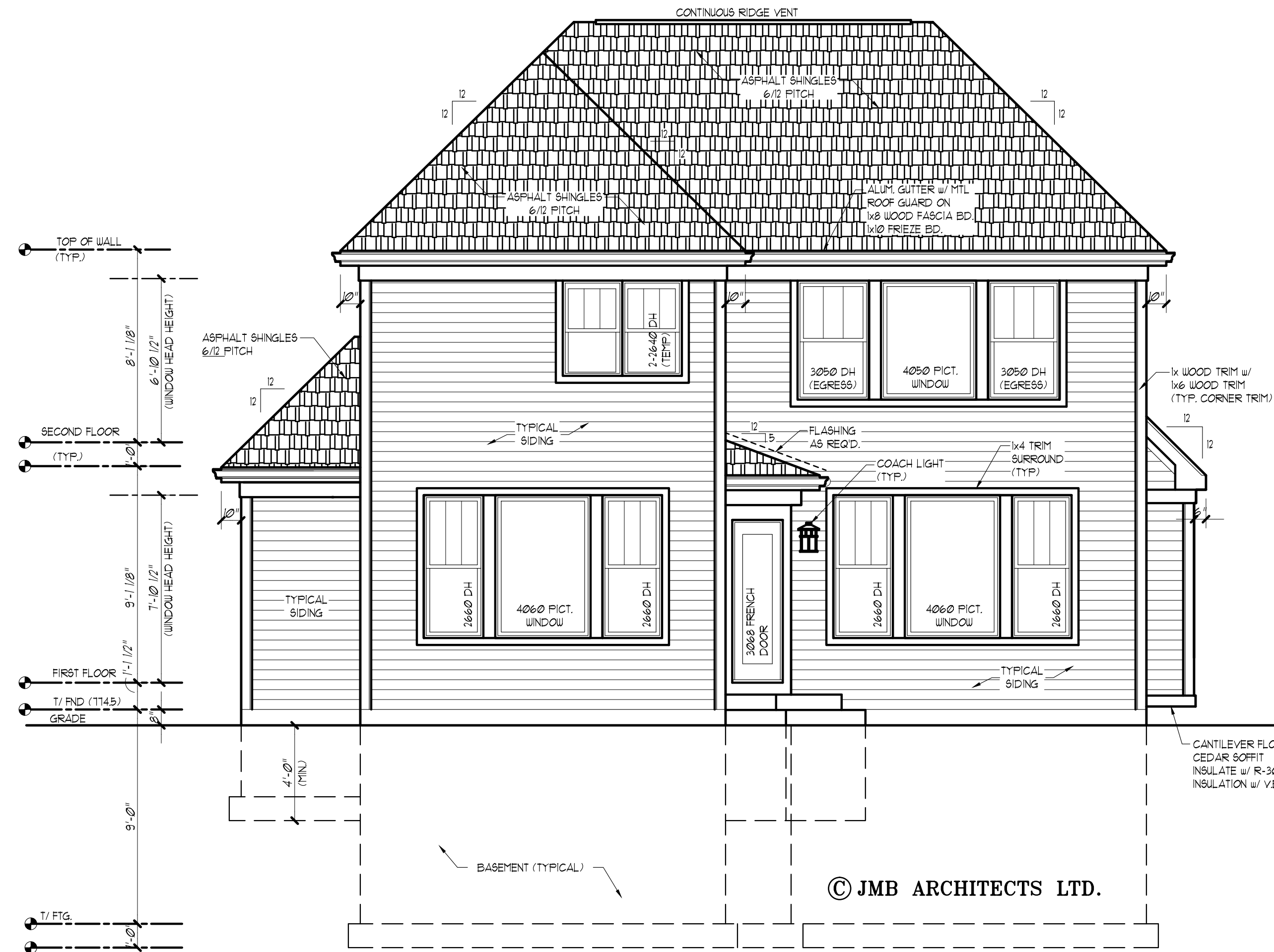
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126

JMB ARCHITECTS, LTD.

E-Mail: jmbarch@comcast.net Phone: 630.279.8228



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



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

© 2016 Copyright JMB Architects, Ltd. All rights reserved.
These drawings, specifications, floorplans, and elevations (collectively, Architectural Plans) are the confidential and proprietary property of JMB Architects, Ltd. and are not to be reproduced, copied, or used in any way without the prior written permission of JMB. You may not prepare any drawings, specifications, floorplans, or elevations (collectively, Architectural Plans) for use on the specific site and at the issue date set forth herein and are not suitable for use on a different site or at a later date. Your use of all drawings and enforcement costs of JMB.

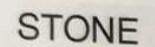
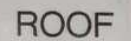
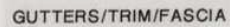
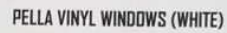
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@comcast.net Phone: 630.279.8228
JMB ARCHITECTS, LTD.

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

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

COPYRIGHT, 2016 BY
JMB ARCHITECTS LTD.
A3
SHEET:

ARLINGTON HEIGHTS, IL



116 S. GIBBONS - ARLINGTON HEIGHTS, IL

MATERIAL SCHEDULE

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



Item: DC#18-003 - 1209 N. Dunton Ave. - SF/Teardown - WITHDRAWN

Department: Planning & Community Development

The petitioner has withdrawn their petition.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: DC#18-005 - Marshalls - 310 E. Rand Rd. - Commercial

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for Marshalls to be located at 310 E. Rand Road. This recommendation is subject to compliance with the plans received 2/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the existing curved parapet wall design remain, to coordinate with the overall retail center.
2. It is recommended that the off-white EIFS wall color be specified to match the existing base EIFS wall color used throughout the retail center.
3. Evaluate the proposed bright white wall color for compatibility with the existing retail center design.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
6. All signage must meet code, Chapter 30.

ATTACHMENTS:**Description**

Staff Report

Exhibits

Photos

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Marshall's
Project Address: 310 E. Rand Road
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 18-005
Petitioner Name: Jessica Wiebesiek
Petitioner Address: Camburas & Theodore Ltd
2454 East Dempster Street, Suite 202
Des Plaines, IL 60016
Meeting Date: February 13, 2018

Date Prepared: February 6, 2018

Requested Action(s):

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

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

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

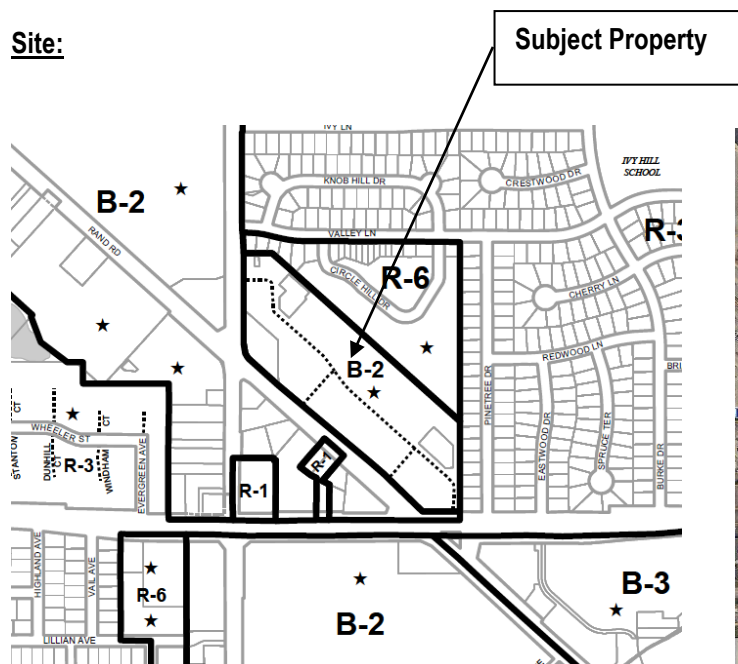
This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

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

Summary:

The petitioner is proposing exterior modification to an existing multi-tenant retail building within the Northpoint retail center to create a new storefront façade for Marshall's retail store. The scope of the project includes interior tenant improvements and a new exterior storefront entry. There are no site or landscaping improvements being proposed. The property is zoned B-2, General Business District.

Site:



Zoning Map of Subject Property



Aerial of Subject Property

Architectural Design:

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

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

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

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

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

Rooftop Mechanical Screening:

Rooftop mechanical units are located away from the front wall of the building and they will be screened from public view by the building parapet walls.

Signage:

The proposed wall sign complies with code.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for Marshalls to be located at 310 E. Rand Road. This recommendation is subject to compliance with the plans received 2/2/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the existing curved parapet wall design remain, to coordinate with the overall retail center.
2. It is recommended that the off-white EIFS wall color be specified to match the existing base EIFS wall color used throughout the retail center.
3. Evaluate the proposed bright white wall color for compatibility with the existing retail center design.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
6. All signage must meet code, Chapter 30.

Marshalls
310 E. Rand Rd.
DC 18-005
(Commercial)
PIN #: 03-17-301-022

February 6, 2018

Steve Hautzinger, Design Planner

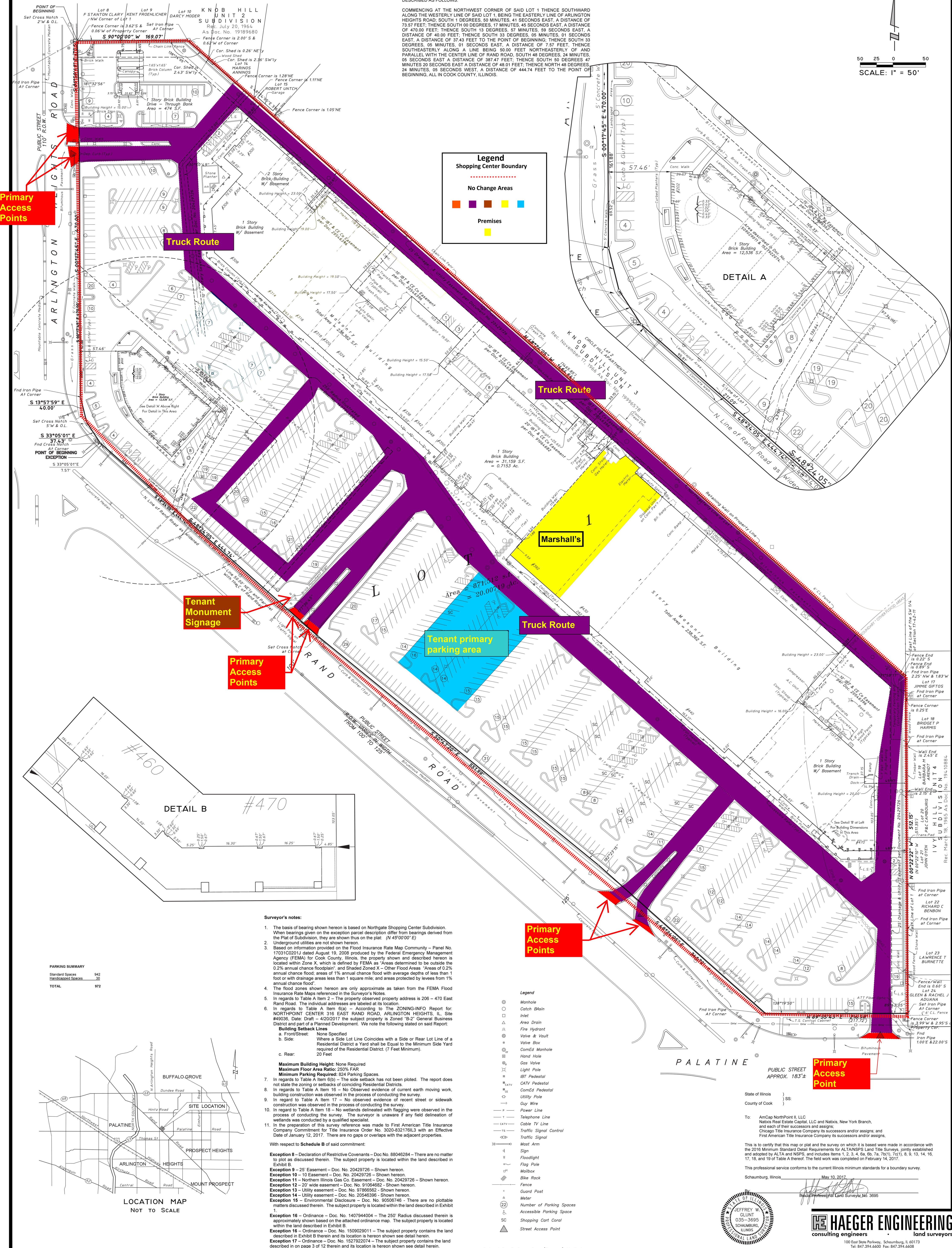
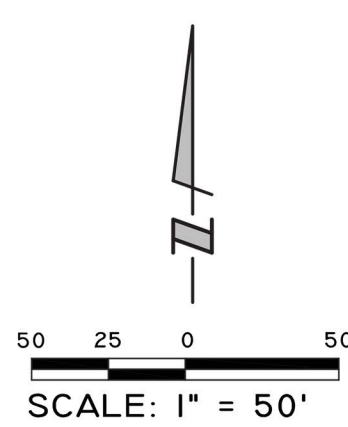
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-005

ALTA / NSPS LAND TITLE SURVEY

LOT 1 OF NORTHGATE SHOPPING CENTER SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 BEING THE EASTERLY LINE OF LARINGTON HEIGHTS ROAD SOUTH 1 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 67.89 FEET; THENCE SOUTHWESTERLY ALONG AN UNDEVELOPED LINE SOUTH 41 DEGREES 47'00" FEET; THENCE SOUTH 13 DEGREES 57' MINUTES 58" SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 33 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 11 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 11 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 387.47 FEET; THENCE SOUTH 50 DEGREES 47' MINUTES 20" SECONDS EAST A DISTANCE OF 48.01 FEET; THENCE NORTH 48 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 444.74 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE SOUTHWESTERLY ALONG THE WESTERY LINE OF SAID LOT 1 BEING THE EASTERLY LINE OF LARINGTON HEIGHTS ROAD SOUTH 1 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 67.8 FEET; THENCE SOUTHWESTERLY ALONG AN UNDEVELOPED LINE SOUTH 49 DEGREES 47'00" FEET; THENCE SOUTH 13 DEGREES 57' MINUTES 58" SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 33 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 11 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 11 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 387.47 FEET; THENCE SOUTH 50 DEGREES 47' MINUTES 20" SECONDS EAST A DISTANCE OF 48.01 FEET; THENCE NORTH 48 DEGREES 05' MINUTES 01" SECONDS EAST A DISTANCE OF 444.74 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



Surveyor's notes:

- The basis of bearing shown herein is based on Northridge Shopping Center Subdivision. When bearings given on the exception parcel description differ from bearings derived from the Plat of Subdivision, they are shown thus on the plat: (N 49°00'00" E).
2. Underground utilities shown herein are based on the plat of the subdivision.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 1703CG0021 dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for the City of Arlington, the project site and the described herein is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain" and Shaded Zone X – Other Flood Areas "Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot and with or without drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood".
4. The flood zones shown herein are only approximate as taken from the FEMA Flood Insurance Rate Map.
5. In regards to Table A Item 2 – The property observed address is 206 – 470 East Rand Road. The individual addresses are labeled at its location.
6. In regards to Table A Item 3 – The property observed address is ZONING-INFO Report for: NORTHPOINT CENTRAL 316 EAST RAND ROAD, ARLINGTON HEIGHTS, IL, SE #49036, Date: Draft – 4/20/2017 the subject property is Zoned "B-2" General Business District and part of a Planned Development. We note the following about said Report:
- a. Front/Street: None Specified
 - b. Side: Where a Side Lot Line Coincides with a Side or Rear Lot Line of a Registered Subdivision a Yard shall be Equal to the Minimum Side Yard required of the Residential District. (7 Feet Minimum)
 - c. Rear: 20 Feet
- Maximum Building Height:** None Required
Maximum Floor Area Ratio: 250% FAR
Minimum Parking Required: 824 Parking Spaces.
7. In regards to Table A Item 4 – The subject parcel and setback has not been plotted. The report does not state the zoning or setbacks of coinciding Residential Districts.
8. In regards to Table A Item 16 – No Observed evidence of current earth moving work, building construction or other construction.
9. In regards to Table A Item 17 – No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
10. In regards to Table A Item 18 – No wetlands delineated with flagging were observed in the survey. The surveyor is unsure if any field delineation of wetlands was conducted by a qualified specialist.
11. In the preparation of this survey reference was made to First American Title Insurance Company's Survey of the subject property dated 12/12/2014 with an Effective Date of January 12, 2017. There are no gaps or overlaps with the adjacent properties.

With respect to **Schedule B** of said commitment:

Exception 8 – Declaration of Restrictive Covenants – Doc No. 88046284 – There are no matters to plot as discussed herein. The subject property is located within the land described in Exhibit B.

Exception 9 – 25 Easement – Doc No. 20429728 – Shown herein.

Exception 10 – 10-24-2014 – Shown herein.

Exception 11 – Northern Illinois Gas Co. Easement – Doc No. 20429728 – Shown herein.

Exception 12 – 20-way easement – Doc No. 91054682 – Shown herein.

Exception 13 – Utility easement – Doc No. 20546396 – Shown herein.

Exception 14 – Utility easement – Doc No. 20546396 – Shown herein.

Exception 15 – Environmental Disclosure – Doc No. 90506746 – There are no plottable matters discussed herein. The subject property is located within the land described in Exhibit B.

Exception 16 – Ordinance – Doc No. 1407944004 – The 25' Radius discussed herein is approximately shown based on the attached ordinance map. The subject property is located within the land described in Exhibit B.

Exception 16 – Ordinance – Doc No. 1506029011 – The subject property contains the land described in Exhibit B and its location in the herein shown see detail herein.

Exception 17 – Ordinance – Doc No. 152762074 – The subject property contains the land described in Exhibit B and its location in the herein shown see detail herein.

Exception 18 – Ordinance – Doc No. 152762074 – The subject property contains the land described in part on page 12 herein and its location in the herein shown see detail herein.

Legend

- Manhole
- Catch Basin
- Inlet
- Area Drain
- Fire Hydrant
- Valve & Vault
- Valve Box
- ComEd Manhole
- Hand Hole
- Gas Valve
- Light Pole
- IBT Pedestal
- CATV Pedestal
- ComEd Pedestal
- Utility Pole
- Guy Wire
- Power Line
- Telephone Line
- Cable TV Line
- Traffic Signal Control
- Traffic Signal
- West Arm
- Sign
- Floodlight
- Flag Pole
- Mailbox
- Bike Rack
- Fence
- Guard Post
- Meter
- Number of Parking Spaces
- Accessible Parking Space
- Shopping Cart Corral
- Street Access Point

State of Illinois)
) SS:
)

To: AmCap NorthPoint II, LLC
Natisis Real Estate Capital, LLC and Natisis, New York Branch
and each of their successors and assigns;
Chicago Title Insurance Company its successors and/or assigns;
First American Title Insurance Company its successors and/or

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c(1), 8, 9, 13, 17, 18, and 19 of Table A thereof. The field work was completed on February 14, 2017.

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

Schaumburg, Illinois.

Primary Access Point

By 

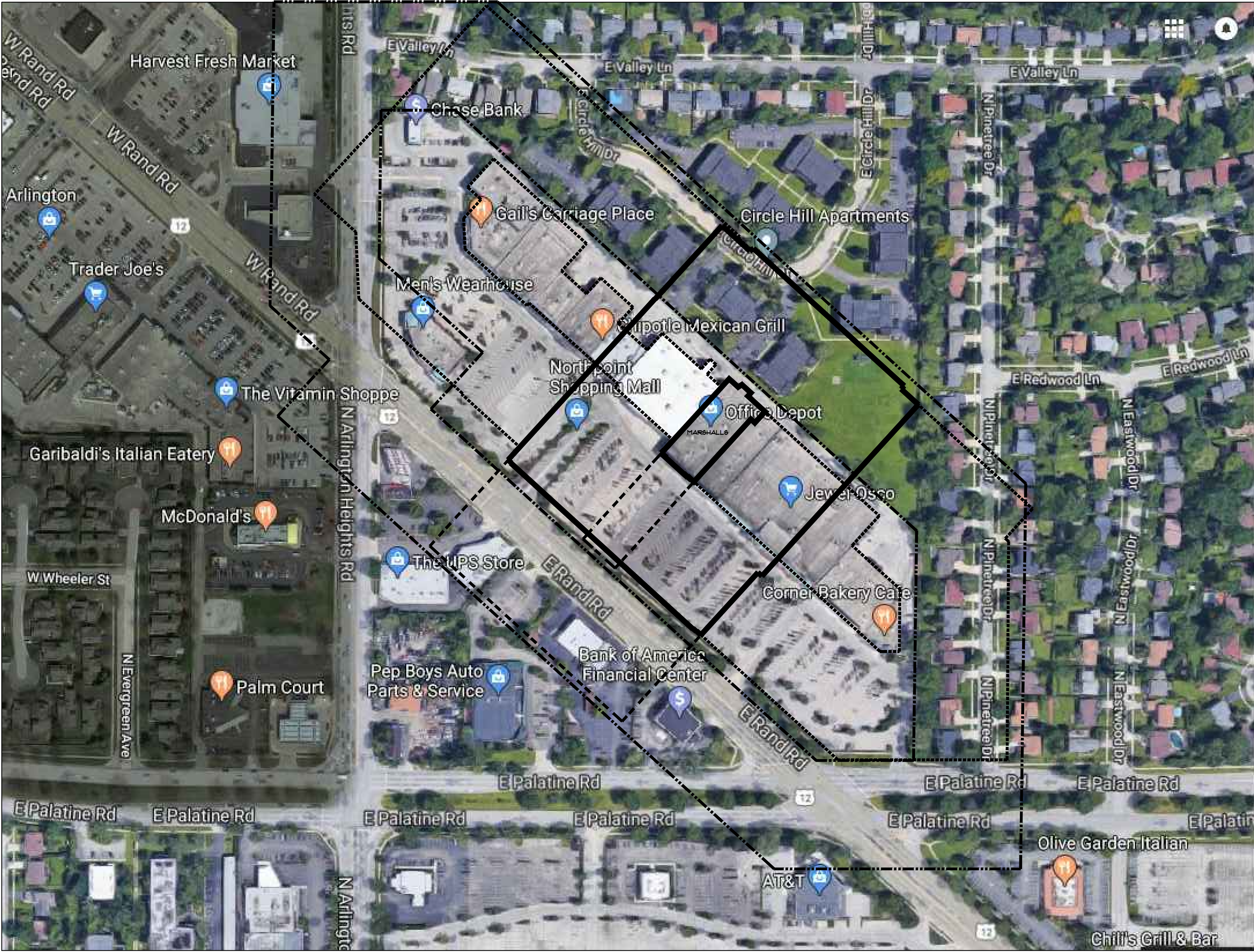
HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haugerengineering.com

Ordered By: Partners Group(Guensey) Limited
Order No. : 17010

EXPIRES 11-30-18

© 2017 Hanger Engineering, LLC



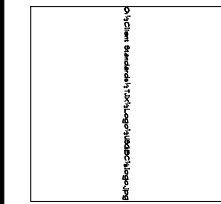
LEGEND	
	MARSHALLS BUILDING AREA AND 250' OFFSET
	MARSHALLS BUILDING AREA WITH PARKING AND 250' OFFSET
	SHOPPING CENTER BUILDING AREA AND 250' OFFSET
	SHOPPING CENTER PROPERTY AREA AND 250' OFFSET

NORTH

LOCATION MAP
SCALE: 1/128" = 1'-0"

THESE DRAWINGS & SPECS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THESE DRAWINGS AND SPECS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT WHEN PHASED WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2016

CERTIFICATION:
EXP: 11/30/2018



CAMILIUS & THEODORE
2454 E. Dempster Ste 202
Des Plaines, IL
847-298-1525
847-390-8130
www.camillusandtheodore.com
IL FIRM DESIGN #84-003563

CT

Marshalls

110 Cochituate Rd
Framingham,
Massachusetts 01701

PROJECT DATES

#	DATE	TYPE
1	10-6-2011	OUT FOR PERMIT
2	10-15-2011	C-SET REVISION #1
3	10-27-2011	TUX A/E COMMENTS REV. #1
4	11-21-2011	PERMIT COMMENTS REV. #1
5	11-28-2011	OWNER & TUX A/E RESP'S REV. #1
6	1-5-2012	ISSUED FOR DESIGN REVIEW

PROJECT ADDRESS:
NORTHPOINT CENTER
310 E RAND RD.
SPACE #302
ARLINGTON HEIGHTS, IL 60004

STORE NUMBER:

PROJECT NUMBER:
17-53001

DATE:
09.29.2017

SHEET TITLE:
250'
LOCATION
MAP

SHEET NUMBER:
A5



SHOPPING CENTER



EXISTING STOREFRONT



PROPOSED STOREFRONT RENDERING

FINISH KEY		
FINISH NO.	MATERIAL	SPECIFICATION
1	EIFS	#310 "CHINA WHITE"
2	VINYL	3M DARK BLUE
3	EIFS	#449 "BUCKSKIN"
4	EIFS	#518 "MIDNIGHT BLUE"
5	BRICK	EXISTING TO REMAIN

THESE DRAWINGS & SPECS. AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECS. SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT, UNLESS PHASED-WORK THE WRITTEN CONSENT OF C+T, LTD. Copyright © 2016

CERTIFICATION:
EXP-11/30/2016

CAMELIAS + THEODORE
2454 E. Dempster Ste 202
Des Plaines, IL
847-298-1525
847-390-8130
www.cameliastheodore.com
IL FIRM DESIGN #24-003563

CT

Marshalls

770 Cochituate Rd
Framingham
Massachusetts 01701

PROJECT DATES

DATE	TYPE
10-6-2011	OUT FOR PERMIT
10-15-2011	C-SET REVISION #1
10-27-2011	TUX A&E COMMENTS REV. #1
11-21-2011	PERMIT COMMENTS REV. #2
11-28-2011	OWNER & TUX A&E RESP. REV. #3
1-5-2016	ISSUED FOR DESIGN REVIEW

PROJECT ADDRESS:
NORTHPOINT CENTER
310 E RAND RD.
SPACE 552
ARLINGTON HEIGHTS, IL 60004

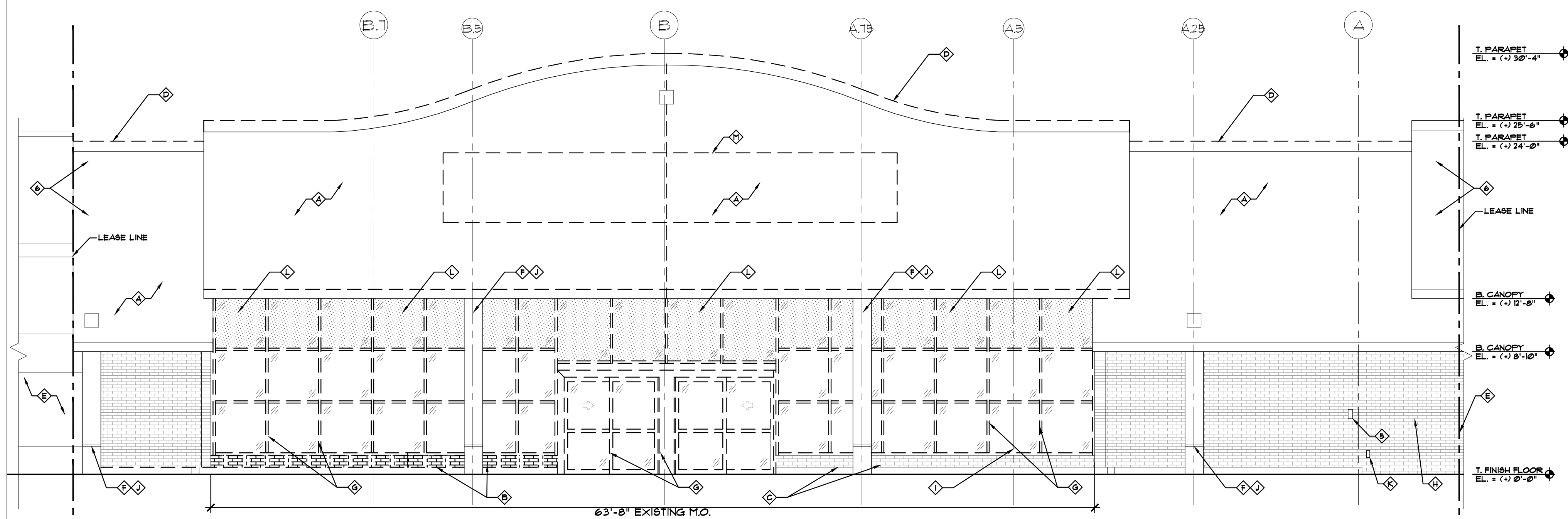
STORE NUMBER:

PROJECT NUMBER:
17-53001

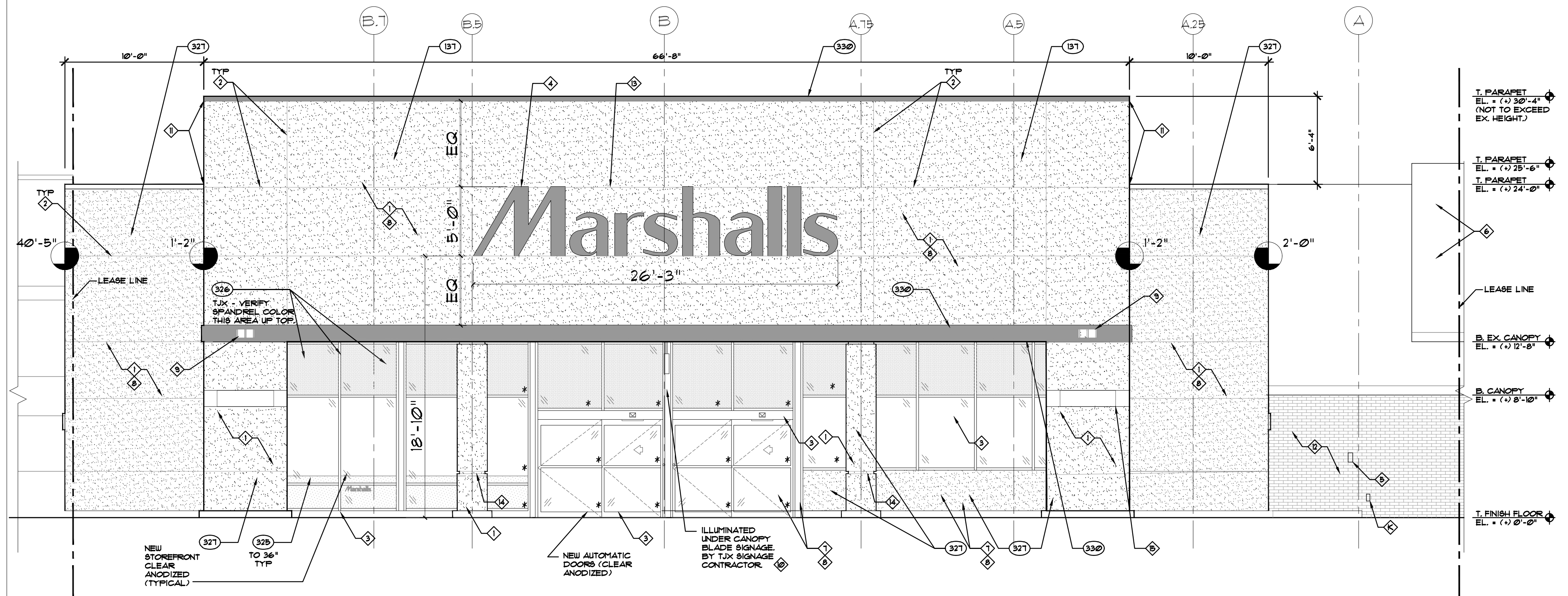
DATE:
09.29.2017

SHEET TITLE:
RENDERING

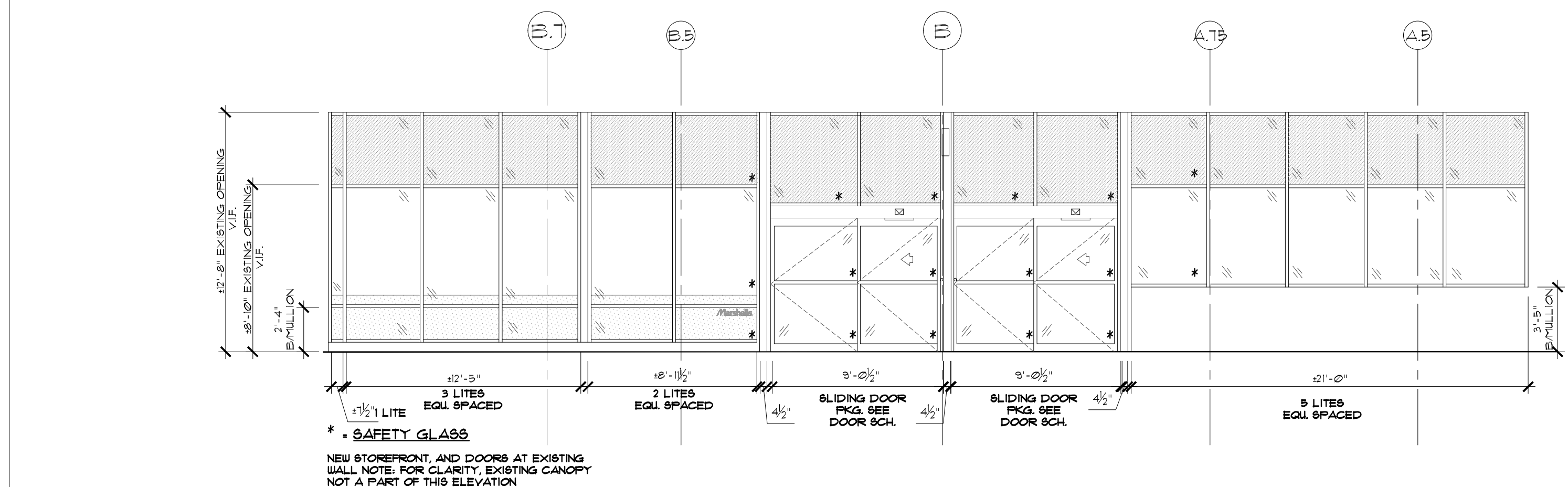
SHEET NUMBER:
A.6



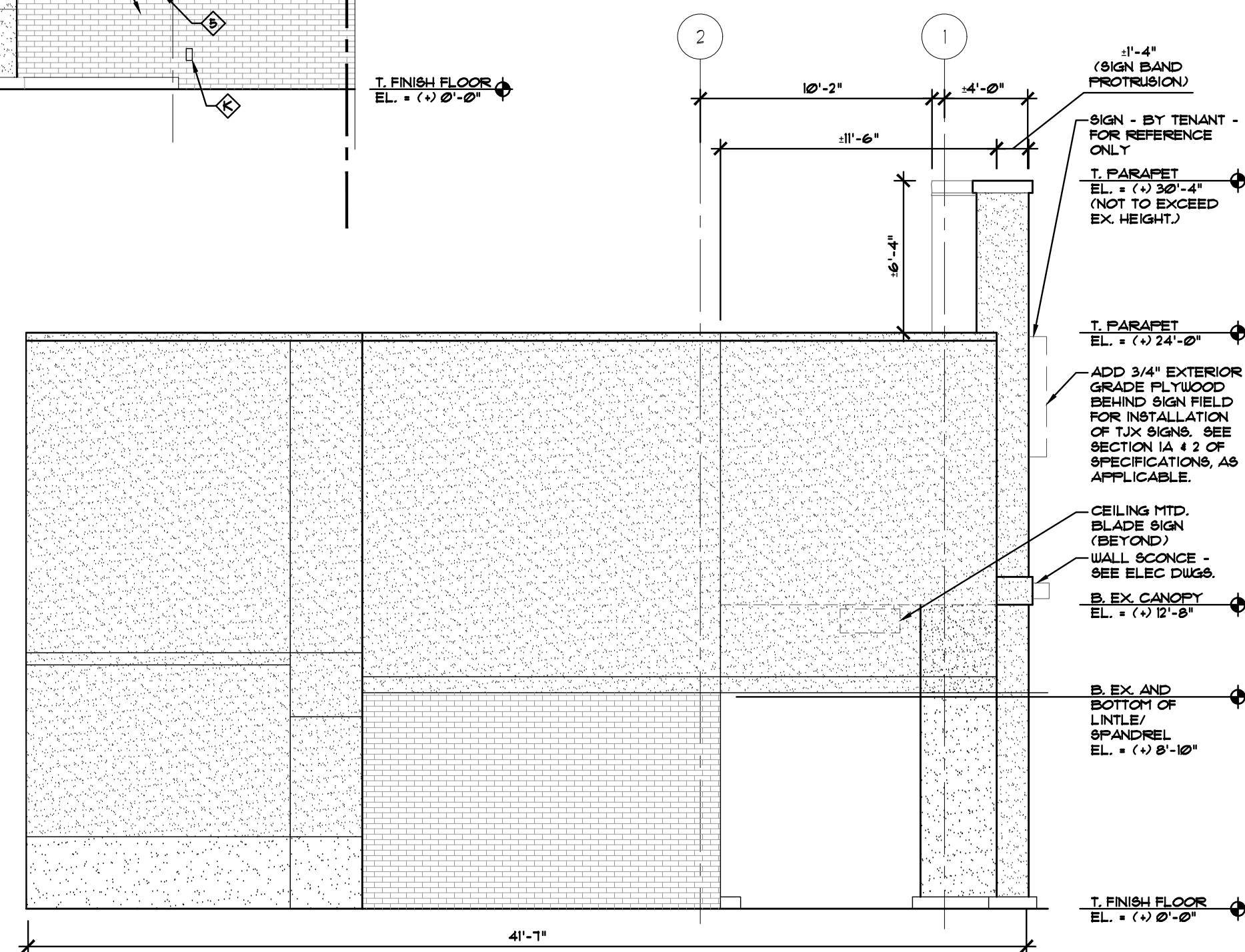
1 EXISTING FRONT EXTERIOR ELEVATION (SOUTHWEST)
SCALE: 3/16" = 1'-0"



2 SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - STOREFRONT
SCALE: 3/16" = 1'-0"



2A NORTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE EXISTING EIFS CONSTRUCTION DOWN TO THE SUBSTRATE TO FACILITATE INSTALLATION OF NEW WORK.
- 2 EXISTING BLOCK AND OR BLOCK AND BRICK WALL - TO BE REMOVED TO FACILITATE INSTALLATION OF NEW ALUM. STOREFRONT AND SLIDING DOOR PACKAGE WITH 1" INSULATED CLEAR GLAZING TO MATCH EXISTING.
- 3 EXISTING BLOCK AND OR BLOCK AND BRICK WALL - TO REMAIN. REMOVE SILL AND ANY ALUMINUM FINISHING ETC TO FACILITATE INSTALLATION OF NEW EXTERIOR MASONRY AND EIFS KNEE WALL - SEE 4/C2B.
- 4 EXISTING METAL COPING AND BLOCKING - TO BE REMOVED TO GET TO EXISTING STUDS AND TO FACILITATE NEW WORK. TYPICAL.
- 5 EXISTING ADJACENT TENANT - NLC.
- 6 EXISTING CONCRETE COLUMN BASE TO REMAIN.
- 7 EXISTING GLAZING AND STORE FRONT SYSTEM - TO BE REMOVED.
- 8 EXISTING BRICK - TO REMAIN.
- 9 EXISTING COLUMNS TO REMAIN - SEE STRUCTURAL DRAWINGS.
- 10 EXISTING ROSE BBS TO REMAIN - SEE PLUMBING DRAWINGS.
- 11 EXISTING MIRROR SPANDREL GLAZING TO BE REMOVED.
- 12 EXISTING SIGNAGE - VERIFY IF REMOVED BY LANDLORD, IF STILL PRESENT, REMOVE AS REQUIRED.

ELEVATION KEY NOTES:

- 1 NEW EIFS COLUMN COVERS AND PILASTERS, METAL COPING, AND NEW CANOPY WORK - SEE ALSO STRUCTURAL DWGS.
- 2 NEW CONTROL JOINT PROVIDE 'B1-SEAL' OR APPROVED EQUAL.
- 3 NEW CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM AND SLIDING DOOR PACKAGE WITH 1" INSULATED CLEAR GLAZING TO MATCH EXISTING.
- 4 NEW SIGNAGE - UNDER SEPARATE PERMIT, TYPICAL - SHOWN FOR REFERENCE ONLY.
- 5 KNOX BOX TO BE RELOCATED / AND OR PROVIDED AS NEW AS REQUIRED BY FIRE MARSHAL/AUTHORITY HAVING JURISDICTION MOUNTED IN FRONT (AND/OR REAR) LANDLORD'S GENERAL CONTRACTOR TO COORDINATE ACTUAL LOCATION AND NUMBER WITH LOCAL FIRE MARSHAL.
- 6 EXISTING EIFS - TO REMAIN, PATCH & REPAIR FOR NEW PAINT.
- 7 8'-12" V.I.F. CMU, W/ INTEGRAL WATER REPELLANT, TOOTH INTO EX. WALL, FINISH INTERIOR PER WALL TYPES SEE SHEET C3. EXTERIOR PROVIDE SCRATCH COAT OF EIFS FINISH PER SCHEDULE THIS SHEET. FINISH TEXTURE AND PLANE, TO MATCH ADJACENT CONSTRUCTION AND TO FACILITATE INSTALLATION OF NEW DOORS, CONTRACTOR DOORS AND OR NEW ALUMINUM STOREFRONT. SEE DETAILS, SHEET C2B.
- 8 NEW STUD FRAME P.T. EXT. GRADE PLYWOOD AND EIFS (WITH INTEGRAL COLOR) HALF WALL/BUFF OUT COLUMN ELEMENTS AND CORNICE WORK AND CMU BASE. SEE SHEET C2B.
- 9 EXTERIOR WALL SCIENCE SHOWN FOR REFERENCE - MARSHALL'S FIXTURES. FIXTURES WILL BE DELIVERED AND POWERED UP WITH T.J.X. VENDOR LIGHTING PACKAGE. SEE SHEET E.
- 10 BLADE SIGN, FINAL LOCATION BY T.J.X. P.T. G.C. TO COORDINATE INSTALLATION WITH T.J.X. VENDOR SHOP DRAWINGS, WHEN AVAILABLE, AND UNDER SEPARATE PERMIT, TYP.
- 11 RETURN CORNICE/CORNICE PROFILE 30 DEGREES AND BACK OVER AND INTO THE EXISTING BUILDING EXISTING WALL, BOTH SIDES, SEE SHEET C2B.
- 12 POWER WASH EXISTING BRICK AND WASH AND PREP / SEAL / PRIME EXISTING MASONRY FOR NEW PAINT AS REQUIRED, AND BETWEEN LEASE LINES, TYP.
- 13 CHINA WHITE SIGN FIELD AROUND FUTURE MARSHALL'S SIGNAGE.
- 14 1" DEEP BY 2" WIDE REVEAL, TYP.
- 15 FINAL LOCATION OF COLUMN BAND TBD BY T.J.X. PROJECT MANAGER, BOTTOM OF COLUMN BAND TO BE MOUNTED 8'-0" AFF. MINIMUM.
- 16 THE U-FACTOR FOR THE NEW KAUKEER 450 TRI-FAB ALUMINUM STORE FRONT SYSTEM, SHALL BE NOT MORE THAN 38, PER IECC TABLE 402.4.
- 17 THE NEW STANLEY B1-FOLDING ENTRANCE DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.11 PER IECC TABLE 402.4.

MARSHALL'S EXT. FINISH SCHEDULE

FINISH NO.	MATERIAL	MANUFACTURER	SPECIFICATION
321	EIFS	DRYVIT	910 'CHINA WHITE'
322	PAINT	BENJAMIN MOORE	CLOUD WHITE #661, PAINT TO MATCH 'CHINA WHITE' DRYVIT, (EGGSHELL)
323	PAINT	BENJAMIN MOORE	1964-20 'CHAMPION COBALT' PAINT TO MATCH 'MIDNIGHT BLUE' DRYVIT (EGGSHELL)
324	VINYL	DGS RETAIL INC	MARSHALL'S - 3M DARK BLUE
325	SPANDREL	SOLAR SEAL COMPANY	1" CLEAR/CLEAR WITH SPANDREL 1/2" CLEAR WITH 6-2025 HARMONY BLUE (2) 1/2" AIR SPACER 1/2" CLEAR
326	PAINT	BENJAMIN MOORE	965 'TEMPORAL SPIRIT' PAINT TO MATCH 'BUCKSKIN' DRYVIT, (EGGSHELL)
327	EIFS	DRYVIT	449 'BUCKSKIN'
328	EIFS	DRYVIT	910 'MIDNIGHT BLUE'

PLAN EXAMINER NOTE

SIGNS SHOWN FOR REFERENCE ONLY. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY T.J.X. VENDOR. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

THESE DRAWINGS & SPECS. AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THESE DRAWINGS AND SPECS. SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THE PROJECT, WITHOUT THE WRITTEN CONSENT OF C + T, LTD. Copyright © 2016

CERTIFICATION:
EXP: 11/30/2018



CANTURAS & THEODORE
245 E. Dempster Ste 202
Des Plaines, IL
847-298-1525
847-390-8300
www.canturasandtheodore.com
ILL. FIRM DESIGN #84-003563

CT

Marshalls

170 Cochituate Rd
Framingham,
Massachusetts 01701

PROJECT DATES

DATE	TYPE
10-6-2017	OUT FOR PERMIT
10-15-2017	C-SET REV/ISSN #
10-27-2017	T.J.X. A/E COMMENTS REV. #1
11-21-2017	PERMIT COMMENTS REV. #2
11-28-2017	OWNER & T.J.X. A/E RESP'S REV. #3
1-5-2018	ISSUED FOR DESIGN REVIEW
2-7-2018	RE-ISSUED FOR DESIGN REVIEW

PROJECT ADDRESS:
NORTHPOINT CENTER
300 E GRAND RD.
SPACE #302
ARLINGTON HEIGHTS, IL 60004

STORE NUMBER:

PROJECT NUMBER:
17-53001

DATE:
09.29.2017

SHEET TITLE:
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A3

Material List

1. Petitioner Name: Camburas & Theodore Ltd: Jessica Wiebesiek
2. Date: 2-2-2018
3. Project: Marshalls
4. Location: Northpoint Center: 310 E. Rand Road

Marshalls				
Material	Manufacturer	Color	Finish	Paint Color To Match
EIFS	Dryvit	#310 "China White"	Sandblast	Benjamin Moore #967 "Cloud White"
EIFS	Dryvit	#449 "Buckskin"	Sandblast	Benjamin Moore #965 "Temporal Spirit"
EIFS	Dryvit	#578 "Midnight Blue"	Sandblast	Benjamin Moore #578 "Midnight Blue"
Vinyl	DGS Retail Inc.	3M Dark Blue for Marshalls		
Spandrel Glass	Solar Seal Company	6-0025 Harmony Blue		
Storefront	Kawneer 450 Tri-Fab	Clear Anodized Aluminum		
Brick (existing)		Existing Cream	Standard Size	

Adjacent Tenants				
Tenant	Material	Color	Finish	Paint Color To Match
Ross Dress For Less	EIFS	Unknown	Sandblast	Sherwin Williams #6385 "Dover White"
Vacant Adjacent Tenant	EIFS	Unknown	Sandblast	Benjamin Moore #952 "Cayman Islands"
Vacant Adjacent Tenant	EIFS	Unknown	Sandblast	Benjamin Moore #966 "Natural Linen"

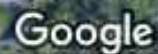




Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Item: DC#18-006 - Olympic Park Indoor Swim Center - 660 N. Ridge Ave.

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to the existing Olympic Park Indoor Swim Center.

Recommendation

It is recommended that the Design Commission approve the design of the proposed addition to the existing Olympic Park Indoor Swim Center building located at 600 N. Ridge Avenue. This recommendation is subject to compliance with the plans received 1/9/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider incorporating the dark brick material to break up the amount of painted precast concrete on the double-sized gymnasium.
2. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Olympic Park Indoor Swim Center Addition

Project Address: 660 N. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: February 2, 2018

PETITION INFORMATION:

DC Number: 18-006

Petitioner Name: Ben Rea
Petitioner Address: Arlington Heights Park District
410 N. Arlington Heights Rd.
Arlington Heights, IL 60004
Meeting Date: February 13, 2018

Requested Action(s):

Approval of the proposed architectural design for an addition to the existing Olympic Park Indoor Swim Center.

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 to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is proposing a two-story addition to the existing Olympic Park Indoor Swim Center. The addition will be located on the north and west sides of the existing building, and will include a new warm-water pool, a new gymnasium, an elevated indoor running track, fitness center, and new fully accessible locker rooms. The project includes an alternate to possibly double the size of the gymnasium addition.

Architectural Design:

The existing building design has a modern aesthetic with the primary exterior materials being a dark ironspot brick, buff colored split-faced concrete masonry units, silver window mullions, and silver metal panel accents. The proposed addition is designed to match the existing building materials, colors, and style. The only new material is the precast concrete panels for the gymnasium walls, which are proposed to be painted to match the buff colored concrete masonry units on the existing building. Overall, the proposed addition is very nicely designed as a seamless addition to the existing building. The only comment is that the double-sized gymnasium creates a relatively large precast box, and it should be considered to incorporate some of the dark brick material to break up the large amount of painted precast.

Equipment Screening:

All rooftop mechanical equipment is proposed to be screened with silver metal panels to match the mechanical screens on the existing building.

Signage:

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

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition to the existing Olympic Park Indoor Swim Center building located at 600 N. Ridge Avenue. This recommendation is subject to compliance with the plans received 1/9/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider incorporating the dark brick material to break up the amount of painted precast concrete on the double-sized gymnasium.
2. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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 2, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-006

LOCATION MAP

1. Petitioner Name: FGM Architects Inc.
2. Owner: Arlington Heights Park District
3. Project: Arlington Heights Park District
Olympic Indoor Swim Center – Addition & Renovation
4. Location: 660 North Ridge Avenue
Arlington Heights, Illinois



PHOTOGRAPHS OF EXISTING SITE

1. Project: Arlington Heights Park District
Olympic Indoor Swim Center – Addition & Renovation
2. Location: 660 North Ridge Avenue
Arlington Heights, Illinois



View looking NW from Euclid



View of looking NW from Euclid / Ridge



View looking west from south parking lot



View looking east from south parking lot



View looking west towards Salem



View of existing retention basin near Salem



Existing west elevation



Existing entrance along Ridge



Looking north along Ridge



Looking north along Ridge



View looking south along Ridge



View looking northwest



View looking north



View looking northwest



View looking east on Ridge



View looking north on Ridge



View looking east from Salem



View looking north along Salem



View looking southwest from Salem



View looking east from Salem



View looking southeast from Fernandez



View looking southwest from Fernandez



View looking southwest from park



View looking southwest from park



View looking south down Ridge



View looking southwest from CLA



View of existing signage at Euclid / Ridge



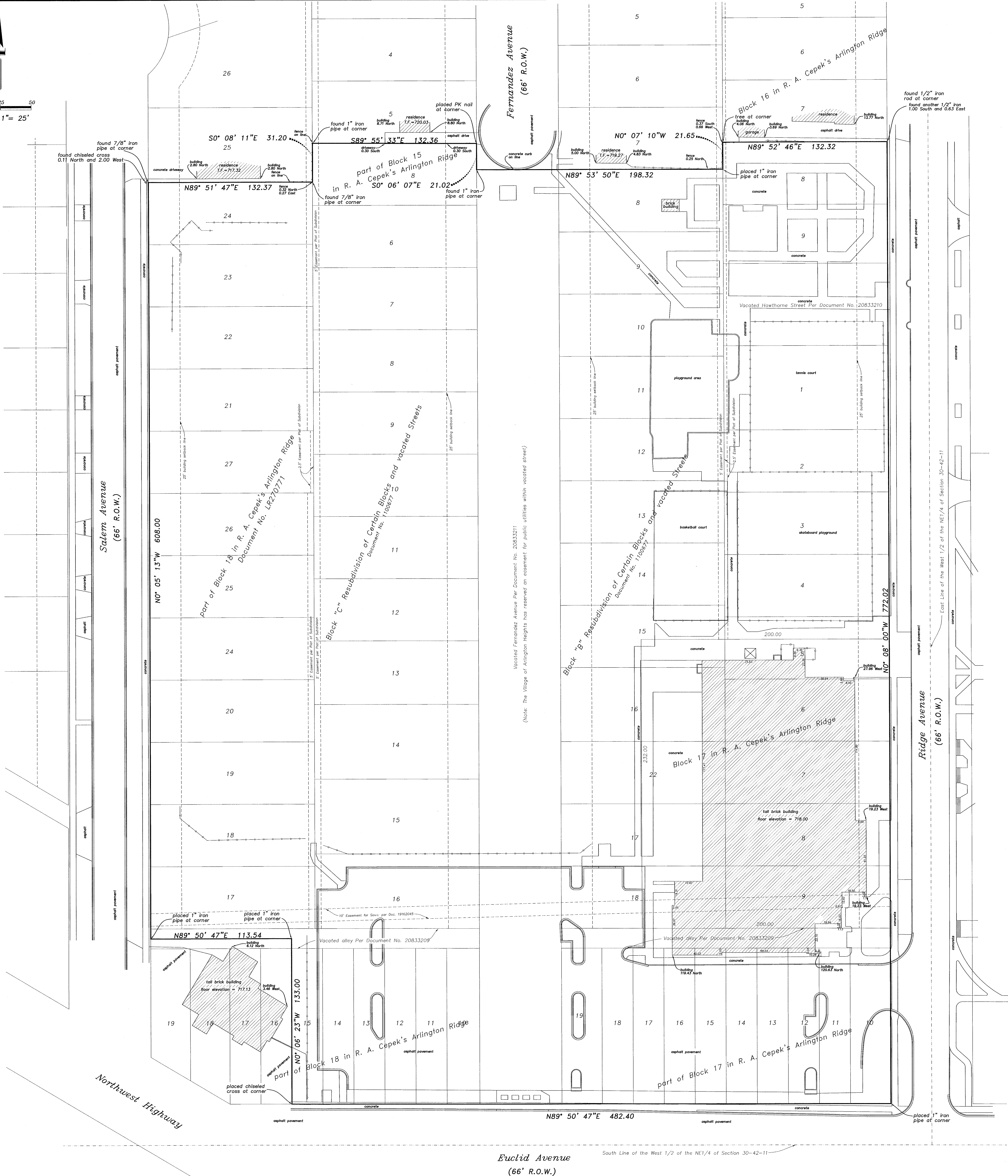
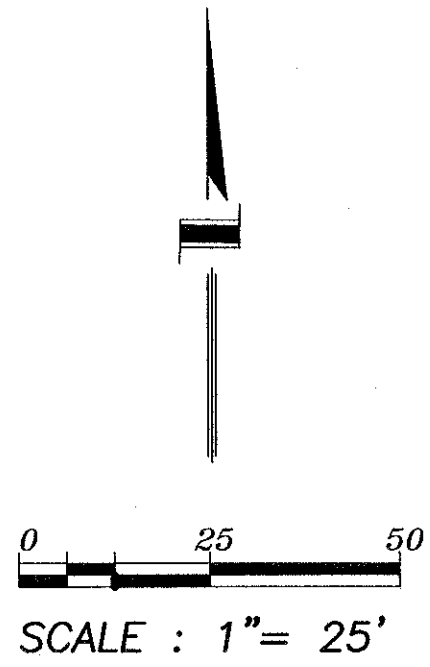
View looking west along Euclid



View looking southeast from parking lot



View looking southwest from parking lot



Plat of Survey

of

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15; LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833210, ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 17 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT NO. LR 270771.

ALSO

LOTS 8 THROUGH 16, BOTH INCLUSIVE, AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO. LR 1100677.

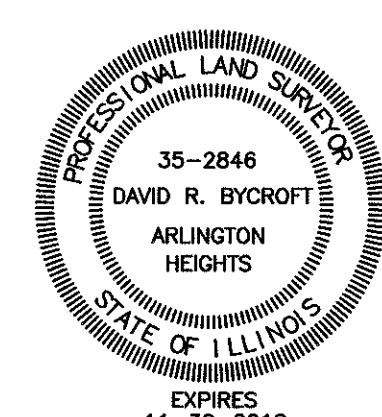
State of Illinois } ss.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 8th day of October, 2017

by D.R.B.
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Field work completed on October 6, 2017.
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
The area of the property surveyed equals 436,374 square feet which equals 10.018 acres.

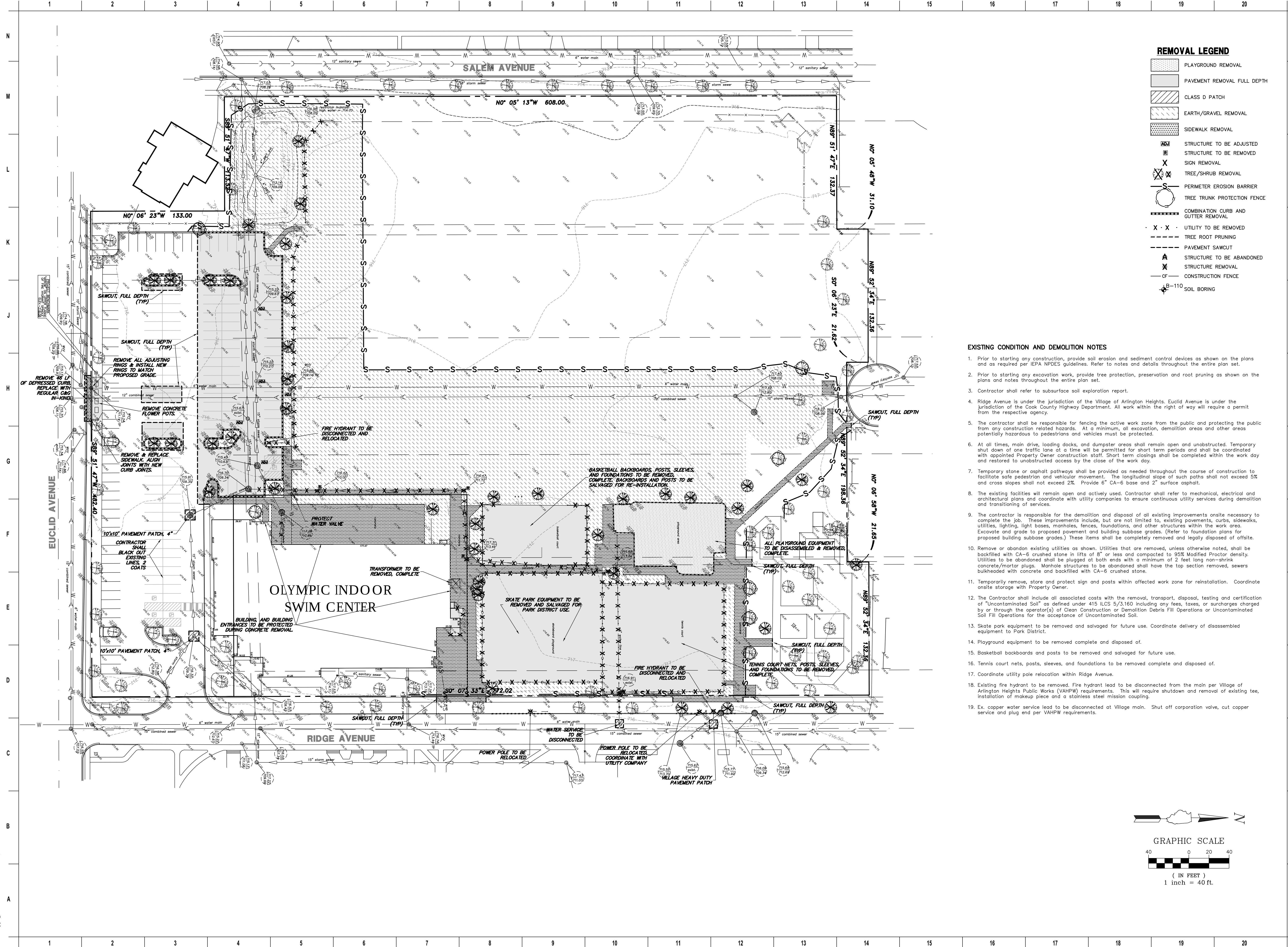


Design Firm #184-005910
Expires April 30, 2019

FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

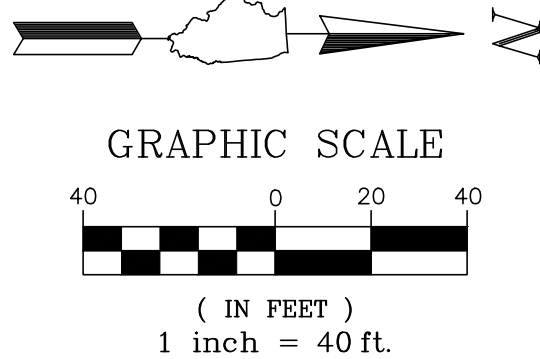


REMOVAL LEGEND

- PLAYGROUND REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- CLASS D PATCH
- EARTH/GRAVEL REMOVAL
- SIDEWALK REMOVAL
- STRUCTURE TO BE ADJUSTED
- STRUCTURE TO BE REMOVED
- SIGN REMOVAL
- TREE/SHRUB REMOVAL
- PERIMETER EROSION BARRIER
- TREE TRUNK PROTECTION FENCE
- COMBINATION CURB AND GUTTER REMOVAL
- UTILITY TO BE REMOVED
- TREE ROOT PRUNING
- PAVEMENT SAWCUT
- STRUCTURE TO BE ABANDONED
- STRUCTURE REMOVAL
- CONSTRUCTION FENCE
- SOIL BORING

EXISTING CONDITION AND DEMOLITION NOTES

- Prior to starting any construction, provide soil erosion and sediment control devices as shown on the plans and as required per IEPA NPDES guidelines. Refer to notes and details throughout the entire plan set.
- Prior to starting any excavation work, provide tree protection, preservation and root pruning as shown on the plans and notes throughout the entire plan set.
- Contractor shall refer to subsurface soil exploration report.
- Ridge Avenue is under the jurisdiction of the Village of Arlington Heights. Euclid Avenue is under the jurisdiction of the Cook County Highway Department. All work within the right of way will require a permit from the respective agency.
- The contractor shall be responsible for fencing the active work zone from the public and protecting the public from any construction related hazards. At a minimum, all excavation, demolition areas and other areas potentially hazardous to pedestrians and vehicles must be protected.
- At all times, main drive, loading docks, and dumpster areas shall remain open and unobstructed. Temporary shut down of one traffic lane at a time will be permitted for short term periods and shall be coordinated with appointed Property Owner construction staff. Short term closings shall be completed within the work day and restored to unobstructed access by the close of the work day.
- Temporary stone or asphalt pathways shall be provided as needed throughout the course of construction to facilitate safe pedestrian and vehicular movement. The longitudinal slope of such paths shall not exceed 5% and cross slopes shall not exceed 2%. Provide 6" CA-6 base and 2" surface asphalt.
- The existing facilities will remain open and actively used. Contractor shall refer to mechanical, electrical and architectural plans and coordinate with utility companies to ensure continuous utility services during demolition and transitioning of services.
- The contractor is responsible for the demolition and disposal of all existing improvements onsite necessary to complete the job. These improvements include, but are not limited to, existing pavements, curbs, sidewalks, utilities, lighting, light bases, manholes, fences, foundations, and other structures within the work area. Excavate and grade to proposed pavement and building subbase grades. (Refer to foundation plans for proposed building subbase grades.) These items shall be completely removed and legally disposed of offsite.
- Remove or abandon existing utilities as shown. Utilities that are removed, unless otherwise noted, shall be backfilled with CA-6 crushed stone in lifts of 8" or less and compacted to 95% Modified Proctor density. Utilities to be abandoned shall be plugged at both ends with a minimum of 2 feet long non-shrink concrete/mortar plugs. Manhole structures to be abandoned shall have the top section removed, sewers bulkheaded with concrete and backfilled with CA-6 crushed stone.
- Temporarily remove, store and protect sign and posts within affected work zone for reinstallation. Coordinate onsite storage with Property Owner.
- The Contractor shall include all associated costs with the removal, transport, disposal, testing and certification of "Uncontaminated Soil" as defined under 415 ILCS 5/3.160 including any fees, taxes, or surcharges charged by or through the operator(s) of Clean Construction or Demolition Debris Fill Operations or Uncontaminated Soil Fill Operations for the acceptance of Uncontaminated Soil.
- Skate park equipment to be removed and salvaged for future use. Coordinate delivery of disassembled equipment to Park District.
- Playground equipment to be removed complete and disposed of.
- Basketball backboards and posts to be removed and salvaged for future use.
- Tennis court nets, posts, sleeves, and foundations to be removed complete and disposed of.
- Coordinate utility pole relocation within Ridge Avenue.
- Existing fire hydrant to be removed. Fire hydrant lead to be disconnected from the main per Village of Arlington Heights Public Works (VAHPW) requirements. This will require shutdown and removal of existing tee, installation of makeup piece and a stainless steel mission coupling.
- Ex. copper water service lead to be disconnected at Village main. Shut off corporation valve, cut copper service and plug end per VAHPW requirements.



ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

GEWALT HAMILTON

ASSOCIATES, INC.

635 West Lake Drive • Naperville, IL 60563

TEL 847.478.9700 • FAX 847.478.9701

GHA JOB # 5313.000

DATE: 01/08/17

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	DRAWN	CHECKED	APPROVED	PROFESSIONAL DESIGN FIRM
01/08/17	PH, ES	DBY	JCD	ILL # 184-000350

OLYMPIC SWIM ADDITION AND RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

660 Ridge Ave

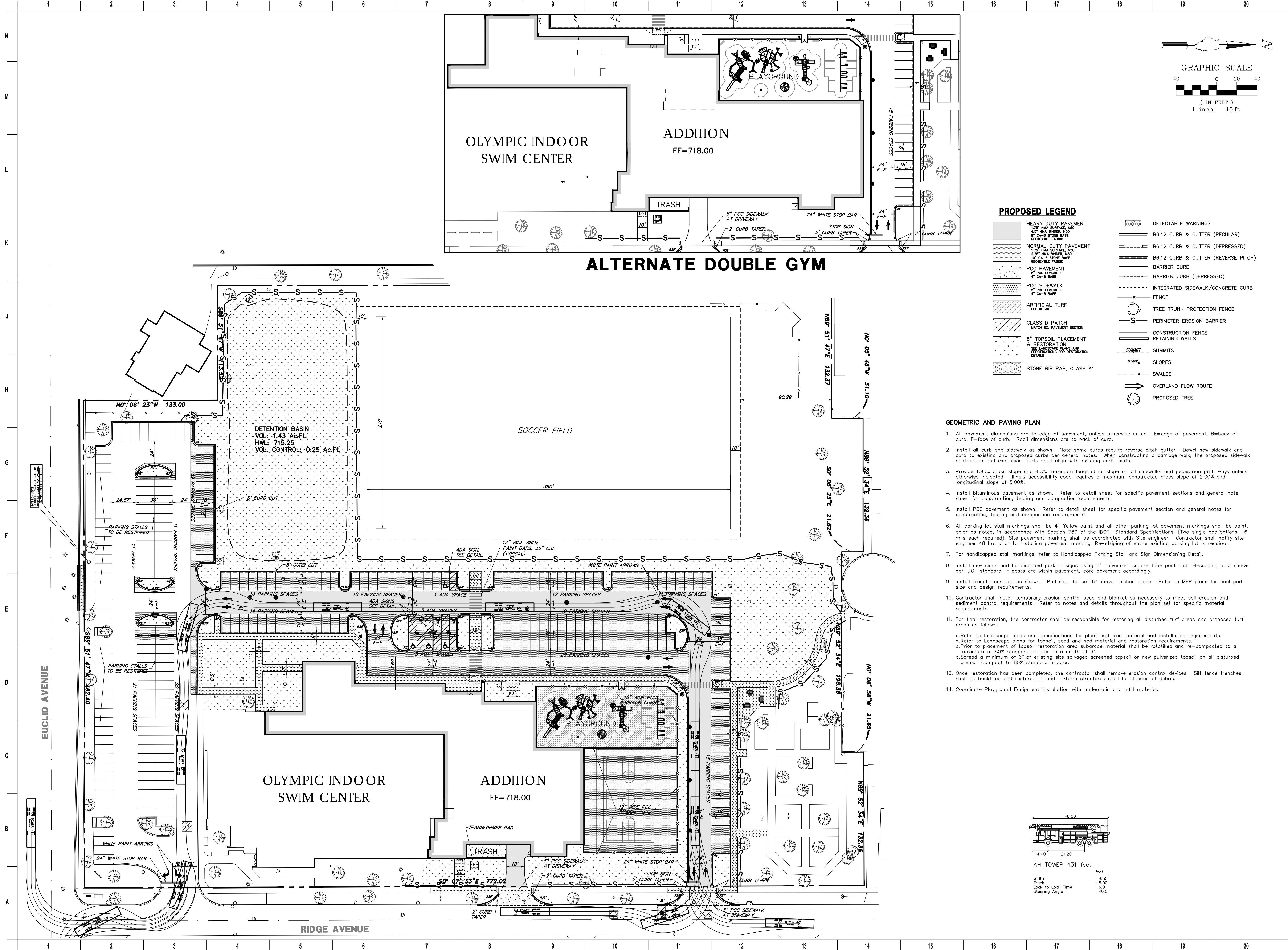
Arlington Heights, IL 60004

DEMOLITION PLAN

SHEET NO. C2

JOB NO. 17-2408.01

© 2018 FGM Architects Inc.



GEOMETRIC AND PAVING PLAN

- All pavement dimensions are to edge of pavement, unless otherwise noted. E=edge of pavement, B=back of curb, F=face of curb. Radii dimensions are to back of curb.
- Install all curb and sidewalk as shown. Note some curbs require reverse pitch gutter. Dowel new sidewalk and curb to existing and proposed curbs per general notes. When constructing a carriage walk, the proposed sidewalk contraction and expansion joints shall align with existing curb joints.
- Provide 1.90% cross slope and 4.5% maximum longitudinal slope on all sidewalks and pedestrian path ways unless otherwise indicated. Illinois accessibility code requires a maximum constructed cross slope of 2.00% and longitudinal slope of 5.00%.
- Install bituminous pavement as shown. Refer to detail sheet for specific pavement sections and general note sheet for construction, testing and compaction requirements.
- Install PCC pavement as shown. Refer to detail sheet for specific pavement section and general notes for construction, testing and compaction requirements.
- All parking lot stall markings shall be 4" Yellow paint and all other parking lot pavement markings shall be paint, color as noted, in accordance with Section 780 of the IDOT Standard Specifications. (Two single applications, 16 mils each required). Site pavement marking shall be coordinated with Site engineer. Contractor shall notify site engineer 48 hrs prior to installing pavement marking. Re-stripping of entire existing parking lot is required.
- For handicapped stall markings, refer to Handicapped Parking Stall and Sign Dimensioning Detail.
- Install new signs and handicapped parking signs using 2" galvanized square tube post and telescoping post sleeve per IDOT standard. If posts are within pavement, core pavement accordingly.
- Install transformer pad as shown. Pad shall be set 6" above finished grade. Refer to MEP plans for final pad size and design requirements.
 - Refer to Landscape plans and specifications for plant and tree material and installation requirements.
 - Refer to Landscape plans for topsoil, seed and sod material and restoration requirements.
 - Prior to placement of topsoil restoration area subgrade material shall be rototilled and re-compacted to a maximum of 80% standard proctor to a depth of 6".
 - Spread a minimum of 6" of existing site salvaged screened topsoil or new pulverized topsoil on all disturbed areas. Compact to 80% standard proctor.
- Once restoration has been completed, the contractor shall remove erosion control devices. Silt fence trenches shall be backfilled and restored in kind. Storm structures shall be cleaned of debris.
- Coordinate Playground Equipment installation with underdrain and infill material.

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK OFALON ST. LOUIS

GEORGE HAMILTON

GEORGE HAMILTON ASSOCIATES, INC.

635 West Elm Drive • Yorkville, Illinois, IL 60661

TEL: 847.478.9700 • FAX: 847.478.9701

GHA JOB # 5313.000

DATE: 01/08/17

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17
DRAWN	PH/ES
CHECKED	DBY
APPROVED	JCD
PROFESSIONAL DESIGN FIRM	
ILL # 184-000350	

OLYMPIC SWIM ADDITION AND RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

660 Ridge Ave

Arlington Heights, IL 60004

GEOMETRIC PLAN

SHEET NO.

C3

JOB NO. 17-2408.01

© 2018 FGM Architects Inc.

1/8/2018 9:20:04 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO

OAK BROOK

O'FALLON

ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17	PWH, EJS
DRAWN		
CHECKED	DBV	
APPROVED	JCD	
PROFESSIONAL DESIGN FIRM ILL. # 184-000350		

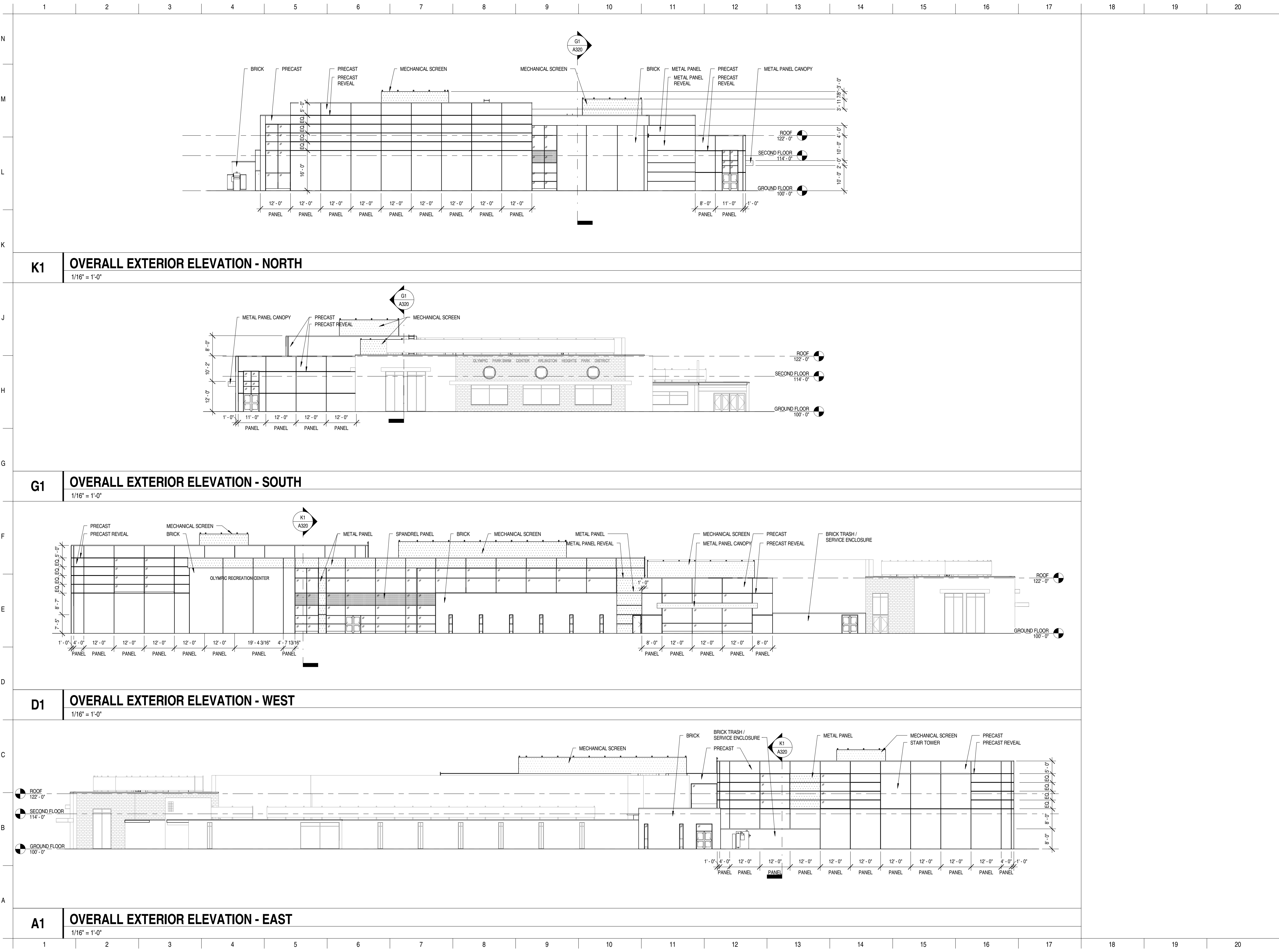
OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

EXISTING ELEVATIONS

SHEET NO.
A310

JOB NO. 17-2408.01
© 2018 FGM Architects Inc.

1/8/2018 9:20:09 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



ISSUANCE	
NO.	DESCRIPTION

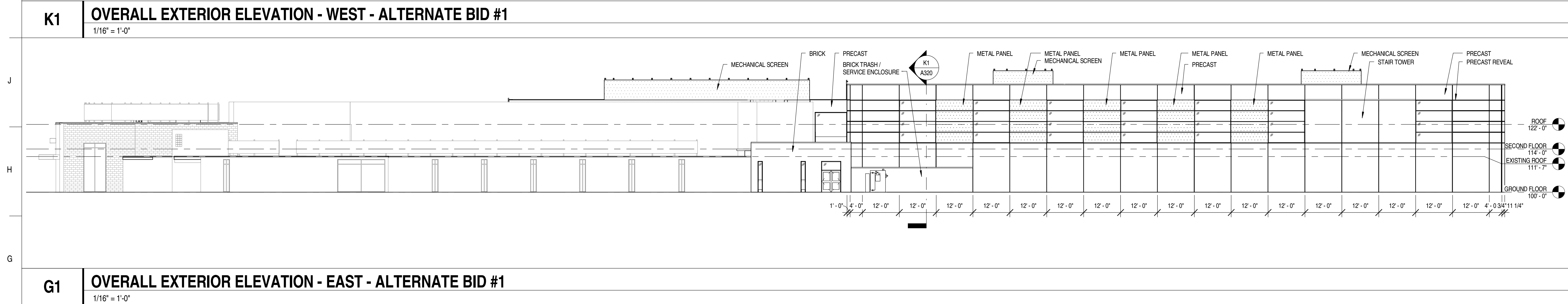
FGM ARCHITECTS	
CHICAGO	OAK BROOK
	ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND RENOVATION ARLINGTON HEIGHTS PARK DISTRICT 650 Ridge Ave Arlington Heights, IL 60004	
PROPOSED ELEVATIONS - BASE BID	

SHEET NO.
A311
JOB NO. 17-2408.01
© 2018 FGM Architects Inc.



FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

O'FALLON

PROFESSIONAL SEAL

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBY
APPROVED	JCD
PROFESSIONAL DESIGN FIRM	
IL # 184-000350	

SHEET NO.

A312

JOB NO. 17-2408.01
© 2018 FGM Architects Inc.



FGM ARCHITECTS

CHICAGO OAK BROOK O'FALLON ST. LOUIS

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH FJS

BUILDING SECTIONS

A320

JOB NO. 17-2408.01
© 2018 FGM Architects Inc.

ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



ARLINGTON HEIGHTS PARK DISTRICT



MATERIAL LIST

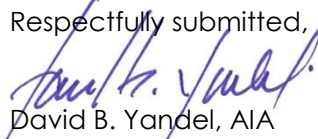
1. Petitioner / Owner: Arlington Heights Park District
2. Project: Olympic Indoor Swim Center – Addition & Renovation
3. Location: 660 North Ridge Avenue, Arlington Heights, Illinois

Public / Commercial Building:

1. General: The design intent is to match the material and color palette of the existing building constructed in 1969 with a major addition completed in 2004. The primary elements are face brick, split-faced concrete masonry units, aluminum and glass windows, and matching metal panels and trim.
2. Face Brick: Manganese Ironspot Smooth as manufactured by Endicott Clay Products Co.
3. Precast Concrete: Smooth surface with reveals, painted a buff color to match the split-faced concrete masonry units on the existing building.
4. Aluminum Curtainwall: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
5. Glazing: Clear, insulated glazing units with a slight tint to match the existing building.
6. Metal Wall Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
7. Roof Screens / Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
8. Sheet Metal Flashings & Trim: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.

Please review and let us know if any additional information is required.

Respectfully submitted,


David B. Yandel, AIA
Principal

S:\jobs\2017\17-2408.01\ADMIN\3.0 Agency\3.5 PUD\2018-01-08 VAH Design Review\k_AHPD_Olympic_Material List_2018-01-05.docx

MATERIAL LIST

1. Petitioner / Owner: Arlington Heights Park District
2. Project: Olympic Indoor Swim Center – Addition & Renovation
3. Location: 660 North Ridge Avenue
Arlington Heights, Illinois

PROPOSED MATERIALS

1. General: The design intent is to match the material and color palette of the existing building constructed in 1969 with a major addition completed in 2004. The primary elements are face brick, split-faced concrete masonry units, aluminum and glass windows, and matching metal panels and trim.



2. Face Brick: Manganese Ironspot Smooth as manufactured by Endicott Clay Products Co.
3. Precast Concrete: Smooth surface with reveals, painted a buff color to match the split-faced concrete masonry units on the existing building.



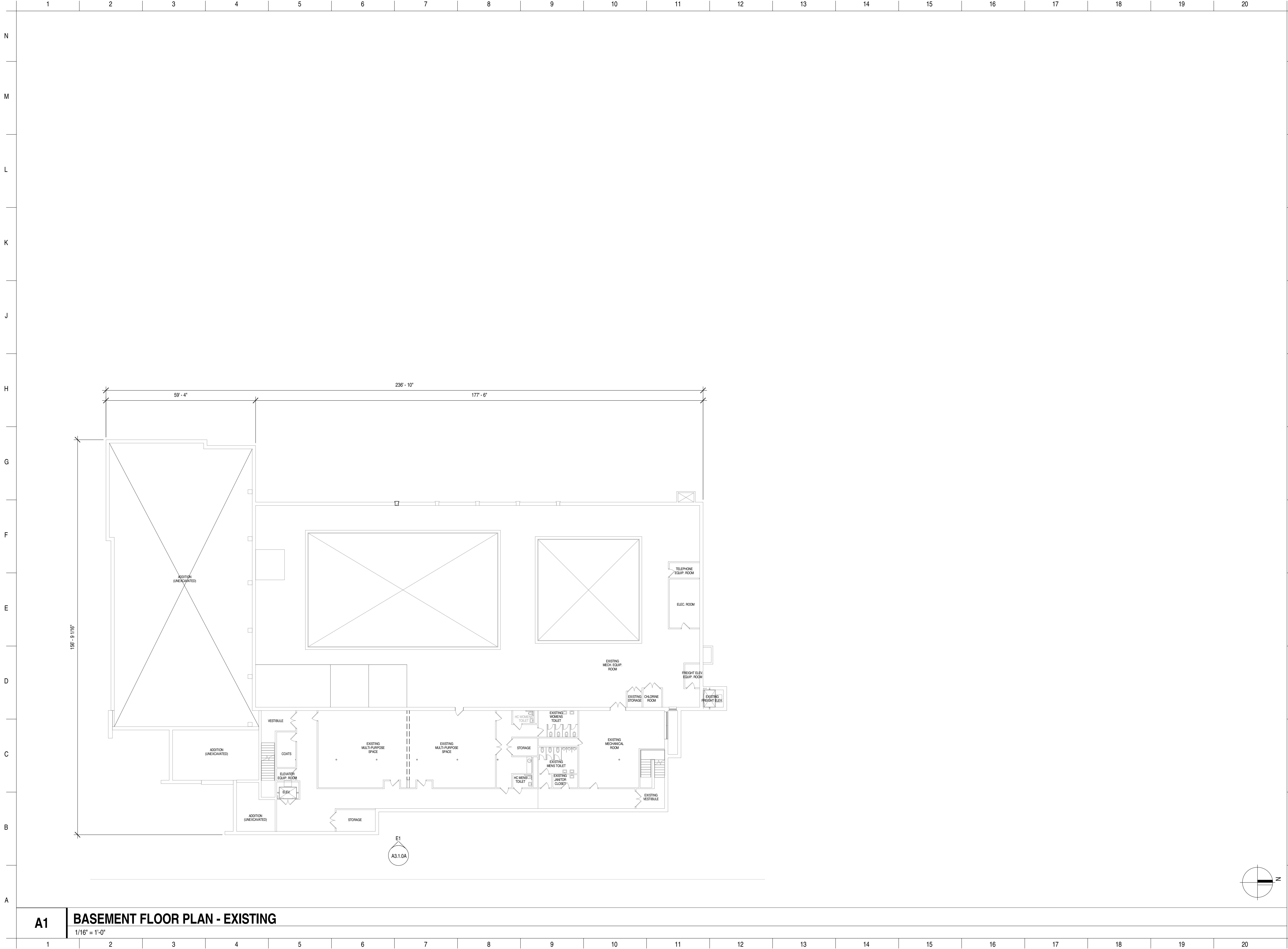
4. Aluminum Curtainwall: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
5. Glazing: Clear, insulated glazing units with a slight tint to match the existing building. Products under consideration include Solarban 70XL as manufactured by PPG.



6. Metal Wall Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
7. Roof Screens / Panels: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.
8. Sheet Metal Flashings & Trim: Clear anodized aluminum or prefinished silver color to match the metal finish on the existing building.



1/8/2018 9:22:54 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



A1

BASEMENT FLOOR PLAN - EXISTING

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO
OAK BROOK
OFALLON
ST. LOUIS

DATE:

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

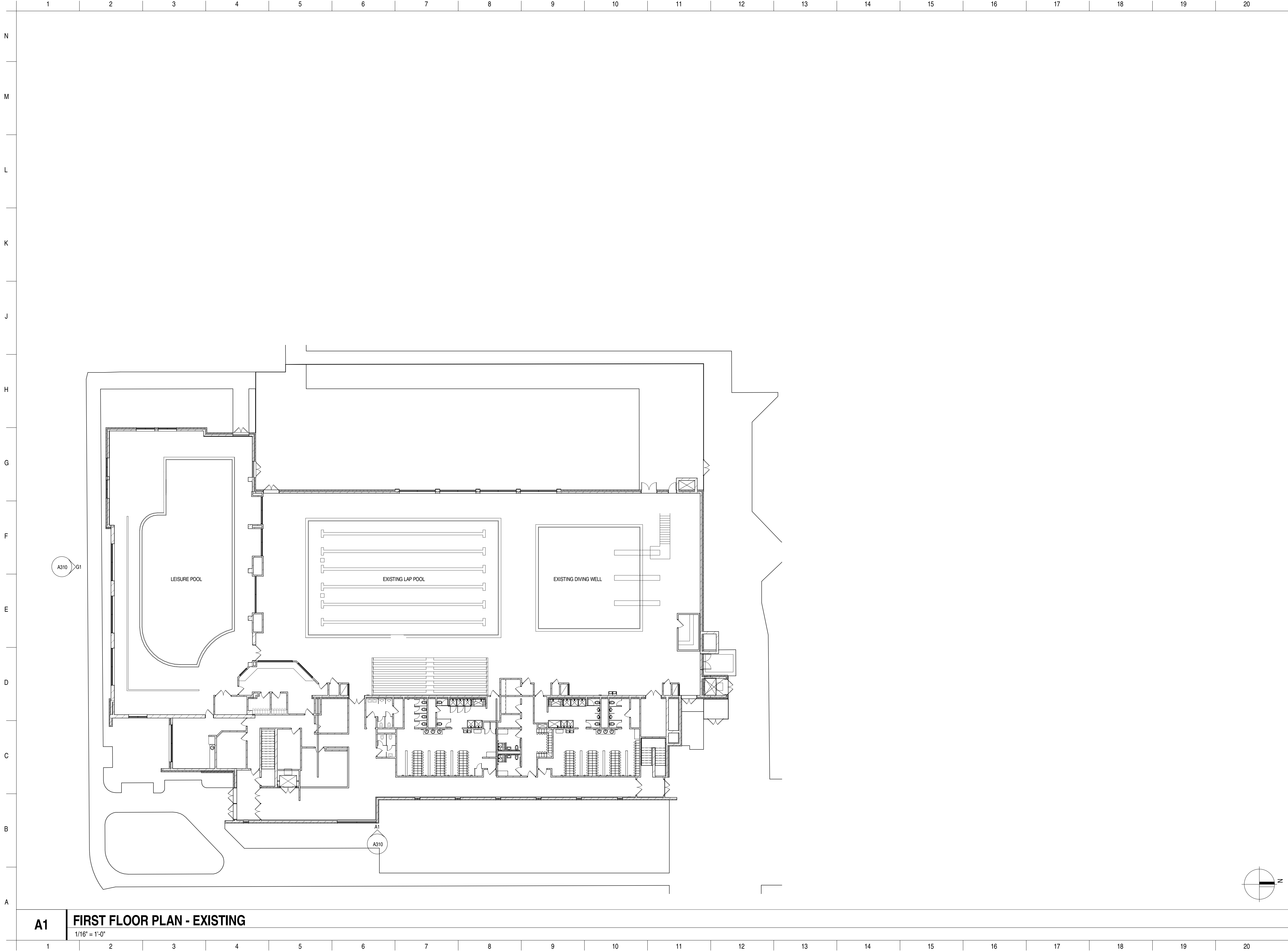
BASEMENT FLOOR PLAN - EXISTING

SHEET NO.

A100

JOB NO. 17-2408.01
© 2018 FGM Architects Inc.

1/8/2018 9:22:56 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO
OAK BROOK
ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

FIRST FLOOR PLAN - EXISTING

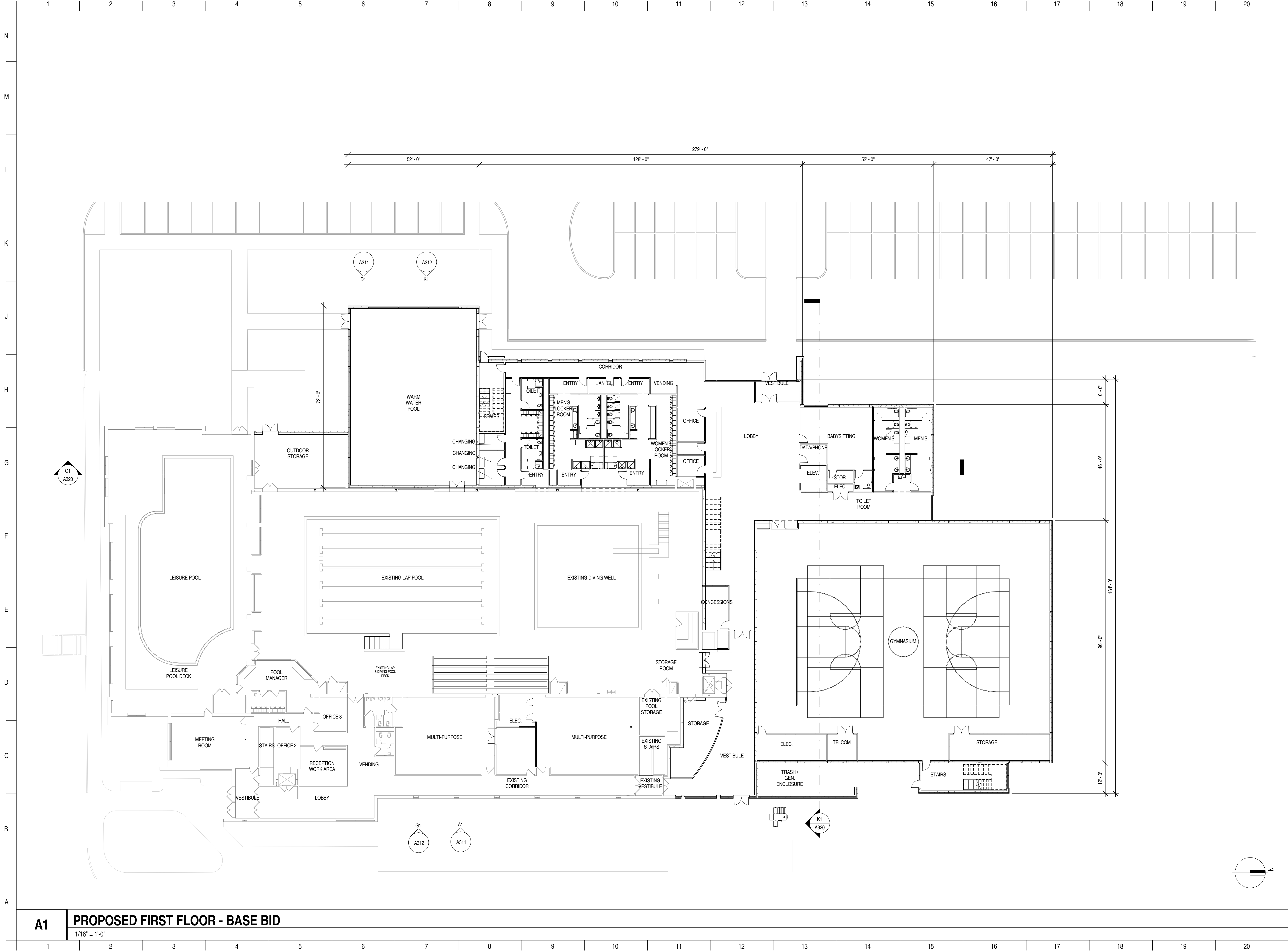
SHEET NO.

A110

JOB NO. 17-2408.01

© 2018 FGM Architects Inc.

1/8/2018 9:22:58 AM
C:\Revit Temp\2016 Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



A1

PROPOSED FIRST FLOOR - BASE BID

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS	
CHICAGO	OAK BROOK
	O'FALLON
	ST. LOUIS

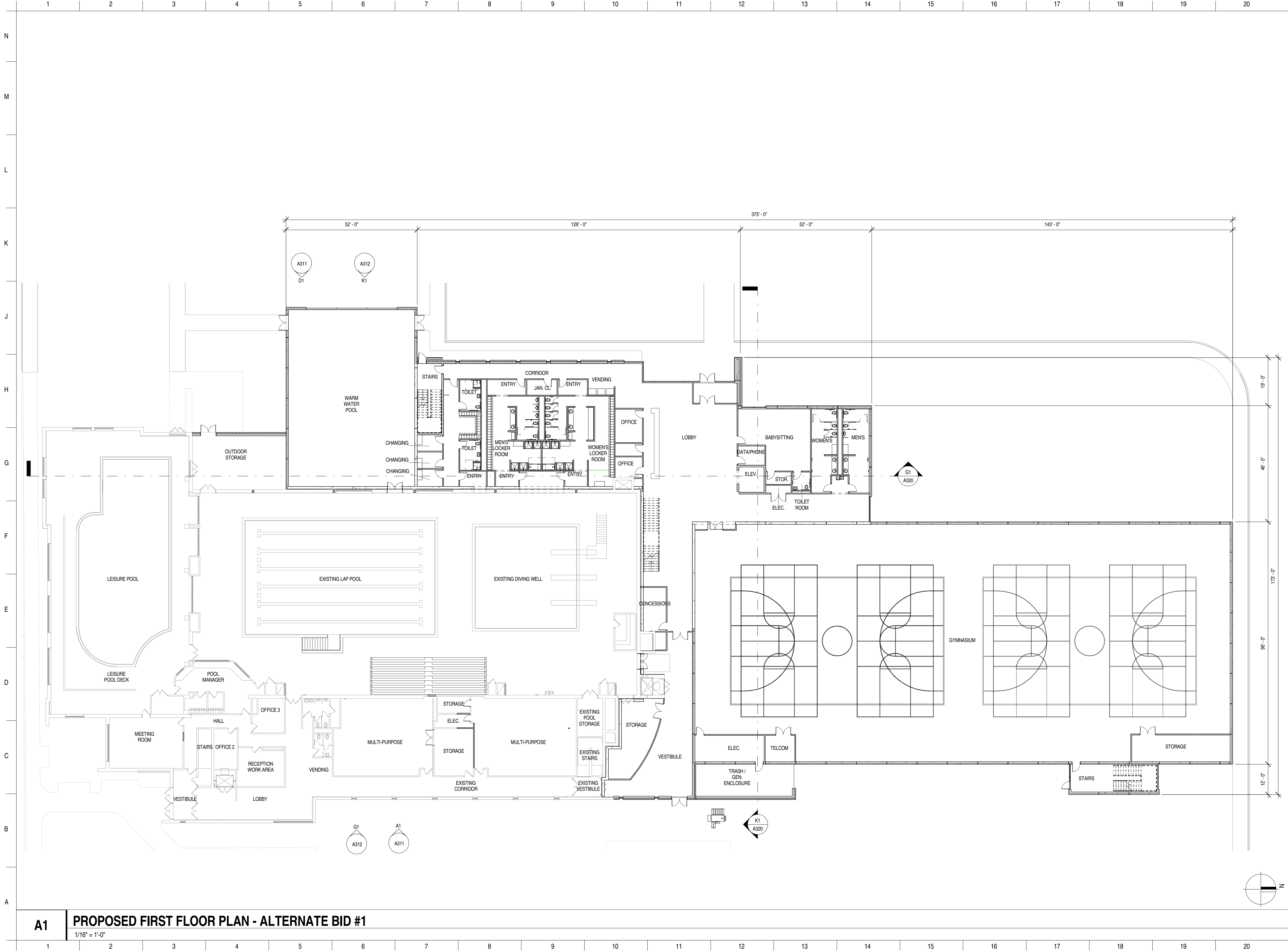
DATE:	
PROFESSIONAL SEAL	
EXPIRATION DATE:	

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM	
IL # 184-000350	

OLYMPIC SWIM ADDITION AND RENOVATION	
ARLINGTON HEIGHTS PARK DISTRICT	
650 Ridge Ave Arlington Heights, IL 60004	
PROPOSED FIRST FLOOR PLAN- BASE BID	

SHEET NO.	
A110A	
JOB NO. 17-2408.01	
© 2018 FGM Architects, Inc.	

1/8/2018 9:23:05 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



ISSUANCE		DESCRIPTION	
NO.	DATE		

FGM ARCHITECTS

CHICAGO
OAK BROOK
OFALLON
ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17	PWH, EJS
DRAWN	CHECKED	DBV
APPROVED	JCD	
PROFESSIONAL DESIGN FIRM ILL. # 184-000350		

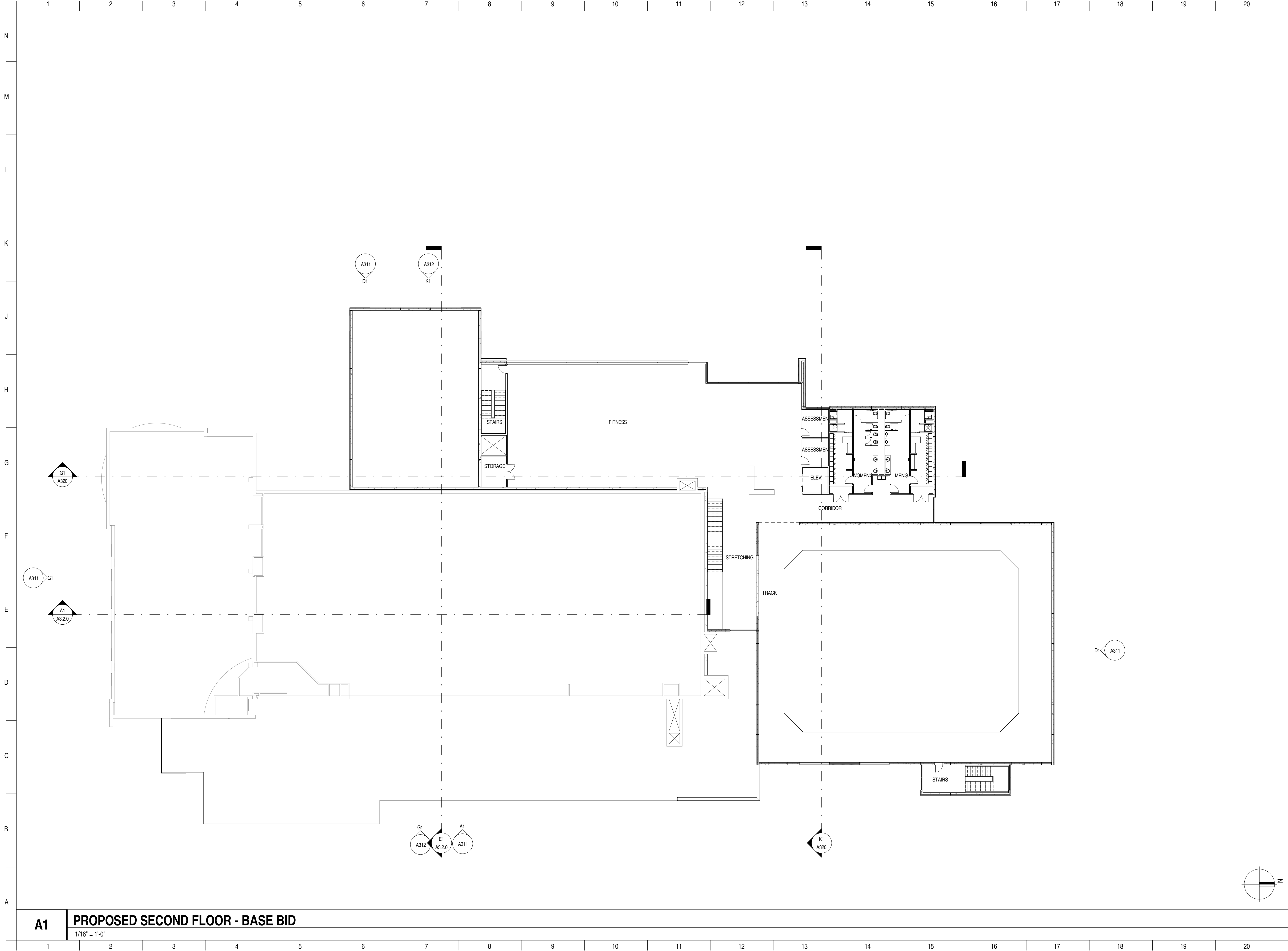
OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED FIRST FLOOR PLAN - ALTERNATE BID #1

SHEET NO.
A110B
JOB NO. 17-2408.01
© 2018 FGM Architects Inc.

1/8/2018 9:23:06 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



ISSUANCE	
NO.	DESCRIPTION

FGM

ARCHITECTS

CHICAGO

OAK BROOK

O'FALLON

ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

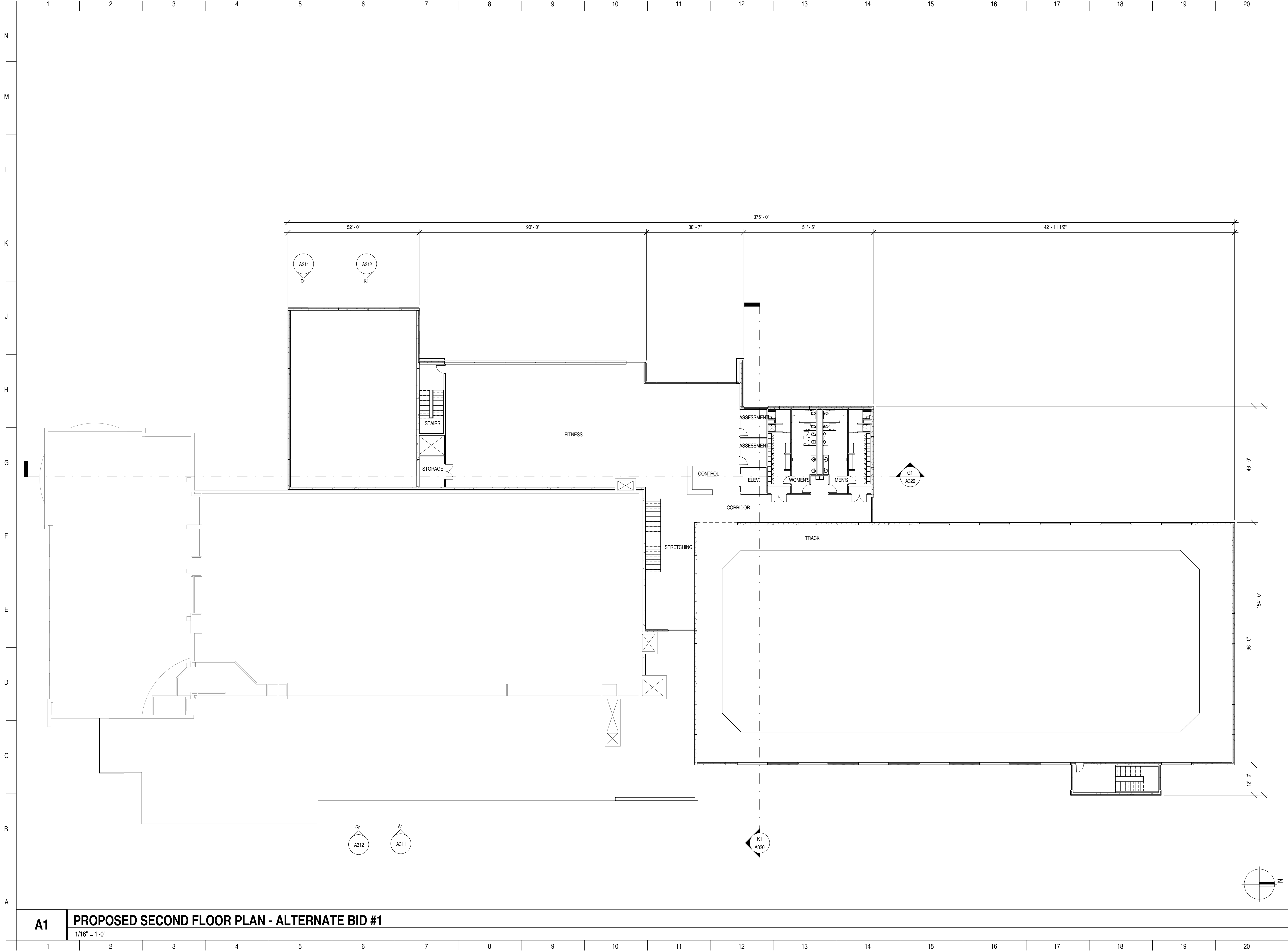
DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED SECOND FLOOR PLAN - BASE BID

SHEET NO.
A120A
JOB NO. 17-2408.01
© 2018 FGM Architects, Inc.

1/8/2018 9:23:07 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



A1

PROPOSED SECOND FLOOR PLAN - ALTERNATE BID #1

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK ST. LOUIS

OFALLON

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD

PROFESSIONAL DESIGN FIRM
ILL. # 184-000350

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Ave
Arlington Heights, IL 60004

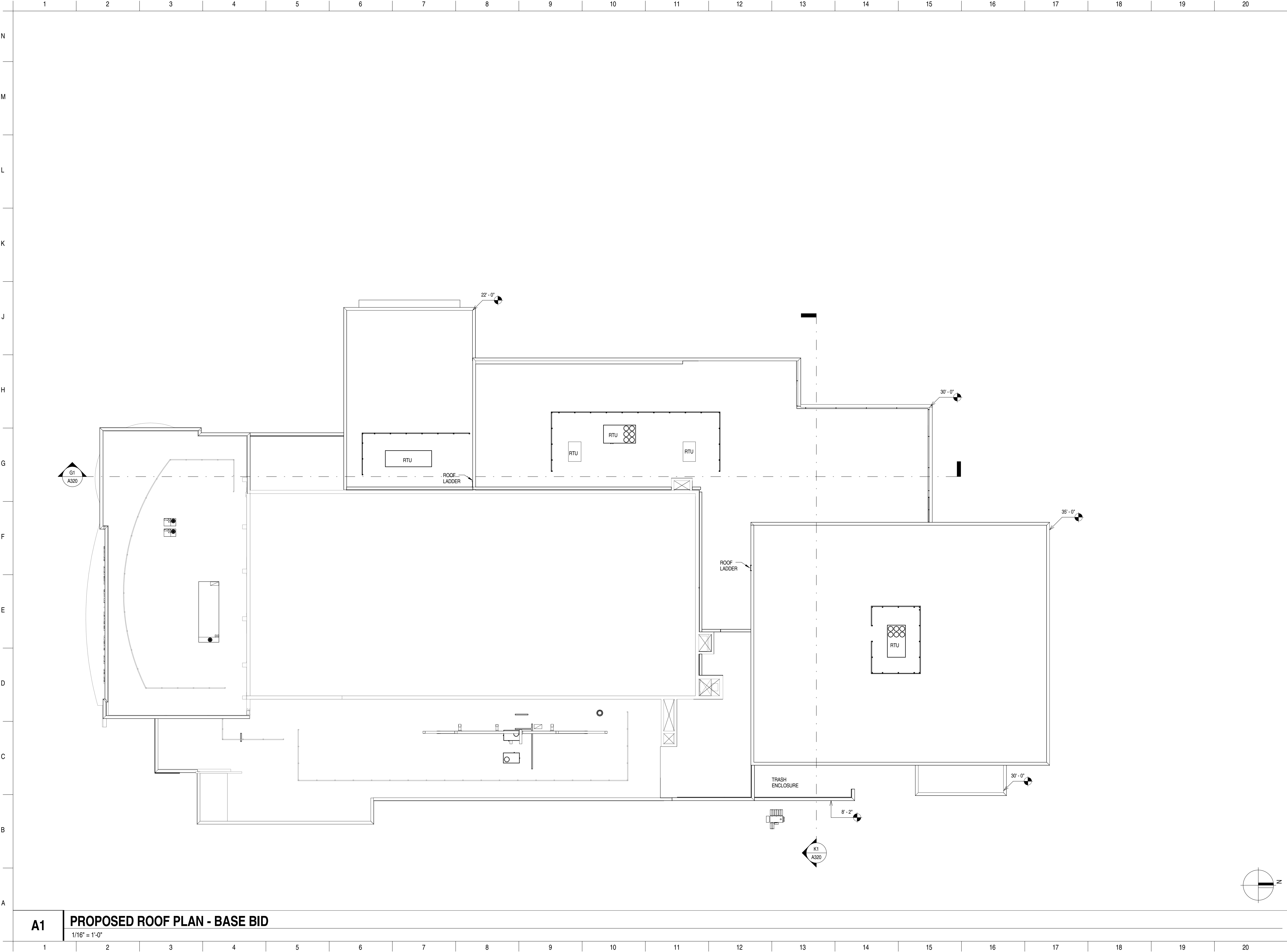
PROPOSED SECOND FLOOR PLAN - ALTERNATE BID #1

SHEET NO.

A120B

JOB NO. 17-2408.01
© 2018 FGM Architects Inc.

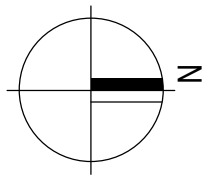
1/8/2018 9:21:25 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



A1

PROPOSED ROOF PLAN - BASE BID

1/16" = 1'-0"



SHEET NO.

A130A

JOB NO. 17-2408.01

© 2018 FGM Architects Inc.

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT

650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED ROOF PLAN - BASE BID

DATE 01/08/17
DRAWN PWH, EJS
CHECKED DBV
APPROVED JCD

PROFESSIONAL DESIGN FIRM
ILL. # 184-000350

PROFESSIONAL SEAL

EXPIRATION DATE:

DATE:

FGM ARCHITECTS

ST. LOUIS

OF FALLON

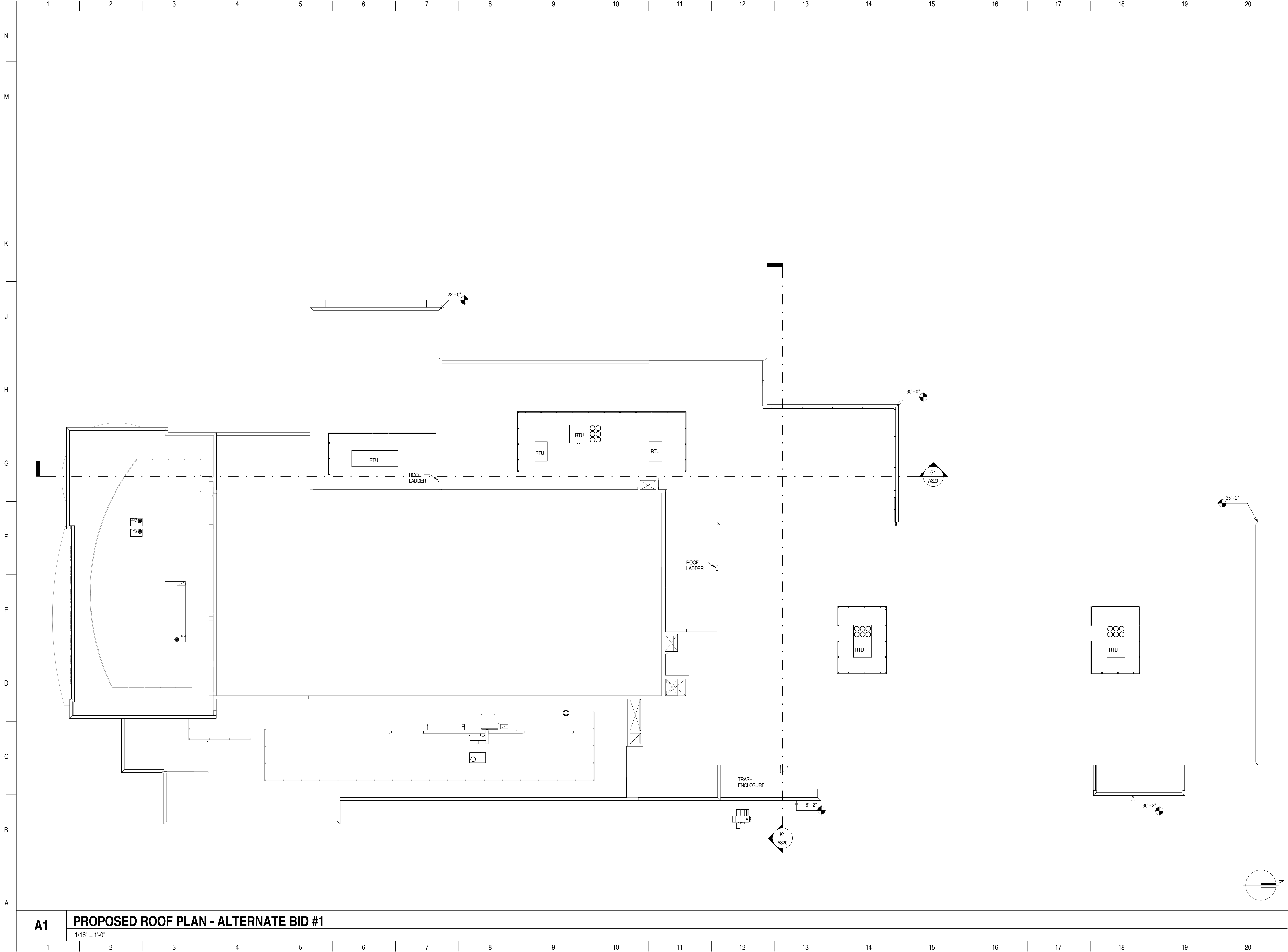
OAK BROOK

CHICAGO

ISSUANCE

NO. DATE DESCRIPTION

1/8/2018 9:21:27 AM
C:\Revit Temp\2016\Olympic Park Renovation_Central_2016_DD_paulherman.rvt
Copyright 2018 FGM ARCHITECTS, INC.



A1

PROPOSED ROOF PLAN - ALTERNATE BID #1

1/16" = 1'-0"

ISSUANCE	
NO.	DESCRIPTION

FGM ARCHITECTS

CHICAGO OAK BROOK OFFALON ST. LOUIS

DATE:
PROFESSIONAL SEAL
EXPIRATION DATE:

DATE	01/08/17
DRAWN	PWH, EJS
CHECKED	DBV
APPROVED	JCD
PROFESSIONAL DESIGN FIRM ILL. # 184-000350	

OLYMPIC SWIM ADDITION AND
RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
650 Ridge Ave
Arlington Heights, IL 60004

PROPOSED ROOF PLAN - ALTERNATE BID #1

SHEET NO.
A130B
JOB NO. 17-2408.01
© 2018 FGM Architects Inc.