



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 28, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/14/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#14-055 - 826 N. Dryden Ave. - SF/Teardown
B. DC#14-099 - 409 W. Maude Ave. - SF/Teardown
C. DC#14-101(H) - 109 S. Dunton Ave. - SF/Teardown
D. DC#14-109 - St. Viator High School - 1213 E. Oakton St. - Fine Arts Addition
E. DC#14-103 - Uptown Corridor Beautification

VII. OTHER BUSINESS

- A. Central Park East Apartments - 1551 E. Central Rd. - Preliminary Review/Sign Variation

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 - 10/14/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 10/14/14	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 14, 2014

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

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: Peter McGovern, T.P. Carpentry for *1717 N. Ridge Ave.*
Steve Gawlik, S.G. Architects for *1717 N. Ridge Ave.*
Bruce Miller, Trademark Builders for *900 N. Vail Ave. & 209 N. Chestnut*
Michael Dubois, Owner of *209 N. Chestnut Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 23, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 23, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-042 – 1805 N. Fernandez Ave.

Mr. Hautzinger reported that the petitioner contacted Staff stating that the project has been cancelled. A new home will be completely redesigned and submitted for review.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO MOVE THE REVIEW OF THE HICKORY/KENSINGTON AREA DESIGN GUIDELINES (DC#14-058) AND SANDWICH BOARD SIGNS – COMMUNITY WIDE (DC#14-078) TO THE END OF THE MEETING.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-086 – 1717 N. Ridge Ave.

Mr. Peter McGovern, representing *T.P. Carpentry* and **Mr. Steve Gawlik**, representing *S.G. Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence to allow the construction of a new two-story residence with an attached, two-car garage. The project meets all R-3 zoning requirements. The existing neighborhood consists of primarily 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 between the adjacent single-story homes. Although the neighborhood is predominantly single-story homes, there are five other similar scaled two-story homes on this block. Staff recommends approval of the proposed new home.

The petitioner agreed with the comments made by Staff.

Commissioner Kubow said his initial concern was that this is a predominantly single-story neighborhood; however, the context elevation shows 2 large homes to the left of the site. He liked the design of the front elevation and suggested the stone be continued around to the left side of the garage past the door if possible. The petitioner was not opposed to this suggestion.

Commissioner Bombick asked how accurate the elevations are in the elevation study model. He had no concerns about the design of the new home; however, the double hung windows above the front door were jammed into the top left corner of the overhang. **Mr. Gawlik** replied that these windows could be made narrower and brought down in scale. **Commissioner Bombick** also felt that the eaves on the garage felt particularly high and the steepness of the roof on top made the home look even taller next to the small homes on either side. He suggested lowering the garage gable to line up with the front porch.

Commissioner Fitzgerald felt the new home was nicely designed and would fit well within the neighborhood. He appreciated what was done with the roof and the distance from the new home to the property line. He agreed that the garage looked a little tall and the suggestion to bring it down. He asked if the 4 trees being removed would be replaced and **Mr. McGovern** replied that 2 evergreens in front and a Weeping Willow in the rear would be removed. **Commissioner Fitzgerald** suggested adding 2 shade trees in place of the trees being removed.

Chair Eckhardt had nothing to add to the other commissioners' comments. He supported the suggestion to continue the stone base around to the left side of the garage, and he agreed that the space above the garage doors looked tall. **Mr. Gawlik** explained that the garage framed off of the garage plate, which put it slightly lower than the top of the second-floor line. Lowering the garage roof would result in the bedroom ceiling being clipped more than currently proposed; however, some siding could be removed from above the garage doors and the eave line brought down to line up with the porch. **Chair Eckhardt** added that the lights shown above the garage doors looked odd and **Commissioner Kubow** suggested changing the double window above the front door to a single window.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1717 N. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/01/14 AND RECEIVED 9/04/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT THE STONE BASE ON THE FRONT ELEVATION BE WRAPPED AROUND TO THE LEFT SIDE ELEVATION ON THE GARAGE.**
- 2. A REQUIREMENT TO ADD A MINIMUM OF 2 SHADE TREES, 4-INCH CALIPER.**
- 3. A REQUIREMENT TO ADD TRIM ABOVE THE GARAGE DOORS TO BE ALIGNED WITH THE TRIM ON THE FRONT PORCH TO MAKE THE AREA LOOK SMALLER.**
- 4. A RECOMMENDATION TO REVISE THE DOUBLE WINDOWS ABOVE THE FRONT DOOR TO EITHER BE NARROWER OR CHANGED TO A SINGLE WINDOW.**
- 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#14-092 – 900 N. Vail Ave.

Mr. Bruce Miller, representing *Trademark Builders*, 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 to build a new two-story residence with an attached two-car garage, on an existing vacant corner lot in the “Historical Arlington Neighborhood Association” (HANA) historic area of Arlington Heights. The project complies with all R-3 zoning requirements. The proposed home is very nicely designed, and the historic style will fit in very well amongst the existing historic homes in the neighborhood. Staff is concerned about the placement of the attached two-car garage in the front yard on the corner of the street intersection. Typically, the primary living part of the home is located facing the corner, with the garage either attached or detached in the rear yard. Having the garage door only, without an entry door, facing Vail Avenue is not in context with the neighborhood. The garage elevation is very nicely designed, and the steep roof slopes are very attractive, but without a corresponding front entry, it is a concern. Staff is recommending that the garage be relocated to the rear yard, either attached or detached. A few examples of newer homes in the neighborhood with garages located in the rear yard are shown in the Staff report. Also, there are three large parkway trees along the Elm Street side of the property which will need to be coordinated with the location of the driveway. If the commissioners find the proposed garage configuration to be acceptable, then one minor recommendation to improve the Vail Avenue elevation would be to add a window in the Study/Office facing Vail Avenue.

Mr. Miller stated it was not a problem to add windows on the east elevation facing Vail as suggested by Staff. He also explained that the homeowners are moving from California with two young children and prefer an attached garage to adjust to the climate change; however, an attached garage on the west side of the lot was considered. This would cut off access to the backyard as well as the view, and the homeowners felt that having the garage on Vail would allow them to be more a part of the neighborhood.

Mr. Miller said that he disagreed with Staff’s comment that there are no existing homes in the neighborhood with garages in the front yard, and he identified five homes in the neighborhood with predominant garages on one of the corner sides. Two of the homes are within a block of this site; one at the corner of Dunton/Elm and another at Vail/Willow. There is also a home at 303 N. Belmont with the exact same design concept, with the garage facing Belmont and the main home facing the side street. He felt the proposed new home was not out of context with the neighborhood and no different than previously approved homes.

Commissioner Fitzgerald felt the new home was beautifully designed and he loved the style and the colors. He was not opposed to the attached garage on the modern-style home because

there are enough similar homes in the neighborhood. He also liked the idea of adding a window on the east elevation in the Study as suggested by Staff, and he asked about the parkway tree being removed. **Mr. Miller** explained that the parkway tree was actually a shrub, which Public Works gave permission to remove. **Commissioner Fitzgerald** suggested adding a small ornamental tree on each side of the driveway to help soften the east elevation and put more focus on the front entrance.

Commissioner Bombick felt the proposed new home was gorgeous; however, his concern was that the pattern of settlement for the past 150 years in the Village has been that the front of a home faces the primary street and garage faces the side street, which meant the front door of the new home should be on Vail and the garage on Elm. He felt there were many creative ways to design a breezeway or a courtyard with the garage on Elm, which he has not seen evidence of the petitioner considering, and he questioned why the proposed new home was any different than what has been going on in the Village for the last 100 years. He felt the way the new home was set on the lot was not compatible with its surroundings. The front door is where people come and go, not the garage, and the home has been orientated toward Elm and away from the neighborhood. He reiterated that the home is beautiful but it does not work on the lot.

Commissioner Kubow concurred with Commissioner Fitzgerald and Commissioner Bombick regarding the architectural aesthetic of the new home; it is beautiful and will look great on the corner lot. The addition of a window on the east elevation will help soften the elevation, and while he agrees with Commissioner Bombick about why garages are in a certain location, he was in favor of the garage as currently proposed.

Chair Eckhardt felt the new home was designed specifically to take advantage of its elongated look and orientated in the direction of the most lineal footage, which is a valid reason. In terms of flipping the home and moving the garage to the opposite side, the new home would still be orientated toward Elm Street, and he understood why the petitioner orientated the home toward Elm Street because of the dynamics of the lot. He did not know of a better solution than what was being proposed tonight and he supported the current design, with a window added on the east elevation.

Mr. Miller added that while he appreciated the comments made by Commissioner Bombick, there are other homes in the neighborhood with attached garages on the elongated side of the lot. There are also many front doors that do not face the north/south streets in this neighborhood. **Commissioner Bombick** withdrew his previous comment and clarified that the front door of the new home belongs on Elm; the issue was with the garage.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 900 N. VAIL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 10/02/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE

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

1. A REQUIREMENT THAT A WINDOW BE ADDED IN THE STUDY ON THE EAST ELEVATION;
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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Bombick said that it is an absolutely stunningly beautiful conventional home and because it's conventional, it solves the issue of where to put the garage by putting it on the main street which is Vail. He felt the commissioners should be encouraging contemporary solutions to these types of problems; designing compatible homes on corner lots instead of encouraging conventional solutions. This is the only way the community is going to create a town plan with homes that encourage walkable streets, safe eyes on the street, supervision, and a more sustainable community, instead of a bunch of garage doors with anonymous cars coming and going.

Chair Eckhardt asked about access to the home from a back door or side door after entering the garage. **Mr. Miller** replied that the homeowners did not desire a side door, and the door to the back of the home could be accessed through the service door in the garage into the home. **Chair Eckhardt** felt this was a design flaw. **Commissioner Bombick** felt the petitioner should be allowed to add a door in the back of the garage, if they choose to.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO ADD THE FOLLOWING:

4. A RECOMMENDATION TO ADD A DOOR TO THE BACK OF THE GARAGE ON THE REAR (NORTH) ELEVATION.

**FITZGERALD, AYE; KUBOW, AYE; ECKHARDT, AYE; BOMBICK ABSTAIN.
THE MOTION CARRIED.**

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW**DC#14-097 – 209 S. Chestnut Ave.**

Mr. Bruce Miller, representing *Trademark Builders*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and 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 and complies with all R-3 zoning requirements.

The existing neighborhood has many historic bungalow style homes mixed in with a variety of one and two-story homes. The homes in the neighborhood have a mix of front loading and detached garages, with the majority being detached. The primary form of the proposed house has a very nice, sloping bungalow style which would fit in very well in the neighborhood. However, the proposed two-car, front loading attached garage has a large attic roof that is very prominent and detracts from the nice bungalow form. The best option would be a detached garage in the rear, but if an attached garage is desired, then it is recommended to omit the large attic roof from above the garage to diminish its appearance and shift the focus towards the main body of the house. Staff recommends the commissioners evaluate the proposed design of the new home.

Mr. Miller stated that the homeowner bought the lot in this neighborhood because it best met their needs. At the time when they first began working on the design, they initially preferred a detached garage; however, the homes on either side of the site have driveways at the north and south property line, which becomes a privacy issue. The attached garage is being proposed as a defensive measure for privacy reasons. As the floor plan and elevations were developed, they played around with elevations with a single large second story gable; however, the homeowners did not like the straight line across the entire front elevation. The gable above the garage brought balance to the second-floor dormer gable, the board and batton design was repeated on the siding and brought down to the garage, and the garage was separated into two separate gables and two separate garage doors. They like the balance that was achieved by doing all of this.

Mr. Miller said that he understood that each neighborhood is different and there are needs for detached garages. He personally likes detached garages and has probably built more detached garage homes close to town than any other builder. He reported that he is prepared to present photos of homes in other neighborhoods close to town that have been approved by the Design Commission which have gables over the garage mixed in with their designs. He wondered why the home being reviewed tonight is so different than the previously approved homes.

Commissioner Bombick felt the style of the home was beautiful and would fit well on the street, and he pointed out the area north and west toward Ridge that has many homes of this character. He pointed out the small sideyard setback relative to the window wells and the lack of natural light into the basement as a result. His real concern was not the gable over the garage, although it could be downplayed and the gable over the home made bigger. The real issue was that the porch and the home should be in front of the garage, or at least even with it, which is what throws off the character of the home. Minor adjustments could also be made in the plan of the home by pushing the garage back 2-feet and changing the slope of the hinged roof to bring the front of the porch up 2-feet or so.

Commissioner Fitzgerald felt the new home was nicely designed and he liked the colors being proposed. He did not see a problem with the attic roof form above the garage, although he also liked the alternate design provided by Staff. He wanted to make sure something was done on the south elevation with the window wells and water run off on to the neighbor's driveway, and he also suggested adding trees to replace those being removed. Overall, he felt this was a nice home for the block and for the site.

Commissioner Kubow felt the home was well designed; however, proportionally, he felt the garage was huge, although he understood the privacy concerns. He liked Staff's suggestion for the design above the garage, which helps the home look more like a home and not a home attached to a big garage. He also suggested adding details to change up the gutter line, which would resolve the horizontal issues.

Chair Eckhardt thanked Staff for the alternate design presented, although he did have some issues with it. He felt the petitioner did everything possible with the floor plan to help break up the front elevation to be less than 50% garage doors, such as separating the garage doors, setting the garage doors back, and creating interest in the rooflines. He felt a 3D model of the home would show how low the left side elevation is with the proposed roofline. He liked the 3 elements created on the front elevation, and felt the dormer helped to break up the large roof. He was okay with the front elevation as currently proposed.

PUBLIC COMMENT

Mr. Michael DuBois said that he and his wife will own the new home, they currently live in the neighborhood, and hope the commissioners approve the design being reviewed tonight.

Commissioner Kubow agreed with the comments made by Chair Eckhardt. **Commissioner Bombick** suggested increasing the size of the second-floor Office to 16-feet, which would push the front porch forward. He also pointed out that the front porch columns take up the corners of the porch, leaving about 4-1/2' of usable porch. If the porch size was deeper it would take care of the offset and make the front elevation more cohesive. **Commissioner Fitzgerald** agreed with the suggestion to bring the porch forward and create a usable porch with comfortable furniture. He also pointed out that the front door was recessed quite a bit, which would be very dark from the outside. **Chair Eckhardt** agreed that the front door entry would be dark and suggested moving the door a few feet forward, which would also increase the foyer

space. Although he felt the Office was large enough as proposed, he was not opposed to increasing it slightly to provide more usable front porch space.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 209 S. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 9/19/14 AND RECEIVED 9/22/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A RECOMMENDATION TO MOVE THE FRONT DOOR FORWARD.**
- 2. A RECOMMENDATION TO MOVE THE FRONT PORCH FORWARD 2-FEET.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt explained that recommendations are not the same as requirements, and the proposed design has been approved as submitted with recommendations, which should be considered by the petitioner. **Commissioner Bombick** asked to make an amendment to the motion to allow the petitioner to put a door from the back of the garage to the backyard if they choose to do so, as long as it is compatible.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 5. A REQUIREMENT TO ALLOW THE PETITIONER TO ADD A DOOR IN THE BACK OF THE GARAGE TO THE BACKYARD, IF THEY CHOOSE TO.**

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

ITEM 5. SIGN CODE MODIFICATIONS

DC#14-078 – Sandwich Board Signs – Community Wide

It was noted that there was no one present in the audience.

Mr. Hautzinger explained that the discussion of Sandwich Board Signs Community-Wide is a follow-up to the Village Board approval of Downtown Sandwich Board signs on May 19, 2014. Sandwich Board signs community-wide was previously discussed with the Design Commission on August 26 and September 9, at which time the commissioners expressed general support of allowing sandwich board signs community-wide, and requested Staff to provide code language for the commissioners' review. Also, the commissioners expressed concerns about allowing sandwich board signs made of plastic, both in the Downtown and community-wide. **Chair Eckhardt** stated that allowing plastic sandwich board signs was a big concern, anywhere in the Village.

Mr. Hautzinger referred to and reviewed the proposed text amendment language. Per direction from the Design Commission, the language was changed to state 'plastic sandwich board signs are prohibited', instead of discouraged. This would apply to sandwich board signs in both the Downtown and Community-Wide.

The language being proposed for Sandwich Board Signs Community-Wide is based on the previously approved requirements for Sandwich Board Signs in the Downtown. However, the location requirements for community-wide sandwich board signs are different than the Downtown requirements as follows: Item C.1, *Location*, 'Sandwich board signs shall only be located on private property and must be within 10 feet of the building entrance. They are not allowed within the public right of way or in parking lots. They shall not extend beyond the length of the business frontage'. This language is different from the Downtown because of the different environment. In the Downtown, business entrances abut the sidewalks, so sandwich board signs are allowed in the public way, but outside of the Downtown, the intent is to keep sandwich board signs near the building entrances, away from the roads.

Mr. Hautzinger reviewed the two options being proposed by Staff. Option 1 would be to make no changes to the current code and continue to not allow sandwich board signs outside of the Downtown, and sandwich board signs made of plastic would remain 'discouraged' in the Downtown. Option 2 would be to modify the side code to allow sandwich board signs outside of the Downtown. Finally, per the Design Commission's request, the requirements for sandwich board signs in the Downtown can be modified to prohibit sandwich board signs made of plastic.

Commissioner Fitzgerald was in favor of the proposed language as currently worded. **Commissioner Bombick** was okay with the wording as well; however, he was concerned about a lot of small businesses located in strip centers on major thoroughfares that are too small to have a sign on the shopping center shared tenant sign and are virtually invisible from the street

because many of the major streets have been widened in the last 10 years with high speed limits. He felt that allowing sandwich board signs outside the Downtown and within a shopping center would work; however, it did not address the bigger idea, which is why these signs are popping up all over, because the businesses do not have an identity and visibility to cars traveling too fast. **Chair Eckhardt** understood Commissioner Bombick's concerns, and he asked Staff if temporary signs are allowed for businesses that might be having a special event. **Mr. Hautzinger** replied that temporary signs are allowed through the sign permit process. **Chair Eckhardt** was glad to hear this, although he was concerned about allowing more than one temporary sign for the same business, which resulted in clutter. He added that he was in favor of the language being proposed by Staff for Sandwich Board Signs Community Wide, as well as the language prohibiting plastic sandwich board signs in both the Downtown and Community-Wide.

Commissioner Kubow agreed with the revised language to prohibit plastic sandwich board signs in both the Downtown and Community-Wide, as well as allowing sandwich board signs community wide, which will help struggling businesses.

Chair Eckhardt added that once approved by the Village Board, communication should be made to the Chamber of Commerce regarding Sandwich Board Signs Community-Wide, and the process of applying for a temporary sign.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, SIGN CODE REVISIONS TO CHAPTER 30 TEXT AMENDMENTS FOR SANDWICH BOARD SIGNS COMMUNITY-WIDE, PER THE STAFF REPORT DATED 10/14/14, AND A REVISION TO PROHIBIT SANDWICH BOARD SIGNS MADE OF PLASTIC IN THE DOWNTOWN (B-5).

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

ITEM 6. HICKORY/KENSINGTON AREA DESIGN GUIDELINES

DC# 14-058 Hickory/Kensington Area Design Guidelines

Commissioner Kubow recused himself from the project because of a conflict of interest, and left the meeting.

Chair Eckhardt stated there was no one present in the audience.

Mr. Hautzinger updated the commissioners on the status of the project. In 2013, the Village Board adopted Ordinance 13-001, amending the Comprehensive Plan and adopting the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Also in 2013, the Village Board approved rezoning portions of the area to start implementation of the plan. Finally, the Village Board approved hiring a consultant to conduct a feasibility study for creating a TIF District for the area, and on July 21, 2014, the Hickory/Kensington TIF was approved by the Village Board.

Consistent with recommendations contained in the Hickory/Kensington Area Plan, Design Guidelines for the Hickory/Kensington Area have been developed by the Planning and Community Development Department and are being submitted to the Design Commission for review and approval. The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of quality, character, and cohesiveness for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

On June 24, 2014, Staff presented the proposed Hickory/Kensington Area Design Guidelines to the Design Commission for approval. At that time, the Design Commission raised the following questions and concerns:

- The Design Commission expressed concern about expansion of Recreation Park to Northwest Highway, as shown on the Comprehensive Plan.
 - a. **Response:** There are two existing automotive repair buildings on Northwest Highway at the south end of Recreation Park. In 1993, the Village Board amended the Comprehensive Plan to change those properties from Commercial to Parks. The two automotive repair buildings have been owned by the Arlington Heights Park District for many years. The Park District Board has approved a Master Plan for Recreation Park which includes demolition of the two existing buildings and expansion of Recreation Park to Northwest Highway. The Master Plan was developed with extensive neighborhood input. The Shell gas station on the corner of Northwest Highway and Belmont Avenue is privately owned and will remain as a Commercial property.

Commissioner Bombick stated that the existing, white cement block building with art deco details and steel slash windows located on Northwest Highway should be considered for the National Register of Historic Places. He felt this was an art deco masterpiece and an amazing building that should never be torn down considering what it is made of and how long it has been there. **Chair Eckhardt** agreed, and felt the building should be measured and photographed.

Mr. Hautzinger continued with the second item of concern:

- The Design Commission expressed concern about demolition of the original existing buildings within the Hickory/Kensington Area, and questioned if any of the existing buildings are worth saving for reuse within the new development.
 - a. **Response:** The Planning Staff and TIF Consultant have surveyed the Hickory/Kensington area. The area has been designated by the Village Board as a TIF district with the stated goal to redevelop these properties. A photo slideshow of the existing buildings has been prepared for review with the Design Commission. Staff maintains the position that none of the original existing buildings offer potential for adaptive reuse within the Hickory/Kensington Area Plan.

Commissioner Bombick asked why redeveloping some of the original existing buildings within this area was not being encouraged, since he felt some of the buildings should never be torn down. He referenced Bucktown, Edgewater, Oak Park, Evanston and Lake Forest as having similar buildings that would never be allowed to be torn down. He added that Bucktown looked just like this area 25 years ago and the City worked around these buildings to adaptively re-use them, rather than bulldoze them.

Mr. Hautzinger explained that a TIF has been established to promote and attract redevelopment in this area, and if a developer were to propose adapting or modifying existing buildings, then it would be reviewed at that time. **Chair Eckhardt** asked if the Village has moved to purchase any of the existing properties at this time, which he felt was an important question, and **Mr. Hautzinger** said he was unaware.

Mr. Hautzinger presented a slideshow of photos of the existing buildings throughout the Hickory/Kensington Area.

Commissioner Bombick asked if the Village ever looked at encouraging incubator, industrial and tech stuff to move back into this area. He asked why the Village is flushing out our little factories, and where are the machine shops that people can walk to work from these neighborhoods around here supposed to go? Why isn't there a place for a little lumber yard here? Why is the Village not encouraging businesses in the service sector, like Arlington Power that moved to Palatine to increase the size of their facility, to serve the residents who live around this area and create a district for these types of businesses.

Mr. Hautzinger explained that the overall goal of the Hickory/Kensington Area Plan is to create a new vibrant community, a new walkable neighborhood with residential and mixed-use

businesses. This re-development is well under way with the current construction of the Arlington Market homes, the completed Arlington Crossing townhomes, and the completed townhome development on the north end of Hickory Avenue.

Chair Eckhardt said that he recently visited the site and after looking at the existing buildings, felt there were none that he would be upset about losing. He also clarified that Staff is asking the commissioners to approve design guidelines for this area, not focus on parking or the location of the redevelopment. He asked Staff about specific guidelines that may impact the entire project going forward that relate to the commissioners.

Mr. Hautzinger reiterated that the purpose of the Hickory/Kensington Area Design Guidelines is to guide development of this area as it continues to develop. The overall intent is to do something modern, fresh and unique to the Village, different than the existing Downtown area. He reviewed the area by zone, which consists of High-Density Multi-Family & Mixed-Use, Moderate Density Multi-Family, and Commercial zones, with character images presented for each zone. Sustainability and Green Technology will also be encouraged by the Village to developers. Streetscape improvements will be implemented throughout the area, and will include special paving, benches, trash receptacles, street trees, lighting and tree grates. The Design Guidelines, if approved, will be shared with developers up front to help guide them with the proposals brought forward to the Design Commission for review. Staff was looking for feedback from the commissioners as to whether or not they agree with the proposed overall aesthetic direction for this area.

Commissioner Bombick pointed out that there are no bike lanes shown in the street sections of the guidelines, which he felt should be encouraged. He also pointed out that the standard light feature design shown in the conceptual streetscape rendering did not fit the modern, contemporary, forward-thinking being proposed.

Chair Eckhardt asked Commissioner Fitzgerald for his thoughts about creating something unique with landscaping for this area. **Commissioner Fitzgerald** replied that with the amount of redevelopment space, the same concept would be taken; it would just be fixtures and variety, with limitations on what will survive here. **Mr. Hautzinger** added that bio-swales are being recommended, which is a new and unique feature for this area. **Commissioner Bombick** felt that bio-swales should be a requirement and not a recommendation, if the Village wants sustainable landscape. He was concerned about tearing down chunks of the community and having nothing left to refer to our history. He felt there should be leadership and incentives to help make this area unique and different than other developments, otherwise the Village will end up with the same old retail developers, the same old residential builders, and the same group of architects that do these types of projects every day. It was important to find a developer who took this seriously and would come in with a really unique idea about how to live in a transportation-oriented suburban environment. He felt the renderings being shown tonight told the story of what already exists instead of what could be.

With regards to streetscape as part of the Design Guidelines, **Chair Eckhardt** wanted to see certain access ways highlighted in the guidelines, perhaps the major ones, as well as requirements for elements such as bike paths, parkway planters, brick pavers and other accented details. **Commissioner Bombick** asked if a capacity study was done for the utilities in the area, which could establish the density as-of-right. He felt the Village should find a way to get beyond Randhurst Village, The Glen and Deer Park, and jump to the next generation because this is what will attract the 20-something's to want to live here. **Chair Eckhardt** agreed with Commissioner Bombick and the question of what is the future. He wondered if we should be more forward-thinking on this area of redevelopment to make people want to live here.

Commissioner Bombick suggested the idea of the Village acquiring this area and creating a design competition for the redevelopment of a few parcels by inviting the leading developer/architect teams and planning/landscape teams to submit proposals. **Chair Eckhardt** was concerned that the Design Guidelines were a bit mediocre and did not address the commissioners' interest in seeing something really exciting. He felt the guidelines were a snapshot of what were developed and built 10 years ago, which was not the most current way of thinking.

Mr. Hautzinger reiterated that the intent and purpose of the proposed Design Guidelines is to establish the design standards for the overall development, and to ensure a minimum standard of quality, character and cohesiveness for this area of Arlington Heights separate from the Downtown. As each portion of the area is developed, the individual proposals will be evaluated against the standard established by these guidelines, and brought before the Design Commission for review. The guidelines will be used as a tool early in the design process to guide the design of each project being proposed. Staff is looking for feedback tonight from the commissioners as to whether or not they are in agreement with the modern direction being proposed for this development. The character images presented in the Design Guidelines were carefully selected to promote a modern aesthetic that will be appropriate for Arlington Heights.

Commissioner Fitzgerald said that he has driven and walked the area and felt there was nothing there to create a community from. He liked the general direction of the design guidelines and he also liked the discussion tonight regarding what is right for the future, what does the younger generation want to buy or live in. With that being said, he was unsure about being too progressive to the extent that a developer does not come forward and the redevelopment never happens. From the discussion tonight, it appeared as though the other commissioners felt the concept shown in the guidelines did not work. **Commissioner Bombick** clarified that he felt the concept was too conventional for the future. **Commissioner Fitzgerald** questioned if it is the proposed building designs that are too conventional, or the actual way of living.

Commissioner Bombick questioned from a public perspective, if there was enough here to go on with the guidelines that will result in a good development. Is a developer going to get TIF money for putting in stamped concrete and street trees and swales, or is there something more

sustainable, livable or interesting. **Mr. Hautzinger** clarified that there will be an established, unified streetscape for this area, with the intent being the flavor of what is shown in the guidelines. He also reiterated that the purpose and goal of the Design Guidelines is to establish the overall character of this area, and the commissioners should provide feedback on whether or not they agree with the direction of this character.

Chair Eckhardt felt that the images being shown in the Design Guidelines were probably appropriate for this area of redevelopment. They appear to be modern, contemporary, and encouraging products that are forward-thinking, high design, urban texture. The flat roofs, different materials, and linear direction being shown are very much what developers at Randhurst Village have done, which is a new fresh image. He was fine with this direction, knowing that each portion of the area will be brought before the commissioners for individual review, although he hoped to see some creativity and boldness from developers.

Commissioner Bombick said he was in agreement with Chair Eckhardt; however, he felt the list of possibilities, particularly the public realm streetscape needed to be expanded and the TIF side of what developers will get money for should be very challenging in order to get something better than what every other community has. **Chair Eckhardt** encouraged Staff to visit the recently developed corner in Mt. Prospect on the north side of Northwest Highway across from the library, which has a similar modern streetscape as proposed in the Design Guidelines, which he felt looked odd.

Commissioner Fitzgerald said he was ready to move forward with the approval of the Design Guidelines, although he reiterated his concerns as to whether or not the overall direction of the guidelines would be functional and relevant. **Commissioner Bombick** felt there were going to be issues with the density of the population being suggested in getting restaurants to come to the area and stay in business with the lack of visibility and stores. He felt there would not be enough retail to fill up a whole space and it would be a real challenge. **Chair Eckhardt** commented that he was seeing more variations being approved in the City of Chicago for housing on the ground floor, rather than commercial on the ground floor with housing above. **Commissioner Fitzgerald** did not mind this because he preferred to see successful retail instead of vacancy. **Mr. Hautzinger** stated that, at a minimum, the intent is to push for retail space along Kensington where there is visibility to Northwest Highway and the train.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL OF THE HICKORY/KENSINGTON DESIGN GUIDELINES (DC#14-058) DATED JUNE 2014.

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

Commissioner Bombick commented that he felt each commissioner should communicate to the Village Board some of the concerns raised tonight so they understand that there is an

opportunity to do something here that is better and perhaps more attractive to residents and businesses than what has happened in other communities.

ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-055 - 826 N. Dryden Ave. - SF/Teardown

Department: Planning & Community Development Department

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the design with the suggested revisions for the proposed new single-family residence to be located at 826 N. Dryden Avenue. This recommendation is subject to compliance with the architectural plans received 9/18/14, and the following:

1. Lower the roof pitch of the three gables on the front elevation to be 10:12 pitch in lieu of 12:12 pitch.
2. Introduce a two story jog in the north wall, between the kitchen and the garage, to break up the long wall.
3. Change the stone cladding on the front wall to a partial height wainscot, and wrap the stone wainscot down the north and south side walls.
4. Omit the transom windows in the Dining Room and Bedrooms on the front elevation.
5. Change the sliding patio door on the front elevation to a window that matches the Dining Room.
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 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Drawings & Documents

Type

Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 826 N. Dryden Ave.
Project Address: 826 N. Dryden Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 20, 2014

PETITION INFORMATION:

DC Number: 14-055
Petitioner Name: Tony VanDijk
Petitioner Address: DHR Cambridge Homes
800 S. Milwaukee Ave.
Libertyville, IL 60048
Meeting Date: October 28, 2014

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 one and a half story home and detached garage to allow the construction of a new two story residence with an attached, three car side load garage located in the back of the home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,700 square feet and the proposed residence will have 3,259 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27 feet Side: 6 feet Side: 13.92 feet Rear: 89.23 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,718 SF	3,259 SF
Building Lot Coverage	3,745 SF	2,240 SF
Impervious Surface Coverage Total	5,350 SF	4,180 SF

The existing immediate neighborhood consists primarily of smaller scale, one and a half story homes. The subject property can accommodate a large home because it is 214 feet deep, but it is only 50 feet wide. The adjacent homes all have detached garages in the rear yards, so locating the proposed three car garage in the back of the house does help the proposed design to fit into the streetscape. However, the proposed two story design has a vertical appearance and looks quite tall in comparison to the adjacent homes, due to the narrow design. Additionally, the north wall of the proposed home is quite long and flat. Finally, some of the details shown on the front of the home are not carried around to the other sides. To help ease these concerns, the following revisions are suggested:

1. Lower the roof pitch of the three gables on the front elevation to be 10:12 pitch in lieu of 12:12 pitch.
2. Introduce a two story jog in the north wall, between the kitchen and the garage, to break up the long wall.
3. Change the stone cladding on the front wall to a partial height wainscot, and wrap the stone wainscot down the north and south side walls.
4. To minimize the verticality of the design, omit the transom windows in the Dining Room and Bedrooms on the front elevation.
5. Change the sliding patio door on the front elevation to a window that matches the Dining Room.

Although this neighborhood is predominantly one and a half story homes, there are numerous two story homes to the south along Dryden Avenue.

RECOMMENDATION:

It is recommended that the Design Commission approve the design with the suggested revisions for the proposed new single-family residence to be located at 826 N. Dryden Avenue. This recommendation is subject to compliance with the architectural plans received 9/18/14, and the following:

1. Lower the roof pitch of the three gables on the front elevation to be 10:12 pitch in lieu of 12:12 pitch.
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3. Change the stone cladding on the front wall to a partial height wainscot, and wrap the stone wainscot down the north and south side walls.
4. Omit the transom windows in the Dining Room and Bedrooms on the front elevation.
5. Change the sliding patio door on the front elevation to a window that matches the Dining Room.
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 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

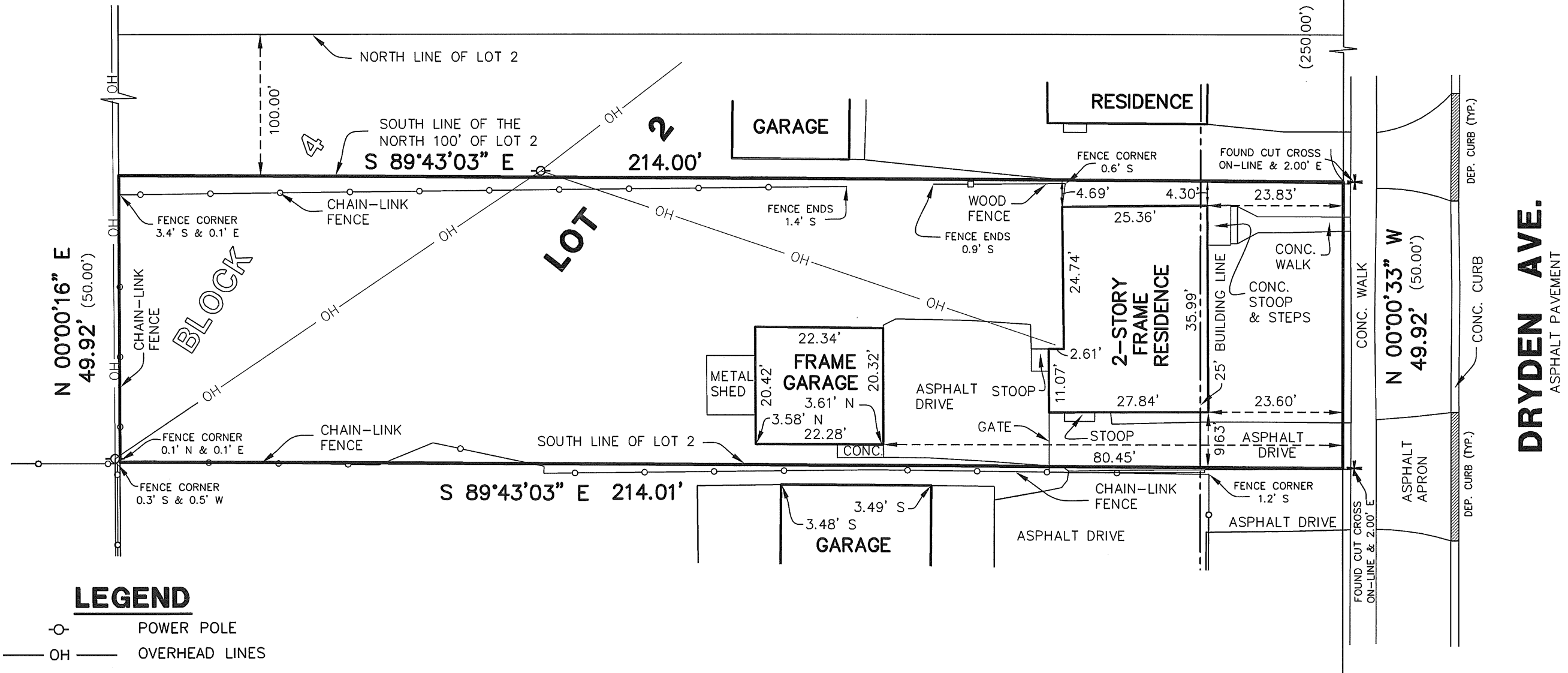
October 20, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-055

PLAT OF SURVEY

LOT 2 (EXCEPT THE NORTH 100 FEET THEREOF) IN BLOCK 4 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.



LEGEND

- POWER POLE
— OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 04-18-14

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 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.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA

10,683 Sq. Ft. OR 0.25 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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 29TH DAY OF APRIL, A.D., 2014.

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/14.



DESIGNED BY:
AN
DATE:
04-22-14
CHECKED BY:
JRS
DATE:
04-25-14
APPROVED BY:
DATE:



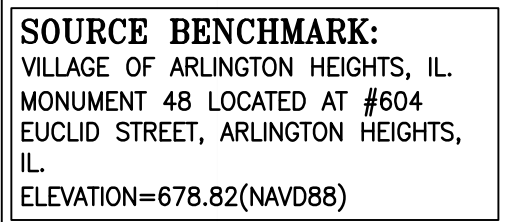
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE: 1"=20'
DRAWING No. 60055
SHEET 1 OF 1

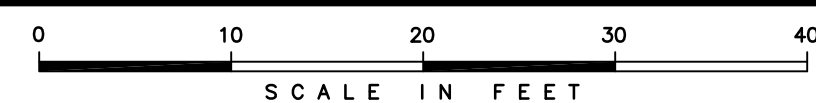
826 N DRYDEN - ARLINGTON HEIGHTS, ILLINOIS

PLAT OF SURVEY

LOT 2 (EXCEPT THE NORTH 100 FEET THEREOF) IN BLOCK 4 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.



Tree Preservation Survey					826 Dryden Ave Arlington Hts, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
74	20	Norway Maple	4	NA	
75	20	Magnolia	4	NA	
76	31	Silver Maple	5	NA	
77	32	Silver Maple	4	NA	
78	23	Silver Maple	4	NA	
79	28	Silver Maple	4	NA	
80	16	American Elm	4	NA	
81	14	Box Elder	4	NA	
Lou Leggett					
Certified Arborist #177					
Cell Phone: (847) 561-7061					



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

DRAWN BY: DATE:

DATE:

REVISIONS

DATE:

REVISIONS

DRAWN BY

DATE:

DRAWN BY

DATE:

DESIGNED BY

6-4-14

11/11/2019

DATE: 6-1-14

DRF	
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DATE: _____

GREENGARD, INC.
Engineers • Surveyors • Planners

111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-00099

SCALE: 11 10 9 8 7 6 5 4 3 2 1

DOI: 10.1002/for

DRAWING No. 60055

00000

SHEET 1 OF 1

826 DRYDEN AVENUE - ARLINGTON HEIGHTS, ILL.

EXISTING TOPOGRAPHY

--- -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
--- E8"SA --- <	SANITARY SEWER
--- E12"ST --- <	STORM SEWER
--- E6"W --- <	WATER MAIN
	DITCH
	SWALE
	DIRECTION SURFACE DRAINAGE
	FENCE
	DOWNSPOUT

LEGAL DESCRIPTION
LOT 2 (EXCEPT THE NORTH 100 FEET THEREOF) IN BLOCK 4 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE	
LOT AREA	= 10,683 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE	= 1,478 S.F.
DRIVE	= 1,089 S.F.
PATIO/WALK/STOOP	= 149 S.F.
TOTAL EXISTING	= 2,716 S.F. (25.4%)
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 2,487 S.F.
DRIVE	= 891 S.F.
PATIO/WALK/STOOP	= 12 S.F.
TOTAL PROPOSED	= 3,390 S.F. (31.7%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS, ILL.
MONUMENT 48 LOCATED AT #604
EUCLID STREET, ARLINGTON HEIGHTS, ILL.
ELEVATION=678.82(NAVD88)

LEGEND

- 104--- CONTOUR
- x 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA--- SANITARY SEWER
- E12"ST--- STORM SEWER
- E8"W--- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or o DOWNSPOUT

Tree Preservation Survey					826 Dryden Ave Arlington Hts, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION
74	20	Norway Maple	4	NA	REMOVE
75	20	Magnolia	4	NA	
76	31	Silver Maple	5	NA	
77	32	Silver Maple	4	NA	
78	23	Silver Maple	4	NA	
79	28	Silver Maple	4	NA	
80	16	American Elm	4	NA	
81	14	Box Elder	4	NA	
Lou Leggett Certified Arborist #177 Cell Phone: (847) 561-7061					

0 20 40 60 80
SCALE IN FEET

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

MS
DRAWN BY: 9-5-14 NEW HOUSE PER CLIENT

REVISIONS
DRAWN BY: DATE: REVISIONS

DESIGNED BY: MRT DATE: 6-4-14
CHECKED BY: DRF DATE: 6-4-14
APPROVED BY: DATE: 6-4-14



GREENGARD, INC.
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E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 60055
SHEET 2 OF 2

826 DRYDEN AVENUE - ARLINGTON HEIGHTS, ILL.

SITE PLAN

Drawing File: J:\60055\Draws\Final Design\60055-SITE PLAN-1.dwg Sep. 06.2014-9:41am



814



818



822



826



830



835



917 E Fredrick

Subject Property

East Fredrick St

North Dryden Ave





2B
A202

EXISTING ELEVATION CONTEXT

3/16"=1'-0"



2D
A202

PROPOSED ELEVATION CONTEXT

3/16"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT	07-29-14 BUI					
FINAL REVIEW	9-15-14 LDO					
RELEASE FOR PERMIT						
REVISION						

NEW SINGLE FAMILY RESIDENCE
826 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL.
DR HORTON, INC.

EXISTING ELEVATION CONTEXT
PROPOSED ELEVATION CONTEXT

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

ALA
Job Number: 14078
Sheet Number: A202
PLOT NAME: 14078202



REVISIONS		DATE	BY	APP'D
1	07-29-14	BAJ		
2	08-13-14	CAS		
3	09-15-14	LAD		
4				
5				

DESIGN STAGE		DATE	BY	APP'D
CONCEPTUAL DESIGN	07-29-14	BAJ		
PRELIMINARY DESIGN	08-13-14	CAS		
DESIGN DEVELOPMENT	09-15-14	LAD		
FINAL REVIEW				
RELEASE FOR PERMIT				
REVISION				

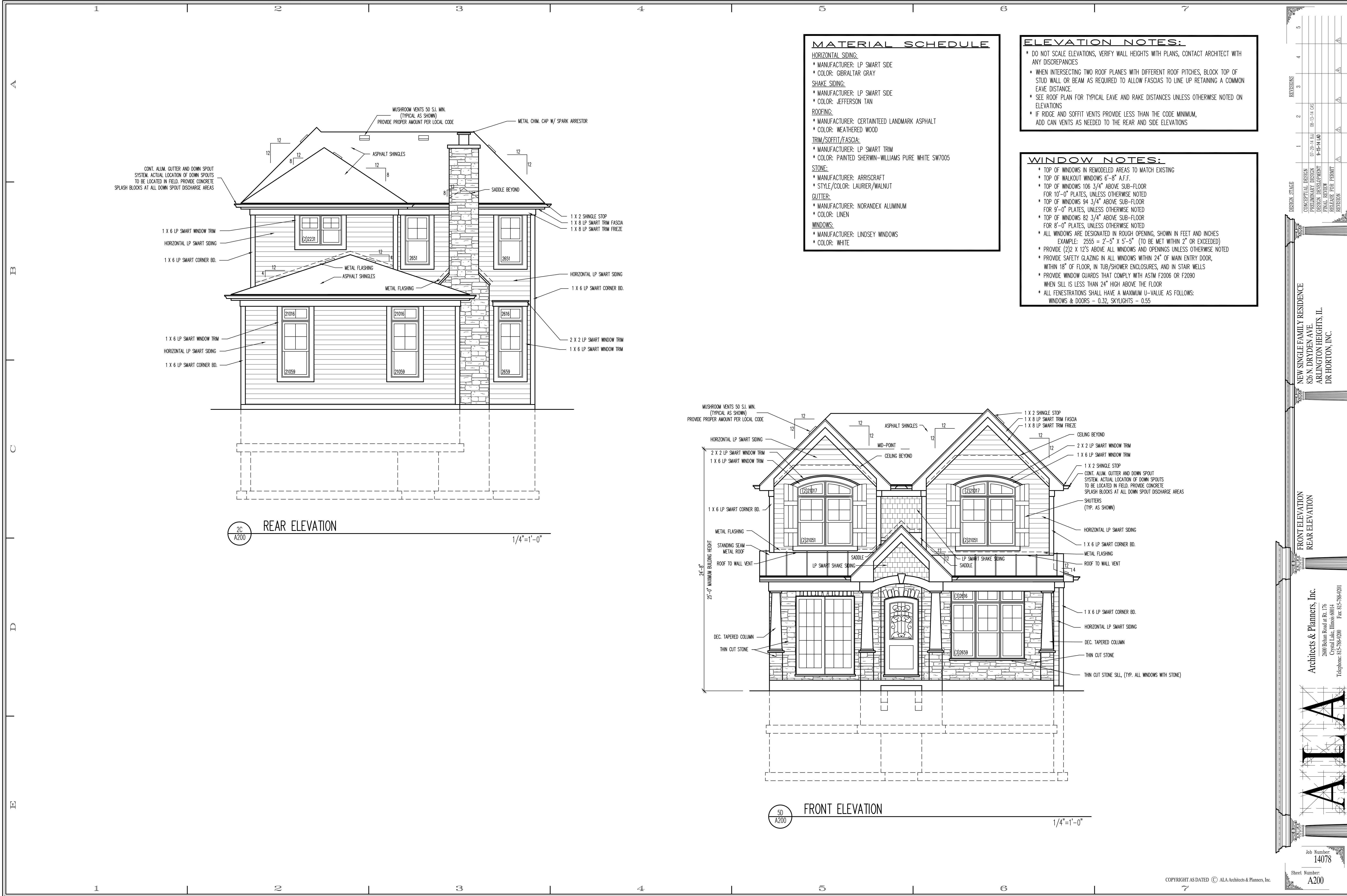
NEW SINGLE FAMILY RESIDENCE
826 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL.
DR HORTON, INC.

LEFT ELEVATION
RIGHT ELEVATION

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

Job Number: 14078
Sheet Number: A201
File Name: 14078201

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Material Schedule

826 N Dryden Ave, Arlington Heights

Horizontal Siding – Manufacturer: LP Smart Side Color: Gibraltar Gray

Shake Siding - Manufacturer: LP Smart Side Color: Jefferson Tan

Roofing – Manufacturer: Certainteed Landmark Asphalt Color: Weathered Wood

Stone - Manufacturer: Arriscraft Style / Color: Laurier/Walnut

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

Shutters – Wood – Black

Metal Roof – Manufacturer: Pac-Clad Petersen Aluminum – Color: Matte Black

Gutters – Manufacturer: Norandex Aluminum Color: White

Windows - Manufacturer: Lindsey Windows Color: White



Item: DC#14-099 - 409 W. Maude Ave. - SF/Teardown

Department: Planning & Community Development Department

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the design with the suggested revisions for the proposed new single-family residence to be located at 826 N. Dryden Avenue. This recommendation is subject to compliance with the architectural plans received 9/18/14, and the following:

1. Provide two separate 8 foot wide garage doors and jog the front garage wall to create a double gable roof.
2. A recommendation to wrap the stone wainscot down the side wall of the garage.
3. Consider adding a window to the side wall of the garage.
4. Consider adding a window in the side wall of Bedroom #2, directly above the Study window below.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 409 W. Maude Ave.
Project Address: 409 W. Maude Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 20, 2014

PETITION INFORMATION:

DC Number: 14-099
Petitioner Name: Tony Van Dijk
Petitioner Address: DHR Cambridge Homes
800 S. Milwaukee Ave.
Libertyville, IL 60048
Meeting Date: October 28, 2014

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 one story home with a 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 8,774 square feet and the proposed residence will have 3,933 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30.96 feet Side: 7.8 feet Side: 7.8 feet Rear: 30 feet	Front: 31 feet Side: 8.5 feet Side: 11.54 feet Rear: 30.19 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	3,947 SF	3,933 SF
Building Lot Coverage	3,071 SF	2,353 SF
Impervious Surface Coverage Total	4,387 SF	3,401 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 proposed home is large, but fits well on the 78 foot wide lot. Overall, 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 mass of the home and the height of the side walls, which helps to integrate the new two story home next to the adjacent single story home. Although the neighborhood is predominantly single story homes, there are two other two story homes immediately to the east of the subject property. The proposed garage is large and a bit out of scale on the front elevation. It is recommended to provide two separate 8 foot wide garage doors and jog the front wall of the garage to break up the mass of the flat garage gable. Also, it is recommended to wrap the stone wainscot down the side wall of the garage wall and consider adding a window on the side of the garage. Finally, it is recommended to add a window on the side wall of Bedroom #2, directly above the Study window below.

RECOMMENDATION:

It is recommended that the Design Commission **approve the design with the suggested revisions** for the proposed new single-family residence to be located at 826 N. Dryden Avenue. This recommendation is subject to compliance with the architectural plans received 9/18/14, and the following:

1. Provide two separate 8 foot wide garage doors and jog the front garage wall to create a double gable roof.
2. A recommendation to wrap the stone wainscot down the side wall of the garage.

3. Consider adding a window to the side wall of the garage.
4. Consider adding a window in the side wall of Bedroom #2, directly above the Study window below.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

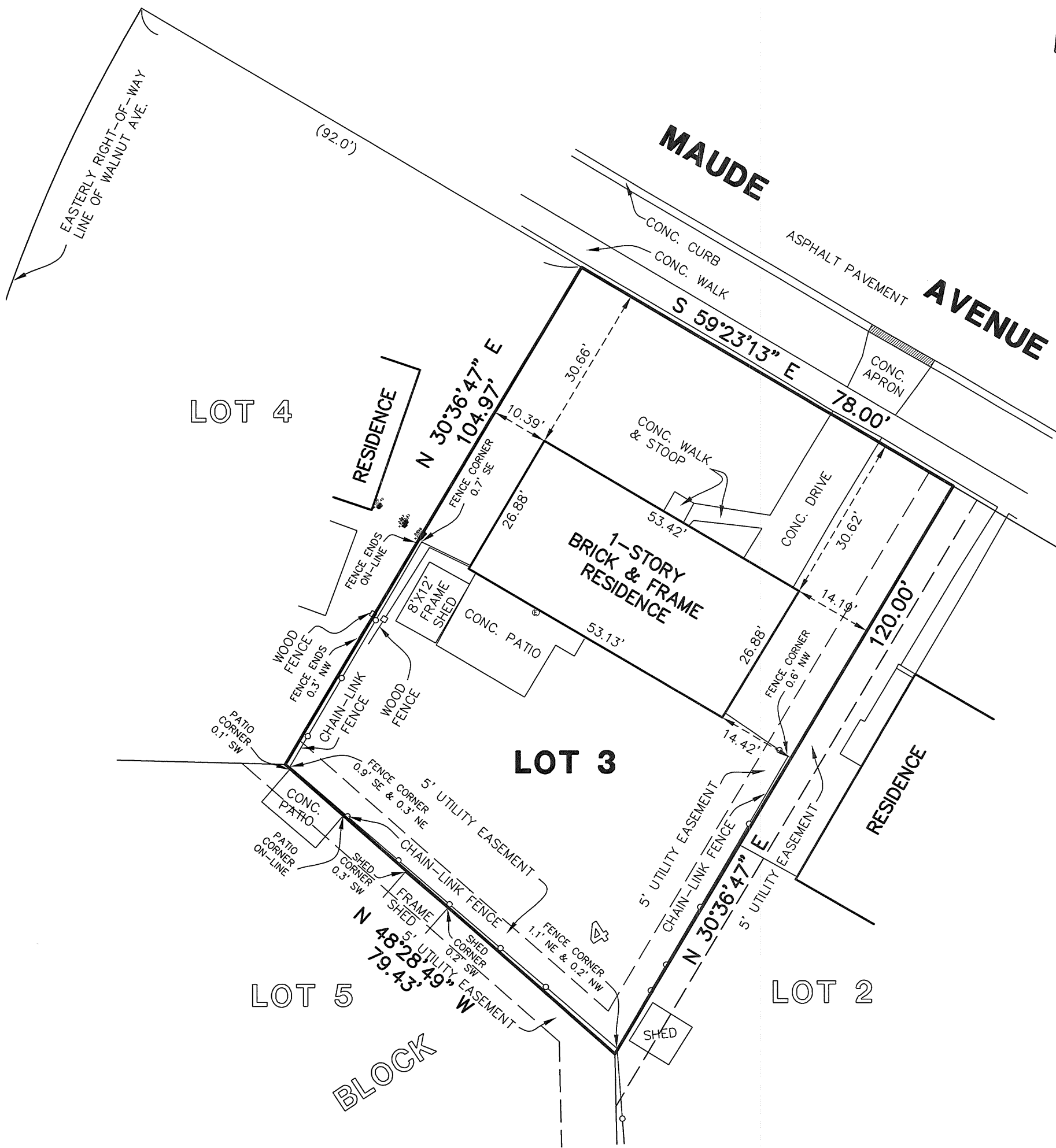
October 20, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-099

PLAT OF SURVEY

LOT 3 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 3 OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AREA

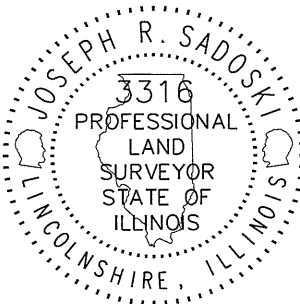
8,774 Sq. Ft. OR 0.20 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 08-29-14

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 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.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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 3RD DAY OF SEPTEMBER, A.D., 2014

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/14.

XX-XX-XX	XXXXX	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

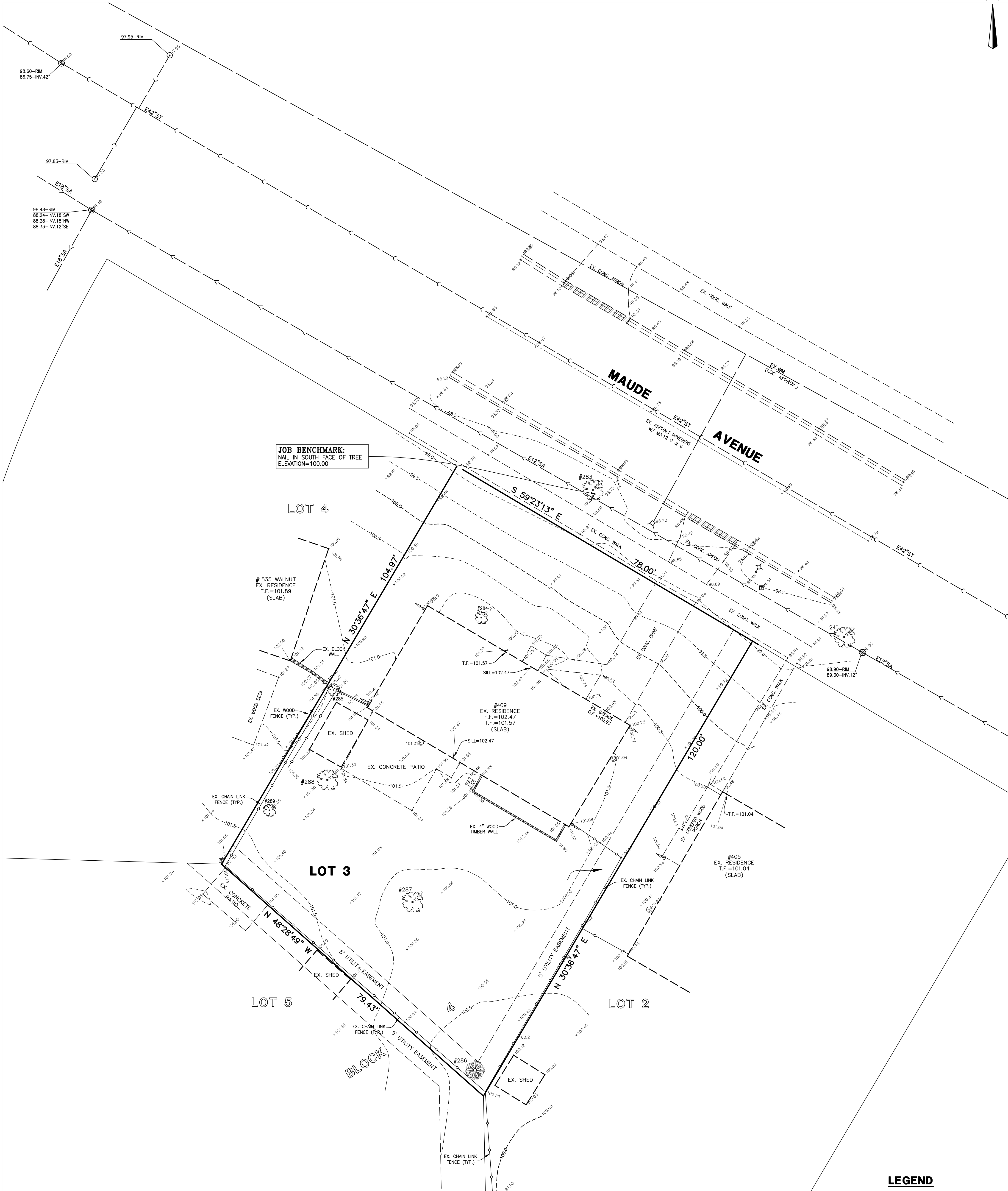
SCALE: 1"=20'
DRAWING No. 60176
SHEET 1 OF 1

409 W. MAUDE - ARLINGTON HEIGHTS, ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 3 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



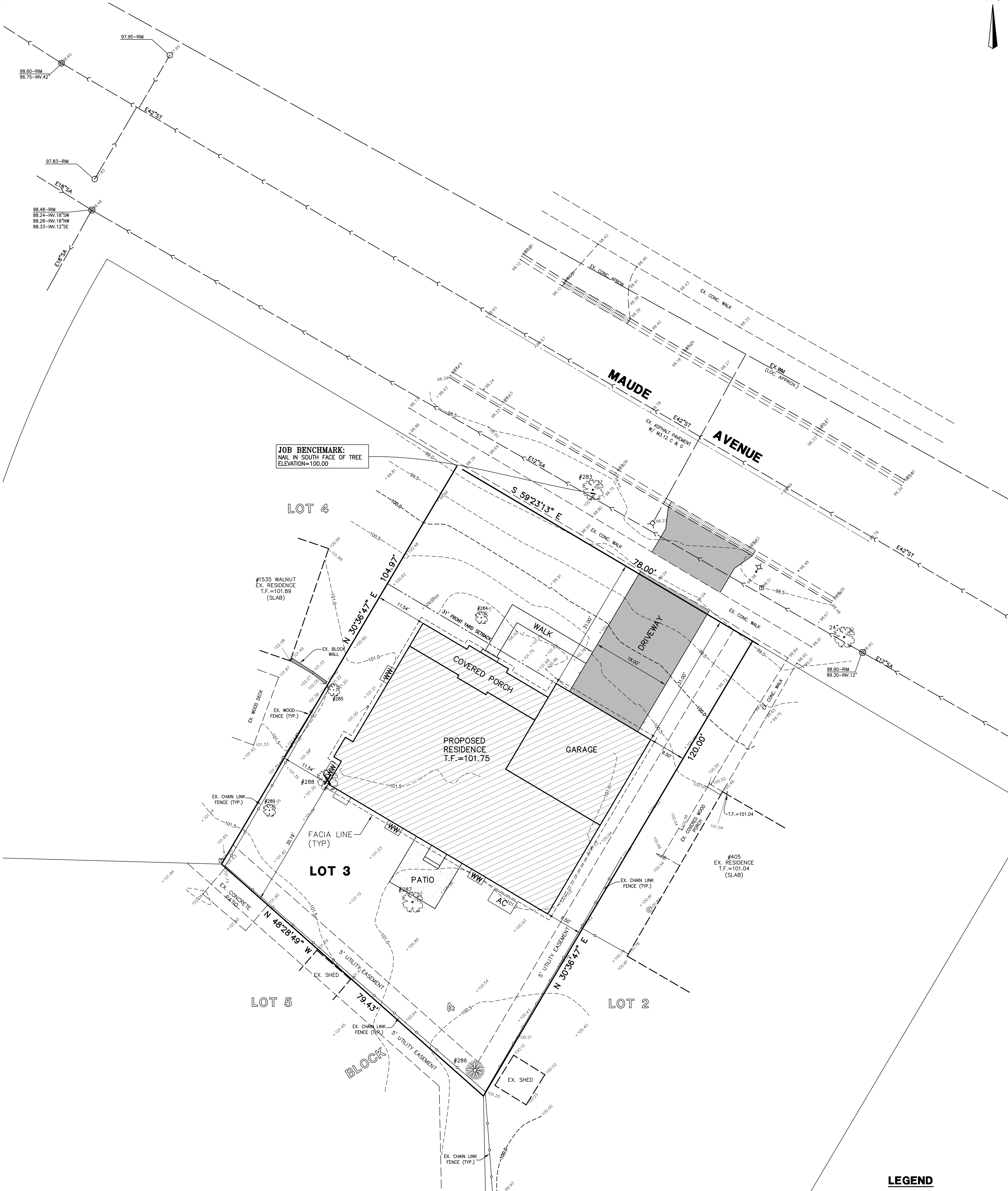
Tree Preservation Survey					409 W. Maude Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
283	20	Silver Maple	4	NA	Parkway
284	22	Arborvitae	3	NA	
285	14	American Elm	4	NA	
286	11	Spruce	4	NA	
287	27	Silver Maple	3	NA	
288	22	Silver Maple	3	NA	
289	12	Apple	3	NA	
Lou Leggett Certified Arborist #177 Cell Phone: (847) 561-7061					

LEGEND

- 104 --- 104 --- CONTOUR
- X 105.08 SPOT ELEVATION
- 10\"/>

LEGAL DESCRIPTION

LOT 3 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Tree Preservation Survey					409 W. Maude Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
283	20	Silver Maple	4	NA	Parkway
284	22	Arborvitae	3	NA	
285	14	American Elm	4	NA	
286	11	Spruce	4	NA	
287	27	Silver Maple	3	NA	
288	22	Silver Maple	3	NA	
289	12	Apple	3	NA	
Lou Leggett Certified Arborist #177 Cell Phone: (847) 561-7061					

LOT COVERAGE TABLE	
LOT AREA	8,774 S.F.
EXISTING	
HOUSE	1,432 S.F.
WALK/STOOP/WALL	67 S.F.
DRIVE	310 S.F.
PATIO	297 S.F.
SHED	102 S.F.
TOTAL	2,208 S.F. =25.2%
PROPOSED	
HOUSE/PORCH	2,604 S.F.
PATIO/WALK/STOOP	239 S.F.
DRIVE	558 S.F.
TOTAL	3,401 S.F. =38.8%

LEGEND

- 104 --- CONTOUR
- X 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY
- MANHOLE STORM
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA --- SANITARY SEWER
- E12"ST --- STORM SEWER
- E6"W --- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE

DESIGNED BY: MS	DATE: 9-18-14
CHECKED BY: DRF	DATE: 9-18-14
APPROVED BY: DRF	DATE: 9-18-14



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	60176
SHEET	2 OF 2

409 WEST MAUDE AVENUE – ARLINGTON HEIGHTS
SITE PLAN

PARK



401 Maude



405 Maude



409 Maude

Subject Property



1535 Walnut

N Walnut Ave

W. Maude Ave

N Mitchell Ave



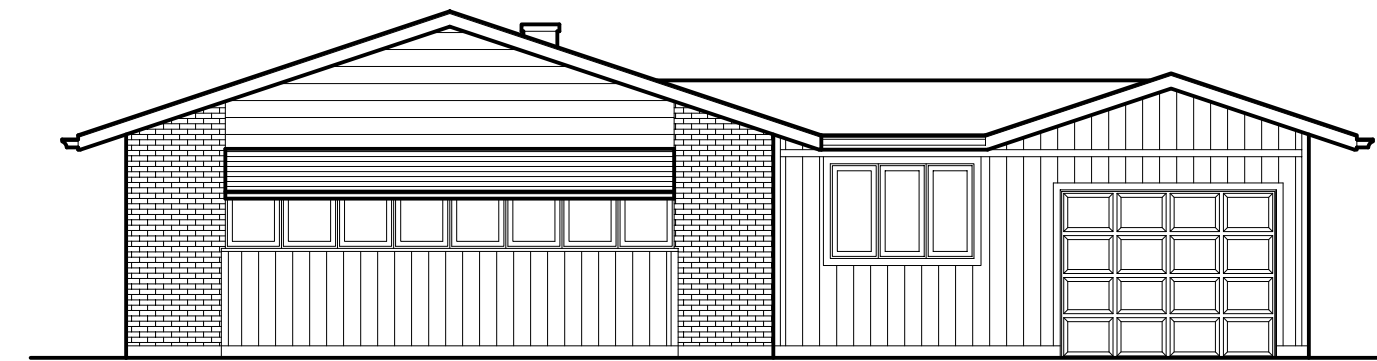
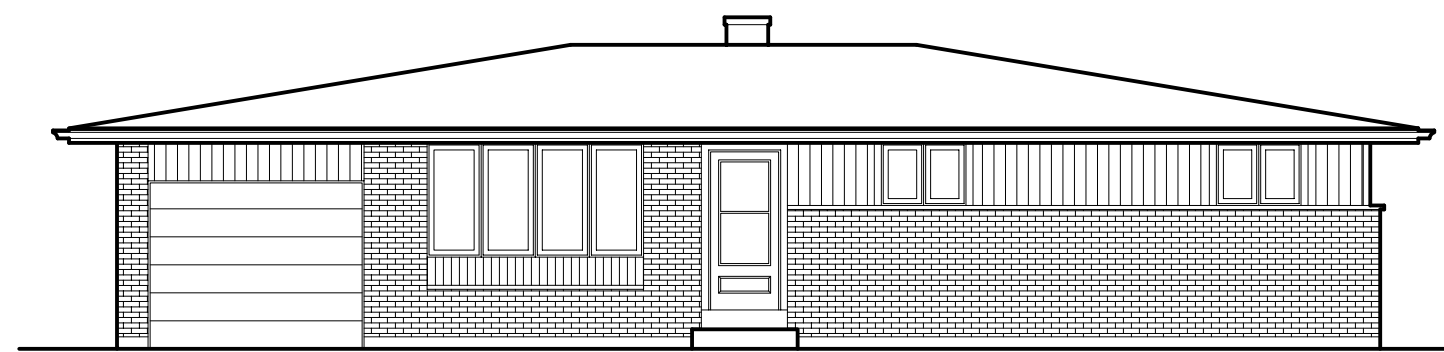
406 Maude



410 Maude



414 Maude



2B
A202

EXISTING ELEVATION CONTEXT

1/8"=1'-0"



2D
A202

PROPOSED ELEVATION CONTEXT

1/8"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	7-29-14 CAS	1				
PRELIMINARY DESIGN	8-13-14 CAS	2				
DESIGN DEVELOPMENT						
FINAL REVIEW	9-26-14 LUG					
RELEASE FOR PERMIT	9-26-14 LUG					
REVISION						

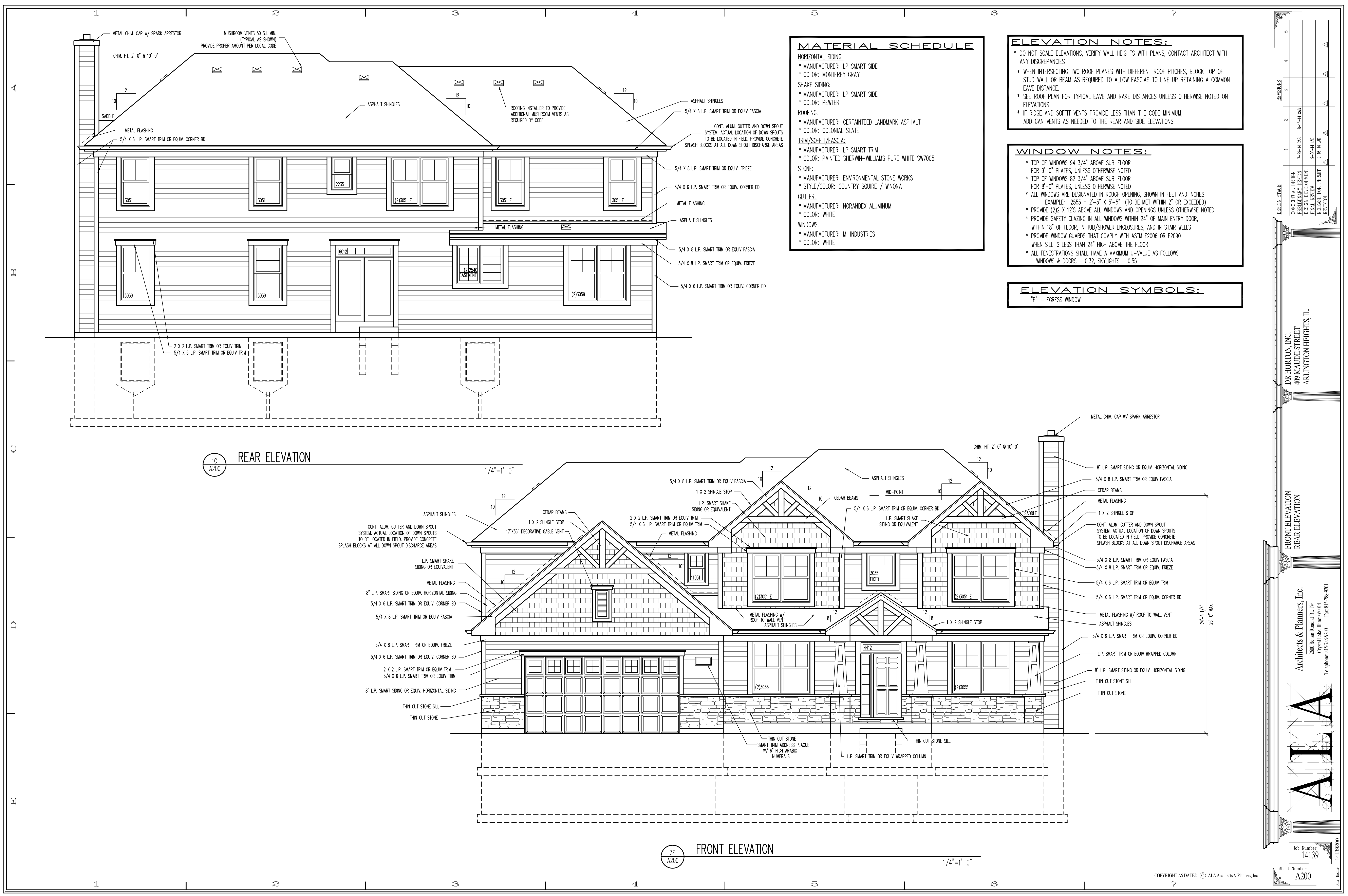
DR. HORTON, INC.
409 MAUDE STREET
ARLINGTON HEIGHTS, IL.

EXISTING ELEVATION CONTEXT

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

ALA

Job Number: 14139
Sheet Number: A202
File Name: 14139202



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

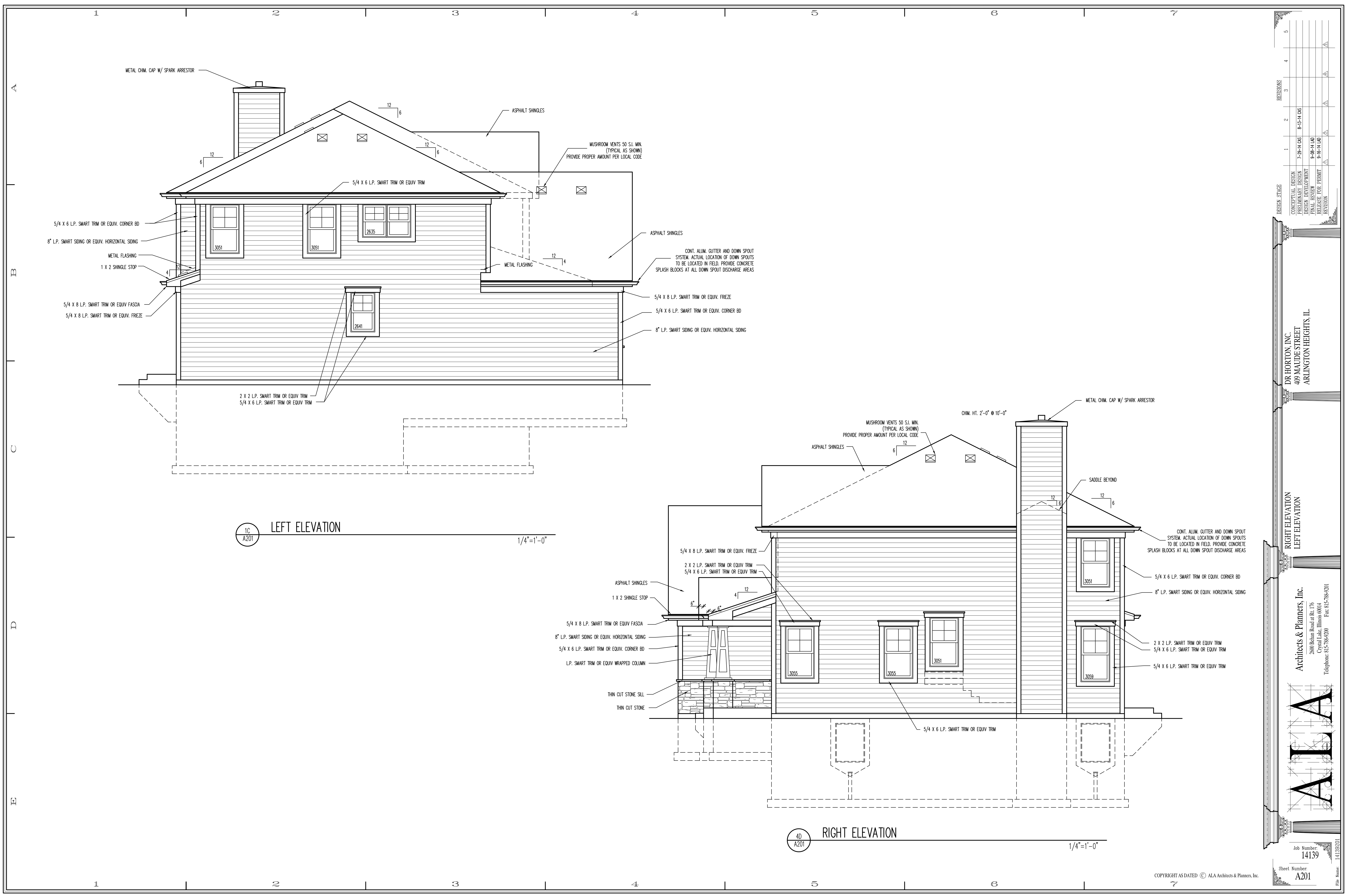
DR HORTON, INC.
409 MAUDE STREET
ARLINGTON HEIGHTS, IL.

FRONT ELEVATION
REAR ELEVATION

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

ALA

Job Number: 14139
Sheet Number: A200
File Name: 14139200



REVISIONS		DESIGN STAGE
1	7-29-14 CAS	CONCEPTUAL DESIGN
2	8-13-14 CAS	PRELIMINARY DESIGN
3	9-08-14 LUG	DESIGN DEVELOPMENT
4	9-15-14 LUG	FINAL REVIEW
5		RELEASE FOR PERMIT
		REVISION

DR HORTON, INC.
409 MAUDE STREET
ARLINGTON HEIGHTS, IL.

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-789-2200 Fax 815-789-9201

ALA
Job Number: 14139
Sheet Number: A201
File Name: 14139201

Material Schedule

409 W Maude Ave, Arlington Heights

Horizontal Siding – Manufacturer: LP Smart Side Color: Monterey Gray

Shake Siding - Manufacturer: LP Smart Side Color: Pewter

Roofing – Manufacturer: Certaineed Landmark Asphalt Color: Colonial Slate

Stone - Manufacturer: Environmental Stone Works Color: Country Squire / Winona

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#14-101(H) - 109 S. Dunton Ave. - SF/Teardown

Department: Planning & Community Development Department

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 109 S. Dunton Avenue. This recommendation is subject to compliance with the architectural plans dated 9/20/14 and received 9/29/14, revised Site Plan / Exterior Elevations / Roof Plan / Garage Plans dated 10/19/14 and received 10/20/14, 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	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 109 S. Dunton Ave.
Project Address: 109 S. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 21, 2014

PETITION INFORMATION:

DC Number: 14-101(H)
Petitioner Name: Alan Curtis
Petitioner Address: 105 S. Dunton Ave.
Arlington Heights, IL 60005
Meeting Date: October 28, 2014

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two story residence and detached garage to allow the construction of a new two story residence with a new detached garage. The subject site is zoned R-6, Multiple Family Dwelling District. The property has a total land area of 6,500 square feet and the proposed residence will have 2,613 square feet. The project does comply with the R-6 zoning requirements for single family residences as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 15 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 15 feet Side: 5 feet Side: 14 feet Rear: 60 feet
Building Height	25 feet to the midpoint	23.5 feet to the midpoint
FAR	2,925 SF	2,613 SF
Building Lot Coverage	2,275 SF	1,987 SF
Impervious Surface Coverage Total	3,575 SF	3,320 SF

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

Although the existing house is included in the Preservation Report, the petitioner has reported that the house has multiple serious deficiencies including structural problems, insufficient basement space, hazardous stairways, poor building envelope, and obsolete mechanical, electrical, and plumbing systems. Photos of the existing conditions have been provided. Due to the number of issues associated with existing home, the petitioner is proposing to replace it with a newly constructed home.

The proposed new house with a front porch and a detached garage is designed to echo the style of the existing house, and it will blend in seamlessly to the existing streetscape of similar style historic homes. The design of the house has a very nice scale and it is well detailed. The proposed new house will be a nice improvement to the curb appeal of the property, while preserving the historic quality of the existing streetscape.

RECOMMENDATION:

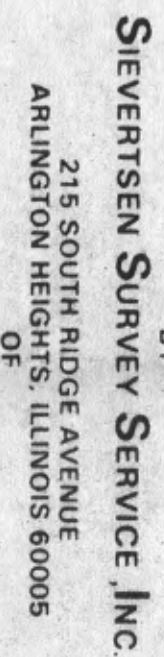
It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 109 S. Dunton Avenue. This recommendation is subject to compliance with the architectural plans dated 9/20/14 and received 9/29/14, revised Site Plan / Exterior Elevations / Roof Plan / Garage Plans dated 10/19/14 and received 10/20/14, 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.

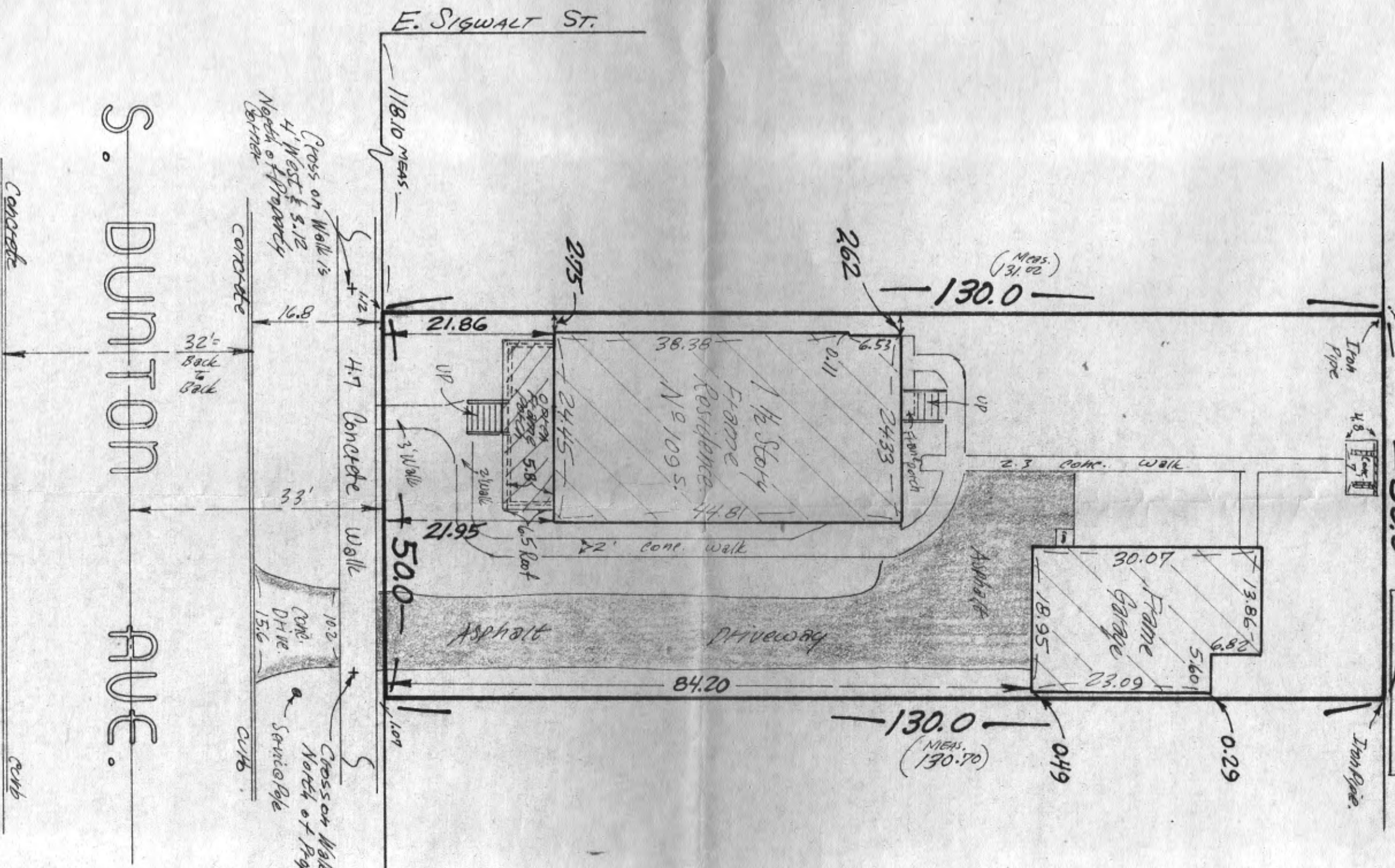
_____, October 21, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-101(H)



Another Iron Pipe is
0.25E. & 0.70 N.



SCALE: 1" = 15 FT. BOOK 33 PAGE 28

Compare description in this plat with your deed, abstract or certificate of title; also compare all points before starting any excavating or building. It is requested should any discrepancy be found, report same to our office at once. Building lines shown only where they are so recorded in the maps; otherwise refer to your deed, abstract or zoning board.

ORDER NO.

3997

State of Illinois)
County of Cook) S.S.

I, Edward A. Sievertsen, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed the property described above, and that the plat shown hereon is a correct representation of said survey.

THIS 1st DAY OF May 19 80 A.D.

Edward A. Lichtenhan

Illinois Registered Land Surveyor #1738

9

Sigwalt Street



Subject Property



101



105



109



113



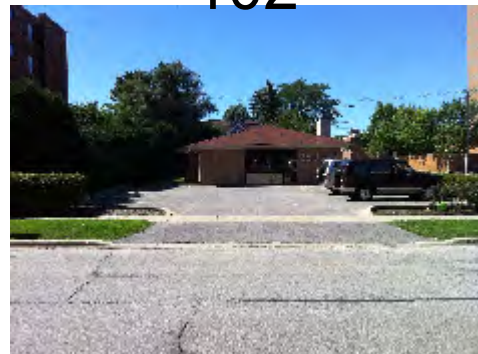
117



121

South Dunton Ave ← N

102



110



122





West Elevation 105 S Dunton



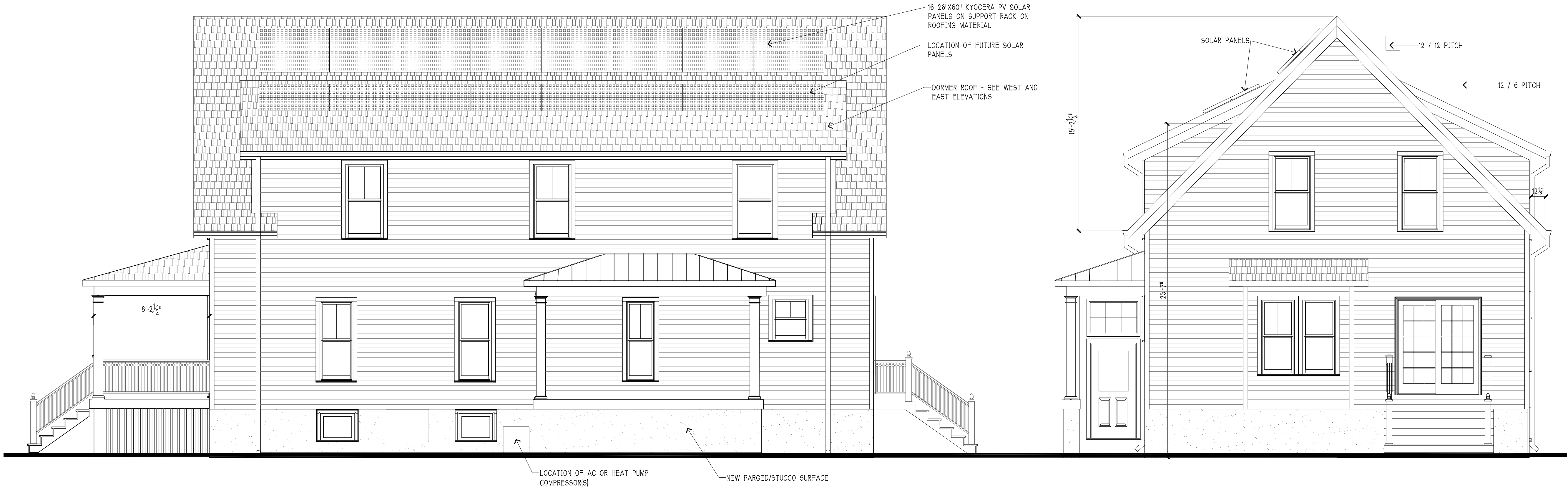
West Elevation 109 S Dunton
Proposed Elevation



West Elevation 113 S Dunton

Existing Elevation





South Elevation

0 2' 4'

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

East Elevation

0 2' 4'

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



North Elevation

0 2' 4'

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

West Elevation

0 2' 4'

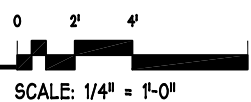
SCALE: 1/4" = 1'-0"

New Single Family Residence
109 S Dunton Avenue
Arlington Heights, Illinois 60005

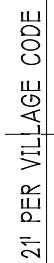
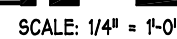
ITEM	DATE	ISSUED FOR
	8.6.13	Design
	10.10.13	Preliminary Bld
	9.20.14	Design Comm
	10.19.14	Design Comm Zoning

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 8.6.13	SCALE: AS NOTED

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drivearchitecture, ltd



Garage Floor Plan



West Elevation



New Single Family Residence
109 S Dunton Avenue
Arlington Heights, Illinois 60005

[illegible]

DRAWN BY: ASC	CHECKED BY:
PROJECT DATE: 8.6.13	SCALE: AS NOTED

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drivearchitecture, ltd

View from Northwest



View from Southwest



Material Type	Manufacturer	Color
Roofing	Owens Corning	Chapel Gray
Siding	James Hardie Siding	La Fonda Midnight
Gutters	Site fabricated K Style Aluminum	White
Trim	New Wood or Composit by Azek	White
Windows	Existing or Marvin to match existing	White Clad
Metal Roofing	Aluminum Standing Seam	Iron Frost
Stucco Base	Cement and sand Parging	Light Sand

List of Primary colors, textures and materials to be used:

Roofing	Owens Corning "Architectural Grade" color "Chapel Grey"
Siding	Existing or Hardie Siding "Smooth" texture Color "La Fonda Midnight" by Valspar
Gutters	Aluminum "White"
Trim	Exisitng, Wood or Composit by Azek - Color "Prudence" by Valspar
Metal Roofing	ATAS International Aluminum "Iron Frost 4007-2B"



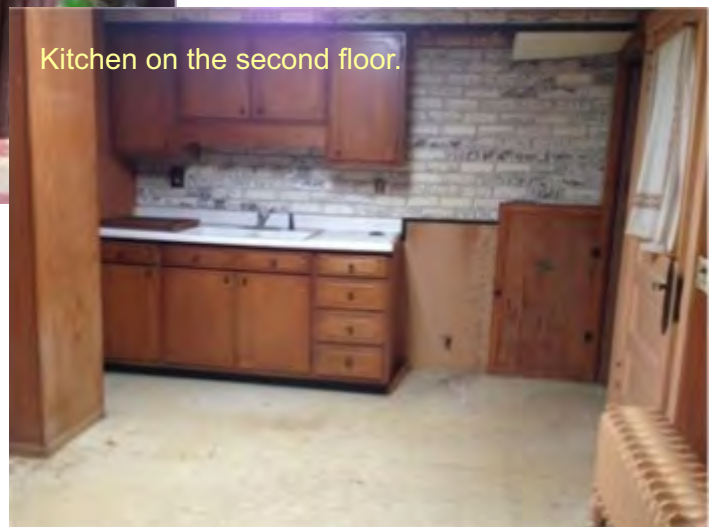
Basement with nonconforming stair and rabbit warren of spaces



Bathroom on the first floor installed in a closet and in front of existing window.



Existing kitchen



Kitchen on the second floor.

Functionally obsolete

Isolated stair to the second floor - not readily accessible to main house and does not meet code requirement.

Stair to basement in the center of the house breaking up floor plan.

Basement stair headroom does not meet code requirement.

Only one ad hoc bathroom on the first floor - added to existing closet and not useable.

Headroom challenged in the second floor bathroom, no shower available or possible.

Primary bedrooms on the first floor.

Basement essentially unuseable, chopped up space with dirt floor in some areas and low headroom...5'-11" to wood beam, 7'-5" to structure

Structurally, Mechanically and Energy challenged

Significant parts of the existing foundation are heaving and cracked requiring removal and replacement of up to 30% of the existing foundation. First floor sagging up to 2" on each side of a basement bearing wall would require removal and replacement of up to 70% of the first floor structure and finish flooring.

Sagging floors, walls and ceilings generally in other parts of the house. Existing hot water heat and no air conditioning. Entire system would need to be removed and replaced with modern heat and AC system.

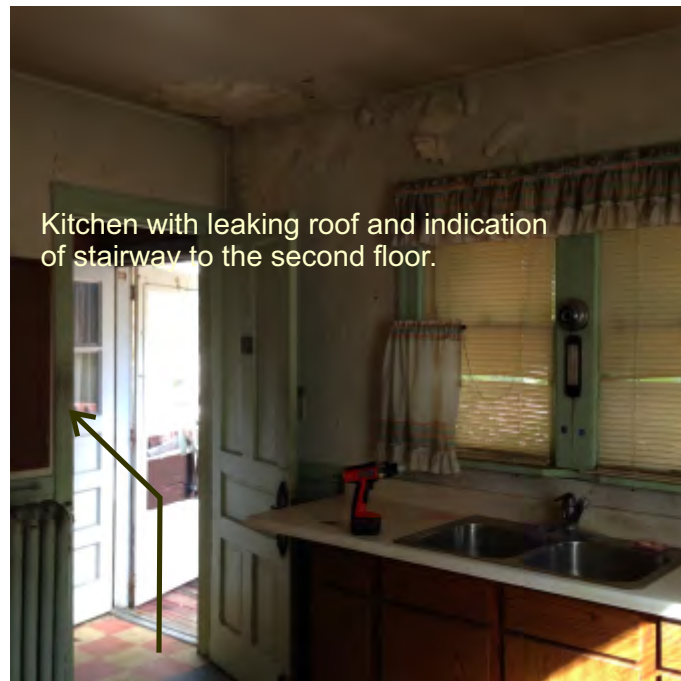
Spaghetti bowl of electrical wiring not in conformance with current codes or sized for modern living standards.

Existing plumbing in need of complete overhaul partly due to functional obsolescence and mechanical failure.

Little or no insulation in the entire home. All of interior plaster and exterior siding would need to be removed to install insulation to meet current energy codes.



Part of basement with no floor and damaged walls



Kitchen with leaking roof and indication of stairway to the second floor.



Bow in the first floor



105 S Dunton in 1995



105 S Dunton in 2013

Architect/Developers own home next door to subject property



413 W Campbell; 1991



3 E Hawthorne; 2006



126 S Vail; 2007

Other Spec Homes Completed by this Petitioner in Arlington Heights



Item: DC#14-109 - St Viator High School - 1213 E. Oakton St. - Fine Arts Addition

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for a Fine Arts Addition to an existing High School building.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for St. Viator High School, Fine Arts Addition located at 1213 E. Oakton Street. This recommendation is subject to compliance with the plans dated 10/8/14 and received 10/10/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: St. Viator High School – Fine Arts Renovations
Project Address: 1213 E. Oakton St.
Prepared By: Steve Hautzinger
Date Prepared: October 21, 2014

PETITIONER INFORMATION:

DC Number: 14-109
Petitioner Name: Stephen J. Cashman
Cashman Stahler Group
Petitioner Address: 1910 S. Highland Ave., Suite 310
Lombard, IL 60148
Meeting Date: October 28, 2014

Requested Action(s):

1. Approval of the proposed architectural design for a Fine Arts Addition to an existing High School building.

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 a new Fine Arts addition to the existing St. Viator High School building. The petitioner is proposing to demolish the existing, one-story Fine Arts portion of the building to allow construction of a new, one-story Fine Arts addition in the same location on the site. The existing area to be demolished is 3,155 sf, and the proposed new construction will be 4,494 sf. The footprint of the new construction will expand upon the footprint of the existing space by approximately 8 feet to the south, and 20 feet to the east, and it will not impact the existing parking area. The new space will include a new Choral Room, Band Room, and corresponding support spaces. The subject site is approximately 39.6 acres (1,725,483 square feet), which includes the land surrounding the Clerics of St. Viator to the south.

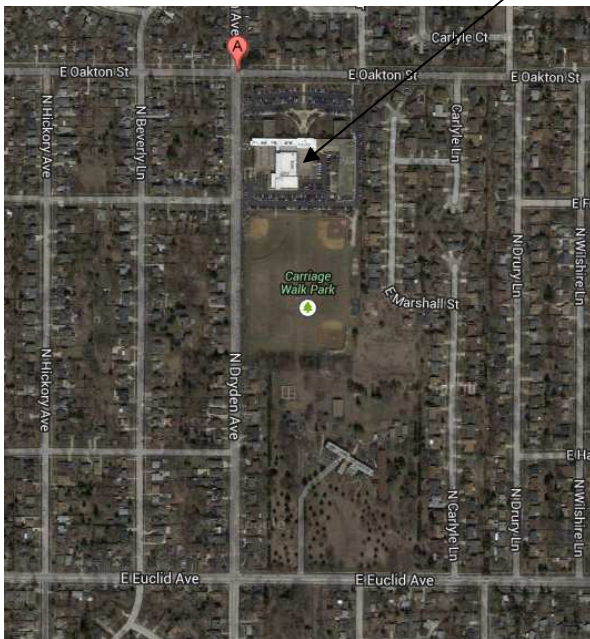
The proposed scope of work complies with the required 25 foot height limit and it is substantially compliant with the existing Special Use Approval, so Plan Commission review is not required for this project.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One Family Dwelling District	St. Viator High School / Clerics of St. Viator	Institutional
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 / P-L, Public Land District	Single Family Residences / Carriage Walk Park	Single Family Detached / Parks
West	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Fine Arts Addition:

The new Fine Arts addition is proposed to be 25'-0" tall, which is roughly 9'-8" taller than the existing 15'-4" height, but still complies with permitted height per the R-3 zoning district. The petitioner reported a need for the increased height to improve the acoustics of the interior spaces. The existing Auditorium, which is directly to the north of the proposed addition, is 27'-2" tall. Two new rooftop mechanical units will be screened from view by individual, unit mounted screens.

The proposed addition is designed to match the style and details of the adjacent Boler Center Multi-Purpose Room to the west (completed in 2005), and the new Cafeteria addition to the east (currently under construction). The exterior materials and details, such as the engaged pilasters, window patterns, and horizontal cornice will match the two other additions. The proposed Fine Arts addition will be a nice improvement which will unify the appearance of the rear of the school facing the athletic fields.

Landscaping:

The petitioner is proposing to simply patch the grass around the new addition and provide a row of evergreen shrubs along the south wall.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for *St. Viator High School, Fine Arts Addition* located at 1213 E. Oakton Street. This recommendation is subject to compliance with the plans dated 10/8/14 and received 10/10/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

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

2. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
3. All signage must meet code, Chapter 30.

October 21, 2014

Steve Hautzinger, Design Planner

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-109

Project:

Fine Arts Renovations

Saint Viator High School

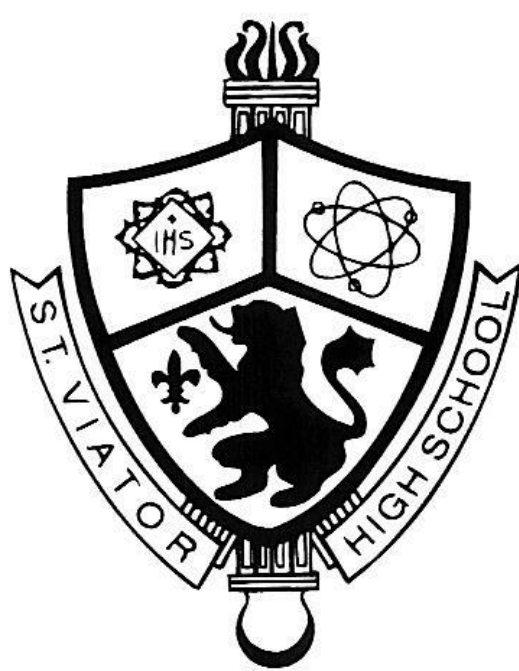
Architect's Project Number:CSG596

Location:

Owner:

Saint Viator High School

1213 East Oakton Street
Arlington Heights, IL 60004-5096



Saint Viator High School

1213 East Oakton Street
Arlington Heights, IL 60004-5096



Exterior Rendering of Performing Arts Addition from Southeast



Interior Rendering of Band Room

Issue:

Design Commission Submittal

10/08/14



Architect:

Cashman Stahler Group, Inc.

1910 S. Highland Avenue, Suite 310
Lombard, Illinois 60148

630-889-8800 www.cashmanstahler.com

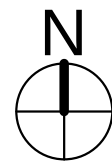
Drawing Index		
Sheet No.	Sheet Name	Original Issue Date
DD000	Cover Sheet	10/08/14
DD001	Location Map	10/08/14
DD002	Existing Conditions Photos	10/08/14
DD100	Landscape Plan	10/08/14
DD101	Existing Site Plan	10/08/14
DD102	Proposed Site Plan	10/08/14
DD111	First Floor Demolition Plan	10/08/14
DD121	First Floor Plan	10/08/14
DD123	Roof Plan	10/08/14
DD200	Exterior Elevations	10/08/14
DD300	Perspective View from SE	10/08/14
DD400	Material Sample Board (Foam Core Board not bound in this set)	10/08/14
-	Topography Map Project Area	10/08/14
-	Plot of Topography Overall Site	10/08/14

DD000

1

Location Map

Not to Scale



Cashman Stahl Group
1910 S. Highland Avenue, Suite 310
Lombard, Illinois 60148

T: 630-889-8800
www.cashmanstahl.com

Project Name:

**Fine Arts Renovations
Design Commission Submittal**

Architect:

DD0001

Sheet Number:

Project Number:
CSG596
Sheet Issue Date:
10/08/14
Drawing Scale:
1/2" = 1'-0"

Location Map

Client:

**Saint Viator High School
1213 E. Oakton Street Arlington Heights
IL 60004-5096**

Issue/Revision Schedule

No.	Date	Description
1	10/08/14	Design Commission Submittal



1 East Property Line 1
Not to Scale



2 East Property Line 2
Not to Scale



3 East Property Line 3
Not to Scale



4 East Property Line 4
Not to Scale



5 East Property Line 5
Not to Scale



6 East Property Line 6
Not to Scale



7 East Property Line 7
Not to Scale



8 East Property Line 8
Not to Scale



9 East Property Line 9
Not to Scale



10 East Property Line 10
Not to Scale



11 East Property Line 11
Not to Scale



12 West Property Line 1
Not to Scale



13 West Property Line 2
Not to Scale



14 Project Area from SE
Not to Scale



15 Project Area from SE
Not to Scale



16 Exist. Boler Center
Not to Scale



17 Project Area from East
Not to Scale



18 Project Area from SE
Not to Scale



19 Project Area from South
Not to Scale

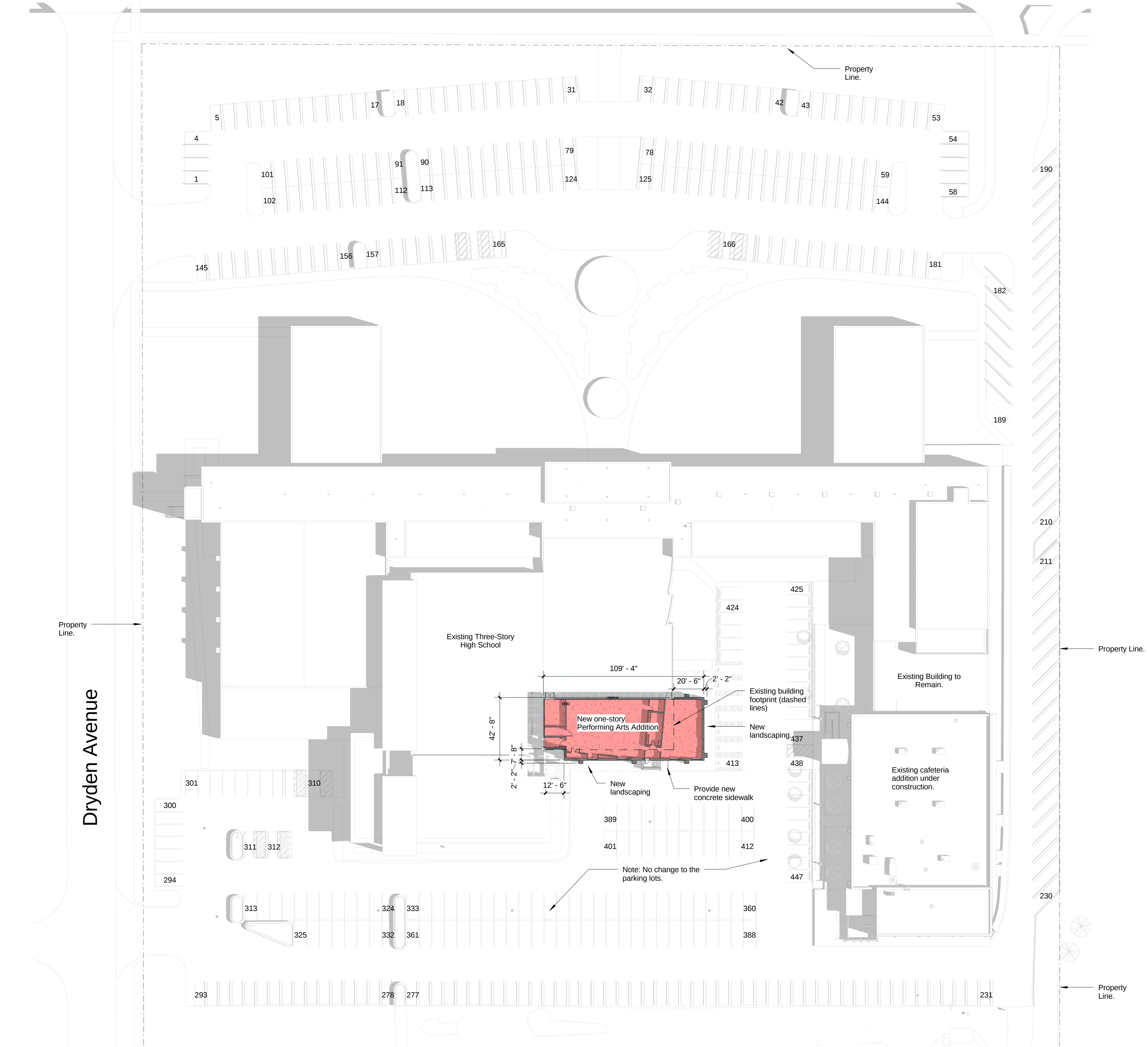


20 Project Area from SW
Not to Scale

Issue/Revision Schedule		
No.	Date	Description
1	10/08/14	Design Commission Submittal
Architect: Cashman Stahl Group 1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148 Project Number: CSG596 Sheet Issue Date: 10/08/14 Drawing Scale: 12" = 1'-0" DD002		
Project Name: Fine Arts Renovations Design Commission Submittal		Client: Saint Viator High School 1213 E. Oakton Street Arlington Heights IL 60004-5096
T: 630-889-8800 www.cashmanstahl.com		Existing Conditions Photos



 Cashman Stahl Group 1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148 T: 630-889-8900 www.cashmanstahler.com		Project Name: Fine Arts Renovations Design Commission Submittal	
Architect:		Client: Saint Viator High School 1213 E. Oakton Street Arlington Heights IL 60004-5096	
Sheet Number: DD101		Sheet Name: Existing Site Plan	
Project Number: CSG596		Sheet Issue Date: 10/08/14	
Drawing Scale: 1" = 40'-0"			
Issue/Revision Schedule			
No.	Date	Description	
1	10/08/14	Design Commission Submittal	



1 Proposed Site Plan
1" = 40'-0"

Project Data:

Existing gross area to be demolished: 3,115 GSF.
Proposed new construction area: 4,494 GSF.

Building Lot Coverage:

R-2 and R-3 Districts: Lots 6,000 Square Feet or greater: Lot Area x 0.35
Lots less than 6,000 Square Feet: Lot Area x 0.40

Maximum Building Lot Coverage = 896,900 SF x 0.35 = 313,915 SF
Actual Building Lot Coverage = 126,094 SF (in compliance)

Floor Area Ratio:

R-2 & R-3 Zoning Districts: Lots up to 8,750 Square Feet: Lot Area x 0.45
Lots over 8,750 Square Feet: 3,938 + [(Lot Area - 8,750) x 0.4]

Maximum Floor Area = 3,938 + ((896,900 SF - 8,750) x .4) = 359,198 SF
Actual Building Floor Area = 257,791 SF (in compliance)

Maximum Building Height:

R3 Zoning District Requirement: 25'-0" and 2-1/2 stories.
Existing Building Height: 42'-3 1/2" and 3 stories.
Proposed Addition Building Height: 25'-0" and 1 story (in compliance)

Parking:

Existing Parking: 447 spaces (437 standard and 10 ADA)
Proposed Parking: 447 spaces (437 standard and 10 ADA)

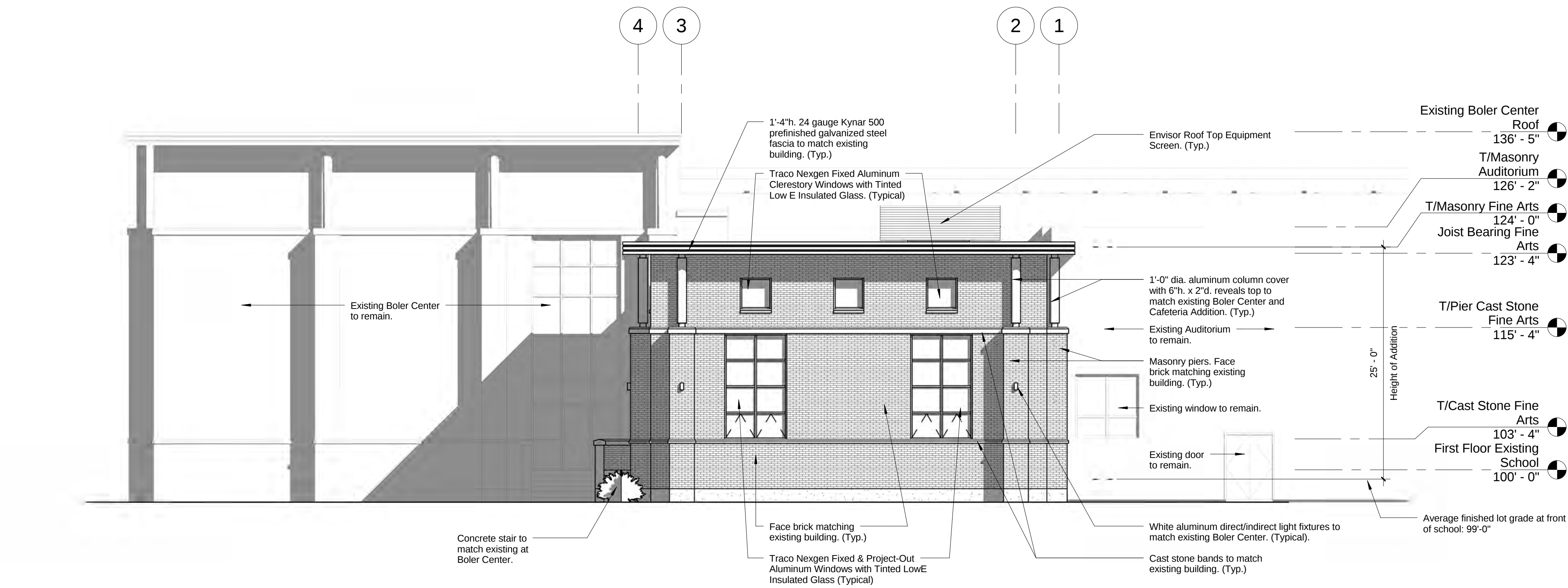
No Change to Total Parking

Issue/Revision Schedule		
No.	Date	Description
1	10/08/14	Design Commission Submittal

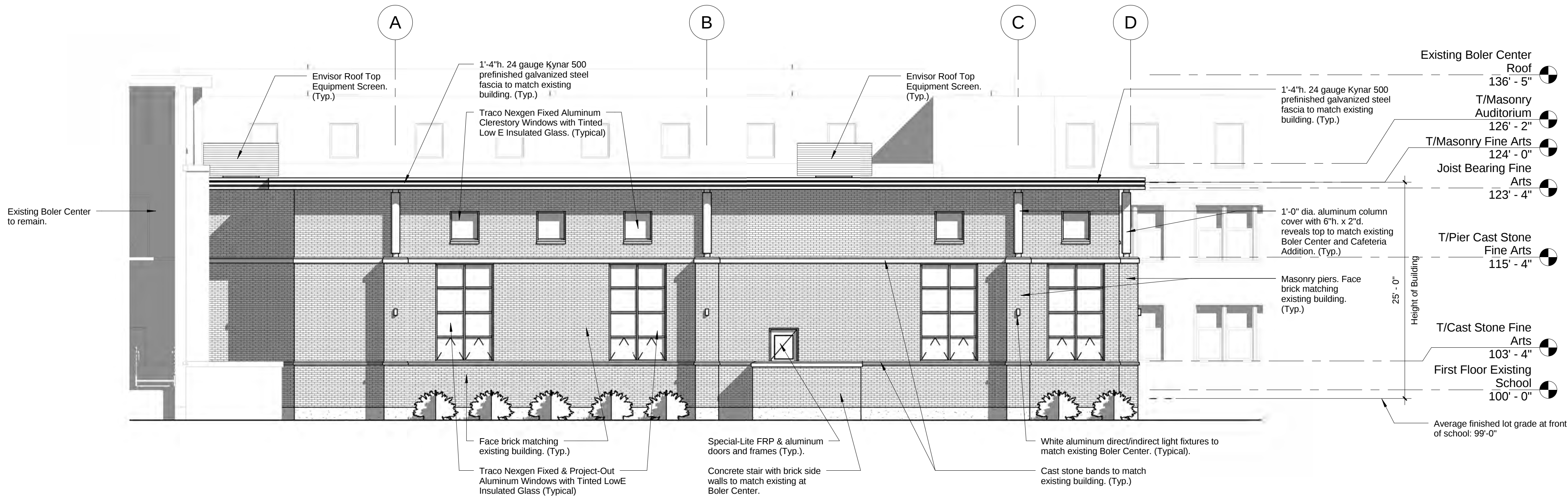
Project Name:	Fine Arts Renovations	
	Design Commission Submittal	
Client:	Saint Viator High School	
	1213 E. Oakton Street Arlington Heights IL 60004-5096	

Architect:	Cashman Stahler Group	
	1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148	
Sheet Number:	Proposed Site Plan	
	DD102	

Project Number:	Sheet Name:
CSG596	
Sheet Issue Date:	
10/08/14	
Drawing Scale:	
As Indicated	



2 Exterior East Elevation
1/8" = 1'-0"



1 Exterior South Elevation
1/8" = 1'-0"

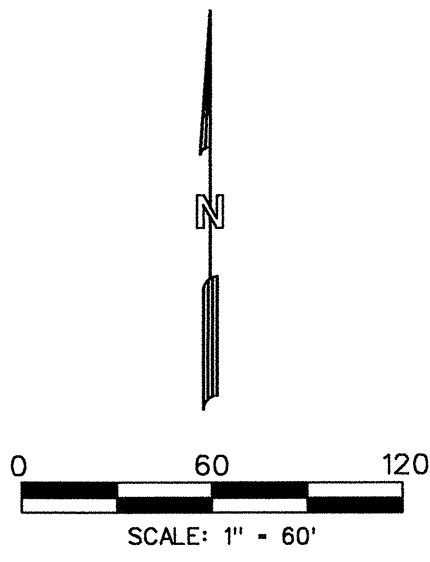
Issue/Revision Schedule		
No.	Date	Description
1	10/08/14	Design Commission Submittal
Fine Arts Renovations		
Design Commission Submittal		
Saint Viator High School		
1213 E. Oakton Street Arlington Heights		
IL 60004-5096		
Project Name:		
Client:		
T: 630-889-8800 www.cashmanstahler.com		
Cashman Stahler Group		
1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148		
Sheet Name:		
Exterior Elevations		
Project Number: CSG596		
Sheet Issue Date: 10/08/14		
Drawing Scale: 1/8" = 1'-0"		
DD200		
Architect:		



1

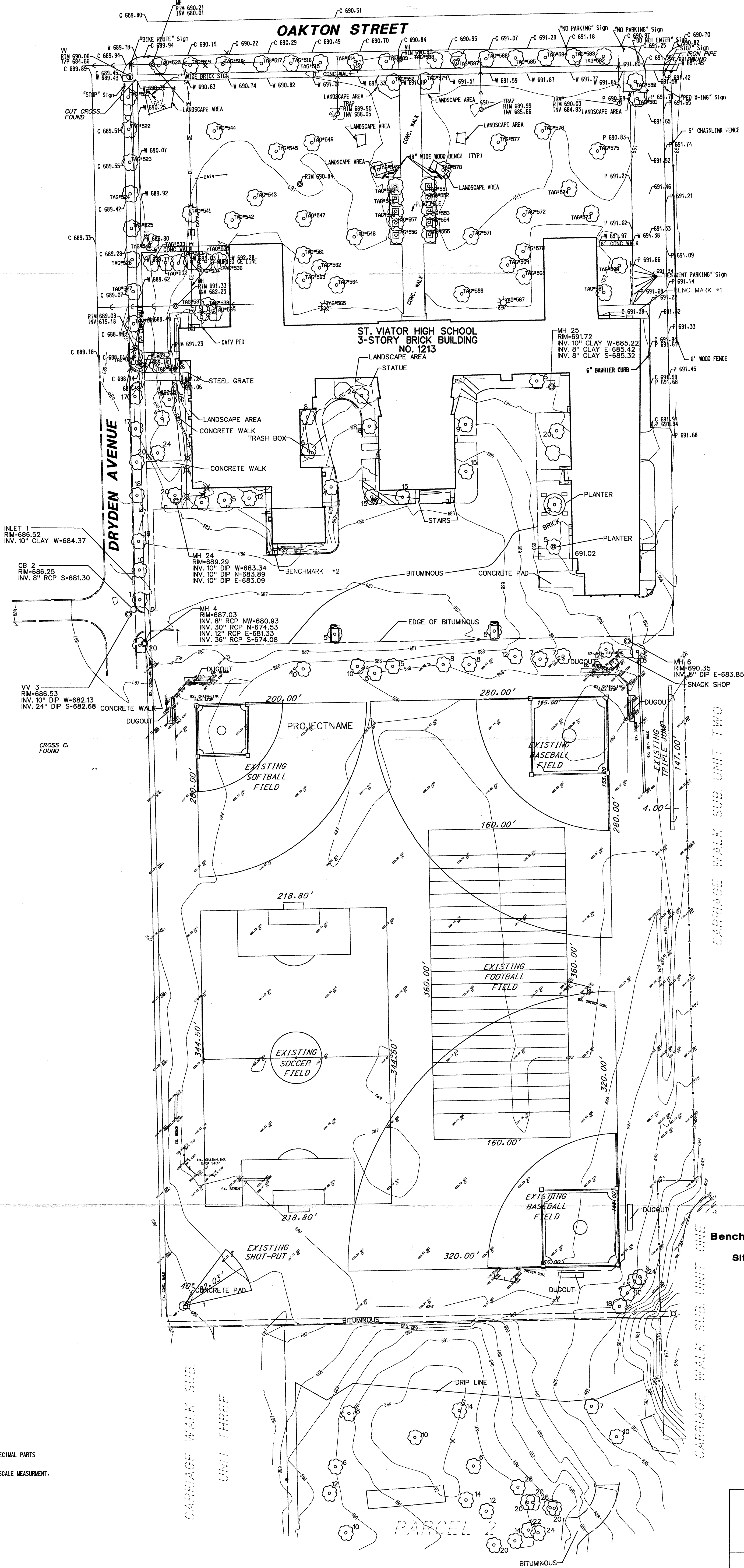
3D View of Performing Arts from Southeast

PLAT OF TOPOGRAPHY



LEGEND

- CATCH BASIN
- SIGN
- MANHOLE
- POWER POLE
- FIRE HYDRANT
- LIGHT STANDARD
- SET IRON PIPE
- FOUND IRON PIPE
- INLET
- VEGETATION LINE
- TREE W/ TAG
- TRAFFIC SIGNAL
- STORM LINE
- SAN LINE
- COMED LINE
- CATV LINE
- HANDHOLE
- WATER VALVE
- VALVE VAULT
- GAS METER
- BOLLARD



Bench Marks :

- Site :
1. BLACK MAGIC MARKERED "X" ON FINISH FLOOR INSIDE DOOR AT NORTH EAST CORNER OF BUILDING UNDER CARPET. Elev. 692.82
 2. BOX CUT ON TOP OF STAIRS ON SOUTH SIDE OF SCHOOL. Elev. 690.61

GENERAL NOTES :

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

SURVEYORS NOTES :

1. TOPOGRAPHY IS BASED ON FIELD WORK COMPLETED 06-17-1999

MACKIE CONSULTANTS, INC.

9575 WEST HIGGINS ROAD PHONE 847-686-1400
SUITE 500 FAX 847-686-1410
ROSEMONT, IL. 60018

ENGINEERS PLANNERS SURVEYORS

PLAT OF TOPOGRAPHY
ST. VIATOR HIGH SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

DATE	BY	DESCRIPTION	DATE	SCALE	PROJECT NUMBER	DRAWING NUMBER
06-30-99	SB	UPDATE TOPD INFORMATION	7-24-97	1" = 60'	446	1 OF 1
REVISIONS			DESIGNED	SB	APPROVED	DAG
			FILE NUMBER	15-2-1		

LEGEND

- BOL = BOLLARD
CLF = CHAIN-LINK FENCE
CO = CLEAN-OUT
DI = DUCTILE IRON
DME = DOUBLE METAL ENTRY
DU = DESTINATION UNKNOWN
EM = ELECTRIC METER
F/F = FINISHED FLOOR
FH = FIRE HYDRANT
FNC = FENCE
HB = HEADBOLT
IP = INVERT
IP = IRON PIPE
LSP = LANDSCAPE PERIMETER
MTL = METAL
PEDT = TELEPHONE PEDESTAL
PST = POST
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RIM
RCP = REINFORCED CONCRETE PIPE
SME = SINGLE METAL ENTRY
ST = STORM
TP = TOP OF PIPE
VCP = VITRIFIED CLAY PIPE
WD = WOOD
WM = WATERMAIN
= MANHOLE
= ROUND OPEN GRATE MANHOLE
= VALVE VAULT
= B-BOX
= SPRINKLER CONTROL VALVE
= LIGHT ON 1.5' ARM
= SIGN WITH SIGN NOTE NUMBER
= 86-12 CONCRETE CURBING
= DEPRESSED CURBING
= CONCRETE
= BRICK

SIGN NOTES:
1. "NO PARKING FIRE LANE"
2. HANDICAPPED PARKING SIGN

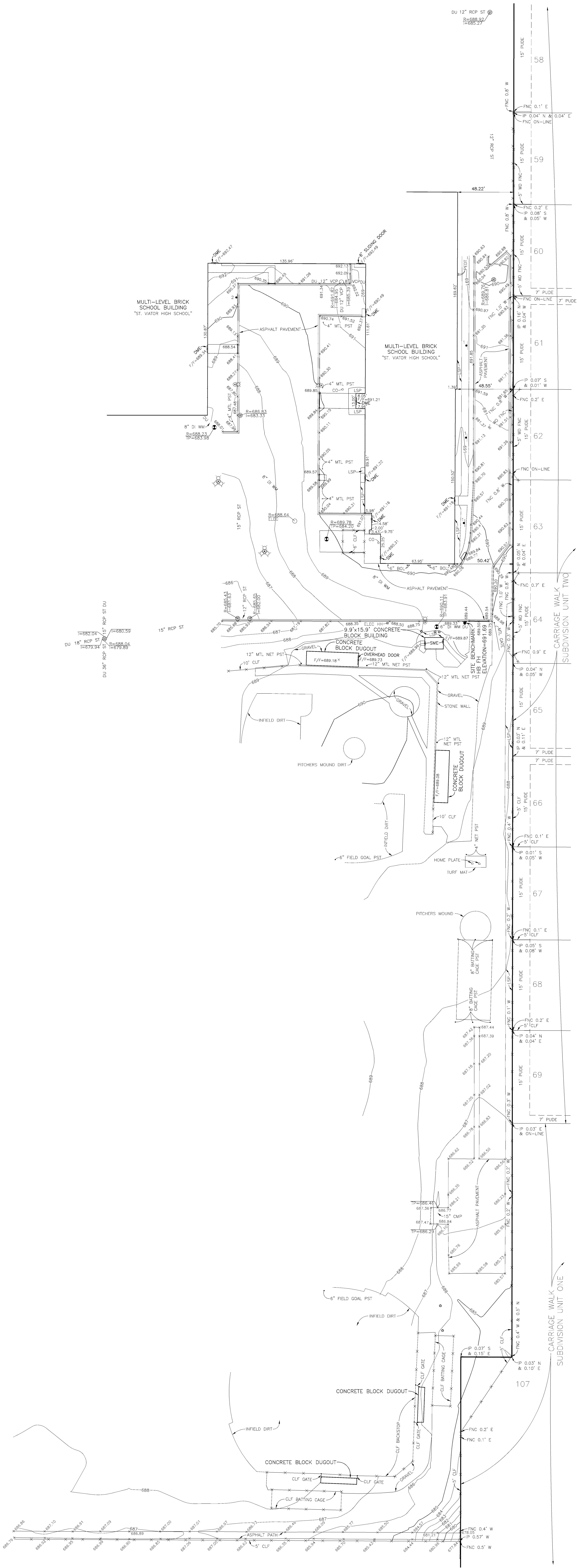
NOTE:
LIMITS OF TOPOGRAPHY SHOWN HEREON PER
REQUEST OF THE CLIENT.

PROJECT BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT 43,
MONUMENT DESCRIBED AS A 3" DIA. BRASS
DISC SET IN CONCRETE 4" ABOVE GROUND,
34± NORTH OF THE CENTERLINE OF OAKTON
STREET AND 34± EAST OF THE CENTERLINE OF
DRYDEN AVENUE AT THE NORTHEAST CORNER
OF THE INTERSECTION.
ELEVATION = 690.29 VILLAGE DATUM

SITE BENCHMARK:
HEADBOLT OF A FIRE HYDRANT LOCATED NEAR
THE SOUTH SIDE OF THE PARKING LOT SOUTH
OF THE BUILDING.
ELEVATION = 691.69

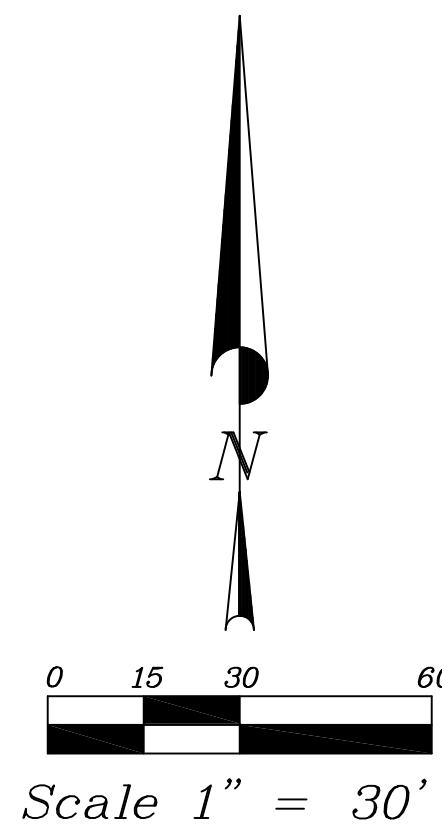
TFW SURVEYING & MAPPING INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699

TOPOGRAPHIC MAP
OF PART OF
ST. VIATOR HIGH SCHOOL
1213 E. OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS



TOPOGRAPHIC MAP

Saint Viator High School
1213 E. Oakton Street
Arlington Heights, Illinois 60004



Basis of Bearings:

Village of Arlington Heights Datum.
NAD 1983 Illinois State Plane Coordinates using combined factor of 0.999953236.

Reference Benchmarks:

Village of Arlington Heights Datum, NAVD 1988 Elevations.
1. Station Gibbons- 3" dia. bronze disk in concrete stamped "+" at the southeast corner of Miner Street and Gibbons Ave.
Elevation= 671.29
2. Station Kaspar- 3" dia. bronze disk in concrete at the southwest corner of Kaspar Ave. and Oakton Street.
Elevation=719.17

Site Benchmarks:

Benchmark No. 1: Cut cross in concrete sidewalk at the southwest corner of Frederick and Dryden Avenues. (Also known as JHA CP2)

Elevation = 686.37

Benchmark No. 2: Cut cross on top of curb at the southeast corner of site and at the east curb line, approximately 22' north of the end of curb. (Also known as JHA CP6)

Elevation = 690.16

SYMBOL LEGEND

- ⊙ Bush Deciduous
- Drainage Round Frame
- ⊕ Fire Hydrant
- ✕ Fence Corner
- ⊗ Sanitary Cleanout
- ⊙ Sanitary Manhole
- ⊔ Sign
- ⊙ Storm ManHole
- ⊙ Tree Deciduous
- ⊗ Water Valve
- ⊙ Water Valve Vault
- x — Fence Line
- ▨ Concrete Area

UTILITY STATEMENT

The underground utilities shown have been located from the field survey information and existing drawings. The surveyor makes no guarantees 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 certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS SURVEYORS
1901 S. Meyers Road, Suite 350
Oakbrook Terrace, IL 60181
(630) 652-4600 FAX (630) 652-4601
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-009073 EXP. 4/30/11

Survey No.:	C 9 0 0 f		
Ordered By.:	Chapman Stahler Group		
Description:	Topographic Map St. Viator High School, Arlington Heights		
Date Prepared:	June 22, 2010		
Scale:	1" = 30'	Field Work:	TM
		Prepared By:	RG



Item: DC#14-103 - Uptown Corridor Beautification

Department: Planning & Community Development

Requested Action:

Provide preliminary design feedback on the proposed Uptown Corridor Beautification plans.

Summary:

As part of the 2013/14 budget, money was budgeted for a corridor study for the TIF 3 and TIF 5 area which includes parts of Rand Road, Palatine Road and Arlington Heights Road. This area represents a significant retail sales tax generating area. The goal of the consultant study is to create an identity for the area established through streetscape, gateway opportunities and to unify the area, as well as create a sense of entry and presence to distinguish between other retail areas.

The Department of Planning and Community Development issued a request for proposals in order to obtain estimates from consultants for a corridor study. On April 7, 2014, the Village Board awarded the project to Teska Associates. The study will be part of a long range plan and help guide future planning for the corridor, resource allocation with future CIP items, and act as a tool to help create both private and public partnerships. In addition, the plan will assist with pursuing future grants as well as utilization of TIF funds to enhance the shopping corridor.

Teska has provided a draft of the plan which will be presented at the meeting for preliminary feedback. The consultant is proposing improvements that include gateway features, intersection identity elements, median elements, light pole identity features, and landscaping.

ATTACHMENTS:

Description	Type
--------------------	-------------

No Attachments Available	
--------------------------	--