



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 10, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 12/13/16

IV. REPORTS

V. OLD BUSINESS

A. DC#16-119(H) - 103 N. Pine Ave. - SF/Teardown

VI. NEW BUSINESS

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

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 - 12/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 12/13/16

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.
DECEMBER 13, 2016

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

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

Members Absent: Anthony Fasolo

Also Present: Tom Cloherty, TPC Construction for *1117 N. Pine Ave.*
Mike Cloherty, TPC Construction for *1117 N. Pine Ave.*
Joe Muran, Muran Architects for *1117 N. Pine Ave.*
Chris Russo, ALA Architects for *17 S. Mitchell Ave.*
Tom Abbatemarco, Prestigious Home Builders for *807 N. Harvard Ave.*
Chris Russo, ALA Architects for *807 N. Harvard Ave.*
Mike Cloonan, Preferred Construction for *341 S. Bristol Ln.*
Dr. Sunny Mathew, Senior Pastor for *Zion Christian Church*
Jin Kyu Kim, PNK Design & Build for *Zion Christian Church*
Charles Witherington-Perkins, Director of Planning for *A.H. Police Station*
March Rohde, Legat Architects for *A.H. Police Station*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 15, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF NOVEMBER 15, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM NOVEMBER 29, 2016

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF NOVEMBER 29, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#16-137 – 1117 N. Pine Ct.

Tom & Mike Cloherty, representing *TPC Construction*, and Joe Muran, representing *Muran Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and a detached garage to allow construction of a new two-story residence with an attached two-car garage. The proposed design does comply with the R-3 zoning requirements. The subject property is located on a cul-de-sac with four other houses. Two of the other houses have detached garages, and the other two houses have attached garages recessed from the front of the home. All of the houses have the front entries justified along the front setback line facing the street.

The proposed new home has a side-load garage attached to the front of the house, which pushes the main body of the house back on the site. A better arrangement would have the home at the front of the lot with the garage detached or attached towards the rear, similar to the other homes on this cul-de-sac. The proposed home is very nicely designed with a one-and-a-half-story scale, a nice level of architectural detailing on all sides of the house, and nice materials. However, in this location, a simple two-story home justified towards the front setback line would fit in better with the other two-story homes on the cul-de-sac, which Staff recommends the Design Commission evaluate.

Mr. Tom Cloherty said that his client chose this site to be close to their daughter, who lives directly behind the site, and they chose this particular design with first-floor master suite amenities and a frontload garage because their elderly mother will be living with them and it will provide easier access for her. He felt the new 1 and ½-story home fit in well with the neighborhood, with many new homes within the Village having a similar frontload garage.

Commissioner Kubow felt it was a well-designed home and he appreciated the details being proposed on all four sides of the home. Given the overall geometry of the site, he felt the frontload garage made sense; however, he felt the mass of the second-floor was quite big, given the small amount of square footage on the second-floor.

Commissioner Fitzgerald agreed with the comments made by Commissioner Kubow; he liked the home, he liked the materials, and felt the home fit nicely on the property. His only comment was to add landscaping on the southeast corner of the home, perhaps come out further towards the street, which would soften the garage from the neighbors to the south. Mr. Cloherty replied that his clients would most likely be agreeable to this.

Commissioner Kingsley agreed with the comments made by the other commissioners. The home is nicely designed and she agreed that the second-floor space seems rather tall; however, because it is pushed back, she was not too concerned. She questioned the detailing on the front elevation with how the gutter system will work around the front of the home and around the garage, and she encouraged the petitioner to pay close attention to where the gutters will be directed. She also asked about the color of the windows, and Mr. Cloherty replied that the windows will be white and the front door stained.

Chair Eckhardt felt the architect did a great job designing the new home to fit on a site with a complicated shape. He liked the details being proposed on all four sides of the home, and felt that the mass of the second-floor roofline will come down a bit in real perspective. He liked the proposed design very much.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1117 N. PINE COURT. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 11/11/16 AND RECEIVED 11/15/16, 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 LANDSCAPING FROM THE SOUTHEAST CORNER OF THE HOME TOWARDS THE STREET, ENDING AT THE SOUTHEAST CORNER LINE OF THE GARAGE, WITH THE INTENTION OF SOFTENING THE GARAGE DOORS FROM THE NEIGHBOR TO THE SOUTH, TO BE APPROVED BY STAFF.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley asked if the requirement is for evergreen landscaping and Commissioner Fitzgerald stated that the screening should be approved by Staff and it did not have to be evergreen.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#16-138 – 17 S. Mitchell Ave.

Chris Russo, representing *ALA Architects*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a renovation and addition to an existing one-and-a-half-story home. The project complies with the R-3 zoning requirements. The scope of the proposed renovation and addition includes expanding the existing partial second-floor to create a full second-story. The footprint of the main part of the house is not changing, but the existing front porch is proposed to be demolished and replaced with a new, expanded, wrap around porch. The existing detached garage is proposed to be replaced with a new detached garage in the same location.

Overall, the proposed design is very nicely done and Staff is very pleased to see that the existing historic house is remaining and being updated. The new design has a traditional character that will fit in very well in this location. Staff recommends approval of the proposed design.

Mr. Russo said that this is a fun project with a unique double-wide lot in a wonderful neighborhood. Modification of the existing floor plan to work well with the lot allows for the proposed wrap around porch and patio doors on the side elevation.

Chair Eckhardt asked if the home was sited to provide for the adjacent lot to be divided someday. Mr. Hautzinger explained that if these lots were divided, they would not meet the required minimum lot size. Prior to this current proposal, the property went before the Zoning Board of Appeals with such a request, and the request was denied. There was also a lot of concern from the neighborhood at that time. Staff feels the scale of the proposed addition fits in well with the surrounding neighborhood.

Commissioner Fitzgerald felt the scale of the home was very nice, he liked the colors and felt the addition would fit in well with the existing home as well as the lot itself. He questioned if something could be done about the second-floor roof on the right side elevation in Bedroom #3, which he felt stuck out, and he did not quite understand the height of the urns on top of the pillars at the bottom of the steps on the front elevation. Mr. Russo replied that the idea was to try to give more impact at the front entrance with the stone pillars that are all the same height, with urns or planters on top of them. Commissioner Fitzgerald had no further comments.

Commissioner Kingsley felt it was a very nicely designed home and she liked the 4-square look. She agreed with Commissioner Fitzgerald's comment about the second-floor roofline above the bay on the right side elevation, and she preferred that both the bay on the front and the bay on the right side elevation not break the gutter line and go up to the eaves. She felt these two rooflines looked like a different style than the rest of the home. She preferred the entry remain as proposed and the 2 rooflines above the bays have less emphasis on them, which would be successful with drainage. She really liked the colors being proposed and felt the petitioner did a great job with the plan.

Commissioner Kubow felt the proposed design was a great solution for the addition and the petitioner did a great job. He had no comments on the elevations and felt the materials looked great. This is a wonderful home on a double lot.

Chair Eckhardt said the side yard elevation was very important, as well as the front door elevation and the coordination of the roof overhangs; however, although he liked the overhang, the depth, and the brackets, he felt the overhang appeared a bit too heavy and should be further studied. He did not encourage the petitioner to take it all the way back and make it flat. Mr. Russo was not opposed to further studying this element without changing the

character. Chair Eckhardt concluded that the proposed addition was a great solution to the existing home; a nice design with a lot of charm and wonderful outdoor spaces.

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

With regards to the second-floor roofline above the bays, Commissioner Kingsley suggested tucking the rather large eave on the existing home underneath the large overhang. She also pointed out the wide boards of the lattice underneath the porch, which she felt was a really nice look.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 17 S. MITCHELL AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 11/17/16, 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 FURTHER STUDY THE FRONT AND SIDE PROWS AND TO MAKE THE OVERHANG OF EACH OF THEM SUBSTANTIALLY LESS THAN CURRENTLY SHOWN, SO THE ROOF DOES NOT HAVE A FEELING OF TOP HEAVINESS.
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 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.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#16-139 – 807 N. Harvard Ave.

Chris Russo, representing *ALA Architects*, Tom Abbatemarco, representing *Prestigious Home Builders*, were present on behalf of the project.

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

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. The existing neighborhood consists of a variety of smaller scale single-story and two-story homes with a mix of detached and attached garages. This street has a mix of two-story Georgian style brick homes with attached garages on the north end of the block, and one-and-a-half-story homes with detached garages on the south end of the block. The proposed new house would be the first teardown on this block. The two-story Georgian style homes on the block have a very consistent appearance and similar characteristics including: flat facades, low-sloped roofs, all brick exteriors, and front load garages that are slightly recessed from the front of the home.

The basic arrangement of the front facade and the low hipped roof on the proposed home does complement the Georgian style homes on the block. However, the proposed stone accents and shake style siding are not used on other homes in this location, and it is recommended that the stone be changed to brick. Additionally, the amount of brick on the front facade should be increased to better fit the character of the homes in this location. Finally, the proposed home has a deep footprint that extends deep into the lot, and the petitioner should consider widening the house and reducing the depth to better fit with the scale of the adjacent homes.

Staff recommends the commissioners evaluate the proposed design with consideration to the suggestion to change the stone to brick and increase the amount of brick on the front facade, as well as consider widening the footprint and reducing the depth of the home.

Mr. Russo explained that they worked directly with the homeowner, who currently lives in Arlington Heights and is here tonight, with a lot of thought going into the selection of this lot and about how the home is going to be lived in. This is a custom home, which is what drove the floor plan, and he felt it worked well on the street with the surrounding properties. They studied the massing and like having the low roof across the garage; they do not want the garage to be a focal point, and the front porch helps with that. Color selection and the stone were driven by the owner's selection.

Mr. Abbatemarco said that he is the builder and he met the homeowner on a project they completed for another family, north of this property, and he was really drawn to that home specifically, which is very Craftsman in nature. They originally began with something that looked more like that property, and many concessions and compromises have already been made to accommodate this home on this site, while also taking into consideration the surrounding properties. The stone selection was based on trying to stay with more of the Craftsman style, versus a modular brick on the front of the home, which the homeowner feels very strongly about.

Commissioner Kubow said that overall, the architecture is very nice. He liked what was done on the front elevation, paying close attention to the existing homes, the window sizes are similar, the height of the first and second-floor is similar, and apart from the larger roof in the middle, it is pretty consistent. He suggested continuing the stone onto the right side elevation up to the end of the garage.

Commissioner Kingsley liked that the new home was designed specifically for a homeowner who liked the specific lot and neighborhood. She agreed with Staff's comment that the new home is going to look quite different in this area of all Georgian style homes, especially with the cool palette versus a warm palette being proposed, and agreed with

the suggestion to use brick instead on the front elevation. Small details such as the small space for siding between the window trim and corner trim boards on the 2 front bays could be altered slightly to allow for easier construction and a cleaner look. She suggested lowering the garage eaves if possible, so the garage doors do not look as tall, similar to the color rendering.

Commissioner Fitzgerald agreed with the comments made so far; he preferred brick on the front elevation, although it would not be a requirement, and felt a warmer color could help. He also felt the front entrance should be a bit wider, in relation to the narrow stone bases and pillars. He also suggested relocating the two a/c units in the rear yard to the right side elevation.

Chair Eckhardt felt the details of the area of the breakfast nook and the second-floor were out of balance on the rear elevation and needed further consideration. He agreed with the comments made by the other commissioners, particularly Commissioner Fitzgerald's comments about how the front entrance felt pinched.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 807 N. HARVARD AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 12/2/16, 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 ADD STONE ON THE RIGHT SIDE OF THE GARAGE.
2. A RECOMMENDATION TO MOVE THE 2 A/C UNITS FROM THE REAR ELEVATION TO EITHER ONE OF THE SIDE ELEVATIONS.
3. A RECOMMENDATION TO FURTHER STUDY THE BREAKFAST NOOK DESIGN.
4. A RECOMMENDATION TO FURTHER STUDY THE FRONT ENTRANCE AND THE WIDTH OF THE COLUMNS.
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 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.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEWDC#16-141 – 341 S. Bristol Ln.

Mike Cloonan, representing *Preferred Construction*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence with one-car attached garage to allow construction of a new two-story residence with an attached two-car garage. The proposed design does comply with the R-3 zoning requirements, with the exception of the two basement window wells that are required to maintain a minimum 3 feet clearance to the side lot lines, and the building code requires a minimum 21' clear interior garage width, where 19'-3" is proposed.

The houses on this block are primarily two-story homes with attached front loading garages, so the proposed two-story home with attached front loading garage is appropriate in this location. Overall, the proposed home is nicely designed with a traditional style and a nice level of architectural detailing on all sides of the home. However, there are numerous concerns with the proposed design as follows:

1. **Building Height.** The proposed home does comply with the maximum 25' building height, but it has a very tall appearance as compared to the majority of the homes on the block.
 - a. It is recommended to omit the two attic dormers because they give the home a three story appearance and they accentuate the height of the home.
 - b. Consider clipping the sides of the main roof above the second floor walls to reduce the mass of the house and the height of the side walls.
2. **Garage Wall.** The front of the home is dominated by the large garage wall.
 - a. It is recommended to pull the front porch out to extend in front of the garage wall so that it becomes the focal point instead of the garage wall.
3. **Roof Pitch.** The 14:12 roof pitch on the front gables has a steep appearance as compared to the other homes on the block.
 - a. It is recommended that the roof pitch of the front gables be reduced to 12:12 or 10:12 to better fit the context of the neighborhood.
4. **Siding Color.** The proposed "Deep Ocean" blue siding color is bold and not in context with the neighborhood.
 - a. A lighter siding color is recommended.

Staff recommends the commissioners evaluate the proposed design and consider the comments and suggestions in the Staff report.

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

Mr. Cloonan said that one of the biggest challenges of the proposed new home was the difficulty in bringing a new look to this existing older neighborhood, while still meeting the design requirements stated by Staff. He spent a lot of time working with the homeowners to find new homes in the Village with details that appealed to them and fit into the neighborhood. He was open to any suggestions the commissioners might have tonight.

Commissioner Fitzgerald felt it was a very nicely designed home. He liked the colors and the materials, and really appreciated the details on all four sides of the home, especially in a neighborhood such as this. He liked the way the roof slopes slightly towards the front, and felt the ridge would sit so far back that it will not be as noticeable as it looks like it would be in the drawing. He agreed with Staff that the two dormers on the third-floor should be omitted. He reiterated that he felt it was a very nice home.

Commissioner Kingsley felt it was a nicely designed home as well; however, he felt that it was too tall and the two attic dormers should be eliminated because they accentuate the height. With regards to the front elevation, she felt the gable ends appeared a little heavy, and one of the three details should be eliminated. Although she loved the

look of the swooping eaves down to the first-floor on the side elevations, she suggested lowering the roof pitch to 12/12 to be more consistent with the neighborhood and the surrounding homes. She asked Staff how the overall height is determined for this home, and Mr. Hautzinger pointed out the mid-point of the main roof that is within the 25-foot maximum height and complies with code. Commissioner Kingsley also agreed with Staff's suggestion to extend the front porch further out, approximately 18-inches to 2-feet, which will allow for a more functional porch.

Commissioner Kubow felt that a 3-dimensional rendering of the proposed new home would have helped sell the proposed design; the drawing shows the front elevation as being massive and the dormers look out of place, while the left side elevation shows the sweeping rooflines. In general, he felt it was a great design, although his biggest issue is the huge size of the garage that is taking away from the rest of the front elevation architecture. He suggested continuing the horizontal band across the front of the garage with siding instead of brick above; the brick feels very massive. He also agreed with the commissioners' comments about pulling the front porch out in front of the garage wall, and he liked the color palette being proposed. Overall, the new home is nicely designed and he agreed with a lot of Staff's comments.

Chair Eckhardt responded to Commissioner Kubow's comments about the garage by pointing out that many similar homes in Stonegate have big massive walls up front. He was going to suggest making the window in the garage bigger and taller, down to 6-inches above the floor line, similar to the window on the left side elevation, which was magnificent. He loved the left side elevation and felt it was fantastic. Chair Eckhardt also said he was okay with the details of the three gable dormers on the front elevation, although clapboard siding in the small dormer could be used as an alternative, and he was unsure about removing the two attic dormers and asked the homeowner about their revision to the dormers. The homeowner stated that she liked the way the two dormers look, it seemed to be too much roof without them. Chair Eckhardt concluded that he felt it was a great home.

Mr. Cloonan pointed out that the garage projection is only 2-feet, although he was not opposed to bringing the porch forward as suggested. Chair Eckhardt reiterated that bringing the porch forward just 1-foot would help make the porch more usable.

PUBLIC COMMENT

Tina Pell-Doyle, 337 S. Bristol Lane, lives directly north of the site. She welcomed the new homeowners to the neighborhood and was thankful for the opportunity to ask questions about the new home. She asked for clarification that the new home will be closer to her property than the existing home, and she wanted to understand how the gutters will work, and how the elevations, grading and water run-off will work with regards to the basement being proposed. She added that the homes on this block are tight lots.

Mr. Hautzinger confirmed that the existing home is located 10.5-feet from the property line and the proposed new home will be 5.6-feet. Chair Eckhardt added that although the new home will be closer to her home than the existing home, it is code compliant. He added that water flow is not under the purview of this commission and he encouraged the neighbor to either contact the Village Engineering department who will be reviewing the plans, or talk with the petitioner about any grading concerns.

Commissioner Kubow had no requirements aside from bringing out the porch approximately 1-foot, and perhaps removing the two attic dormers. He also suggested including the recommendations in the Staff report.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 341 S. BRISTOL LANE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 10/5/16 AND RECEIVED 11/21/16, 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 PULL THE FRONT PORCH OUT A MINIMUM OF 1-FOOT.

2. A RECOMMENDATION TO OMIT THE 2 ATTIC DORMERS.
3. A RECOMMENDATION TO CONSIDER CLIPPING THE SIDES OF THE MAIN ROOF ABOVE THE SECOND-FLOOR WALLS.
4. A RECOMMENDATION TO REDUCE THE ROOF PITCH OF THE FRONT GABLES TO 12:12 OR 10:12.
5. A RECOMMENDATION TO CHANGE THE SIDING TO A LIGHTER COLOR.
6. 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 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.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 5. CHURCH PRELIMINARY REVIEWZion Christian Church – 1650 S. Arlington Heights Rd.

Mr. Jin Kyu Kim, representing *PNK Design & Build*, and Dr. Sunny Mathew, representing the church, were present on behalf of the project.

Mr. Hautzinger provided background information on the site and the project. The vacant site is located across from the Autumn Leaves facility, and previously consisted of a single-family home that has been demolished. The project also includes the adjacent site at 1640 S. Arlington Heights Road, which consists of a building that the church currently occupies. The proposal is to combine the two sites into one campus for the church, which will require a Plan Commission review for approval of a Planned Unit Development.

Mr. Hautzinger presented an aerial image of the site and the Autumn Leaves site directly across the street, context photos of the surrounding area, and images of the proposed design concepts. He explained that the petitioner is proposing a simple, economical design for the new building, and Staff recommends a modern design concept to create interest. Staff suggested a more contemporary roof edge detail rather than the simple residential rake and eave detail.

Mr. Kim presented and reviewed each of the 3 schematic design options and materials:

- Option 1: Symmetric, simple box shape, 3'-5' projections on east and west elevations, materials include brick, corrugated panel, and roof to match existing building
- Option 2: Asymmetrical, more modern design, same materials as Option 1.
- Option 3: Similar to Option 1, front elevation emphasized with strong church images, materials the same as the other 2 options.

Commissioner Kubow liked all 3 options, although they were all very different. He personally liked contemporary, modern architecture, and he loved Option 2, which he felt was fantastic, very cool, and inspiring architecture. However, Option 3 represents a church in a modern way, and he really liked this option as well.

Commissioner Kingsley liked Option #2 the best, although she disliked the asymmetry of it. She suggested flipping it around 180 degrees so the clerestory in the roof faces north, to avoid direct sunlight into the room. This option will allow for natural light within the main sanctuary space. She also liked the proposed materials, and agreed with Staff's suggestion to consider making some of the simple edge details more interesting and less like a residential building. She suggested a different shape and color of corrugated metal for added interest, she was unsure if stucco was the right option for the infill around the cross, and she felt the brick should tie in with the brick on the existing building.

Commissioner Fitzgerald said that he preferred Option #2, although he liked Option #3 as well. He also liked the suggestion to consider a different shape of corrugated metal to give the building more interest, and he agreed with the concern about the appropriate material at the area surrounding the cross.

Chair Eckhardt disliked Option #1, although he liked the very early scheme and grid pattern that was proposed. He liked the symmetry of Option #3, although he felt the interior view needed further study, and he loved how the cross was stylistically included in the center area of the building, which is traditional in form. He was not opposed to Option #2, with the intersecting shed roofs that beg to have the clerestory for great natural light into the space. He concluded that he was okay with either Option 2 or Option 3, and he loved the materials being proposed.

Dr. Mathew said that after listening to the commissioners, Option 3 seemed to be the favorite. Chair Eckhardt clarified that there is potential in Option 2 as well, and the petitioner should work with his architect to determine which design works well both inside and outside. Dr. Mathew commented that the slanted roof may interfere with the interior view, which needed to be studied further.

ITEM 6. COMMERCIAL PRELIMINARY REVIEW

Arlington Heights Police Station – 200 E. Sigwalt St.

Mr. Charles Perkins, representing the *Village of Arlington Heights*, and Mr. Marc Rohde, representing *Legat Architects*, were present on behalf of the project.

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

Mr. Perkins gave an overview of the new police station building being proposed on the site of the existing police station. The new 2-story building will be 70,500 square foot and include a basement and an indoor parking garage for patrol vehicles. Changes to the existing site include the driveway on the east side adjacent to the Fire Station, which will now be used predominantly for police patrol vehicles and Fire Department vehicles only; the driveway on the west side of the site will be shifted over and the south eastbound separate turn lane will be eliminated; and a clean direct sidewalk to the front of the police building will be created.

Mr. Rohde presented the conceptual floor plans and elevations for the new police station building. The building will have minimal corridor space for efficiency, a clearly defined entry, and opportunities to make more flexible spaces. Second-floor spaces will be tacked on, while having less area on the first-floor to give more of a traditional style with gables and hip roofs. The new building and entry tower are meant to complement, not copy the existing Village Hall and Fire Station buildings, and the final material selections are also intended to complement but not copy the Village Hall. There are enough gables on the sides and front of the Village Hall, so the main mass of the new building will be a perfect rectangle that projects up to the second-floor allowing for a simple, 4-sided hipped roof. The roof will have eyebrow dormers, and high clerestory windows will be located in the sally port on the south elevation. Much of the stone will be removed on the east and west ends, focused only on the first-floor, with brick on the second-floor. The west elevation will be fairly symmetrical with the tower structure and arched entry, and clerestory windows will be added in the vehicle parking area on the north elevation.

Commissioner Kingsley liked the design being shown tonight. She asked if there was a third-floor, and specifically questioned the shed dormer on the backside of the building. Mr. Rohde replied that there is no third-floor; the men's and women's locker rooms are sitting on the roof of the garage, which is at the second-floor level, and the shed dormer will bring natural light down deeper into the concourse corridor. The attic space will be used for mechanical units; the goal is for minimal roof penetrations and no rooftop HVAC units. Commissioner Kingsley also asked about the height of the roof and the roof pitch, and Mr. Rohde replied that the intent is to match the pitch of the Village Hall. Commissioner Kingsley encouraged some type of green feature for the new building, such as solar panels and pointed out her concerns about temperature control of the 2-story entry tower space. Mr. Perkins replied that these concerns were previously discussed and details are still being worked out. Commissioner Kingsley also suggested a wider sidewalk on the west side of the building leading up to the front entry, or a different crosswalk to help direct customers to the front door of the police station. Mr. Perkins explained the security reasons for having only one entry on the south elevation into the new building, and that customer parking may be added in the parking lot directly across Sigwalt Street.

Commissioner Kubow asked about the function of the sally port, which Mr. Rohde explained. Commissioner Kubow said that although he personally preferred contemporary modern architecture, he really liked the Richardsonian Romanesque architecture being proposed for the police building, which was pretty imposing and very grand-looking, and he especially liked the southwest elevation. He also liked the north elevation, which was simple, with a Prairie-style look. His only negative comment was the roof on the south elevation, which looks massive, and he questioned if any other architectural treatments could be done to minimize the roof that faces Sigwalt. Mr. Rohde replied that the front wall of the building has been pushed back 14 to 16-feet from a previous design and a hipped roof was added, resulting in a skinnier building and a lower building. Mr. Hautzinger suggested replacing the eyebrow windows with a series of nicely proportioned and nicely spaced dormers, with louvers inside the dormers, which might help to break up the plane of the roof. Chair Eckhardt wanted to see some historic examples of similar

buildings, such as Chicago Park District buildings. Mr. Perkins commented that they are trying to keep the roof simple to avoid any water issues; however, any comments and suggestions are welcome and will be evaluated.

Commissioner Fitzgerald felt it was a beautiful building. He liked the eyebrow windows as designed; it is a small detail that is useful and picks up on the arches on the front of the building. He agreed with the previous comment to simplify the stone on the second-floor of the east elevation, and he suggested simplifying the stone on the first-floor as well. He also felt the stone on the gable on the west elevation should be simplified, because it is a heavy detail compared to what is on the Village Hall building and his eye is drawn more to the gable and not the tower. Mr. Rohde agreed and explained that the intent is to introduce some interesting brick patterns, more traditional in nature. Commissioner Fitzgerald liked everything else about the building, especially the north elevation, and he was curious to see how the brick selection will coordinate but not match Village Hall.

Chair Eckhardt was pleased to see the new building as part of the overall campus. He felt the massing of the building was going in the right direction; the roof, the stepping down, and the simple interior structure with the outer edges being lower with connecting roofs. He felt the eyebrow windows needed further detailing to connect them to the piers, or not connect them, and he questioned whether or not there would be controlled access to the Community Room on the first-floor, which he questioned the need for. Mr. Perkins explained that the Community Room would only be accessible through the main entry and the internal public concourse. It was designed to be used for meetings with other Police Departments and the Police Academy Program; however, it could be made available for outside meetings as well. Mr. Rohde added that community policing is encouraged and the intent is to light up the lobby at night to be inviting to the public.

Chair Eckhardt felt the front elevation was confusing as to which feature is the front door. He loved the tower element for the main entry, but he questioned whether the grand scale of it was necessary. He felt that further studies should be done. He also reiterated his previous comment that he wanted to see some historic examples of arched features, because the arch on the Community Room seems a little overpowering. Mr. Perkins explained that there would be landscaping in front of the Community Room, and further studies could be done about how the arch relates historically and what is the appropriate amount of stone at the entry. Chair Eckhardt also said that he was okay with the bump-out elements on the two ends of the building; it was appropriate on the east end of the building, although it needed further color study; however, on the west end of the building, it competed with the entry tower and needed further study. He also pointed out the large amount of glass on the first-floor, which he felt was needed; however, he was concerned that most of the time the blinds would be closed for security reasons, and top-down blinds should be considered. In general, he felt the design was going in the right direction.

Mr. Perkins thanked the commissioners for their feedback; they will continue to further study the design and return with more details.

ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#16-119(H) - 103 N. Pine 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 103 N. Pine Avenue. This recommendation is subject to compliance with the revised architectural plans dated and received on 12/5/16, 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
Revised Exhibits	Exhibits
Original Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Johann Residence
Project Address: 103 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016
Date Revised: January 5, 2017

PETITION INFORMATION:

DC Number: 16-119
Petitioner Name: Dustin Bucalo
Petitioner Address: Designers & Builders Development Inc.
300 Old Mill Rd.
Barrington, IL 60010
Meeting Date: November 15, 2016
Re-Review Meeting Date: January 10, 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 two story residence and two car detached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have 3,743 square feet. This project received approval from the Zoning Board of Appeals on November 14 for a zoning variation to allow a 15 foot exterior side setback where 30 feet is required, and the project complies with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 19.7 feet Side: 6.6 feet Exterior Side: 30 feet Rear: 30 feet	Front: 25.62 feet Side: 7 feet Exterior Side: 15 feet Rear: 30.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,920 SF	3,742 SF
Building Lot Coverage	3,049 SF	2,472 SF
Impervious Surface Coverage Total	4,356 SF	3,170 SF

The existing home (proposed to be demolished) is included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

This project was reviewed by the Design Commission on November 15, 2016 with the following comments:

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.

In response to these comments, the petitioner has made the following changes to the design:

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.

The original design was nicely done in a farmhouse style with 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 designed for an even more authentic farmhouse appearance that will fit in well in this neighborhood of varied style historic homes.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 103 N. Pine Avenue. This recommendation is subject to compliance with the revised architectural plans dated and received on 12/5/16, 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 5, 2017

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

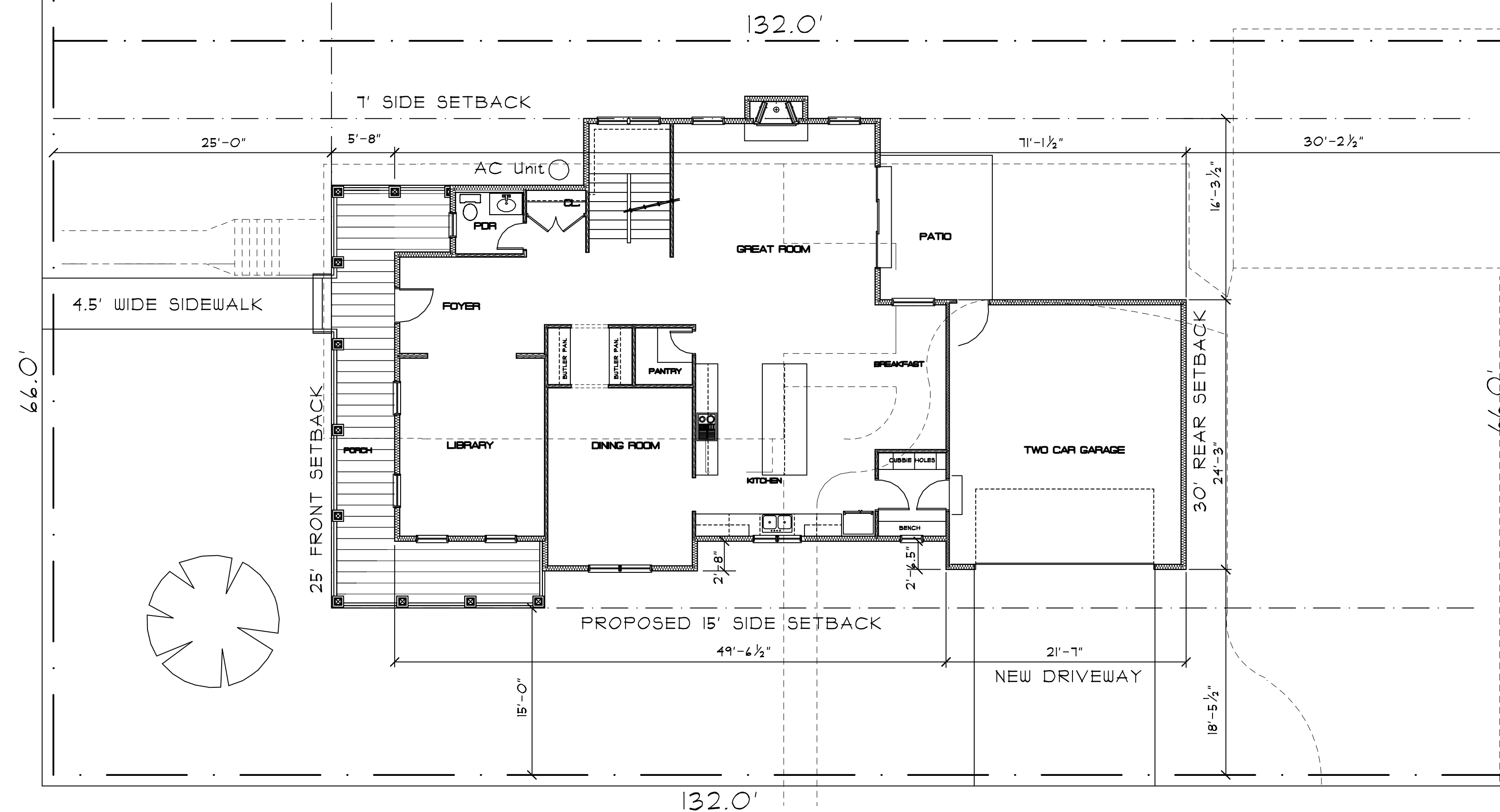
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-119

A NEW RESIDENCE BY DESIGNERS & BUILDERS DEVEL.

NORTH PINE AVENUE

WING STREET

103 N. PINE AVENUE
ARLINGTON HEIGHTS, ILLINOIS



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

LOT SIZE = 8712 SQ. FT.
HOUSE + GARAGE FOOTPRINT = 2183.1 SQ. FT.
PROPOSED DRIVEWAY = 446 SQ. FT.
PROPOSED SIDEWALK = 111 SQ. FT.
FRONT PORCH = 254.7 SQ. FT.
PATIO = 140 SQ. FT.
TOTAL IMPERVIOUS = 3134.8 SQ. FT.

DATE OF ISSUE:	12/23/16
JOB NUMBER:	SF3SPINED
DRAWN: CHECKED:	TFM ; SPK

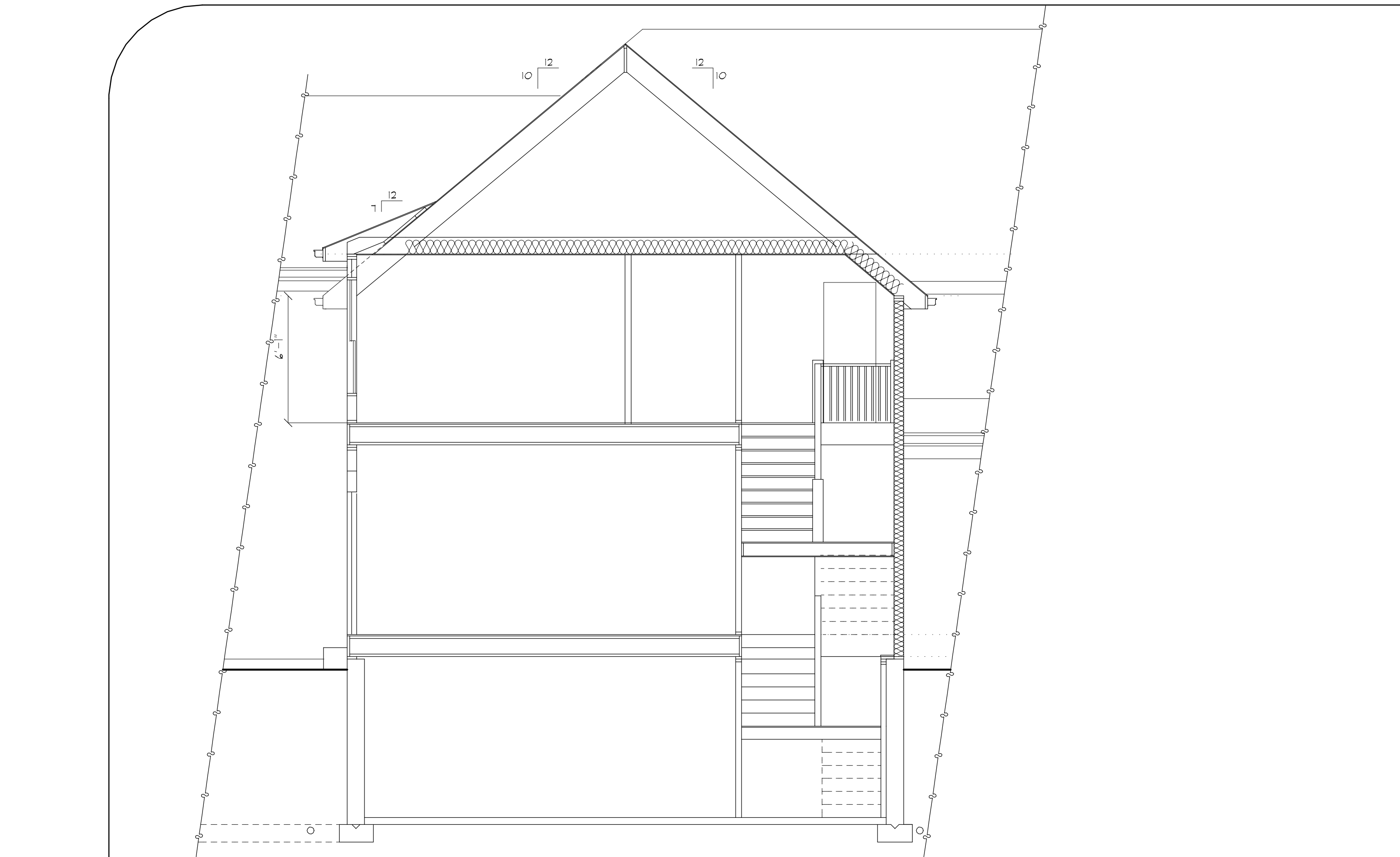
300 N. 11th St.
Wheeling,
Illinois
60090

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

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UNLIMITED, LP

DATE: REVISION:

A NEW RESIDENCE BY
DESIGNERS & BUILDERS DEVEL.
103 N. PINE AVENUE
ARLINGTON HTS., ILLINOIS



SECTION B-B

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



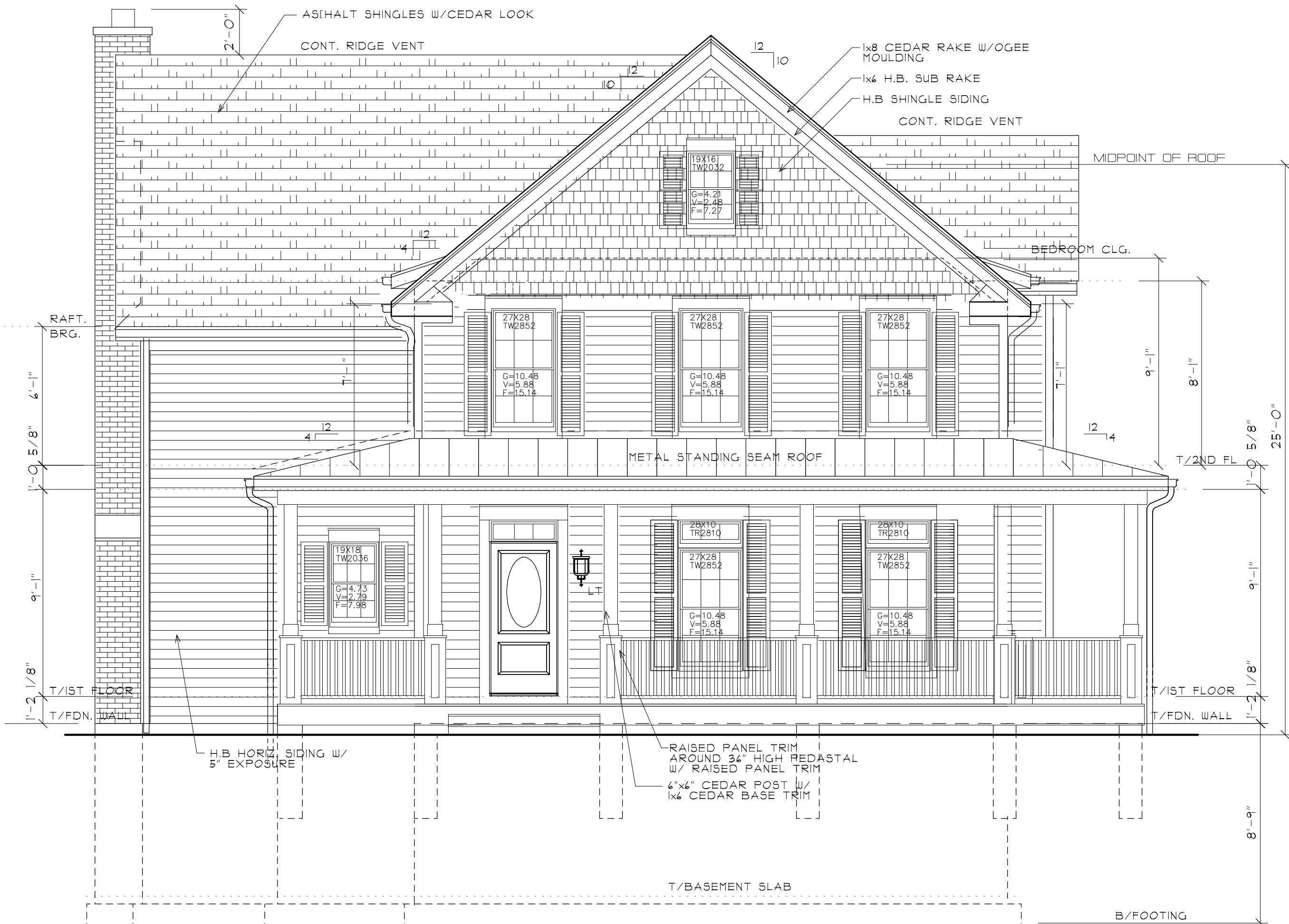
SECTION A-A

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



EAST ELEVATION

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



WEST ELEVATION

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

DATE OF ISSUE:

12/23/16

JOB NUMBER:

SE3PINED

DRAWN CHECKED:

TFM : SPK

DATE OF REVISION:

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300 N. 11th St.

Wheeling,

Illinois

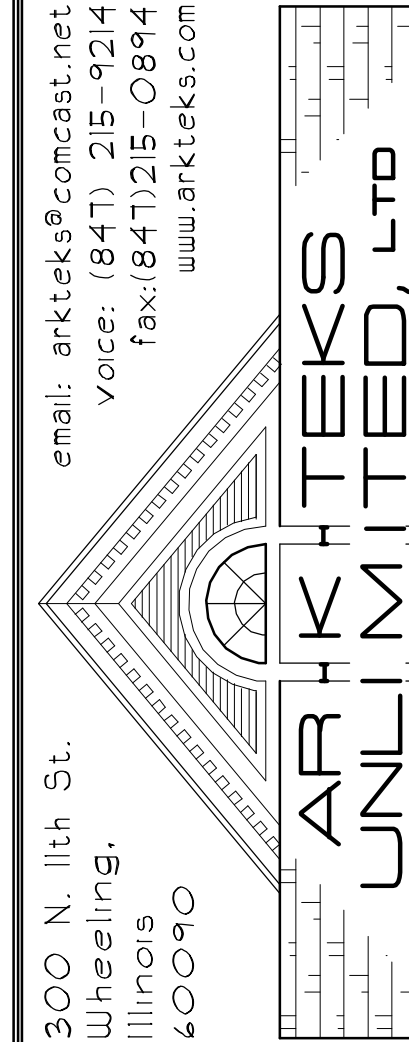
60090

email: arktek@comcast.net

voice: (847) 215-9214

fax: (847) 215-0894

www.arkteks.com



SHEET
A-4

OF

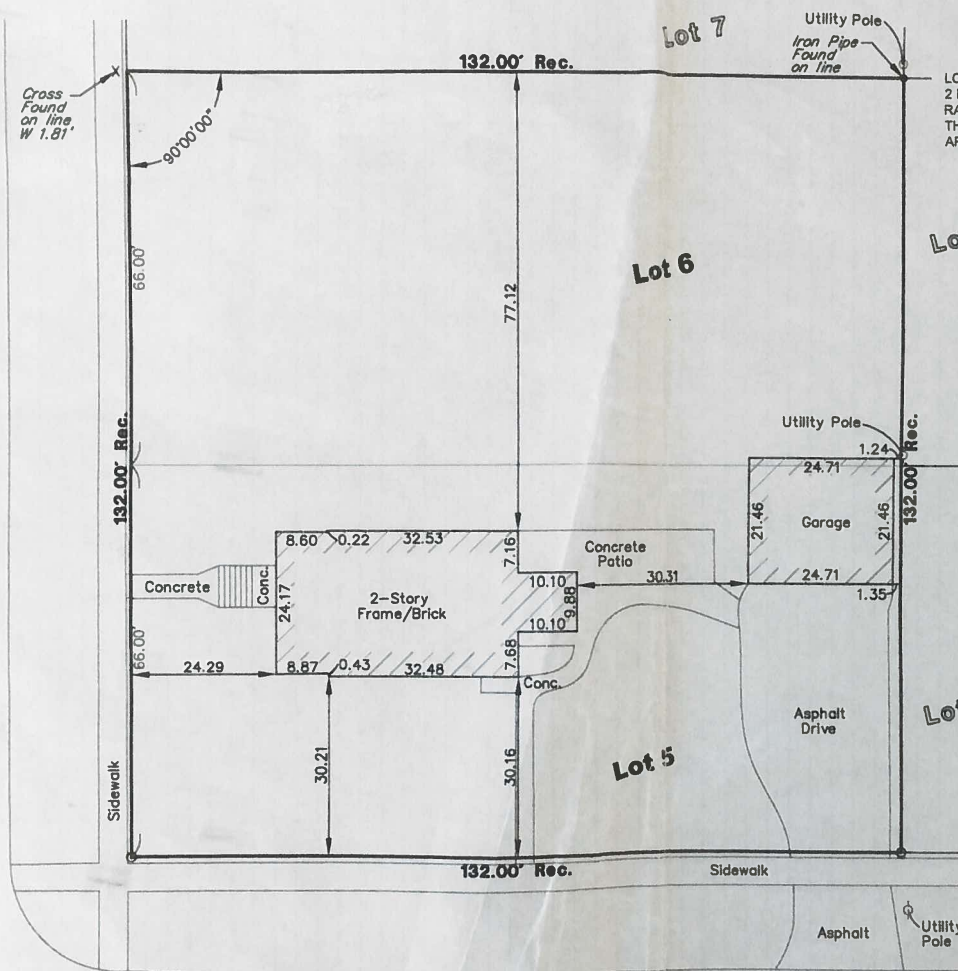
Dennis Bucalo (847) 322-4093

A NEW RESIDENCE BY
DESIGNERS & BUILDERS DEVL.
103 N. PINE AVENUE
ARLINGTON HTS., ILLINOIS



SCALE: 1" = 20'

North Pine Avenue



PLAT OF SURVEY

LOT 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION NUMBER 2 IN THE EAST 1/2 OF THE SOUTH WEST 1/4 (LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.

Legend:

○ Set 3/4" Iron Pipe

Surveyor Notes:

1. Field Work Completed on 07-28-06
2. Prepared for Robert Johann, for real estate transaction.
3. Site Address: 103 North Pine Avenue, Arlington Heights, IL 60067
4. Pin No.: 05-29-337-003 & 05-29-337-004
5. The easements shown hereon are provided from the use of the recorded subdivision plat.
6. This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
7. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, LAND SURVEYING SERVICES, INC. DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, A.D. 2006, IN PALATINE, ILLINOIS.

GLORIA JEAN KOTER, AN AGENT FOR LAND SURVEYING SERVICES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3393
License Expiration Date 11-30-08

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

Drawing Revisions	
Date	Drawn
	BS
	CHK

Field Work Completed: 07-28-06	Date: 07-31-06
Scale: 1" = 20'	Site Address:
	103 North Pine Avenue
	Arlington Heights, Illinois

Land Surveying Services Inc.
19 S Bothwell St., Suite 210, Palatine, IL 60067
PH: (847) 991-7700 FAX: (847) 991-7707
Professional Design Firm License No. 184-003632

Job Number
LS061382
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

RECEIVED

SEP 20 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

Wing Street

N. BELMONT AVENUE

E. MINER STREET

E. WING STREET



032E3290040000 05/22/2007

203 N. PINE STREET



032933700100C0 05/22/2007

115 N. PINE AVENUE



03293370020000 05/22/2007

113 N. PINE AVENUE

VACANT LOT

103 N. BELMONT AVE.



032E3370030000 05/22/2007



103 N. BELMONT AVE.
AT WING STREET

SUBJECT
PROPERTY



103 N. PINE AVE.
AT WING STREET



032933700400C0 05/22/2007

103 N. PINE AVENUE



03293450010000 05/22/2007

25 N. PINE AVENUE



032E3450020000 05/22/2007

23 N. PINE AVENUE



03293450030000 05/22/2007

19 N. PINE AVENUE

N. PINE AVENUE



COLOR PHOTOGRAPHS
ADJACENT TO 103 N. PINE AVENUE
SURROUNDING PROPERTIES



0329336C101001 07/16/2007

104 N. PINE AVENUE



03293440141001 07/18/2007

225 E. WING STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



EXISTING VACANT LOT NORTH OF 103 PINE AVENUE

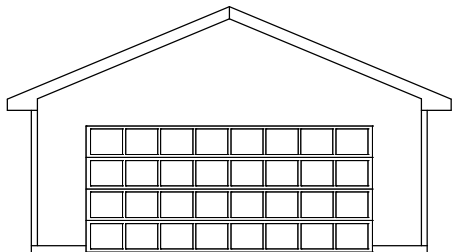
PROPOSED WEST ELEVATION OF 103 PINE AVENUE

PROPERTY LINE

PROPERTY LINE

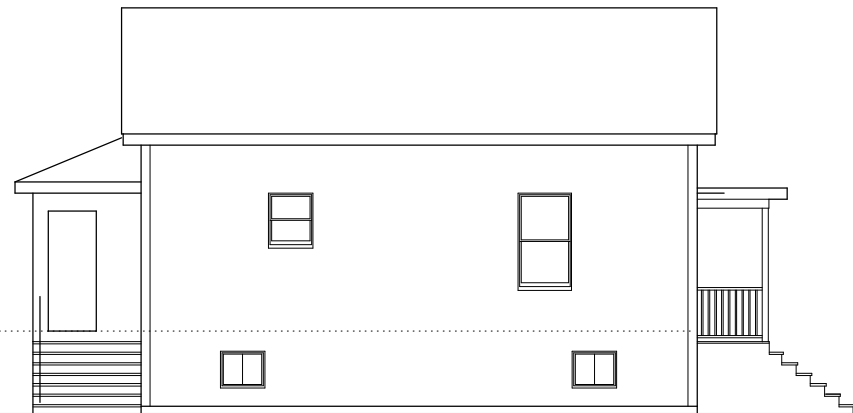
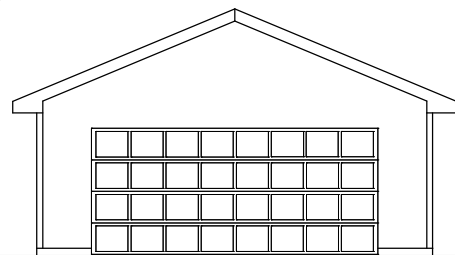


SOUTH ELEVATION OF 103 PINE AVENUE AT WING STREET



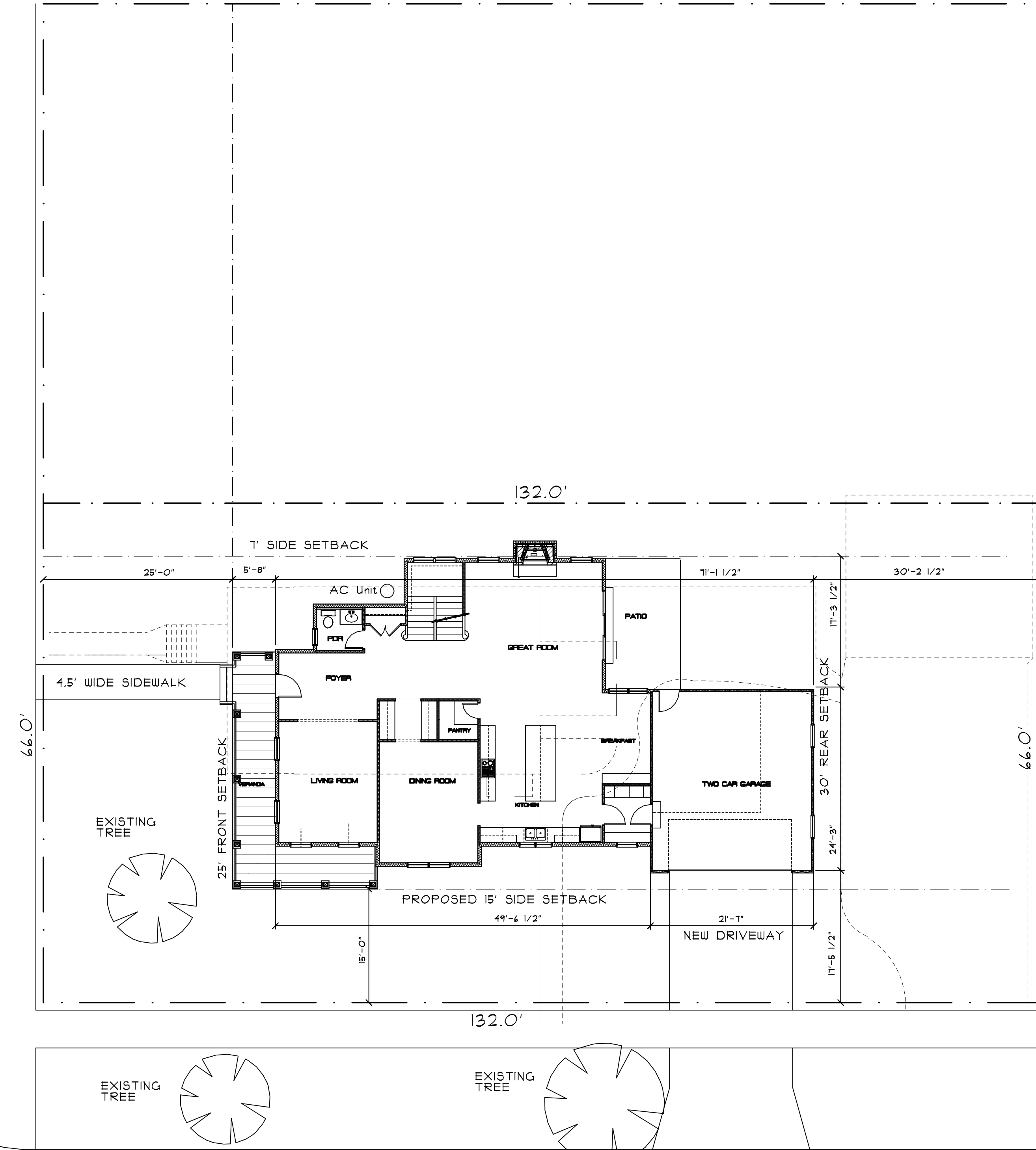
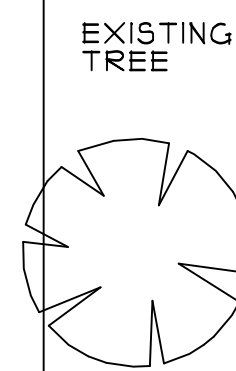
PROPERTY LINE

PROPERTY LINE



EXISTING SOUTH ELEVATION OF 102 BELMONT AVENUE AT WING STREET

NORTH PINE AVENUE

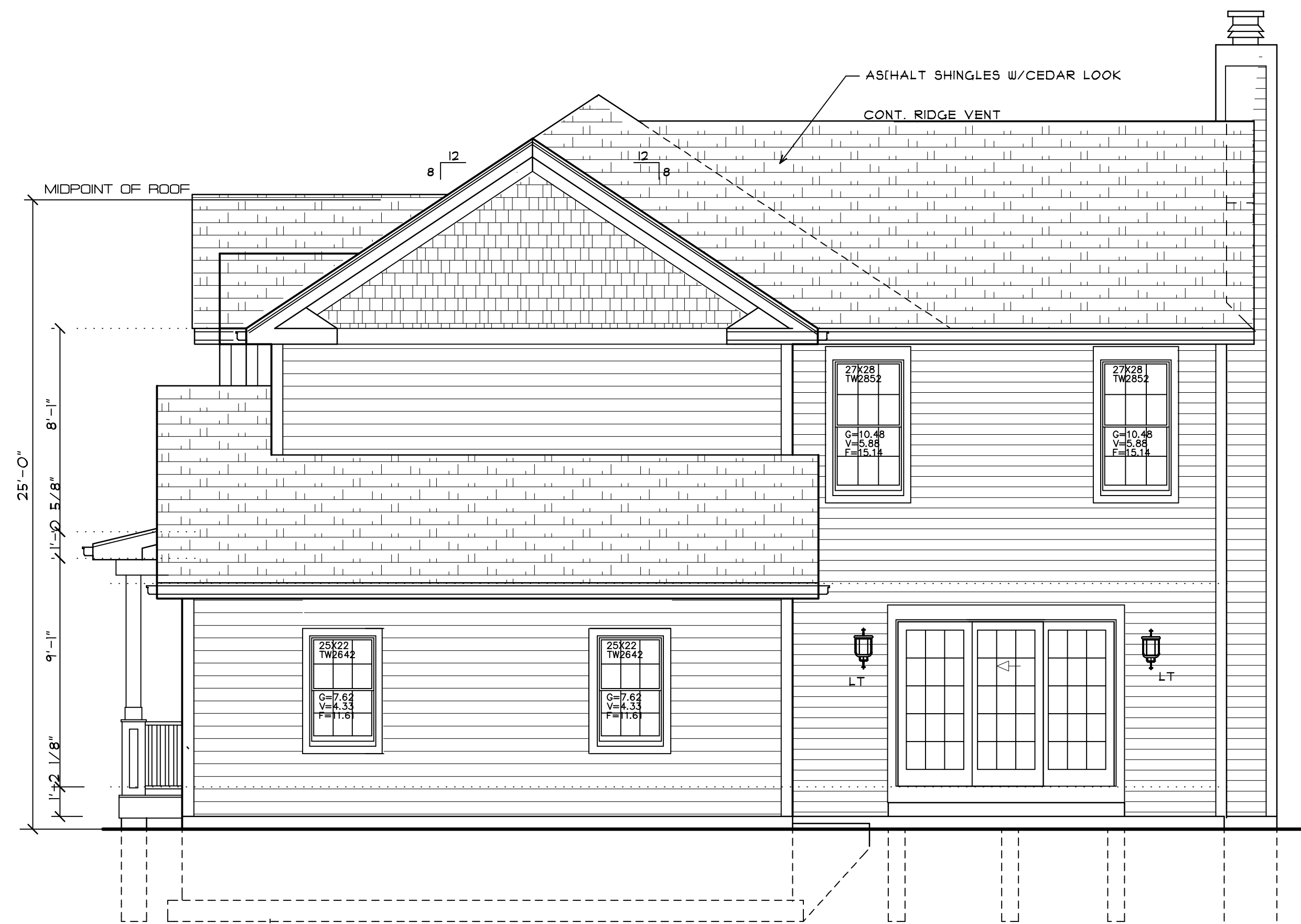
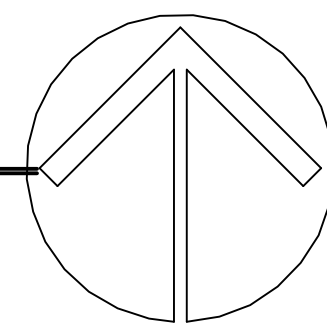


WING STREET

SITE PLAN

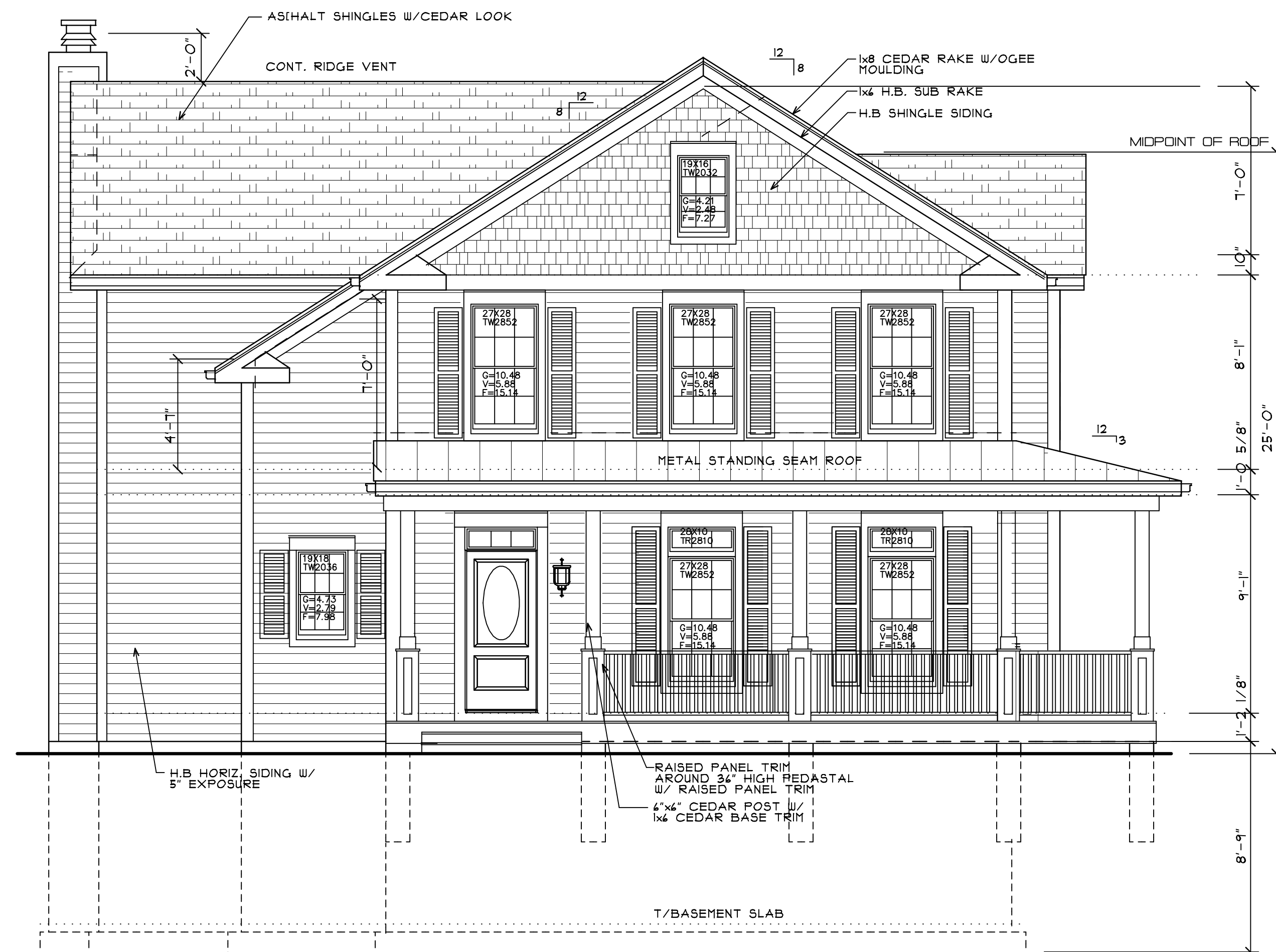
SCALE: 1" = 10'-0"

LOT SIZE = 8712 SQ. FT.
HOUSE + GARAGE FOOTPRINT = 2183.1 SQ. FT.
PROPOSED DRIVEWAY = 446 SQ. FT.
PROPOSED SIDEWALK = 111 SQ. FT.
FRONT PORCH = 254.1 SQ. FT.
PATIO = 140 SQ. FT.
TOTAL IMPERVIOUS = 3134.8 SQ. FT.



EAST ELEVATION

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



WEST ELEVATION

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

DATE OF ISSUE:

10/13/16

JOB NUMBER:

SE3PINED

DRAWN: CHECKED:

TFM : SPK

300 N. 11th St.

Wheeling,

Illinois

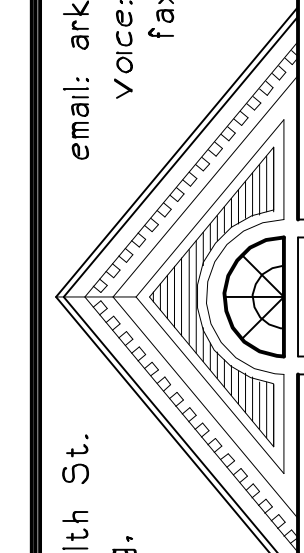
60090

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DATE: REVISION:

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NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

DATE OF ISSUE:

10/13/16

JOB NUMBER:

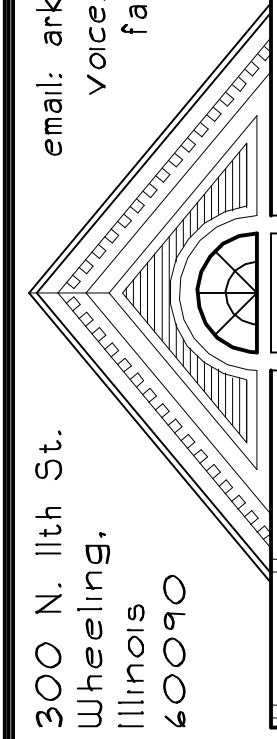
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DATE REVISION

A NEW RESIDENCE BY
DESIGNERS & BUILDERS DEVEL.
103 N. PINE AVENUE
ARLINGTON HTS., ILLINOIS

Dennis Burdick (847) 322-4093

103 N. Pine Material Schedule

Item	Material	Manufacturer	Color
Brick	clay	Sioux City Brick	Glacier Grey
Siding, trim, & soffit/fascia	Pressed wood	LP	ultra white
Gutters	aluminum	ACM	white
Windwos	Wood/Aluminum clad exterior	Pella	black
Garage Door	steel insulated	clopay	white
Roof	ashphalt shingles	GAF	Petwer Gray

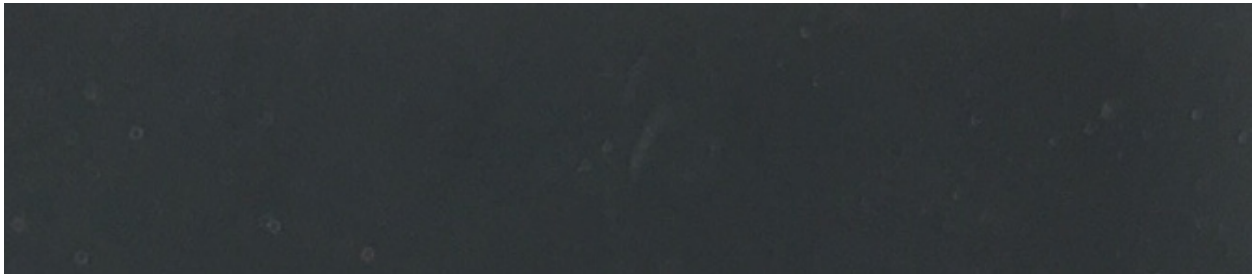
103 N. Pine Color Sheet



Roof - Pewter Grey



Exterior trim and lap siding - Ultra white



Metal seam roof - charcoal grey



Masonry chimney - Glacier Gray brick



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

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for additions to Windsor Elementary School located at 1315 E. Miner Street. This recommendation is subject to compliance with the plans 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 conditions:

1. Consider adding planting beds with a mix of shrubs and perennials along the existing building walls facing Miner Street and Windsor Drive.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Windsor Elementary School
Project Address: 1315 E. Miner Street
Prepared By: Steve Hautzinger

Date Prepared: January 5, 2017

PETITION INFORMATION:

DC Number: 16-146
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: January 10, 2017

Requested Action(s):

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

ANALYSIS

Summary:

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

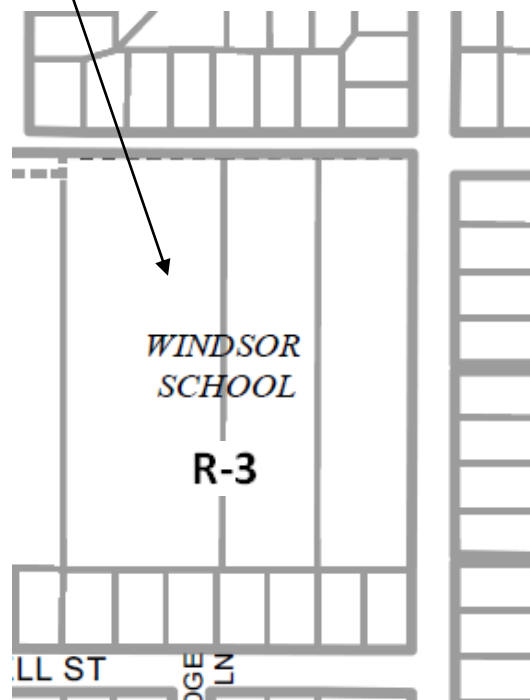
The petitioner is seeking approval of the architectural design for additions to an existing elementary school. The scope of the project includes a gymnasium addition on the west side of the building, adjacent to the existing gymnasium, as well as a new Classroom wing addition on the south end of the 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.

Site Analysis:



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One Family Dwelling District	Windsor Elementary School	Schools
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Miner School	Schools / Parks

Architectural Design:

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.

Mechanical Equipment and Trash Screening:

New mechanical equipment will be located on grade behind the gymnasium addition, and it will be fully screened with a brick screen wall. A new trash area will be located on the west side of the gymnasium addition, and it will be fully screened with brick screen walls and dark bronze louvered gates.

Landscaping:

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. The petitioner should consider adding planting beds in these locations with a mix of shrubs and perennials.

RECOMMENDATION:

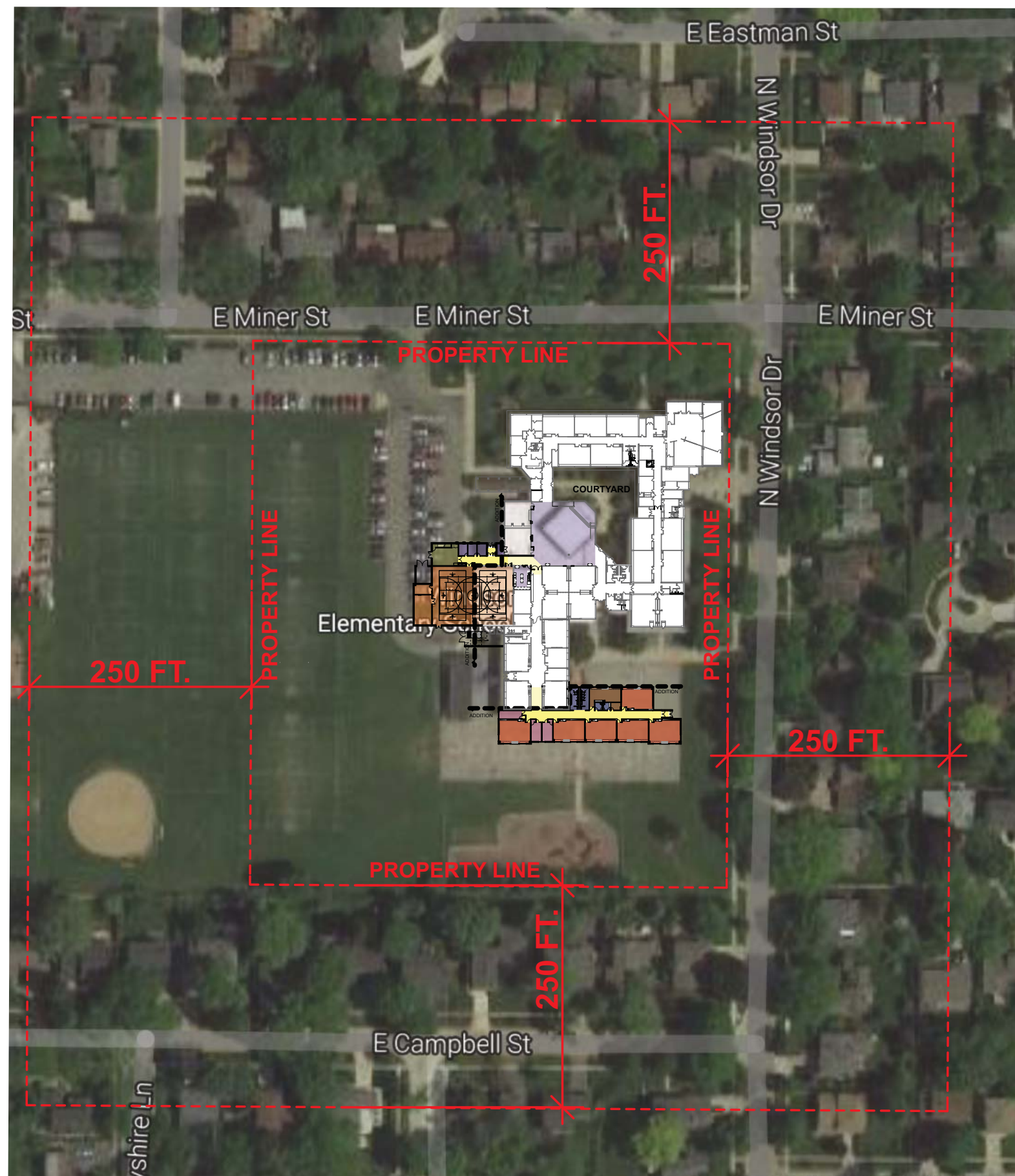
It is recommended that the Design Commission **approve** the proposed architectural design for additions to Windsor Elementary School located at 1315 E. Miner Street. This recommendation is subject to compliance with the plans received 12/5/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Consider adding planting beds with a mix of shrubs and perennials along the existing building walls facing Miner Street and Windsor Drive.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

January 5, 2017

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 16-146



LOCATION MAP

STR

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

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1315 E. Miner Street, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25



11/29/16



VIEW - AT NORTHEAST CORNER OF SCHOOL



VIEW - AT NORTHWEST CORNER OF SCHOOL



VIEW - AT SOUTHWEST CORNER OF SCHOOL



VIEW - AT SOUTHEAST CORNER OF SCHOOL

COLOR PHOTOGRAPHS OF SUBJECT PROPERTY



SURROUNDING PROPERTIES ON THE NORTH SIDE OF E. MINER ST. FROM N. DRYDEN PL. TO N. WINDSOR DR.



SURROUNDING PROPERTIES ON THE NORTH SIDE OF E. MINER ST. FROM N. DRYDEN PL. TO N. WINDSOR DR., CONTINUED



SURROUNDING PROPERTIES ON THE NORTH SIDE OF E. MINER ST. EAST OF N. WINDSOR DR.

SURROUNDING PROPERTIES ON THE SOUTH SIDE OF E. MINER ST. EAST OF N. WINDSOR DR.



PARKING LOT - WEST OF WINDSOR SCHOOL ON E. MINER ST.
RECREATION FIELDS - WEST OF WINDSOR SCHOOL ON E. MINER ST.
COLOR PHOTOGRAPHS OF SURROUNDING PROPERTIES - ALONG E. MINER ST.

DIST. 25 MAINTENANCE - WEST OF WINDSOR SCHOOL ON E. MINER ST.

MINER SCHOOL - WEST OF WINDSOR SCHOOL ON E. MINER ST.



**SURROUNDING PROPERTIES ON THE WEST SIDE
OF N. WINDSOR DR. NORTH OF E. MINER ST.**

**SURROUNDING PROPERTIES ON THE EAST SIDE
OF N. WINDSOR DR. NORTH OF E. MINER ST.**



SURROUNDING PROPERTIES ON THE EAST SIDE OF N. WINDSOR FROM E. MINER ST. TO E. CAMPBELL ST.



**SURROUNDING PROPERTIES ON THE EAST SIDE OF N. WINDSOR FROM E. MINER ST. TO
E. CAMPBELL ST., CONTINUED**

**PROPERTIES SOUTH OF WINDSOR SCHOOL
ON THE WEST SIDE OF N. WINDSOR DR.**



PROPERTIES AT THE SOUTH PROPERTY LINE OF WINDSOR SCHOOL

**PROPERTIES AT THE SOUTH PROPERTY LINE OF THE RECREATION
FIELDS TO THE WEST OF WINDSOR SCHOOL**

COLOR PHOTOGRAPHS OF SURROUNDING PROPERTIES - ALONG N. WINDSOR DR. & AT SOUTH PROPERTY LINE

STR

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

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

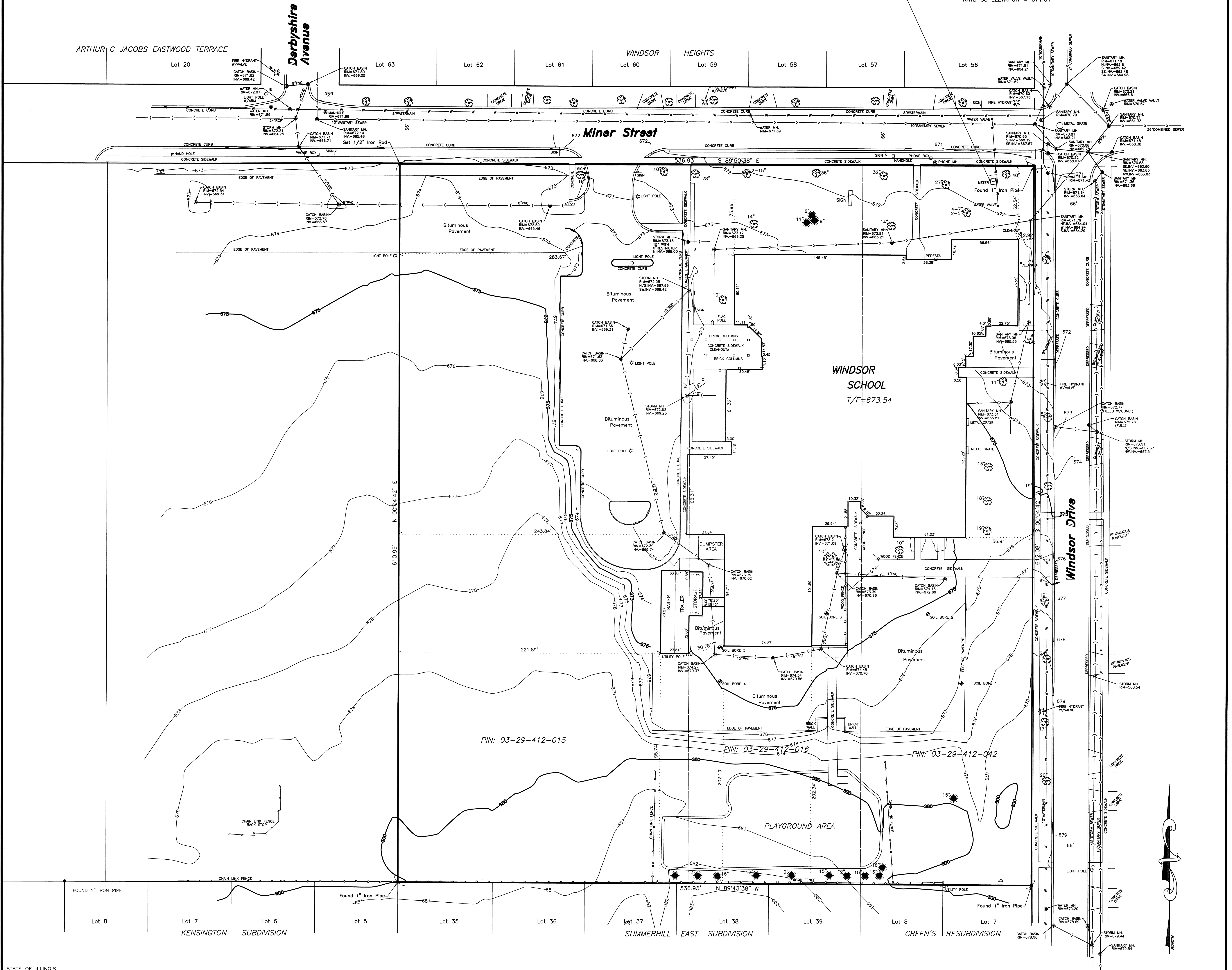
1315 E. Miner Street, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

11/29/16

PLAT OF SURVEY

WINDSOR SCHOOL, ARLINGTON HEIGHTS, ILLINOIS.
IN THE EAST HALF OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

SOURCE AND SITE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
LOCATION ADDRESS:
1397 E. MINER STREET
MONUMENT 55
1" DIA. BRASS DISC IN SOUTHWESTERLY CORNER OF WATER
METER VAULT, 44.5' SOUTH OF THE CENTERLINE OF MINER
STREET AND 67' WEST OF THE CENTERLINE OF WINDSOR DRIVE
NAVD 88 ELEVATION = 671.61

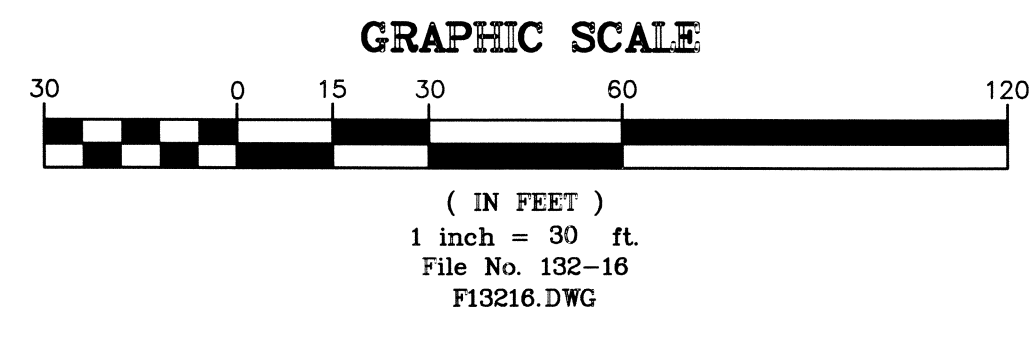


STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 5TH DAY OF OCTOBER, A.D. 2016.

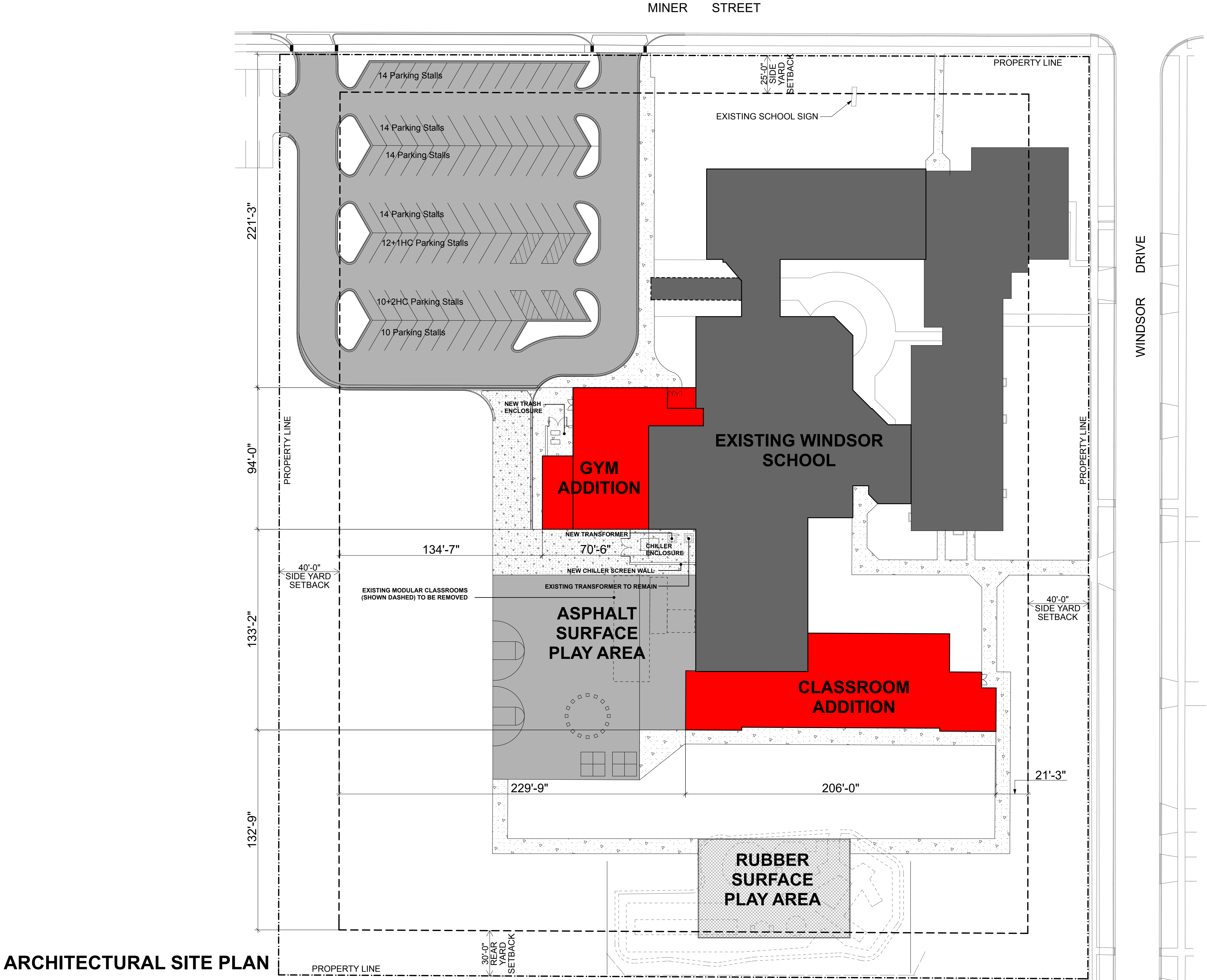
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 10-05-2016
CLIENT NAME: Arlington Heights School Dist. 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

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



ZONING: WINDSOR

Use District: R-3 One Family Dwelling District

Data

Existing Site Area: 274,658 sq. ft.
Existing Floor Area: 62,046 sq. ft.
Floor Area with Additions: 80,602 sq. ft.
Existing Building Footprint: 52,550 sq. ft.
Building Footprint with Additions: 69,147
Existing Impervious Surface Coverage: 127,406 sq. ft.
Impervious Surface Coverage with Site Modifications: 164,417 sq. ft.

Existing on-site parking: 89 total parking spaces including two accessible spaces
On-site parking with Site Modifications: 92 total parking spaces including four accessible spaces

Maximum Floor Area Ratio

Allowed	Existing	Proposed	Comment
50%	23% (62,046/274,658)	29% (80,602/274,658)	Complies with Percentage Allowed

Maximum Building Lot Coverage

Allowed	Existing	Proposed	Comment
35%	19% (52,550/274,658)	25% (69,147/274,658)	Complies with Percentage Allowed

Maximum Impervious Surface Coverage

Allowed	Existing	Proposed	Comment
50%	46% (127,406/274,658)	60% (164,417/274,658)	Exceeds Percentage Allowed. Note that School District 25 owns adjacent open space to west

Maximum Height and Stories

Allowed	Existing	Proposed	Comment
25 ft. 2 1/2 stories	24'-2" 2 stories	24'-2" 2 stories	Complies with Height and Stories Allowed

ARCHITECTURAL SITE PLAN

STR

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

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1315 E. Miner Street, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

1

SITE PLAN
SCALE: 1" = 30'

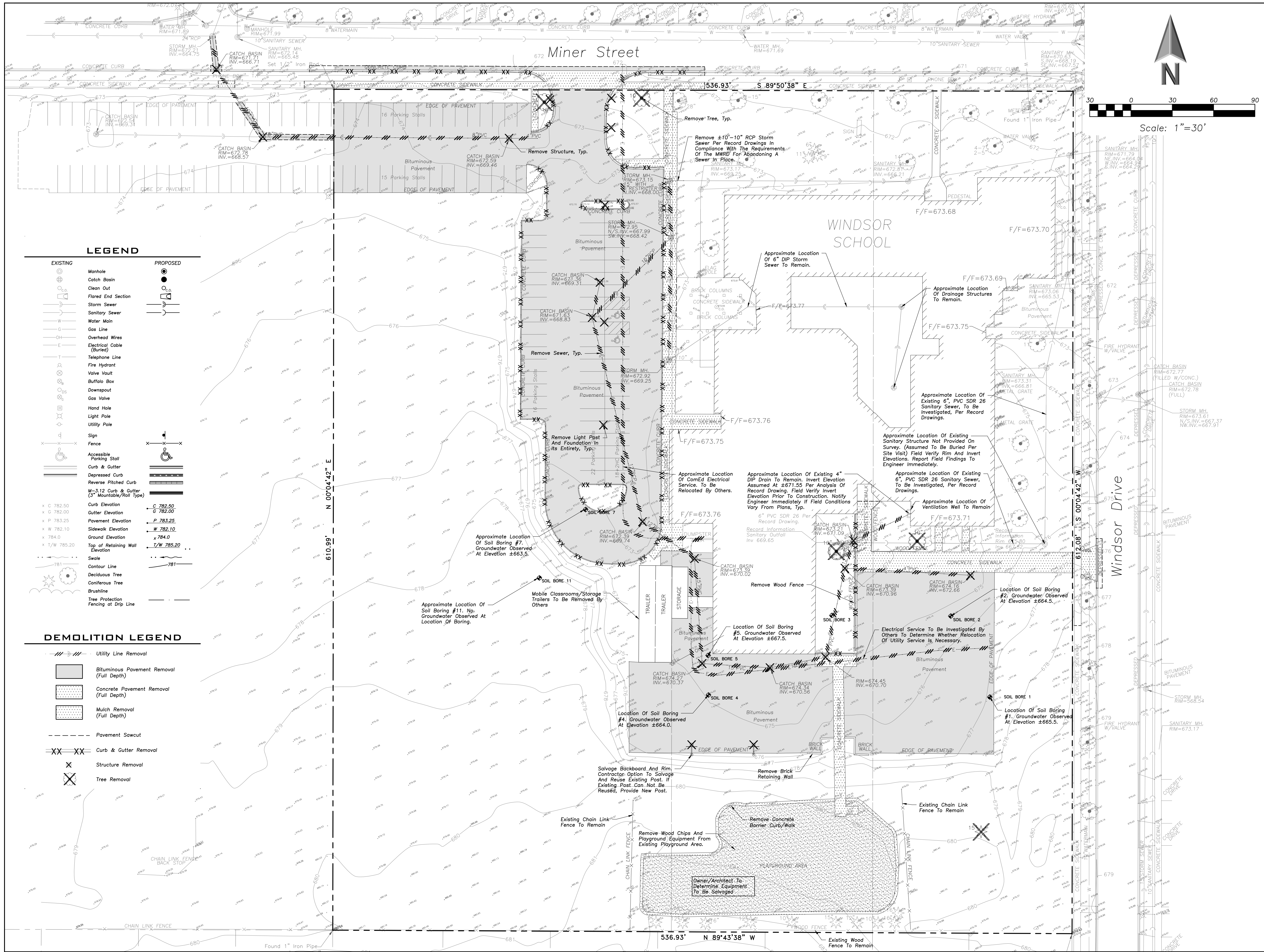
N

0'

5'

10'

30'



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (815) 223-4804
FAX (815) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS 1315 E. Miner Street Arlington Heights, Illinois

Reserved for Seal:

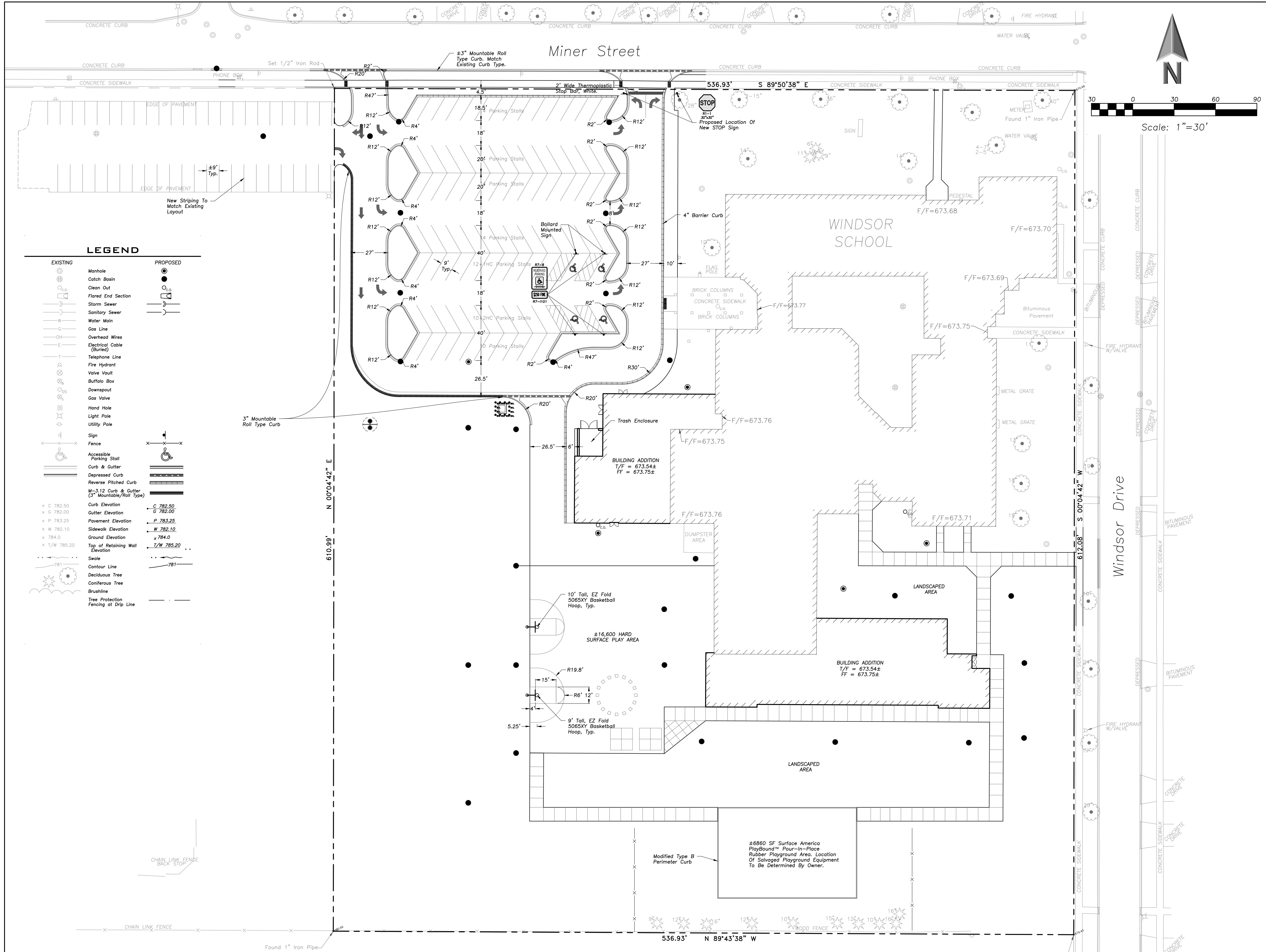
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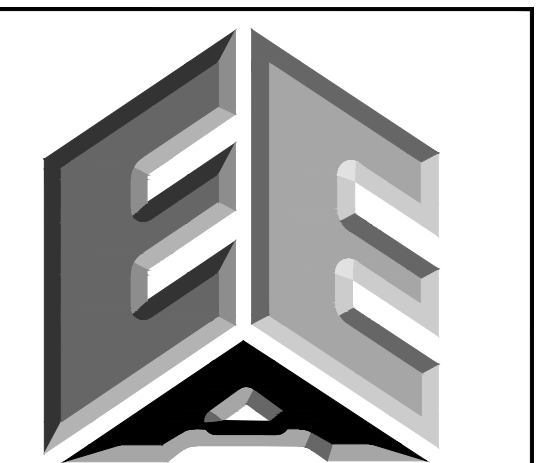
No.	Date	Description
	10/13/16	ISSUE FOR REVIEW
	11/02/16	ISSUE FOR REVIEW
	11/22/16	ISSUE FOR REVIEW

DESIGN BY: JC		DATE: 10/07/16	
APPROVED BY: KC		PROJECT NO.:	

Sheet Title:
**SITE
DEMOLITION
PLAN**

Sheet No:
C1.1





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PHONE: (847) 223-4804
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EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

WINDSOR ELEMENTARY SCHOOL
ADDITION AND RENOVATIONS
1315 E. Miner Street
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	10/13/16	ISSUE FOR REVIEW
	11/02/16	ISSUE FOR REVIEW
	11/22/16	ISSUE FOR REVIEW

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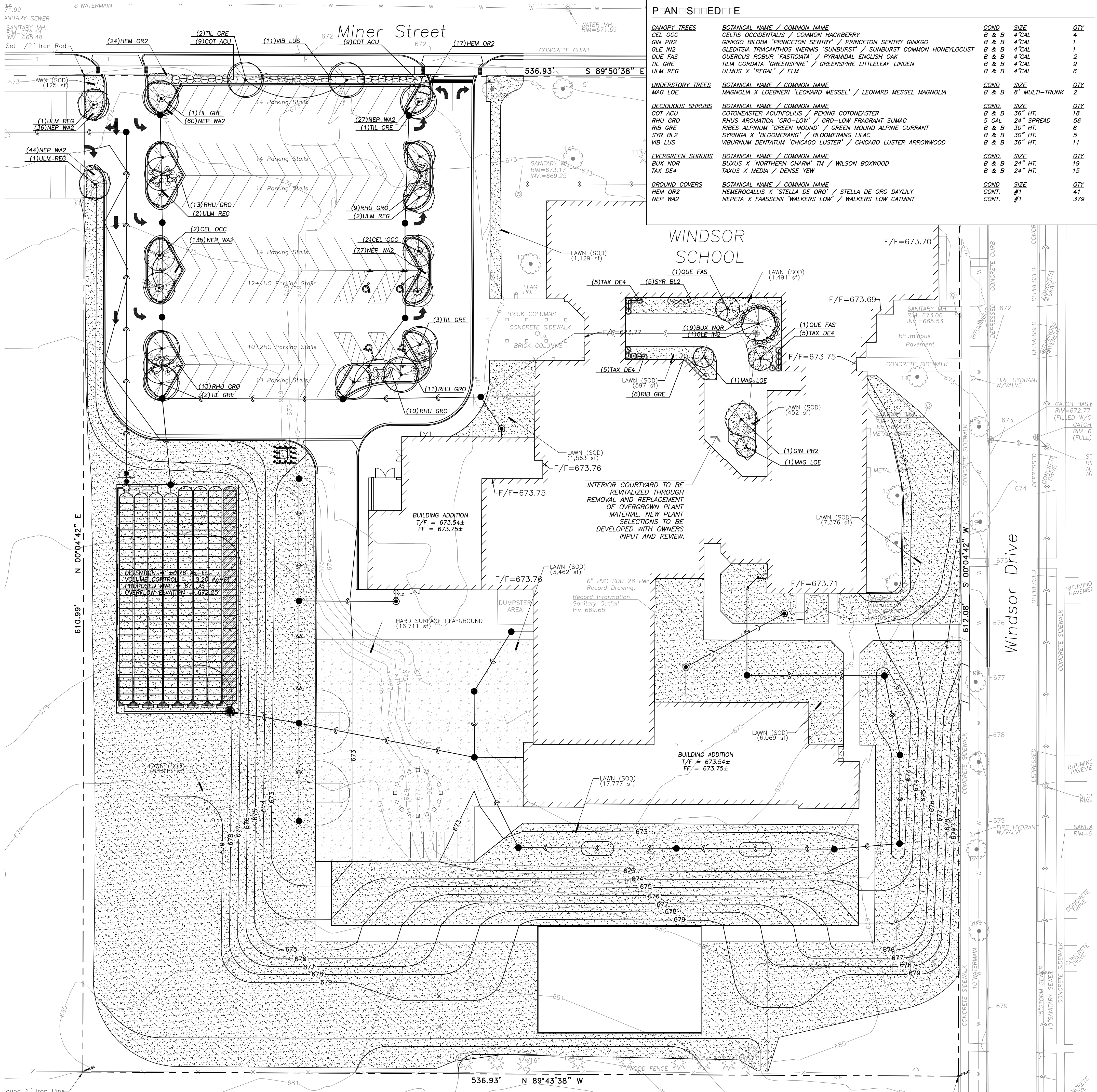
Design By:	JC	Date:	10/07/16
Approved By:	KC	Project No.	

Sheet Title:

**PRELIMINARY
SITE GEOMETRY
PLAN**

Sheet No:

C2.1



- LANDSCAPE NOTES:**
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
 - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 - ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 - ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
 - ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
 - ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
 - ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 - SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 - ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
 - ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
 - ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
 - ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
 - THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
 - TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
 - ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
 - LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
 - REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
 - PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

PAVING AND SURFACE SCHEDULE

	LAWN (SOD)	120,442 SF
	HARD SURFACE PLAYGROUND	16,711 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804 FAX (847) 223-4864
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EXPIRES: 04/30/2017

**WINDSOR ELEMENTARY SCHOOL
ADDITION AND RENOVATIONS**

1315 E. Miner Street
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
10/13/16	10/13/16	ISSUE FOR REVIEW
11/02/16	11/02/16	ISSUE FOR REVIEW
11/22/16	11/22/16	ISSUE FOR REVIEW

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Design By: JC	Date: 10/07/16
Approved By: KC	Project No.

Sheet Title:

**LANDSCAPE
PLAN**

Sheet No:

L1.1



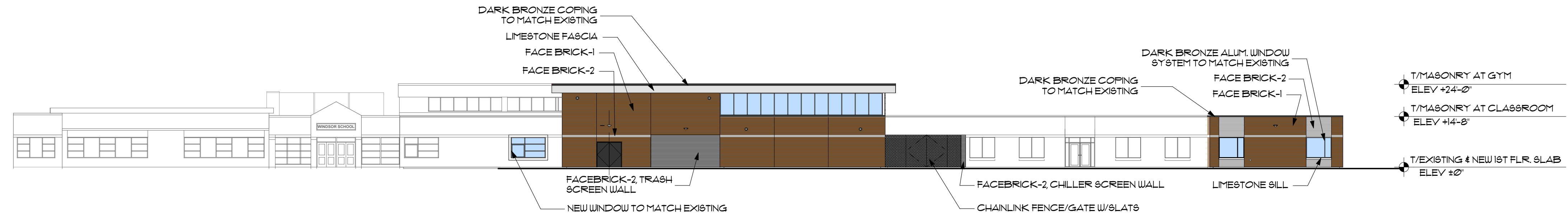
PROPOSED ADDITION SUPERIMPOSED ON EXISTING SITE
NOTE: PROPOSED SITE CHANGES ARE NOT SHOWN IN THIS VIEW

BIRD'S EYE VIEW - PROPOSED ADDITION SUPERIMPOSED ON EXISTING SITE

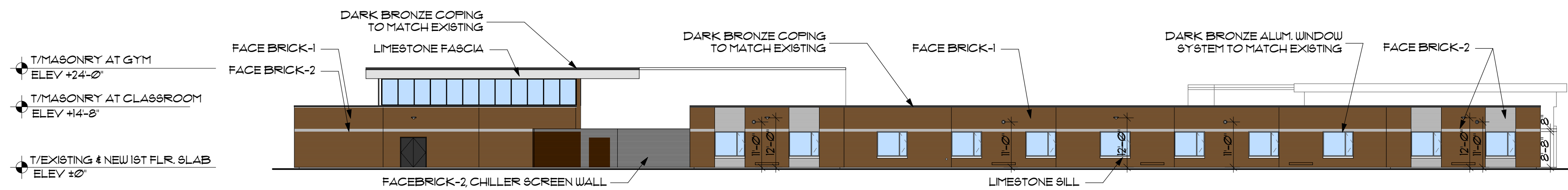


5 EAST ELEVATION
SCALE: 1" = 20'

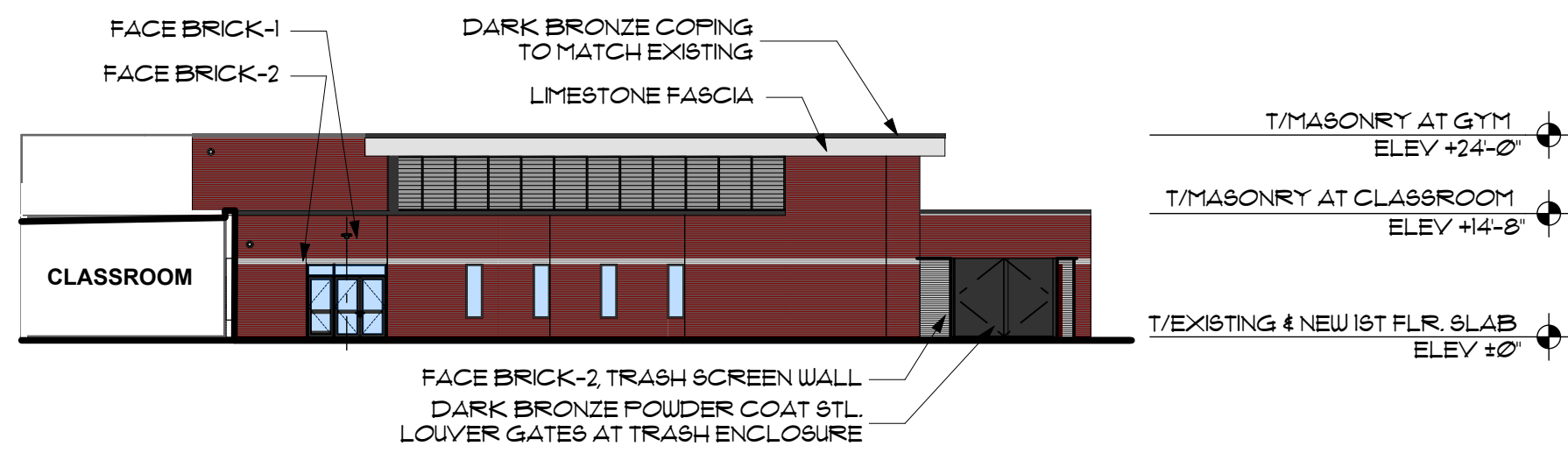
NOTE:
FACE BRICK 1: MATCHING EXISTING RED BRICK
FACE BRICK 2: MATCHING EXISTING LIGHT GREY BRICK



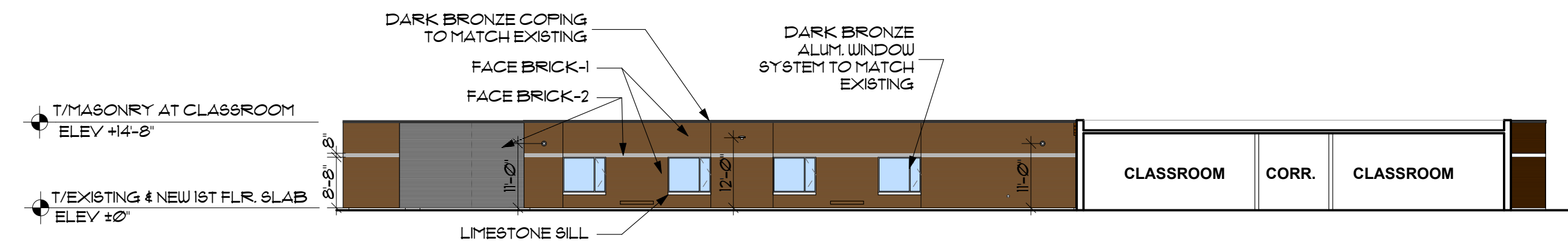
4 WEST ELEVATION
SCALE: 1" = 20'



3 SOUTH ELEVATION
SCALE: 1" = 20'



2 NORTH ELEVATION AT GYM
SCALE: 1" = 20'



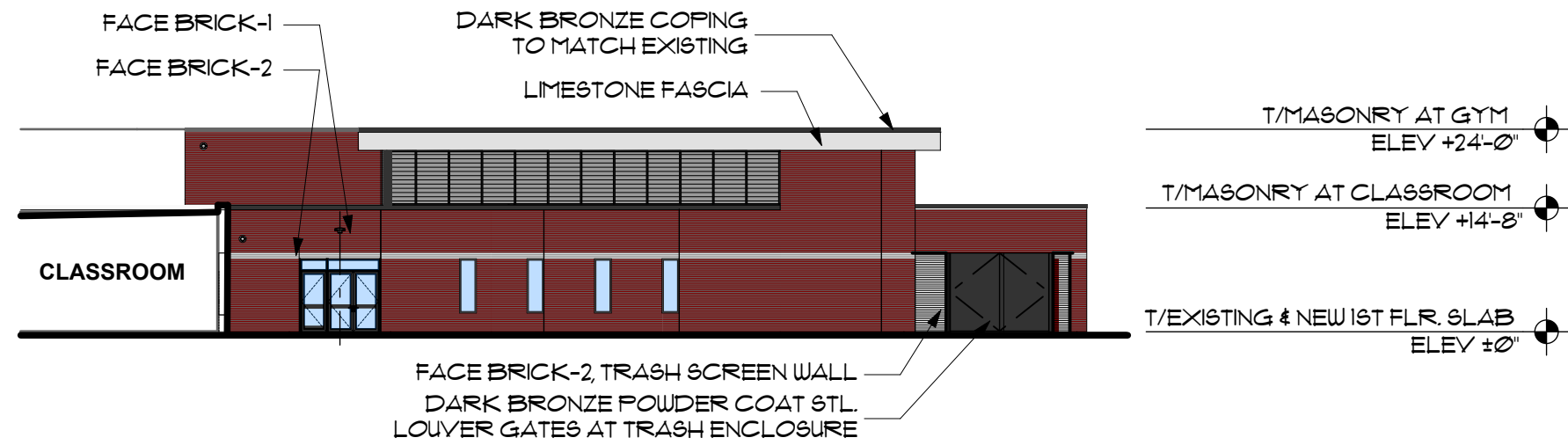
1 NORTH CLASSROOM ELEVATION
SCALE: 1" = 20'

0 8' 16' 32'

BUILDING ELEVATIONS

NOTE:

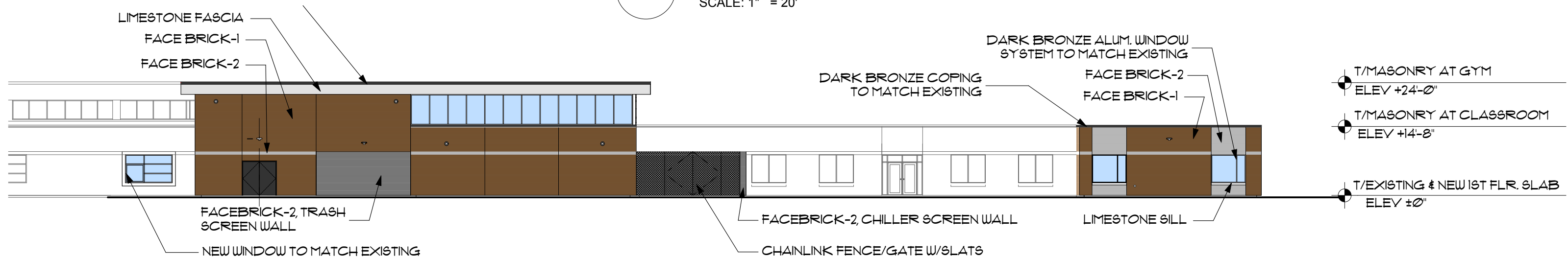
FACE BRICK 1: MATCHING EXISTING RED BRICK
FACE BRICK 2: MATCHING EXISTING LIGHT GREY BRICK



A

NORTH ELEVATION AT GYM

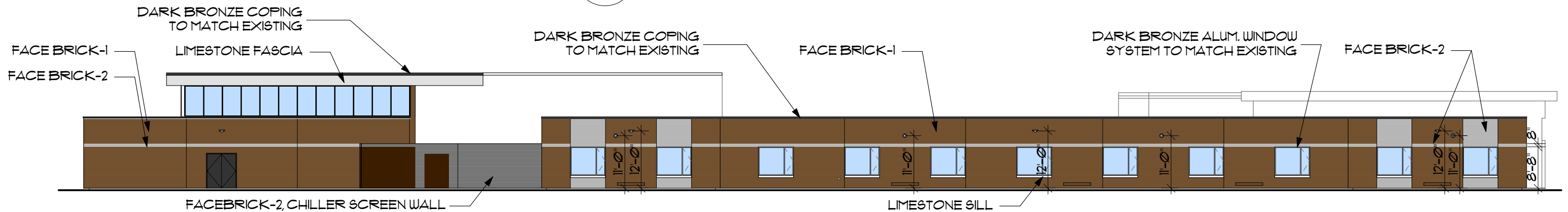
SCALE: 1" = 20'



B

WEST ELEVATION

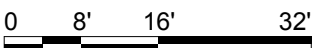
SCALE: 1" = 20'



C

SOUTH ELEVATION AT CLASSROOMS

SCALE: 1" = 20'



MAJOR FACADES

STR

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

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1315 E. Miner Street, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

11/30/16



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

MATERIAL LIST

Petitioner Name: Don Hansen, STR Partners LLC, Architects
Date: November 30, 2016
Project: Windsor Elementary School Addition and Renovations
Location: 1315 E. Miner St., Arlington Heights, IL 60004

School Building:

Red Field Brick: Sioux City Brick, Red Colonial, Modular – 90%
Sioux City Brick, Granite Red Colonial, Modular - 10%
(matching existing)

Grey Accent Brick: Glen-Gery Brick, Tuscan Series, Oyster Grey, Modular
(matching existing)

Gym Canopy Fascia: Limestone (matching existing)

Window Framing: Dark Bronze (matching existing)

Storefront Framing: Dark Bronze (matching existing)

Roof Copings: Dark Bronze (matching existing)

PRODUCT INFORMATION

Petitioner Name: Don Hansen, STR Partners LLC, Architects

Date: November 30, 2016

Project: Windsor Elementary School Addition and Renovations

Location: 1315 E. Miner St., Arlington Heights, IL 60004

Trash Enclosure Product Sheet:



1-800-321-7042

PRODUCTS INFILL PANELS PHOTOS CAD DRAWINGS ABOUT AMETCO RESOURCES LITERATURE

Shadow 100

Home / Panel Types / Shadow 100



**DOUBLE SWING GATES SHADOW 100
GALVANIZED STEEL FIXED LOUVER
GALVANIZED AND POWDER COATED AT
THE STRONGSVILLE POLICE
DEPARTMENT 445**

DOUBLE SWING GATES SHADOW 100 GALVANIZED STEEL FIXED LOUVER



Galvanized steel Shadow 100 Design ...fixed louver steel fencing with 100% direct visual screening. The weight per square foot is 3.50#

Characteristics
Model with inclined sections, without cuts or joints and therefore monolithic. It can be installed with horizontal sections, in which case it is practically peep-proof, or with vertical sections, this allowing a reduced one side visibility only.

Applications
Suitable for use on balconies, as sunscreens, protective screens, false ceilings, ventilation openings, parking garages and special applications

Specify:
Electro-forged welded steel fencing. Ametco Galvanized Steel Shadow 100 Design horizontal or vertical - 1-31/32" x 1/16" formed main bar, 5/32" round cross bar forming a 1-13/16" x 5-7/32" mesh. Galvanized to ASTM 123 and powder polyester coated and weighs 3.50 lbs. per Sq.Ft.

Ametco louver designs are polyester powder coated to any of Ametco's 15 standard colors. If your louver requirement is for widths from 1 foot to 500 feet, call Ametco Mfg. Corp. and have one of our sales engineers work with you.