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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 24, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/10/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#16-143 - 1614 N. Yale Ave. - SF/Teardown

B. DC#16-150 - 326 E. Central Rd. - SF/Teardown

C. DC#16-154 - 413 S. Gibbons Ave. - SF/Teardown

D. DC#17-001 - 1105 N. Walnut Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Item: Minutes - 1/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes 1/10/17	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 10, 2017

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

Members Present:	Ted Eckhardt, Chair John Fitzgerald Kirsten Kingsley Jonathan Kubow Anthony Fasolo
Members Absent:	None
Also Present:	Dennis & Dustin Bucalo, Designers & Builders Development for *103 N. Pine Ave.* Mike Henderson, STR Partners for *Windsor School* Lori Bein, A.H. School District 25 for *Windsor School* Jake Chung, A.H. School District 25 for *Windsor School* Ryan Schulz, A.H. School District 25 for *Windsor School* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 13, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF DECEMBER 13, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW

DC#16-119(H) – 103 N. Pine Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing 2-story home and 2-car detached garage to allow the construction of a new 2-story home with an attached, 2-car attached garage. This project was reviewed and approved by the Design Commission on November 15, 2016 with changes required to be reviewed by Staff. However, due to concerns raised by neighbors in attendance at the previous meeting, and a number of issues discussed at that time, Staff felt the revisions should be brought back to the Design Commission for a re-review.

Comments made by the commissioners at the previous meeting are as follows:

1. A recommendation to study the roof pitches, especially the left side of the west elevation.
2. A requirement to screen the air conditioning unit with either fencing or evergreen landscaping.
3. A requirement for window detail and shutters throughout the entire home to match the front elevation.
4. A recommendation to provide a landscape plan.
5. A requirement that the petitioner work with Staff to look at options for lowering the roof scale.

Staff worked with the petitioner and the following changes are being proposed in response to the previous comments:

1. The second floor wall height has been lowered, and shed dormers added above the windows.
2. The main roof pitch has been increased from 8:12 to 10:12, and the north side gable pitch increased from 7:12 to 10:12.
3. The front porch has been wrapped around the left side of the house.
4. Window trim and shutters have been added to all windows to match the front elevation.
5. A landscape plan has been provided with an evergreen hedge to screen the air conditioning unit.

Mr. Hautzinger explained that the original design was nicely done in a farmhouse style with a wrap-around front porch and attached garage in the rear. However, based on feedback from the Design Commission, the proposed revisions have further enhanced the design for an even more authentic farmhouse appearance that will fit in well in this neighborhood of varied style historic homes. Staff recommends approval of the revised design.

Mr. Bucalo summarized that the recommendations made at the previous meeting were considered and the design was revised to make the home better fit the neighborhood.

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

PUBLIC COMMENT

A neighbor who lives across the street from the site was curious about what was going on with the property. Mr. Bucalo explained that the site consists of 2 lots, and the existing home and garage will be demolished to allow for a new home to be built on one lot, with a future home on the other lot. The neighbor had no objections.

Commissioner Kubow said that he was happy with the previous design and felt the petitioner did a great job with the revisions.

Commissioner Fasolo agreed and felt the petitioner considered the previous comments made by the commissioners; the revisions are a good improvement.

DRAFT

Commissioner Kingsley appreciated the elements that were changed on the new design and that the height was brought down. She recommended simplifying the ends of the eaves to be more of a farmhouse style that goes straight down without a return, and she cautioned the petitioner to use a style of front door that is in keeping with the style of the home. She also asked for clarification on the materials, and Mr. Bucalo replied that the new home would be all white; white siding and white trim, with the shutters to be an accent color of grey.

Commissioner Fitzgerald was in favor of the revisions being proposed.

Chair Eckhardt agreed with the comments made by the other commissioners; he liked the revised design. He also agreed with Commissioner Kingsley's suggestion to simplify the ends of the eaves to be more of a farmhouse style, and her concerns about using the appropriate style of front door.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 103 N. PINE AVENUE. THIS APPROVAL IS BASED ON THE REVISED ARCHITECTURAL PLANS DATED AND RECEIVED 12/5/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO REPLACE THE OCTAGON WINDOW ON THE NORTH ELEVATION WITH A SQUARE WINDOW.
2. A RECOMMENDATION TO CONSIDER REMOVING THE ROOF RETURNS OR PORK CHOPS ON THE ENDS OF THE EAVES, AND REPLACE WITH A MORE TRADITIONAL FARMHOUSE STYLE RETURN.
3. A RECOMMENDATION TO LOOK CLOSELY AT THE STYLE OF THE FRONT DOOR TO FOLLOW THE FARMHOUSE STYLE.
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 PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

DRAFT

ITEM 2. COMMERCIAL SCHOOL REVIEW

DC#16-146 – Windsor School – 1315 E. Miner St.

Lori Bein, Jake Chung, and Ryan Schulz, representing *Arlington Heights School District #25,* and Mike Henderson, representing *STR Partners*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for additions to the existing elementary school. The scope of the project includes a gymnasium addition on the west side of the building adjacent to the existing gymnasium, as well as a new classroom wing addition on the south end of the building with six new classrooms, office space, and toilet rooms. The project also includes replacement of an existing parking lot on the west side of the school with a new expanded parking lot and landscaping. This project requires Plan Commission review and Village Board approval for an amendment to an existing Special Use Ordinance and for zoning variations from yard setbacks and parking requirements.

The proposed additions are nicely designed to blend in seamlessly with the existing building architecture, using matching materials and detailing. The gymnasium addition is set back approximately 220 feet from Miner Street, and the new classroom wing is oriented perpendicular to Windsor Drive, so there will be minor impact on the streetscape across from the adjacent single-family residences. New mechanical equipment will be located on grade behind the gymnasium addition fully screened with a brick screen wall. A new trash area will be located on the west side of the gymnasium addition fully screened with brick screen walls and dark bronze louvered gates. New landscaping is proposed along Miner Street to provide screening of the new parking lot, and shade trees are proposed within the new parking lot islands. The existing school building lacks foundation landscaping around the exterior walls of the school along Miner Street and Windsor Drive, and the petitioner should consider adding planting beds in these locations with a mix of shrubs and perennials.

Staff recommends approval of the proposed design for the additions to the school with the suggestion to add foundation landscaping.

Lori Bein gave background on the project. She stated that enrollment is growing at Windsor School, as it is throughout the District. Two years ago at this time, there were 474 students at Windsor School, and now there are 509 students. A recent demographic report was just completed and 5 years from now there are projected to be 595 students at Windsor School, an increase of 86 students from today and 121 from 2 years ago. A modular building with 2 temporary classrooms was installed at Windsor School last year as a result of enrollment growth, and a third temporary classroom was added this year by partitioning off part of the library. The proposed addition will include 6 classrooms, 3 to cover the current needs and 3 more for enrollment growth. In addition to enrollment growth, Windsor School also hosts 2 District-wide special education programs for children with special needs, which requires larger square footage per child. The Architect and Director of Facilities are both here tonight to answer any questions related to design.

Mike Henderson stated that the School District previously came before the Design Commission with other school projects, and this project takes the same philosophy; extend the best of what is existing at the school with a seamless addition to make it feel like it has always been there. He reviewed the floor plan being proposed for the addition, which consists of a new gymnasium in the center of the site, and new classrooms and office space at the southeast corner of the site. Language from the front of the existing 2-story side of the building will be carried onto the gymnasium as well.

Commissioner Fitzgerald liked what was being shown tonight; the landscape plan is nice and he suggested adding landscaping along the north side of the building. He questioned the grey areas above the windows shown at the corners of the single story building in the bird's eye view. Mr. Henderson explained that a lot of the existing building

has a stucco section above a window, which they are interpreting with a lighter color brick. Commissioner Fitzgerald had no further comments.

Commissioner Kingsley felt it was a nice addition and asked if the second color brick would match. Mr. Henderson replied that the Oyster Grey accent brick color will match the existing brick. Commissioner Kingsley suggested updating the existing rooftop mechanical enclosure, which she felt is the wrong color and very obvious. She was also concerned about the location of the new mechanical enclosure adjacent to the play area.

Commissioner Fasolo felt it was a nice addition that fit well with the existing, and he agreed with Staff's suggestion to add landscaping. He questioned the transom windows on the gym addition, which appear to be standard windows on the south elevation and louvered windows on the north elevation. Mr. Henderson explained that the west and south elevations of the gym have a ribbon window, and the north elevation has a louver window with a mechanical mezzanine. Commissioner Fasolo also questioned why there appears to be a lot more windows on the north and east sides of the existing classroom, compared to the classroom addition, which Mr. Henderson explained. Commissioner Fasolo had no further comments.

Commissioner Kubow agreed with the comments made by the other commissioners. He appreciated the new materials being incorporated into the existing color palette, and the modern and contemporary elements being incorporated into some of the new fenestration. He asked what was driving the 100 projected new students in the next 2 years, and Ms. Bein replied that it is a combination of housing turnover, Dryden Place Apartments, and more children coming from the new townhomes than originally projected.

Chair Eckhardt asked if the petitioner was concerned about direct sunlight into the clerestory windows of the gym, and Mr. Henderson replied that window shades could be installed if sunlight becomes an issue. Chair Eckhardt also pointed out that a different brick color is being shown above some but not all of the windows. Mr. Henderson explained that the building consists of stucco panels above some of the windows, and the different brick color is being proposed in the areas where stucco is not above the windows. Chair Eckhardt asked the petitioner if they were committed to adding the landscaping along the north elevation and the petitioner agreed.

PUBLIC COMMENT

Elizabeth Horn, 331 S. Carlyle, said that her daughter goes to Windsor School and she has a general concern about children being in school during the construction process that will begin in the Spring, and the possibility of some disturbance of lead paint, asbestos, etc. Ms. Bein responded that only exterior construction will occur while children and Staff are in session; connecting the addition to the existing building and interior work will occur when school is no longer in session. The entire construction area will be fenced off, and the outdoor play area will be relocated and different access doors will be used by the children. Mr. Henderson noted that the area of expansion on the existing building is at the newer portion of the building, which was built after 1990. Ms. Horn also asked about accountability and safety during construction since she understood that schools are exempt from a building permit and are under a different jurisdiction. The petitioner replied that several permits are required by the State through the Regional Office of Education, who is responsible for regulations and inspections during construction.

Commissioner Kingsley asked the petitioner about their intentions for sun control on the southern elevation of classrooms, as previously stated by Chair Eckhardt, and she suggested something on the outside of the building that would help with sun control but not interfere with seeing through the windows from the inside. Mr. Henderson replied that some type of roller shade could be provided for sun control.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITIONS TO WINDSOR ELEMENTARY SCHOOL LOCATED AT *1315 E. MINER STREET.* THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 12/15/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD A MIX OF SHRUBS AND PERENNIALS ALONG THE EXISTING BUILDING WALLS FACING MINER STREET AND WINDSOR DRIVE.
2. A RECOMMENDATION TO CONSIDER EITHER SOME TYPE OF SHADES OR OPAQUE GLASS ON THE UPPER TRANSOM WINDOWS OF THE GYM TO AVOID SUNLIGHT INTO THE GYM, AND CONSIDER SHADING DEVICES ON THE SOUTH FACING CLASSROOM WINDOWS.
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 PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt commented that direct sunlight through the clerestory windows in the gym is a design issue that needs to be addressed. Commissioner Kingsley commented that sage glass could be a possible option to research.

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

DRAFT

ITEM 3. GENERAL MEETING

Chair Eckhardt asked Staff for an update regarding a previous discussion about lights in storefront windows. Mr. Hautzinger replied that Staff is currently working on a response to the Village Board regarding electronic signage, after which time Staff will address the issue of lighting in storefront windows.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Item: DC#16-143 - 1614 N. Yale Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission **require revisions** to the design for the proposed new single-family residence to be located at 1614 N. Yale Avenue. This recommendation is based on the architectural plans dated 7/14/16 and received 11/23/16, site plans received 1/11/17, and the following:

1. Recess the garage from the front of the house so that it is not the focal point at the corner and does not block the view of the front porch.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	Mehta Residence	DC Number:	16-143
Project Address:	1614 N. Yale Ave.	Petitioner Name:	Jack Boryszewski
Prepared By:	Steve Hautzinger	Petitioner Address:	7N601 Rodenberg Rd. Roselle, IL 60172
Date Prepared:	January 19, 2017	Meeting Date:	January 24, 2017

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 single story home with an attached two car garage to allow construction of a new two story residence with an attached three car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have 4,866 square feet. The project does comply with all R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 46.77 feet Side: 10 feet Exterior Side: 27.89 feet Rear: 30 feet	Front: 47.01 feet Side: 13.87 feet Exterior Side: 28.02 feet Rear: 88.28 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,987 SF	4,866 SF
Building Lot Coverage	6,000 SF	3,111 SF
Impervious Surface Coverage Total	10,000 SF	3,672 SF

A proposed teardown in this location fits comfortably on the large lot, and with other teardowns in this neighborhood. The front elevation of the proposed design has a nice appearance, and the style fits in very well with the new house under construction on the lot to the north.

The primary concern with the proposed design is the placement of the garage as the focal point on the corner of the lot. The proposed three car garage projects forward in front of the main part of the house thereby blocking the view of the front porch and main entry. It is recommended that the garage be recessed from the front of the house so that it is not the focal point at the corner and does not block the view of the front porch.

RECOMMENDATION:

It is recommended that the Design Commission require revisions to the design for the proposed new single-family residence to be located at 1614 N. Yale Avenue. This recommendation is based on the architectural plans dated 7/14/16 and received 11/23/16, site plans received 1/11/17, and the following:

1. Recess the garage from the front of the house so that it is not the focal point at the corner and does not block the view of the front porch.
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.

_____ January 19, 2017

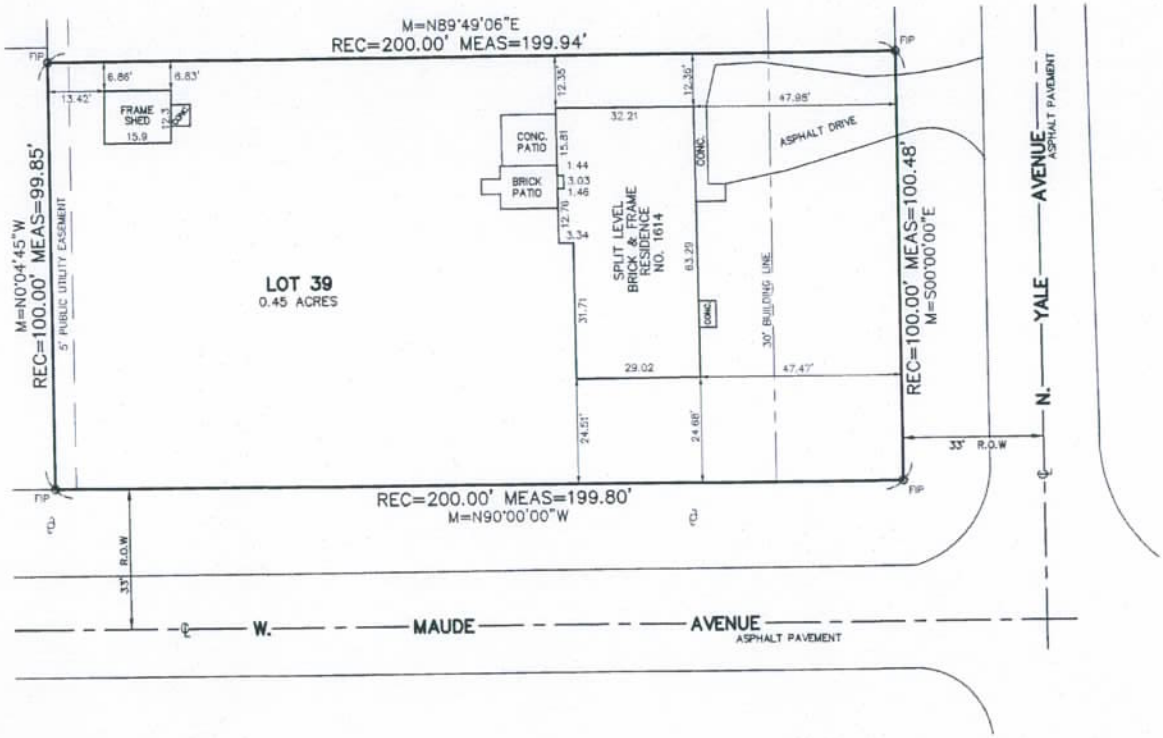
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-143

PLAT OF SURVEY

OF

LOT 39 IN LYNWOOD SUBDIVISION UNIT #4, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18 AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

FIP — FOUND IRON PIPE

PP — POWER POLE

PRECISION LAND SURVEYORS, INC.
d.b.a. TERATEK, INC.
SURVEYORS–ENGINEERS–CONSULTANTS
PROFESSIONAL DESIGN FIRM
LICENSE #184-004383 EXPIRES: 4/30/2017
603 E. BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 487-0500

DRAWING NO.:	P1608286
ORDERED BY:	TEEGEN
DRAWN BY:	TG
FIELDWORK COMPLETED:	8/15/2016
RECORDS FROM:	PUBLIC RECORDS
BASIS OF BEARINGS:	ASSUMED
SCALE:	1"=20'

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

STATE OF ILLINOIS)
S.S.
COUNTY OF LAKE)

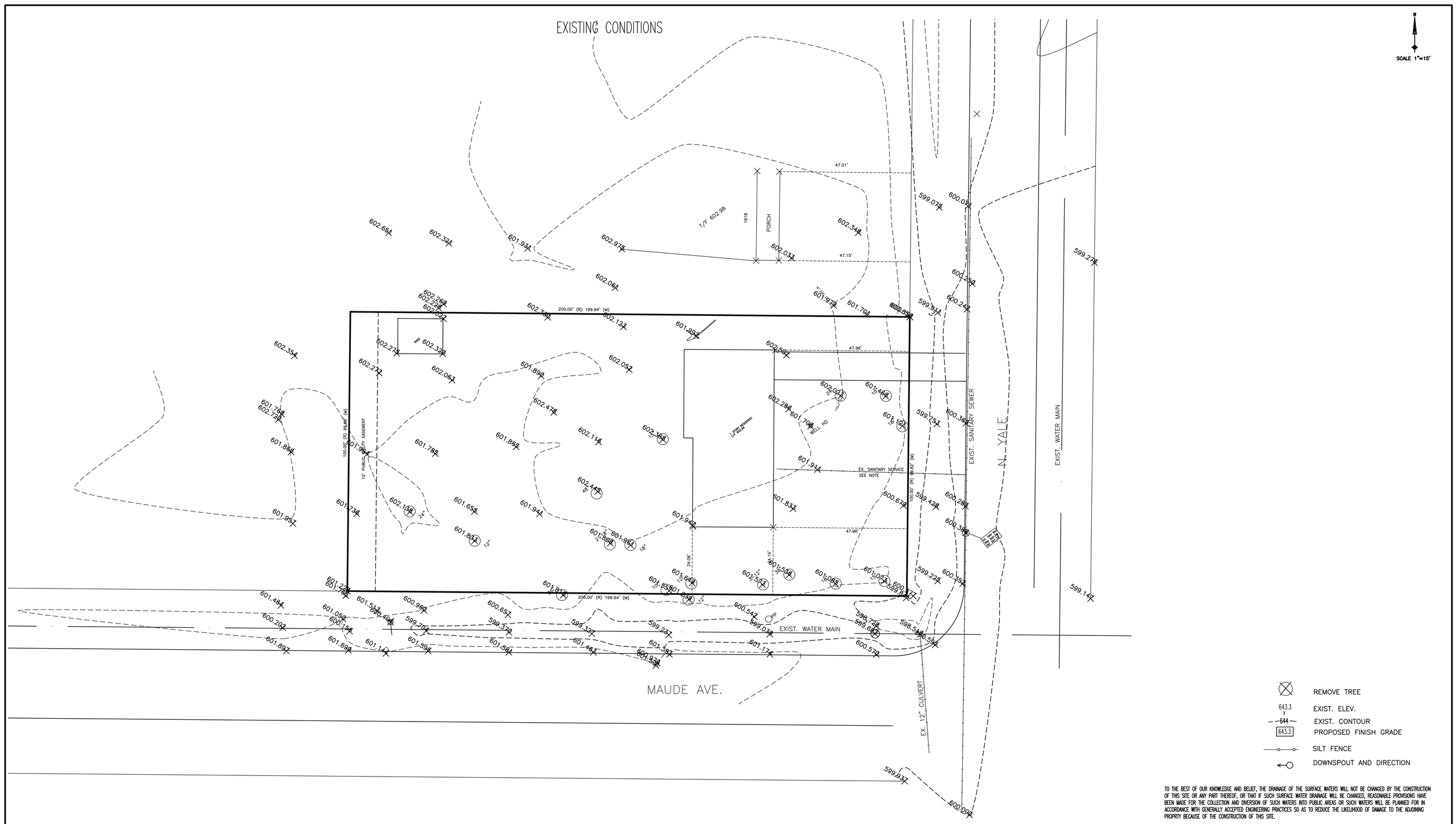
I, DAVID A. HEMBD, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24TH DAY OF AUGUST, 2016

DAVID A. HEMBD, I.P.L.S.
REGISTRATION NO. 035-002747
EXPIRES 11-30-16

EXISTING CONDITIONS

SCALE 1"=15'



REMOVE TREE

643.3 x — EXIST. ELEV.

644 — EXIST. CONTOUR

643.3 — PROPOSED FINISH GRADE

SILT FENCE

DOWNSPOUT AND DIRECTION

BENCHMARK:

RIM OF SANITARY MANHOLE LOCATED ON THE WEST SIDE OF N. YALE AVE. AT THE SUBJECT PROPERTY.

ELEVATION 600.39

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 PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 14 TH DAY OF NOV AD 2016

OWNER

ENGINEER

TIMOTHY J. SPIES
062-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors

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

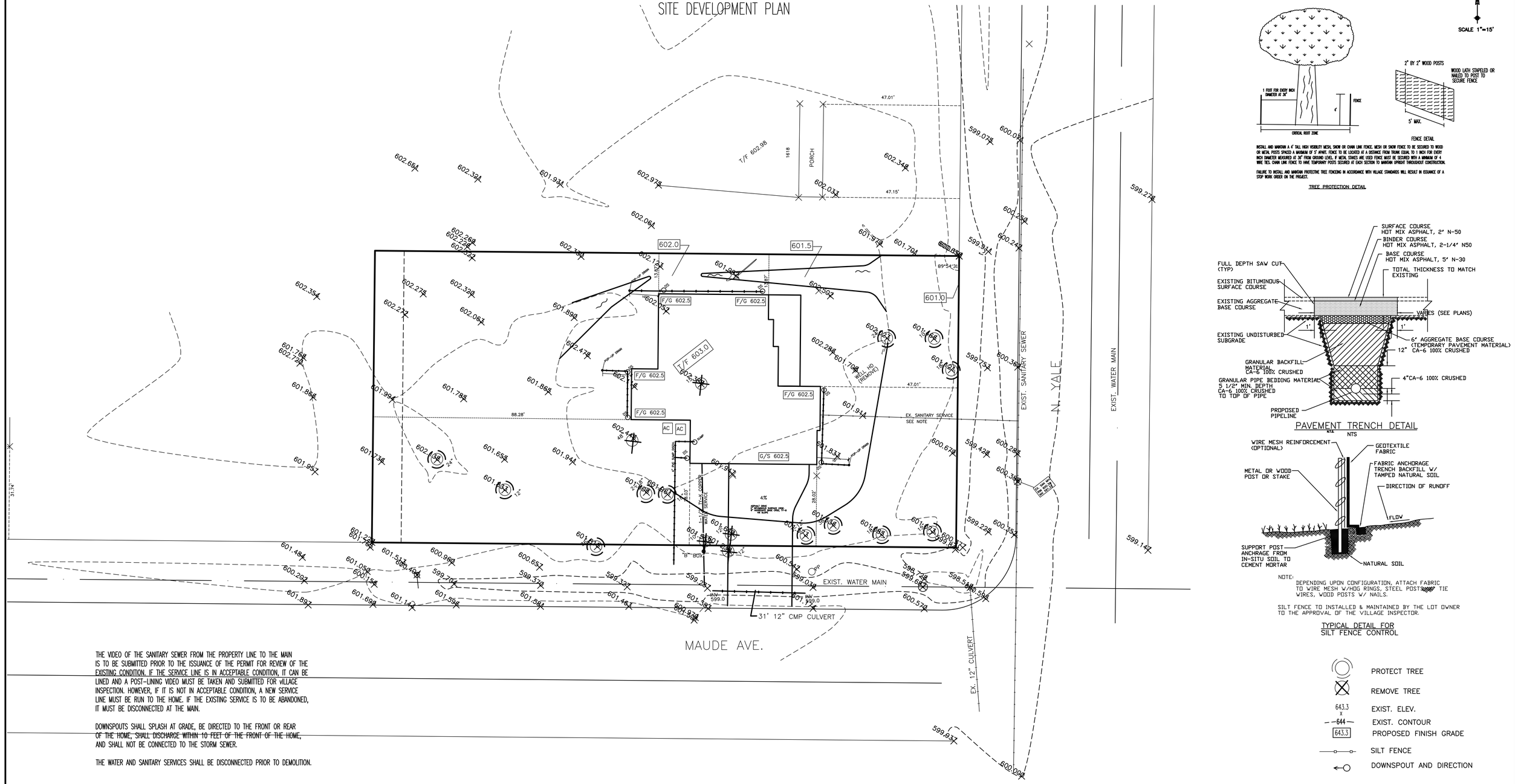
REVISIONS

DRAWN BY: TJS	JOB NO. 5048
DESIGNED BY: TJS	SCALE: 1"=15'
CHECKED BY: TJS	DATE: 11-14-16

EXISTING CONDITIONS
1614 N. YALE AVE.

SHEET NO. 1 OF 2 SHEETS

SITE DEVELOPMENT PLAN



PAVEMENT TRENCH DETAIL
N/A NTS

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

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

TYPICAL DETAIL FOR
SILT FENCE CONTROL

PROTECT TREE
REMOVE TREE
643.3 x — EXIST. ELEV.
644 — EXIST. CONTOUR
643.3 — PROPOSED FINISH GRADE
SILT FENCE
DOWNSPOUT AND DIRECTION

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

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

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

PAVEMENT PATCH TO BE CONSTRUCTED AS FOLLOWS:

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

IMPERVIOUS COVERAGE

LOT AREA	20,000 SF	
EXISTING COVERAGE	2,523 SF	13%
PROPOSED COVERAGE	3,595 SF	18%

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 PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 14 TH DAY OF NOV AD 2016

OWNER

ENGINEER

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
REV HSE LOC 12-06-16
REV FLR PLAN 01-09-17

DRAWN BY: TJS	JOB NO. 5048
DESIGNED BY: TJS	SCALE: 1"=15'
CHECKED BY: TJS	DATE: 11-14-16

SITE DEVELOPMENT PLAN
1614 N. YALE AVE.

SHEET NO. 2 OF 2 SHEETS

Property to Left 3
1524 N. Yale

Property to Left 2
1600 N. Yale

Property to Left 1
1606 N. Yale

MAUDE AVENUE

Subject Property
1614 N. Yale

Property to Right 1
1618 N. Yale

Property to Right 2
1622 N. Yale

Property to Right 3
1626 N. Yale

YALE STREET

MAUDE AVENUE

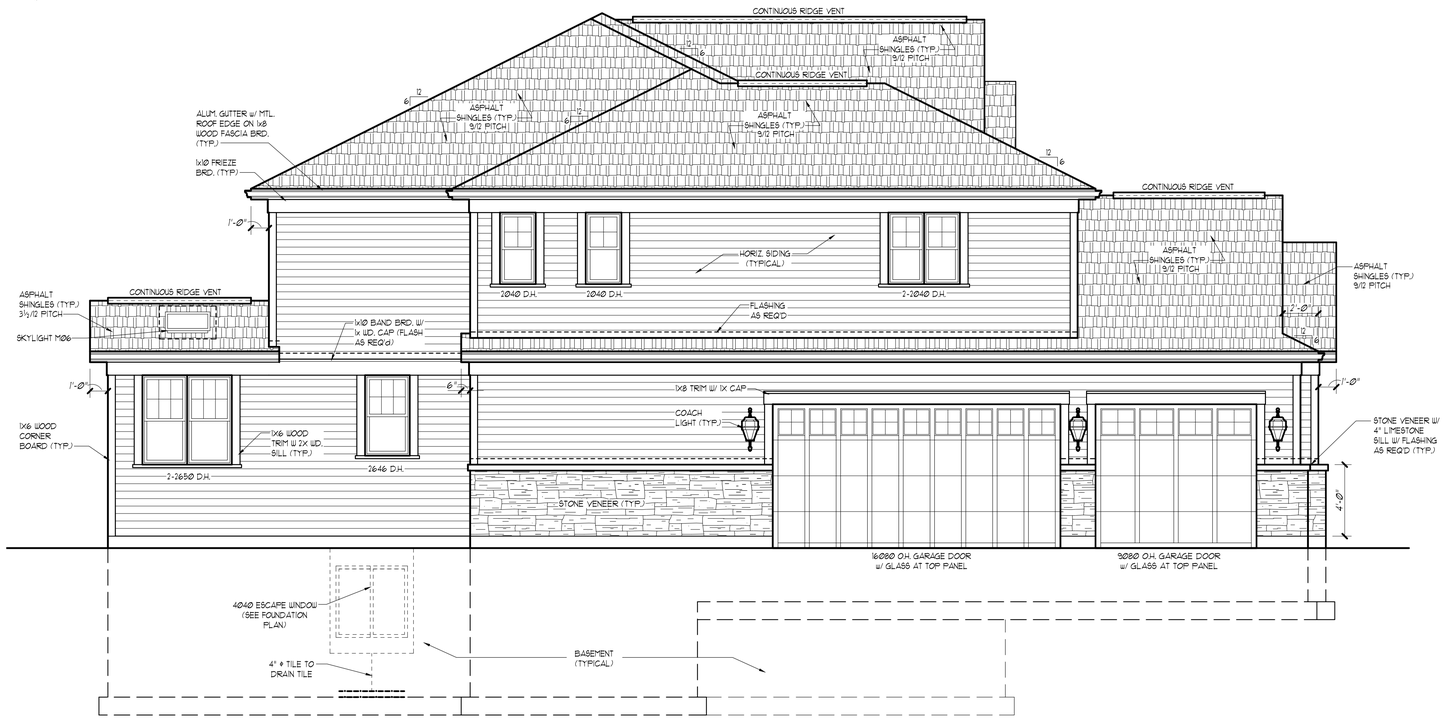
Property Across 1
1609 N. Yale

Property Across 2
1615 N. Yale

Property Across 3
1621 N. Yale

New Residence by:
MJ&B CONTRACTORS

Arlington Heights, Illinois



LEFT SIDE ELEVATION

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

JMB ARCHITECTS LTD.

FRONT ELEVATION

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

JMB ARCHITECTS LTD.

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

New Residence by:
MJ&B CONTRACTORS
1614 N. YALE AVE.
ARLINGTON HEIGHTS, IL. 60004

DATE:	07/14/2016
DRAWN BY:	KPM
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2016

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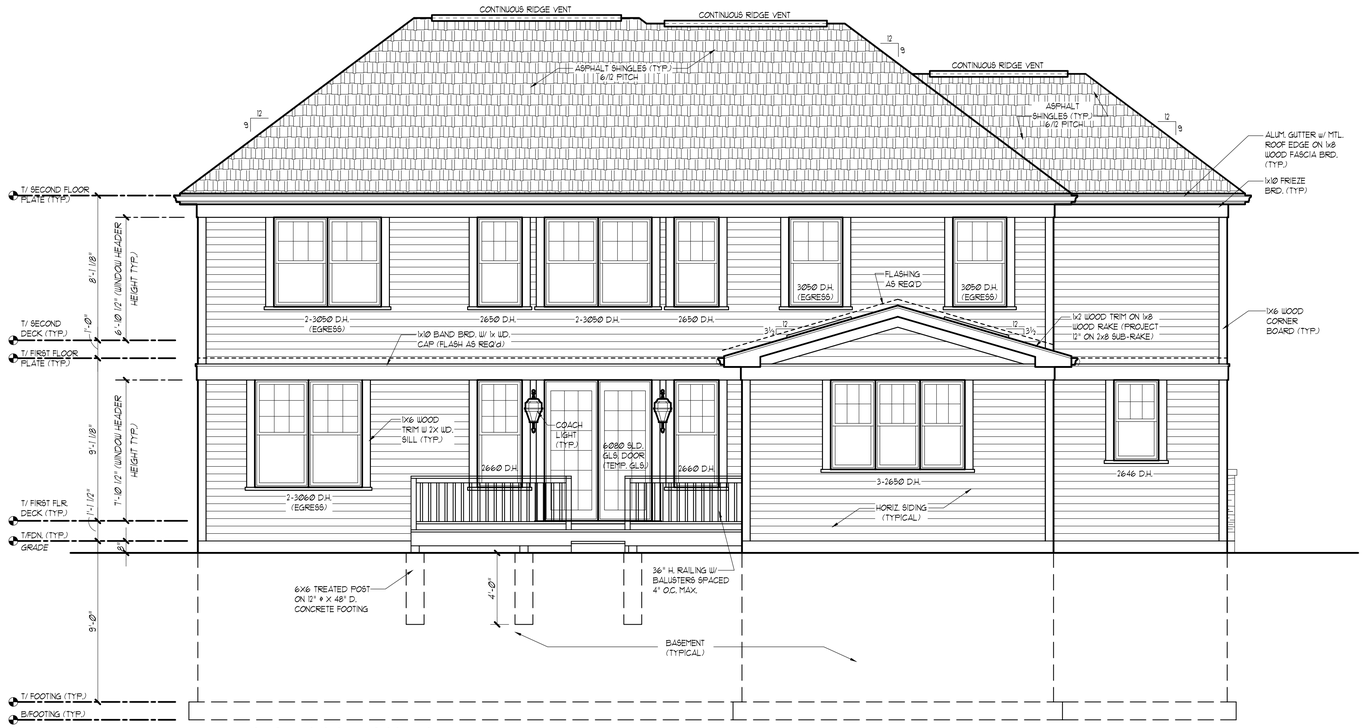
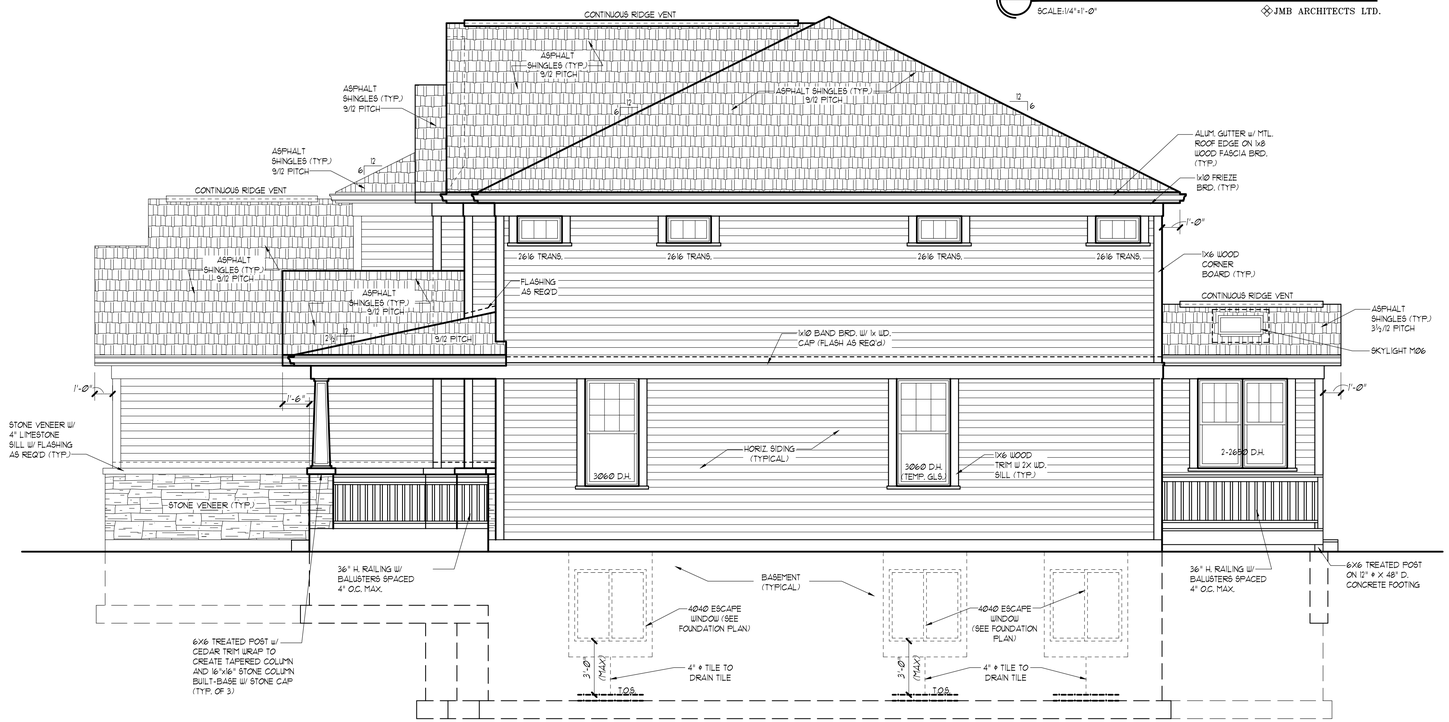
A5

SHEET:



REAR ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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

New Residence by:
MJ&B CONTRACTORS
1614 N. YALE AVE.
ARLINGTON HEIGHTS, IL. 60004

DATE:	Ø7/14/2016
DRAWN BY:	KRM
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2016

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A6

SHEET:

1614 N. Yale Avenue

MATERIAL SCHEDULE			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
BRICK	N/A	N/A	N/A
Roof	Architectural Shingles	IKO	Harvard Slate
Siding	Fiber Cement	James Hardie	Deep Ocean
Gutters/Trim/Fascia	Aluminum	Quality Edge	White
Windows	Aluminum Clad Exterior/Wood Interior	Pella - Proline Series	White
Garage Door	Steel	C.H.I.	Brown
Stone	Ramdom Height	Semco	Ashridge

Item: DC#16-150 - 326 E. Central Rd. - 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 326 E. Central Road. This recommendation is based on the architectural plans dated 12/29/16 and received 1/4/17, and the following:

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	326 E. Central Rd.	DC Number:	16-150
Project Address:	326 E. Central Rd.	Petitioner Name:	John Lamberes
Prepared By:	Steve Hautzinger	Petitioner Address:	1115 E. Rockwell Street Arlington Heights, IL 60005
Date Prepared:	January 20, 2017	Meeting Date:	January 24, 2017

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 single story residence with an attached two car garage to allow construction of a new two story residence with an attached three car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have 5,298 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 52.6 feet Side: 11.7 feet Side: 12.7 feet Rear: 54.9 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,987 SF	5,298 SF
Building Lot Coverage	6,000 SF	4,976 SF
Impervious Surface Coverage Total	10,000 SF	8,033 SF

The subject property faces Central Road on the south end of the Scarsdale Estates neighborhood. The original homes on this street were single story homes, but there have been numerous teardowns of similar scale previously approved on this block and in this neighborhood.

The proposed design has a very nice historic quality with beautifully detailed wrapping covered porches on the front and back of the house. The proposed three car garage is attached to the house and recessed back from the street. The only concern with this design is that the garage is recessed back so far that it is behind the back of the adjacent house to the east. The Design Commission should evaluate the placement of the garage on the site.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 326 E. Central Road. This recommendation is based on the architectural plans dated 12/29/16 and received 1/4/17, and the following:

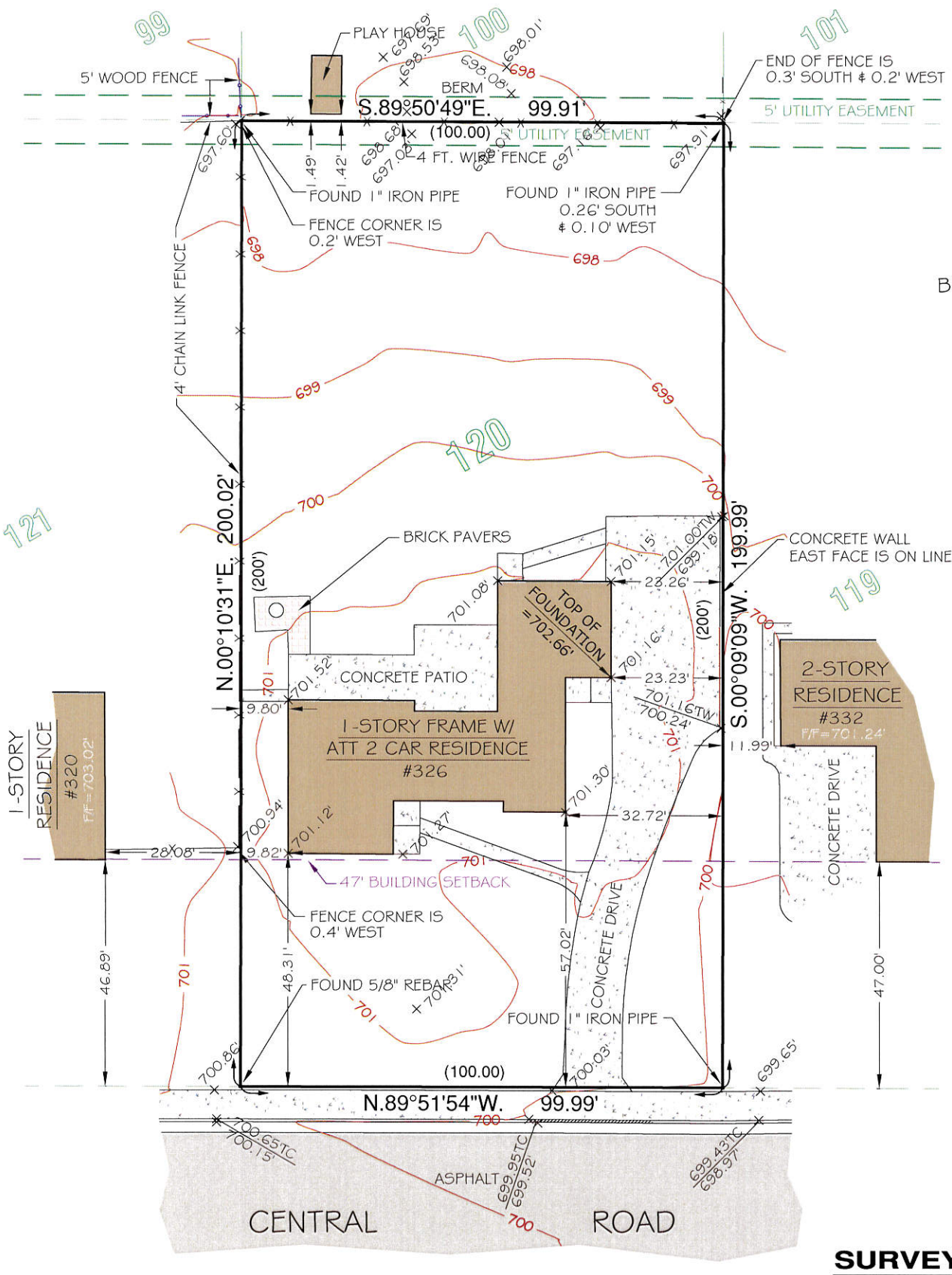
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit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

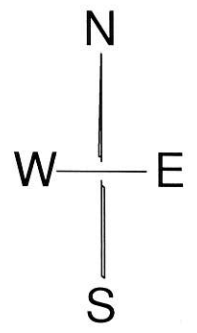
January 20, 2017

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

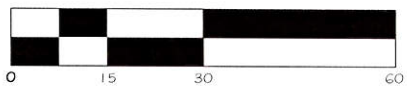
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-150

PLAT OF SURVEY





BEARINGS SHOWN HEREON ARE ASSUMED



GRAPHIC SCALE
1 INCH = 30 FEET

LEGEND

	Concrete
	Asphalt
	Building
60.00'	Measured
(59.75')	Record

BENCHMARK:

VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 76.

ELEVATION = 701.90' NAVD88

SITE BENCHMARK:

SET CUT BOX WITH CROSS ON THE WEST SIDE OF STREET LIGHT SHOWN HEREON.

ELEVATION = 699.93' NAVD88

LEGAL DESCRIPTION

LOT 120 IN THE RESUBDIVISION OF LOTS 95 TO 122, BOTH INCLUSIVE, IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1947 AS DOC. NO. 14036443, IN COOK COUNTY, ILLINOIS.

SURVEY NOTES

DIMENSIONS AND TIES TO RESIDENCE ARE TO THE SIDING CORNERS.

ALL SETBACKS AND EASEMENTS SHOWN HEREON ARE PER THE SUBDIVISION PLAT CITED, DOC. NO. 14036443.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 03-32-330-013.

THE PROPERTY DESCRIBED HEREON CONTAINS 19,991 SQ. FT. / 0.459 ACRES.

PROPERTY COMMONLY KNOWN AS: 326 EAST CENTRAL ROAD
ARLINGTON HEIGHTS, IL

SURVEYOR'S CERTIFICATE

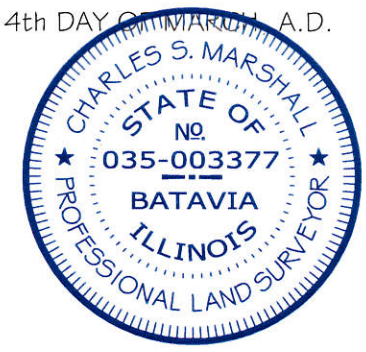
STATE OF ILLINOIS)
COUNTY OF KANE))SS

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 1/7/2016, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHIC SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF MARCH, A.D. 2016.



CHARLES S. MARSHALL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3377
LICENSE EXPIRES 11/30/2016

PREPARED BY:

Advanced Surveying & Mapping

16 E. Wilson Street
Batavia, IL 60510
Telephone (630) 879-0200
Fax (630) 454-3774
advanced@advct.com

PREPARED FOR:

John Lamberes
326 E. Central Rd.
Arlington Heights, IL 60005

JOB NO.:	711027B
JOB NAME:	326 E CENTRAL RD
DRAWN BY:	PS CHECKED BY: CSM
DATE OF DRAWING:	1/7/2016
DATE OF FIELD SURVEY:	1/8/2016
REVISION NOTES:	

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PRELIMINARY

NOT FOR CONSTRUCTION

DEMOLITION NOTES

1.3 DEFINITIONS

A. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.

B. REMOVE AND SALVAGE: ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN, AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.

C. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

1.4 MATERIALS OWNERSHIP

A. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.

1.5 SUBMITTALS

A. PROPOSED DUST-CONTROL MEASURES.

B. SCHEDULE OF DEMOLITION ACTIVITIES INDICATING THE FOLLOWING:

1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.

C. INVENTORY OF ITEMS TO BE REMOVED AND SALVAGED.

D. INVENTORY OF ITEMS TO BE REMOVED BY OWNER.

E. PHOTOGRAPHS OR VIDEOTAPE, SUFFICIENTLY DETAILED, OF EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.

F. LANDFILL RECORDS FOR RECORD PURPOSES INDICATING RECEIPT AND ACCEPTANCE OF HAZARDOUS WASTES BY A LANDFILL FACILITY LICENSED TO ACCEPT HAZARDOUS WASTES.

2.0 PART 2 – PRODUCTS

2.1 SOIL MATERIALS

A. REQUIREMENTS FOR SATISFACTORY SOIL MATERIALS.

1. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.

3.0 PART 3 – EXECUTION

3.1 EXAMINATION

A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.

B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF DEMOLITION REQUIRED.

C. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.

D. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.

E. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.

SECTION 02060 – BUILDING DEMOLITION

1.0 PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY

A. THIS SECTION INCLUDES THE FOLLOWING:

1. DEMOLITION AND REMOVAL EXISTING HOUSE STRUCTURE AND PAVING COMPLETE.
2. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING SITE UTILITIES IN PLACE. UTILITIES WILL BE RECONNECTED.
3. REMOVE OF VEGETATION THAT WILL HINDER NEW RESIDENT CONSTRUCTION.
4. ITEM TO BE REMOVED AS DIRECTED BY OWNER

3.5 POLLUTION CONTROLS

A. USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.

1. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER.

B. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

1. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.

1.6 QUALITY ASSURANCE

A. DEMOLITION FIRM QUALIFICATIONS: ENGAGE AN EXPERIENCED FIRM THAT HAS SUCCESSFULLY COMPLETED DEMOLITION WORK SIMILAR TO THAT INDICATED FOR THIS PROJECT.

B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

1.7 PROJECT CONDITIONS

A. BUILDINGS TO BE DEMOLISHED WILL BE VACATED AND THEIR USE DISCONTINUED BEFORE START OF WORK.

B. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF BUILDINGS TO BE DEMOLISHED.

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.

C. ASBESTOS: IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE COURSE OF THIS CONTRACT. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.

1. ASBESTOS WILL BE REMOVED BY OWNER BEFORE START OF WORK.

D. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.

1.8 SCHEDULING

A. ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS.

3.2 UTILITY SERVICES

A. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING STRUCTURES TO BE DEMOLISHED.

1. OWNER WILL ARRANGE TO SHUT OFF INDICATED UTILITIES WHEN REQUESTED BY CONTRACTOR.
2. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.

3.3 PREPARATION

A. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.

B. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.

C. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.

1. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
2. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES.

D. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDINGS TO BE DEMOLISHED AND ADJACENT BUILDINGS TO REMAIN.

1. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.

3.4 EXPLOSIVES

A. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.

3.6 DEMOLITION

A. BUILDING DEMOLITION: DEMOLISH BUILDINGS COMPLETELY AND REMOVE FROM THE SITE. USE METHODS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:

1. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE BUILDING AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
2. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. ON-SITE STORAGE OR SALE OF REMOVED ITEMS IS PROHIBITED.
3. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
4. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
5. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
6. REMOVE AIR-CONDITIONING EQUIPMENT WITHOUT RELEASING REFRIGERANTS.

B. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION, AS FOLLOWS:

1. REMOVE BELOW-GRADE CONSTRUCTION, INCLUDING FOUNDATION WALLS AND FOOTINGS, TO THE DEPTHS INDICATED.
2. BREAK UP AND REMOVE BELOW-GRADE CONCRETE SLABS, UNLESS INDICATED TO REMAIN.

C. FILLING BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF BUILDINGS AND PAVEMENTS WITH SOIL MATERIALS ACCORDING TO REQUIREMENTS.

D. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

A. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.

B. BURNING: DO NOT BURN DEMOLISHED MATERIALS.

C. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

3.8 DEMOLITION SCHEDULE

A. REMOVE THE FOLLOWING: SEE DRAWINGS.

B. REMOVE AND SALVAGE THE FOLLOWING: SEE DRAWINGS.

END OF SECTION 02060

GENERAL DEMOLITION NOTES

A. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHTING, HEATING, WATER AND TELEPHONE AS REQUIRED.

B. GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR THE SAFETY OF THE EXISTING STRUCTURE.

C. DEMOLITION CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR ALL SHORING, BRACING, SCAFFOLDING, ETC., AND THEIR STRENGTH AND ADEQUACY, PROPER USE, OPERATION AND MAINTENANCE.

D. DEMOLITION CONTRACTOR IS TO BE RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL OF EXISTING PARTITIONS, SOFFITS, DOORS, FRAMES, ANY MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, EXISTING WALL TREATMENT, FLOOR COVERING, ETC., AS NECESSARY FOR THE PROPER INSTALLATION OF THE NEW HOUSE, GARAGE AND SITE IMPROVEMENTS, U.N.O.

E. UNLESS OTHERWISE DIRECTED, SHOWN, OR SPECIFIED, ALL MATERIALS AND EQUIPMENT REMOVED OR DEMOLISHED, EXCEPT THAT NOTED TO BE SALVAGED OR RELOCATED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF.

F. DEMOLITION CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DUST OCCURRING DUE TO DEMOLITION OPERATIONS. CONTRACTOR SHALL CLEAN UP, ON A DAILY BASIS, ANY DIRT AND DEBRIS OCCURRING FROM HIS OPERATIONS.

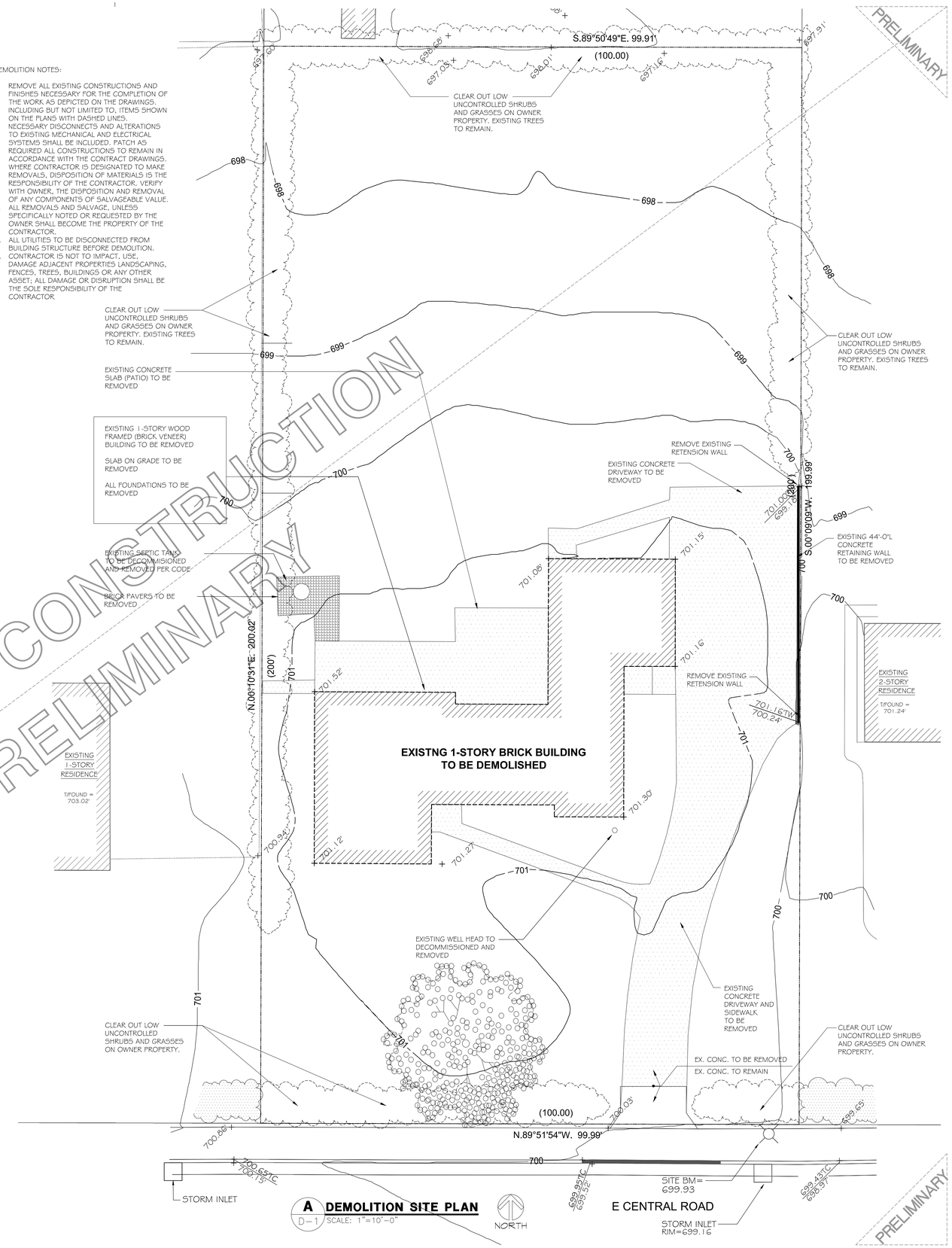
G. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, SANITARY SEWERS, ELECTRICAL AND FOUNDATIONS, ETC. BEFORE COMMENCING ANY SAW CUTTING OR DIGGING.

H. REMOVE ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL APPENDAGES, ACCESSORIES, CONDUIT, PIPING, EQUIPMENT, OR ANY OTHER ELEMENT OF THE BUILDING THAT WILL NOT SERVE ANY USEFUL PURPOSE TO THE PROPOSED PROJECT AND ITS DESIGN AND FUNCTION.

PRELIMINARY

DEMOLITION NOTES:

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
3. ALL UTILITIES TO BE DISCONNECTED FROM BUILDING STRUCTURE BEFORE DEMOLITION.
4. CONTRACTOR IS NOT TO IMPACT, USE, DAMAGE ADJACENT PROPERTIES LANDSCAPING, FENCES, TREES, BUILDINGS OR ANY OTHER ASSET; ALL DAMAGE OR DISRUPTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR



A DEMOLITION SITE PLAN
D-1 SCALE: 1"=10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

J.W.S. ARCHITECTURE
James W. Sotiros ARCHITECTURE P.C.
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-006017

ARCHITECTURAL SERVICES
1 South 660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
VOICE: 708-899-1145
E-MAIL: jwsrfi63@gmail.com

PRELIMINARY
NOT FOR CONSTRUCTION
VILLAGE REVIEW

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
	PLAN REVISIONS	12.29.16
	VILLAGE REVIEW	12.09.16

REVISIONS

DATE ISSUED

APPROVAL	
BID	
PERMIT	
CONSTRUCTION	

DEMOLITION SITE PLAN AND NOTES

16136 Site-Plan-Landscaping EE-04.dwg

DSP-1a

JOB NO. 16136

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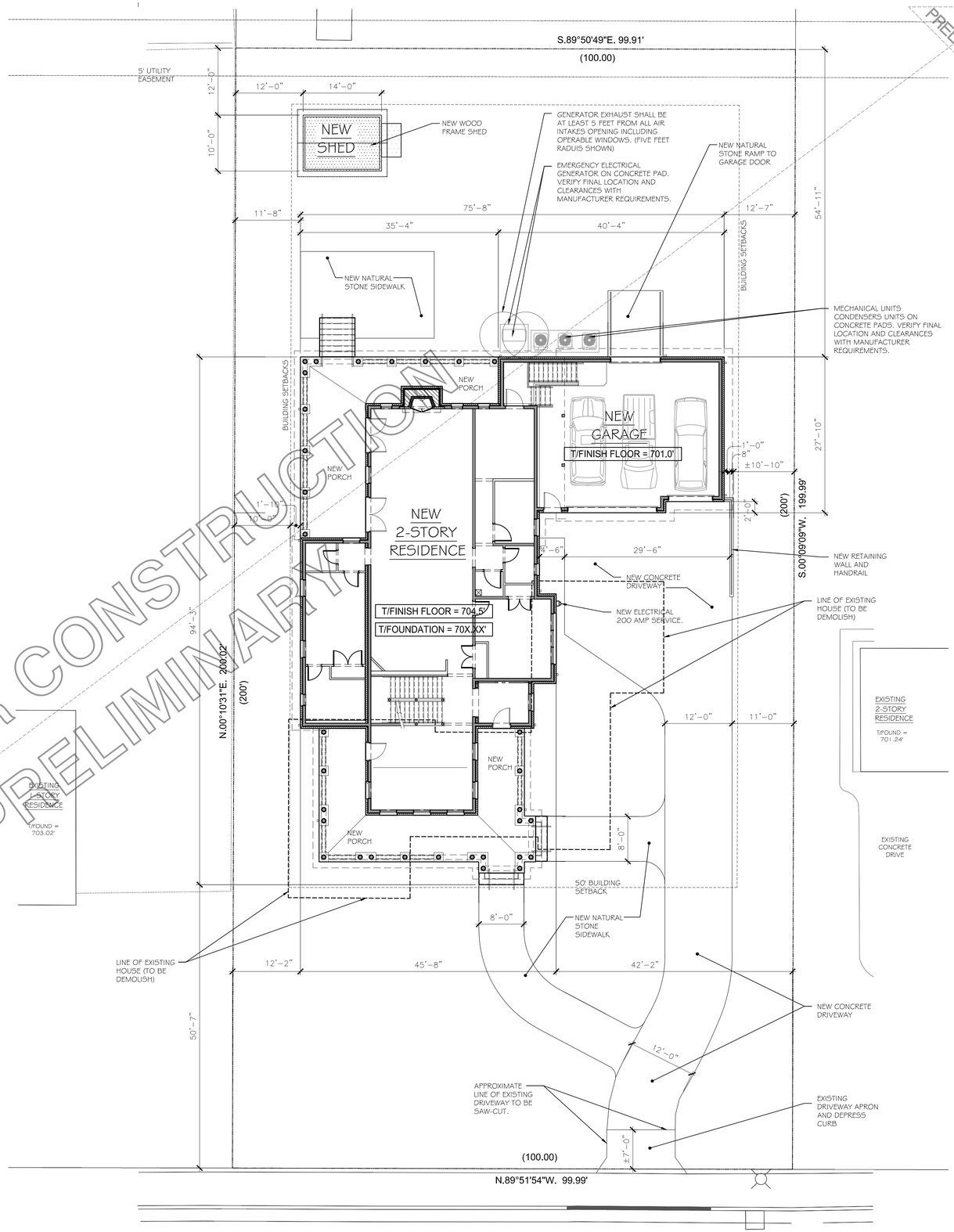
PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY



A SITE PLAN
SP-1 SCALE: 1"=10'-0"

NORTH

NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

J.W.S. ARCHITECTURE
James W. Sotiros ARCHITECTURE P.C.
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PRELIMINARY
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CONSTRUCTION	

SITE AND UTILITY PLANS

16136 Site-Plan-Landscaping EE-04.dwg

SP-1a

JOB NO. 16136

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PRELIMINARY

PRELIMINARY

NOT FOR CONSTRUCTION

S.89°50'49"E. 99.91'
(100.00)

NOTE: OUTLINE OF NEW HOUSE vs OLD

REMOVE EXISTING RETENSION WALL

REMOVE EXISTING RETENSION WALL

EXISTING 2-STORY RESIDENCE
T/FOUND = 701.24'

EXISTING 1-STORY RESIDENCE
T/FOUND = 703.02'

N.00°10'31"E. 200.02'
(200')

N.89°51'54"W. 99.99'
(100.00)

STORM INLET
RIM=699.16

SITE BM=
699.93

B EXISTING GRADING PLAN
SP-2 SCALE: 1"=10'-0"

NORTH

PRELIMINARY

PRELIMINARY

S.89°50'49"E. 99.91'
(100.00)

T/SLAB = 698.3'

NEW SHED

SWALE

NEW 2-STORY RESIDENCE

PORCH
704.5

NEW GARAGE
T/FINISH FLOOR = 701.0'

RAMP DOWN

T/FINISH FLOOR = 704.5'
T/FOUNDATION = 70X.XX'

S.P.D.

SUMP PUMP DISCHARGED

PORCH
704.5'

EXISTING 2-STORY RESIDENCE
T/FOUND = 701.24'

EXISTING 1-STORY RESIDENCE
T/FOUND = 703.02'

NOTE:
FRONT YARD GRADING TO MEETING MINIMUM 1% SLOPE AWAY FROM BUILDING.

RAISED EARTH BERM

DRAIN

N.00°10'31"E. 200.02'
(200')

N.89°51'54"W. 99.99'
(100.00)

A PROPOSED SITE GRADING PLAN
SP-2 SCALE: 1"=10'-0"

NORTH

E CENTRAL ROAD

PRELIMINARY

NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

J.W.S. ARCHITECTURE
James W. Sotiros ARCHITECTURE P.C.
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ARCHITECTURAL SERVICES
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CONSTRUCTION	

EXISTING AND PROPOSED SITE GRADING PLANS, AND NOTES

16136 Site-Plan-Landscaping EE-04.dwg

SP-2a

JOB NO. 16136

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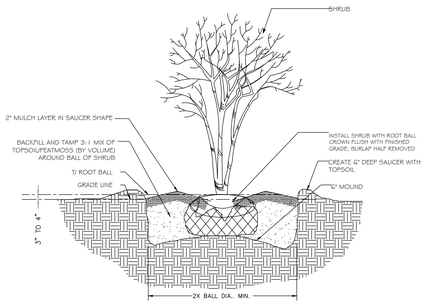
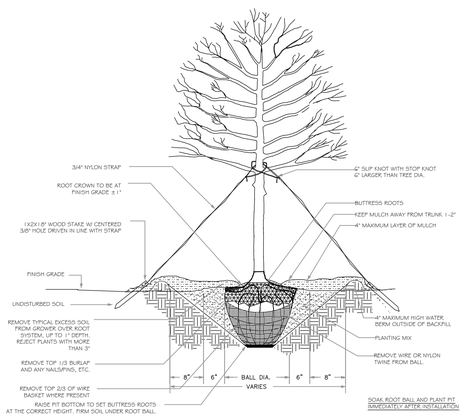
PRELIMINARY

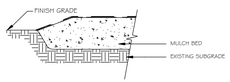
NOT FOR CONSTRUCTION



1 SHRUB PLANTING DETAIL
L-1 SCALE: 1"=10'-0"

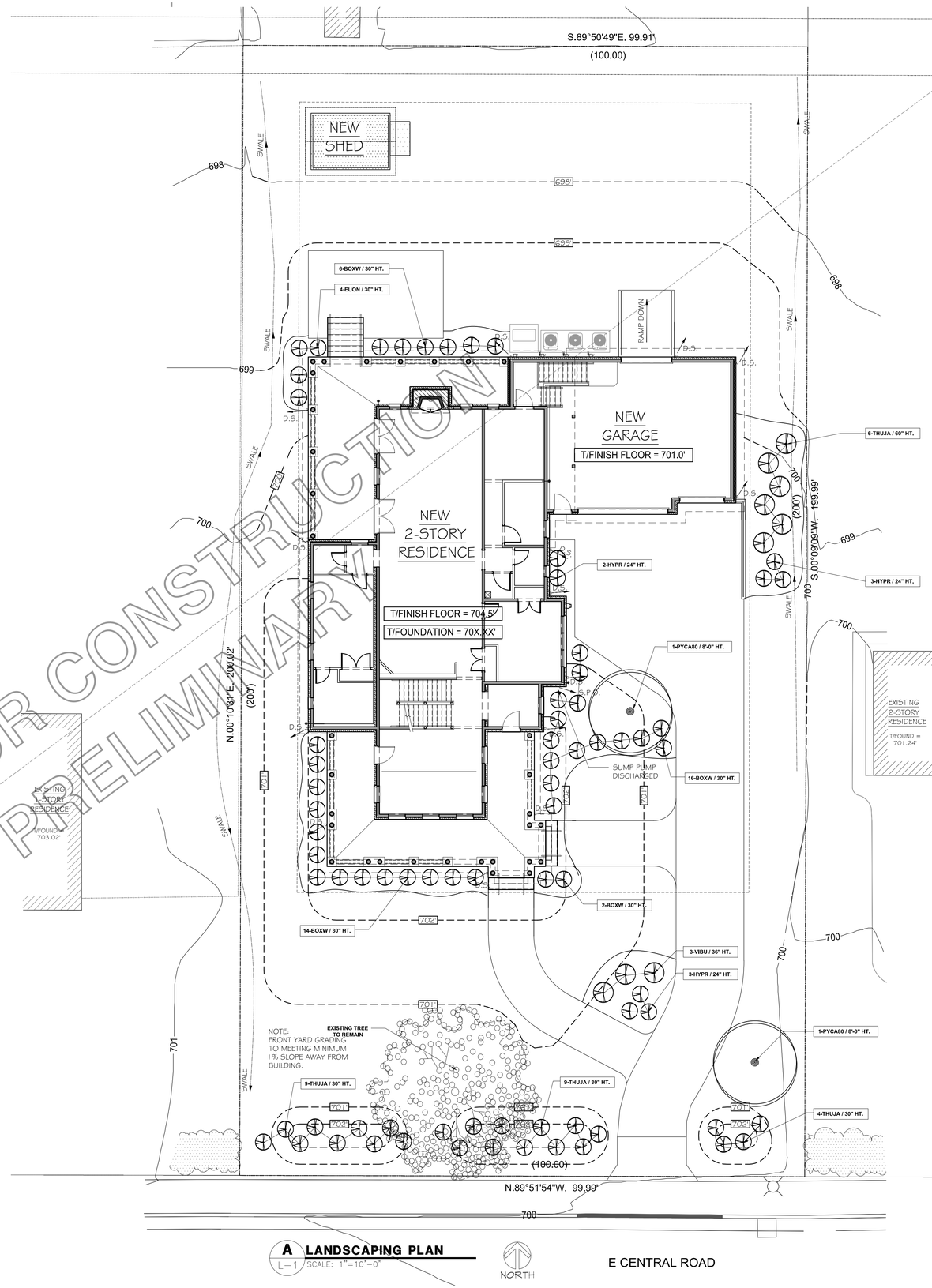


2 TREE PLANTING DETAIL
L-1 SCALE: 1"=10'-0"



3 MULCH BED
L-1 SCALE: 1"=10'-0"

QUAN.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT	SPREAD
4	EUON	EUONYMUS ALATUS BURNING BUSH	30" HT.	3' - 5'	4' - 5'
30	THUJA	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE	30" HT.	10'-15'	3' - 4'
7	HYPR	HYPERICUM PROLIFICUM L. SHRUBBY ST. JOHNSWORT	24" HT.	3.2'	2'-3'
3	VIBU	VIBURNUM OPULUS AMERICAN CRANBERRYBUSH	30" HT.	3' - 5'	4' - 5'
2	PYCA80	PYRUS CALLERYANA CALLERY PEAR (BRADFORD)	8' HT	40' - 50'H	20' - 25'
38	BOXW	COMMON OR AMERICAN BOXWOOD BUXUS SEMPERVIRENS	24" HT.	3.2'	2'-3'



A LANDSCAPING PLAN
L-1 SCALE: 1"=10'-0"

NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

J.W.S. ARCHITECTURE
James W. Sotiros ARCHITECTURE P.C.
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-00617

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E-MAIL: jwsrfi63@gmail.com

PRELIMINARY
VILLAGE REVIEW
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
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CONSTRUCTION	

LANDSCAPING PLAN, SCHEDULE, AND NOTES

16136 Site-Plan-Landscaping EE-04.dwg

L-1a

JOB NO. 16136

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PRELIMINARY

PROPERTY TO LEFT 2

933 S ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

PROPERTY TO LEFT 1

320 E CENTRAL RD.
ARLINGTON HEIGHTS, IL 60005

SUBJECT PROPERTY

326 E CENTRAL RD.
ARLINGTON HEIGHTS, IL 60005

PROPERTY TO RIGHT 1

332 E CENTRAL RD.
ARLINGTON HEIGHTS, IL 60005

PROPERTY TO RIGHT 2

422 E CENTRAL RD.
ARLINGTON HEIGHTS, IL 60005

PROPERTY TO RIGHT 3

426 E CENTRAL RD.
ARLINGTON HEIGHTS, IL 60005

PROPERTY TO RIGHT 4

920 S BURTON PL.
ARLINGTON HEIGHTS, IL 60005

S BURTON PL

CENTRAL ROAD

ARLINGTON HEIGHTS ROAD

PROPERTY ACROSS 1

301 E ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

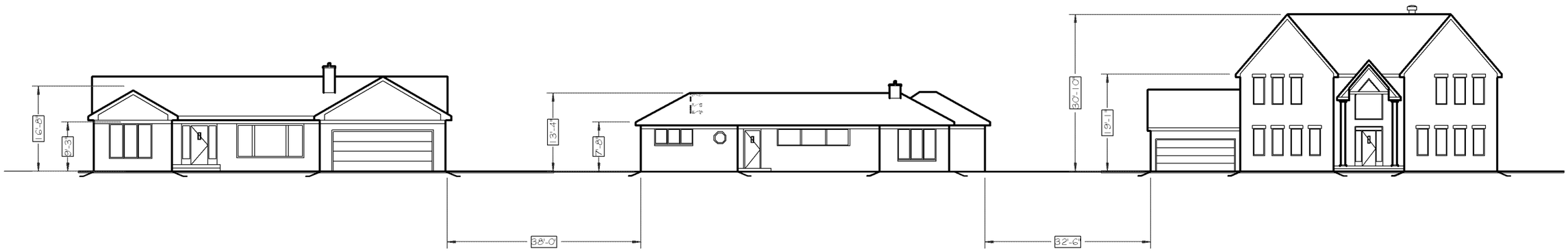
S PINE AVE

PROPERTY ACROSS 2

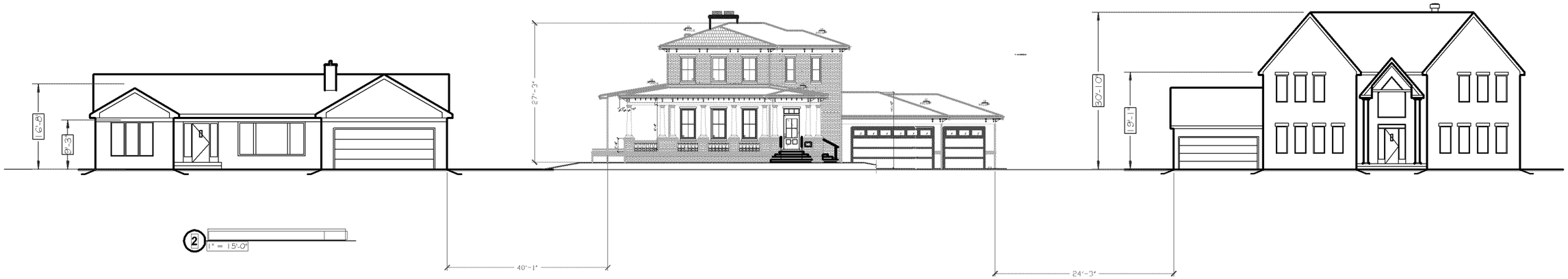
1011 S PINE AVE
ARLINGTON HEIGHTS, IL 60005

PROPERTY ACROSS 3

1004 S PINE AVE
ARLINGTON HEIGHTS, IL 60005



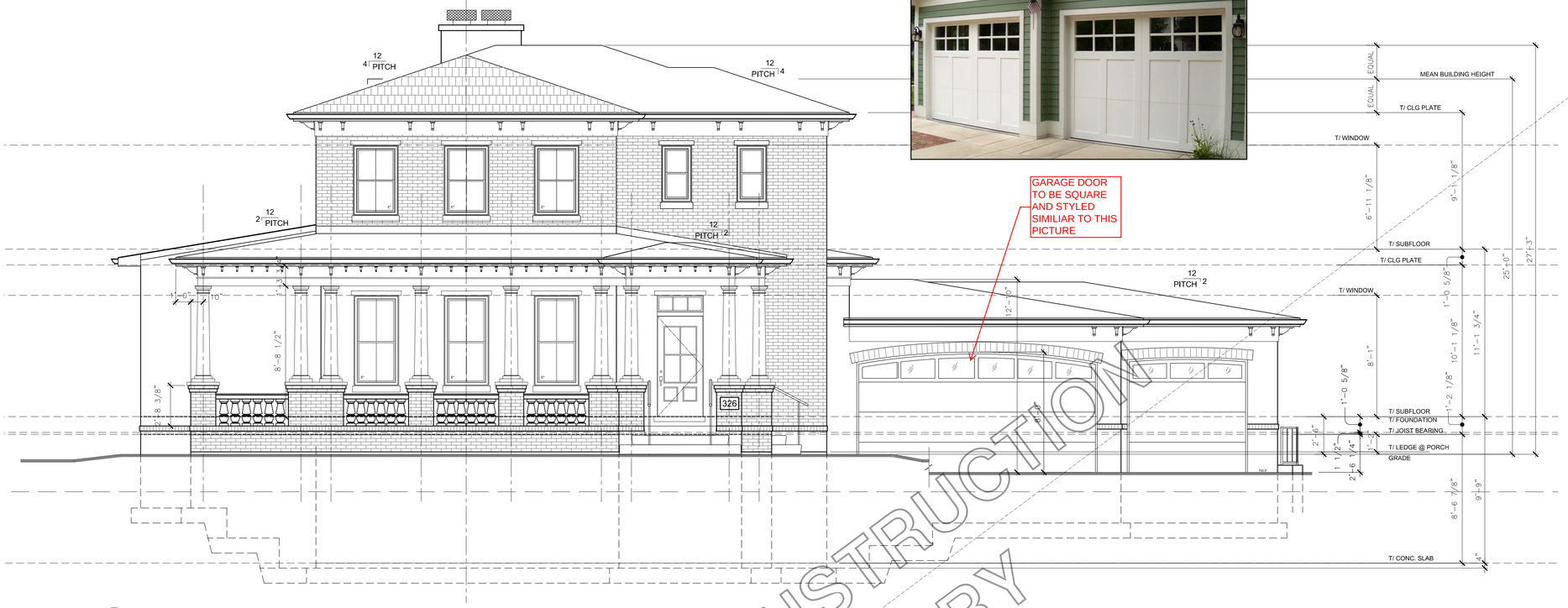
1 1" = 20'-0"



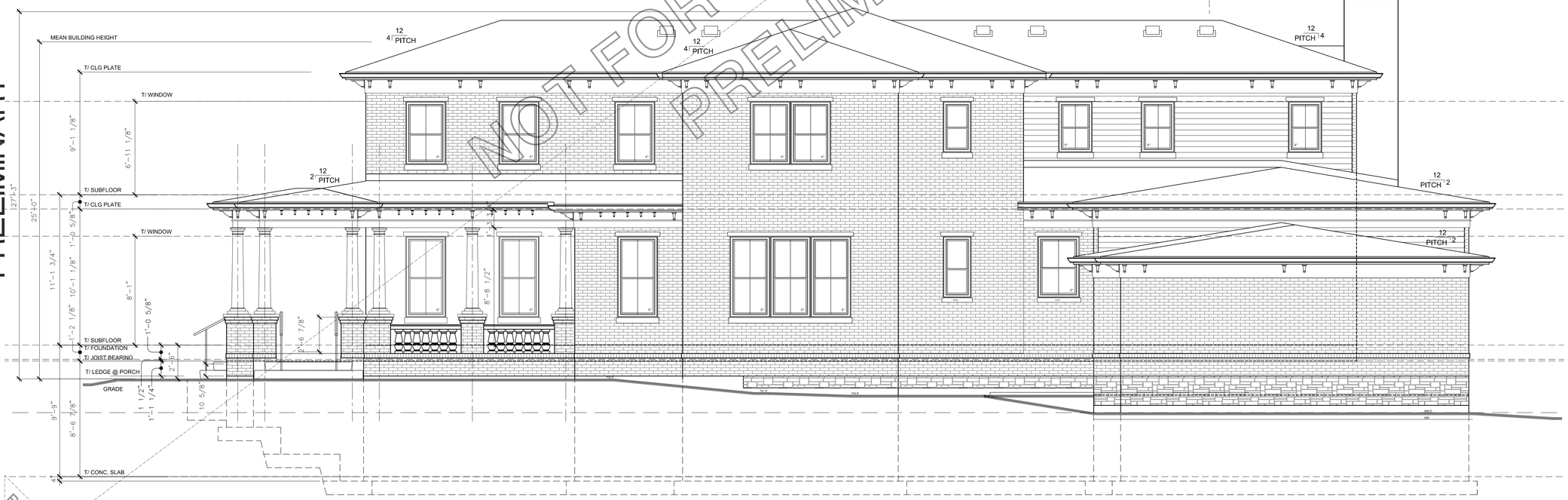
2 1" = 15'-0"

PRELIMINARY

NOT FOR CONSTRUCTION



A SOUTH ELEVATION
A-6 SCALE: 1/4"=1'-0"



B EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

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NOT FOR CONSTRUCTION

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SOUTH AND EAST BUILDING ELEVATIONS

16136 Exterior-Elevations EE-09.dwg

A-6

JOB NO. 16136

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PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY

PRELIMINARY

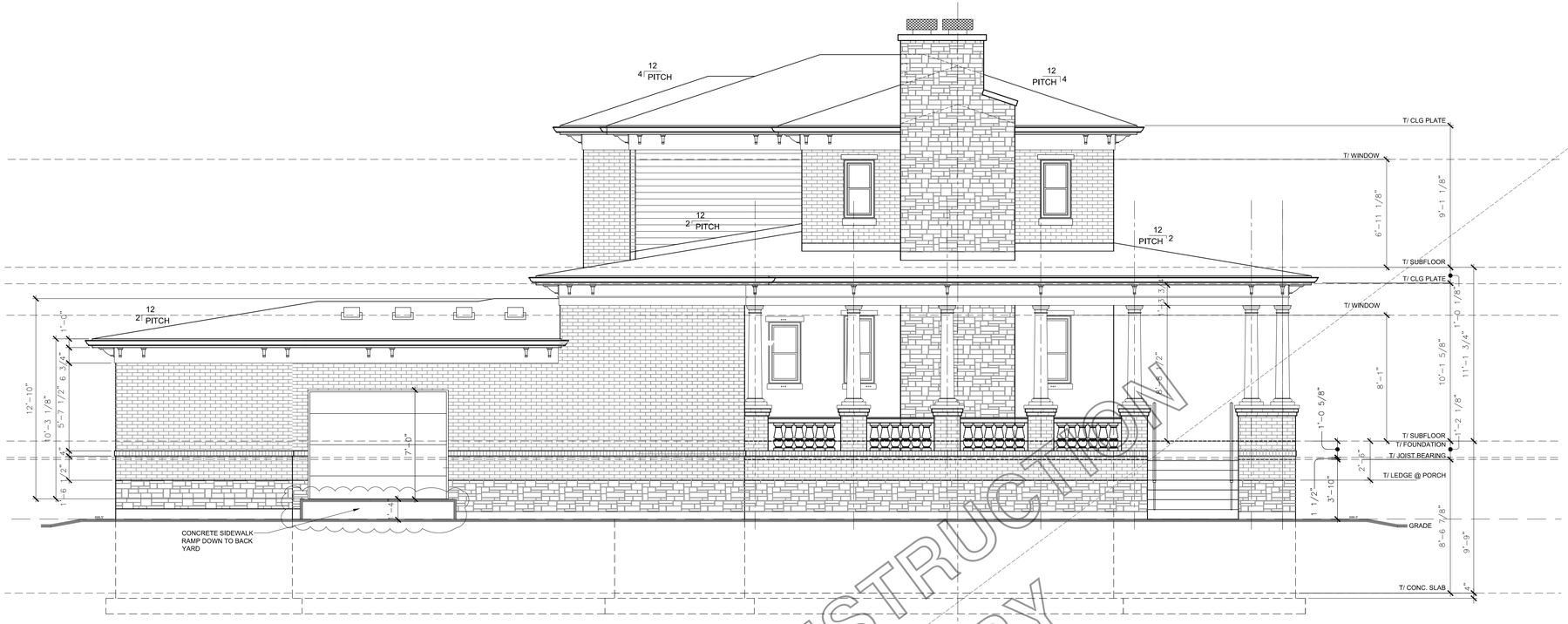
NOT FOR CONSTRUCTION

PRELIMINARY

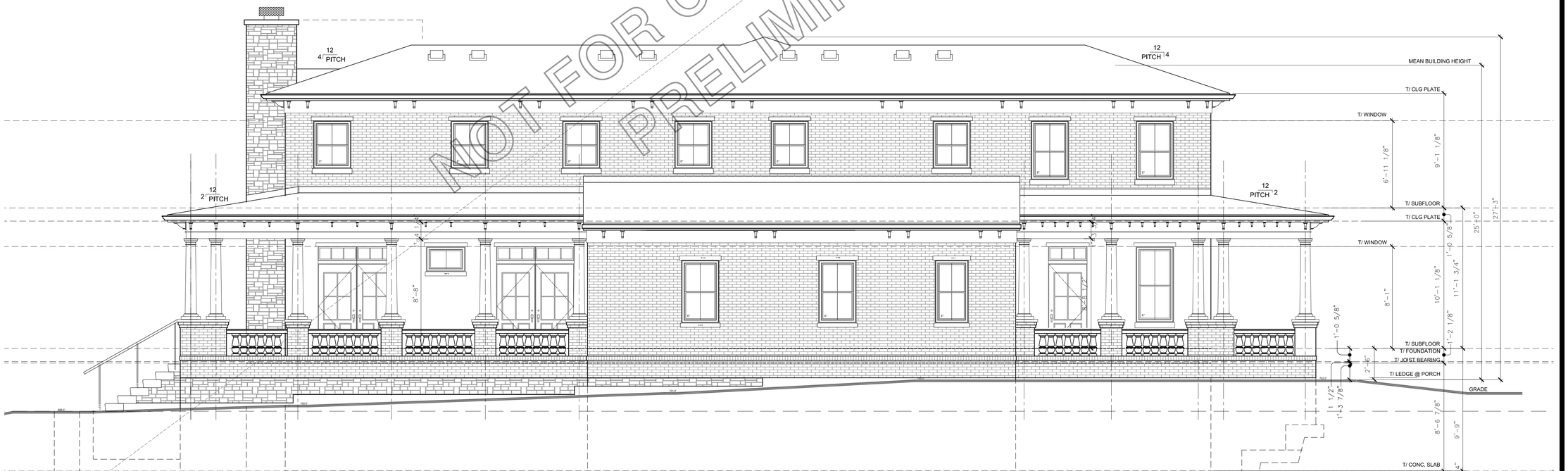
VILLAGE REVIEW

PRELIMINARY

NOT FOR CONSTRUCTION



A NORTH ELEVATION
A–7 SCALE: 1/4"=1'–0"



B WEST ELEVATION
A–7 SCALE: 1/4"=1'–0"

NOT FOR CONSTRUCTION
PRELIMINARY

SINGLE FAMILY RESIDENCE 2017

326 EAST CENTRAL ROAD
ARLINGTON HEIGHT, ILLINOIS 60005

J.W.S. ARCHITECTURE
James W. Sotiros ARCHITECTURE P.C.
PROFESSIONAL DESIGN FIRM LICENSE NO: 184–006017

ARCHITECTURAL SERVICES
1 South 660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
VOICE: 708–899–1145
E–MAIL: jwsrfi63@gmail.com

PRELIMINARY
VILLAGE REVIEW

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NORTH AND WEST BUILDING ELEVATIONS

16136 Exterior–Elevations EE–09.dwg

A-7

JOB NO. 16136

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RESIDENTIAL MATERIAL LIST

1. Petitioner Name: **John Lamberes**
2. Date: **12/12/2016**
3. Project: **Tear down and new single family home.**
4. Location: **326 E Central Rd. Arlington Heights, IL 60005**

Brick:	**Sioux City Brick, Williamsburg Buckingham (or similar)**
Siding:	**Olympic "Sand Fossil" #OL731.3 (or similar)**
Exterior trim, window frames, gutters, and porch trim:	**Olympic "Milk Paint" #OL731.1 (or similar)**
Roof:	**Black or charcoal (simple 3 Tab)**
Glass:	**Clear insulated**
Driveway:	**Concrete w/ broom finish**

Item: DC#16-154 - 413 S. Gibbons Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 413 S. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received on 1/3/17, and the following:

1. Expand the board and batten siding on the side elevations to fill the entire gable.

2. Add board and batten siding in the gable on the rear elevation.

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	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	413 S. Gibbons Ave.	DC Number:	16-154
Project Address:	413 S. Gibbons Ave.	Petitioner Name:	Sean Rafferty
Prepared By:	Steve Hautzinger	Petitioner Address:	Greenscape Homes 4355 Weaver Parkway Warrenville, IL 60555
Date Prepared:	January 19, 2017	Meeting Date:	January 24, 2017

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 single story residence and detached garage to allow construction of a new two story residence with an attached, two and a half car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence will have approximately 3,410 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 15 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 34 feet Side: 6.1 feet Side: 11.9 feet Rear: 40.3 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,564 SF	3,410 SF
Building Lot Coverage	2,772 SF	2,043 SF
Impervious Surface Coverage Total	3,960 SF	2,888 SF

This neighborhood consists of primarily smaller scale, mid-century, single-story and split level homes with a mix of attached and detached garages. This block has primarily single-story homes with detached garages, so in this location, a detached garage would be ideal. However there is one newer home with a front loaded garage at the south end of the block that received Design Commission approval in 2005, and there are a few two-story homes with front loaded garages across the street which does help the proposed design to fit in this location.

Overall, the front elevation is nicely designed with varied materials and a single story roofline above the garage and front porch that helps the scale of the house to fit in with the adjacent single story homes. Additionally, the front porch projects in front of the garage keeping the focus on the front entry instead of the garage. However, the side and rear elevations could benefit from additional detailing to match the front elevation for a more cohesive design.

The following revisions are recommended to improve the design:

1. The board and batten detail in the side gables should be expanded to fill the entire gable.
2. Board and batten siding is recommended in the gable on the rear elevation.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 413 S. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received on 1/3/17, and the following:

1. Expand the board and batten siding on the side elevations to fill the entire gable.
2. Add board and batten siding in the gable on the rear elevation.
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.

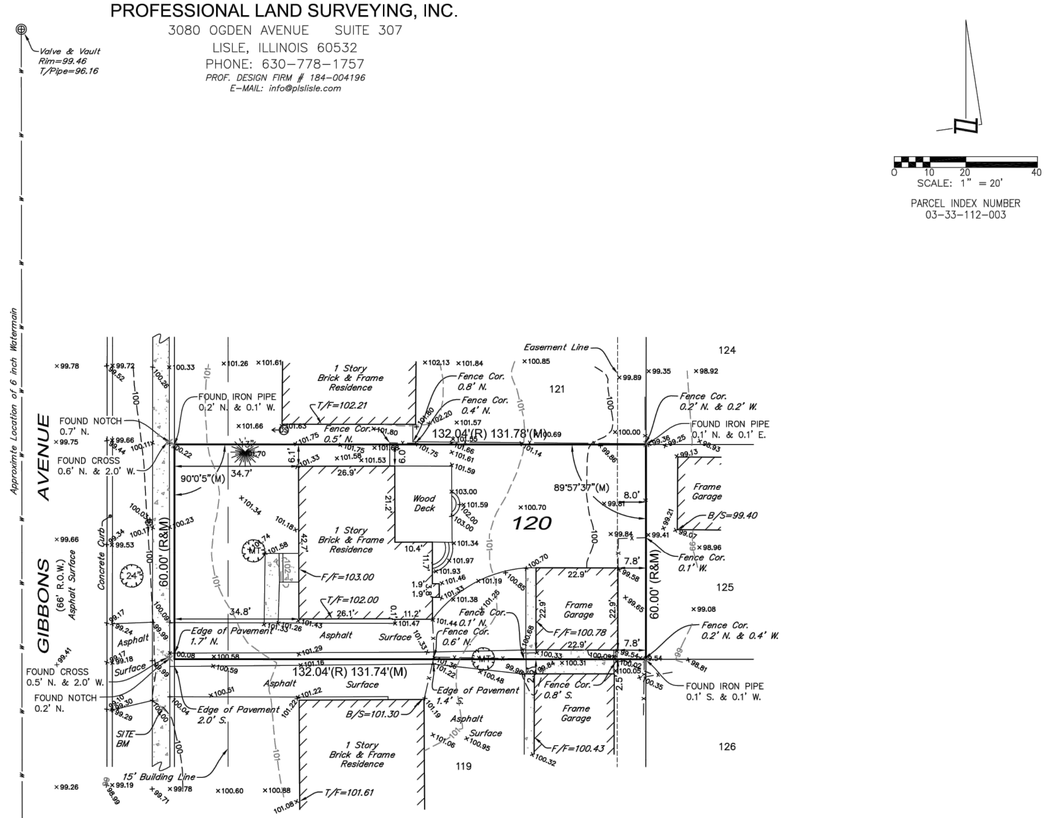
_____ January 19, 2017
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-154

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BOUNDARY AND TOPOGRAPHIC SURVEY

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



SCALE: 1" = 20'

PARCEL INDEX NUMBER
03-33-112-003

BUILDING SETBACKS	
405	29.9'
409	30.1'
413	34.8'
417	34.8'
421	34.8'
425	29.9'
429	33.4'
433	43.7'

NOTE:
DUE TO HEAVY SNOW COVER AT TIME OF SURVEY SOME FEATURES MAY NOT BE SHOWN.

BENCHMARK

CROSS CUT IN CONCRETE WALK APPROXIMATELY 14 FEET SOUTH OF SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 120 IN H. ROY BERRY CO'S ARLINGTON ACRES, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 413 S. GIBBONS AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 173/44 DATE: 12/22/2016 JOB NO: 1613615
DRAWN BY: JHH CHECK BY: SAR
REVISED:

SYMBOL LEGEND

- MANHOLE
- CATCHBASIN
- INLET
- WATER VALVE (UNLESS OTHERWISE NOTED)
- HYDRANT
- VALVE & VAULT
- FENCE LINE
- BUFFALO BOX
- POWER POLE
- CONCRETE SURFACE

- (R) – RECORD DATA
- (M) – MEASURED DATA
- ——— – EXIST. CONTOURS
- XXX.XX – EXISTING ELEVATION
- —>— – COMBINATION SEWER
- —>— – STORM SEWER
- —W— – WATERMAIN
- -OHW- – OVERHEAD WIRES
- DECIDUOUS TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

SURVEYED AREA: 7,906± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

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

FIELD WORK COMPLETED AND DATED THIS 21ST DAY OF DECEMBER, 2016.

JEFFREY R. PANOIN PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

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

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

DRAWING PATH: \\PLS-SERVER\Company\Land Projects 3\13600-13699\13615\dwg\13615_Topo.dwg

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J.U.L.I.E.
Joint Utility Locating Information for Excavators
CALL 811
Know what's below. Call before you dig.

EXISTING CONDITIONS

I, MICHAEL W. RICKLEFS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

MICHAEL W. RICKLEFS
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-066826

SITE DEVELOPMENT PLAN
413 GIBBONS
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION

ISSUE DATE: 12-20-16

DRAWN BY: MWR

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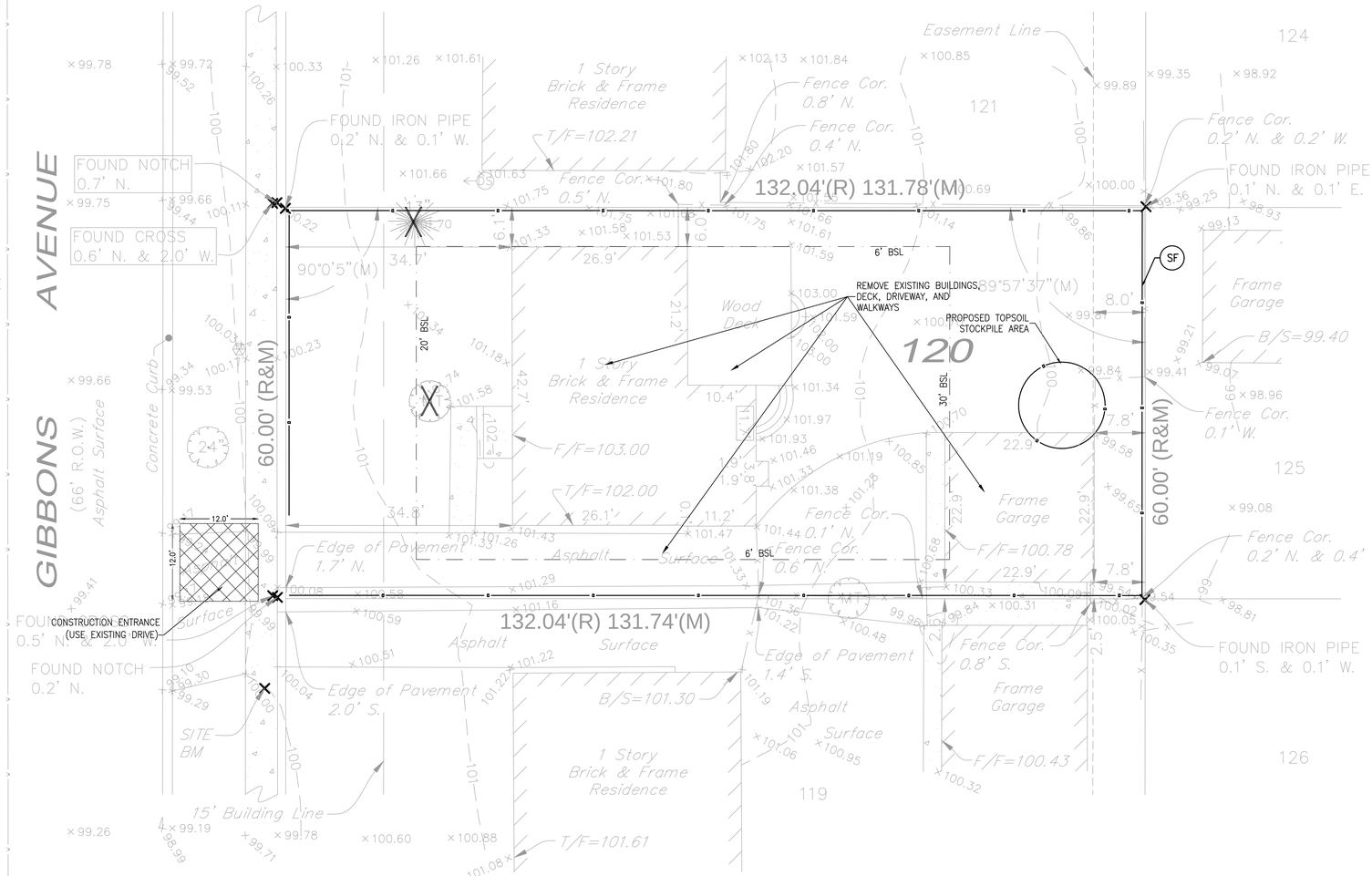


CIVIL 2 OF 4

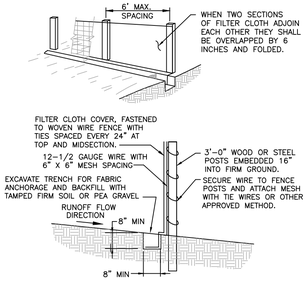
ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

DISCONNECT GAS METER PER UTILITY COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

LEGEND

- Silt Fence (SF)
- Tree Protection (TP)
- Inlet Protection (IP)
- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- CONSTRUCTION ENTRANCE
- TREES TO BE REMOVED



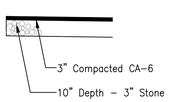
NOTES FOR SILT FENCE

1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
2. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140N, OR EQUAL.
3. PREFABRICATED UNIT SHALL BE GEOFAB, ENVIROFENCE, OR EQUAL.

(SF) **TEMPORARY SILT FENCE**
SCALE: NONE

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL MEET ALL REQUIREMENTS OF THE CITY AND THE ENVIRONMENTAL PROTECTION AGENCY, N.P.D.E.S. PERMIT CONSTRUCTION SITE ACTIVITIES.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION SHOULD BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHOULD ALSO BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 60 DAYS.
3. SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.
4. PROPERTIES ADJACENT TO SITE OF A LAND DISTURBANCE SHOULD BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PERIMETER CONTROLS SUCH AS FILTER FENCE OR DIKES, OR OTHER APPROVED MEASURES.
5. EROSION CONTROL MEASURES MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
6. ALL STORM SEWER INLETS WHICH ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED BY EITHER A STRAW BALE DIKE IN GRADED AREAS, OR BY WRAPPING FILTER FABRIC AROUND THE GRATE IN PAVED AREAS.
7. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHOULD BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHOULD BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
9. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.



NOTE: SET TOP OF STONE ELEVATION TO AVOID REMOVAL WHEN DRIVEWAY BASE AND SURFACE COURSE ARE PLACED

CONSTRUCTION ENTRANCE SECTION

EXISTING CONDITIONS WITH SITE PREPARATION PLAN

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
413 GIBBONS
ARLINGTON HEIGHTS, IL

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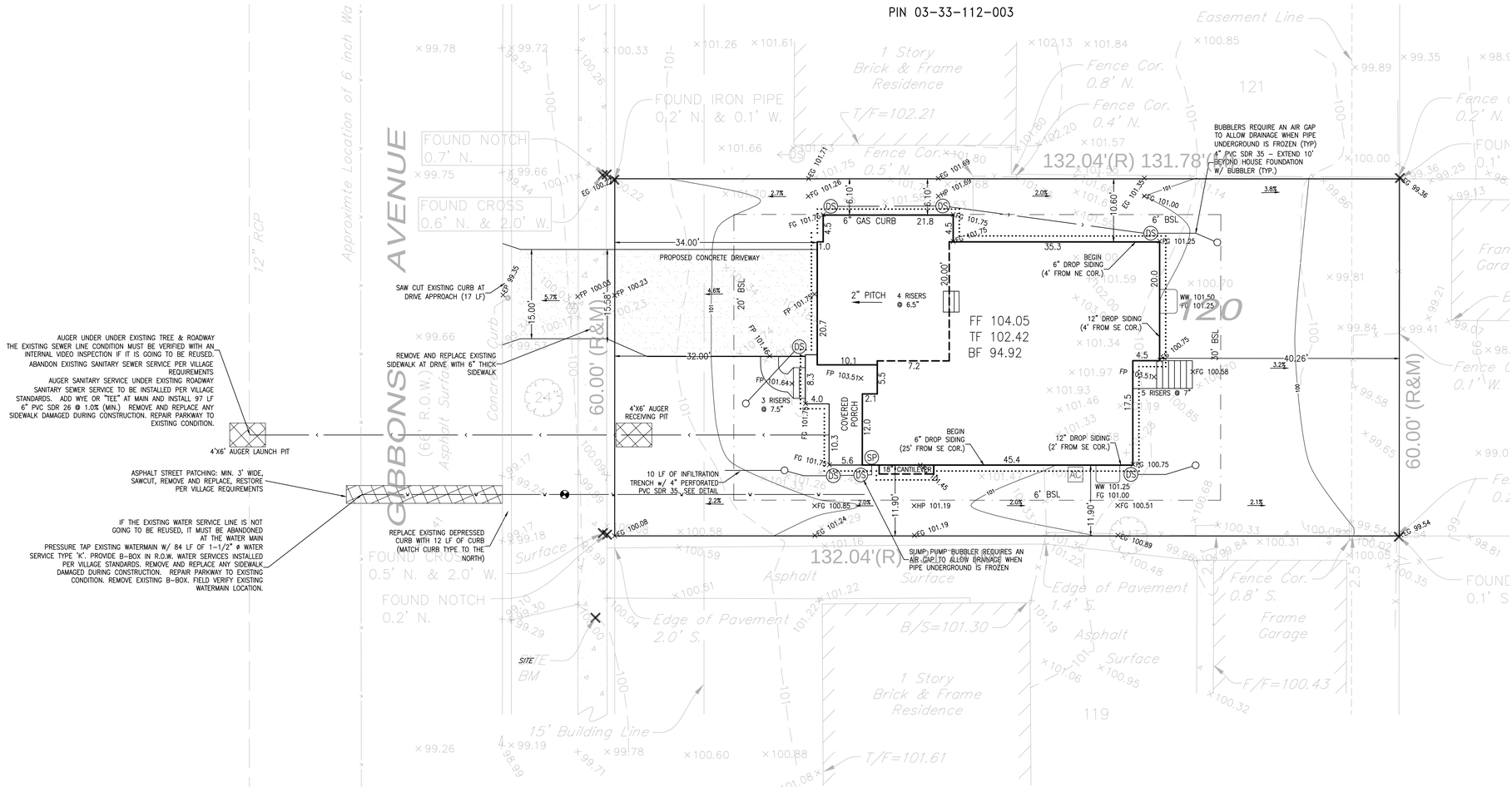
LOT 120 IN H. ROY BERRY CO's "ARLINGTON ACRES", BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF "NORTHWEST HIGHWAY", ACCORDING TO THE PLAT THEREOF REGISTERED APRIL 23, 1926 AS DOCUMENT NUMBER 299759, IN COOK COUNTY, ILLINOIS.

PIN 03-33-112-003



CIVIL 3 OF 4

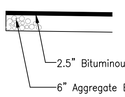
LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xHP	High Point (Proposed) Ground Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
- - - - - -	Existing Contour
800	Proposed Contour
→	Slope to Drain
⇨	Overflow Route
-o-o-o- (SF)	Silt Fence
-·-·-·- (TP)	Tree Protection
(DS)	Downspout
(SP)	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

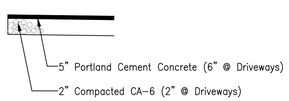
PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS



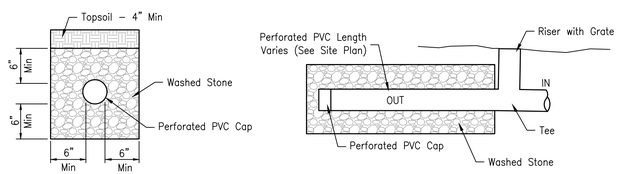
Alternate Section ROW:
6" Portland Cement Concrete on 2" Aggregate Base (No Mesh)

Alternate Section Non-ROW:
4" Portland Cement Concrete on 4" Aggregate Base (Mesh Optional)

DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION



BUBBLER W/ INFILTRATION TRENCH DETAIL

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	6
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.2
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	7930.5
PROPOSED LOT BLD COVERAGE (SF):	2185
PROPOSED LOT BLD COVERAGE (%):	27.6%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	50%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2823
PROPOSED LOT IMPERVIOUS COVERAGE (%):	36%

BUILDING SETBACK DISTANCES

405	29.9'
409	30.1'
413	34.8'
417	34.8'
421	34.8'
425	29.9'
429	33.4'
433	43.7'

AVERAGE SETBACK - 33.9'

SITE DEVELOPMENT PLAN

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES

3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = 101.75
MAX ELEVATION AT PEAK OF ROOF (AVERAGE + ALLOWED): 101.75+25'=126.75
PROPOSED ELEVATION AT PEAK OF ROOF (TF + TF TO PEAK): 102.42+24.2'=126.62

BENCHMARK

CROSS CUT IN CONCRETE WALK APPROXIMATELY 14 FEET SOUTH OF SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
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C-3

E GROVE STREET

Co

Property to Left 2

405 Gibbons

Property to Left 1

409 Gibbons

Subject Property

413 Gibbons

Property to Right 1

417 Gibbons

Property to Right 2

421 Gibbons

Property to Right 3

425 Gibbons

S GIBBONS AVE

Property Across 1

402 Gibbons

Property Across 2

410 Gibbons

Property Across 3

414 Gibbons

Property Across 4

418 Gibbons

413 S GIBBONS

PROPOSED CONTEXT ELEVATION

SCALE: 3/16" = 1'-0"

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BASE

LINCOLN II ELEVATION B 3252
413 S GIBBONS AVE
ARLINGTON HEIGHTS, IL

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SMR

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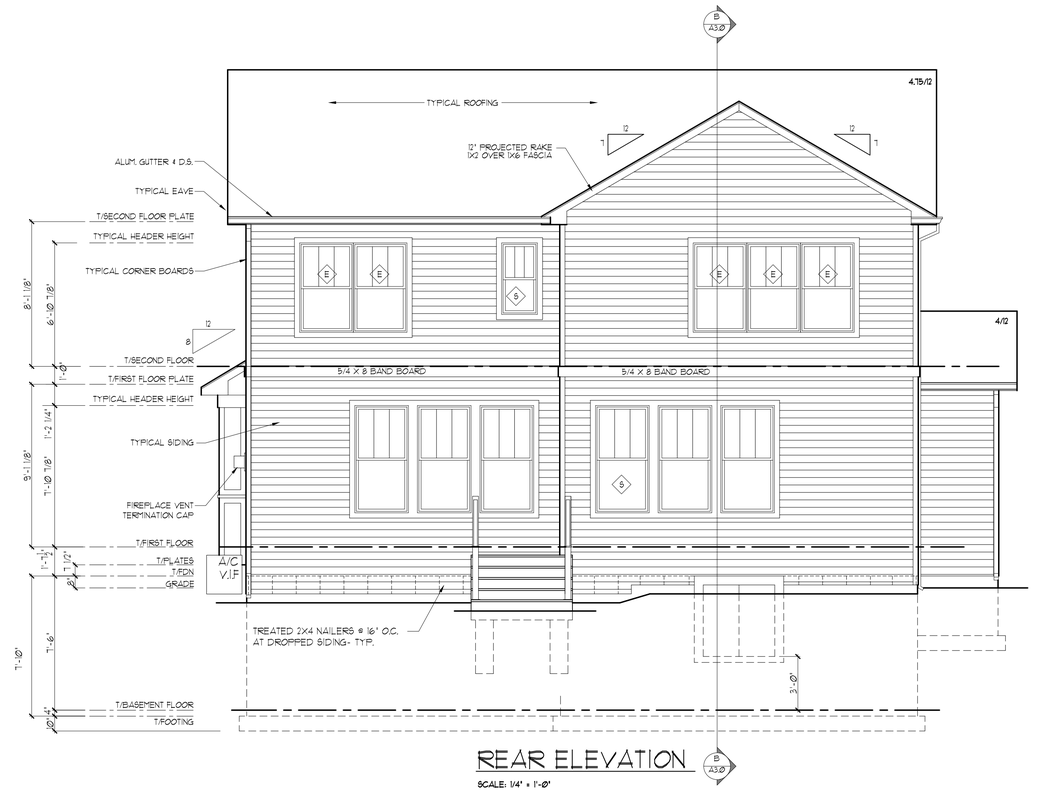
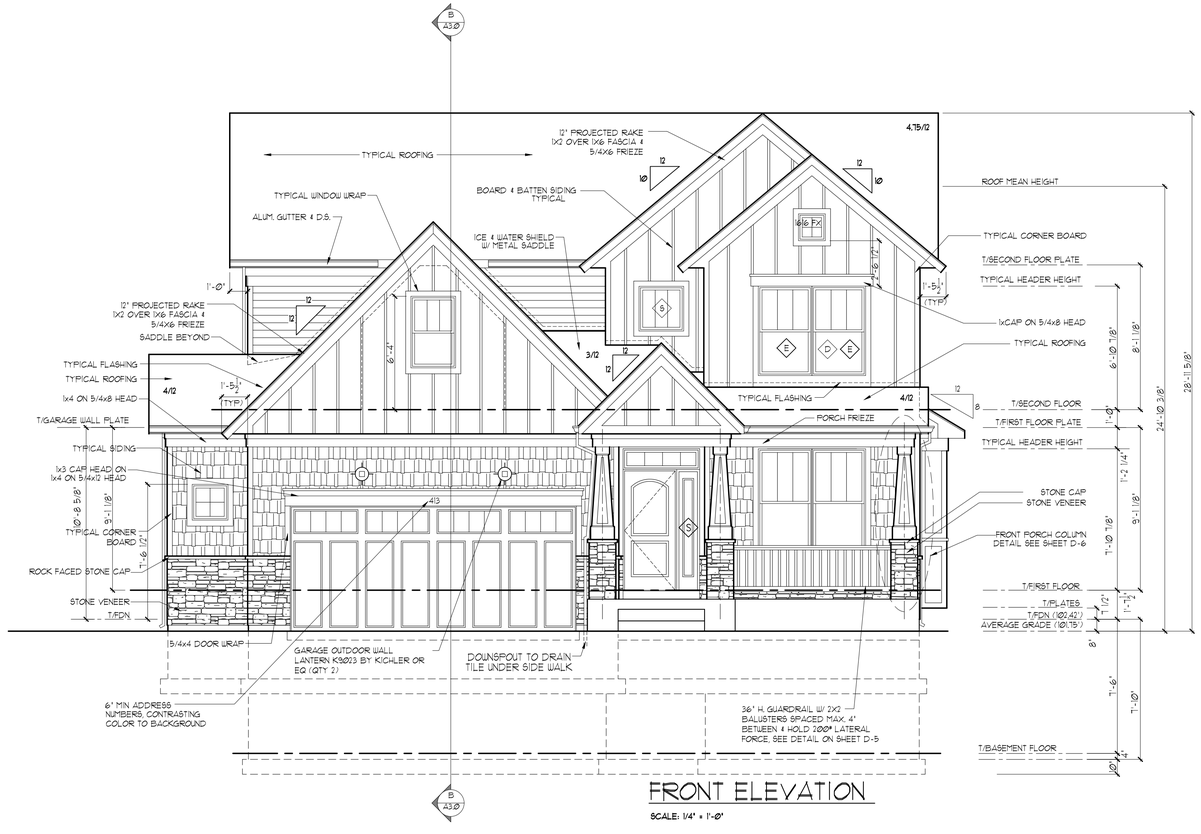


REAR ELEVATION

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



FRONT ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTEED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE, w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.
20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.

(E) DENOTES EGRESS WINDOW REQUIRED.

(D) DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

(S) DENOTES SAFETY GLAZING REQUIRED.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BASE

LINCOLN II ELEVATION B 3252
413 S GIBBONS AVE
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION
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	1-26-17	SUBMIT FOR PERMIT

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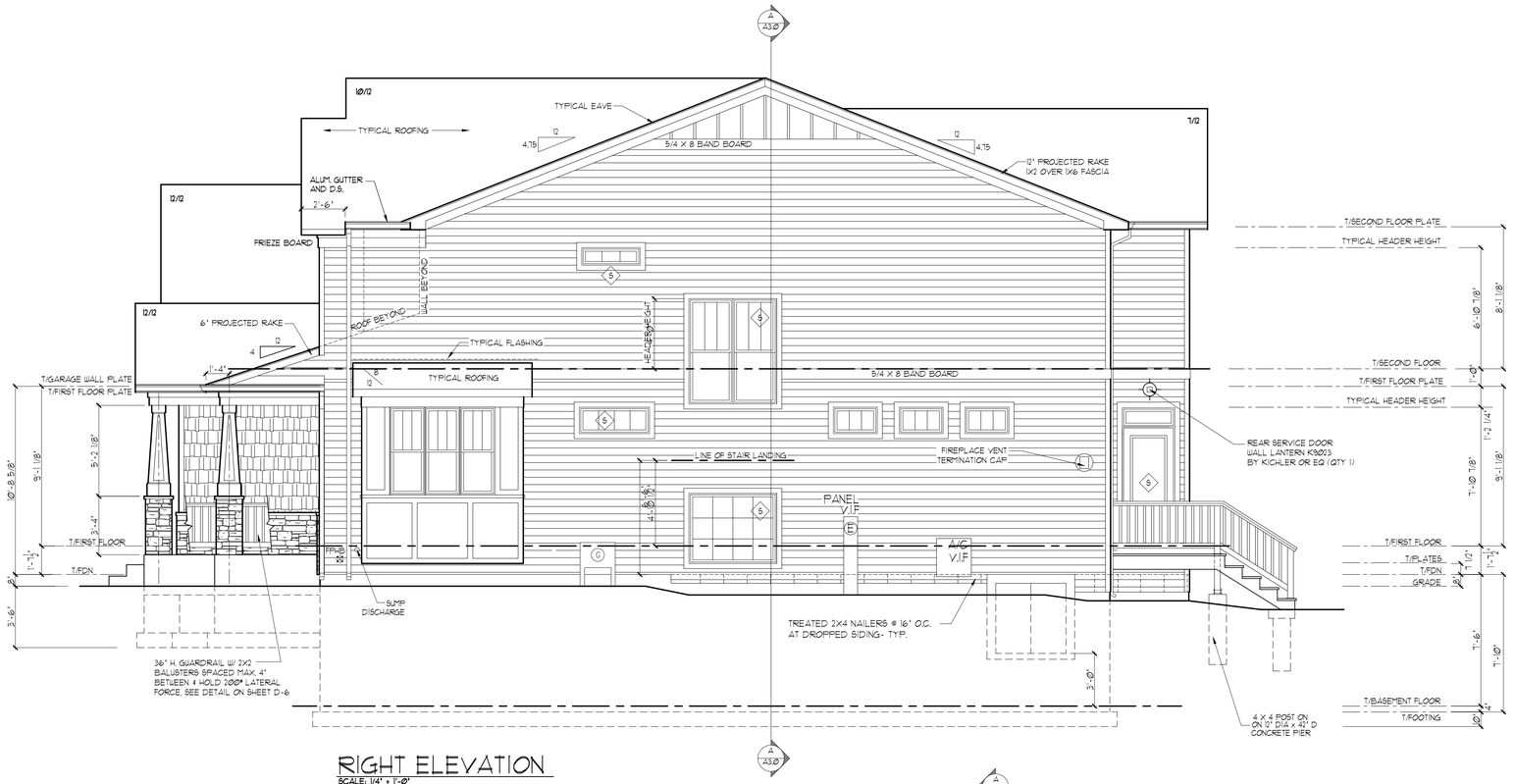
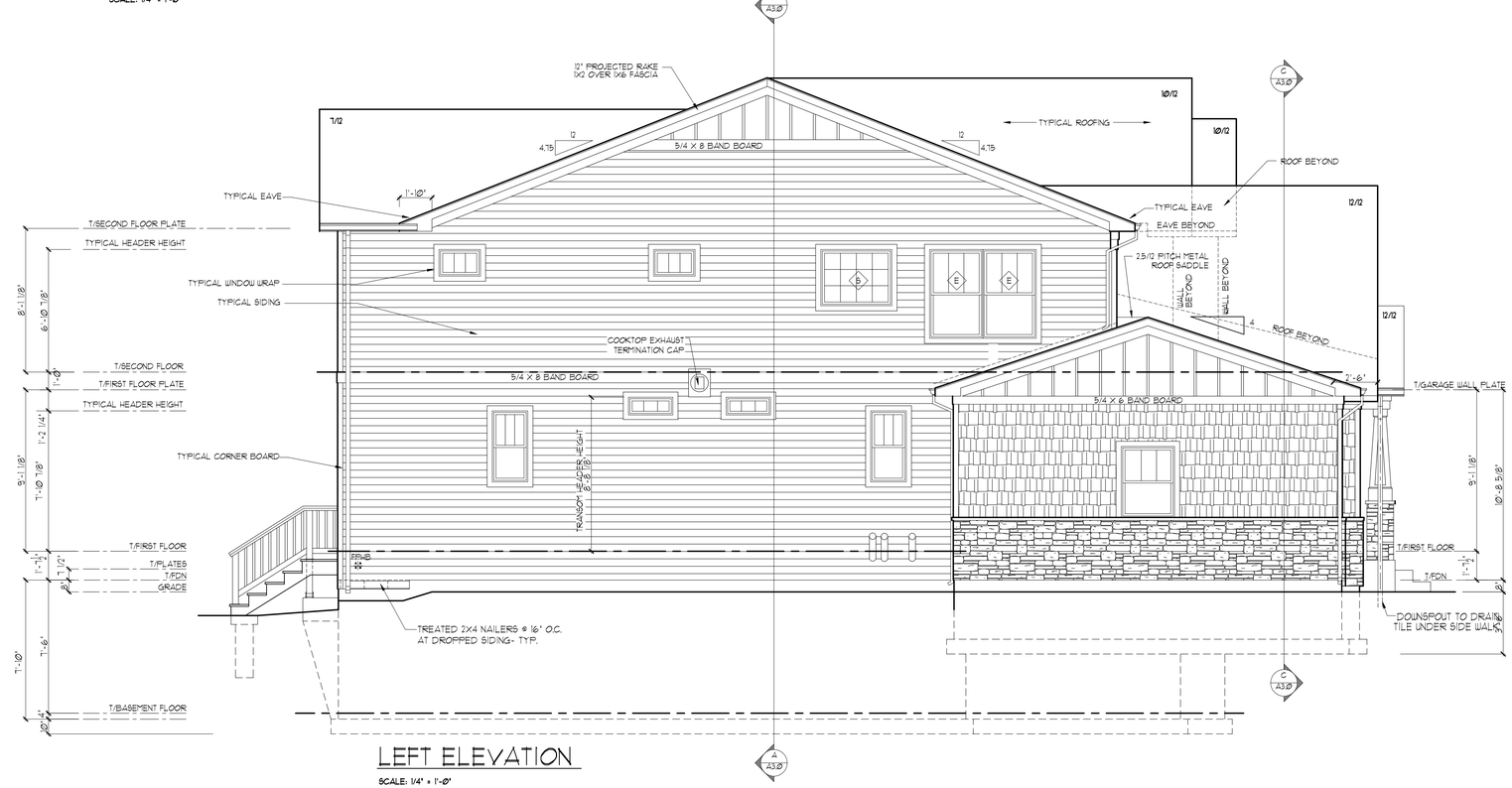


RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

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4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BASE

LINCOLN II ELEVATION B 3252
413 S GIBBONS AVE
ARLINGTON HEIGHTS, IL

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ARLINGTON HEIGHTS, ILLINOIS

ISSUE DATE: 12/23/16

DRAWN BY: SMR

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A3.2

COLOR SELECTION REFERENCE SHEET

ADDRESS: **413 S GIBBONS ARLINGTON HTS** **MODEL: LINCOLN II B**

ROOFING: COLOR:
COLOR: DRIFTWOOD

HORIZONTAL SIDING
COLOR: GREY SLATE

SHAKE SIDING
COLOR: GREY SLATE

BOARD & BATTEN
COLOR: GREY SLATE

WINDOWS
COLOR: WHITE

COLUMN &
WINDOW TRIM:
& RAILINGS
COLOR: WHITE

GARAGE DOORS
COLOR: SNOW MIST

FRONT DOOR COLOR:
SPECIAL WALNUT

STONE COLOR:
FOND DU LAC COUNTRY SQUIRE

SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.

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EXTERIOR COLOR SELECTION SHEET

ADDRESS: 413 s Gibbons MODEL: Lincoln II B

ROOF SHINGLES COLOR:	DRIFTWOOD
SOFFIT COLOR:	WHITE
FASCIA COLOR:	WHITE
GUTTER COLOR:	WHITE
WINDOW COLOR:	WHITE
FRONT DOOR STAIN COLOR:	SPECIAL WALNUT
STONE COLOR:	FOND DULAC COUNTRY SQUIRE
GARAGE DOOR COLOR:	SNOW MIST
GARAGE DOOR WINDOWS:	YES
SIDING COLOR:	HARDIE BOARD
BATTEN BOARD COLOR:	GREYSLATE
SHAKE SIDING COLOR:	GREYSLATE
HORIZONTAL SIDING COLOR:	GREYSLATE
BAND BOARD COLOR:	WHITE
WINDOWS & GARAGE DOOR TRIM COLOR:	WHITE
CORNER BOARD COLOR:	WHITE
FRONT PORCH COLUMNS COLOR:	WHITE
FRONT PORCH RAILING COLOR:	WHITE
DRIVEWAY MATERIAL:	CONCRETE

Item: DC#17-001 - 1105 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1105 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 1/17/17, and the following:

1. Reduce the roof pitches on the front elevation to 12:12 maximum.

2. Provide landscaping to soften the impact of the large side walls.

3. Add board and batten siding in the gable on the rear elevation to match the front.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	1105 N. Walnut Ave.	DC Number:	17-001
Project Address:	1105 N. Walnut Ave.	Petitioner Name:	Brian Hyde
Prepared By:	Steve Hautzinger	Petitioner Address:	Greenscape Homes 4355 Weaver Parkway Warrenville, IL 60555
Date Prepared:	January 19, 2017	Meeting Date:	January 24, 2017

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 single story residence and detached garage to allow construction of a new two story residence with an attached, two and a half car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence will have approximately 3,563 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 33.15 feet Side: 11.07 feet Side: 6.10 feet Rear: 37.66 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,564 SF	3,563 SF
Building Lot Coverage	2,772 SF	2,244 SF
Impervious Surface Coverage Total	3,960 SF	2,879 SF

The subject property is located on a street of varied house designs ranging from smaller, single-story and split level homes with detached garages to newer two-story homes with attached front loaded garages.

There are a few concerns with the proposed design:

1. The front garage wall is very tall and steep, which is not in context with the neighborhood. The homes on this block generally have low sloping roofs, and the 16:12 and 14:12 roof pitches on the proposed design may be too strong of a contrast. It is recommended that the roof pitches be reduced to no more than 12:12.
2. The proposed design extends deep into the lot, and the side walls are large with minimal windows on the first floor level. This condition is helped by the 11 foot side setbacks, where 6 foot minimum is required, but it is recommended that landscaping be required to soften the impact of the large side walls.
3. The rear elevation lacks the character of the front elevation. It is recommended to add board and batten siding in the gable on the rear elevation to match the front.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1105 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 1/17/17, and the following:

1. Reduce the roof pitches on the front elevation to 12:12 maximum.
2. Provide landscaping to soften the impact of the large side walls.
3. Add board and batten siding in the gable on the rear elevation to match the front.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____ January 20, 2017

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

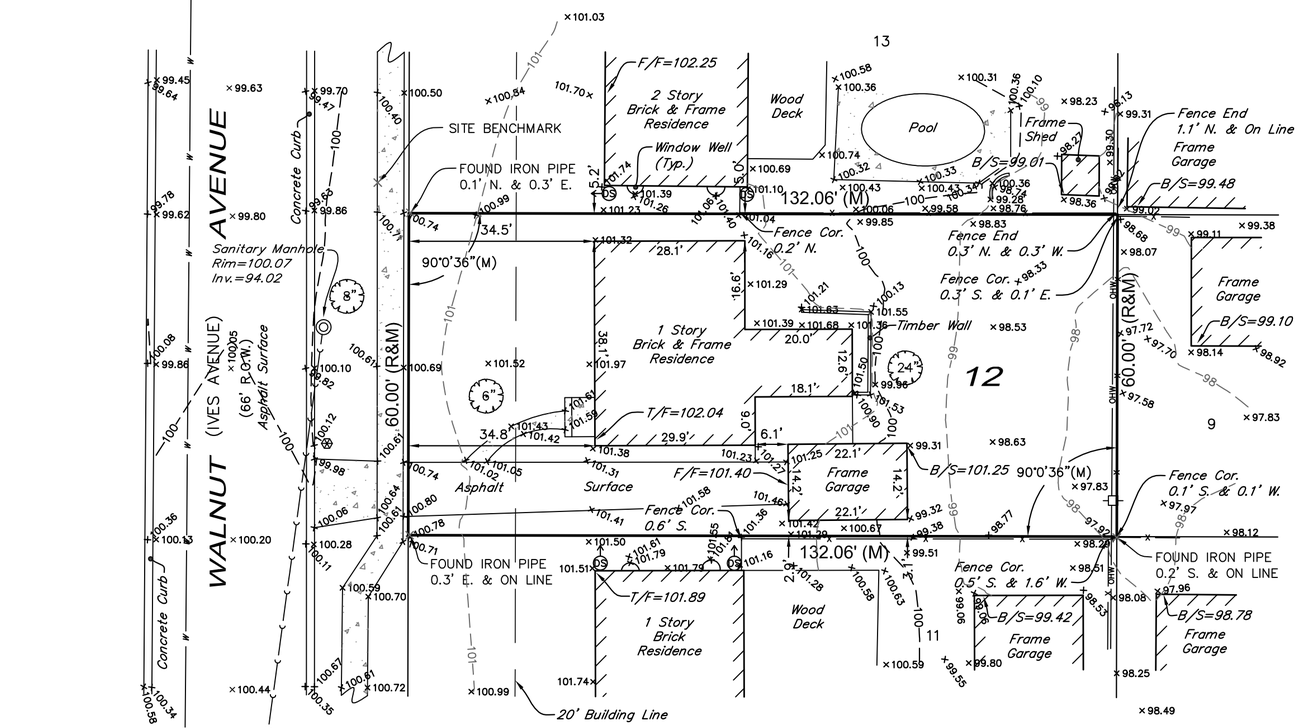
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-001

BOUNDARY AND TOPOGRAPHIC SURVEY

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

0 10 20 40
SCALE: 1" = 20'

PARCEL INDEX NUMBER
03-19-414-009



BUILDING SETBACKS	
1101 WALNUT	34.9
1105 WALNUT	34.6
1111 WALNUT	29.9
1115 WALNUT	35.2
1119 WALNUT	33.0
1125 WALNUT	35.1
1131 WALNUT	34.3
1137 WALNUT	34.0
1143 WALNUT	30.9
417 CLARENDON	29.6

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

SITE BENCHMARK

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

ELEVATION = 100.66 (ASSUMED)

LEGAL DESCRIPTION

LOT 12 IN BLOCK 14 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST ¼ OF THE SOUTHEAST ¼ (EXCEPT 2 ACRES IN THE EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 1105 N. WALNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 173/46 DATE: 12/29/2016 JOB NO: 1613644
DRAWN BY: JHH CHECK BY: SAR
REVISED:

SYMBOL LEGEND

(R) – RECORD DATA
(M) – MEASURED DATA
F/F – FINISHED FLOOR
B/S – BOTTOM OF SIDING
– MANHOLE
– CATCHBASIN
----- – EXIST. CONTOURS
XXX.XX – EXISTING ELEVATION
—>— – SANITARY SEWER
—>— – STORM SEWER
—W— – WATERMAIN
-OHW- – OVERHEAD WIRES
– POWER POLE
-x-x-x- – FENCE LINE
DS – DOWNSPOUT
DS – DOWNSPOUT WITH FLOW DIRECTION
– DECIDUOUS TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
– EVERGREEN TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
– CONCRETE SURFACE

SURVEYED AREA: 7,924± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

FIELD WORK COMPLETED AND DATED THIS 28TH DAY OF DECEMBER, 2016.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

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

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

DRAWING PATH: \\PLS-SERVER\Company\Land Projects 3\13600-13699\13644\dwg\13644_Topo.dwg

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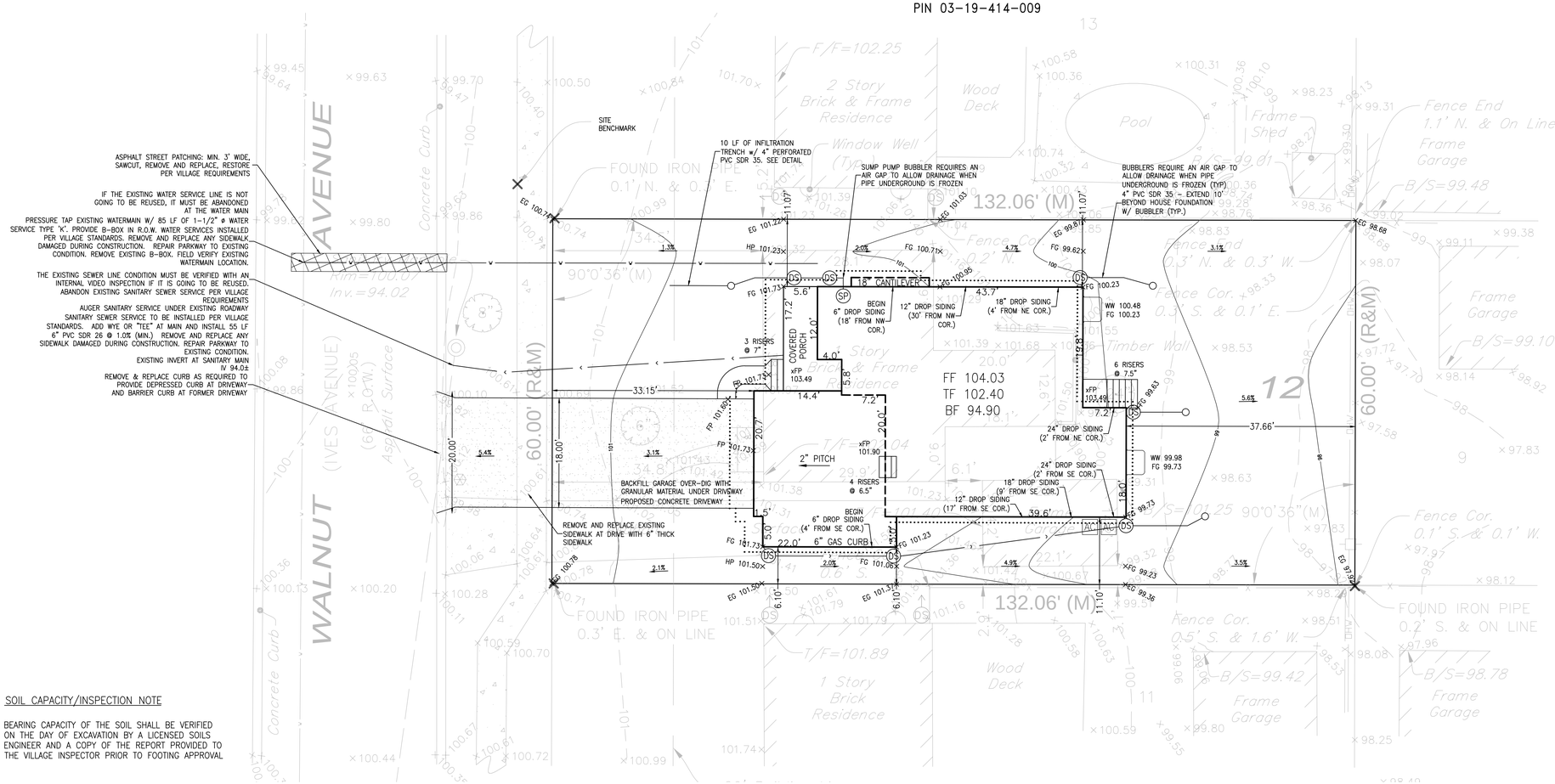
LOT 12 IN BLOCK 14 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ (EXCEPT 2 ACRES IN THE EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 03-19-414-009



N

0 5 10

1 inch = 10 feet

CIVIL 3 OF 4

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xHP	High Point (Proposed) Ground Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
- - - - -	Existing Contour
800	Proposed Contour
→	Slope to Drain
⇨	Overflow Route
SF	Silt Fence
TP	Tree Protection
DS	Downspout
SP	Sump Pump Discharge

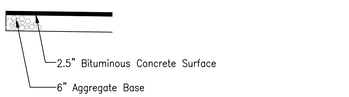
ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

SOIL CAPACITY/INSPECTION NOTE

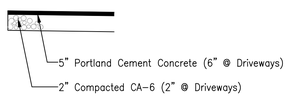
BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL



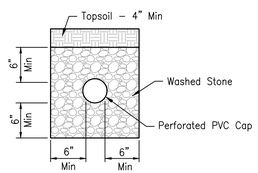
Alternate Section ROW:
6" Portland Cement Concrete on 2" Aggregate Base (No Mesh)

Alternate Section Non-ROW:
4" Portland Cement Concrete on 4" Aggregate Base (Mesh Optional)

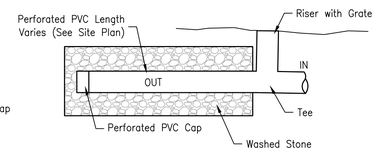
DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION



CROSS-SECTION



PROFILE

BUBBLER W/ INFILTRATION TRENCH DETAIL

BUILDING SETBACKS

1101 WALNUT	34.9
1105 WALNUT	34.6
1111 WALNUT	29.9
1115 WALNUT	35.2
1119 WALNUT	33.0
1125 WALNUT	35.1
1131 WALNUT	34.3
1137 WALNUT	34.0
1143 WALNUT	30.9
417 CLARENDON	29.6
AVERAGE	33.15

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	6
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.2
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	7924
PROPOSED LOT BLD COVERAGE (SF):	2221
PROPOSED LOT BLD COVERAGE (%):	28.0%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	50%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2858
PROPOSED LOT IMPERVIOUS COVERAGE (%):	36%

SITE DEVELOPMENT PLAN

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES

3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = 101.73
MAX ELEVATION AT PEAK OF ROOF (AVERAGE + ALLOWED): 101.73+25'=126.73
PROPOSED ELEVATION AT PEAK OF ROOF (TF + TF TO PEAK): 102.40+24.2'=126.60

SITE BENCHMARK

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

ELEVATION = 100.66 (ASSUMED)

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE DEVELOPMENT PLAN
1105 N WALNUT
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION

ISSUE DATE:
12-28-16

DRAWN BY:
MWR

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C-3

Property to Left 3

1119 N Walnut

Property to Left 2

1115 N Walnut

Property to Left 1

1111 N Walnut

Subject Property

1105 N Walnut

Property to Right 1

1101 N Walnut

W OAKTON STREET

N WALNUT AVE

Property Across 1

1116 N Walnut

Property Across 2

1112 N Walnut

Property Across 3

1104 N Walnut

Property Across 4

506 W Oakton

1105 N WALNUT AVE

PROPOSED CONTEXT ELEVATION

SCALE: 3/16" = 1'-0"

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BASE

JEFFERSON I A 3366
1105 N. WALNUT AVE.
ARLINGTON HEIGHTS, IL

REV #	DATE	DESCRIPTION
1	12-30-16	DESIGN REVIEW SUBMITTAL
2	1-17-17	DESIGN REVIEW SUBMITTAL REVISION- REDUCE SF

ARLINGTON HEIGHTS, ILLINOIS

ISSUE DATE:
12-29-16

DRAWN BY:
BPH

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GREENSCAPE HOMES, LLC

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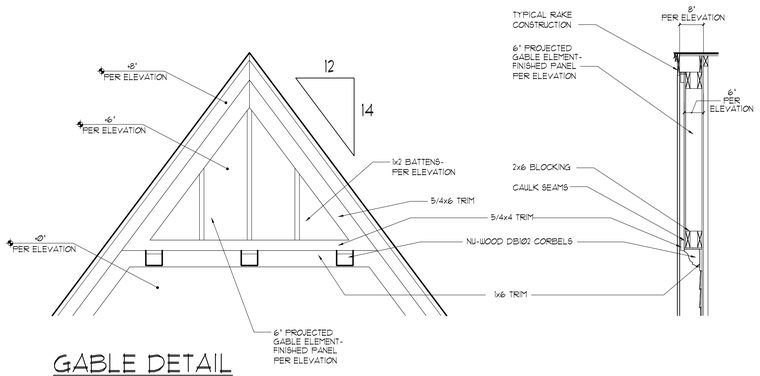

GABLE DETAIL

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

REAR ELEVATION

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

FRONT ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTEED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.
20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.

(E) DENOTES EGRESS WINDOW REQUIRED.

(D) DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

(S) DENOTES SAFETY GLAZING REQUIRED.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

BASE

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ARLINGTON HEIGHTS, ILLINOIS

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12-29-16

DRAWN BY:
BPH

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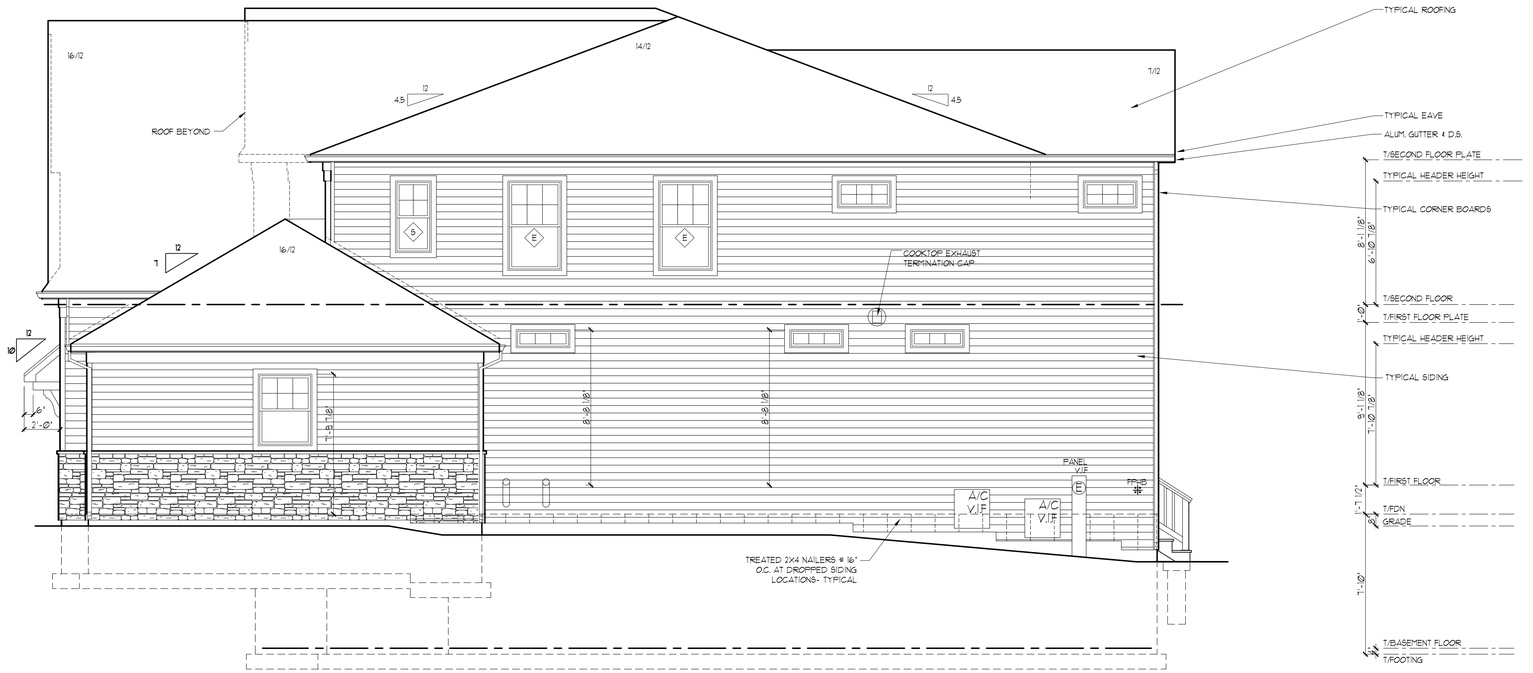
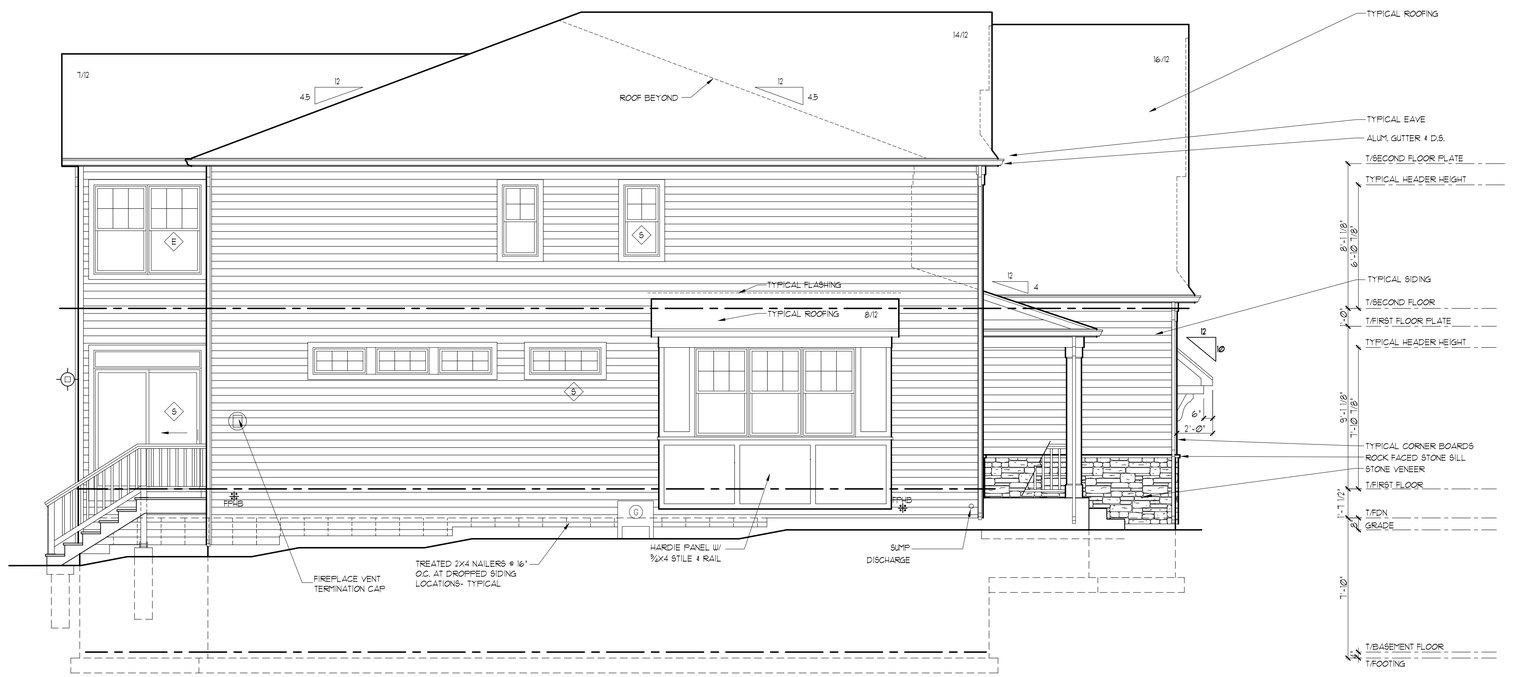


RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

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2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
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7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
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14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
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ISSUE DATE: 12-29-16

DRAWN BY: BPH

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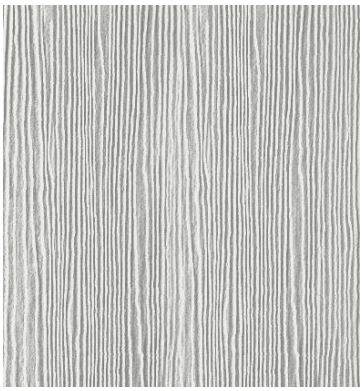
A3.2

COLOR SELECTION REFERENCE SHEET

ADDRESS: **1105 N WALNUT ARLINGTON HTS** **MODEL: JEFFERSON I A**

ROOFING: COLOR:
COLOR: DRIFTWOOD

HORIZONTAL SIDING
COLOR: GREY SLATE



BOARD & BATTEN
COLOR: WHITE

WINDOWS
COLOR: WHITE

COLUMN &
WINDOW TRIM:
& RAILINGS
COLOR: WHITE

GARAGE DOORS
COLOR: SNOW MIST

FRONT DOOR COLOR:
SPECIAL WALNUT

STONE COLOR:
FOND DU LAC COUNTRY SQUIRE

SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.

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EXTERIOR COLOR SELECTION SHEET

ADDRESS: 1105 N Walnut MODEL: Jefferson I A

ROOF SHINGLES COLOR:	DRIFTWOOD
SOFFIT COLOR:	WHITE
FASCIA COLOR:	WHITE
GUTTER COLOR:	WHITE
WINDOW COLOR:	WHITE
FRONT DOOR STAIN COLOR:	SPECIAL WALNUT
STONE COLOR:	FOND DULAC COUNTRY SQUIRE
GARAGE DOOR COLOR:	SNOW MIST
GARAGE DOOR WINDOWS:	YES
SIDING COLOR:	HARDIE BOARD
BATTEN BOARD COLOR:	WHITE
SHAKE SIDING COLOR:	N/A
HORIZONTAL SIDING COLOR:	GREYSLATE
BAND BOARD COLOR:	WHITE
WINDOWS & GARAGE DOOR TRIM COLOR:	WHITE
CORNER BOARD COLOR:	WHITE
FRONT PORCH COLUMNS COLOR:	WHITE
FRONT PORCH RAILING COLOR:	WHITE
DRIVEWAY MATERIAL:	CONCRETE