



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 5, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 12/8/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-146 - 603 E. Euclid Ave. - SF/Teardown
- B. DC#15-148 - 404 W. Olive St. - SF/Teardown
- C. DC#15-153 - 914 N. Illinois Ave. - SF/Teardown
- D. DC#15-147 - 1810 N. Fernandez Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 12/8/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 12/8/15 DRAFT

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 8, 2015**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald
Jonathan Kubow

Members Absent: Alan Bombick

Also Present: Guy Dragisic, Olympic Signs for *Arlington Promenade*
Mike Faris, Owner of *Arlington Promenade*
Taso Siamantourat, Owner of *TNT Snack Shop*
Lee Ford, Hunzinger Williams for *TNT Snack Shop*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 24 , 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF NOVEMBER 24, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW**DC#15-133 – Arlington Heights Promenade – 305-349 E. Rand Rd.**

Mr. Guy Dragisic, representing *Olympic Signs*, and **Mr. Mike Faris**, owner of the retail center, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to install a new, multi-tenant ground sign facing Arlington Heights Road to serve the existing “Arlington Heights Promenade” multi-tenant retail center. The retail center is located near the intersection of Arlington Heights and Rand Road. The center currently has multiple retail tenants such as The UPS Store, Tropical Smoothie Café, Domino’s Pizza, a shoe store, hair salon, and Family Christian book store. In addition to the proposed new ground sign, there is an existing, ground sign on the site facing Rand Road. The petitioner has indicated that the existing ground sign facing Rand Road will be replaced with a new ground sign to match the size and design of the current sign proposal, for a total of two ground signs on the property. The property is a through lot, which allows one ground sign facing each street frontage if a minimum separation distance of 600 feet is provided. The proposed new sign will be approximately 225 feet from the existing sign, thereby requiring a variation to allow the proposed second sign.

Staff reviewed the petitioner’s letter addressing the hardship criteria and then summarized a number of unique circumstances that support the request for a second sign, which Mr. Hautzinger reviewed as follows:

1. Through Lot (not a corner lot).
 - a. Gas station on corner blocks visibility and prevents the opportunity to have a single ground sign at the corner.
2. Building Orientation.
 - a. The existing retail building is perpendicular to the road with limited storefront visibility, whereas typical retail centers are parallel to the road with clear visibility of storefronts and wall signs.
3. Unique Street Angle & Site Layout.
 - a. The angle of the streets creates the unusual shaped property.
4. Located on Major Roads, away from Residential.
 - a. The proposed sign faces a major arterial road, and will not be visible from any residential neighborhoods.
5. Sign size.
 - a. The proposed sign is modestly sized at 48.3 sf which is proportionate to the size of the retail center as compared to the adjacent larger shopping centers.
6. Sign quality.
 - a. The proposed sign is very nicely designed which will enhance the overall appearance of this retail center.
7. Existing sign replacement.
 - a. The existing sign facing Rand Road has a poor and dated appearance, and currently exceeds the allowable sign size.

Staff feels that this sign variation request meets the criteria for granting a sign variation based on these

unique circumstances. Staff is in support of the variation request to allow two ground signs with a separation distance of approximately 225 feet where 600 feet of separation is required; a variation to allow a 12 foot tall ground sign where zero feet is allowed; and a variation to allow a 48.3 square foot ground sign where zero sf is allowed. As a condition of approval, it is recommended that the existing sign on Rand Road be replaced within approximately one year with a compliant sign not to exceed 49 square feet, and that the existing retaining wall along the west end of the parking lot be repaired, and the landscaping along the sidewalk be improved with a 3-foot high densely planted compact hedge designed to provide year round opacity.

The petitioner had no comments at this time.

Commissioner Kubow agreed with the need for a second ground sign and was in full support of the variation request. He asked if the petitioner agreed with Staff recommendations and **Mr. Dragisic** replied that the owner is in full agreement. **Chair Eckhardt** pointed out that the existing parking lot is depressed approximately 25 or 30 inches, and he questioned whether or not additional landscaping was necessary. **Mr. Hautzinger** replied that landscaping screening is a code requirement to screen the parking areas and it will help soften the edge of the parking area as well as contribute to the overall aesthetics of the area. **Commissioner Kubow** agreed with Staff that the existing ground sign on Rand Road be replaced and updated within one year to match the new ground sign on Arlington Heights Road. He also felt the landscaping along Arlington Heights Road needed to be cleaned up, but was unsure if adding a hedge along the sidewalk should be a recommendation or a requirement.

Commissioner Fasolo was in support of a second ground sign, which he felt was appropriate for this retail plaza, and he agreed that the existing ground sign on Rand Road should be updated and replaced. He was in favor of the sign color as well, which would fit in well with the building. He was unsure if hedges were necessary along the parking lot; however, at a minimum, he felt that new grass and flowers were necessary.

Commissioner Fitzgerald agreed with everything said so far, and he expressed that a salt tolerant landscape hedge should be added along the parking lot, which would give a consistent look from the street without blocking the building.

Chair Eckhardt was concerned that the lowest tenant panel sign could become blocked by a 30-inch hedge if it was not consistently maintained, and he questioned the appropriate height for the new plant material. He was in support of the variation request and he agreed with Staff recommendations and the comments made by the commissioners.

Mr. Dragisic said that the owner would agree to add a hedge of 24-inches in height so that the sign will not be blocked. **Mr. Hautzinger** clarified the code requirement for 36-inch high parking lot screening, but noted that code allows the screen height to be reduced to 18-inches at driveways to not obscure visibility. He reiterated that landscaping be provided along the edge of the parking area to comply with code.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR ARLINGTON HEIGHTS PROMENADE LOCATED AT 305-349 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS DATED 7/31/15 AND RECEIVED 10/12/15, FEDERAL, STATE AND

VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302a, TO ALLOW TWO GROUND SIGNS WITH A SEPARATION DISTANCE OF APPROXIMATELY 225 FEET, WHERE 600 FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS ON A THROUGH LOT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-303a, TO ALLOW A 12 FOOT TALL GROUND SIGN, WHERE 0 FEET IS ALLOWD.
3. A VARIATION FROM CHAPTER 30, SECTION 30-303c, TO ALLOW A 48.3 SF GROUND SIGN, WHERE 0 SF IS ALLOWED.
4. A REQUIREMENT THAT THE EXISTING GROUND SIGN FACING RAND ROAD BE REPLACED WITH A 49 SF CODE COMPLIANT SIGN TO MATCH THE NEW GROUND SIGN DESIGN NO LATER THAN DECEMBER 31, 2016.
5. A REQUIREMENT THAT THE EXISTING RETAINING WALL ALONG THE WEST END OF THE PARKING LOT BE REPAIRED, AND THE LANDSCAPING ALONG THE SIDEWALK BE IMPROVED WITH A 3 FOOT HIGH DENSELY PLANTED COMPACT HEDGE DESIGNED TO PROVIDE YEAR ROUND OPACITY.
6. A REQUIREMENT THAT THE PETITIONER WORK CLOSELY WITH STAFF AND FOLLOW LANDSCAPE GUIDELINES.
7. THIS REVIEW DEALS WITH 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.

Mr. Hautzinger pointed out that the drawing submitted by the petitioner shows blue sign panels with white letters for each tenant. He asked the petitioner if it is their intent for all tenants to have the same blue sign panel as shown in the drawing, or for each tenant to have their own individual color/logo/font. **Mr. Faris** replied that logos would not be allowed on the sign, and the sign panels would be consistent in font; however, the panel color may vary.

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

8. THE FONT COLOR ON THE GROUND SIGN WILL BE CONSISTENT, BUT THE BACKGROUND COLOR COULD CHANGE FOR EACH TENANT SIGN PANEL.

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTON.

Chair Eckhardt felt it was important that each tenant be allowed to use their own individual logo on their sign panel, which he felt the commission should not have an issue with. **Mr. Hautzinger** stated that the design of sign panels on a ground sign are not typically restricted. If the requested ground sign is allowed, then the Design Commission should decide if the tenant panels can be designed as desired by each tenant. **Chair Eckhardt** suggested amending the motion again to allow the color, font and style of each sign panel to be determined by each tenant.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO AMEND THE AMENDED MOTION AS FOLLOWS:

8. THAT THE PETITIONER ALLOW EACH TENANT TO SELECT THEIR OWN SIGN PANEL DESIGN, FONT AND COLOR.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ITEM 2. PRELIMINARY COMMERCIAL REVIEW

TNT's Snack Shop – 1706 W. Campbell St.

Mr. Lee Ford, representing *Hunzinger Williams*, and **Mr. Taso Siamantourat**, the owner of TNT's Snack Shop, were present on behalf of the project.

Mr. Hautzinger explained that the petitioner is proposing to add fabric or steel awnings to the existing pergola to create a canopy over the outdoor dining space in front of the existing restaurant. Photos and renderings were presented to show the existing conditions as well as the options being proposed:

- Option 1. Fabric awnings with metal frames around the perimeter of the existing pergola, with fabric 'legs' at the outside corners. Awnings to have roll down fabric/screen wall panels.
- Option 2. Fabric awnings with metal frames around the perimeter of the existing pergola, without fabric legs at the outside corners. Awnings to have roll down fabric/screen wall panels.

Mr. Hautzinger pointed out that this proposal was preliminarily reviewed by the Building Department and if roll down wall panels are included, then it would be considered a building addition resulting in certain code requirements to be updated for the restaurant, such as upgrading the bathroom. He also referenced Johnny's Beef restaurant on South Arlington Heights Road which has a similar covered outdoor dining area in front of the restaurant that the owner wanted to enclose in 2005; however, the Design Commission was not in favor of the proposal because it blocked too much of the building and it was too opaque; they encouraged something more transparent.

Preliminary comments from Staff are that if the Design Commission supports the petitioner's request for the canopy structure, the proposed red color should be discussed and burgundy should be considered instead to match the trim on the building. Also, the existing ground sign will be projecting through the proposed awnings which will then become a roof mounted sign, which is not allowed and would need to be addressed by the petitioner.

Chair Eckhardt asked if heaters or lighting would be used inside the new canopy structure and **Mr. Siamantourat** replied that the outdoor dining area is not intended to be used year round; however space heaters would be used if the canopy is enclosed. He stated that lighting will not be included because the patio would not be open for use until 9:00 am. He stated that he preferred Option 1 with the addition of roll up panels/screen, if possible. **Mr. Ford** added that the perimeter frame of the canopy will be 1-inch square aluminum, and the support posts will be 3-inch square, spaced accordingly to allow for attaching window panels in between the posts. The window panels could be rolled up and down and self-contained behind the valance of the awning structure. It was noted that the existing pergola would remain underneath the canopy structure.

Commissioner Fitzgerald said that overall he liked the first option that included legs at the corners, which he felt would make the building look nicer. He was concerned about the bright red color of the canopy and wanted to see coordination between the canopy color and the trim color on the building. He did not like the idea of the roll up panels/screen, although he assumed the panels would not be rolled down that often. All in all, he felt the new canopy would make the building look better. **Mr. Siamantourat** said that he preferred the canopy structure to be attached to the building and would appreciate having the window panels; however, if this resulted in the requirement for building updates

to comply with code, then he could live without the wall panels. **Commissioner Fitzgerald** felt the canopy looked better attached to the building as shown in the exhibit.

Commissioner Fasolo asked if the new canopy structure would be up year round and **Mr. Siamantourat** said that it would. **Commissioner Fasolo** felt the canopy took away from the front of the building and blocked the front facade; however, of the options shown tonight, he preferred Option Two with no corner elements or roll up/down window panels. He suggested relocating the existing ground sign so it would not interfere with the new canopy, and he agreed that the canopy color should coordinate with the building trim color.

Commissioner Kubow agreed with the comments made by the other commissioners. He liked the option that included legs at the corners because it made the most sense and helped the appearance of the building, and he felt the canopy color was very important and should match the existing burgundy trim color on the building.

Chair Eckhardt preferred the first option that included legs at the corners; it looked less like a Florida room with the red legs at the corners, and it grounded the roof. He supported the concept of the roll down panels to be used from time to time, which would help with the weather, and he was in support of leaving the existing ground sign where it is.

Mr. Siamantourat reiterated his preference for the first option, but with the window panels/screens; however, he was willing to forego the panels/screens if it meant that code improvements to the bathrooms would be required. **Mr. Hautzinger** said that the building code issues would need to be worked out with the petitioner and the Building Department. **Chair Eckhardt** clarified that although he preferred the first option, he was also okay with the option preferred by the petitioner that included the window panels. **Commissioner Fitzgerald** reiterated his preference for the first option.

Mr. Hautzinger asked for clarification about the window panel/screen construction. **Mr. Ford** explained that the roll up panels would include a one foot minimum fabric perimeter with an integral screen and a clear vinyl window cover. The entire panel can be rolled up or down, and the clear vinyl covers can be rolled up to allow air flow through the screens. **Commissioner Fitzgerald** said that he was okay with the panels as long as the entire panel could be rolled up, and he preferred the corner elements because they ground the awning so it does not appear to be floating. **Chair Eckhardt** preferred the corner elements as well and he supported the comments made by Commissioner Fitzgerald. **Commissioner Fasolo** still preferred the option without the corner legs.

Mr. Ford clarified that the swinging doors on the canopy would not roll up; however, the entire door panel could be lifted out and stored elsewhere. With regards to the canopy color, **Mr. Hautzinger** asked the petitioner about his preference to either paint the building trim to match the canopy color or match the canopy color to the building trim. **Mr. Siamantourat** was unsure at this time. Staff felt the red canopy color on the building trim was too bold and suggested the canopy color match the existing burgundy trim color on the building. **Commissioner Fitzgerald** agreed. **Mr. Siamantourat** said that he liked the burgundy color because the interior of the restaurant was burgundy and he was not opposed to the new canopy being burgundy.

There were no further comments.

ITEM 3. GENERAL MEETING

Mr. Hautzinger reviewed the upcoming meeting schedule for December and January, which include sign code modifications scheduled on January 5, 2016. The commissioners expressed concerns about discussing sign code modifications when all five commissioners were not in attendance. **Chair Eckhardt** added that he was okay with discussing sign code modifications without all 5 commissioners; however, he would consider deferring any vote to a future meeting when all 5 members were present.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:55 P.M.

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



Item: DC#15-146 - 603 E. Euclid Ave. - SF/Addition

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for an addition to an existing single-family residence.

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the proposed addition to the existing single-family residence located at 603 E. Euclid Avenue. This recommendation is based upon the architectural plans dated 11/9/15 and received 11/13/15, and the following conditions:

1. Consider white windows with decorative shutters in lieu of black windows.
2. Enhance the design of the front entry portico facing Euclid Avenue.
3. Omit the large second floor gable facing Douglas Avenue.
4. Align the second floor windows on the proposed addition with the second floor windows on the existing house.
5. Consider revising the roof above the screen porch.
6. Revise the roof above the side entry door to a simple portico design.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
8. 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: Schmelzer Residence
Project Address: 603 E. Euclid Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 16, 2015

PETITION INFORMATION:

DC Number: 15-146
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: January 5, 2016

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

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. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

Summary

The petitioner is proposing to add a two-story addition to the rear of an existing two story house. An existing detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,739 square feet and the residence, with the proposed addition, will have approximately 4,292 square feet. This project received zoning variation approvals from the Zoning Board of Appeals on December 14, 2015 for the following variations:

- A 6.2 foot variation to allow an exterior side setback of 21.5 feet from the west property line, where 27.7 feet is required.
- A 359 sf variation to allow 4,292 sf of floor area (FAR), where 3,933 sf maximum is allowed.
- A 2 foot variation to allow an 8 foot separation between the proposed addition and the existing detached garage (measured from roof eave to roof eave) where 10 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: no change Side: 6.6 feet Side: 27.7 feet Rear: 30 feet	Front: no change Side: 10 feet Side: 21.5 feet Rear: 42 feet
Building Height	25 feet to the midpoint	20.3 feet to the midpoint
FAR	3,933 SF	4,292 SF
Building Lot Coverage	3,059 SF	2,906 SF
Impervious Surface Coverage Total	4,370 SF	3,765 SF

The existing neighborhood has a very traditional character with many historic homes. The existing house has a nice, traditional appearance that fits very well in the Rec Park neighborhood and along the historic Euclid Avenue corridor (refer to Photo 1 below). The proposed design is intended to create a fresh, clean, modern appearance, but it does still retain an overall traditional feel. However, Staff does have the following concerns and recommendations regarding the proposed design.



Photo 1. Existing front elevation facing Euclid Avenue.

1. Materials/Colors:

- a. The proposed black windows without shutters will be somewhat of a modern look. White windows with decorative shutters would be more contextual with the neighborhood.

2. Front Elevation (facing Euclid Avenue):

- a. The entry portico on the front of the house is being replaced with a simple, understated portico. It is recommended that the design of the portico be further developed to enhance the appearance of the front door.

3. Exterior Side Elevation (facing Douglas Avenue):

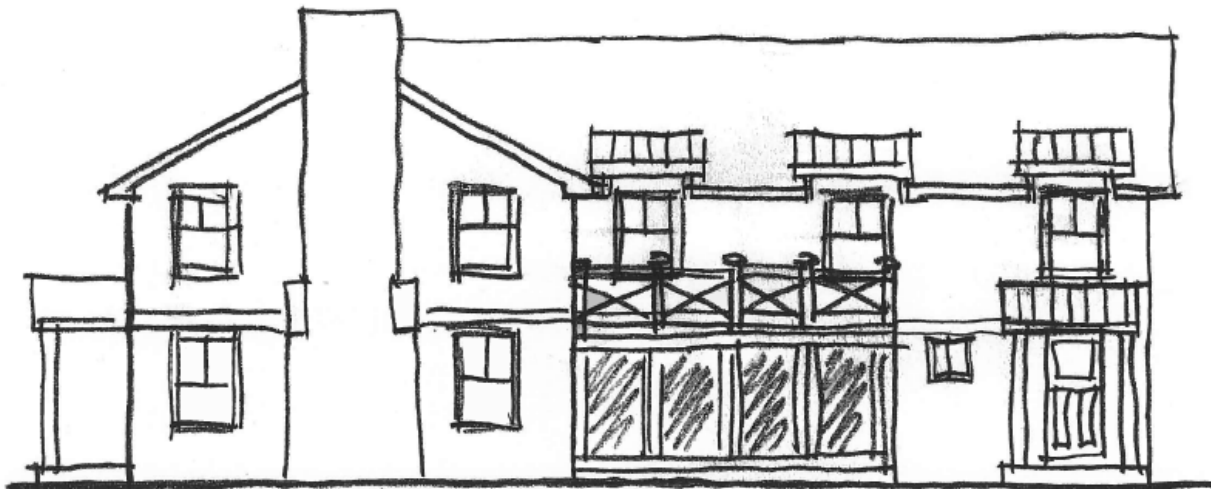
- a. One of the goals of the Village's Single-Family Design Guidelines is that "...*New additions will look like they belong and not dominate or change the character of the original building*". The proposed addition on the rear of the house is large and dominates the existing home. Additions are always encouraged to be seamless with the existing house, and the proposed design clearly stands out as an addition.
- b. The composition of the addition is busy and awkward. A simpler rectangular form is recommended to complement the massing, scale, and composition of the original house.
- c. The large gable on the second floor is out of scale with the rest of the house and is recommended to be omitted.
- d. The second floor windows on the addition are higher than the second floor windows on the existing house. It is recommended that the windows in the addition be horizontally aligned with the existing house for a cohesive appearance.

The sketch below illustrates possible revisions to the design that address the concerns stated above.

1. The large second floor gable has been omitted to create a simple rectangular addition.
2. The second floor windows are horizontally aligned with the windows in the existing house.
3. The screen porch roof is changed to a flat roof with decorative railing for a traditional look that will complement the neighborhood.
4. The side entry portico has been simplified.



Submitted Elevation



Possible Revisions

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed addition to the existing single-family residence located at 603 E. Euclid Avenue. This recommendation is based upon the architectural plans dated 11/9/15 and received 11/13/15, and the following conditions:

1. Consider white windows with decorative shutters in lieu of black windows.
2. Enhance the design of the front entry portico facing Euclid Avenue.
3. Omit the large second floor gable facing Douglas Avenue.

4. Align the second floor windows on the proposed addition with the second floor windows on the existing house.
5. Consider revising the roof above the screen porch.
6. Revise the roof above the side entry door to a simple portico design.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
8. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, December 16, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-146

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:
http://www.matc.com AND sales@matc.com

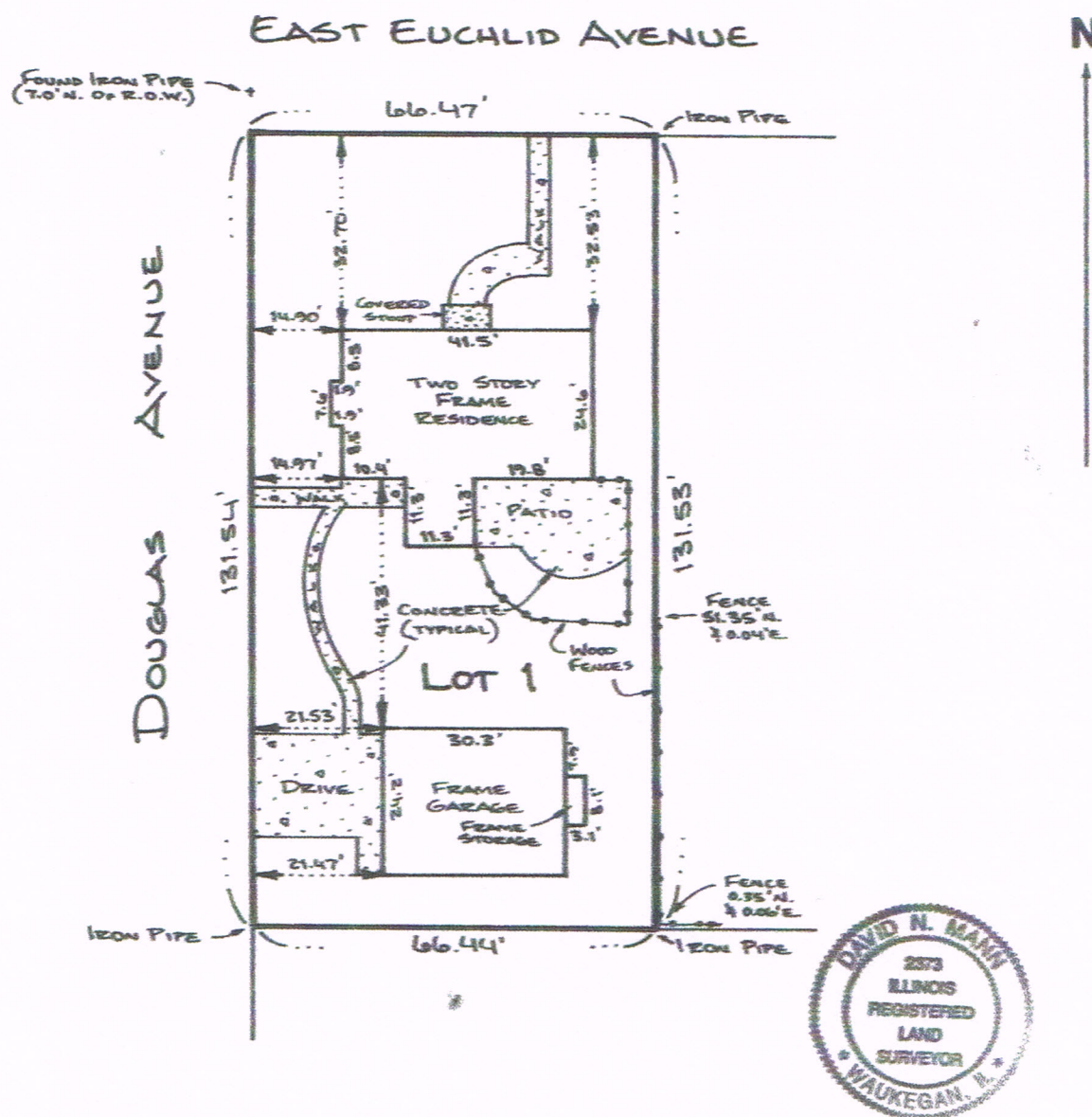
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

PLAT OF SURVEY

460 S. County Farm Road
Wheaton, IL 60187
Phone: 630-690-3733
Fax: 630-690-3735

LOT 1 IN KRAUSE AND KEHE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THAT PART OF THE EAST HALF THEREOF LYING WEST OF THE WEST LINE OF THE EAST 33 FEET AND NORTH OF THE NORTH LINE OF THE SOUTH 490 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 5, 1947 AS DOCUMENT NUMBER 14207173, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)

SS

COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining buildings do not encroach unless shown. Dated APRIL 5, 19 99.

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 30'

Job No. 58327

Address 603 E. Euclid Ave.

ARLINGTON HEIGHTS, IL

PIN 03-29-413-001

Township WHEELING

Ordered By KURT RICHTER

NOTES:

This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

COPYRIGHT 1999 MID AMERICA SURVEY COMPANY

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES
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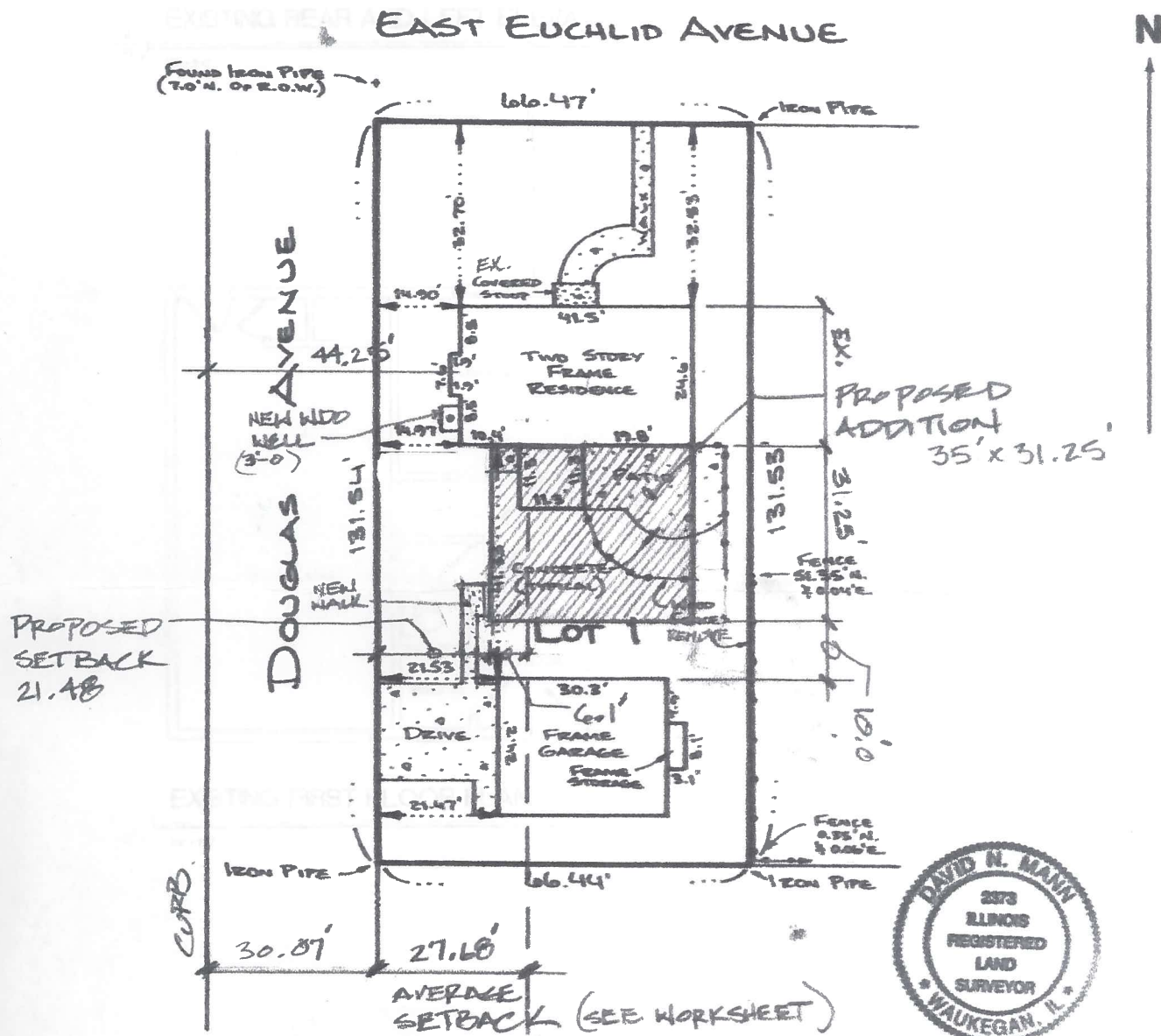
218 N. County Street
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Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60485
Phone: 708-430-4077
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PLAT OF SURVEY

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STATE OF ILLINOIS

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All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 30'
Job No. 58327

Address 603 E. EUCLID AVE.
ARLINGTON HEIGHTS, IL

PLN 03-27-413-001
Township WHEELING

Ordered By KURT RICHTER

By [Signature]
Registered Illinois Land Surveyor

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

NOTES:
This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

COPYRIGHT 1999 MID AMERICA SURVEY COMPANY

FILE

RECEIVED

NOV 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



603 E. Euclid/Douglas (Side) 513 N. Douglas 507 N. Douglas 501 N. Douglas



611 E. Euclid 607 E. Euclid **603 E. Euclid (Front)** 515 N. Douglas/Euclid (Front)



514 N. Douglas (Fremont St.) 508 N. Douglas 515 N. Douglas (Side)/Euclid

603 E. Euclid/Douglas



1
1

EXISTING CONTEXT ELEVATION

1/8" = 1'-0"
CUSTOM SINGLE FAMILY HOME:
PETER & DONNA SCHMELZER
609 E. ELKLID
ARLINGTON HEIGHTS, IL 60004
PROJECT # 1501000 11/9/2015

CW Design Group, Inc.
ARCHITECTURAL DESIGN/BUILD FIRM
922 Monroe Ave., Wauconda, IL 60084
ph. (847)489-1703 e-mail: cwisdesign@gmail.com



2
1

PROPOSED CONTEXT ELEVATION

1/8" = 1'-0"



PROPOSED SOUTH (REAR) ELEVATION

4
A4

1/4" = 1'-0"



PROPOSED EAST (LEFT) ELEVATION

3
A4

1/4" = 1'-0"



PROPOSED NORTH (FRONT) ELEVATION

2
A4

1/4" = 1'-0"



PROPOSED WEST (RIGHT) ELEVATION

1
A4

1/4" = 1'-0"

STATUS		
NO.	ISSUED FOR:	
1	DESIGN CON	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
DRAWN BY:		
CLW		
DATE:		
11/9/2015		

JRC DESIGN BUILD, INC.
CW DESIGN GROUP, ARCHITECT
1275 E. DAVIS ARLINGTON HEIGHTS, IL 60005
ph. (847)5255-2322 E-mail: jimjrcdb@gmail.com

PROPOSED ELEVATIONS
ADDITION/REMODELING FOR:
PETER & DONNA SCHMELZER
603 E. EUCLID AVE
ARLINGTON HEIGHTS, IL

JOB NUMBER
1501000

SHEET NO.

A4

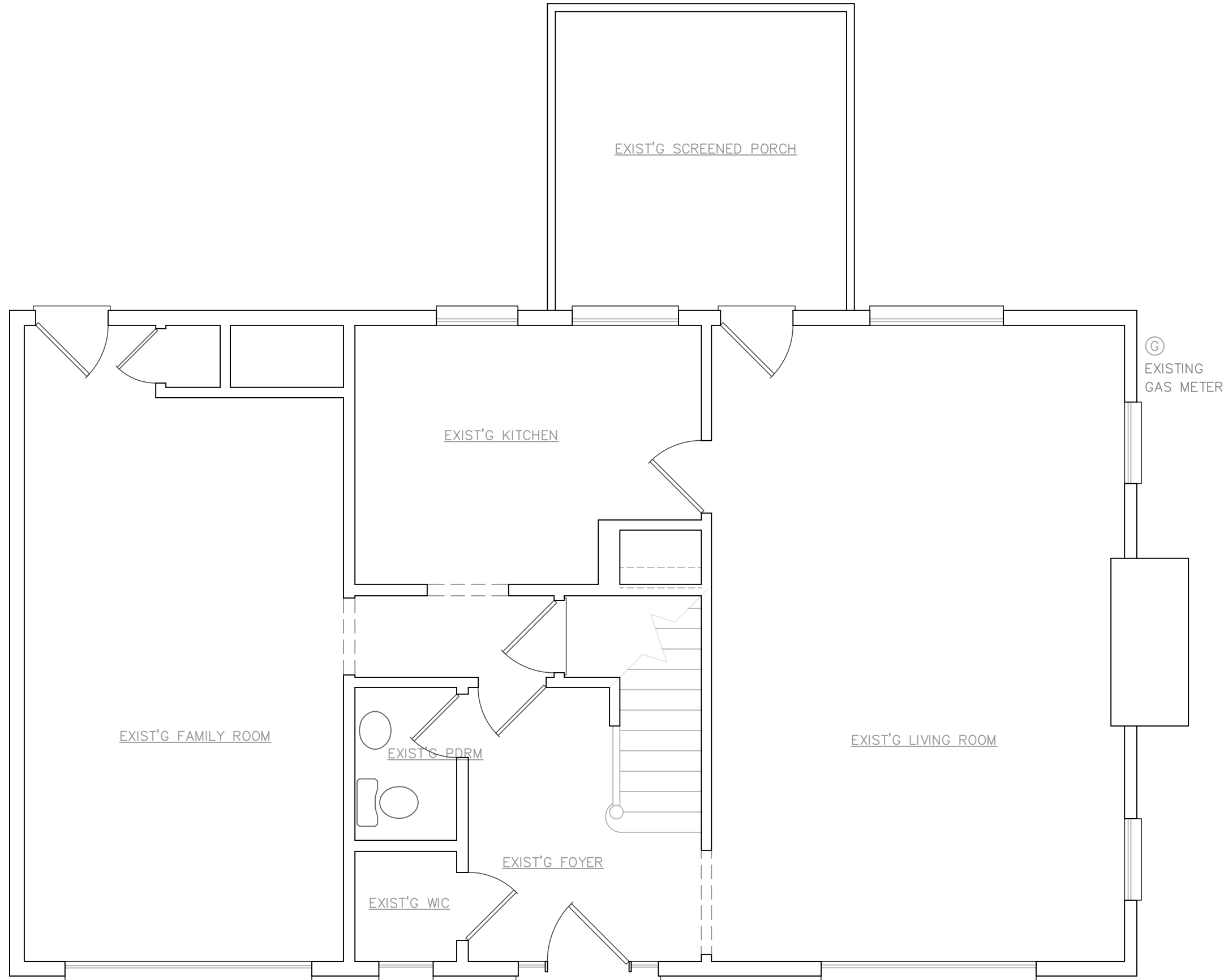
OF SHEETS



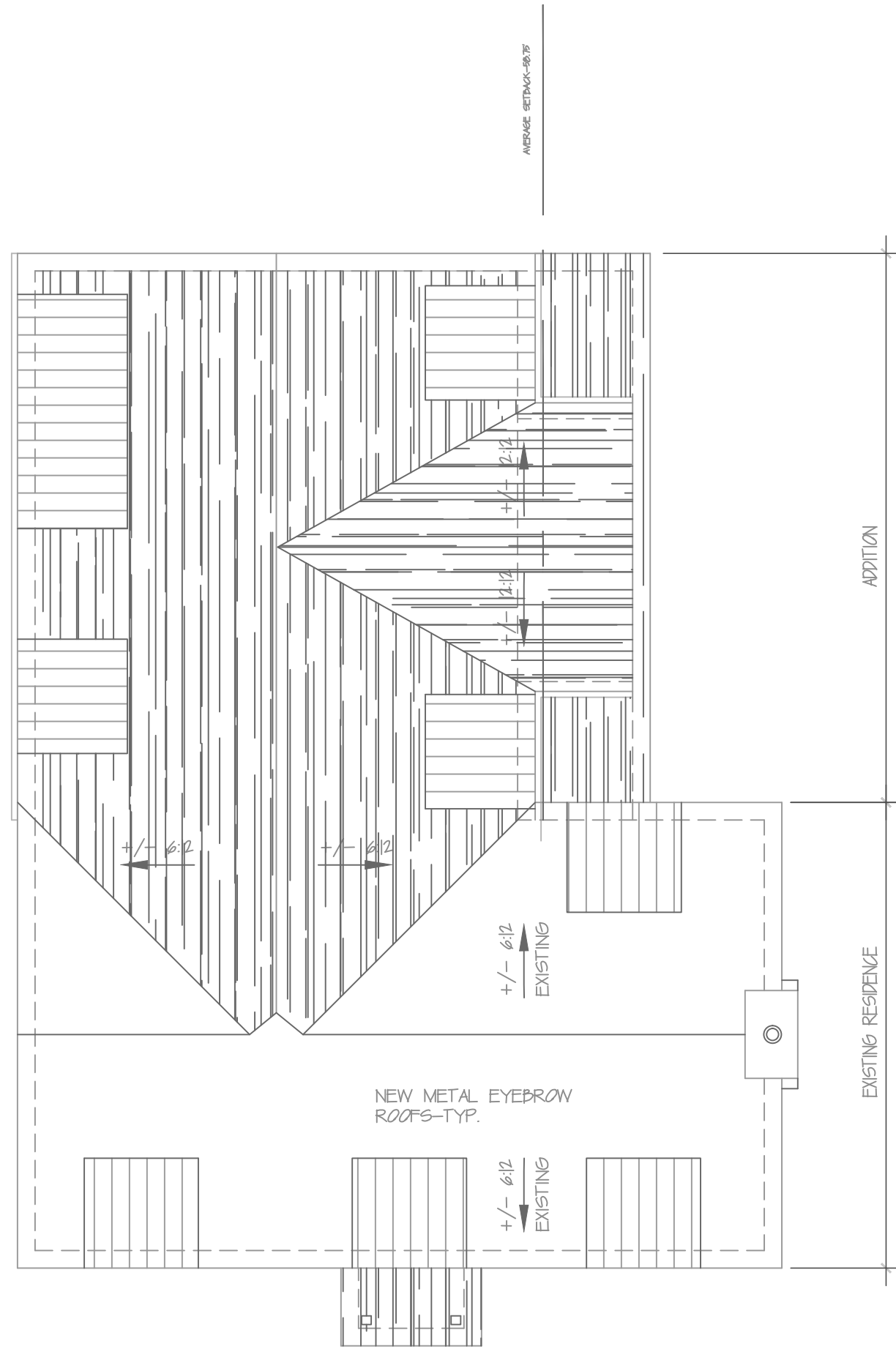
5
A2
EXISTING FRONT AND RIGHT ELEVATION
1/8" = 1'-0"



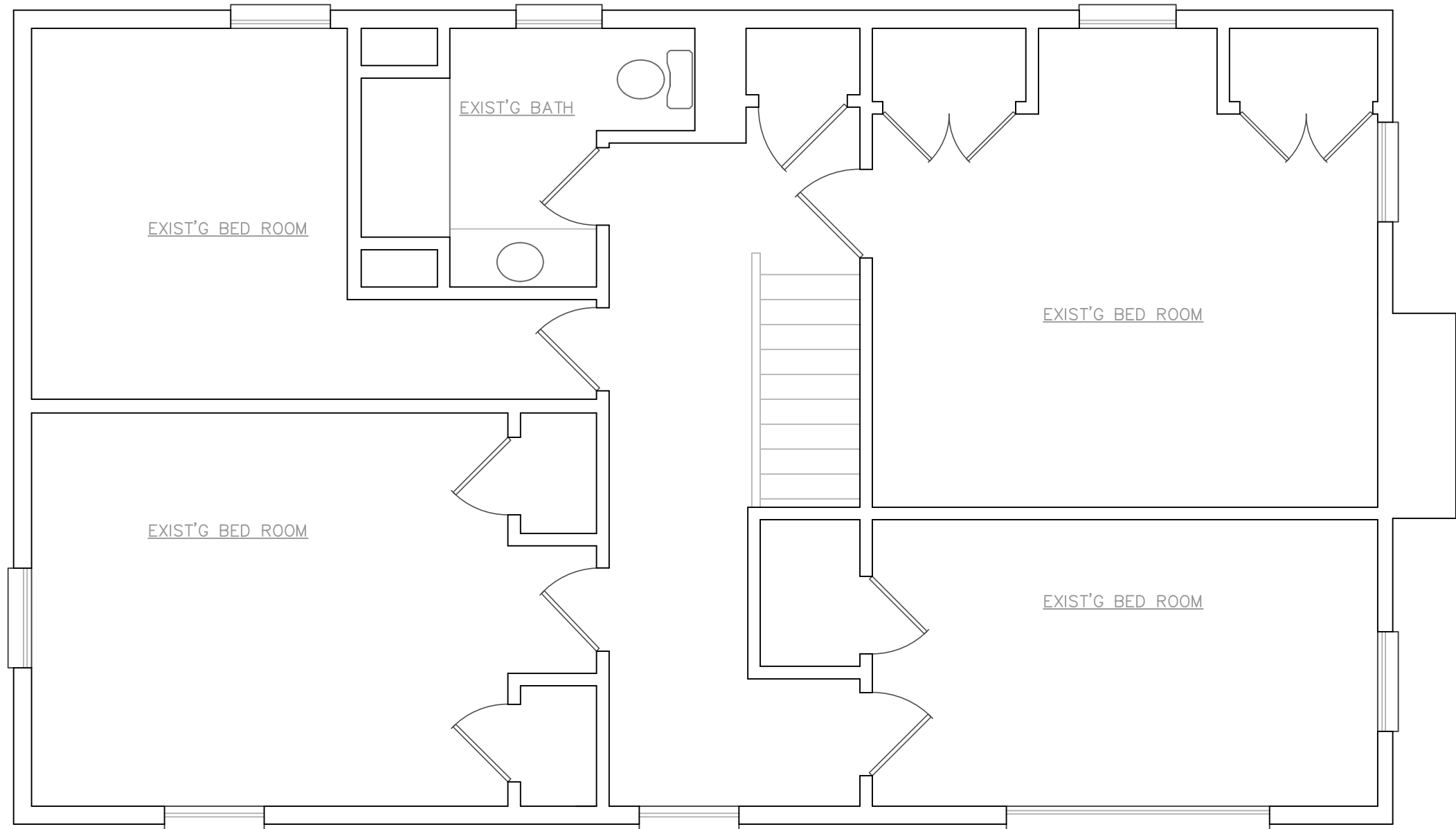
4
A2
EXISTING REAR AND LEFT ELEVATIONS
1/8" = 1'-0"



2
A2
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



3
A2
PROPOSED ROOF PLAN
1/8" = 1'-0"



1
A2
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

STATUS	
NO.	ISSUED FOR:
1	DESIGN CON
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
DRAWN BY: CLW	
DATE: 11/9/2015	

JRC DESIGN BUILD, INC.
CW DESIGN GROUP, ARCHITECT
1275 E. DAVIS ARLINGTON HEIGHTS, IL 60005
ph. (847)5255-2322 E-mail: jimjrcdb@gmail.com

PROPOSED ELEVATIONS
ADDITION/REMODELING FOR:
PETER & DONNA SCHMELZER
603 E EUCLID AVE
ARLINGTON HEIGHTS, IL

JOB NUMBER
1501000
SHEET NO.

A2
OF SHEETS

MATERIAL SCHEDULE

603 E. Euclid Ave.
ARLINGTON HEIGHTS, IL

PETITIONER NAME: Peter and Donna Schmelzer
DATE: November 16th, 2015
PROJECT: Single Family Home Addition/Remodeling
LOCATION: 603 E. Euclid Ave. Arlington Heights, IL

MATERIAL TYPE	MANUFACTURER	COLOR
ROOF SHINGLES	OWENS CORNING	OAKRIDGE SHINGLES DRIFTWOOD
1" STANDING SEAM ALUMINUM ROOFING	DREXEL METAL OR EQUAL	BRONZE
HORIZONTAL SIDING	LP "SMARTSIDE" 5" EXPOSURE	WHITE
GUTTERS/DOWNSPOUTS	ALUMINUM GUTTERS AND DOWNSPOUTS PREFINISHED ALUMINUM	WHITE/WHITE
FASCIA		WHITE
SOFFIT	VINYL	WHITE
WINDOWS	MARVIN INTEGRITY DOUBLE HUNG	EBONY
DOOR/WDO TRIM	LP"SMARTSIDE" 4"	WHITE



Item: DC#15-148 - 404 W. Olive St. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 404 W. Olive Street. This recommendation is subject to compliance with the plans received on 11/19/15, revised Site Plan received 12/17/15, and the following:

1. Revise the roof layout. Consider a conventional hip for the main roof with a couple of feature gables on the south elevation (facing Olive Street), similar to the front of the house.
2. Add a window on the south wall of Bedroom 3.
3. Add a small window on the west wall of the Master Bathroom.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 404 W. Olive Street
Project Address: 404 W. Olive Street

Prepared By: Steve Hautzinger

Date Prepared: December 16, 2015

PETITION INFORMATION:

DC Number: 15-148
Petitioner Name: Tony Van Dijk,
DHR Cambridge Homes
Petitioner Address: 800 S. Milwaukee Ave. #250
Libertyville, IL 60048
Meeting Date: January 5, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and detached garage to build a new two story residence with a new detached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,593 square feet and the proposed residence will have 3,162 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26 feet Side: 5.7 feet Exterior Side: 17.4 feet Rear: 30 feet	Front: 26.3 feet Side: 10.4 feet Exterior Side: 17.5 feet Rear: 42 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,416 SF	3,162 SF
Building Lot Coverage	2,657 SF	2,043 SF
Impervious Surface Coverage Total	3,796 SF	2,816 SF

The existing neighborhood consists of a mix of single story, one-and-a-half story, and some newer two story homes, with the majority of homes being single story. This project is appearing before the Design Commission to evaluate the proposed architectural design with the context of the neighborhood. The subject property is a corner lot. The proposed detached garage will be in approximately the same location in the rear of the property as the existing detached garage. This is the ideal location for the garage on a corner lot which allows the design of the house to front on both of the streets. Overall, the proposed design is nicely done, and the single story front porch helps the house to relate to the adjacent single story home. Additionally, the side yard setback exceeds the minimum requirement which helps to buffer the new two story home from the adjacent single story home. However, the proposed roof configuration seems odd for a corner lot, and would work better on an interior lot.

The following revisions are recommended to enhance the design:

1. Revise the roof layout. Consider a conventional hip for the main roof with a couple of feature gables on the south elevation (facing Olive Street), similar to the front of the house.
2. Add a window on the south wall of Bedroom 3.
3. Add a window on the west wall of the Master Bathroom.

RECOMMENDATION:

It is recommended that the Design Commission **approve with revisions** the proposed new single-family residence to be located at 404 W. Olive Street. This recommendation is subject to compliance with the plans received on 11/19/15, revised Site Plan received 12/17/15, and the following:

1. Revise the roof layout. Consider a conventional hip for the main roof with a couple of feature gables on the south elevation (facing Olive Street), similar to the front of the house
2. Add a window on the south wall of Bedroom 3.
3. Add a small window on the west wall of the Master Bathroom.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

December 16, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-148

LOT 10 IN BLOCK 6 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT 2 ACRES IN EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- POWER POLE
 OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE
2. WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
3. () DENOTES RECORD DIMENSION.
4. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
5. ORIGINAL CLIENT- D.R. HORTON
6. ORIGINAL FIELD WORK COMPLETED- 09-22-15

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

7,593 Sq. Ft. OR 0.17 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 30TH DAY OF SEPTEMBER, A.D., 2015.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

XX-SECRETARIES TO THE COMPTON		
XX-XX-XX	XXXXXX	HH
DATE	REVISIONS	BY



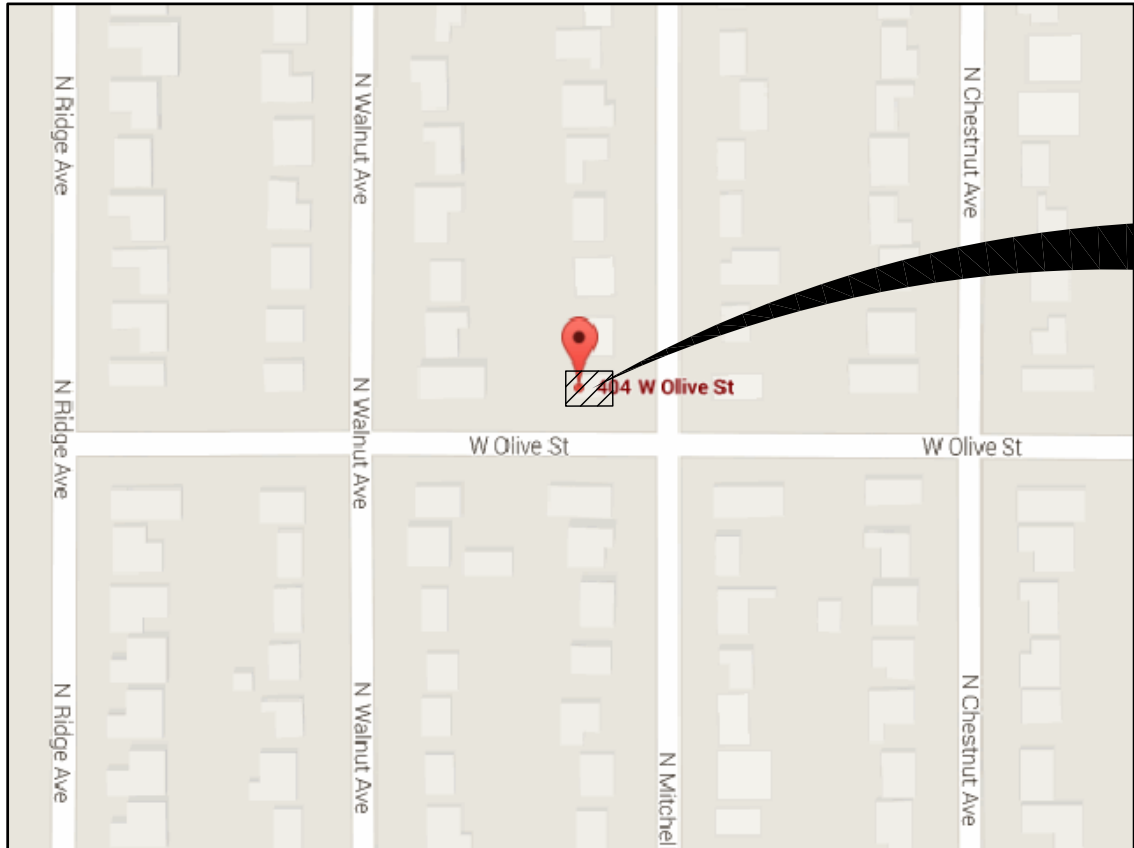
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE:	1"=20'
DRAWING No.	61210
SHEET	1 OF 1

404 W. OLIVE ST. - ARLINGTON HEIGHTS, ILLINOIS

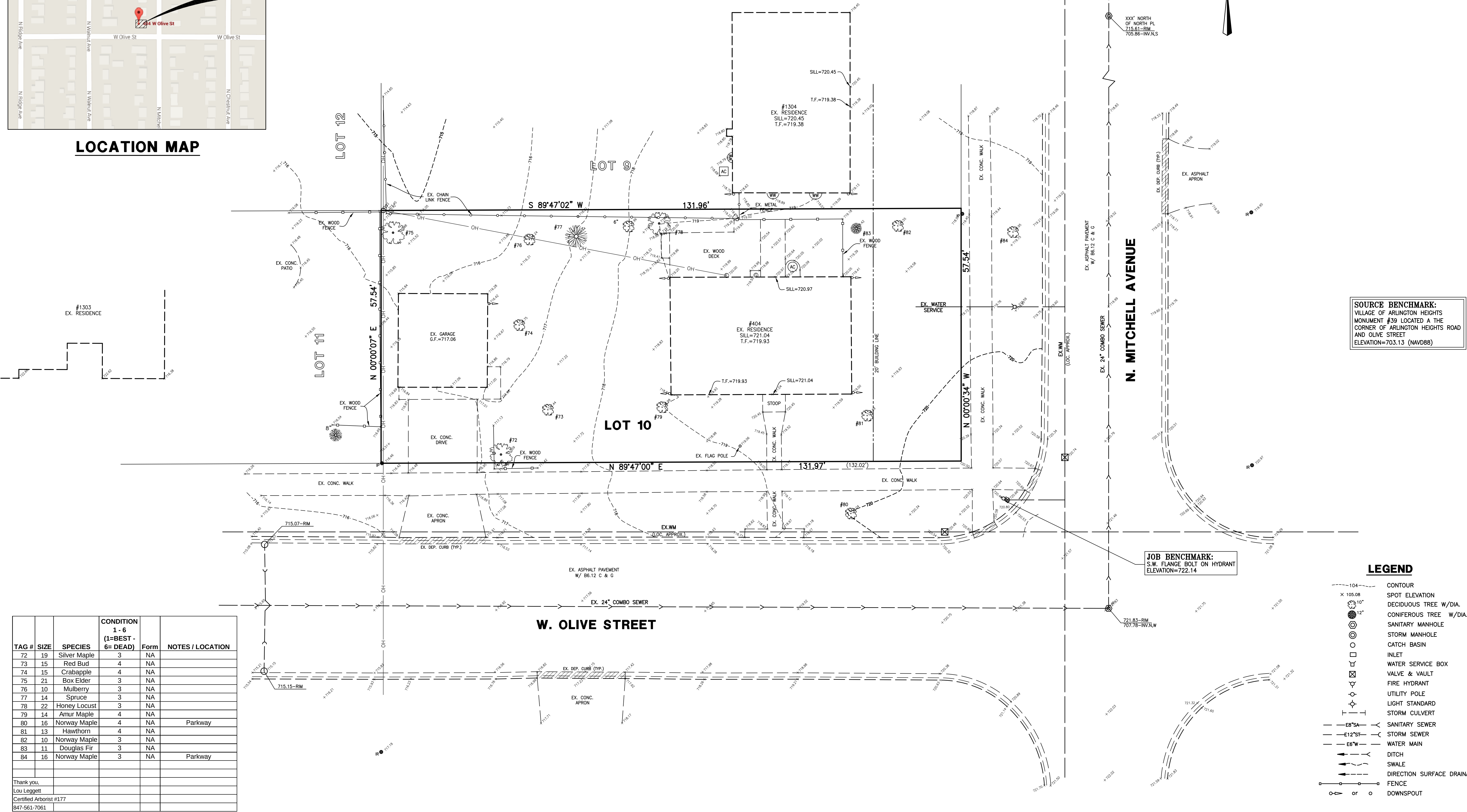
PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 10 IN BLOCK 6 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST 1/2
OF THE SOUTHEAST 1/4 (EXCEPT 2 ACRES IN EXTREME SOUTHEAST CORNER) OF
SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

PROJECT
LOCATION



SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #39 LOCATED AT THE
CORNER OF ARLINGTON HEIGHTS ROAD
AND OLIVE STREET
ELEVATION=703.13 (NAVD88)

JOB BENCHMARK:
S.W. FLANGE BOLT ON HYDRANT
ELEVATION=722.14

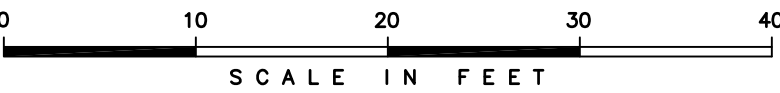
LEGEND

- 104' --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Water Service Box
- Valve & Vault
- Fire Hydrant
- Utility Pole
- Light Standard
- Storm Culvert
- 8"SA SANITARY SEWER
- 12" STORM SEWER
- 6" W WATER MAIN
- Ditch
- Swale
- Direction Surface Drainage
- Fence
- or Downspout

TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
72	19	Silver Maple	3	NA	
73	15	Red Bud	4	NA	
74	15	Crabapple	4	NA	
75	21	Box Elder	3	NA	
76	10	Mulberry	3	NA	
77	14	Spruce	3	NA	
78	22	Honey Locust	3	NA	
79	14	Amur Maple	4	NA	
80	16	Norway Maple	4	NA	Parkway
81	13	Hawthorn	4	NA	
82	10	Norway Maple	3	NA	
83	11	Douglas Fir	3	NA	
84	16	Norway Maple	3	NA	Parkway
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

W. OLIVE STREET

N. MITCHELL AVENUE



SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN
WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 11-10-15
CHECKED BY: DRF
DATE: 11-10-15
APPROVED BY: DRF
DATE: 11-10-15



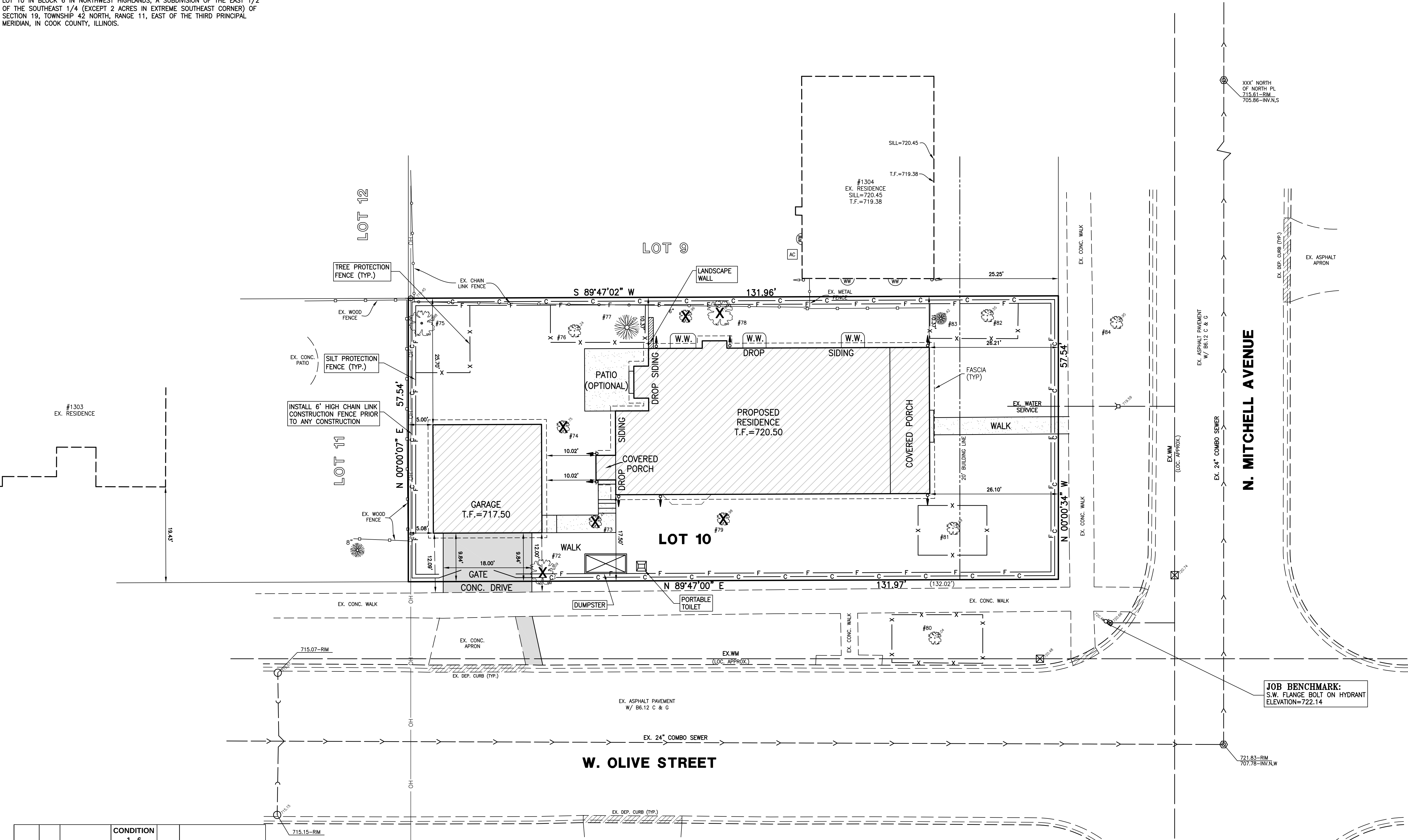
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 61210
SHEET 1 of 4

404 W. OLIVE STREET - ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION
LOT 10 IN BLOCK 6 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT 2 ACRES IN EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOT COVERAGE TABLE	
LOT AREA	= 7,593 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE	= 1,100 S.F.
DRIVE	= 305 S.F.
WALKS/STOOP	= 63 S.F.
GARAGE	= 433 S.F.
TOTAL EXISTING	= 1,901 S.F. (25.0%)
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 1,912 S.F.
DRIVE	= 90 S.F.
WALK/STOOP/PATIO	= 331 S.F.
GARAGE	= 484 S.F.
TOTAL PROPOSED	= 2,817 S.F. (37.1%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #39 LOCATED AT THE
CORNER OF ARLINGTON HEIGHTS ROAD
AND OLIVE STREET
ELEVATION=703.13 (NAVD88)

JOB BENCHMARK:
S.W. FLANGE BOLT ON HYDRANT
ELEVATION=722.14

LEGEND	
--- 104 ---	CONTOUR
x 105.08	SPOT ELEVATION
10"	DECIDUOUS TREE W/DIA.
12"	CONIFEROUS TREE W/DIA.
10"	SANITARY MANHOLE
12"	STORM MANHOLE
10"	CATCH BASIN
12"	INLET
10"	WATER SERVICE BOX
12"	VALVE & VAULT
10"	FIRE HYDRANT
12"	UTILITY POLE
10"	LIGHT STANDARD
12"	STORM CULVERT
10"	SANITARY SEWER
12"	STORM SEWER
10"	WATER MAIN
12"	DITCH
10"	SWALE
12"	DIRECTION SURFACE DRAINAGE
10"	FENCE
12"	DOWNSPOUT

TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
72	19	Silver Maple	3	NA	
73	15	Red Bud	4	NA	
74	15	Crabapple	4	NA	
75	21	Box Elder	3	NA	
76	10	Mulberry	3	NA	
77	14	Spruce	3	NA	
78	22	Honey Locust	3	NA	
79	14	Amur Maple	4	NA	
80	16	Norway Maple	4	NA	Parkway
81	13	Hawthorn	4	NA	
82	10	Norway Maple	3	NA	
83	11	Douglas Fir	3	NA	
84	16	Norway Maple	3	NA	Parkway
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

MS 11-24-15 MOVE GARAGE PER ZONING REVIEW
DRAWN BY: DATE: REVISIONS

DRAWN BY: DATE: REVISIONS

DESIGNED BY: DRF/MS DATE: 11-10-15
CHECKED BY: DRF DATE: 11-10-15
APPROVED BY: DRF DATE: 11-10-15



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 61210
SHEET 2 of 4

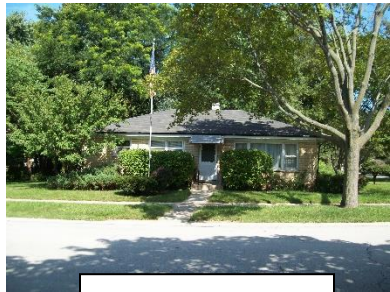
404 W. OLIVE STREET - ARLINGTON HEIGHTS, IL.

SITE PLAN

W. Olive Ave



1303 Walnut



Subject Property



404 W Olive



1304 Mitchell



1306 Mitchell



1308 Mitchell

N. Mitchell Ave



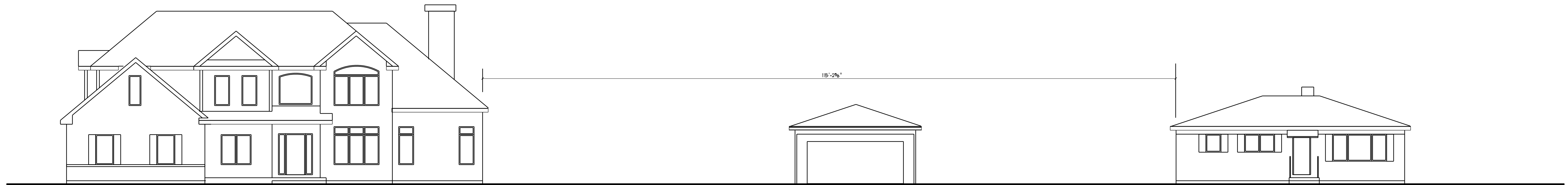
314 W Olive



1307 Mitchell

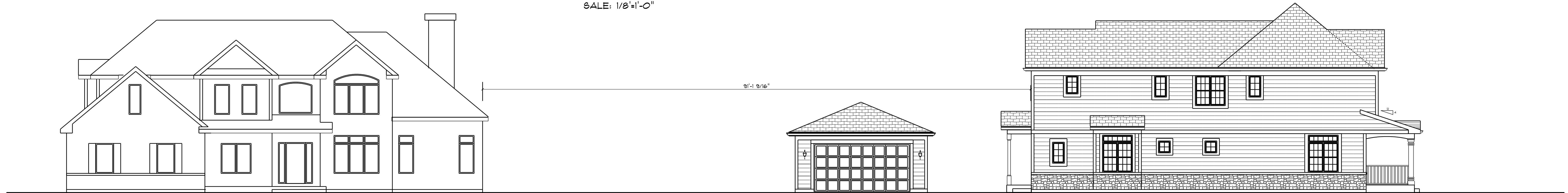


1311 Mitchell



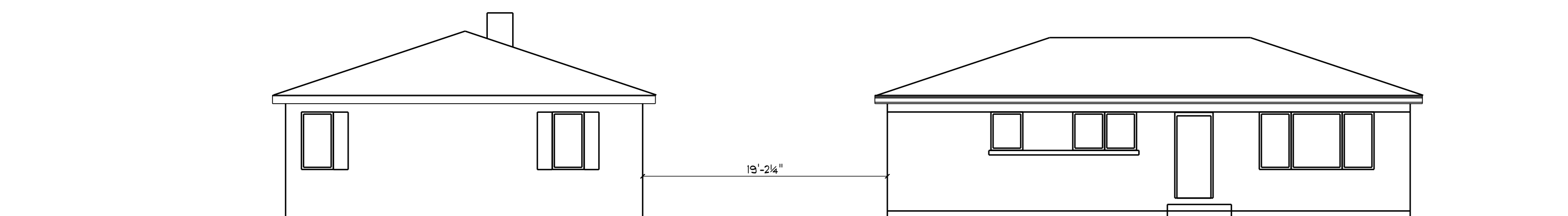
EXISTING OLIVE STREET ELEVATION

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



PROPOSED OLIVE STREET ELEVATION

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



EXISTING N. MITCHELL AVE ELEVATION

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



PROPOSED N. MITCHELL AVE ELEVATION

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Material Schedule

404 W Olive Ave, Arlington Heights

Horizontal Siding – Manufacturer: James Hardie Color: Rich Espresso

Shake Siding - Manufacturer: James Hardie Color: Rich Espresso

Roofing – Manufacturer: IKO Color: Driftwood

Stone - Manufacturer: Halquist Stone Style / Color: Fond du Lac Ledge Stone

Trim/Soffit/Facia – Manufacturer: LP Smart Trim Color: Painted Sherwin-Williams Pure White SW7005

Gutters – Manufacturer: Norandex Aluminum Color: White

Windows - Manufacturer: MI Industries Color: White



Item: DC#15-153 - 914 N. Illinois Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 914 N. Illinois Avenue. This recommendation is subject to compliance with the architectural plans dated 8/18/15 and received 11/30/15, and the following:

1. Either extend the front porch closer to the front of the garage, or recess the garage to be closer to the front of the porch.
2. Add at least two windows to the second floor of the left side elevation.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 914 N. Illinois Ave.
Project Address: 914 N. Illinois Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 15, 2015

PETITION INFORMATION:

DC Number: 15-153
Petitioner Name: Adam Wavrunek
Petitioner Address: RMB LLC
2054 N. California
Chicago, IL 60647
Meeting Date: January 5, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,400 square feet and the proposed residence will have 2,984 square feet. The proposed floor area currently exceeds the allowable area by approximately 104 sf, so the floor plan needs to be adjusted, but otherwise, the project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 22 feet Side: 5.2 feet Side: 5.2 feet Rear: 50 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	2,880 SF	2,984 SF
Building Lot Coverage	2,240 SF	2,003 SF
Impervious Surface Coverage Total	3,200 SF	2,433 SF

The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. However, there are two similar scale teardowns completed on this block.

Overall, the proposed house is nicely designed. The hipped roof helps to reduce the height of the side walls, and the single story front porch helps the proposed design to relate to the adjacent smaller scale homes. However, the garage projects out in front of the porch which places the emphasis on the garage instead of the entrance. It is recommended that either the front porch be extended further towards the front of the garage, or the garage be recessed back towards the porch. Additionally, it is recommended that two additional windows be added to the second floor of the left side elevation to break up the large expanse of siding.

RECOMMENDATION:

It is recommended that the Design Commission **approve with revisions** the proposed new single-family residence to be located at 914 N. Illinois Avenue. This recommendation is subject to compliance with the architectural plans dated 8/18/15 and received 11/30/15, and the following:

1. Either extend the front porch closer to the front of the garage, or recess the garage to be closer to the front of the porch.
2. Add at least two windows to the second floor of the left side elevation.

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

December 11, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-153

OF

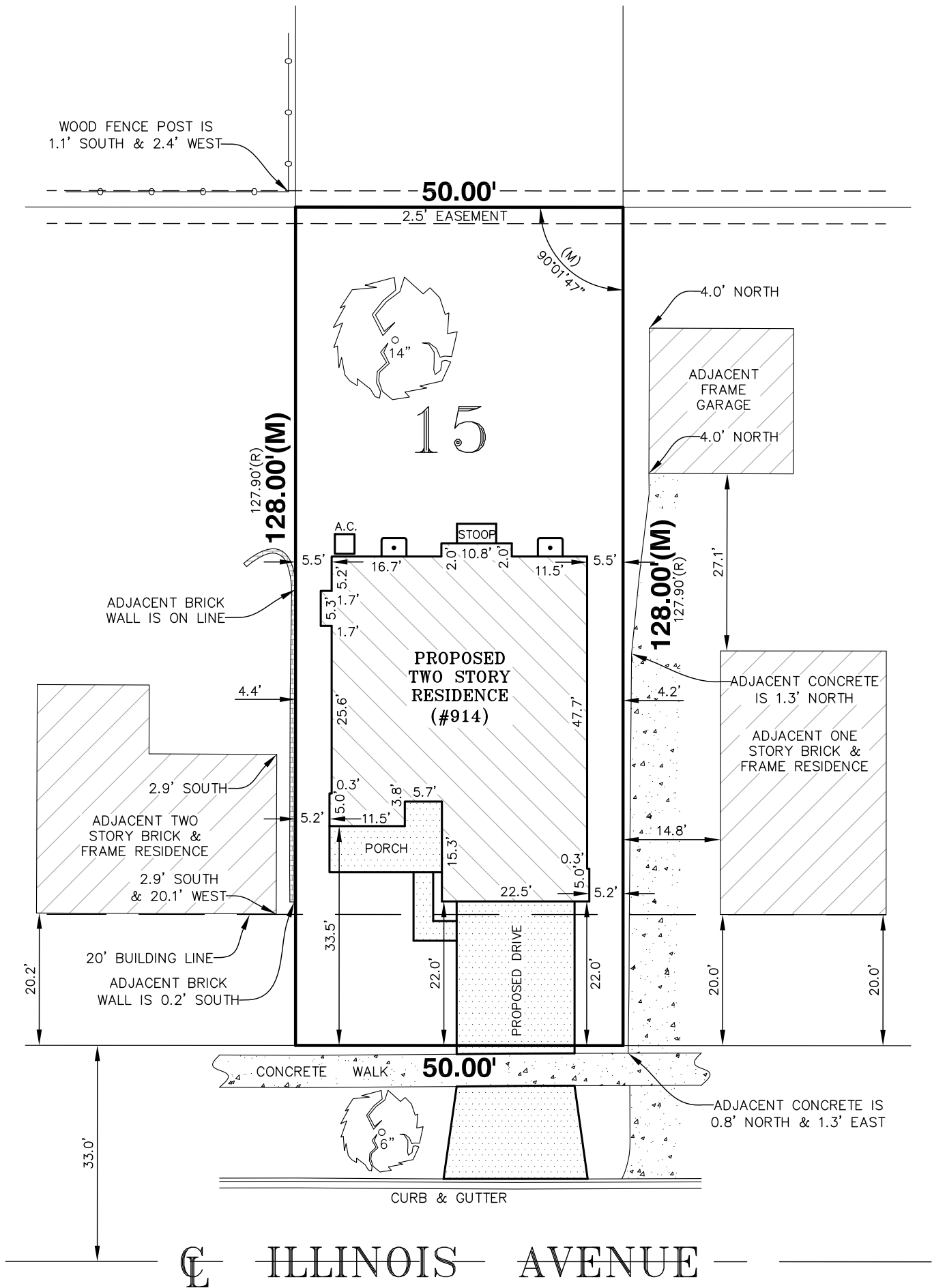
[illegible]

LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

CONCEPT PLAN

OF

LOT 15 IN BLOCK 15 IN ARLINGTON PARK SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 25 FEET THEREOF) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: _____
JOB ADDRESS: 914 N. ILLINOIS AVE., ARLINGTON HTS., IL.
JOB NO.: 15-10-0906

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX



SCALE: 20'

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 6,400 SQ. FT.
MORE OR LESS

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



PROPERTY TO LEFT 3



PROPERTY TO LEFT 2



PROPERTY TO LEFT 1



SUBJECT PROPERTY
914 N. ILLINOIS



PROPERTY TO RIGHT 1



PROPERTY TO RIGHT 2



PROPERTY TO RIGHT 3

NORTH ILLINOIS



PROPERTY ACCROSS 1



PROPERTY ACCROSS 2



PROPERTY ACCROSS 3



PROPOSED CONTEXT ELEVATION



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



LEFT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"

CADD REF : 315122 -

PRELIMINARY

REVISIONS

CUSTOM HOME FOR
RMB LLC.
914 N. ILLINOIS
ARLINGTON HEIGHTS, IL

14334 Town Center Dr.
Homer Glen, Illinois 60491
WKO ARCHITECTS
INC.
Tel (708)301-6111
Fax (708)301-2503
E-mail wkolsonarc@aol.com

ELEVATIONS

APP'D: WKO
CHECKED: WKO
DRAWN: JFSF
DATE: 8/18/15
PROJ NO: 315122
PREV NO: (315017)

SHEET NUMBER
OF 15

Material Schedual

914 N. Illinois

Item	Material	Manufacturer	Color
Field Siding	Lap Siding	LP SmartSide	Cobble Stone
Accent Shake	Shake Panel	LP Shake	Timber Bark
Siding Trim	Trim Color	LP Smart Trim	Artic White
Gutters/Trim/Fascia	Aluminum	ABC	White
Windows	Vinyl	Pella	White
Garage Door	Aluminum	Clopay	White
Stone	Limestone	Illionois Brick	Fon Du Lac Grey
Roof	Asphalt Shingles	GAF	Weathered Wood



Item: DC#15-147 - 1810 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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 1810 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 11/10/15 received on 11/18/15, site engineering plan dated 11/9/15 received on 11/25/15, 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

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1810 N. Fernandez Ave.
Project Address: 1810 N. Fernandez Ave.
Prepared By: Steve Hautzinger
Date Prepared: December 11, 2015

PETITION INFORMATION:

DC Number: 15-147
Petitioner Name: Peter McGovern,
T.P. Carpentry
Petitioner Address: 6823 W. Gunnison St., Apt. G
Harwood Heights, IL 60706
Meeting Date: January 5, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and one car attached 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 9,065 square feet and the proposed residence will have 4,064 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 31.3 feet Side: 10.25 feet Side: 10.67 feet Rear: 43.92 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,064 SF	4,064 SF
Building Lot Coverage	3,173 SF	2,432 SF
Impervious Surface Coverage Total	4,533 SF	3,321 SF

The existing neighborhood consists primarily of single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The design of the home is nicely articulated with varied roof forms and materials, and a single story front porch. The hipped main roof form helps to diminish the height of the side walls, and the side yard setbacks exceed the minimum requirements, which helps to buffer the new two story home from the adjacent single story home to the north. Although this neighborhood is predominantly single story homes, there are numerous other similar scale teardowns already completed throughout this neighborhood and on this block. In 2014, the Design Commission approved this same house design for this petitioner one block to the west at 1717 N. Ridge.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1810 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 11/10/15 received on 11/18/15, site engineering plan dated 11/9/15 received on 11/25/15, 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.

_____, December 11, 2015

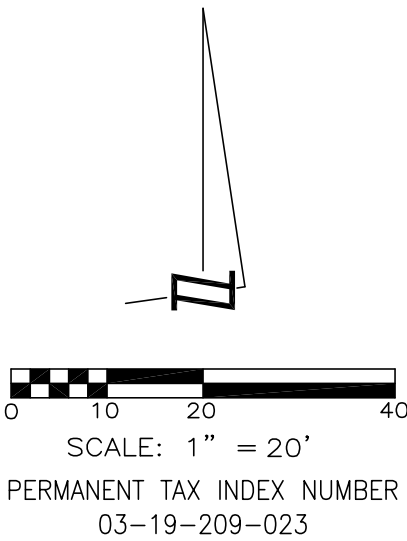
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-147

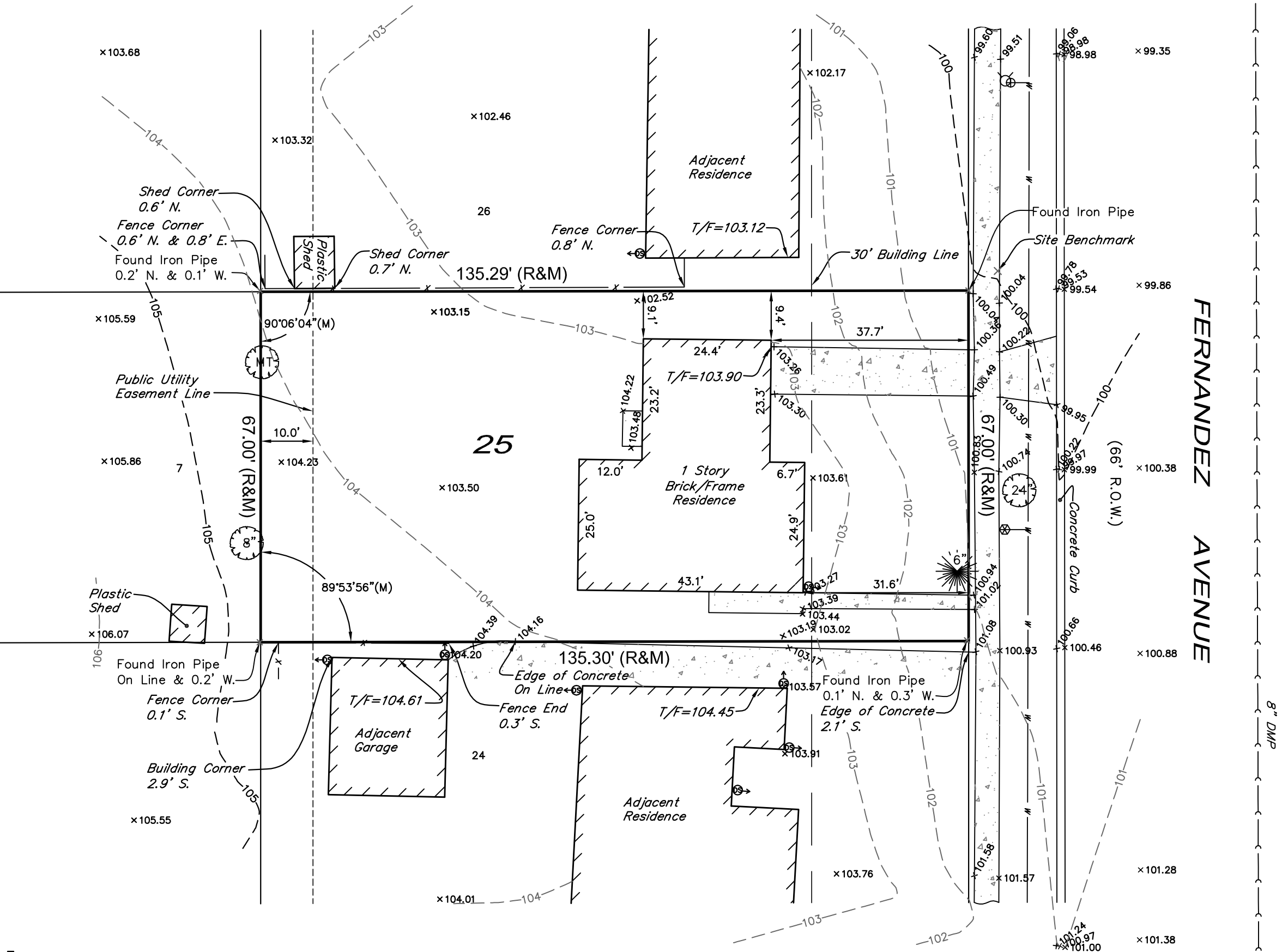
BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsilsle.com



BUILDING SETBACKS	
ADDRESS	SETBACK
1602	26.6
1612	32.0
1704	29.2
1720	31.5
1730	31.6
1736	31.1
1802	33.0
1806	32.8
1810	31.5
1818	32.3
1824	34.5
1830	32.2
1836	31.1
1840	28.5
1844	30.9
AVERAGE SETBACK = 31.3	



BENCHMARK
CROSS SET IN WALK AT NORTHEAST CORNER OF SUBJECT PROPERTY
AS NOTED ON THE FACE OF THIS PLAT
ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 25 IN BLOCK NO. 1 IN HASBROOK SUBDIVISION UNIT NO. 3
OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF
REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF
COOK COUNTY, ILLINOIS ON SEPTEMBER 8, 1958, AS DOCUMENT
NO. 1816395, IN COOK COUNTY, ILLINOIS.

NOTES

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

PREPARED FOR: MCGOVERN
ADDRESS: 1810 N. FERNANDEZ AVENUE ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 149/18 DATE: 10/13/15 JOB NO.: 1511699
DRAWN BY: JLK CHECK BY: JHH
REVISED:

SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- *** - FENCE LINE
- ⊗ - BUFFALO BOX
- ⬆ - DOWN SPOUT (SPLASH TO GRADE)
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - CONCRETE SURFACE

Sanitary Manhole
Rim=101.60
Inv.=96.10

SURVEYED AREA: 9,065± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS ss
COUNTY OF DUPAGE)

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

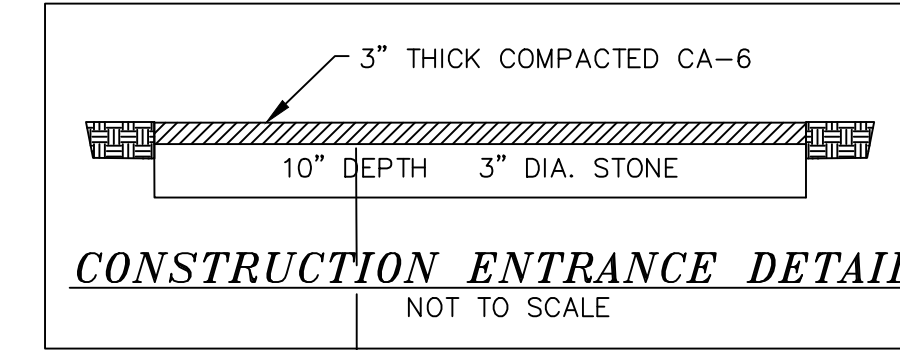
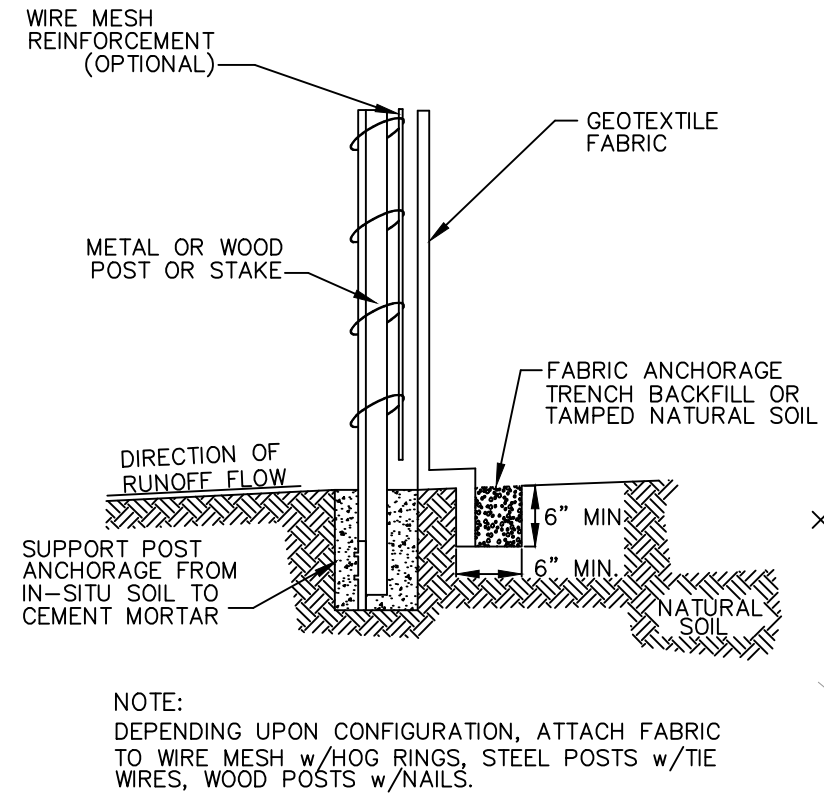


FIELD WORK COMPLETED AND DATED
THIS 9TH DAY OF OCTOBER, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION



- LEGEND
- 689 EXISTING GRADE
 - 689 PROPOSED GRADE
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - 734 26 EXISTING SPOT GRADE
 - 689.0 PROPOSED SPOT GRADE
 - SILT /CONSTRUCTION FENCE
 - DS DOWNSPOUT
 - STORM SEWER MANHOLE
 - INLET
 - SANITARY SEWER MANHOLE
 - ELECTRIC METER
 - GAS METER
 - FIRE HYDRANT
 - UTILITY POLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - WATER VALVE
 - CORRUGATED METAL PIPE
 - UTILITY POLE
 - B-BOX
 - LIGHT ON GROUND OR WALL
 - WOOD FENCE

REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS.

DISCONNECT GAS METER PER UTILITY COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

FERNANDEZ AVENUE

8" DMP

DEMOLITION PLAN

- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- DEMOLISHED AND REMOVED
- TREES TO BE REMOVED

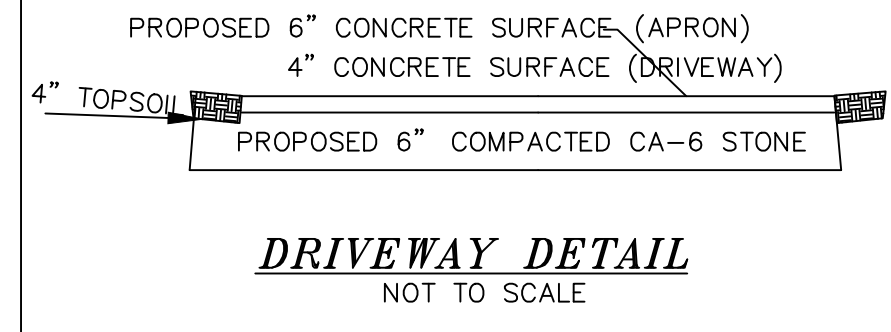
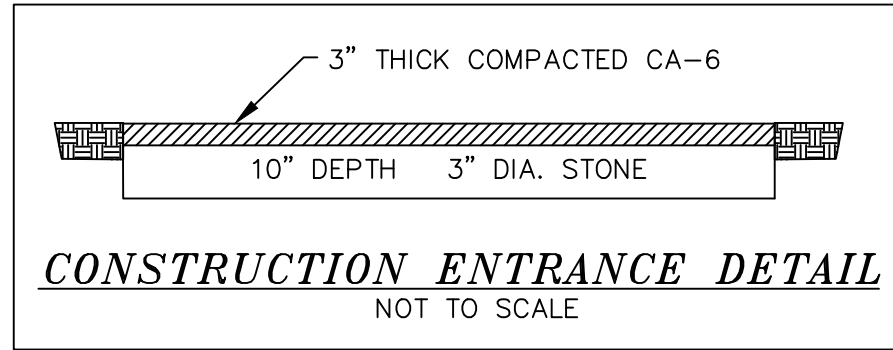
KOZIOL ENGINEERING SERVICES				
Professional Engineers 1621 OGDEN AVE. Lisle, IL 60532 630/435-8686 CIVIL / CONSULTING ENGINEERS				
1810 N. FERNANDEZ ARLINGTON HEIGHTS, IL	SCALE	REV	DATE	PREPARER
	1"=10'	0	11/09/15	JEK
	PAGE			
	2 of 3			

LEGEND

- 689 EXISTING GRADE
689 PROPOSED GRADE
STORM SEWER
SANITARY SEWER
WATER MAIN
734 26 EXISTING SPOT GRADE
689.0 PROPOSED SPOT GRADE
SILT /CONSTRUCTION FENCE
DS DOWNSPOUT
O STORM SEWER MANHOLE
INLET
SANITARY SEWER MANHOLE
ELECTRIC METER
GAS METER
FIRE HYDRANT
UTILITY POLE
CONIFEROUS TREE
DECIDUOUS TREE
WATER VALVE
CORRUGATED METAL PIPE
UTILITY POLE
B-BOX
LIGHT ON GROUND OR WALL
WOOD FENCE

SITE ENGINEERING PLAN

OF
LOT 25 IN BLOCK NO. 1 IN HASBROOK SUBDIVISION UNIT NO. 3
OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF
REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF
COOK COUNTY, ILLINOIS ON SEPTEMBER 8, 1958, AS DOCUMENT
NO. 1816395, IN COOK COUNTY, ILLINOIS.



NOTES:

- 1) WATER SERVICES IS TO BE 1 1/2" DIA. COPPER, TYPE K, PRESSURE TAP EXISTING MAIN. ADD SPIGOT AT FOUNDATION FOR SITE WATER SOURCE DURING CONSTRUCTION.
- 2) SANITARY SERVICE TO BE 6" PVC SDR 26 @ 1.0% MIN. ADD WYE OR TEE TO EXISTING SANITARY MAIN PER VILLAGE REQUIREMENTS.
- 3) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- 4) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- 5) AN ORANGE CONSTRUCTION FENCE & SILT FENCE IS TO BE PLACED AROUND THE ENTIRE SITE FOR EROSION CONTROL & DEBRIS CONTROL.
- 6) OFFSITE / ROW AREAS DISTURBED ARE TO BE RESTORED TO THE ORIGINAL CONDITION AND SODED.
- 7) ALL PARKWAY TREES ARE TO BE PROTECTED PER THE VILLAGE TREE PROTECTION STANDARDS.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES.
- 9) GRADING ALONG THE PERIMETER OF THE ENTIRE LOT SHALL MEET THE EXISTING GRADES.
- 10) ANY PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER THE VILLAGE STANDARD DETAIL.
- 12) NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.
- 13) WATER TRUCK TO BE ON-SITE DURING DEMOLITION TO WET DOWN STRUCTURE TO BE DEMOLISHED. WATER AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
- 14) ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM SITE DURING CONSTRUCTION IS TO BE FILTERED.
- 15) IF EXISTING DRIVEWAY CURB DEPRESSION IS NOT USED, REMOVE AND REPLACE W/ BARRIER CURB TO MATCH EXISTING CURB PROFILE. SAW CUT OR RE-POUR DEPRESSED CURB FOR NEW DRIVE LOCATION.
- 16) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- 17) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- 18) OPEN OUT EXISTING ROAD TO CONSTRUCT SANITARY SERVICE. REPAIR ROAD TO MATCH EXISTING CROSS SECTION OR DIRECTED BY THE VILLAGE ENGINEER.
- 19) VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
- 20) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- 21) ALL SANITARY SEWER AND WATER MAIN WORK AND MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.

BUILDING SETBACKS

ADDRESS	SETBACK
1602	26.6
1612	32.0
1704	29.2
1720	31.5
1730	31.6
1736	31.1
1802	33.0
1806	32.8
1810	31.5
1818	32.3
1824	34.5
1830	32.2
1836	31.1
1840	28.5
1844	30.9
AVERAGE SETBACK = 31.3	

BENCHMARK

CROSS SET IN WALK AT NORTHEAST CORNER OF
SUBJECT PROPERTY
AS NOTED ON THE FACE OF THIS PLAT

ELEVATION = 100.00 (ASSUMED)

DIRECT DOWNSPOUTS AND SUMP
DISCHARGE TO THE FRONT YARD

DOWN SPOUTS AND SUMP DISCHARGE
TO SPLASH TO SPLASH BLOCKS THEN
TO GRADE

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE. IF
SIDEWALK IS DAMAGED DURING
CONSTRUCTION IT IS TO BE
REPLACED PER THE CITY STANDARDS.

REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY
COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

TOTAL LOT AREA: 9,064.68 sf
Existing Impervious: 2,171.06 sf (23.95%)
Total Proposed Impervious: 3,309.69 sf (36.51%)
Total Increased Impervious: 1,138.63 sf (12.56%)

1810 N FERNANDEZ AVE.- Arlington Heights, IL
Zoned: R-3
Lot Area: 9,064.68 sf

	Required:	Proposed:
Maximum Height	25.00' (See Arch)	
Front Yard Setback	25.00'	31.30'
Interior Sideyard Setback	10% LOTWIDTH	10.25'
Corner Sideyard Setback	N/A	N/A
Rear Yard Setback	30.00'	43.92'

- PROPOSED CONTRACTOR ON SITE PARKING
PROPOSED MATERIAL LAY DOWN AREA
100YR OVERLAND FLOW ROUTE

SITE PLAN & TREE PRESERVATION PLAN



KOZIOL ENGINEERING SERVICES
Professional Engineers
1621 OGDEN AVE.
Lisle, IL 60532
630/435-8686
CIVIL / CONSULTING ENGINEERS

SCALE	REV	DATE	PREPARER
1"=10'	0	11/09/15	JEK
15213			
PAGE			
1 of 3			

T.P. CARPENTRY Inc,
1810 N. FERNANDEZ AVE.



PROPERTY TO LEFT 3

736 N. FERNANDEZ AVE,



PROPERTY TO LEFT 2

1802 N. FERNANDEZ AVE,



PROPERTY TO LEFT 1

1806 N. FERNANDEZ AVE,



SUBJECT PROPERTY

1810 N. FERNANDEZ AVE,



PROPERTY TO RIGHT 1

1818 N. FERNANDEZ AVE,



PROPERTY TO RIGHT 2

1824 N. FERNANDEZ AVE,



PROPERTY TO RIGHT 3

1830 N. FERNANDEZ AVE

MAIN STREET



PROPERTY ACROSS 1

1805 N. FERNANDEZ AVE,



PROPERTY ACROSS 2

1809 N. FERNANDEZ AVE,



PROPERTY ACROSS 3

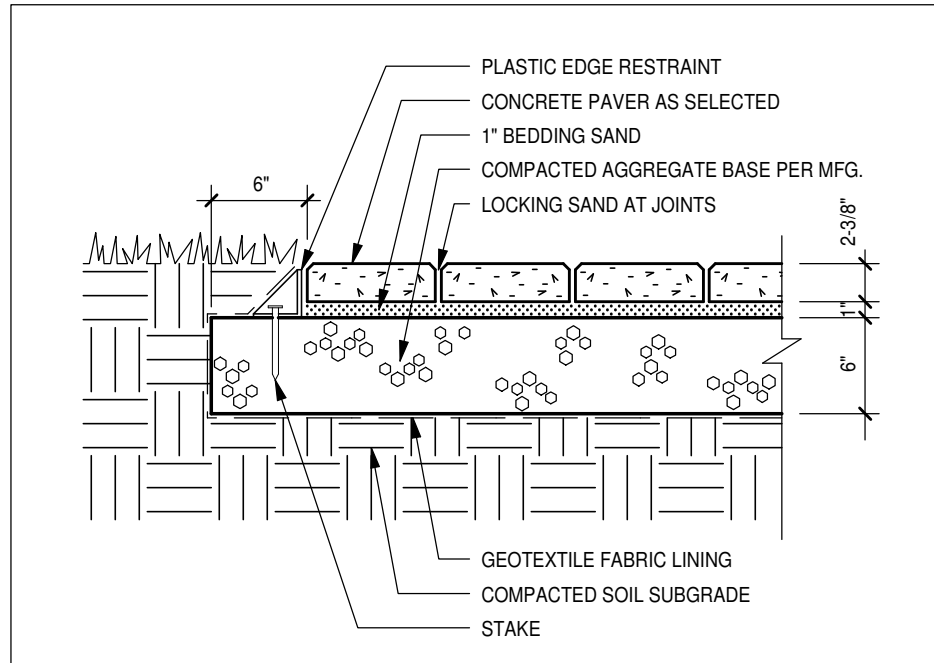
1817 N. FERNANDEZ AVE,

FILE

RECEIVED

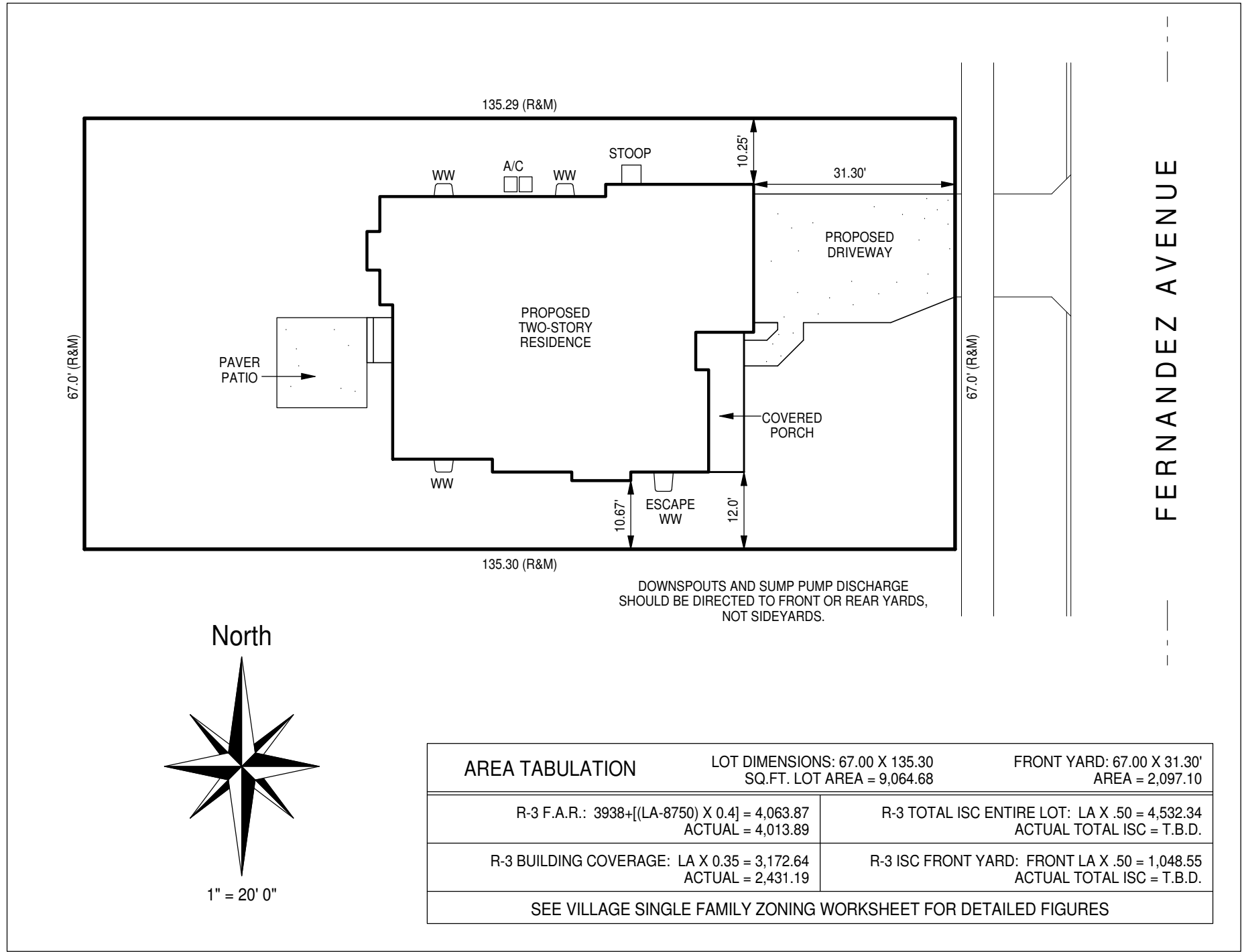
NOV 18 2015

PLANNING & COMMUNITY
DEVELOPMENT



PATIO SECTION

SCALE: 1" = 1' 0"



SITE PLAN

SCALE: 1" = 20' 0"

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 086-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.

CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13-5
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19
SLAB R-VALUE, DEPTH	10, 2 FT.
CRANKSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

- THE FOLLOWING LOCATIONS MUST BE SEALED:
 - > ATTIC ACCESS OPENINGS
 - > RIM JOIST JUNCTURES
- BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST. PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
- WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED.
- ALL DUCTS ARE REQUIRED TO BE PRESSURE TESTED. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
- ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
- ALL GAS-FIRED FURNACES SHALL BE 90% AFUE MINIMUM
- ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
- DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT.)
- ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE. 2012 IECC R403.6
- BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS, DUCTS SEALED, INSULATED WHERE REQUIRED AND HI/LOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION- NO UNDER CUT DOORS OR SIMILAR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

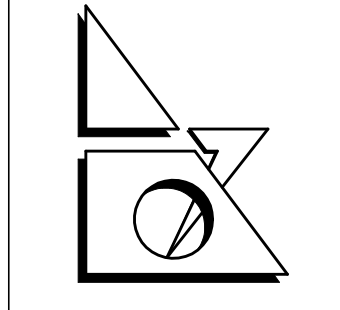
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

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GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GANNIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM
RESIDENCE
LOT 25
1810 N FERNANDEZ AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	ARB/FINAL REVIEW	MDS
	10-23-15	
	PERMIT ISSUE	MDS
	11-10-15	

JOB NO. 15093
DATE: 10-22-15
DRAWN BY: MDS
SCALE: AS NOTED

SHEET NO. 1
-SITE PLAN
-ELEVATION STUDY
OF 8





718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOT
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SPECIFICATIONS) ARE VALID FOR
PERMITS ONLY WHEN THE ARCHITECT'S
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ORDINANCES OF THE STATE, COUNTY, C
VILLAGE TO WHICH THEY ARE SUBMITTED

VALID ONLY IF SIGNATURE APPEARS IN BLUE INK
S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE NO. 184-000582 EXP. 01-01-16
001-010162 EXP. 11-30-16

SUBJECT:

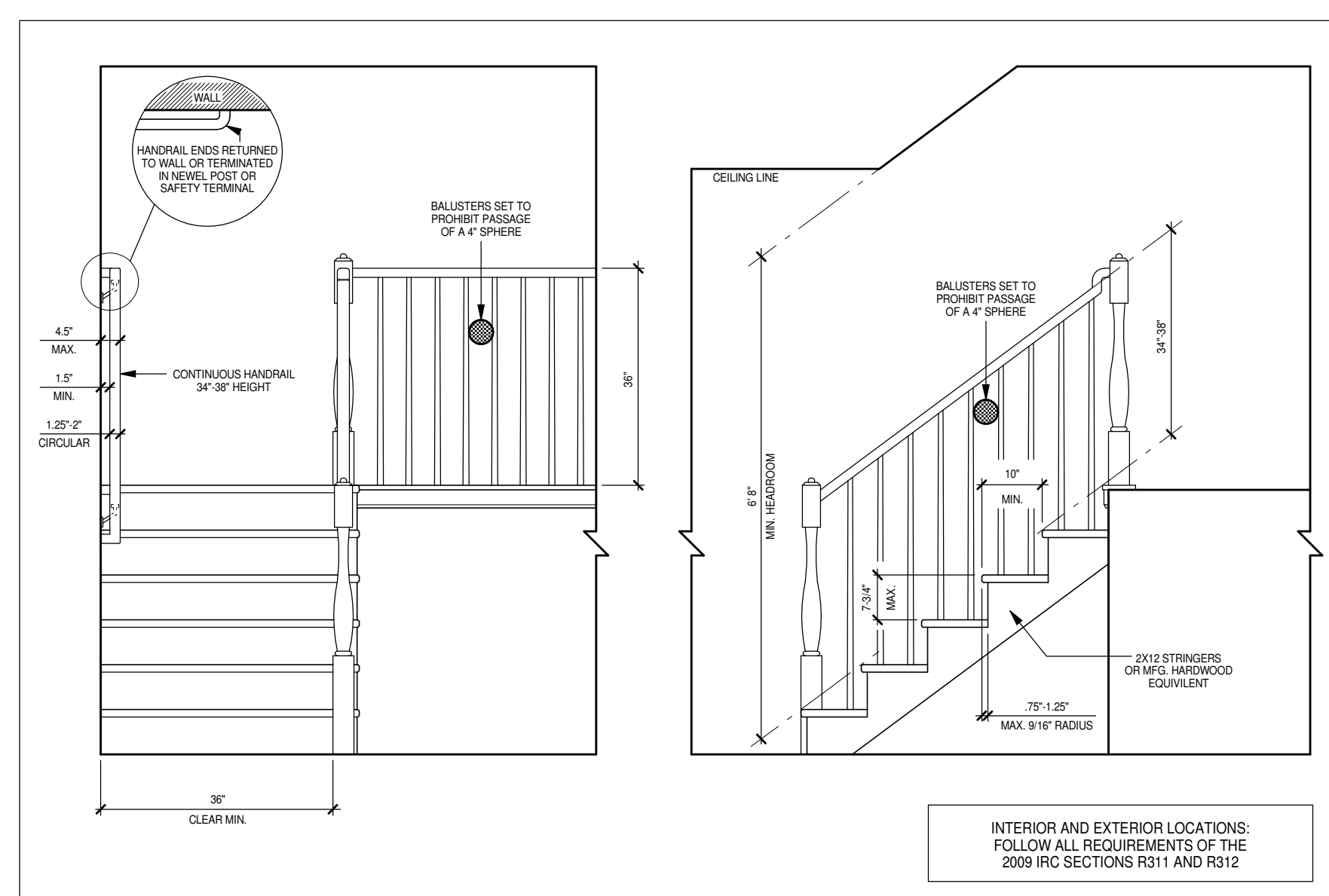
CUSTOM
RESIDENCE
LOT 25
1810 N FERNANDEZ AVEN
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60
PH. 630.272.9142
FAX 708.867.6941

D.	DATE:
	ISSUES AND REVISIONS:
	ARB/FINAL REVIEW
	10-23-15
	PERMIT ISSUE
	11-10-15

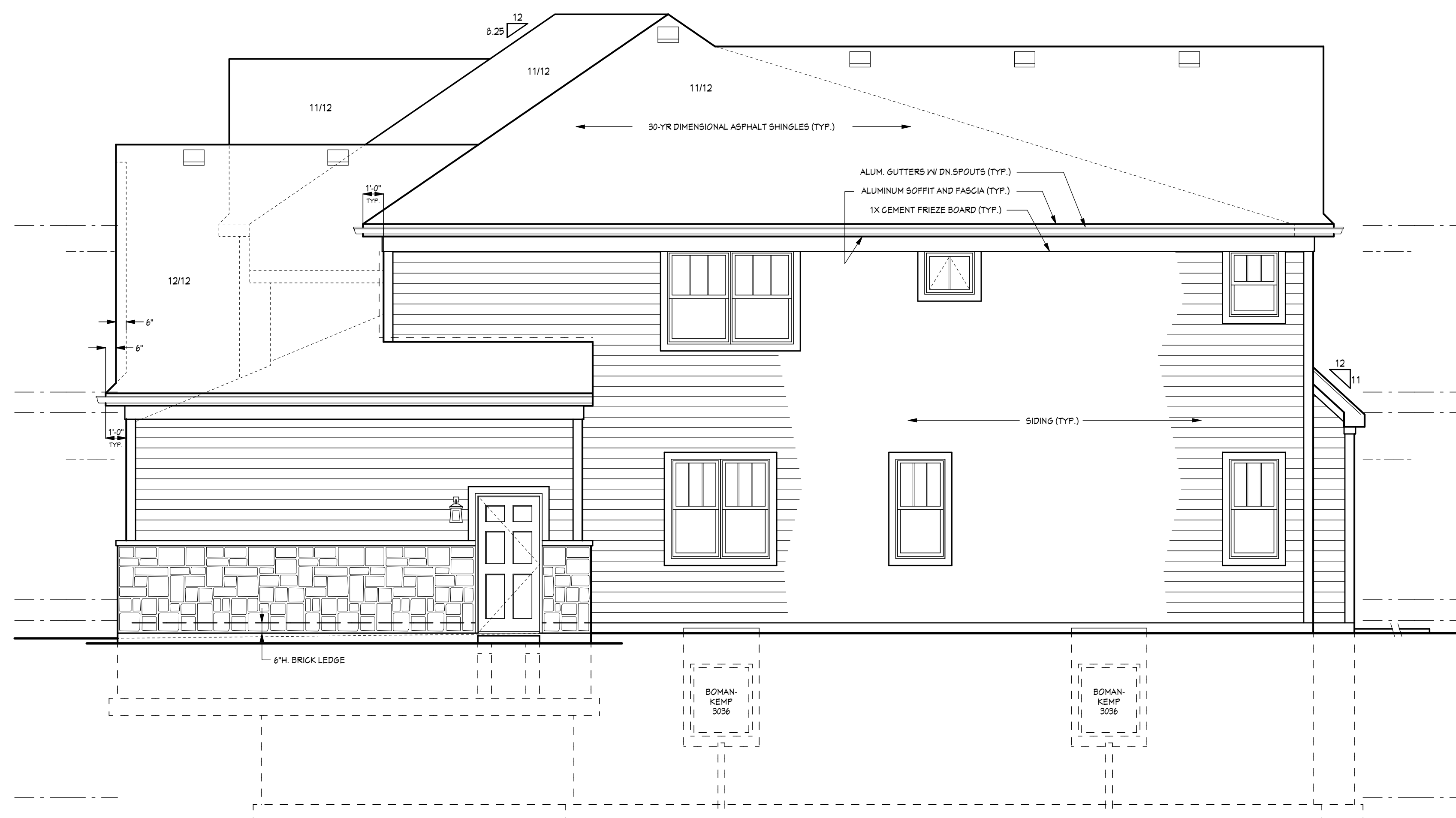
B NO. _____
 DATE: _____ 10-
 DRAWN BY: _____
 SCALE: _____ AS NO. _____
 SHEET NO. **3**
 R ELEVATION
 HT SIDE ELEV.
 IC FLOOR PLAN

3
OF



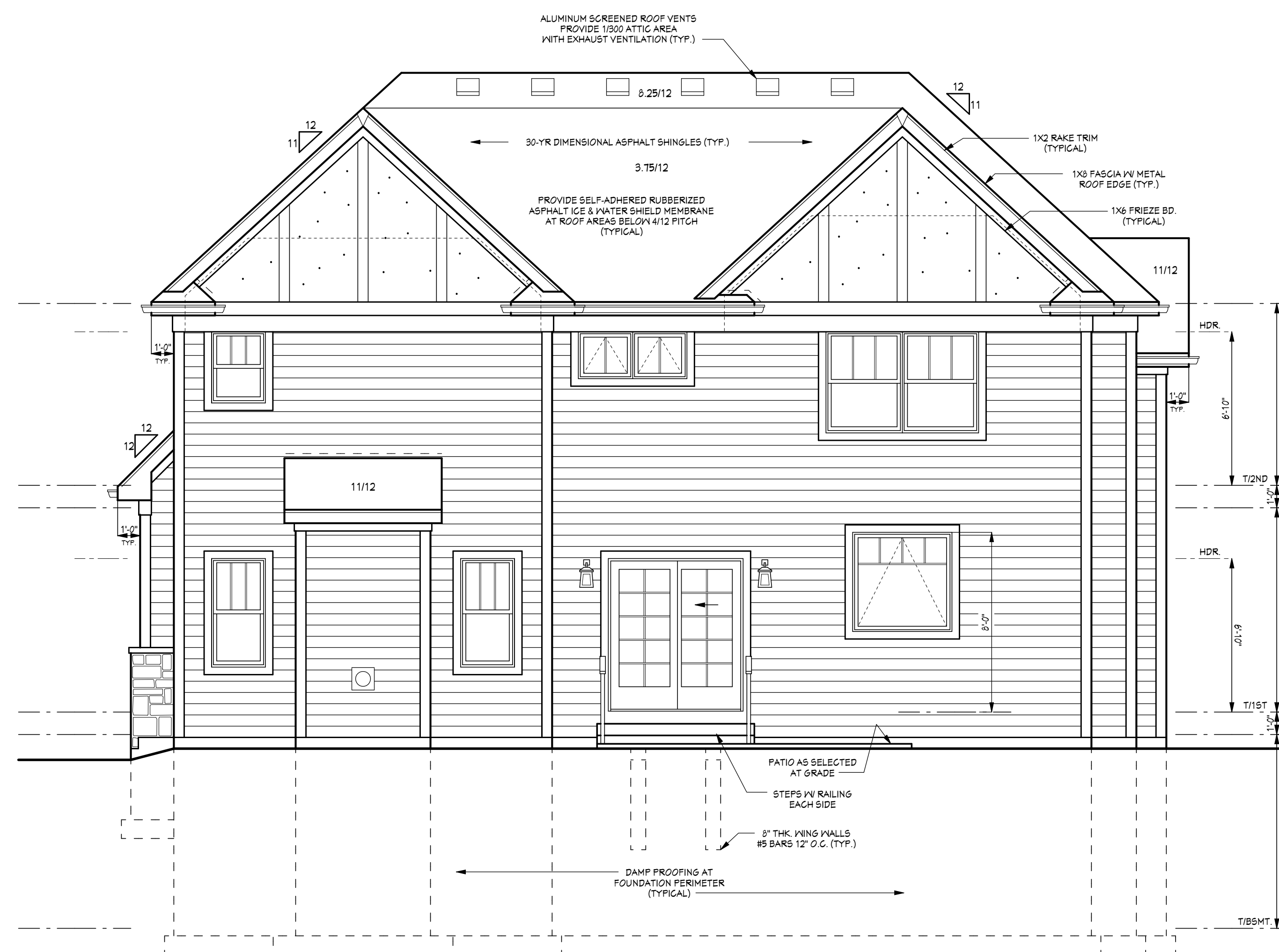
STAIR/RAILING DETAILS

SCALE: 1/2" = 1' 0"



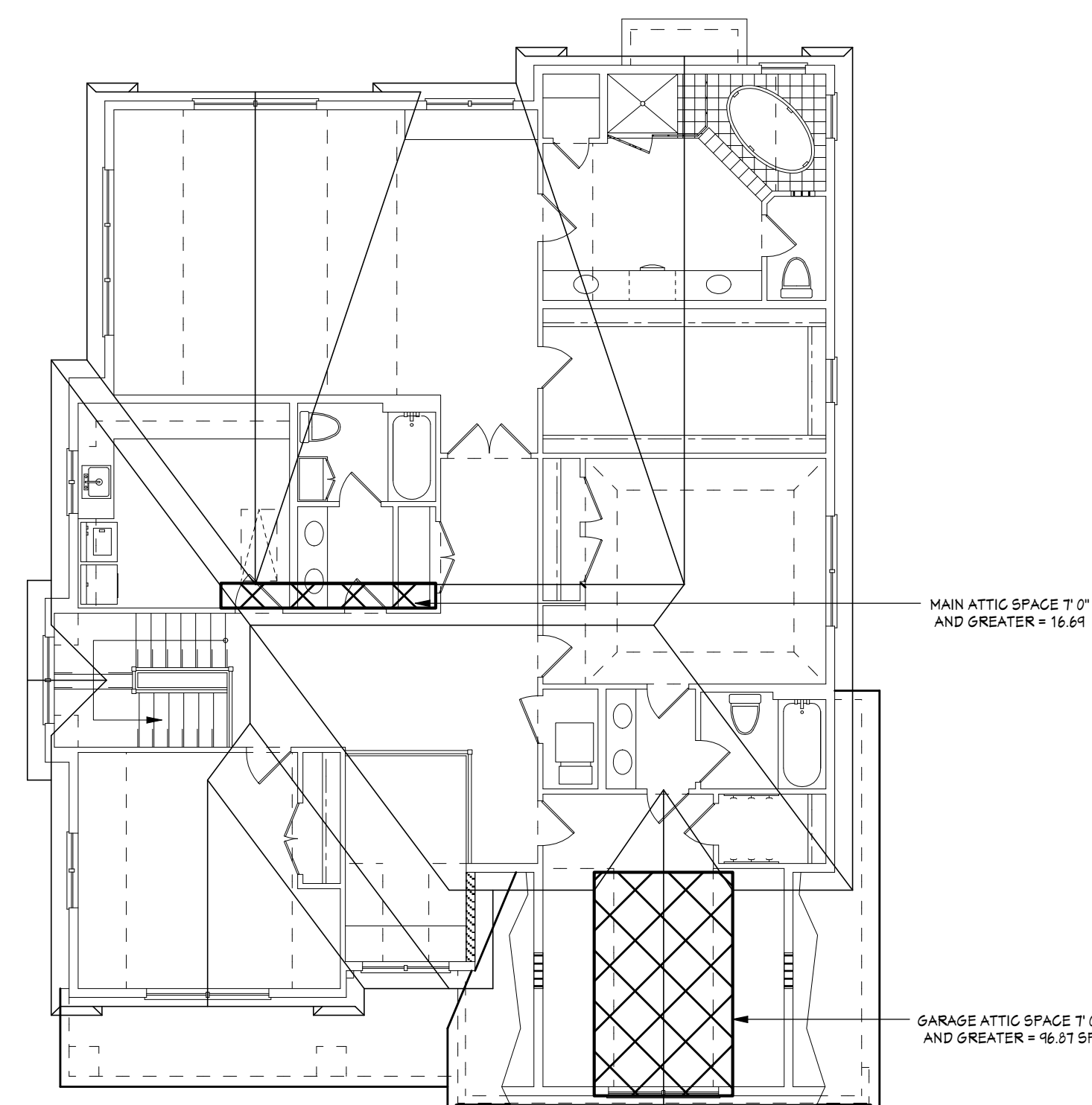
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"



ATTIC FLOOR PLAN

TOTAL ATTIC AREA 7' 0" OR GREATER = 113.56

SCALE: 1/8" = 1' 0"