



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 14, 2020
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 11/26/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-097 - 906 N. Douglas Ave. - SF/Teardown
- B. DC#19-100 - 921 N. Beverly Ln. - SF/Teardown
- C. DC#19-102 - 940 N. Fernandez Ave. - SF/Teardown
- D. DC#19-107 - VASA Fitness - 750 E. Rand Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
1/14/2020**

Item: Minutes - 11/26/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/26/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 26, 2019

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Gary Lira, Lira & Associates for 837 N. Pine Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR NOVEMBER 12, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF NOVEMBER 12, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for the project to be approved tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#19-093 – 837 N. Pine Ave.

Gary Lira, representing *Lira & Associates*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with all R-3 zoning requirements. This neighborhood and this street have an eclectic mix of housing styles including older historic homes, mid-century split-levels, and newer two-story homes. There is a mix of attached and detached garages.

Overall, the proposed house is nicely designed with a consistent level of detailing on all sides of the house. The proposed traditional style will generally fit well in this location, but the Design Commission should evaluate the scale of the proposed house between the two existing smaller scale split-level homes. The single-story garage and porch roofs do help to bring down the scale at the front of the house.

Chair Fitzgerald pointed out that there were no residents in the audience. Mr. Lira had no comments at this time.

Commissioner Eckhardt had no issue with the new home and felt it was not out of scale or big; it is modest in height for a 2-story home. He asked about the 4-foot easement shown on the plat of survey, and Mr. Lira replied that it belongs to the adjacent parcel of land (Parcel 2). Mr. Hautzinger said that the edge of the existing driveway currently overlaps the property line, and an easement it appears that an easement may have been established on the adjacent property to ensure access to the existing detached garage; however, that situation would go away with the new attached garage on the front of the home. Commissioner Eckhardt reiterated that he had no issues with the new home.

Commissioner Kubow felt the new home was fantastic with great detail, and he had no issues with the height or the scale. He approved of the home as proposed.

Chair Fitzgerald agreed with the comments made by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 837 N. PINE AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 11/18/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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

ITEM 2. GENERAL MEETING

There was no discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 6:37 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 1/14/2020

Item: DC#19-097 - 906 N. Douglas 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 906 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans received on 11/18/19, and the following:

1. Evaluate the proposed front load garage in this location, in lieu of a detached or rear load garage.
2. Evaluate the use of board & batten siding on the front elevation only. For a more cohesive appearance, consider changing the front wall to horizontal siding, and use the board & batten as an accent material on the front entry and upper gable bump-outs.
3. A recommendation to add windows to the front elevation:
 - a. Consider changing the louver above the entry door to a window.
 - b. Consider adding small square windows on each side of the entry gable roof for additional interest.
 - c. Consider adding windows in the top panel of the garage door.
4. A recommendation to add windows to the right side elevation in the Garage and Master Bedroom above to help break up the large blank wall.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for

consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Napoleon Residence
Project Address: 906 N. Douglas Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 7, 2020

PETITION INFORMATION:

DC Number: 19-097
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: January 14, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,511 square feet and the proposed residence will have approximately 2,783 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below, but the height exceeds the maximum allowed by 6 inches, which will need to be corrected for permit approval.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 4.9 feet Side: 4.9 feet Rear: 30 feet	Front: 28.9 feet Side: 6 feet Side: 6 feet Rear: 52.3 feet
Building Height	25 feet to the midpoint	25.5 feet to the midpoint
FAR	2,930 SF	2,783 SF
Building Lot Coverage	2,279 SF	1,801 SF
Impervious Surface Coverage Total	3,581 SF	2,462 SF

The subject property is located on a street consisting of primarily smaller scale single-story homes with detached garages. However, there is one previously completed teardown on this block with a front load garage, and there are a few other homes that have been expanded with full second floor additions that are of a similar scale as the proposed design.

The proposed design is unique, and overall it has a nice aesthetic. However, the front and the right side elevations are lacking windows. The Design Commission should evaluate the following:

1. Evaluate the proposed front load garage in this location, in lieu of a detached or rear load garage.
2. Evaluate the use of board & batten siding on the front elevation only. For a more cohesive appearance, consider changing the front wall to horizontal siding, and use the board & batten as an accent material on the front entry and upper gable bumpouts.
3. A recommendation to add windows to the front elevation:
 - a. Consider changing the louver above the entry door to a window.
 - b. Consider adding small square windows on each side of the entry gable roof for additional interest.
 - c. Consider adding windows in the top panel of the garage door.
4. A recommendation to add windows to the right side elevation in the Garage and Master Bedroom above to help break up the large blank wall.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 906 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans received on 11/18/19, and the following:

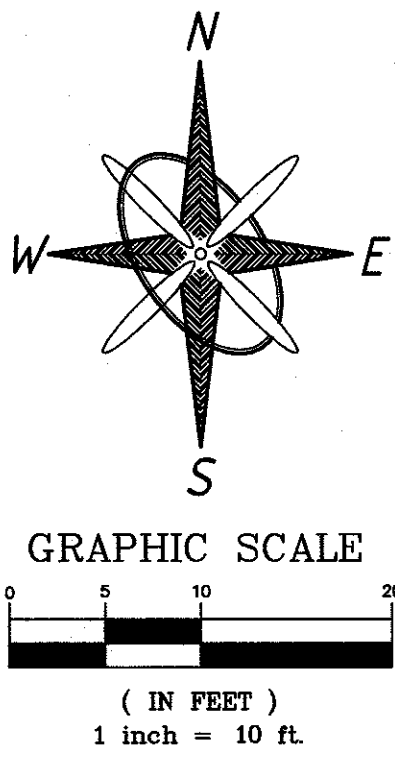
1. Evaluate the proposed front load garage in this location, in lieu of a detached or rear load garage.
2. Evaluate the use of board & batten siding on the front elevation only. For a more cohesive appearance, consider changing the front wall to horizontal siding, and use the board & batten as an accent material on the front entry and upper gable bumpouts
3. A recommendation to add windows to the front elevation:
 - a. Consider changing the louver above the entry door to a window.
 - b. Consider adding small square windows on each side of the entry gable roof for additional interest.
 - c. Consider adding windows in the top panel of the garage door.
4. A recommendation to add windows to the right side elevation in the Garage and Master Bedroom above to help break up the large blank wall
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6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, January 7, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-097

SITE ENGINEERING PLAN



SERVICES

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

LEGEND

- | | | | |
|------------------------------|------------------------------|---------|---------------------------------|
| P.U. | PUBLIC UTILITY EASEMENT | (XXX.X) | PROPOSED SPOT ELEVATIONS |
| D.E. | DRAINAGE EASEMENT | XXX.X | AS-BUILT SPOT ELEVATIONS |
| P.S.E. | PUBLIC WALK EASEMENT | --812-- | EXISTING CONTOURS |
| PROP. | PROPOSED FEATURE | BB | BUFFALO BOX |
| EXIST. | EXISTING | ⊗ | CLEANOUT |
| MH | MANHOLE | ⊗ | A/C UNIT |
| T/F | TOP OF FOUNDATION | → | DRAINAGE FLOW ARROW |
| CONC. | CONCRETE | ⊗ | WATER VALVE VAULT |
| WW | WINDOW WELL | ⊗ | STORM CATCH BASIN |
| M | MEASURED DIMENSION | ⊗ | STORM INLET |
| R | RECORDED DIMENSION | ⊗ | MANHOLE |
| BLDG. | BUILDING | ⊗ | TREE W/ SIZE |
| M.E. | MEET EXISTING | ⊗ | LIGHT POLE |
| B/C | BACK OF CURB ELEVATIONS | ⊗ | BOLLARDS |
| SIR | SET IRON ROD | ⊗ | FIRE HYDRANTS |
| SPK | SET P.K. NAIL | ⊗ | UTILITY POLE |
| FIP | FOUND IRON PIPE | ⊗ | HAND HOLE |
| FCC | FOUND CROSS CUT | ⊗ | GAS VALVE |
| PROPERTY LINE | PROPERTY LINE | ⊗ | STREET SIGN |
| WATER MAIN | WATER MAIN | ⊗ | EXISTING SPOT ELEVATIONS |
| GAS MAIN | GAS MAIN | ⊗ | CONCRETE PAVEMENT |
| COMBINED SEWER LINE | COMBINED SEWER LINE | ⊗ | BITUMINOUS PAVEMENT |
| CABLE/TV LINE | CABLE/TV LINE | ⊗ | GRAVEL PAVEMENT |
| TELEPHONE/COMMUNICATION LINE | TELEPHONE/COMMUNICATION LINE | ⊗ | STRUCTURE OR ITEM TO BE REMOVED |
| ELECTRIC LINE | ELECTRIC LINE | ⊗ | |
| OVERHEAD LINE | OVERHEAD LINE | ⊗ | |
| SILT FENCING | SILT FENCING | ⊗ | |
| TRENCH BACKFILL | TRENCH BACKFILL | ⊗ | |
| INLET PROTECTION | INLET PROTECTION | ⊗ | |
| DOWNSPOUT | DOWNSPOUT | ⊗ | |
| | | ⊗ | TO BE REMOVED |

NOTES

- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
- ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
- THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
- PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.
- GUTTER DISCHARGE
GUTTERS SHALL DISCHARGE TOWARDS THE CENTER OF THE FRONT OR REAR YARDS, NO MORE THAN 10 FEET FROM BUILDING.
- PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.

DRIVEWAY CONSTRUCTION SPECIFICATIONS:

DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 6 FOR ALL REQUIREMENTS.

KNIGHT

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

SHEET NO.

4

OF 7

DATE: 10/21/19
JOB NO. 7281.24

906 N. DOUGLAS AVENUE, ARLINGTON HEIGHTS, IL

PREPARED FOR:

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

SITE ENGINEERING PLAN

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

SITE ENGINEERING PLAN

REVISIONS

Single-Family Home Application and Procedures

Village of Arlington Heights

906 N Douglas Ave

Arlington Heights



Property to left 3
824 N Douglas



Property to left 2
525 E Frederick



Property to left 1
902 N Douglas



Subject Property
906 N Douglas



Property to Right 1
910 N Douglas



Property to Right 2
914 N Douglas



Property to Right 3
918 N Douglas

N Douglas Ave



Property Across
607 E Frederick



Property Across
901 N Douglas



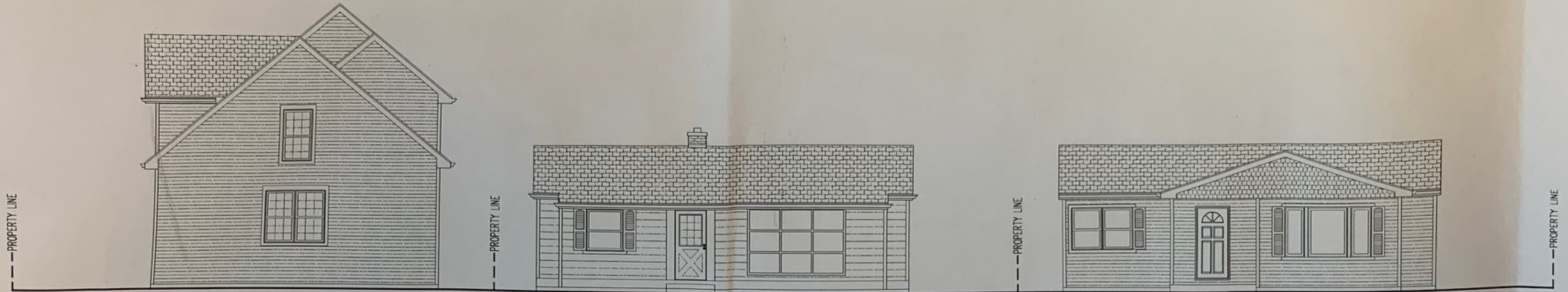
Property Across
905 N Douglas



Property Across
909 N Douglas



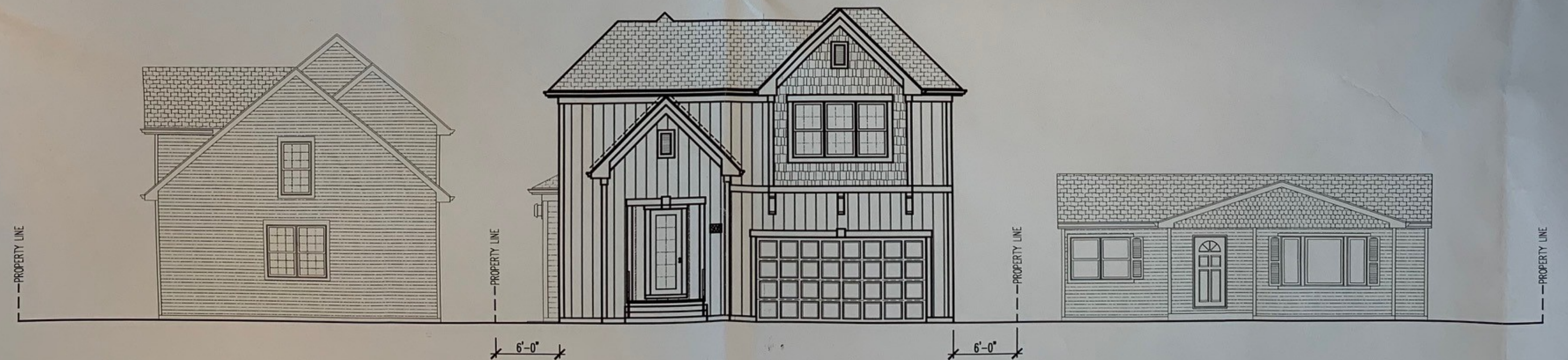
Property Across
913 N Douglas



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
902 N. DOUGLAS
1/8"=1'-0"

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
906 N. DOUGLAS
1/8"=1'-0"

5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
910 N. DOUGLAS
1/8"=1'-0"



1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
902 N. DOUGLAS
1/8"=1'-0"

4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
906 N. DOUGLAS
1/8"=1'-0"

5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
910 N. DOUGLAS
1/8"=1'-0"





- ELEVATION NOTES**
- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- * TOP OF WALKOUT WINDOWS 8'-0" A.F.F.
 - * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
 - * FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
 - * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2355 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - * PROVIDE (2) 1/2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - * ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
 - Ⓢ - EGRESS WINDOW
 - Ⓡ - FIXED WINDOW
 - Ⓣ - TEMPERED GLASS

1C
A200
REAR ELEVATION
OPTION 4:12

1/4"=1'-0"

5E
A200
FRONT ELEVATION
OPTION 4:12

1/4"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION
BIDDING OR PERMIT

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

Job Number:
19216

Sheet Number:
A200

File Name:
19216200

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DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
RELEASE FOR BID	4
FINAL REVIEW	5
RELEASE FOR PERMIT	6
REVISION	7

NAPOLEON RESIDENCE
FAIRFIELD HOMES
906 NORTH DOLGAS AVE.
ARLINGTON HEIGHTS, IL



1C
A201

LEFT SIDE ELEVATION
OPTION 4:12

1/4"=1'-0"

5C
A201

RIGHT SIDE ELEVATION
OPTION 4:12

1/4"=1'-0"

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DESIGN STAGE	REVISIONS	DATE	BY	APP.
CONCEPTUAL DESIGN	1	08-11-19 SM		
PRELIMINARY DESIGN	2	08-12-19 SM		
DESIGN DEVELOPMENT	3	09-17-19 SM		
RELEASE FOR BID	4	10-01-19 BAI		
FINAL REVIEW	5			
RELEASE FOR PERMIT				

PRELIMINARY

NAPOLEON RESIDENCE
FAIRFIELD HOMES
906 NORTH DOLGAS AVE.
ARLINGTON HEIGHTS, IL

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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

ALA

Job Number
19216

Sheet Number
A201

File Name
19216201

Fairfield Homes, Inc.
906 N Douglas Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	NA	NA	NA
Roof	Asphalt Shingles	IKO	Black
Siding	Wood	LP	White
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	NA	NA	NA
Windows	Composite	Anderson	Black
Garage Door	Steel	Hass Raised Standard Panel Model 680	White



Design Commission 1/14/2020

Item: DC#19-100 - 921 N. Beverly Ln. - 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 921 N. Beverly Lane. This recommendation is subject to compliance with the plans received 11/18/19 and the following:

1. Continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 921 N. Beverly Lane
Project Address: 921 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: January 7, 2020

PETITION INFORMATION:

DC Number: 19-100
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Avenue
Arlington Heights, IL 60005
Meeting Date: January 14, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,691 square feet and the proposed residence will be approximately 3,042 square feet. This project does comply with the R-3 zoning requirements, as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 23.3 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 23.3 feet Side: 5.9 feet Side: 5.9 feet Rear: 121.5 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,714 SF	3,042 SF
Building Lot Coverage	3,742 SF	2,169 SF
Impervious Surface Coverage Total	5,346 SF	2,718 SF

The proposed house is located on a street that was originally all smaller scale single-story homes. However, at this time 13 of the 24 lots on this block have been redeveloped with newer two-story homes, as well as three other recent approvals that are pending construction. The subject property is located between one of the newer two-story homes and one of the original single-story homes.

Overall, the proposed design is nicely done with a scale and style that fits well with the other completed teardowns on the block, and the general traditional style of the neighborhood. The hipped main roof, single-story garage roof, and single-story porch roof help to break down the scale of the proposed house next to the existing single-story home. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. The only recommended suggestion is to continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 921 N. Beverly Lane. This recommendation is subject to compliance with the plans received 11/18/19 and the following:

1. Continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

_____, January 7, 2020

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

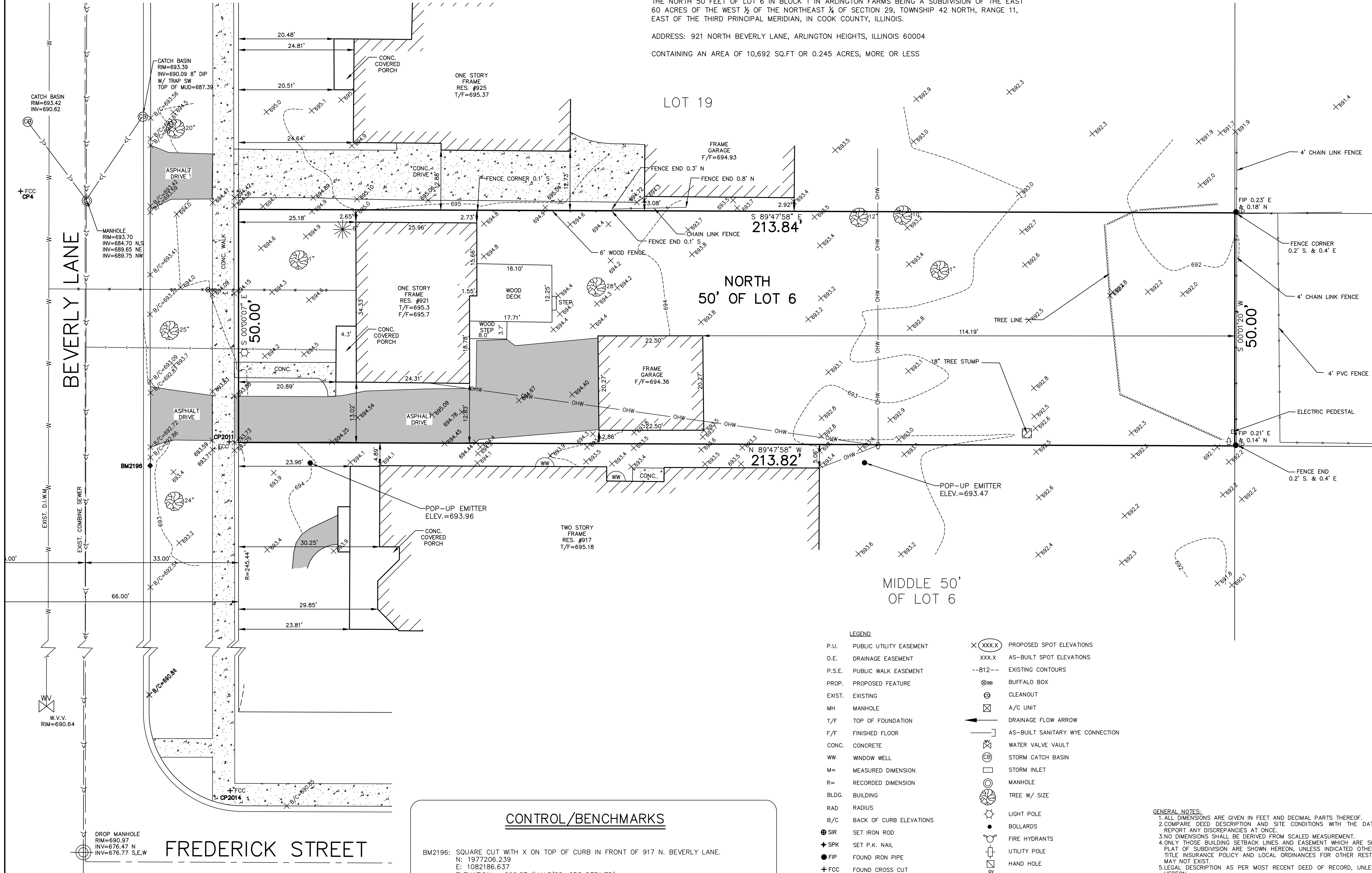
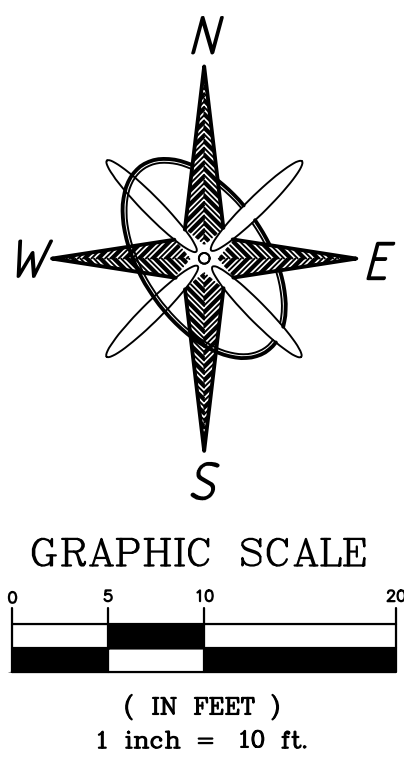
c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-100

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
THE NORTH 50 FEET OF LOT 6 IN BLOCK 1 IN ARLINGTON FARMS BEING A SUBDIVISION OF THE EAST
60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 921 NORTH BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS 60004

CONTAINING AN AREA OF 10,692 SQ.FT OR 0.245 ACRES, MORE OR LESS



CONTROL/BENCHMARKS

BM2196: SQUARE CUT WITH X ON TOP OF CURB IN FRONT OF 917 N. BEVERLY LANE.
N: 1977206.239
E: 1082186.637
ELEVATION = 692.87 (NAVD'88, GPS DERIVED)

CP4: FOUND CUT CROSS ON CURB BY HYDRANT IN FRONT OF 926 N. BEVERLY LANE.
N: 1977265.121
E: 1082158.839
ELEVATION = 693.61 (NAVD'88, GPS DERIVED)

CP2014: FOUND CUT CROSS ON WALK AT NORTHEAST CORNER OF N. BEVERLY LANE AND
FREDERICK STREET.
N: 1976948.712
E: 1082206.818
ELEVATION = 690.58 (NAVD'88, GPS DERIVED)

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

LEGEND

P.U. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.S.E. PUBLIC WALK EASEMENT
PROP. PROPOSED FEATURE
EXIST. EXISTING
MH MANHOLE
T/F TOP OF FOUNDATION
F/F FINISHED FLOOR
CONC. CONCRETE
WW WINDOW WELL
M= MEASURED DIMENSION
R= RECORDED DIMENSION
BLDG. BUILDING
RAD RADIUS
B/C BACK OF CURB ELEVATIONS
SIR SET IRON ROD
SPK SET P.K. NAIL
FIP FOUND IRON PIPE
FCC FOUND CROSS CUT

PROPERTY LINE
WATER MAIN
GAS MAIN
COMBINED SEWER LINE
STORM SEWER LINE
CABLE/TV LINE
TELEPHONE/COMMUNICATION LINE
ELECTRIC LINE
OVERHEAD LINE
SILT FENCING
CHAIN LINK CONSTRUCTION FENCING
TRENCH BACKFILL

PROPOSED SPOT ELEVATIONS
AS-BUILT SPOT ELEVATIONS
EXISTING CONTOURS
BUFFALO BOX
CLEANOUT
A/C UNIT
DRAINAGE FLOW ARROW
AS-BUILT SANITARY WYE CONNECTION
WATER VALVE VAULT
STORM CATCH BASIN
STORM INLET
MANHOLE
TREE W/ SIZE
LIGHT POLE
BOLLARDS
FIRE HYDRANTS
UTILITY POLE
HAND HOLE
GAS VALVE
STREET SIGN
EXISTING SPOT ELEVATIONS

EXISTING CONCRETE PAVEMENT
EXISTING BITUMINOUS PAVEMENT
EXISTING GRAVEL PAVEMENT
STRUCTURE OR ITEM TO BE REMOVED
INLET PROTECTION

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND
REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED
PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED,
TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR
MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED
HEREON.
6. BEARING AND DISTANCES SHOWN ARE MEASURED ONLY.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON DATA COLLECTED IN ILLINOIS STATE PLANE EAST ZONE, NAD83 (2011),
GPS DERIVED. VERTICAL DATUM IS NAVD'88, GPS DERIVED.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED SEPTEMBER 12, 2019.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND
THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF
THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN.
UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT
OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE
NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE
EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS
HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT
REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE.
CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH JULLIE LOCATIONS IS
RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
CONTACT JULLIE, AT: 1-800-892-0123.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT
SURVEY PER CLIENT'S REQUEST.

Drawn By: J.V.	Designed By: S.B.	Scale: 1"=10'
BOUNDARY AND TOPOGRAPHIC SURVEY		
REVISIONS		

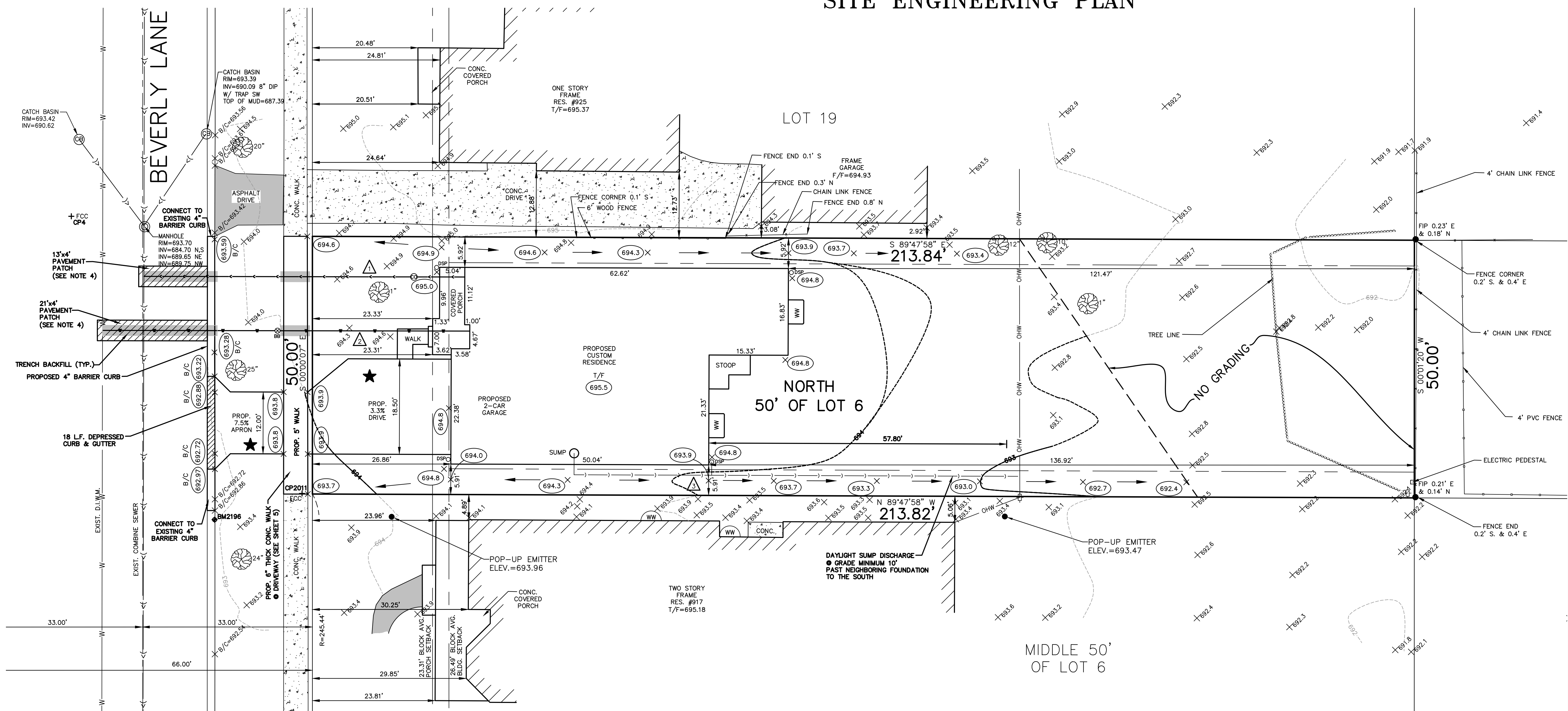
921 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL
PREPARED FOR:
FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

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

SHEET NO.
2
OF 7
DATE: 11/13/19
JOB NO. 7281.25

NORTH 50 FEET OF LOT 6

SITE ENGINEERING PLAN



- LEGEND**
- P.U. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.S.E. PUBLIC WALK EASEMENT
 - PROP. PROPOSED FEATURE
 - EXIST. EXISTING
 - MH MANHOLE
 - T/F TOP OF FOUNDATION
 - F/F FINISHED FLOOR
 - CONC. CONCRETE
 - WW WINDOW WELL
 - M= MEASURED DIMENSION
 - R= RECORDED DIMENSION
 - BLDG. BUILDING
 - RAD RADIUS
 - B/C BACK OF CURB ELEVATIONS
 - SIR SET IRON ROD
 - SPK SET P.K. NAIL
 - FIP FOUND IRON PIPE
 - FCC FOUND CROSS CUT
 - PROPERTY LINE
 - WATER MAIN
 - GAS MAIN
 - COMBINED SEWER LINE
 - STORM SEWER LINE
 - CABLE/TV LINE
 - TELEPHONE/COMMUNICATION LINE
 - ELECTRIC LINE
 - OVERHEAD LINE
 - SILT FENCING
 - CHAIN LINK CONSTRUCTION FENCING
 - TRENCH BACKFILL
 - DOWNSPOUT LOCATIONS
 - PROPOSED SPOT ELEVATIONS
 - AS-BUILT SPOT ELEVATIONS
 - EXISTING CONTOURS
 - BUFFALO BOX
 - CLEANOUT
 - A/C UNIT
 - DRAINAGE FLOW ARROW
 - AS-BUILT SANITARY WYE CONNECTION
 - WATER VALVE VAULT
 - STORM CATCH BASIN
 - STORM INLET
 - MANHOLE
 - TREE W/ SIZE
 - LIGHT POLE
 - BOLLARDS
 - FIRE HYDRANTS
 - UTILITY POLE
 - HAND HOLE
 - GAS VALVE
 - STREET SIGN
 - EXISTING SPOT ELEVATIONS
 - EXISTING CONCRETE PAVEMENT
 - EXISTING BITUMINOUS PAVEMENT
 - EXISTING GRAVEL PAVEMENT
 - STRUCTURE OR ITEM TO BE REMOVED
 - INLET PROTECTION
 - TO BE REMOVED

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

- NOTES:**
- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 - ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
 - THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 - PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.
 - GUTTER DISCHARGE
 - GUTTERS SHALL DISCHARGE TOWARDS THE CENTER OF THE FRONT OR REAR YARDS, NO MORE THAN 10 FEET FROM BUILDING.
 - PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.
 - IN THE EVENT THAT THE EXISTING DRIVEWAY APRON OR SIDEWALK IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAIRED AND OR REPLACED AS NECESSARY.
- DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
- DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 5 FOR ALL REQUIREMENTS.

SITE ENGINEERING PLAN

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

SITE ENGINEERING PLAN

REVISIONS		

921 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL

PREPARED FOR:

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

KNIGHT

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Chicago, Illinois 60601-1211

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

SHEET NO.

4

OF 7

DATE: 11/13/19
JOB NO. 7281.25

Single-Family Home Application and Procedures

Village of Arlington Heights

921 N Beverly Ln

Arlington Heights



Property to left 3
909 N Beverly



Property to left 2
913 N Beverly



Property to left 1
917 N Beverly



Subject Property
921 N Beverly



Property to Right 1
925 N Beverly



Property to Right 2
1001 N Beverly



Property to Right 3
1005 N Beverly

N Beverly Ln



Property Across
914 N Beverly



Property Across
918 N Beverly



Property Across
922 N Beverly



Property Across
926 N Beverly



Property Across
1002 N Beverly



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
925 N BEVERLY LANE
1/8"=1'-0"

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
921 N BEVERLY LANE
1/8"=1'-0"

5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
917 N BEVERLY LANE
1/8"=1'-0"

1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
925 N BEVERLY LANE
1/8"=1'-0"

4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
921 N BEVERLY LANE
1/8"=1'-0"

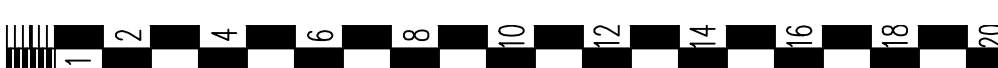
5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
917 N BEVERLY LANE
1/8"=1'-0"

DESIGN STAGE	REVISIONS	DATE	BY	APP
CONCEPTUAL DESIGN	1	10-15-19	BJL	
PRELIMINARY DESIGN	2	10-16-19	BJL	
DESIGN DEVELOPMENT	3	10-16-19	BJL	
RELEASE FOR BID	4	10-25-19	BJL	
FINAL REVIEW	5	10-25-19	BJL	
RELEASE FOR PERMIT				
REVISION				

FAIRFIELD HOMES / KEVIN DAVIS
921 N BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

ALA
Architects & Planners, Inc.
2600 Dehan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201
Job Number: 19243
Sheet Number: A202
File Name: 19243A202

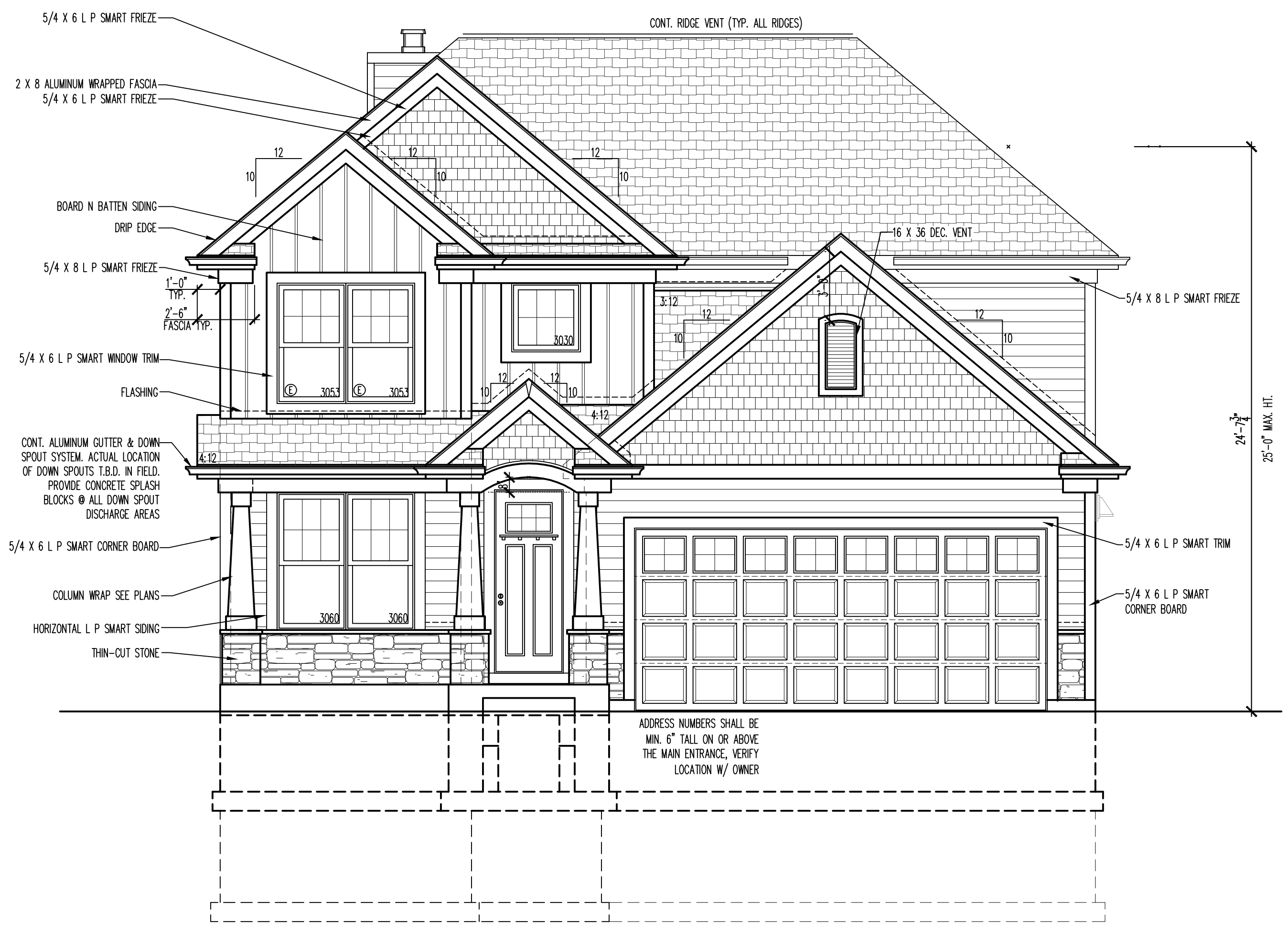


A
B
C
D
E



1C
A200
REAR ELEVATION

1/4"=1'-0"



4E
A200
FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

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

WINDOW NOTES

- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED.
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED.
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED).
- PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR.
- ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
 - WINDOWS & DOORS - 0.30, SKYLIGHTS - 0.55
 - EGRESS WINDOW
 - TEMPERED GLASS
 - FIXED WINDOW

MATERIAL SCHEDULE

SIDING:

- MANUFACTURER: HARDI
- COLOR: NIGHT GRAY

SHAKE SIDING:

- MANUFACTURER: HARDI
- COLOR: NIGHT GRAY

TRIM/SOFFIT/FASCIA:

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

STONE:

- MANUFACTURER: BORAL COUNTY
- COLOR: LEDGESTONE ECO RIDGE W/ LIGHT GRAY MORTAR

GUTTERS:

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

WINDOWS:

- MANUFACTURER: SIMONTON (VINYL)
- COLOR: WHITE, GRILLES TOP ONLY

GARAGE DOOR:

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

ROOFING:

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

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

FAIRFIELD HOMES / KEVIN DAVIS
914 N BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION

ALA
Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-789-0200 Fax: 815-789-0201

Job Number: 19243
Sheet Number: A200
PLOT NAME: 19243200



1C
A201
RIGHT SIDE ELEVATION

1/4"=1'-0"

3E
A201
LEFT SIDE ELEVATION

1/4"=1'-0"

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

FAIRFIELD HOMES / KEVIN DAVIS
921 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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

ALA

Job Number: 19243
Sheet Number: A201
PLOT NAME: 19243/201

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Fairfield Homes, Inc.
921 N Beverly Ln
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	Cultured Stone	Pro-Line	Niagara Weatheridge
Roof	Asphalt Shingles	IKO	Weatheredwood
Siding	Wood	LP	Timberbark
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664	White

Note: Algae Resistant - this article contains a preservative to inhibit discoloration by algae.

Colour Featured: Harvard Slate



CambridgeTM Collection

Limited Lifetime¹ Architectural Shingles



© Copyright / © Droits réservés 07/19 - 14055001

Selecting a Colour For Your Roof - Shingle swatches and house photography shown are as accurate as modern printing processes allow. Shingles shown do not fully represent the entire colour blend range of the shingles. To ensure complete satisfaction, please make your final colour selection from several full size shingles and view a sample of the product installed on a home. The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

Choix de couleur - Les échantillons illustrés et les photographies de bâtiments résidentiels sont représentés aussi fidèlement que le permet la technologie moderne, mais ne représentent pas la gamme de teintes complète des bardeaux. Avant d'adopter votre choix de couleur, assurez-vous d'examiner plusieurs échantillons pleine grandeur et de voir le produit déjà installé sur une maison. L'information présentée ici peut changer sans préavis. IKO ne se tient aucunement responsable des erreurs qui auraient pu s'y glisser.

Featured Color:
Weatherwood



ECTURAL





Design Commission 1/14/2020

Item: DC#19-102 - 940 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 940 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 11/27/19, 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. Continue the stone down the side of the garage approximately 7 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 940 N. Fernandez Ave.
Project Address: 940 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 7, 2020

PETITION INFORMATION:

DC Number: 19-102
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: January 14, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,973 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.6 feet Side: 5.9 feet Side: 5.9 feet Rear: 52.9 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	2,973 SF	2,973 SF
Building Lot Coverage	2,312 SF	1,966 SF
Impervious Surface Coverage Total	3,304 SF	2,570 SF

The existing neighborhood consists of primarily smaller scale, single-story and one-and-a-half-story residences with a mix of attached and detached garages. There are a couple of major second floor additions and six teardowns previously completed on this block, two of which are directly north of the subject property.

Overall, the proposed design is nicely done with a single story front porch and single story garage roof that helps the house to fit in the scale of the neighborhood. Additionally, the front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Details and materials from the front of the house are continued on the side walls. The only recommended suggestion is to continue the stone down the side of the garage approximately 7 additional feet to align with the transition in the roof line above.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 940 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans received 11/27/19, 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. Continue the stone down the side of the garage approximately 7 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

January 7, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-102

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 8 IN BLOCK 2 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

ADDRESS: 940 N. FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

CONTAINING AN AREA OF 6,607 SQ.FT OR 0.152 ACRES, MORE OR LESS

OAKTON STREET

CP609

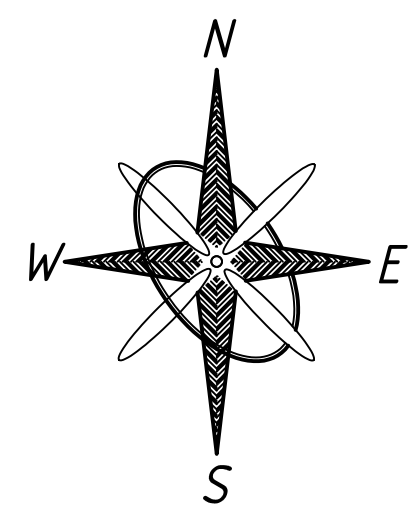
WVW
RIM=719.14

SAN. MH
RIM=713.67
INV.=703.10

SAN. MH
RIM=714.43
INV.=706.93

STORM MH
RIM=714.34
INV.=708.84 S
INV.=708.94 NW
INV.=708.94 NE

STORM CB
RIM=714.09
INV.=710.34



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

LEGEND

P.U. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.S.E. PUBLIC WALK EASEMENT
PROP. PROPOSED FEATURE
EXIST. EXISTING
MH MANHOLE
T/F TOP OF FOUNDATION
F/F FINISHED FLOOR
CONC. CONCRETE
WW WINDOW WELL
M= MEASURED DIMENSION
R= RECORDED DIMENSION
BLDG. BUILDING
RAD RADIUS
B/C BACK OF CURB ELEVATIONS
FIR FOUND IRON ROD
SPK SET P.K. NAIL
FIP FOUND IRON PIPE
FCC FOUND CROSS CUT
PROPERTY LINE
WATER MAIN
GAS MAIN
COMBINED SEWER LINE
CABLE/TV LINE
TELEPHONE/COMMUNICATION LINE
ELECTRIC LINE
OVERHEAD LINE
SILT FENCING
CHAIN LINK CONSTRUCTION FENCING
TRENCH BACKFILL
DSP DOWNSPOUT
PU POP-UP EMITTER

XXX.X PROPOSED SPOT ELEVATIONS
AS-BUILT SPOT ELEVATIONS
--812-- EXISTING CONTOURS
BB BUFFALO BOX
CLEANOUT
A/C UNIT
DRAINAGE FLOW ARROW
AS-BUILT SANITARY WYE CONNECTION
WATER VALVE VAULT
STORM CATCH BASIN
STORM INLET
MANHOLE
TREE W/ SIZE
LIGHT POLE
BOLLARDS
FIRE HYDRANTS
UTILITY POLE
HAND HOLE
GAS VALVE
STREET SIGN
EXISTING SPOT ELEVATIONS
EXISTING CONCRETE PAVEMENT
EXISTING BITUMINOUS PAVEMENT
EXISTING GRAVEL PAVEMENT
STRUCTURE OR ITEM TO BE REMOVED
INLET PROTECTION
TO BE REMOVED

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
6. BEARING AND DISTANCES SHOWN ARE MEASURED ONLY.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON ILLINOIS STATE PLANE EAST ZONE, NAD83 (2011), GPS DERIVED. VERTICAL DATUM IS NAVD'88, GPS DERIVED.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED SEPTEMBER 18, 2019.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT SURVEY.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK, IPLS NO. 035.003269
LICENSE EXPIRES: 11/30/2020

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

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

LOT 28

LOT 7

LOT 27

LOT 8

LOT 26

LOT 9

LOT 13

CONTROL/BENCHMARKS

BM2011: FOUND CUT CROSS ON TOP OF CURB IN FRONT OF 944 N. FERNANDEZ AVENUE.
N: 1977225.169
E: 1077044.042
ELEVATION = 714.07 (NAVD'88, GPS DERIVED)

CP602: FOUND CUT CROSS ON WALK BEHIND HYDRANT BETWEEN 944 N. FERNANDEZ AVENUE AND 948 N. FERNANDEZ AVENUE.
N: 1977272.747
E: 1077027.222
ELEVATION = 715.23 (NAVD'88, GPS DERIVED)

CP652: FOUND CUT CROSS ON WALK BETWEEN 936 N. FERNANDEZ AVENUE AND 932 N. FERNANDEZ AVENUE.
N: 1977122.794
E: 1077027.303
ELEVATION = 713.211 (NAVD'88, GPS DERIVED)

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

ELM STREET

CP633

WVW
RIM=710.91

Drawn By: J.V. Designed By: SB Scale: 1"=10'

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

940 N. FERNANDEZ AVE., ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

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

KNIGHT
Engineers & Architects

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

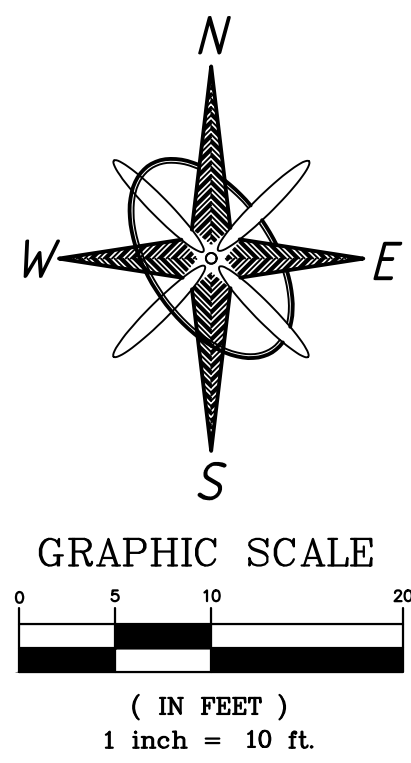
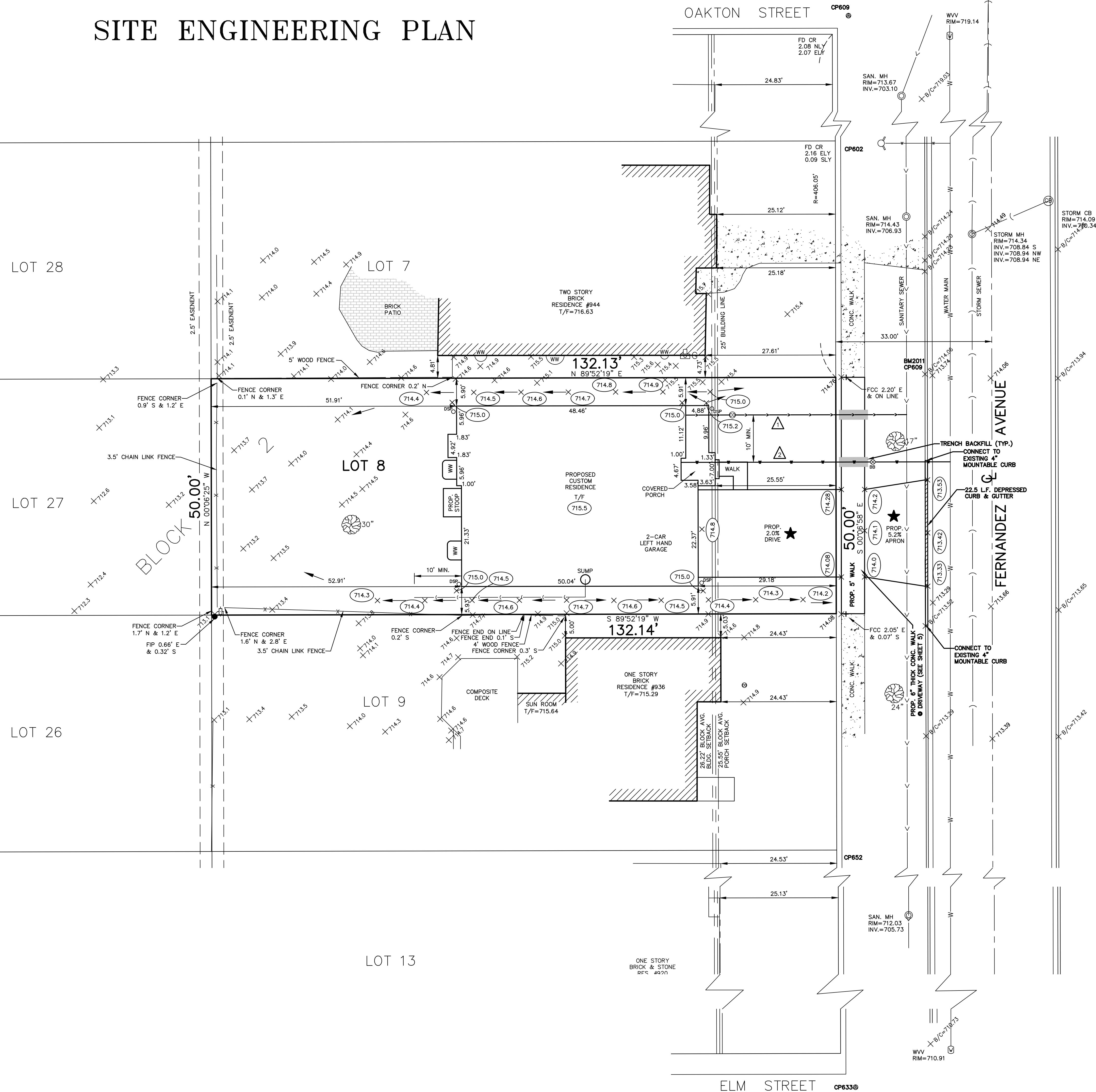
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO.
2
OF **7**

DATE: 11/22/19
JOB NO. 7281.26

LOT 8 IN BLOCK 2

SITE ENGINEERING PLAN



- LEGEND**
- | | | | |
|--------|---------------------------------|-----------|----------------------------------|
| P.U. | PUBLIC UTILITY EASEMENT | X (XXX.X) | PROPOSED SPOT ELEVATIONS |
| D.E. | DRAINAGE EASEMENT | XXX.X | AS-BUILT SPOT ELEVATIONS |
| P.S.E. | PUBLIC WALK EASEMENT | --812-- | EXISTING CONTOURS |
| PROP. | PROPOSED FEATURE | ⊗ | BUFFALO BOX |
| EXIST. | EXISTING | ⊕ | CLEANOUT |
| MH | MANHOLE | ⊗ | A/C UNIT |
| T/F | TOP OF FOUNDATION | → | DRAINAGE FLOW ARROW |
| F/F | FINISHED FLOOR | → | AS-BUILT SANITARY WYE CONNECTION |
| CONC. | CONCRETE | ⊗ | WATER VALVE VAULT |
| WW | WINDOW WELL | ⊗ | STORM CATCH BASIN |
| M= | MEASURED DIMENSION | ⊗ | STORM INLET |
| R= | RECORDED DIMENSION | ⊗ | MANHOLE |
| BLDG. | BUILDING | ⊗ | TREE W/ SIZE |
| RAD | RADIUS | ⊗ | LIGHT POLE |
| B/C | BACK OF CURB ELEVATIONS | ⊗ | BOLLARDS |
| ⊗ FIR | FOUND IRON ROD | ⊗ | FIRE HYDRANTS |
| + SPK | SET P.K. NAIL | ⊗ | UTILITY POLE |
| ● FIP | FOUND IRON PIPE | ⊗ | HAND HOLE |
| + FCC | FOUND CROSS CUT | ⊗ | GAS VALVE |
| --- | PROPERTY LINE | ⊗ | STREET SIGN |
| --- | WATER MAIN | ⊗ | EXISTING SPOT ELEVATIONS |
| --- | GAS MAIN | ⊗ | EXISTING CONCRETE PAVEMENT |
| --- | COMBINED SEWER LINE | ⊗ | EXISTING BITUMINOUS PAVEMENT |
| --- | STORM SEWER LINE | ⊗ | EXISTING GRAVEL PAVEMENT |
| --- | CABLE/TV LINE | ⊗ | STRUCTURE OR ITEM TO BE REMOVED |
| --- | TELEPHONE/COMMUNICATION LINE | ⊗ | INLET PROTECTION |
| --- | ELECTRIC LINE | ⊗ | TO BE REMOVED |
| --- | OVERHEAD LINE | ⊗ | |
| --- | SILT FENCING | ⊗ | |
| --- | CHAIN LINK CONSTRUCTION FENCING | ⊗ | |
| --- | TRENCH BACKFILL | ⊗ | |
| ○ DSP | DOWNSPOUT | ⊗ | |
| ● PU | POP-UP EMITTER | ⊗ | |

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

- NOTES:**
- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 - ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
 - THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 - PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.
 - GUTTER DISCHARGE
 - GUTTERS SHALL DISCHARGE TOWARDS THE CENTER OF THE FRONT OR REAR YARDS, NO MORE THAN 10 FEET FROM BUILDING.
 - PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.

- ★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
- DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 6 FOR ALL REQUIREMENTS.

Drawn By: J.V.	Designed By: L.K.	Scale: 1"=10'
SITE ENGINEERING PLAN		
REVISIONS		

940 N. FERNANDEZ AVE., ARLINGTON HEIGHTS, IL 60004
PREPARED FOR:
FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

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

SHEET NO.
4
OF 7
DATE: 11/22/19
JOB NO. 7281.26

SITE ENGINEERING PLAN

Single-Family Home Application and Procedures

Village of Arlington Heights

940 N Fernandez Ave

Arlington Heights



Property to left 3
928 N Fernandez



Property to left 2
932 N Fernandez



Property to left 1
936 N Fernandez



Subject Property
940 N Fernandez



Property to Right 1
944 N Fernandez



Property to Right 2
948 N Fernandez



Property to Right 3
1002 N Fernandez

N Fernandez Ave



Property Across
931 N Fernandez



Property Across
935 N Fernandez



Property Across
939 N Fernandez



Property Across
943 N Fernandez



Property Across
947 N Fernandez



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
936 N FERNANDEZ AVE
1/8"=1'-0"

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
940 N FERNANDEZ AVE
1/8"=1'-0"

5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
944 N FERNANDEZ AVE
1/8"=1'-0"

1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
936 N FERNANDEZ AVE
1/8"=1'-0"

4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
940 N FERNANDEZ AVE
1/8"=1'-0"

5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
944 N FERNANDEZ AVE
1/8"=1'-0"

DESIGN STAGE	REVISIONS	DATE	BY	APP'D
CONCEPTUAL DESIGN	1	08-27-19	BJ	
PRELIMINARY DESIGN	2	10-14-19	BJ	
DESIGN DEVELOPMENT	3	10-27-19	BJ	
RELEASE FOR BID	4	10-24-19	BJ	
FINAL REVIEW	5	10-24-19	BJ	
RELEASE FOR PERMIT				

FAIRFIELD HOMES
940 NORTH FERNANDEZ AVE
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

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

A

B

C

D

E

1

2

3

4

5

6

7



1C
A200
REAR ELEVATION

1/4"=1'-0"

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS.
 - CONTACT ARCHITECT WITH ANY DISCREPANCIES.
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS.
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED.
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED.
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED).
 - PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR IN TUB/SOWER ENCLOSURES, AND IN STAIR WELLS.
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR.
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS: WINDOWS & DOORS - 0.30, SKYLIGHTS - 0.55.
- ① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

REVISIONS	DATE	BY	APP'D	REVISION
1				
2				
3				
4				
5				

DESIGN STAGE

CONCEPTUAL DESIGN	DESIGN DEVELOPMENT	PERMIT
PRELIMINARY DESIGN	RELEASE FOR BID	RELEASE FOR PERMIT

08-27-19 BJA

FAIRFIELD HOMES
940 NORTH FERNANDEZ AVE
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION

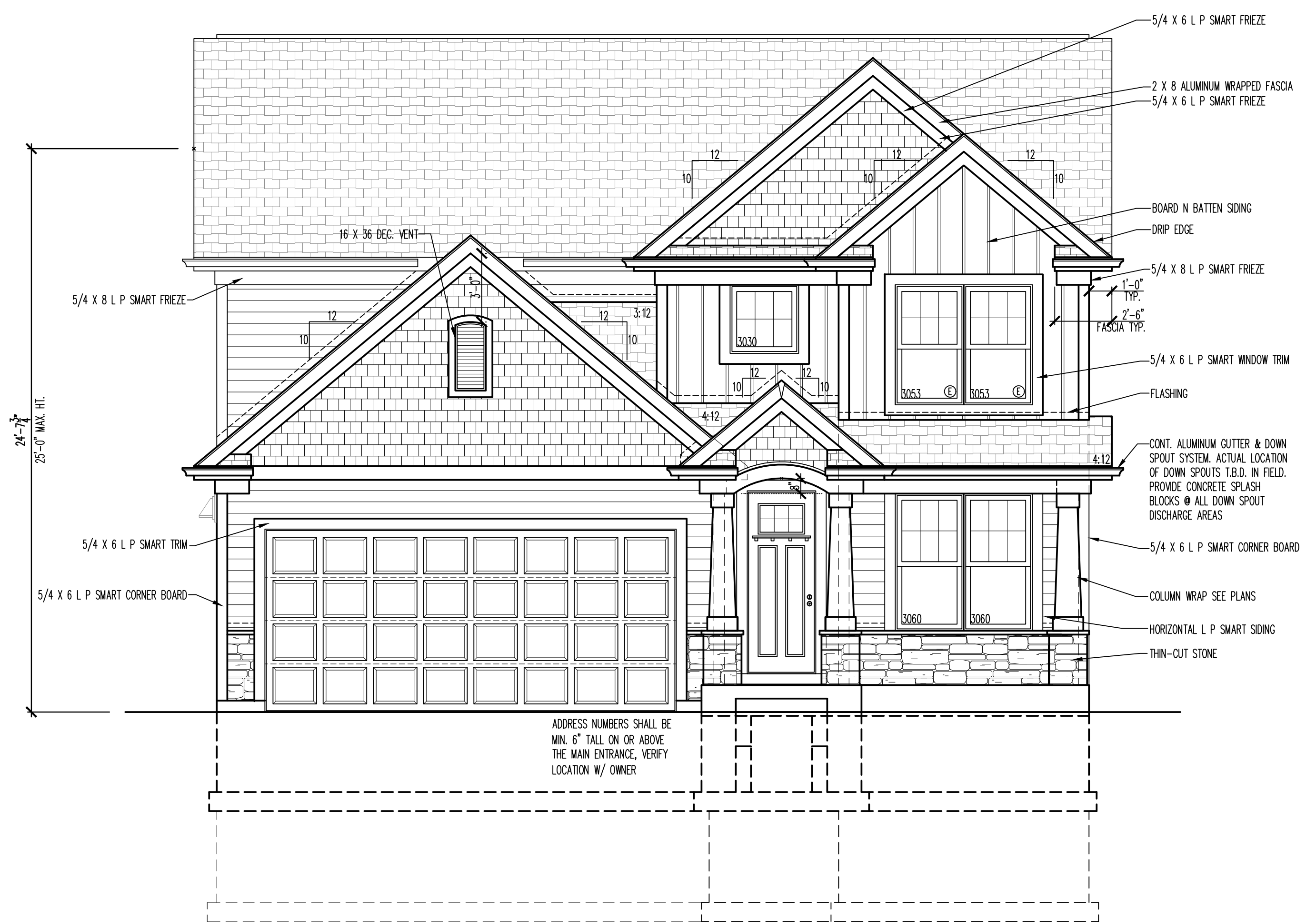
Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9201

ALIA

Job Number: 19231
Sheet Number: A200

19231200

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4E
A200
FRONT ELEVATION

1/4"=1'-0"



1C
A201
RIGHT SIDE ELEVATION

1/4"=1'-0"

3E
A201
LEFT SIDE ELEVATION

1/4"=1'-0"

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

FAIRFIELD HOMES
940 NORTH FERNANDEZ AVE
ARLINGTON HEIGHTS, IL 60004

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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

ALA

Job Number: 19231
Sheet Number: A201
File Name: 19231201

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CambridgeTM Collection

Limited Lifetime¹ Architectural Shingles

Selecting a Colour For Your Roof - Shingle swatches and house photography shown are as accurate as modern printing processes allow. Shingles shown do not fully represent the entire colour blend range of the shingles. To ensure complete satisfaction, please make your final colour selection from several full size shingles and view a sample of the product installed on a home. The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

Choix de couleur - Les échantillons illustrés et les photographies de bâtiments résidentiels sont représentés aussi fidèlement que le permet la technologie moderne, mais ne représentent pas la gamme de teintes complète des bardeaux. Avant d'arrêter votre choix de couleur, assurez-vous d'examiner plusieurs échantillons pleine grandeur et de voir le produit déjà installé sur une maison. L'information présentée ici peut changer sans préavis. IKO ne se tient aucunement responsable des erreurs qui auraient pu s'y glisser.



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Featured Color:
Weatherwood

BUCKINGHAM
LIMESTONE



Fairfield Homes, Inc.
940 N Fernandez Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Stone	Cultured Stone	Norse	Pro-line Buckingham Limestone
Roof	Asphalt Shingles	IKO/Tamko	Weatheredwood
Siding	Wood	LP	Hardie Evening Blue
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Raised Standard Panel Model 680	White



Design Commission 1/14/2020

Item: DC#19-107 - VASA Fitness - 750 E. Rand Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new fitness facility at the existing Southpoint Shopping Center.

Recommendation

It is recommended that the Design Commission approve the architectural design for VASA Fitness located at 750 E. Rand Road. This recommendation is subject to compliance with the plans received 1/8/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Vasa Fitness
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: January 8, 2020

PETITIONER INFORMATION:

DC Number: 19-107
Petitioner Name: Nathan Abbott
Petitioner Address: Galloway & Co. Inc.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
Meeting Date: January 14, 2020

Requested Action(s):

Approval of the proposed architectural design for a new fitness facility at the existing Southpoint Shopping Center.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

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

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The subject property is located within the existing Southpoint Shopping Center, which is at the southeast corner of Rand Road and Palatine Road. The petitioner is proposing to demolish the existing vacant 100,000 sf Bif Furniture building to allow construction of a new 60,000 sf free-standing Vasa Fitness building. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District, and the proposed health club is a permitted use in this location.

Architectural Design:

The proposed building design represents Vasa Fitness' prototype brand standards. The body of the building is designed with three shades of gray EIFS and red accent striping. The main building entrance is highlighted with red, black, and white prefinished metal panels, and the entry doors are highlighted with a glass tower feature above.

Overall, the proposed design has a fresh modern appearance, and the materials and colors work well together. The overall height and scale of the proposed building fits in well in this location. The Village is excited to welcome a new business in this location, but the design does have a different aesthetic than the existing retail center, which should be evaluated by the Design Commission. Although the design is not intended to match the existing shopping center, the white entrance color does coordinate well with the existing retail center's entrance features, which are in the process of being painted white.

The Design Commission should also evaluate the use of EIFS down low on the façade, in contact with the concrete walkway, due to concerns of durability and possible damage.

Rooftop Mechanical Screening:

Rooftop mechanical equipment is required to be screened from public view. The proposed design includes parapet walls which will screen the view of all mechanical equipment.

Signage:

The proposed design includes two wall signs at the main entrance. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. However, the proposed signage is nicely designed, does not appear to be excessive, and works well with the

overall entrance design. The petitioner intends to pursue a sign variation for approval of the two wall signs, where only one wall sign is allowed.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the architectural design for Vasa Fitness located at 750 E. Rand Road. This recommendation is subject to compliance with the plans received 1/8/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. All signage must meet code, Chapter 30, or approved variations.

January 8, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 19-107

PARCELS 1-9, C. A. GOELZ'S ARLINGTON HEIGHTS GARDEN SUBDIVISION
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T42N, R11E OF THE 3RD P.M.
VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS

DEVELOPER

HAWKINS DEVELOPMENT, LLC
7108 S. ALTON WAY, SUITE F-2
CENTENNIAL, CO 80112
TEL: (303) 694-1500
ATTN: KEVIN HAWKINS
EMAIL: KEVIN@HAWKINSDEVCO.COM

ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: RICK SANDER
EMAIL: RICKSANDER@GALLOWAYUS.COM

SURVEYOR

BOCK & CLARK CORPORATION, AN NVS COMPANY
3550 W. MARKET STREET, SUITE 200
AKRON, OH 44333
TEL: (1-800) 787-8397
ATTN: JAMES A. FAETANINI

VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5223
ATTN: STEVE HAUTZINGER, AIA



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VASA FITNESS
PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
GARDEN SUBDIVISION

E. PALETINE RD. & RAND RD.
ARLINGTON HEIGHTS, IL 60004

LEGAL DESCRIPTION
PARCELS 1-9, C. A. GOELZ'S ARLINGTON HEIGHTS GARDEN SUBDIVISION,
COUNTY OF COOK, STATE OF ILLINOIS

BENCHMARK

BM#1
ELEV=685.21' NAVD88
PK NAL SET IN ASPHALT

BM#2
ELEV=686.59' NAVD88
PK NAL SET IN ASPHALT

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS N47°48'11"W BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD.

[illegible]

Project No:	VAS000040
Drawn By:	STF
Checked By:	JRR
Date:	12/20/2019



E Palatine Rd

E Palatine Rd

N Eastwood Dr

N Derbyshire

N Carlyle Pl

E Palatine Rd

E Palatine Rd

E Lillian Ave

SITE

N Clarence Ave

N Belmont Ct

N Douglas Ct

E Maude Ave

E Charles St

N Beverly Ln

E Jane Ave

E Jane Ave

Private

SITE CONTEXTUAL PHOTOS

1. Petitioner Name: **Kevin Hawkins c/o Galloway & Company, Inc.**
2. Date: **December 20, 2019**
3. Project: **VASA Fitness at Southpoint Shopping Center**
4. Location: **750 E Rand Rd., Arlington Heights, IL 60004**

Existing Bif Furniture Building (to be demolished)



Existing Building to the South of Bif Furniture (to remain)



Adjacent building to the North of Bif Furniture (southern aspect)



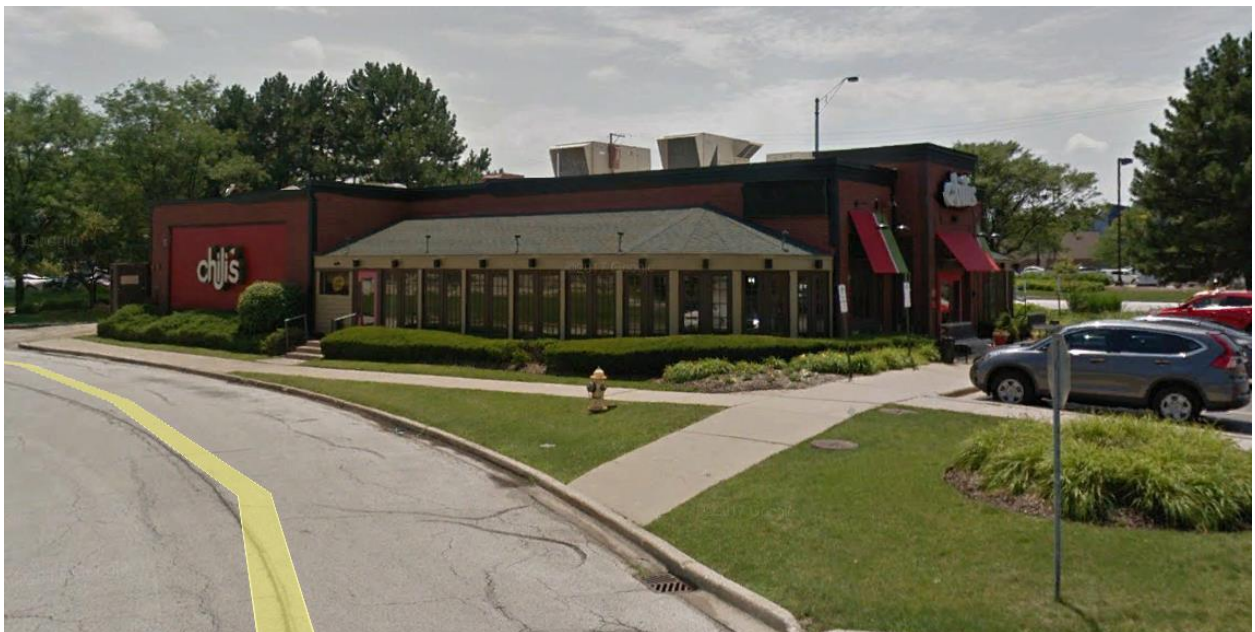
Adjacent building to the North of Bif Furniture (western aspect)



Existing inline retail outlet building



Existing Chili's restaurant outlet building

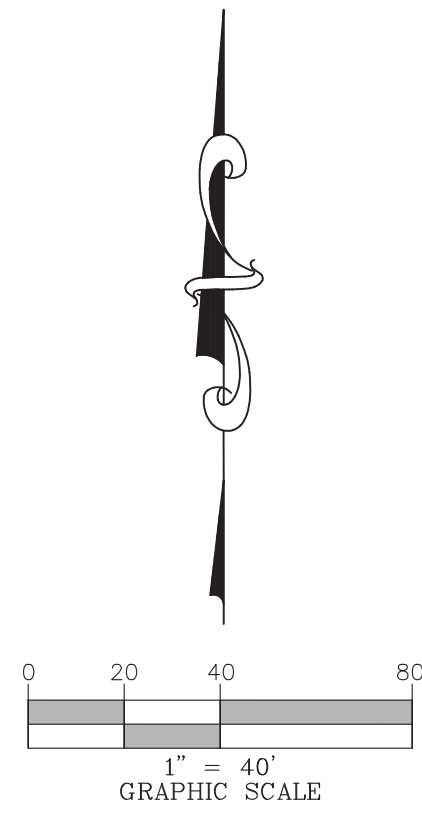


Existing Olive Garden restaurant outlot building



Existing Floor & Décor building



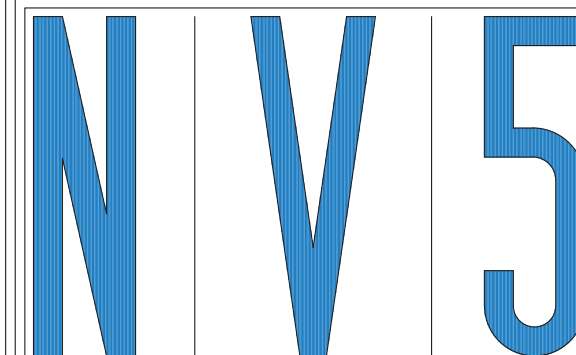


LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- STREAM LINE
- BUILDING
- CHAINLINK FENCE
- WALL
- CURB LINE
- FOUND PK NAIL (UNLESS NOTED)
- SET 5/8" XCEL CAPPED IR
- TITLE EXCEPTION NUMBER
- ENCROACHMENT LETTER
- PARKING COUNT
- MANHOLE (SANITARY SEWER, STORM, MISC)
- FIRE HYDRANT
- WATER VALVE
- HANDICAP PARKING
- DRAINAGE INLET
- AREA LIGHT
- GAS METER
- TRAFFIC LIGHT VAULT
- CONCRETE BOLLARD
- TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- IRON ROD
- IRON PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- RECORD & MEASURED
- S.F. SQUARE FEET
- BC BACK OF CURB
- CONCRETE SURFACE

SITE SURVEY

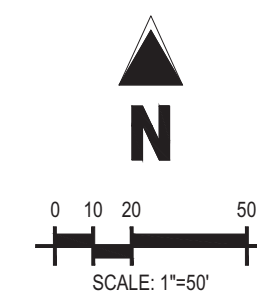
SHEET 3 OF 3



ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
ARLINGTON HEIGHTS 2019
DATE OF FIELD SURVEY: JUNE 13, 2019
NETWORK PROJECT NUMBER: 201902646-001 RLS
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

PARCELS 1-9, C. A. GOELZ'S ARLINGTON HEIGHTS GARDEN SUBDIVISION
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T42N, R11E OF THE 3RD P.M.
VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS



- ① EXISTING BUILDING TO REMAIN
- ② EXISTING CURB AND GUTTER TO REMAIN
- ③ EXISTING SIDEWALK TO REMAIN
- ④ EXISTING LANDSCAPING TO REMAIN
- ⑤ EXISTING PARKING STALL STRIPING TO REMAIN
- ⑥ EXISTING SIGN TO REMAIN
- ⑦ EXISTING SITE LIGHT TO REMAIN
- ⑧ EXISTING PAVEMENT TO REMAIN
- ⑨ EXISTING FIRE HYDRANT TO REMAIN
- ⑩ EXISTING SANITARY SEWER MANHOLE TO REMAIN
- ⑪ EXISTING STORM SEWER MANHOLE TO REMAIN
- ⑫ EXISTING STORM SEWER INLET TO REMAIN
- ⑬ EXISTING SITE LIGHT TO BE RELOCATED
- ⑭ PROPOSED SITE LIGHT
- ⑮ EXISTING WATER MANHOLE
- ⑯ PROPOSED WHEEL STOP
- ⑰ PROPOSED VASA FITNESS BUILDING
- ⑱ PROPOSED 9'X18' PARKING STALL
- ⑲ PROPOSED STOP BAR
- ⑳ PROPOSED STOP SIGN
- ㉑ PROPOSED FDC WITH APPROVED KNOX PLUGS
- ㉒ EXISTING TRANSFORMER TO BE RELOCATED
- ㉓ PROPOSED STAMPED CONCRETE
- ㉔ PROPOSED PAVEMENT SAWCUT LINE
- ㉕ PROPOSED CONCRETE 6" CURB AND 6" GUTTER (GUTTER NOT SHOWN ON PLAN)
- ㉖ PROPOSED MILL & OVERLAY OF EXISTING PAVEMENT
- ㉗ PROPOSED CONCRETE SIDEWALK
- ㉘ PROPOSED ACCESSIBLE RAMP
- ㉙ PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS)
- ㉚ PROPOSED ACCESSIBLE PARKING STALL WITH PAINTED ACCESS AISLE AND SIGNAGE
- ㉛ EXISTING PRIVATE UTILITY EASEMENT PER DOC 27090321
- ㉜ EXISTING ACCESS EASEMENT PER DOC 27090321
- ㉝ EXISTING PRIVATE WATER EASEMENT PER DOC 27090321
- ㉞ PROPOSED DIRECTIONAL STRIPING
- ㉟ EXISTING CULVERT EXTENSION EASEMENT PER DOC 27090321
- ㊱ EXISTING TRANSFORMER TO BE REMOVED
- ㊲ PROPOSED TRASH ENCLOSURE
- ㊳ PROPOSED ASPHALT PAVEMENT SECTION (MATCH EXISTING)
- ㊴ EXISTING SITE LIGHT TO BE REMOVED
- ㊵ PROPOSED INVERTED "U"-SHAPED" BICYCLE RACKS

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERNAL PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SURVEY TIE LINE
	STREAM LINE
	BUILDING
	CHAINLINK FENCE
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	FOUND PK NAIL (UNLESS NOTED)
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	PARKING COUNT
	EXISTING MANHOLE (SANITARY SEWER, STORM, MISC)
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED HANDICAP PARKING
	EXISTING DRAINAGE INLET
	AREA LIGHT
	EXISTING GAS METER
	EXISTING TRAFFIC LIGHT VAULT
	EXISTING CONCRETE BOLLARD
	EXISTING TRANSFORMER
	EXISTING FIRE DEPARTMENT CONNECTION
	PROPOSED TRANSFORMER
	PROPOSED FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUTE
	SAVOUT LINE

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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E. PALETINE RD. & RAND RD.
ARLINGTON HEIGHTS, IL 60004

[illegible]

Project No:	VAS000040
Drawn By:	NCH
Checked By:	STF
Date:	12/20/2019

5

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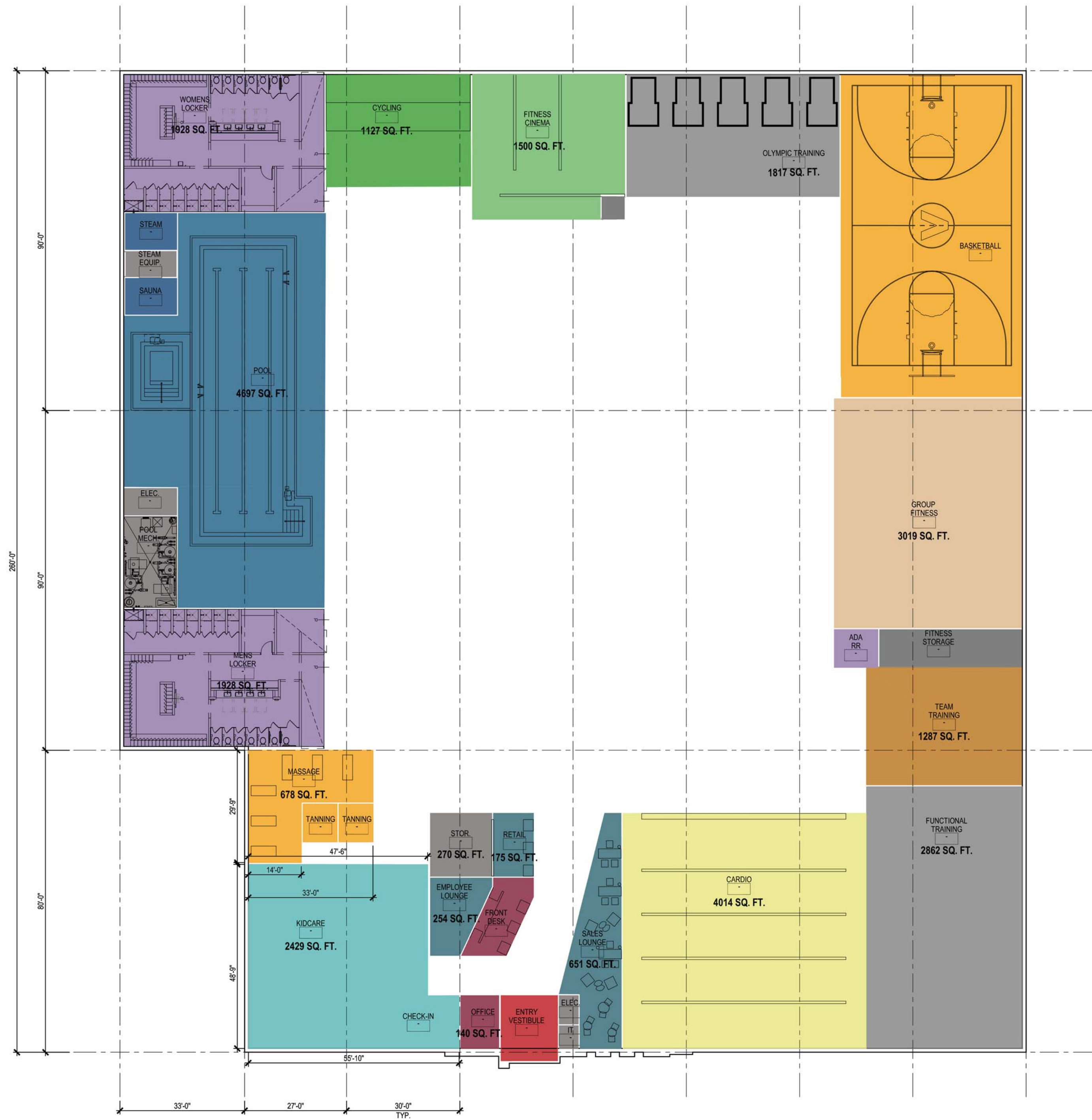
VASA FITNESS
 PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
 GARDEN SUBDIVISION

 E. PALETINE RD. & RAND RD.
 ARLINGTON HEIGHTS, IL 60004

[illegible]

Project No:	VAS000040
Drawn By:	TH
Checked By:	RS
Date:	01/08/19

CONCEPT_CONTEXT_RENDERING



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

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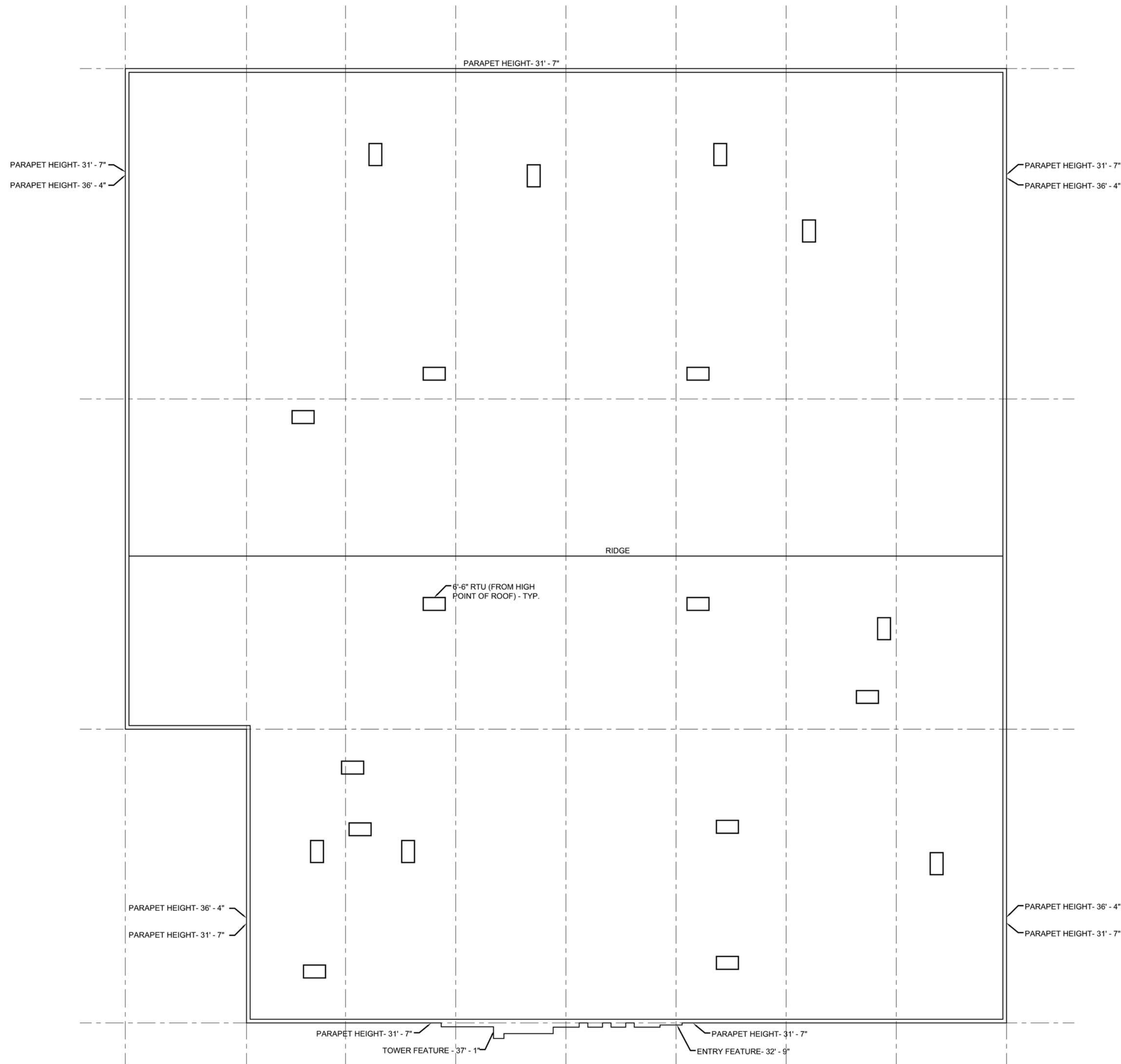


VASA FITNESS
 PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
 GARDEN SUBDIVISION
 E. PALETINE RD. & RAND RD.
 ARLINGTON HEIGHTS, IL 60004

[illegible]

Project No:	VAS000040
Drawn By:	TH
Checked By:	RS
Date:	12/20/19

CONCEPT_ROOF_PLAN



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



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VASA FITNESS
PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
GARDEN SUBDIVISION

E. PALETINE RD. & RAND RD.
ARLINGTON HEIGHTS, IL 60004

[illegible]

Project No:	VAS000040
Drawn By:	TH
Checked By:	RS
Date:	01/08/19

CONCEPT_CONTEXT_RENDERING

A303



CONTEXT RENDERING



VASA FITNESS
PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
GARDEN SUBDIVISION

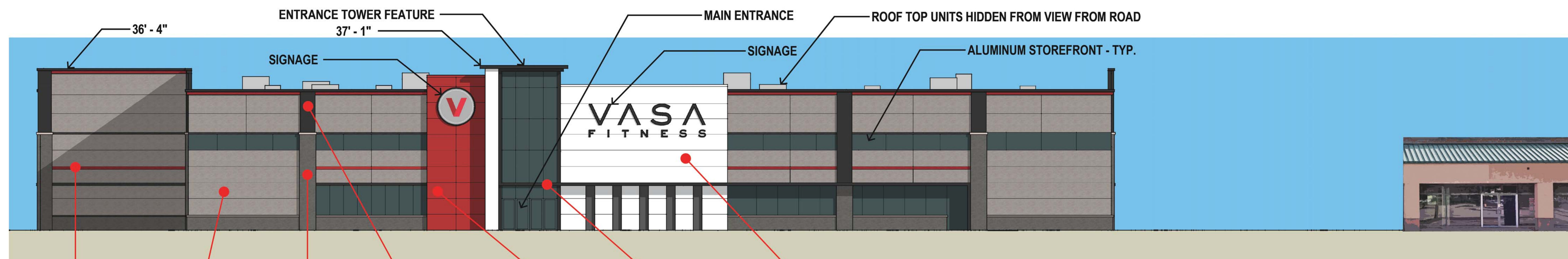
E.E. PALETINE RD. & RAND RD.
ARLINGTON HEIGHTS, IL 60004

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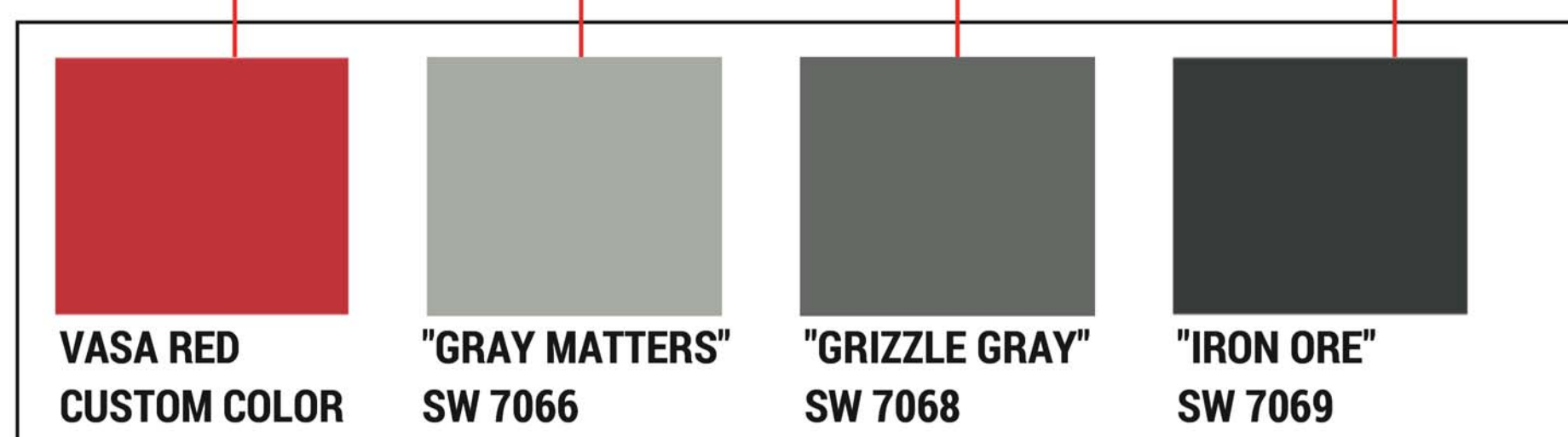
Project No:	VAS000040
Drawn By:	TH
Checked By:	RS
Date:	01/08/19

CONCEPT ELEVATIONS

A301



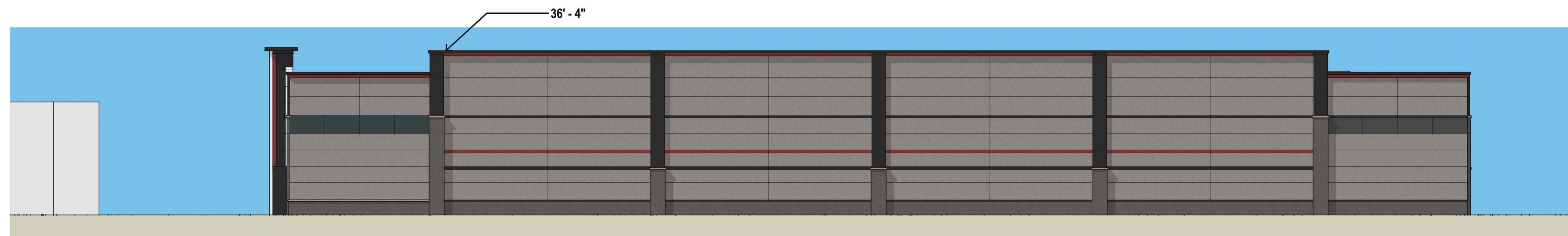
FRONT ELEVATION



SHERWIN WILLIAMS PAINT COLORS ON EXISTING MATERIALS AND NEW EIFS
EIFS: MEDIUM TEXTURED SAND FINISH



**MBCI FW120 - 12" WIDE, 20 GA. FLAT FACE
PREFINISHED METAL PANELS**



SOUTH ELEVATION



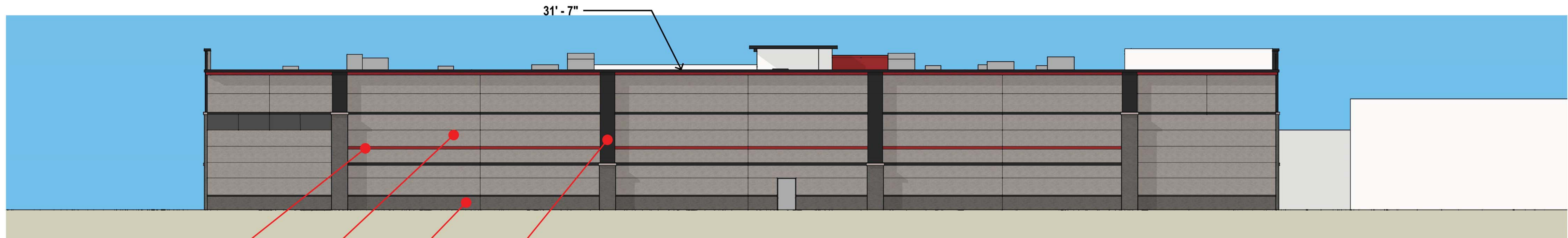
VASA FITNESS
PARCELS 1-9, C.A. GOELZ'S ARLINGTON HEIGHTS
GARDEN SUBDIVISION

ARLINGTON HEIGHTS, IL 60004

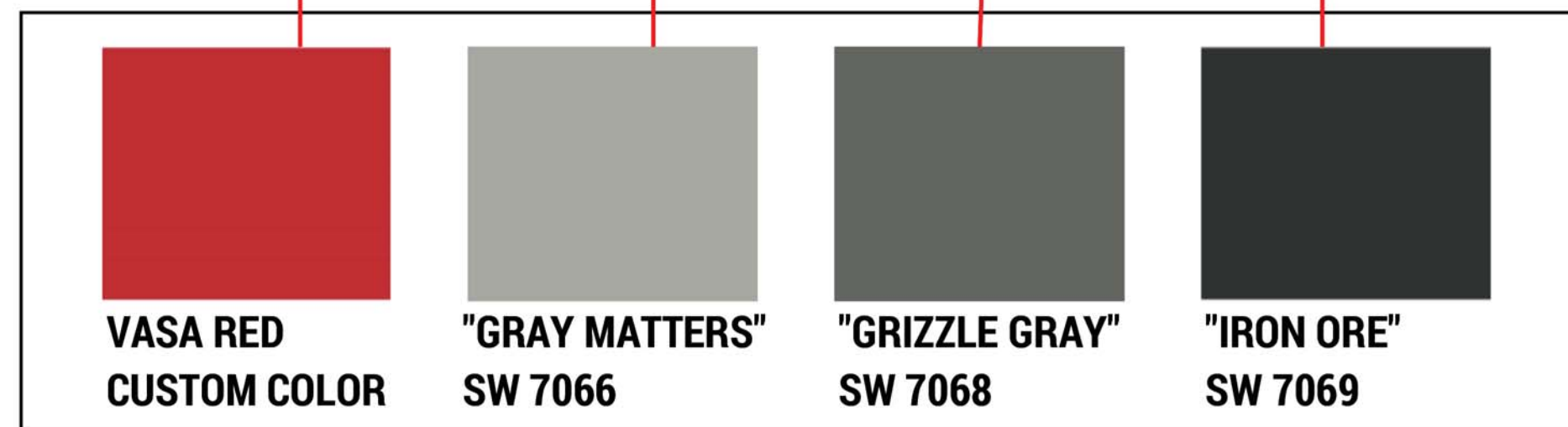
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CONCEPT_ELEVATIONS

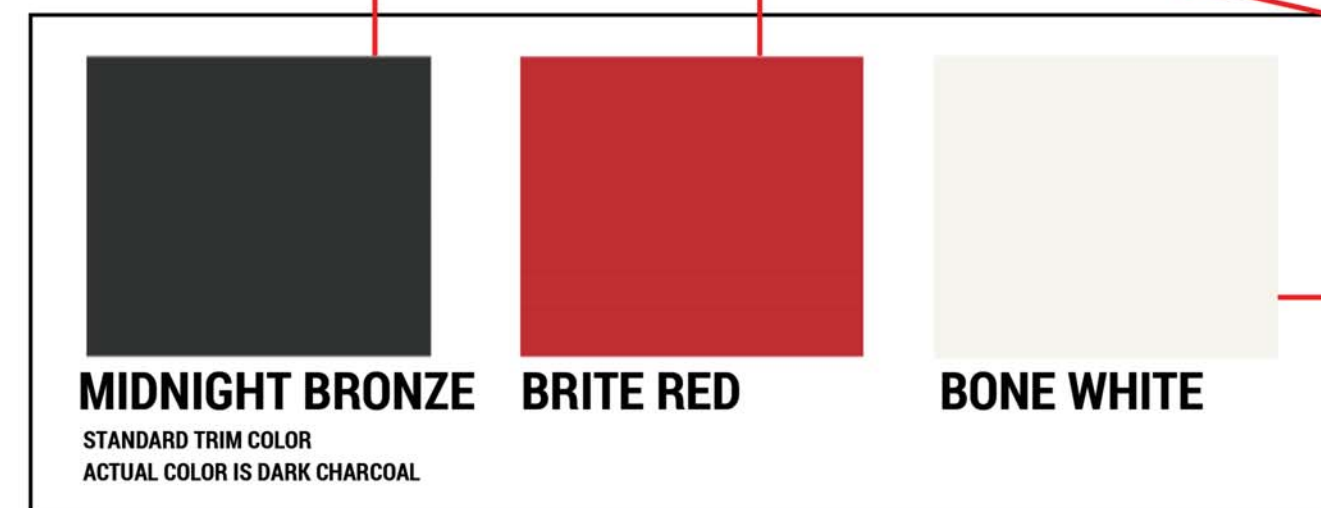
A302



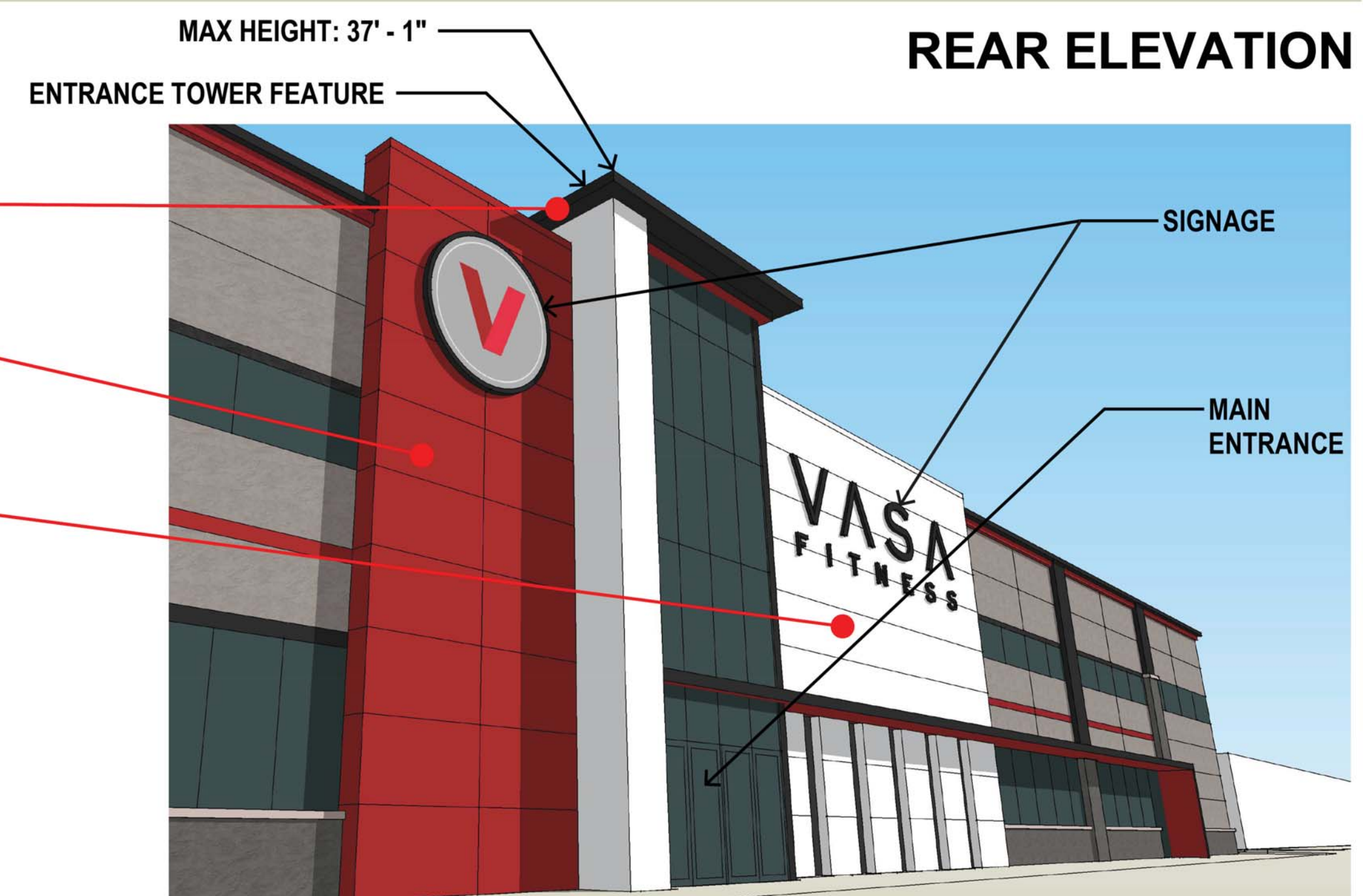
REAR ELEVATION



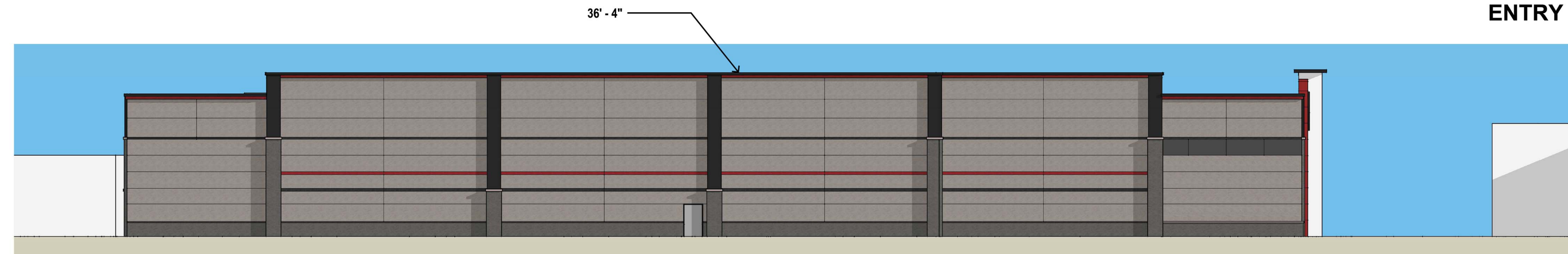
SHERWIN WILLIAMS PAINT COLORS ON EXISTING MATERIALS AND NEW EIFS
EIFS: MEDIUM TEXTURED SAND FINISH



**MBCI FW120 - 12" WIDE, 20 GA. FLAT FACE
PREFINISHED METAL PANELS**



ENTRY



NORTH ELEVATION



VASA RED
CUSTOM COLOR



"GRAY MATTERS"
SW 7066

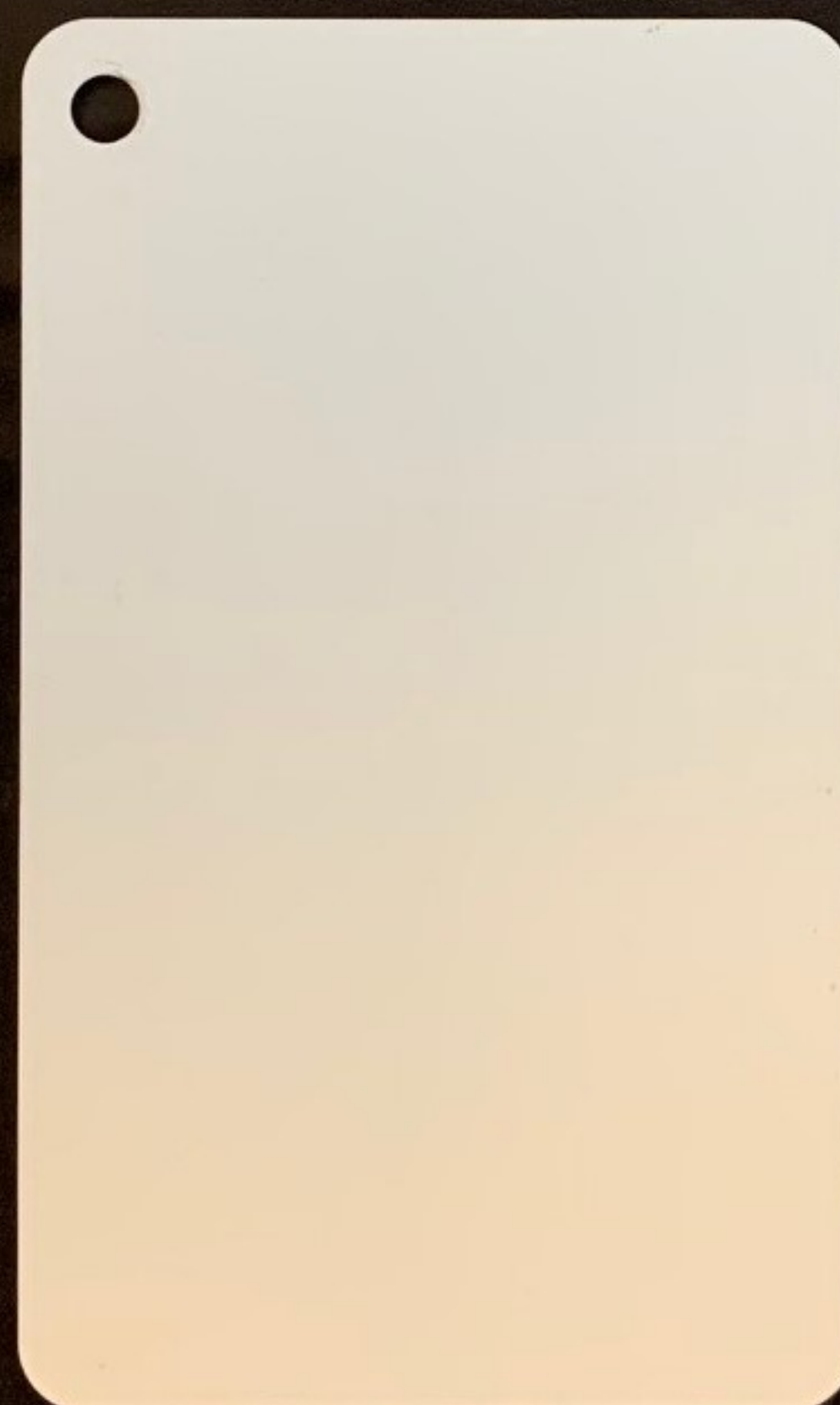


"GRIZZLE GRAY"
SW 7068



"IRON ORE"
SW 7069

EIFS: MEDIUM TEXTURED SAND FINISH
SHERWIN WILLIAMS PAINT COLORS ON EXISTING MATERIALS AND NEW EIFS



BONE WHITE



MIDNIGHT BRONZE



BRITE RED

PREFINISHED METAL PANELS
MBCI FW120 - 12" WIDE, 20 GA. FLAT FACE

MATERIAL LIST

1. Petitioner Name: **Kevin Hawkins c/o Galloway & Company, Inc.**
2. Date: **January 8, 2020**
3. Project: **VASA Fitness at Southpoint Shopping Center**
4. Location: **750 E Rand Rd., Arlington Heights, IL 60004**

Commercial Building:

EIFS: MEDIUM TEXTURED SAND FINISH

- SHERWIN WILLIAMS PAINT COLORS ON EXISTING MATERIALS AND NEW EIFS:
 - Vasa Red
 - Gray Matters – SW 7066
 - Grizzle Gray – SW 7068
 - Iron Ore – SW 7069
 - Aluminum – SW B71-200

PREFINISHED METAL PANELS

- MBCI FW120 - 12" WIDE, 20 GA. FLAT FACE :
 - Brite Red
 - Midnight Bronze
 - Bone White

PARCELS 1-9, C. A. GOELZ'S ARLINGTON HEIGHTS GARDEN SUBDIVISION
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T42N, R11E OF THE 3RD P.M.
VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS



WST LED

Architectural Wall Sconce

FIXTURE WL

DLG
DYNAMIC LIGHTING GROUP

AL
ACUITY BRANDS

WST
WALL SCONCE

Catalog Number	
Series	
Type	

Click this link to go to the next page to view all interactive elements.

CSA+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL+ controls marked by a **shaded background**. DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

Specifications

Luminaire

Height: 8 1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10 3/16" (26.37 cm)

Weight: 20 lbs (9.1 kg)

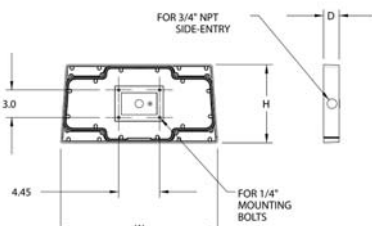


Optional Back Box (PBBW)

Height: 8 49" (21.36 cm)

Width: 17 03" (43.27 cm)

Depth: 1 70" (4.32 cm)



FOR 3/4" NPT SIDE-ENTRY

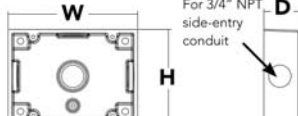
FOR 1/2" NPT SIDE-ENTRY

Optional Back Box (BBW)

Height: 4" (10.16 cm)

Width: 5 1/2" (14.0 cm)

Depth: 1 1/2" (3.8 cm)



FOR 3/4" NPT SIDE-ENTRY

FOR 1/2" NPT SIDE-ENTRY



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30132 • Phone: 800-725-SEVEN (7378) • www.lithonia.com

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WST-LED
Rev: 09/16/19

As Capable options indicated
by asterisk (*) after option background.

Ordering Information

WST LED				EXAMPLE: WST LED P1 40K VF DMOZ DDBTxD			
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
WST LED	P1 120V Emergency	30K 3000K	U* Visual comfort in most environments	120V	277*	Shipped included	
	P2 120V Emergency	30K 3000K	VW Visual comfort wide	120V	347*	Black Surface-mounted track	
	P3 120V Luminaire package	40K 6000K		200V	480V	Shipped separately	
		50K 5000K		240V	480V	BBW Surface-mounted bulk Premium for free-mounted bulk lum*	

Options				Finish (optional)					
RELMAR PER	eLIGHT AR Wireless enabled motion/ambient sensor for 8-15' mounting heights*			EPWC	Emergency battery backup, CA Title 20 Noncompliant (CA Title 20/15)		DMOZ (dark bronze)		
RELMAR PER	eLIGHT AR Wireless enabled motion/ambient sensor for 15-15' mounting heights*			ETMRB	Remote emergency battery pack, CA Title 20 Noncompliant		TRBLD Black		
FE	Prevalence kit, luminaire type*			ETMRB	Remote emergency battery pack, CA Title 20 Noncompliant		DMOZ Natural aluminum		
PER	NEMA back box (accepts any listed rated voltage)*			PER	Fire-rated emergency battery pack, VFW compliant, power Certified in CA Title 20/15 DDBTxD		DMOZ White		
FE	Fire-rated emergency battery pack (accepts listed voltage)*			DMOZ	Emergency battery pack, VFW compliant, power Certified in CA Title 20/15 DDBTxD		DMOZ Satinbrn		
PER	Motion/ambient light sensor, 8-15' mounting height*			DMOZ	Emergency battery pack, VFW compliant, power Certified in CA Title 20/15 DDBTxD		DMOZ Dark brnze		
PER	Motion/ambient light sensor, 15-15' mounting height, amber sensor enabled at 16"			DMOZ	Emergency battery pack, CA Title 20 Noncompliant (emergency DDBTxD)		DMOZ Textured black		
PERHVC	180° motion/ambient light sensor, 15-15' mounting height*			DMOZ	Emergency battery pack, CA Title 20 Noncompliant (emergency DDBTxD)		DMOZ Textured natural aluminum		
PERHVC	180° motion/ambient light sensor, 15-15' mounting height, amber sensor enabled at 16"			ACE	Left side conduit entry*		DMOZ Textured sandstone		
SE	Single loop (200, 240, 347V)*			RCE	Right side conduit entry*				
DF	Double loop (200, 240, 480V)*								
DS	Dual switching*			Shipped separately HWP Visual task light† WG Wire guard†					
DG	D-30 dimming enabled out back of housing for external control (optional ordered separately)*								
EWB	Emergency battery backup, Non-CE compliant (700V)								

Accessories

Optional equipment and accessories

WSTPERHVC0801	Premium fire-rated motion/ambient light sensor
WSTDF0801	Double loop wiring harness
WSTDS0801	Dual switching

NOTES

1. WST LED operates on any line voltage from 120-277V (50/60 Hz). Premium EWB, 400V or 480V.
2. Single loop (DF) requires 120V, 277V or 347V. Double loop (DG) requires 200V, 240V or 480V.
3. Also available as a separate accessory; see accessories information.
4. See technical data for details.
5. Not available with VGO or VWS. See PER Table.
6. Reference Motion Sensor tables.
7. Need to specify 120, 200, 240 or 277 voltage.

8. Photocell ordered and shipped in a separate line item from Accu by Brands Control. Shoring Cap included.
9. Not available with Emergency options, PER, PER options.
10. DMG option not available with stand-alone or networked sensors/controls.
11. Not available with 20/15/00V.
12. Battery pack tested for > 20T or less.
13. Cycles with 100% duty cycle.
14. Warning period is 1 year.
15. See technical data.
16. Mount sensor with fixture, not an accessory.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire – no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect open power, major interferences and NFPA 70MTC 2008 - 700.14 and NFPA 70MTC 2008 - 700.15. The emergency battery backup is a standard feature. Duration of 90 minutes (maximum duration of 120 minutes) is provided. Emergency batteries are mounted on an integrated rack and illuminate an open space with the proper light distribution. The examples below show luminance of 1 ft average and 1 ft minimum of the P1 power package and VF-distribution product in emergency mode.

10" x 10" Gridlines
8" and 12" Mounting Height

WST LED P1 30K VF DMOZ EWB

WST LED P2 40K VF DMOZ EWB

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-765-SER/5738 • www.lithonia.com
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WST LED
Rev. 09/09/19

FIXTURE E

FEATURES & SPECIFICATIONS

INTERMIXED USE – Typical applications include corridors,lobbies, conference rooms and private offices.

CONSTRUCTION – Galvanized steel mounting-plank frame; aluminum joint junction box with two combination access covers and spring latches. Refers to are related by triangle symbols. Vertically adjustable mounting brackets with universal bar hangers provide 3/4" total adjustment. Two combination 1" x 3/4" and four 1/4" brackets for straight through channel use. Capacity 8 lb, 4 in. Wt. 10, 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 1164, 1170, 1176, 1182, 1188, 1194, 1200, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260, 1266, 1272, 1278, 1284, 1290, 1296, 1302, 1308, 1314, 1320, 1326, 1332, 1338, 1344, 1350, 1356, 1362, 1368, 1374, 1380, 1386, 1392, 1398, 1404, 1410, 1416, 1422, 1428, 1434, 1440, 1446, 1452, 1458, 1464, 1470, 1476, 1482, 1488, 1494, 1500, 1506, 1512, 1518, 1524, 1530, 1536, 1542, 1548, 1554, 1560, 1566, 1572, 1578, 1584, 1590, 1596, 1602, 1608, 1614, 1620, 1626, 1632, 1638, 1644, 1650, 1656, 1662, 1668, 1674, 1680, 1686, 1692, 1698, 1704, 1710, 1716, 1722, 1728, 1734, 1740, 1746, 1752, 1758, 1764, 1770, 1776, 1782, 1788, 1794, 1800, 1806, 1812, 1818, 1824, 1830, 1836, 1842, 1848, 1854, 1860, 1866, 1872, 1878, 1884, 1890, 1896, 1902, 1908, 1914, 1920, 1926, 1932, 1938, 1944, 1950, 1956, 1962, 1968, 1974, 1980, 1986, 1992, 1998, 2004, 2010, 2016, 2022, 2028, 2034, 2040, 2046, 2052, 2058, 2064, 2070, 2076, 2082, 2088, 2094, 2100, 2106, 2112, 2118, 2124, 2130, 2136, 2142, 2148, 2154, 2160, 2166, 2172, 2178, 2184, 2190, 2196, 2202, 2208, 2214, 2220, 2226, 2232, 2238, 2244, 2250, 2256, 2262, 2268, 2274, 2280, 2286, 2292, 2298, 2304, 2310, 2316, 2322, 2328, 2334, 2340, 2346, 2352, 2358, 2364, 2370, 2376, 2382, 2388, 2394, 2400, 2406, 2412, 2418, 2424, 2430, 2436, 2442, 2448, 2454, 2460, 2466, 2472, 2478, 2484, 2490, 2496, 2502, 2508, 2514, 2520, 2526, 2532, 2538, 2544, 2550, 2556, 2562, 2568, 2574, 2580, 2586, 2592, 2598, 2604, 2610, 2616, 2622, 2628, 2634, 2640, 2646, 2652, 2658, 2664, 2670, 2676, 2682, 2688, 2694, 2700, 2706, 2712, 2718, 2724, 2730, 2736, 2742, 2748, 2754, 2760, 2766, 2772, 2778, 2784, 2790, 2796, 2802, 2808, 2814, 2820, 2826, 2832, 2838, 2844, 2850, 2856, 2862, 2868, 2874, 2880, 2886, 2892, 2898, 2904, 2910, 2916, 2922, 2928, 2934, 2940, 2946, 2952, 2958, 2964, 2970, 2976, 2982, 2988, 2994, 3000, 3006, 3012, 3018, 3024, 3030, 3036, 3042, 3048, 3054, 3060, 3066, 3072, 3078, 3084, 3090, 3096, 3102, 3108, 3114, 3120, 3126, 3132, 3138, 3144, 3150, 3156, 3162, 3168, 3174, 3180, 3186, 3192, 3198, 3204, 3210, 3216, 3222, 3228, 3234, 3240, 3246, 3252, 3258, 3264, 3270, 3276, 3282, 3288, 3294, 3300, 3306, 3312, 3318, 3324, 3330, 3336, 3342, 3348, 3354, 3360, 3366, 3372, 3378, 3384, 3390, 3396, 3402, 3408, 3414, 3420, 3426, 3432, 3438, 3444, 3450, 3456, 3462, 3468, 3474, 3480, 3486, 3492, 3498, 3504, 3510, 3516, 3522, 3528, 3534, 3540, 3546, 3552, 3558, 3564, 3570, 3576, 3582, 3588, 3594, 3600, 3606, 3612, 3618, 3624, 3630, 3636, 3642, 3648, 3654, 3660, 3666, 3672, 3678, 3684, 3690, 3696, 3702, 3708, 3714, 3720, 3726, 3732, 3738, 3744, 3750, 3756, 3762, 3768, 3774, 3780, 3786, 3792, 3798, 3804, 3810, 3816, 3822, 3828, 3834, 3840, 3846, 3852, 3858, 3864, 3870, 3876, 3882, 3888, 3894, 3900, 3906, 3912, 3918, 3924, 3930,

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