



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 12, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/14/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#22-031 - 26 S. Ridge Ave. / SF-Addition
- B. DC#22-036 - 801 N. Forrest Ave. / SF-New
- C. DC#22-038 - Southpoint - Multi-Tenant Outlot Building -
715 E. Palatine Rd. / Commercial

VII. OTHER BUSINESS

- A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Design Commission
7/12/2022

Item: Minutes - 6/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/14/22

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.

JUNE 14, 2022

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

Members Present: Jonathan Kubow, Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Zdravko & Smiyka Gavranovic, Owners of 300 E. Emerson St.
Ashley & Scott Deger, Owners of 631 N. Beverly Ln.
Kevin Davis, Fairfield Homes for 203 S. Ridge Ave.
Marshall Hjertstedt, MFH Associates for 203 S. Ridge Ave.
Mr. & Mrs. Brown, Owners of 203 S. Ridge Ave.
Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR MAY 24, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 24, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#22-012 – 300 E. Emerson St.

Zdravko & Smiyka Gavranovic, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a two-story addition to an existing single-story house, including a new attached two-car garage. An existing detached garage will remain. The project does comply with the R-1 single-family zoning requirements.

Overall, Staff had concerns about the proposed two-story addition that is poorly integrated with the existing single-story house. Per the Design Guidelines, *“new additions will look like they belong and not dominate the original building”*. In this case, the two-story addition looks tacked onto the back of the existing house with little effort made to blend the massing together to feel like one house. A more conventional approach to this project would be a second story addition placed on top of the existing house with a single-story garage attached to the side. This is a large site with an abundance of space between adjacent homes. Staff recommends the Design Commission evaluate the design being proposed for the addition.

Ms. Gavranovic said the reason for the addition is that they are currently living in the existing home that was built in 1934, and it is very old and run down. In order to improve the home, they have to live somewhere while the addition is being done. Although there is plenty of space on the other side of the home, it would be very costly to prepare the land to accommodate a driveway and a new structure there. For just the two of them and their 2 pets, they don't really need more space than the new addition that will include the 2 bedrooms, and the existing home will become a cathedral living space and a kitchen. Ms. Gavranovic said she was not comfortable building a second-floor addition on top of the existing home because of her concerns with the existing foundation, unless they rebuild the entire home. She added that there is plenty of space to the west for a potentially larger addition for a future owner of this home. She did not see how the addition appears awkward, although she understood that it might appear a little different than the surrounding homes; however, she felt the addition is unified with the siding being proposed. Mr. Gavranovic added that new siding and roofing will be incorporated to match existing and the windows could be painted black as suggested by Staff.

The commissioners summarized their comments. Commissioner Fitzgerald asked for clarification that when the new addition is being done, the original home will already be white, and Mr. Gavranovic said yes. Commissioner Fitzgerald had no problem with the massing of the addition and enjoyed the fact that the character of the existing home will still be there with something behind it that does kind of look like it was added on, but it still goes with it. The railing posts on the front porch are drawn really high and he wanted to make sure they were a little more subtle. He would also consider a requirement to add some type of architectural screening below the floor of the porch down to the ground. Commissioner Fitzgerald pointed out that no light fixtures are drawn on the addition and when those lights are added, he wanted to be sure this area is not brighter than the front door, because the front door only has one light fixture. He asked if the old garage will be white as well, and Mr. Gavranovic said that it is already white. Commissioner Fitzgerald also suggested screening the a/c unit up front with some kind of fencing, panels or planks.

Commissioner Kingsley agreed with most of the comments from Commissioner Fitzgerald. She was okay with the massing of the addition and that the petitioner is making the addition and existing home look cohesive with the same siding. She suggested adding a person door on the facade by the garage, and encouraged the petitioner to discuss with their architect/builder about how to deal with water run-off at the intersection of

the higher and the lower gables, and the shed roof near the window. Commissioner Kingsley had no further comments.

Chair Kubow agreed with the other commissioners. He liked the proposed addition and said it is a great improvement to what is there now. Since there are a lot of different homes in this neighborhood, the context of the addition will not be disruptive and will complement the neighborhood. Chair Kubow strongly encouraged the petitioner to highlight and enhance the front entrance at the deck by extending the roof out and coming across, as well as consider painting the existing CMU base of the home a white color to match the rest of the home.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE SINGLE-FAMILY HOME ADDITION AT 300 E. EMERSON STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/5/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR SOME TYPE OF LATTICE OR PANELS TO COVER THE UNDERSIDE OF THE DECK ON THE FRONT OF THE HOME, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION TO CHANGE THE WINDOW ON THE NEW ADDITION TO A DOOR, LOCATED TO THE RIGHT SIDE OF THE GARAGE DOOR.
3. A RECOMMENDATION TO PAINT THE EXISTING CMU BLOCK LOCATED BELOW THE SIDING A WHITE COLOR.
4. A RECOMMENDATION TO ADD A COVERING OVER THE FRONT DOOR, TO BE APPROVED BY STAFF.
5. A RECOMMENDATION TO SCREEN THE A/C UNITS.
6. A RECOMMENDATION THAT LIGHTING ON THE NEW ADDITION OVER THE GARAGE SHOULD NOT BE BRIGHTER THAN THE AREA AT THE FRONT DOOR.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger clarified for the petitioner that the requirement in the motion must be done and included on building permit plans, and the recommendations are items that are encouraged but not required. Mr. Gavranovic said they will do better at the front entry, but right now they are focusing on the addition so they can move into it and then focus on the existing home.

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#22-023 – 631 N. Beverly Ln.

Ashley & Scott Deger, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house and two-car detached garage to build a new two-story residence with an attached two-car garage. The proposed design complies with the R-3 zoning requirements. The subject property is located on a street consisting of primarily single-story houses with detached garages. The surrounding homes have a very uniform appearance with low pitched roofs and brick exteriors with stone and siding accents.

Overall, the proposed design is very thoughtfully done to fit with the existing context. The design includes low pitched roof lines and a brick exterior on the first floor (front). The single-story roof above the garage and front porch bring down the scale of the two-story house to help relate to the adjacent single-story homes. The Design Commission should evaluate the proposed attached garage within the context of predominantly detached garages, however the attached garage is nicely set back from the front of the house to keep the focal point on the house, similar to the surrounding homes that have detached garages.

The proposed brick is a nice reddish color which will fit very well with the surrounding homes. However, the petitioner has provided three options for the color of the siding: Evening Blue, Boothbay Blue, and Arctic White. Staff recommends the Arctic White color for the siding to fit best with the surrounding context. Both of the blue siding options are quite dark and bold, and will look out of place in this location.

Staff recommends approval of the proposed new home, with the recommendation to use the Arctic White siding color.

Mr. Deger addressed the comments from Staff about the blue siding options. While perhaps not as prevalent on the immediate block or within a few homes, he presented numerous examples of homes with blue siding that are located within less than ½ mile, including 3 homes within 0.1 miles. Many of these examples do not have the red color brick, including the homes at 820 E. Euclid, 722 N. Beverly, 725 N. Beverly, 904 to 906 N. Beverly, and 926 N. Beverly. The 'Evening Blue' blue siding color is their preference and they would like the commissioners to consider that. Ms. Deger added that the proposed brick color is the most important part of making the new home cohesive with the other homes, and the blue siding color is actually lighter than a dark navy color.

The commissioners summarized their comments. Commissioner Kingsley said it was a nice home and she appreciates that the homeowners feel so strongly about the blue siding color, which she liked; however, she would suggest 'Arctic White' as a second option and then 'Boothbay Blue'. She suggested adding windows on the left side of the front elevation on the second-floor, and increasing the size of the window above the front door, and adding a window in Bedroom #3. Commissioner Kingsley also asked about the front door being shown, and Ms. Deger said that it is the front door from the existing home that they want to keep and re-use on the new home. Commissioner Kingsley suggested adding a covering for protection over the patio doors on the rear of the home.

Commissioner Fitzgerald liked the design and the suggestion to add more windows, and he liked the 'Evening Blue' siding color preferred by the homeowners. He commented that the existing front door is interesting on the existing home, but not so much on the new home, although he was not opposed to re-

using it. He was also unsure about the brick pillars holding up the front porch; he did not dislike them but perhaps they could be a little cleaner without the brick. He also said that he had no issue with the massing of the new home since there are other 2-story homes located within a few blocks.

Chair Kubow agreed with the comments from the other commissioners and was in support of the blue siding color. He said there are a lot of all white homes throughout the neighborhood and it was nice to see some natural colors and brick being brought in. He agreed with the suggestion to add more windows on the second-floor front elevation, but pointed out there already is a large amount of windows proposed on the side and rear elevations, which is not typically seen by the commissioners. He felt the petitioners did a good job with overall design and he was in support as proposed.

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

PUBLIC COMMENT

Lori Kropp, 637 N. Beverly Lane. She lives next to the site and she welcomed the petitioners to the neighborhood. The new home is beautiful and she loved the design and felt it will blend in nicely with the neighborhood. Her only concern was about grading for the new home because there is already a backyard flooding issue with her home being the lowest on the block and the amount of water she is already pumping out for the block.

Chair Kubow replied that drainage concerns from residents often come up at these meetings; however, this commission's purview is for the architecture and aesthetics of the new home, and any concerns about drainage should be directed to the Village Engineering department. He said that the new home is not allowed to change the existing grade on an adjacent property, and this new home could likely improve existing conditions because the water will be redirected. Mr. Hautzinger said that he previously spoke with this resident on the phone about this issue and her comments tonight will be forwarded to the Engineering Department. Once the petitioner submits permits, the resident can meet with the Engineering Department for an explanation of how drainage will be handled for the new home. Mr. Deger said their contractor team has already been made aware of these concerns.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 631 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 5/23/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BRICK ON THE COLUMNS ON THE FRONT ELEVATION BE ELIMINATED AND THAT ALL THE COLUMNS BE PAINTED WOOD OR FIBERGLASS TO MATCH THE TRIM;
2. A RECOMMENDATION TO ADD MORE WINDOWS ON THE NORTH END OF THE FRONT ELEVATION.
3. A RECOMMENDATION TO ADD A CANOPY OVER THE PATIO DOORS ON THE REAR ELEVATION.
4. A RECOMMENDATION TO CONSIDER EITHER USING A NEW FRONT DOOR OR REFURBISH THE EXISTING FRONT DOOR.

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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#22-029 – 203 S. Ridge Ave.

Kevin Davis, representing *Fairfield Homes*, Marshall Hjertstedt, representing *MFH Associates*, and Mr. & Mrs. Brown, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a small second-floor and porch addition to an existing two-story house. The project does comply with the R-3 single-family zoning requirements. The proposed addition is small, but it has a big impact on the appearance of the front of the house. The addition as proposed has poor proportions and looks out of place with the existing house. Further design development is recommended to achieve a more cohesive appearance. Staff has provided photos of other examples of similar homes with nicely designed center bump-outs above the front porch.

Staff recommends the Design Commission evaluate the proposed design, with the following recommendations:

- The addition should be made wider to improve the proportions.
- Align the eaves with existing, and reduce the gable roof pitch.
- Lower the roof pitch of the porch gable below, or omit the porch gable and let the porch roof run straight across.
- The small square windows do not fit with the existing house design. A larger window (or windows) is recommended.

In response to previous comments from Staff about vertical versus horizontal siding, Mr. Hjertstedt presented examples of homes in Arlington Heights that have both vertical and horizontal siding, and noted that it was not difficult to find these examples. He said the existing home will become a white sided home, with the existing siding being replaced with new white siding and the existing brick being painted white. The existing windows have already been replaced with new black framed windows, and the 2 windows in the proposed addition are purposely small for privacy concerns; however, these windows will match closely to the pattern of the upper portion of the windows in the bedrooms. The 27 square foot bump-out is an addition to the existing master bathroom, and the spacing and size of the addition is being dictated by the existing columns across the front of the home.

Mr. Davis pointed out that a lot of new homes are now integrating the vertical siding and it is very well received by buyers. As far as the massing, it is the same as the other examples shown by Staff and he does not see much of a difference. Mr. Hjertstedt added that the shallow roof slope on the original home is being kept and the ceiling height of the new bump-out is being lowered.

The commissioners summarized their comments. Commissioner Kingsley said it was great that the homeowners want to invest in their existing home and she had no issues with the new color scheme being proposed. She also liked that the porch is going all the way across the front of the home. However, she had concerns about how the addition is aesthetically done on the front of the home, and she agreed with Staff's comments. She preferred that the 2 windows in the bathroom addition be made larger and added that many homes in the Village have bathrooms on the front elevation, and the windows can be treated with translucent glass or with blinds to help with privacy. She felt the homeowners would like the resulting facade better if the windows were larger. She understood the petitioner's point about the columns on the front porch dictating the size and spacing of the addition, but said that another wing of the front porch is now being added. Mr.

Hjertstedt replied that the porch roof will be extended and a new column added, but there will only be landscaping below.

Commissioner Kingsley recommended the following: extend the front porch and widen the column spacing, remove the gable over the front door that competes with the gable above the addition, and flatten out the gable of the addition. With regards to the siding, she said that board and batten is a beautiful material and no one is saying it cannot or should not be used; however, there needs to be more of it and it has to make sense. She clarified that either the whole second-floor needs to be board and batten, or just the apex of the gable, similar to the homes shown in the examples. She also said the cedar siding appears to be rough instead of smooth, which will be very different from the board and batten siding, and she suggested that they be smooth instead, as well as the trim to definitely be smooth. Mr. Davis clarified that the cedar siding is stamped like woodgrain. Commissioner Kingsley was in support of the white color for the home and felt the addition would be really nice but these are her recommendations.

Commissioner Fitzgerald strongly agreed with the comments from Commissioner Kingsley and had nothing further to add.

Chair Kubow agreed with the comments as well, and said that a few tweaks would improve the design. While part of him agreed that widening the addition will make more sense, he asked if the petitioner considered elevating it without the gable above the door; let the porch go straight across instead, which would no longer compete with the front door; it will have its own strong element, as well as save on costs. To him this made more sense. Mr. Hjertstedt said he had no response to that.

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

Commissioner Kingsley said her preference is for the project to come back for another review. She also asked the commissioners if they were comfortable with Staff reviewing and approving revisions. Commissioner Fitzgerald said he could support a motion tonight that clearly states the changes required for Staff to review and approve, and he also pointed out that only 3 commissioners are here tonight. Chair Kubow clarified for the petitioner that a motion tonight would require support from all 3 commissioners, with 2 commissioners not here tonight. He added that given the small size of the addition, he would encourage a motion tonight that is specific enough for Staff to work with the petitioner, so the project does not need to come back.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED SINGLE-FAMILY ADDITION AT 203 S. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 5/24/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO STUDY THE NEW ADDITION AND CONSIDER MAKING IT WIDER.
2. A REQUIREMENT TO LOOK AT THE GABLE ROOF AND EITHER LOWER THE PITCH OR A DIFFERENT CONFIGURATION THAT INCORPORATES THE SECOND-STORY ROOF MORE COHESIVELY.

3. A REQUIREMENT TO RECONFIGURE THE WINDOWS IN THE BATHROOM ADDITION TO MAKE IT MORE COHESIVE ON THE FRONT ELEVATION.
4. A REQUIREMENT TO CHANGE THE LOCATION OR THE AMOUNT OF BOARD AND BATTEN, TO EVALUATE WHERE IT IS GOING TO BE.
5. A REQUIREMENT TO LOOK AT THE GABLE OVER THE FRONT DOOR AND EITHER ELIMINATE IT OR MATCH IN AESTHETICS TO THE REVISED SECOND FLOOR ROOF.
6. A REQUIREMENT THAT STAFF REVIEW THE REVISIONS FOR APPROVAL, AND IF DETERMINED TO BE NECESSARY, THE PROJECT SHOULD RETURN TO THE DESIGN COMMISSION FOR ANOTHER REVIEW.
7. A STRONG RECOMMENDATION TO MAKE THE PORCH A FULL PORCH, ALLOWING THE COLUMN SPACING TO BE WIDENED.
8. A RECOMMENDATION TO USE SMOOTH SIDING AND SMOOTH TRIM.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Davis said that changing out the siding and the windows is not an issue, but he asked for clarification about changing the size of the addition, because they would probably not consider doing that. He felt that we should be able to get through this with the current size of the addition. Chair Kubow somewhat agreed and reiterated his previous comment that just a few tweaks needed to be done; however, something needed to change. Mr. Hjertstedt said they would certainly consider that, but having sat through the two previous reviews tonight and seeing massive additions with very little comments from the commissioners, to get so picky about this 27 sf addition just baffles him. The other projects only had suggestions and not requirements from the commissioners. Commissioner Kingsley said this commission is a recommending body to the homeowners and the commissioners' comments and suggestions tonight are their professional opinion. The commissioners are not requiring that the bathroom get wider and they are not telling the petitioner how wide it needs to get, but on the exterior it looks thin and therefore the petitioner should consider it looking different because it currently does not look in scale to the rest of the home. Mr. Hjertstedt said that he understood. Mr. Davis said he is concerned that if Staff places too much emphasis on this, is there anything could be said by the commissioners to adjust that.

Mr. Hautzinger clarified that the first requirement of the motion is to study the addition and consider making it wider, which he interprets as a requirement to study it to see if you can make it work, but it doesn't necessarily have to be widened if the design looks good after the other issues are addressed. Mr. Hjertstedt was happy to sit down with Staff to see if he could come up with something.

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

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M.

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

DRAFT



Design Commission 7/12/2022

Item: DC#22-031 - 26 S. Ridge Ave. / SF-Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed addition at 26 S. Ridge Avenue. This recommendation is based on the architectural plans received on 5/31/22, and the following:

1. Massing. The expanded house complies with code, but it is at the maximum allowed floor area, and it feels somewhat massive compared to the adjacent homes. The south elevation is large and flat, and the taller roof at the rear of the house is unusual.
2. Materials and Colors. The context of this block is primarily Georgian style homes with masonry exteriors, so the proposed black & white farmhouse style in this location should be evaluated.
3. Front Elevation. The proposed front elevation is somewhat busy and it lacks a balanced appearance. The front porch design is minimal, and further design development is recommended.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Exhibits

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Eckstein Residence
Project Address: 26 S. Ridge Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 23, 2022

PETITION INFORMATION:

DC Number: 22-031
Petitioner Name: Michael Aiello
Petitioner Address: Aiello Architecture Design, Inc.
1800 Glenview Road
Glenview, IL 60025
Meeting Date: July 12, 2022

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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 add a two-story addition to an existing two-story house. The property has a total land area of 6,200 square feet and the proposed residence with addition will be 2,787 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 Side: 7.7 feet Side: 7.7 feet Rear: 45.2 feet
Building Height	25 feet to the midpoint	21 feet to the midpoint
FAR	2,790 SF	2,787 SF
Building Lot Coverage	2,480 SF	1,705 SF
Impervious Surface Coverage Total	3,410 SF	2,229 SF

The proposed design has numerous design concerns that should be evaluated by the Design Commission as follows:

- Massing. The expanded house complies with code, but it is at the maximum allowed floor area, and it feels somewhat massive compared to the adjacent homes. The south elevation is large and flat, and the taller roof at the rear of the house is unusual.
- Materials and Colors. The context of this block is primarily Georgian style homes with masonry exteriors, so the proposed black & white farmhouse style in this location should be evaluated.
- Front Elevation. The proposed front elevation is somewhat busy and it lacks a balanced appearance. The front porch design is minimal, and further design development is recommended.

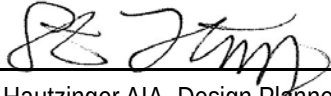
RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed addition at 26 S. Ridge Avenue. This recommendation is based on the architectural plans received on 5/31/22, and the following:

1. Massing. The expanded house complies with code, but it is at the maximum allowed floor area, and it feels somewhat massive compared to the adjacent homes. The south elevation is large and flat, and the taller roof at the rear of the house is unusual.
2. Materials and Colors. The context of this block is primarily Georgian style homes with masonry exteriors, so the proposed black & white farmhouse style in this location should be evaluated.
3. Front Elevation. The proposed front elevation is somewhat busy and it lacks a balanced appearance. The front porch design is minimal, and further design development is recommended.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any

other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.

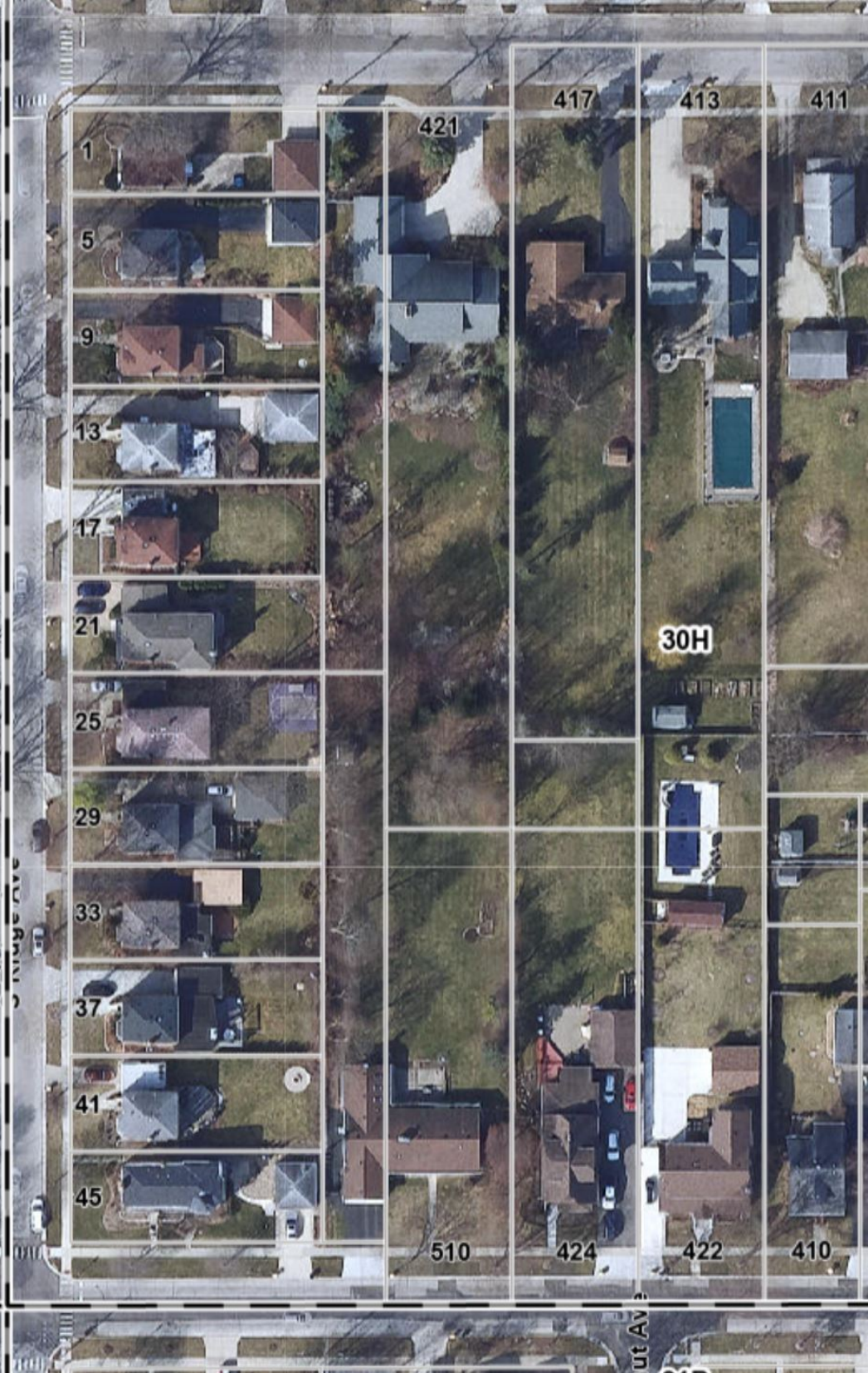
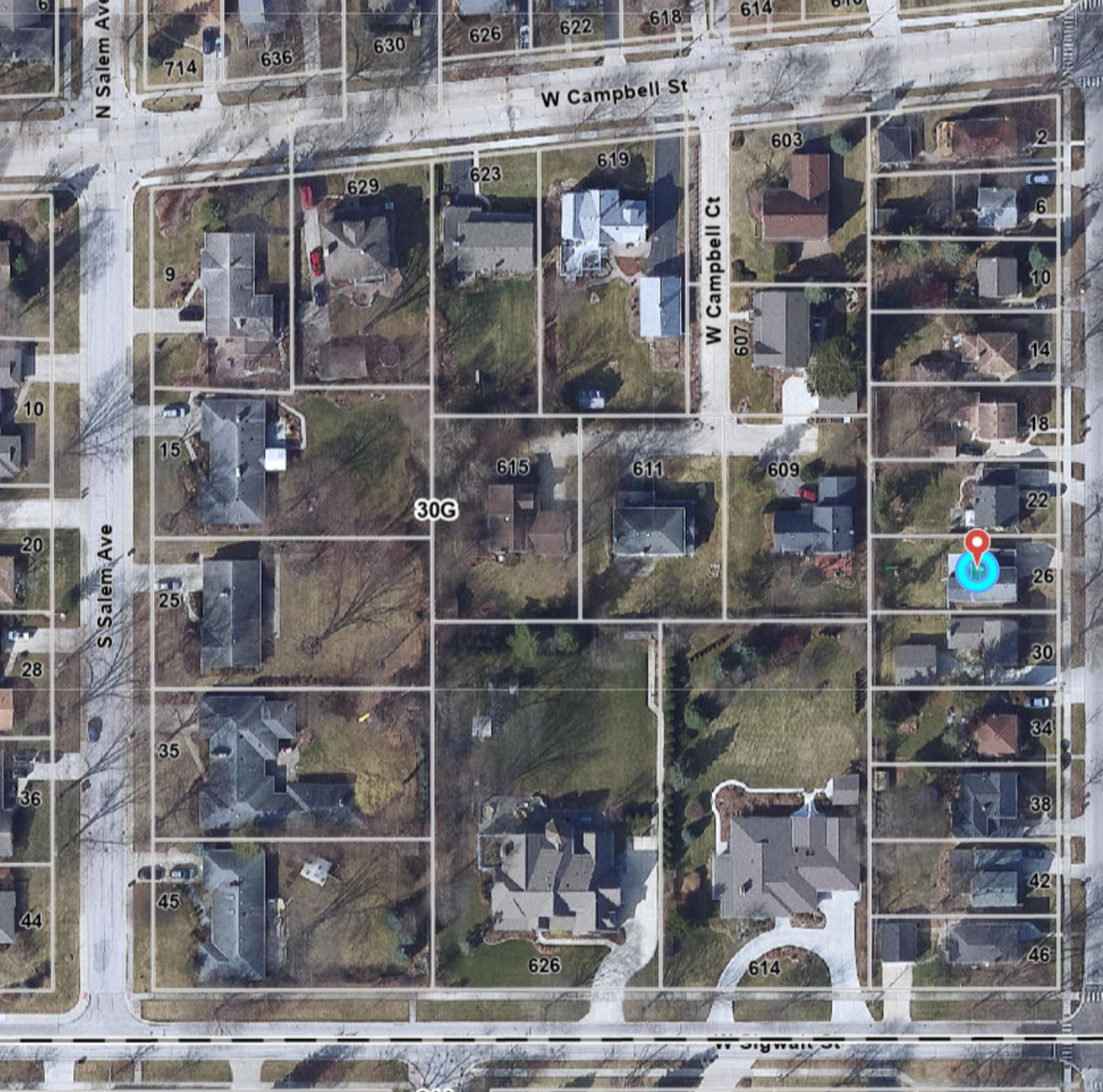
5. Compliance with all Federal, State, and Village codes, regulations and policies.



June 23, 2022

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-036



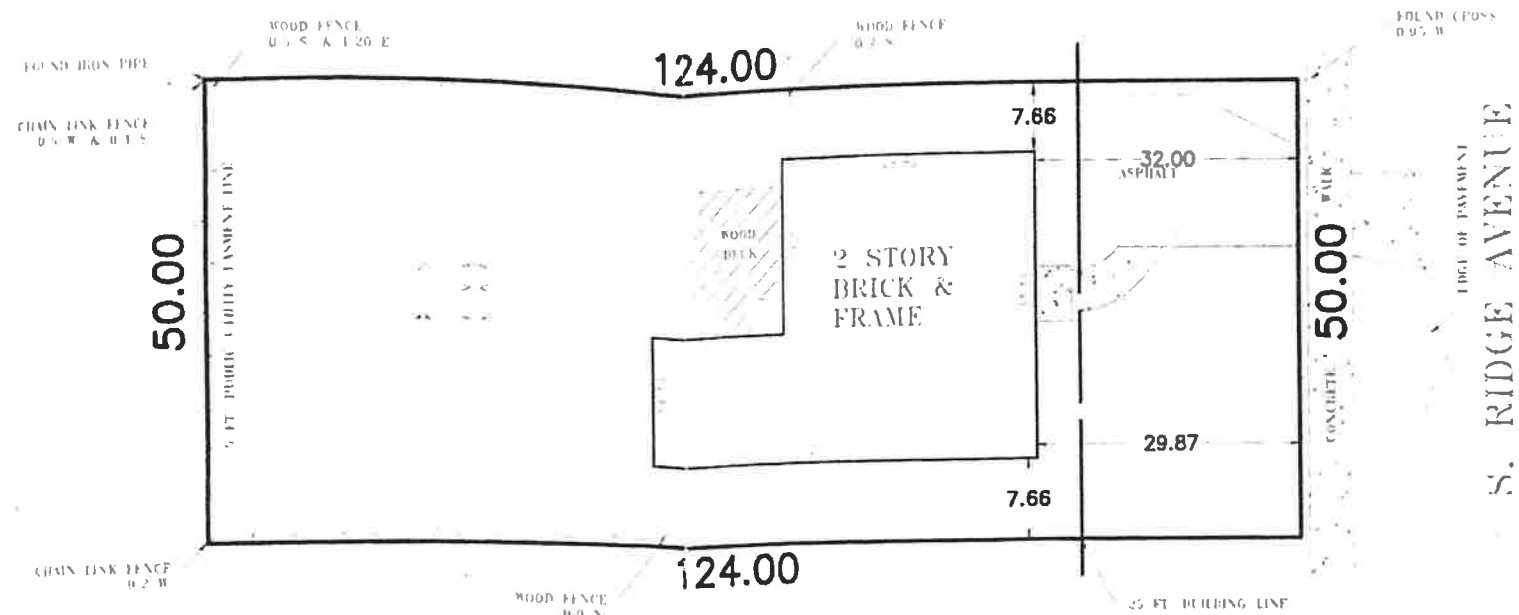
PLAT OF SURVEY

LOT 18 IN RIDGEVIEW, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF
CENTER LINE OF CAMBELL STREET OF EAST 157 FEET OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 AND OF THE WEST 198 FEET OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS 26 S. RIDGE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1" = 20'



RECEIVED
MAY 31 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



TO: PROFESSIONAL NATIONAL TITLE NETWORK, INC.

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS
PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED
THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN
HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL
DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

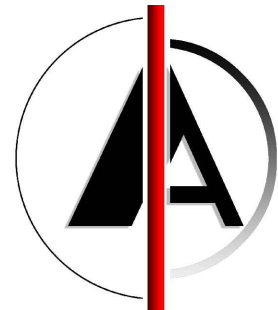
GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS
DAY OF

John J. Marshall
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

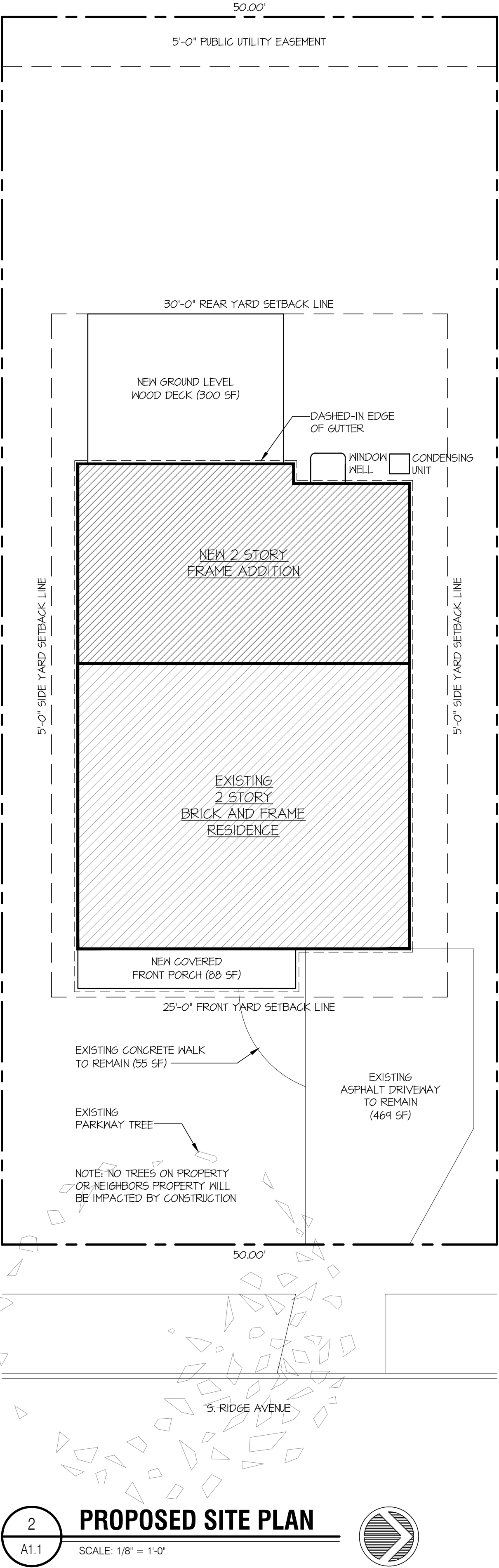
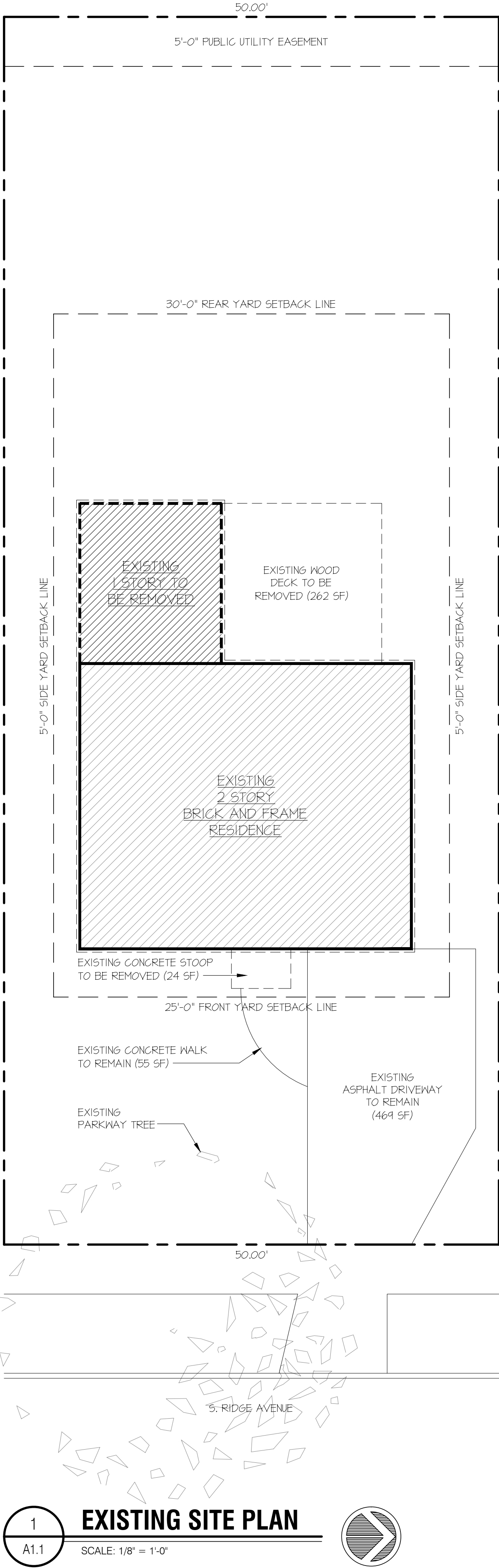
PREFERRED SURVEY, INC.

795 W. Roosevelt Road/Building #4 Suite 305/Glen Ellyn, IL 60137
Phone 630-790-5151 / Fax 630-850-6217

PNTN NO# 20220



AIELLO ARCHITECTURE DESIGN



1	04/01/22	SCHEMATIC DESIGN	Project No.	2208
2	05/25/22	DESIGN DEVELOPMENT	Drawing File:	2208_plan_02.dwg
			Drawn By:	MA
No.	Date	Issue / Revision	Checked By:	MA

SITE PLAN

A1.1

ECKSTEIN RESIDENCE
HOME ADDITION

26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005



38 S. RIDGE AVENUE
PROPERTY TO LEFT 3

34 S. RIDGE AVENUE
PROPERTY TO LEFT 2

30 S. RIDGE AVENUE
PROPERTY TO LEFT 1

26 S. RIDGE AVENUE
SUBJECT PROPERTY

22 S. RIDGE AVENUE
PROPERTY TO RIGHT 1

18 S. RIDGE AVENUE
PROPERTY TO RIGHT 2

14 S. RIDGE AVENUE
PROPERTY TO RIGHT 3

RIDGE AVENUE



29 S. RIDGE AVENUE
PROPERTY ACROSS 1

25 S. RIDGE AVENUE
PROPERTY ACROSS 2

21 S. RIDGE AVENUE
PROPERTY ACROSS 3

ECKSTEIN RESIDENCE
HOME ADDITION

26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

RECEIVED
MAY 31 2022
DEVELOPMENT



AIELLO ARCHITECTURE DESIGN

1800 GLENVIEW ROAD

GLENVIEW, ILLINOIS 60025

WWW.AADGROUP.COM

847.767.0779 PHONE

847.730.3317 FAX

2	05/25/22	DESIGN DEVELOPMENT	Project No.	2208	COLOR PHOTOGRAPHS	-
			Drawing File	2208_plan_02.dwg		
			Drawn By	HA		
No.	Date	Issue / Revision	Checked By	HA	Sheet Title	Sheet

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ECKSTEIN RESIDENCE
HOME ADDITION

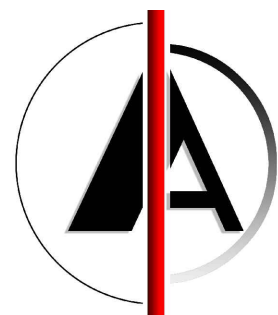
26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005



1
A4.3
EXISTING CONTEXT ELEVATIONS
SCALE: 3/16" = 1'-0"



2
A4.3
PROPOSED CONTEXT ELEVATIONS
SCALE: 3/16" = 1'-0"



AIELLO ARCHITECTURE DESIGN

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847 . 767 . 0779 PHONE 847 . 730 . 3317 FAX

1	05/25/22	DESIGN DEVELOPMENT	Project No.	2208
			Drawing File:	2208_plan_02.dwg
			Drawn By:	MA
No.	Date	Issue / Revision	Checked By:	MA

CONTEXT ELEVATIONS

A4.3

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1
A4.1
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A4.1
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



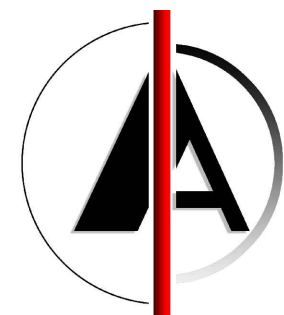
3
A4.1
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4
A4.1
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	GAF - TIMBERLINE	CHARCOAL
SIDING	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
GUTTERS / TRIM / FASCIA	ALUMINUM	PETERSON ALUMINUM	BONE WHITE
WINDOWS	FIBERGLASS	MARVIN - ELEVATE	EBONY
GARAGE DOOR	ALUMINUM	RAYNOR - COUNTRY MANOR	BLACK
STONE	STONE VENEER	PRESTIGE STONE	PORTLAND SMOKE



AIELLO ARCHITECTURE DESIGN

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847.767.0779 PHONE 847.730.3317 FAX

1	05/25/22	DESIGN DEVELOPMENT	Project No.	2208
			Drawing File:	2208_plan_02.dwg
			Drawn By:	MA
			Checked By:	MA
No.	Date	Issue / Revision	Checked By:	MA

ELEVATIONS

A4.1

Sheet Title:

Sheet:

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ECKSTEIN RESIDENCE
HOME ADDITION

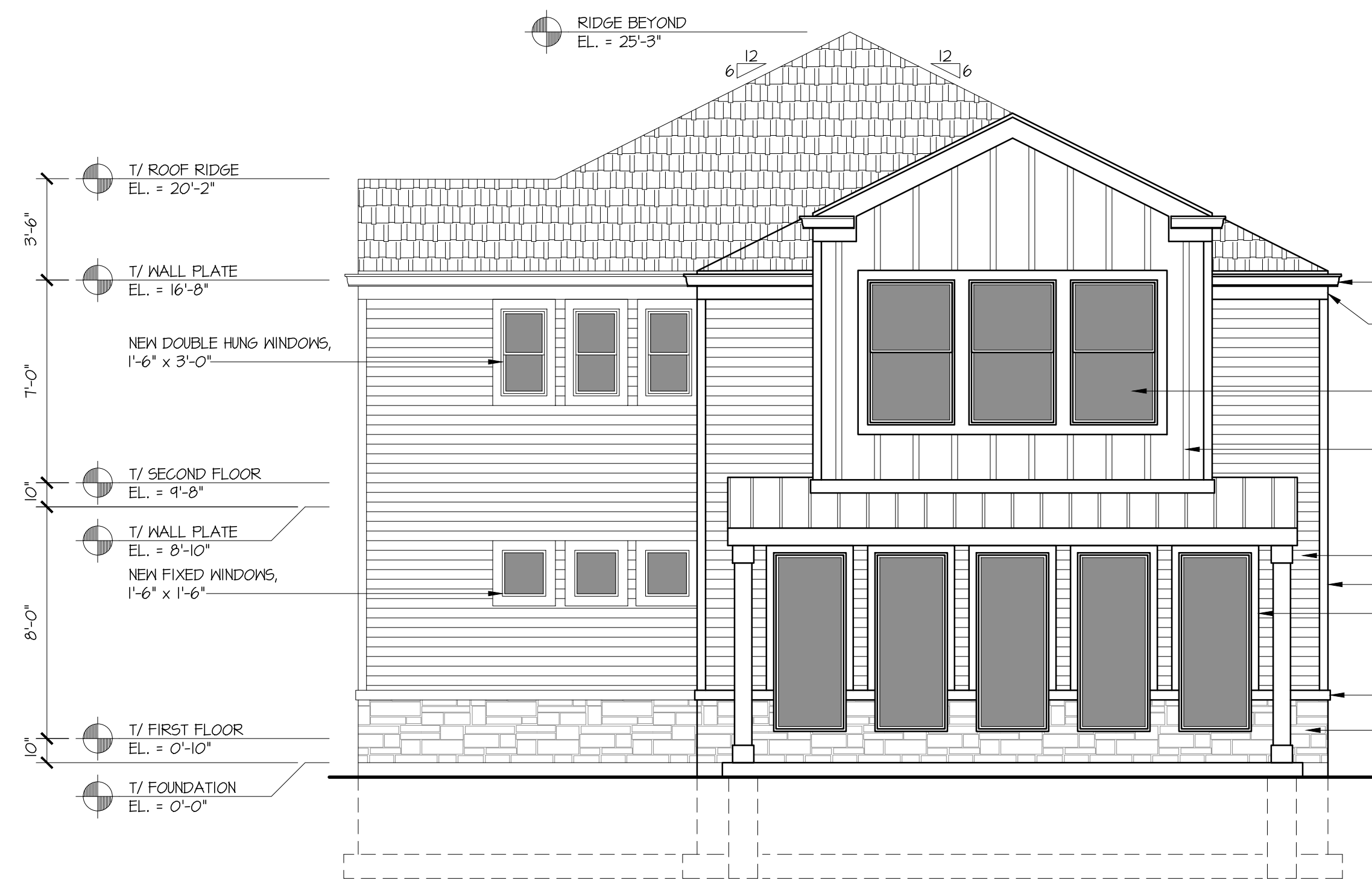
26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005



1
A4.2
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A4.2
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A4.2
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURAL ASPHALT SHINGLES
OVER 15# FELT UNDERLAYMENT
OVER 5/8" CDX PLYWOOD SHEATHING

NEW ALUMINUM GUTTERS, TYP.

12" HIGH ALUMINUM FASCIA

NEW DOUBLE HUNG WINDOWS,
3'-0" x 5'-0"

1X2 "HARDIETRIM" BATTENS
AT 16" O.C. OVER "HARDIEPANEL"

4" "HARDIEPLANK" SIDING

1x4 "HARDIETRIM" CORNER BOARD

1x4 "HARDIETRIM" CASING

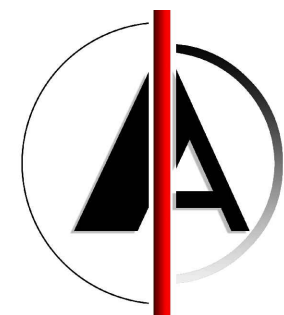
COMPOSITE COLUMN WRAP AROUND
4X4 PRESSURE TREATED POST

4" LIMESTONE WATERTABLE

24" HIGH STONE BASE



4
A4.2
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



AIELLO ARCHITECTURE DESIGN

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847.767.0779 PHONE 847.730.3317 FAX

1	05/25/22	DESIGN DEVELOPMENT	Project No.	2208
			Drawing File:	2208_plan_02.dwg
			Drawn By:	MA
			Checked By:	MA
No.	Date	Issue / Revision	Checked By:	MA

ELEVATIONS

A4.2

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ECKSTEIN RESIDENCE
HOME ADDITION

26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

MATERIAL SCHEDULE

ROOF - ASPHALT SHINGLES - GAF TIMBERLINE - CHARCOAL



Charcoal

SIDING - FIBER CEMENT - JAMES HARDIE - ARCTIC WHITE



ARCTIC WHITE

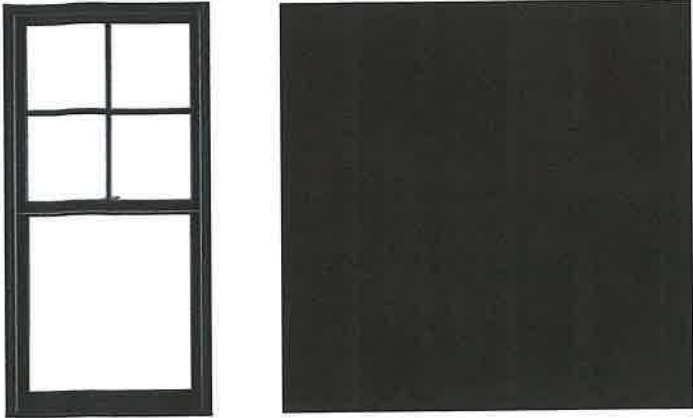
GUTTERS / TRIM / FASCIA - ALUMINUM - PETERSON ALUMINUM - BONE WHITE



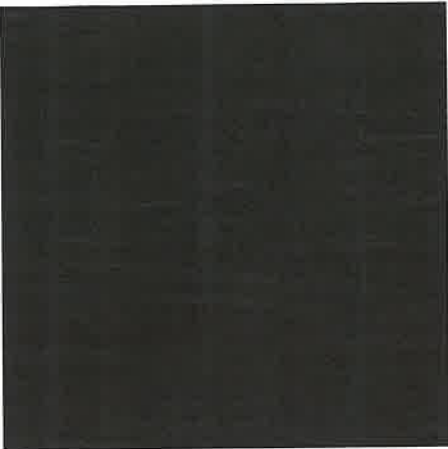
BONE WHITE

PAC-CLAD.COM

WINDOWS - FIBERGLASS - MARVIN ELEVATE - EBONY



GARAGE DOOR - ALUMINUM - RAYNOR COUNTRY MANOR - BLACK



STONE VENEER - PRESTIGE STONE - PORTLAND SMOKE



AIELLO ARCHITECTURE DESIGN

1800 GLENVIEW ROAD GLENVIEW, ILLINOIS 60025 WWW.AADGROUP.COM 847.767.0779 PHONE 847.730.3317 FAX

2	05/25/22	DESIGN DEVELOPMENT	Project No.	2208
			Drawing File:	2208_plan_02.dwg
			Drawn By:	HA
No.	Date	Issue / Revision	Checked By:	HA

MATERIAL SAMPLES

-

ECKSTEIN RESIDENCE
HOME ADDITION

26 S RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

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MATERIAL SCHEDULE

ITEM

MATERIAL

MANUFACTURER

COLOR

ROOF

ASHPHALT SHINGLES

GAF - TIMBERLINE

CHARCOAL

SIDING

FIBER CEMENT

JAMES HARDIE

ARCTIC WHITE

GUTTERS / TRIM / FASCIA

ALUMINUM

PETERSON ALUMINUM

BONE WHITE

WINDOWS

FIBERGLASS

MARVIN - ELEVATE

EBONY

GARAGE DOOR

ALUMINUM

RAYNOR - COUNTRY MANOR

BLACK

STONE

STONE VENEER

PRESTIGE STONE

PORTLAND SMOKE

RECEIVED
MAY 31 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Design Commission 7/12/2022

Item: DC#22-036 - 801 N. Forrest Ave. / SF-New

Department: Planning & Community Development

Requested Action

– Approval of the proposed architectural design for a new single-family residence.

Recommendation

– It is recommended that the Design Commission approve the proposed new single-family residence to be located at 801 N. Forrest Avenue. This recommendation is based on the architectural plans received 6-14-22, site plan 6-23-22, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Papanicholas Residence
Project Address: 801 N. Forrest Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 7, 2022

PETITION INFORMATION:

DC Number: 22-036
Petitioner Name: John Anstadt
Petitioner Address: JMB Architects
180 W Park Avenue
Elmhurst, IL 60126
Meeting Date: July 12, 2022

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new a new single-story residence with an attached three car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,760 square feet and the proposed residence will have 4,845 square feet. The proposed design complies with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50.5 feet Side: 11.44 feet Side: 10.5 feet Rear: 137.38 feet
Building Height	25 feet maximum	20.6 feet to top of wall
FAR	8,928 SF	4,845 SF
Building Lot Coverage	8,928 SF	6,208 SF
Impervious Surface Coverage Total	14,880 SF	11,508 SF

Background

The property owner previously received Design Commission approval in 2021 for an 8,350 sf modern style house to be built on this site. The existing house on the site was demolished, so the site is currently vacant. However, construction of the approved house never commenced, and the petitioner has now submitted plans for a completely new house design. Since this new design is a change to the previous approval, Design Commission review is required.

Architectural Design

The proposed design has a modern aesthetic with dark vertical siding, standing seam metal roof, and large windows. However, the traditional massing with pitched roofs helps the design to fit in with the predominantly traditional style neighborhood. Overall, the proposed design is very nicely done, and the scale fits very well with the adjacent homes.

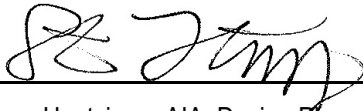
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 801 N. Forrest Avenue. This recommendation is based on the architectural plans received 6-14-22, site plan 6-23-22, 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.

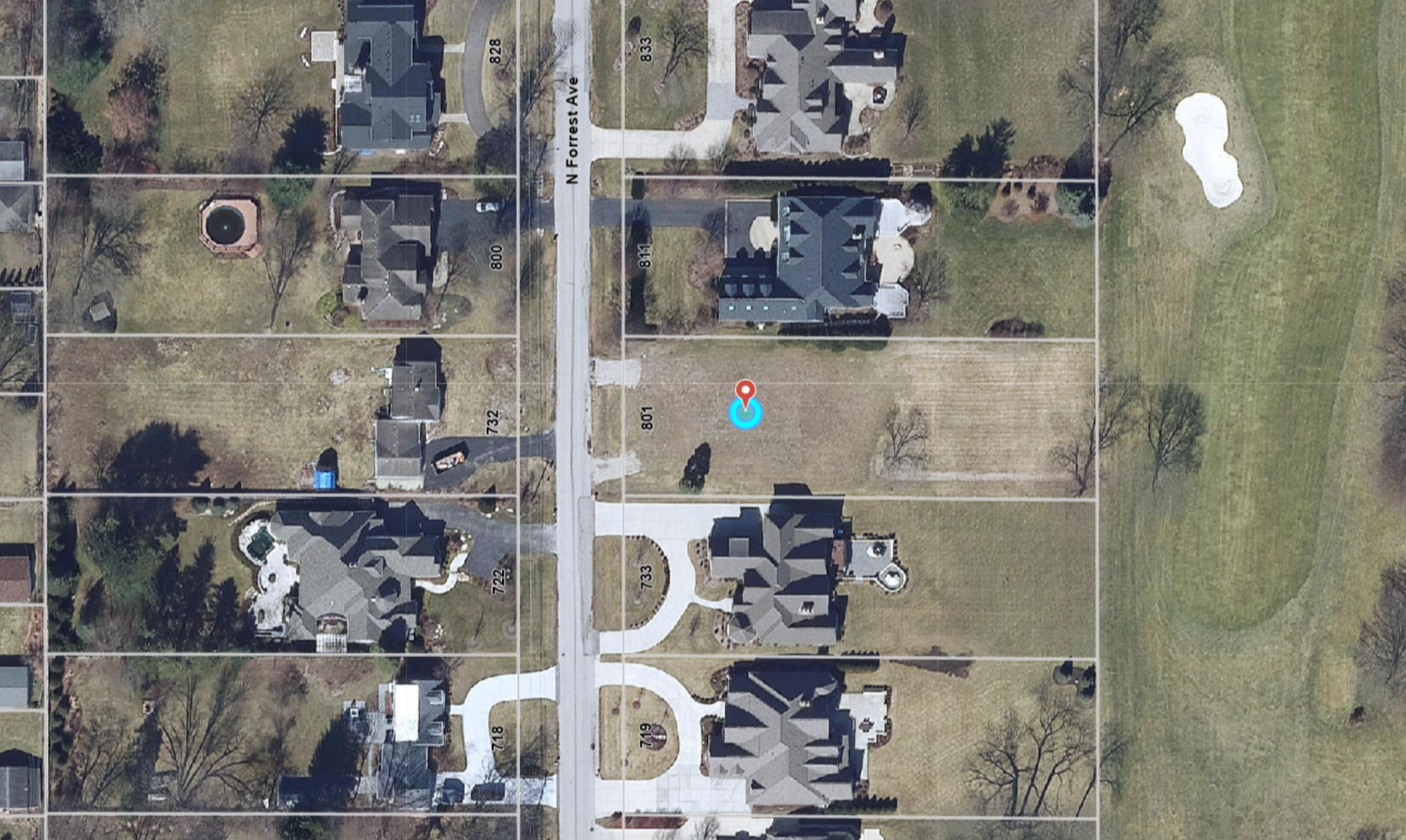
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 7, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-036



N Forrest Ave

828

800

732

722

718

833

811

801

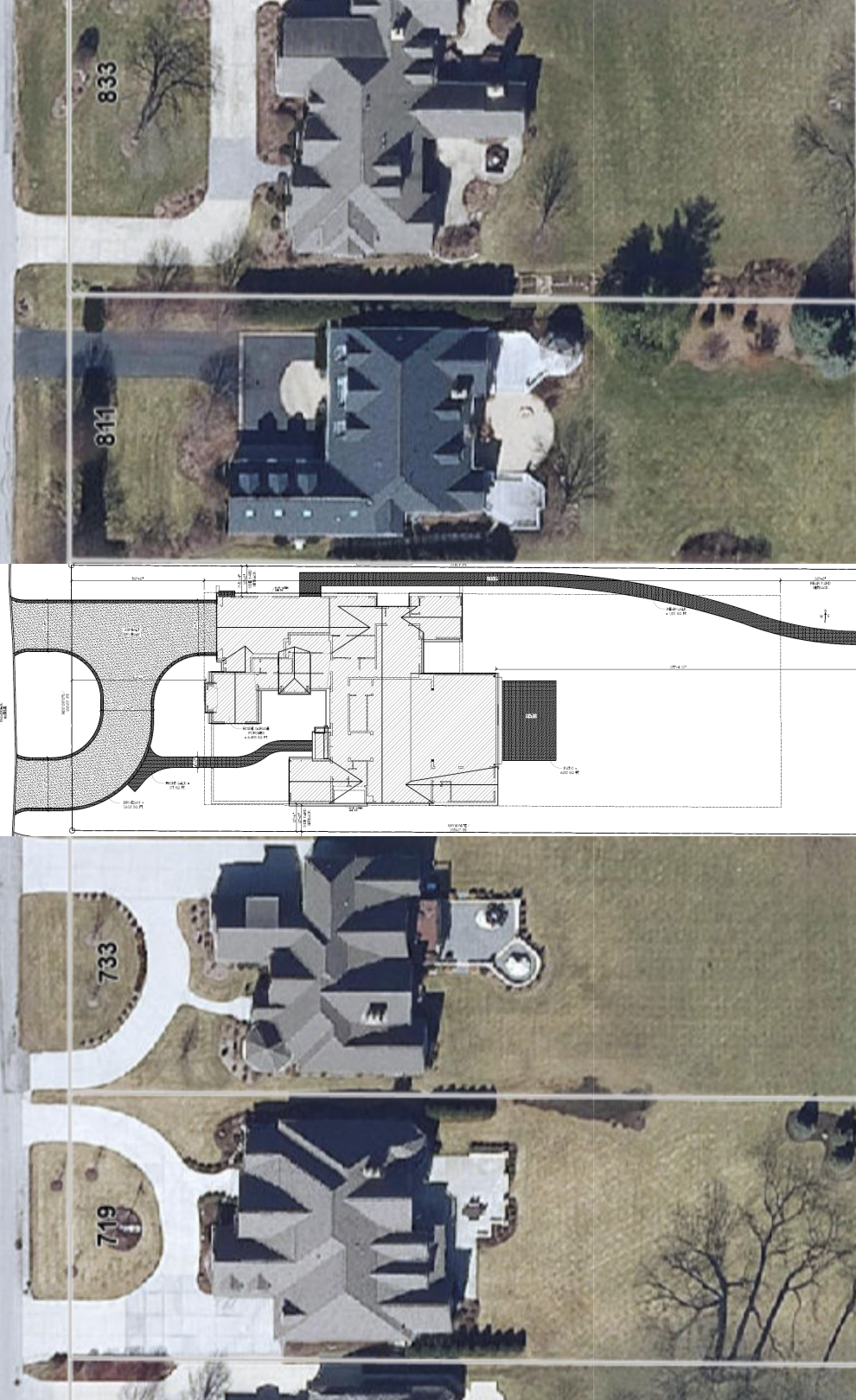
733

719





N Forrest Ave





Property to Left 3
835 N Forrest Avenue



Property to Left 2
833 N Forrest Avenue



Property to Left 1
811 N Forrest Avenue

Vacant

Subject Property
801 N Forrest Avenue



Property to Right 1
733 N Forrest Avenue



Property to Right 2
719 N Forrest Avenue



Property to Right 3
712 N Forrest Avenue

FORREST AVENUE



Property Across 1
800 N Forrest Avenue



Property Across 2
732 N Forrest Avenue



Property Across 3
722 N Forrest Avenue



PROPOSED CONTEXT ELEVATION
SCALE: NTS
JMB ARCHITECTS LTD.
FOR THE EXISTING CONTEXT
ELEVATION THERE IS NO HOUSE
CURRENTLY AT 801 N. FORREST.

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
JMB ARCHITECTS LTD.)

DATE:	6-1-2022
DRAWN BY:	JA
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	1/30/2022

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G1

SHEET:

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

NEW RESIDENCE for:
PAPANICHOLOS FAMILY
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

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REAR ELEVATION
SCALE: NTS JMB ARCHITECTS LTD.



REAR ELEVATION
SCALE: NTS JMB ARCHITECTS LTD.



FRONT ELEVATION
SCALE: NTS JMB ARCHITECTS LTD.



FRONT ELEVATION
SCALE: NTS JMB ARCHITECTS LTD.

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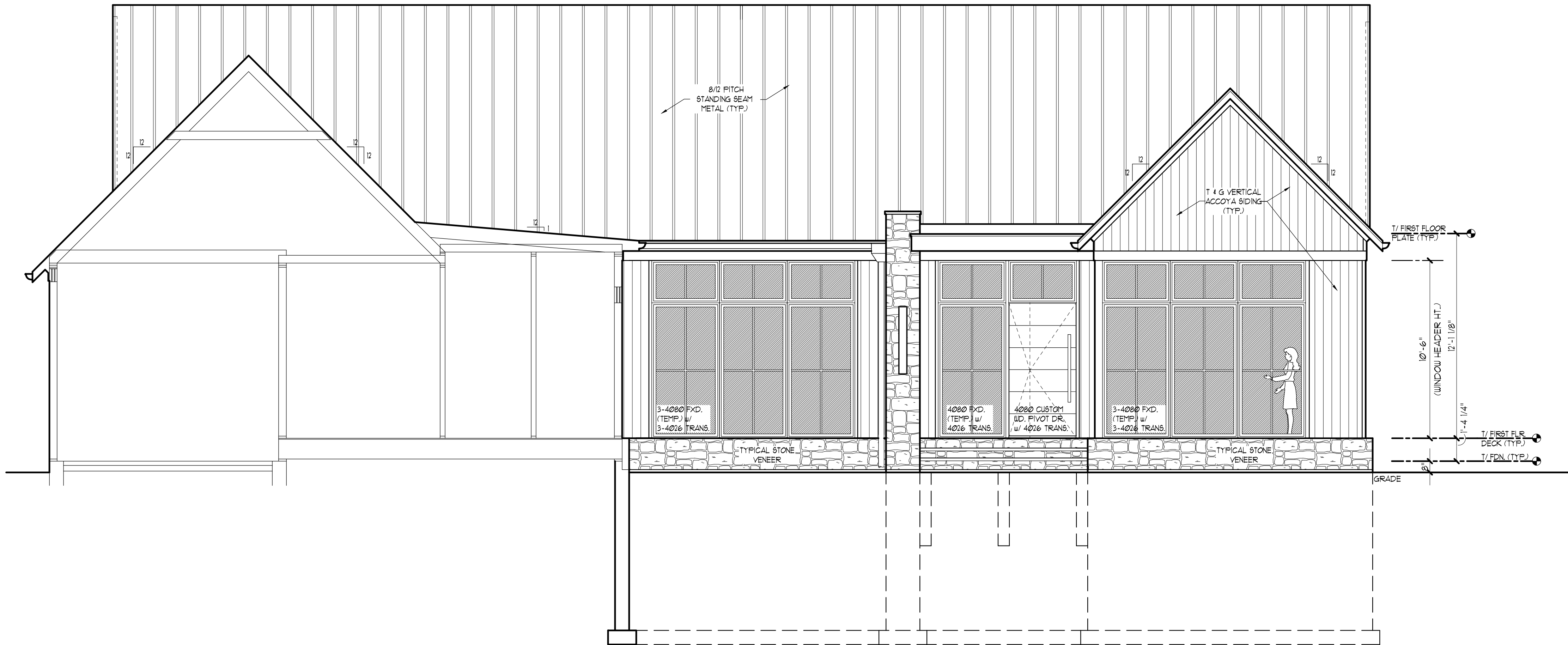
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John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
JMB ARCHITECTS, LTD.
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
PAPANICHOLAS FAMILY
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2022
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 1/30/2022

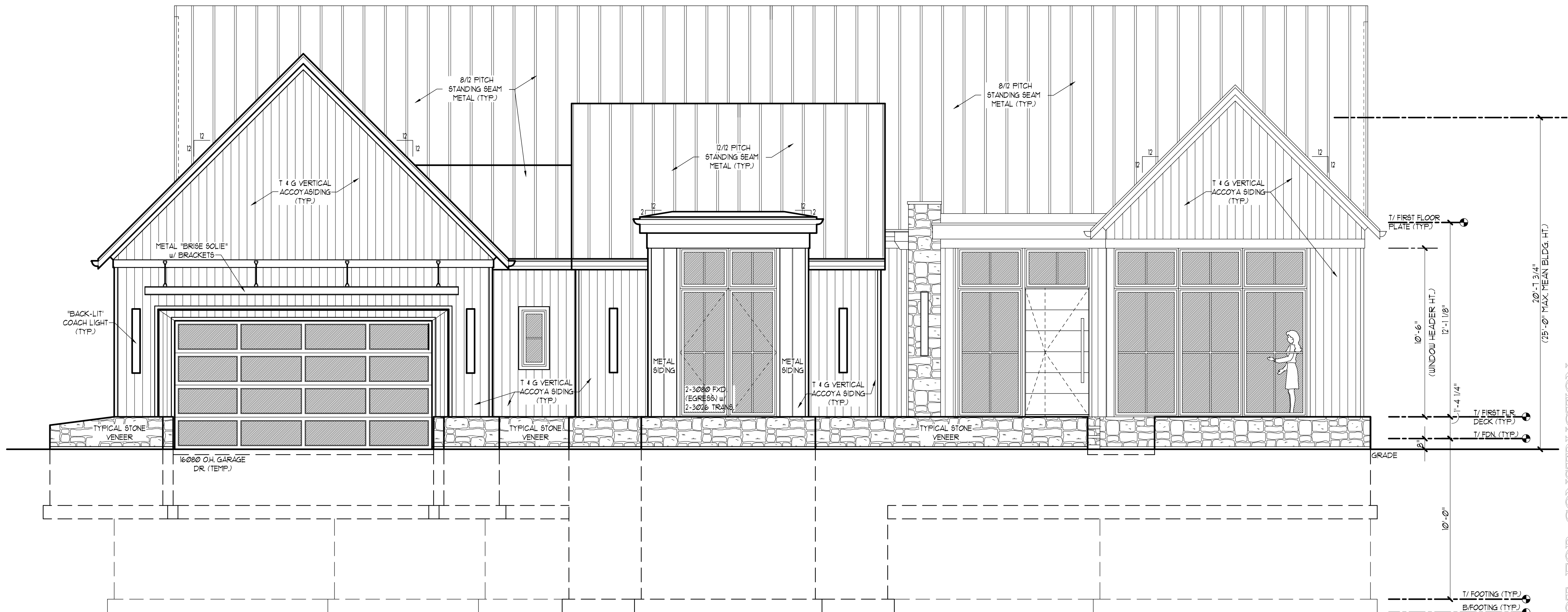
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C4
SHEET:



"COURTYARD"
FRONT ELEVATION

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

JMB ARCHITECTS LTD.



FRONT ELEVATION

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

JMB ARCHITECTS LTD.

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John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126

JMB
ARCHITECTS, LTD.

E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
PAPANICHOLAS FAMILY
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2022

DRAWN BY: JA

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

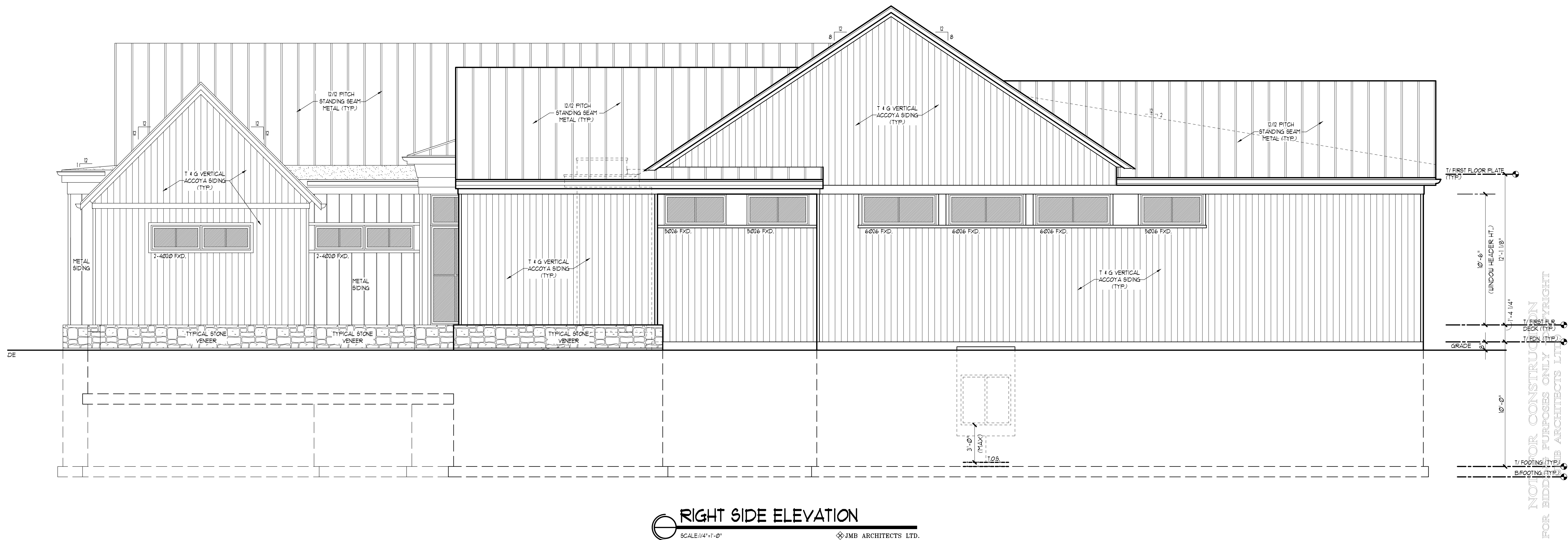
SEAL DATE:

EXPIRES DATE: 1/30/2022

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C1

SHEET:



"COURTYARD"
RIGHT ELEVATION

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

JMB ARCHITECTS LTD.

1/ FIRST FLR
DECK (C/P)
1/ EN. C/P
FOOTING (T/P)
FOOTING (T/P)

NEW RESIDENCE for:
PAPANICHOLAS FAMILY
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2012
DRAWN BY: JA
CHECKED BY: JB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2012

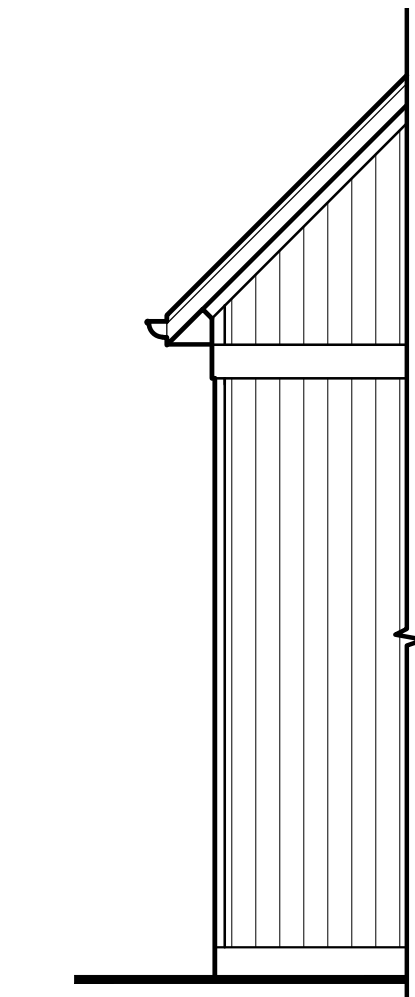
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ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park, Suite #10
Evanston, Illinois 60126

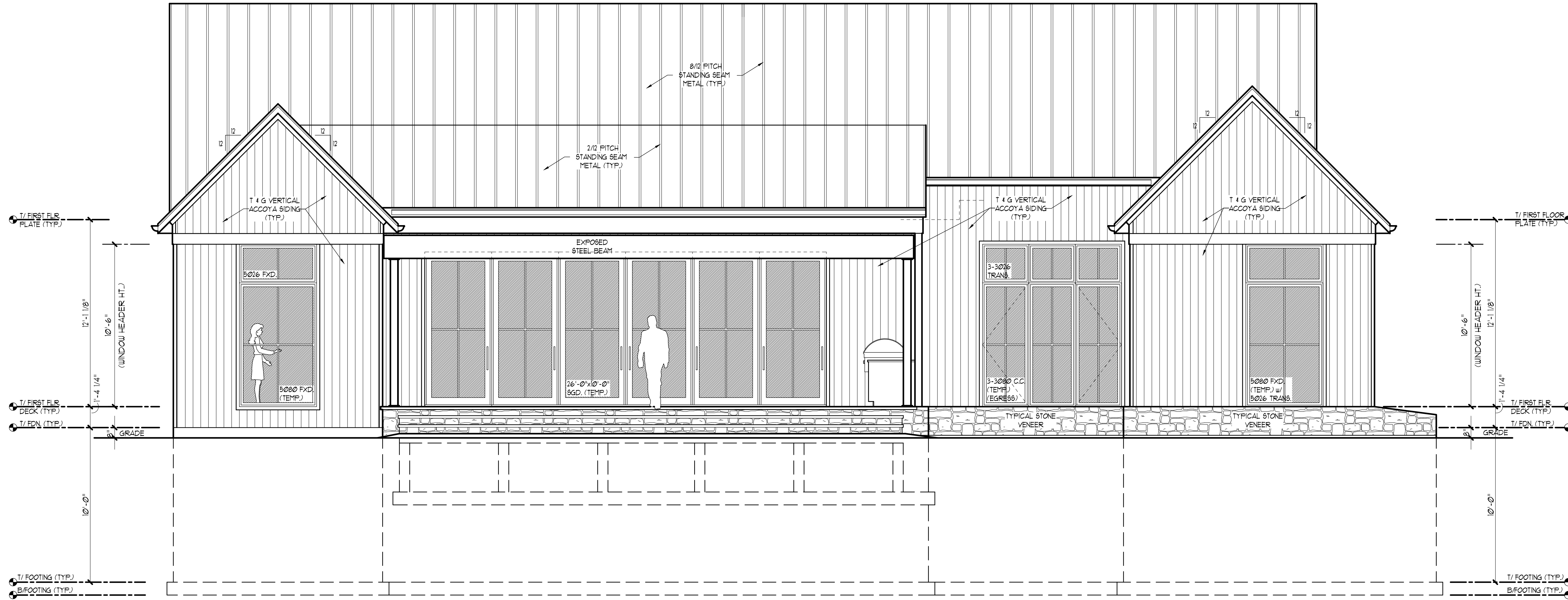
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"HIDDEN"
LEFT SIDE ELEVATION

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

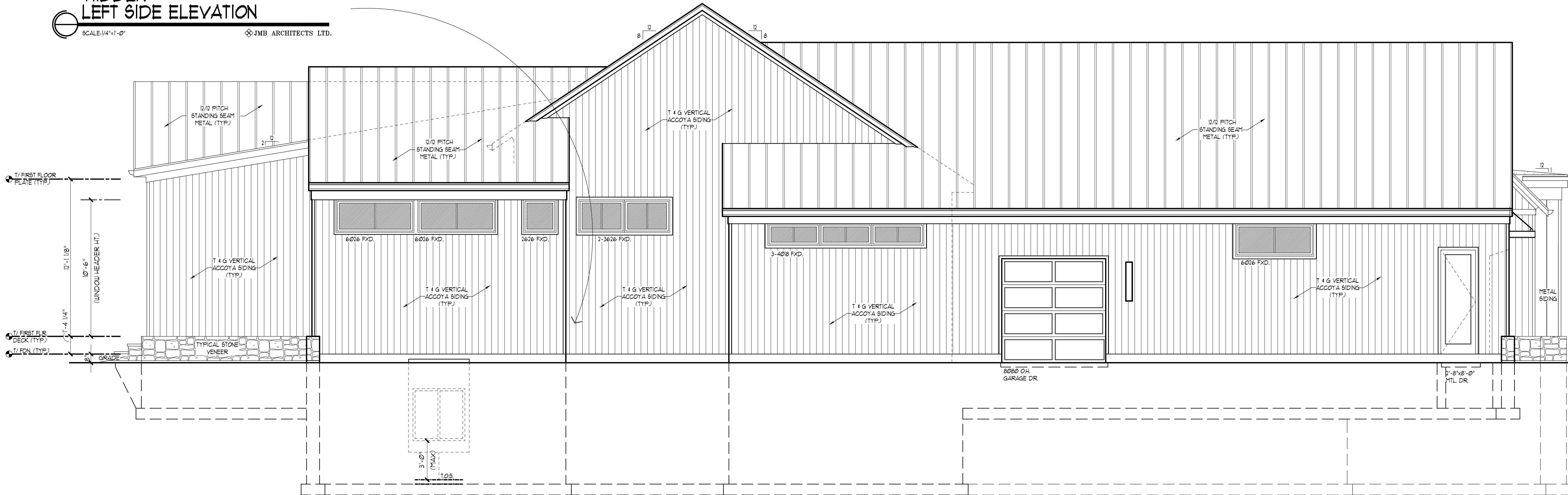
JMB ARCHITECTS LTD.



REAR ELEVATION

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

JMB ARCHITECTS LTD.



LEFT SIDE ELEVATION

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

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Elmhurst, Illinois 60126
JMB ARCHITECTS, LTD.
E-Mail: jmbarch@jmbarchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
PAPANICHOLAS FAMILY
801 N. FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: 6-1-2022
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 1/30/2022

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C2

SHEET:

801 N. Forrest, Arlington Heights

MATERIAL SCHEDULE

PAGE	ITEM	MATERIAL	MANUFACTURER	COLOR
DRS-I1	Proposed Elevation Renderings			
DRS-I2	Masonry	Stone	Eden Valders Stone	Mountain Crest "Country Manor"
DRS-I3	Roof	Metal Standing Seam	Pac-Clad	Matte Black Steel
DRS-I4	Fascia / Soffit / Etc.	Pine Treated / S4S	Delta Millworks	Accoya / Smooth / Flint Rock
DRS-I4	Trim / Cornerboards, Etc.	Pine Treated / S4S	Delta Millworks	Accoya / Smooth / Flint Rock
DRS-I4	Siding	Pine Treated / T&G	Delta Millworks	Accoya / Smooth / Flint Rock
DRS-I5	Gutters	Aluminum	Alcoa	Black
DRS-I6	Windows	Aluminum Clad	Marvin	Ebony
DRS-I7	Garage Door	Steel	Clopay	Black

Accoya | Smooth | Flint Rock



FINISH

NOT CHARRED | DELTA PREFINISHED™



AVAILABLE PROFILES

SHIPLAP | TONGUE & GROOVE | S4S



APPLICATION

EXTERIOR | INTERIOR

PRODUCT SPECIFICATIONS

STANDARD SIZE	1x4, 1x6, 1x8, 2x4, 2x6, 2x8; custom sizes available
LENGTHS	8'–16' random lengths (RL), with 5% or less 6'–8'; Accoya typically comes in metric lengths, so boards can be up to a half inch scant of their imperial measurement (i.e. 12' could be 11' 11-1/2")
PROFILES	Shiplap, Tongue & Groove, and S4S; custom milling available



BUCKINGHAM



buckingham
ROYAL CHATEAU®



buckingham
RUSTIC ROYAL CHATEAU®



buckingham
COUNTRY MANOR®



buckingham
HERITAGE ANTIQUE®



buckingham
WEBSTONE



WINDSOR

MOUNTAIN CREST®



mountain crest
ROYAL CHATEAU®



mountain crest
RUSTIC ROYAL CHATEAU®



mountain crest
COUNTRY MANOR®



mountain crest
MACHINE CUT VENEER



mountain crest
HERITAGE ANTIQUE®



mountain crest
WEBSTONE



MOUNTAIN CREST COUNTRY MANOR TUMBLED



mountain crest
MACHINE CUT VENEER LEDGESTONE

Standard Colors



▲ ★ PATINA GREEN



▲ ★ TEAL



▲ ★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲ ★ EVERGREEN



▲ ★ HUNTER GREEN



▲ ★ ARCADIA GREEN



▲ ★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲ ★ CHARCOAL



INTERSTATE BLUE



▲ ★ SLATE BLUE



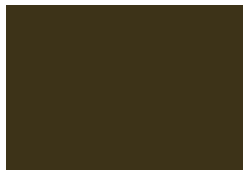
AWARD BLUE



MATTE
BLACK STEEL



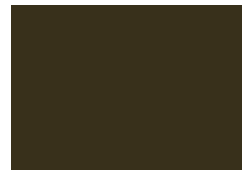
BLACK
ALUMINUM



▲ ★ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲ ★ MEDIUM BRONZE



▲ ★ MANSARD BROWN



BURGUNDY



▲ ★ TERRA COTTA



▲ ★ CARDINAL RED



▲ ★ COLONIAL RED



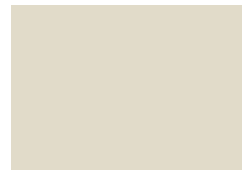
MIDNIGHT BRONZE



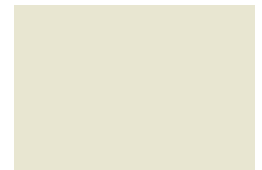
▲ ★ MUSKET GRAY



▲ ★ SIERRA TAN



▲ ★ SANDSTONE



▲ ★ ALMOND



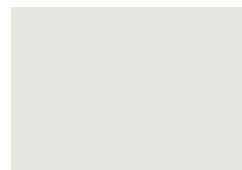
▲ ★ SLATE GRAY



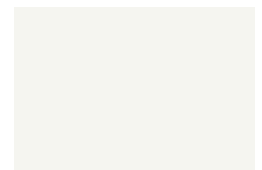
▲ ★ CITYSCAPE



▲ ★ GRANITE



▲ ★ STONE WHITE



▲ ★ BONE WHITE



PAC-CLAD®

P E T E R S E N

A CARLISLE COMPANY

PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025



30° White



80° White



Royal Brown



Musket



Ivory



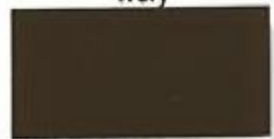
Texas Ivory



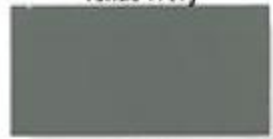
Raffia



Navajo



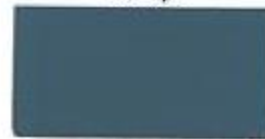
Beaver Brown



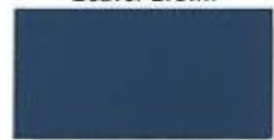
Dove/Old Town Gray



Colonial Gray



C. B. Blue



Tahoe Blue



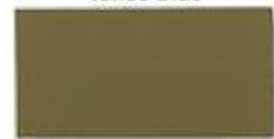
Sea Blue



Spanish Green



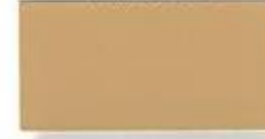
Leaf Green



Buckskin Brown



Woodbeige



Peach



Almond



Storm/Slate Gray



Colonial Red



Black



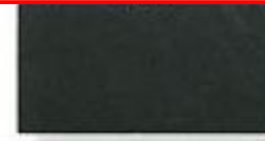
Adobe Tan



Classic Cream



Bronze



Weathered Bronze



Forest Green



Heritage Cream



Satin White



Marine Green

Window Clad & Gutter Color



Bronze



Stone White



Evergreen



Pebble Gray



Bahama Brown



Arctic White



Sierra White



Coconut Creme



French Vanilla



Cashmere



Cumulus Gray



Cadet Gray



Cascade Blue



Cobalt Blue



Hampton Sage



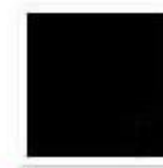
Wineberry



Desert Beige



Sherwood
Green



Ebony

MODERN STEEL™ garage doors

Modern Steel™ garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint and Ultra-Grain® finishes to create the perfect look for your home.



*Photographer, Brian Gassel
Model 9202 Modern Flush Panel; Shown in Ultra-Grain® Cypress Walnut Finish*

AVAILABLE WITH
intellcore®
insulation technology



WARMER

Energy efficiency provides year-round comfort



QUIETER

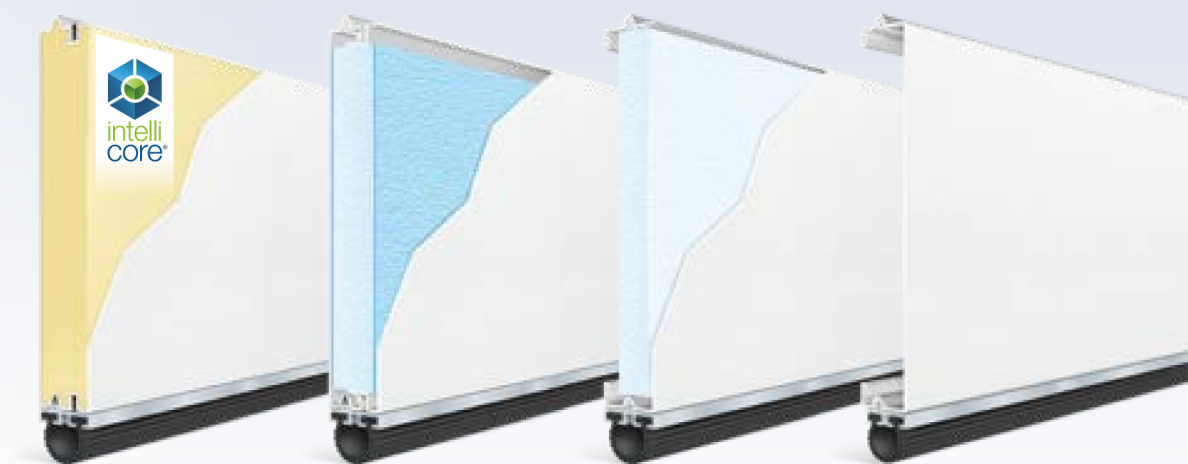
Dense insulation reduces noise by up to 16 decibels



STRONGER

Enhanced strength resists everyday wear and tear

MODEL AVAILABILITY



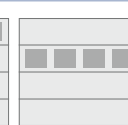
DOOR DESIGNS

Door design examples shown at 9' wide × 8' high
Available window options listed below model number
(See back cover for examples of window options)

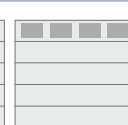
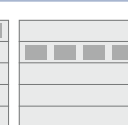
TEXTURE

3-LAYER				2-LAYER	1-LAYER
 2" Polyurethane	 1-3/8" Polyurethane	2" Bonded Polystyrene	1-3/8" Bonded Polystyrene	1-5/16" Polystyrene	Non-Insulated
18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	

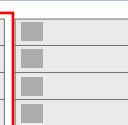
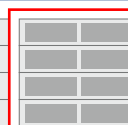
MODERN FLUSH	Door constructed using 24", 21" and 18" section heights				
--------------	---	--	--	--	--

			9202	9132	4302	4132		
Solid	Window Sections	Woodgrain	Contemporary Windows	Contemporary Windows	Contemporary Windows	Contemporary Windows		

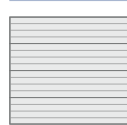
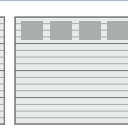
MODERN FLUSH	Door constructed using 21" and 18" section heights				
--------------	--	--	--	--	--

			9201	9131	4301	4051	T42F (24 Gauge Steel)	T40F (24 Gauge Steel)
Solid	Window Sections	Woodgrain	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Contemporary and Decorative Windows	Decorative Windows	Decorative Windows	Decorative Windows

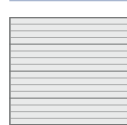
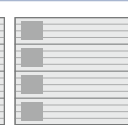
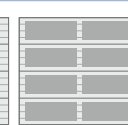
MODERN FLUSH	Door constructed using 24", 21" and 18" section heights				
--------------	---	--	--	--	--

			9208	9138	4308	4138		
Solid	Contemporary Windows	Stucco*	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows	Contemporary Windows		

MODERN GROOVED	Door constructed using 24", 21" and 18" section heights				
----------------	---	--	--	--	--

			9205		4305			
Solid	Window Sections	Stucco*	Contemporary Windows		Contemporary Windows			

MODERN GROOVED	Door constructed using 24" and 21" section heights				
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			9209	9139	4309			
Solid	Contemporary Windows	Stucco*	Contemporary and Slim Windows	Contemporary Windows	Contemporary and Slim Windows			

COLOR AVAILABILITY	Standard White	Glacier White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Hunter Green	Gray	Charcoal	Black	Ultra-Grain® Cypress Medium	Ultra-Grain® Cypress Cherry	Ultra-Grain® Cypress Walnut	Ultra-Grain® Cypress Slate
9202, 9205, 9208, 9209	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■	■				
9132, 9138, 9139	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
9131	■	■	■	■	■	■	■	■	■	■	■	■				
4302, 4305, 4308, 4309	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■	■				
4132	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
4051	■		■	■	■	■	■		■	■						
4138	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
T42F, T40F	■		■	■	■		■									

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.
Models with Ultra-Grain® finish and Black paint options are 25 gauge steel.
*Exterior steel surface on an Ultra-Grain® finish door has a woodgrain texture on Modern Steel™ garage doors.



Design Commission 7/12/2022

Item: DC#22-038 - Southpoint - Multi-Tenant Outlot Building - 715 E. Palatine Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new multi-tenant outlot building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the Southpoint Shopping Center Multi-Tenant Outlot Building to be located at 715 E. Rand Road. This recommendation is subject to compliance with the plans received 6/15/22, 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. The Design Commission should evaluate the colors of the actual material samples to confirm that they will fit well with the adjacent Chipotle restaurant.
2. All signage shall comply with Chapter 30 sign code.
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 any other Commission or Board approval conditions. It is the architect/owner/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.

ATTACHMENTS:

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

Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Southpoint Shopping Center –
Multi-Tenant Outlot Building
Project Address: 715 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: June 23, 2021

PETITION INFORMATION:

DC Number: 22-038
Petitioner Name: Richard Silverman
Petitioner Address: MJR Southpoint Real Estate Housing
1622 Willow Road, Suite 201
Northfield, IL 60093
Meeting Date: July 12, 2022

Requested Action(s):

Approval of the proposed architectural design for a new multi-tenant outlot building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

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

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

Summary:

The petitioner is proposing to build a new free-standing multi-tenant outlot building at the Southpoint shopping center. The building will be located in an existing parking area facing Palatine Road, and it will be adjacent to a previously approved free-standing Chiptole restaurant. The proposed building is designed for two tenants with a possible future drive-through lane.

Architectural Design:

Overall, the proposed design is nicely done with a well detailed full masonry exterior, and good scale and massing that fits well with the adjacent Chipotle restaurant. The color renderings give the appearance of a tan and dark brown color scheme, but the material samples are actually light gray and dark gray. The shades of gray will complement the adjacent white/gray Chipotle building, whereas the tan/brown scheme feels somewhat random. The Design Commission should evaluate the colors of the actual material samples to confirm that they will fit well with the adjacent Chipotle restaurant.

Mechanical Equipment Screening:

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view with landscaping.

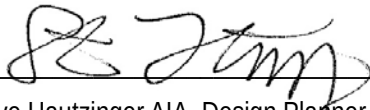
Signage:

Tenant signage is not included in this review, but per Chapter 30 Sign Code, wall signs are allowed for each tenant, up to 25% of the signable wall area above their tenant space. A second wall sign is allowed on the side wall for each tenant since this is a multi-tenant building with a privately-owned shared parking lot. The second wall sign is limited to 25% of the signable wall area or 60 sf maximum, whichever is less.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the Southpoint Shopping Center Multi-Tenant Outlot Building to be located at 715 E. Rand Road. This recommendation is subject to compliance with the plans received 6/15/22, 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. The Design Commission should evaluate the colors of the actual material samples to confirm that they will fit well with the adjacent Chipotle restaurant.
2. All signage shall comply with Chapter 30 sign code.
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 any other Commission or Board approval conditions. It is the architect/owner/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.



June 23, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-038

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

[illegible]SEAL

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

EXISTING
CONDITIONS
AERIAL

A-01

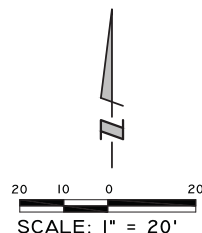


EXISTING CONDITIONS AERIAL

OF

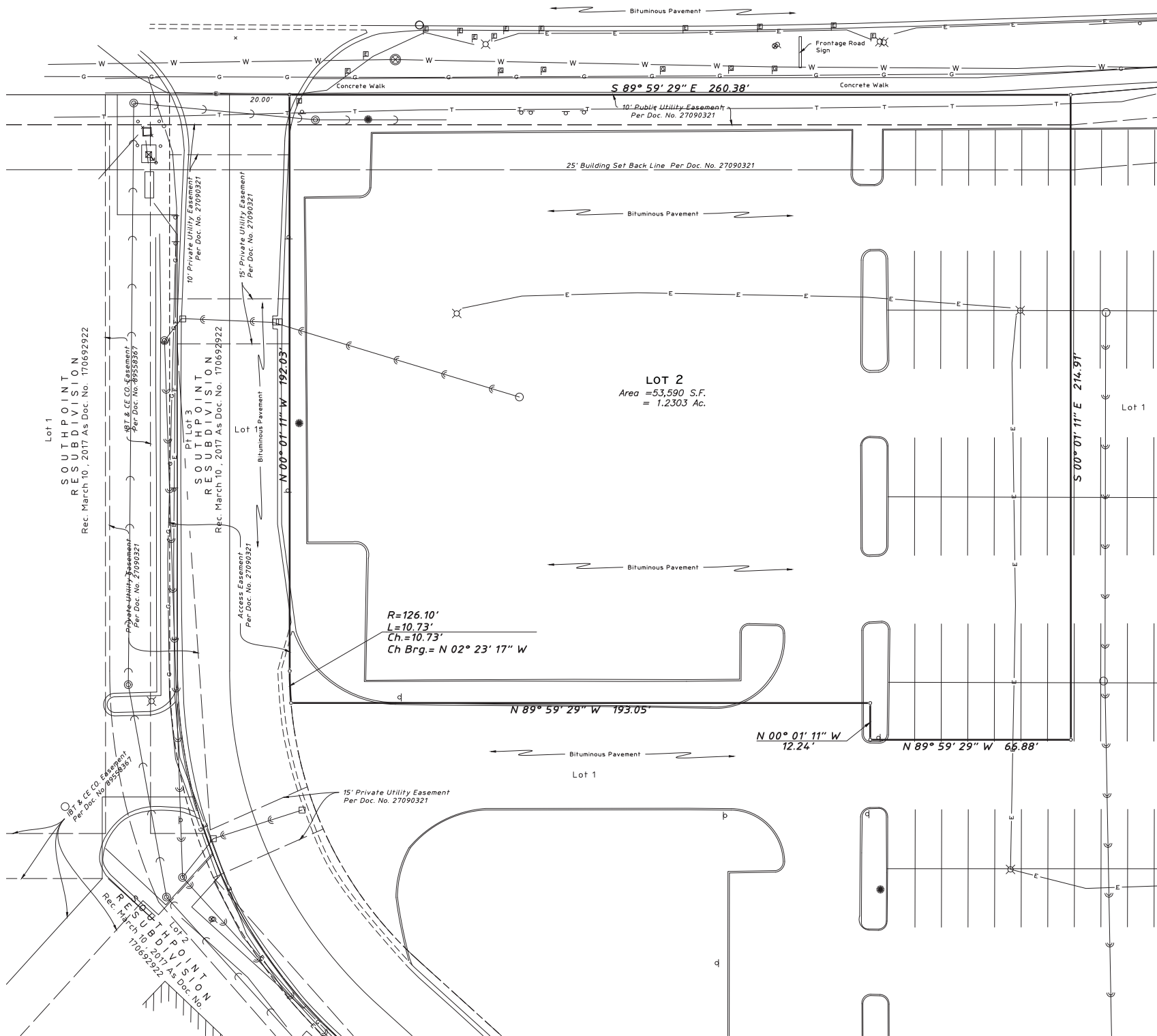


LOT 2 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT NUMBER 1903918025, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



R O A D

HERETOFORE DEDICATED
PER DOC. NO. 4703986
R.O.W. WIDTH
VARIES



Surveyor's Notes:

1. The basis of being shown hereon is based on The Final Plat of Garden Fresh Resubdivision, Recorded February 8, 2019, 1984 as Doc. No. 19039180251.
2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C02023 dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. With regards to Table A, Item 9 – there are many areas where parking lines are not discernable and there for a current accurate parking count cannot be provided however looking at historical photos and documents there is approximately 132 parking spaces located on the subject property.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19012253WF with an Effective Date of February 25, 2020.

With respect to **Schedule B** of said commitment:

Exception U – Building Setback Lines – Doc. No. 27090321 – Plotted and shown herein.

Exception V – Building Setback Lines – Doc. No. 27090321 & 95498113 – Plotted and shown herein.

Exception W – Access Easement – Doc. No. 95498113 – The property therein described is not located on the subject property.

Exception X – Terms Provisions and Conditions - Doc. No. 27089855 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

Exception Y – Terms Provisions and Conditions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

Exception Z – Provisions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

Exception AA – Terms and Provisions of ordinances - Doc. No. 0508703007 & 0508703009 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

Exception AB – Terms Provisions and Conditions - Doc. No. 88046282 & 88409221 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

PARKING SUMMARY (See Surveyors Note #4)

REGULAR SPACES	132
ACCESSIBLE SPACES	0
TOTAL	132

LEGEND



Manhole
Catch Basin
Inlet
Fire Hydrant
Valve Vault
Valve Box
Light Pole
Sign
Marked Electric Point
Marked Gas Point
Curb & Gutter
Depressed Curb



EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

To: MJR/Waukegan Real Estate Holding Company, LLC, an Illinois limited liability company and Chicago Title Insurance Company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, and 9 of Table A thereof. The field work was completed on March 26, 2020.

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

Schaumburg, Illinois _____ May 6, 2020 _____
By: _____
Illinois Professional Land Surveyor No. 3695



100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
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ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

MJK SOUTHPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT

715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Project

Consultant

[illegible]

Seal

VILLAGE REVIEW

Date	MAY 9, 2022
Job Number	22-039 MJ
Drawn	S00S
Checked	S00S
Approved	S00S
Title	

Title

SITE PHOTOGRAPHS MAP

Sheet

SP-M



ASOOSOCIATES
Soos & Associates, Inc.
Architecture

105 Scheller Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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OUTLOT DEVELOPMENT

715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Project

Consultant

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Seal

VILLAGE REVIEW

Date MAY 9, 2022

Job Number 22-039 MJ

Drawn	S00S
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Checked	SOOS
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Approved	SOOS
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Title

SITE PHOTOGRAPHS

Sheet

SP-1



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Architecture
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phone: 847 821 7667 fax: 847 821 8570

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MJK SOUTHPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT

715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Project

Consultant

[illegible]

Seal

VILLAGE REVIEW

Date MAY 9, 2022

Job Number 22-039 MJ

Drawn	S00S
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Checked	S00S
---------	------

Approved	SOOS
----------	------

Title

SITE PHOTOGRAPHS

Sheet

SP-2

715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

[illegible]

VILLAGE REVIEW

Title

Sheet



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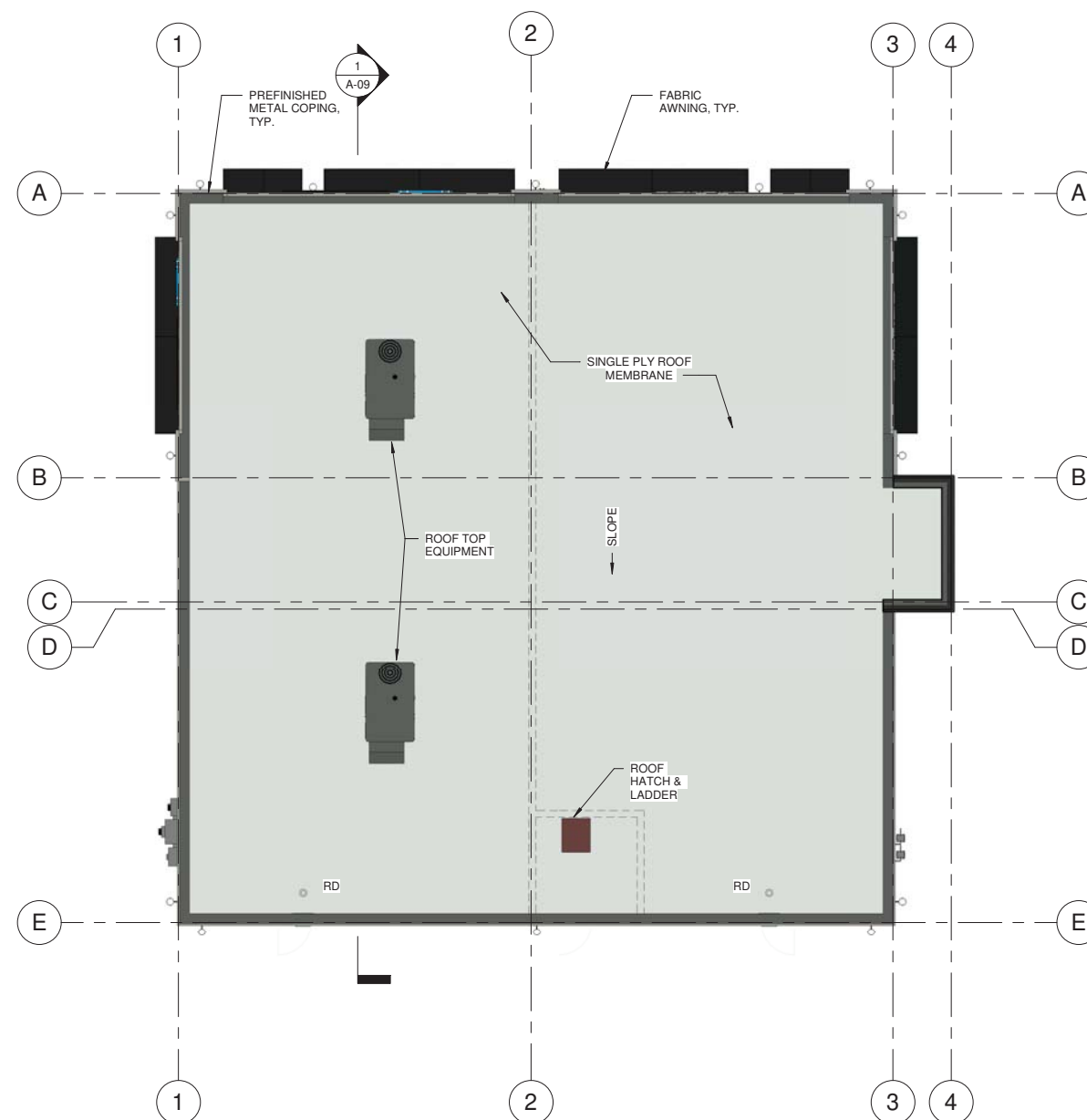
NO.	ISSUE	DATE
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DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

SHEET

A-10



1

PROPOSED ROOF PLAN

1/8" = 1'-0"



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Architecture
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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

MKK SOUTHPOINT -
 MULTI-TENANT BUILDING
 OUTLOT DEVELOPMENT
 715 E. PALATINE ROAD
 ARLINGTON HEIGHTS, IL
 60004

PROJECT

CONSULTANT

DESIGN COMMISSION

2022-06-14

(MS-1) **CONCRETE BRICK**
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: SLATE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-2) **CONCRETE BRICK**
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-2a) **CONCRETE BRICK - THIN BRICK**
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: 3/4"x4"x16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-3a) SPLITFACE CONCRETE BLOCK (MASONRY WAINSCOT BASE)
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
SIZE: NOM. 4"x8"x16", MASONRY VENEER CONCRETE BLOCK
TEXTURE: INTEGRAL COLOR, SPLITFACE
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-3b) SPLITFACE CONCRETE BLOCK SILL
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
TYPE: ACCENT SILL
SIZE: NOM. 5"x4"x16", MASONRY VENEER CONCRETE BLOCK
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(SF-1) ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER (OR EQUAL)
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CLEAR ALUMINUM
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-1 **PREFINISHED METAL COPING**
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS)
*Contractor shall submit samples for architect's approval prior to ordering materials

(HD-1) INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY)
***Contractor shall submit samples for architect's approval prior to ordering materials**

WA-1 WINDOW CANOPY / AWNING
MANUFACTURER: TBD
TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS
COLOR: BLACK (MFG.: SUNBRELLA, FIRE RETARDANT)
*Contractor shall submit samples for architect's approval prior to ordering materials

(EIFS-1) EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE)
MANUFACTURER: DRYVIT SYSTEMS, INC.
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS.
FINISH: SANDBLAST TEXTURE
COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY)
PROFILE: REFER TO WALL SECTIONS, TYP.
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials



NOTE:
PROPOSED SIGNAGE IS CONCEPTUAL AND
FOR REFERENCE ONLY.
ALL SIGNAGE BY TENANT.

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Schelter Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

MJK SOUTHPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT
715 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

EXTERIOR ELEVATIONS

SHEET

A-07

(MS-1)	CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	
(MS-2)	CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	
(MS-2a)	CONCRETE BRICK - THIN BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 3/4"x4"x16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	

(MS-3a) SPLITFACE CONCRETE BLOCK (MASONRY WAINSCOT BASE)
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
SIZE: NOM. 4"x8"x16", MASONRY VENEER CONCRETE BLOCK
TEXTURE: INTEGRAL COLOR, SPLITFACE
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-3b) SPLITFACE CONCRETE BLOCK SILL
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
TYPE: ACCENT SILL
SIZE: NOM. 5'x4"x16", MASONRY VENEER CONCRETE BLOCK
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER (OR EQUAL)
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CLEAR ALUMINUM
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

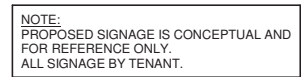
MT-1 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS)
*Contractor shall submit samples for architect's approval prior to ordering materials

HD-1 INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY)
*Contractor shall submit samples for architect's approval prior to ordering materials

WA-1 WINDOW CANOPY / AWNING
MANUFACTURER: TBD
TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS
COLOR: BLACK (MFG.: SUNBRELLA, FIRE RETARDANT)
*Contractor shall submit samples for architect's approval prior to ordering materials

EIFS-1 EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE)
MANUFACTURER: DRYVIT SYSTEMS, INC.
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS.
FINISH: SANDBLAST TEXTURE
COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY)
PROFILE: REFER TO WALL SECTIONS, TYP.
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials



1 SOUTH (REAR) ELEVATION



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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

EXTERIOR ELEVATIONS

SHEET

A-08

[illegible]

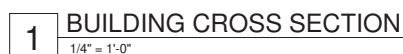
NO.	ISSUE	DATE
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SEAL

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

SHEET

A-09



Petitioner Name: Richard Silverman

Date: June 16, 2022

Project: Southpoint Shopping Center – Multi-Tenant Outlot Development

Location: 715 E Palatine Rd

Commercial Building:

MS-1: Concrete Brick

Manufacturer: Heritage Collection, Designer Concrete Brick by County Materials

Size: 4"x4"x16" (Half-High), Masonry Veneer Concrete Brick

Texture: Integral Color, Smooth Facing, No Flashing

Color: Slate

Pattern: Running Bond



Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

MS-2: Concrete Brick

Manufacturer: Heritage Collection, Designer Concrete Brick by County Materials

Size: 4"x4"x16" (Half-High), Masonry Veneer Concrete Brick

Texture: Integral Color, Smooth Facing, No Flashing

Color: Graystone

Pattern: Running Bond



Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

MS-2a: Concrete Brick

Manufacturer: Heritage Collection, Designer Concrete Brick by County Materials

Size: 3/4"x4"x16" (Half-High), Adhered Concrete Brick

Texture: Integral Color, Smooth Facing, No Flashing

Color: Graystone

Pattern: Running Bond



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Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

MS-3a: Split-Face Concrete Block (Masonry Wainscot Base)

Manufacturer: Concrete Block by County Materials

Size: 4"x8"x16" (Half-High), Masonry Veneer CMU

Texture: Integral Color, Smooth Facing, No Flashing

Color: Graystone

Pattern: Running Bond



MS-3b: Split-Face Concrete Block Sill

Manufacturer: Concrete Block by County Materials

Size: 5"x4"x16" (Half-High), Masonry Veneer CMU

Texture: Integral Color, Smooth Facing, No Flashing

Color: Graystone

Pattern: Running Bond



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Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

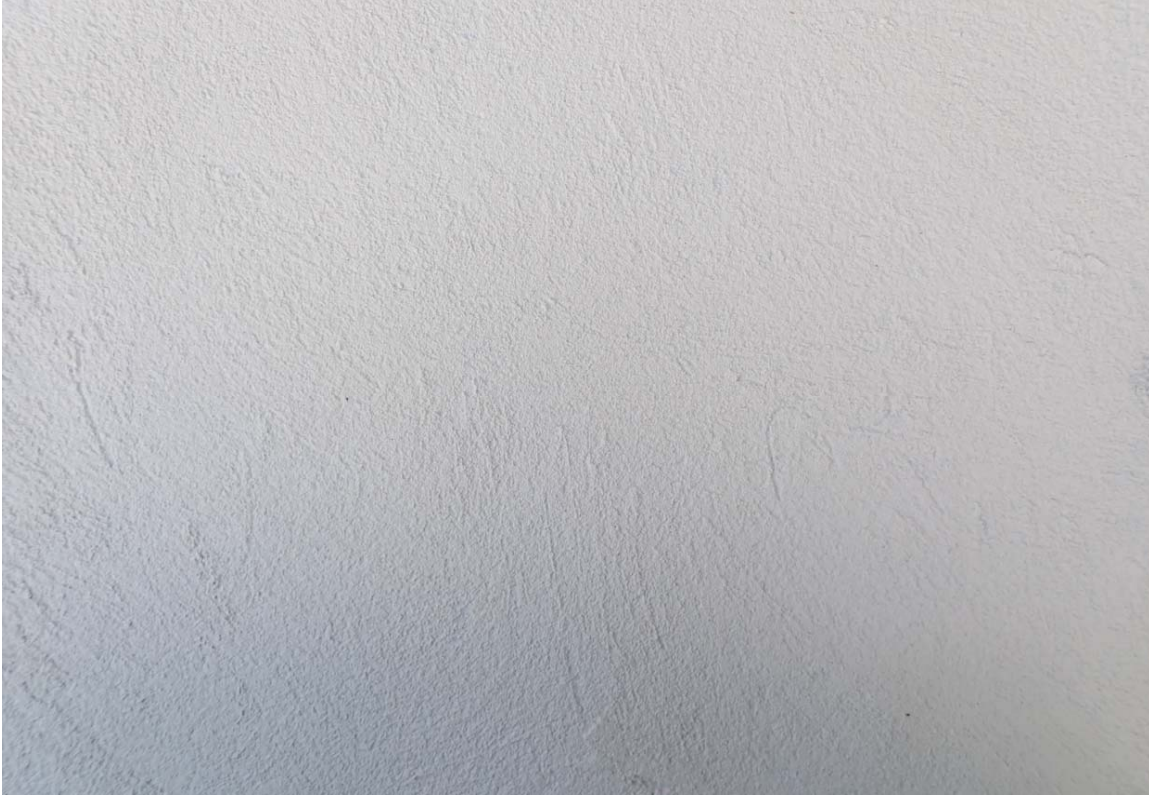
EIFS-1: Exterior Insulation Finish System (Accent Cornice)

Manufacturer: Dryvit Systems, Inc. (or equal)

Type: Outsulation Plus MD System

Finish: Sandblast Texture

Color: Match Graystone



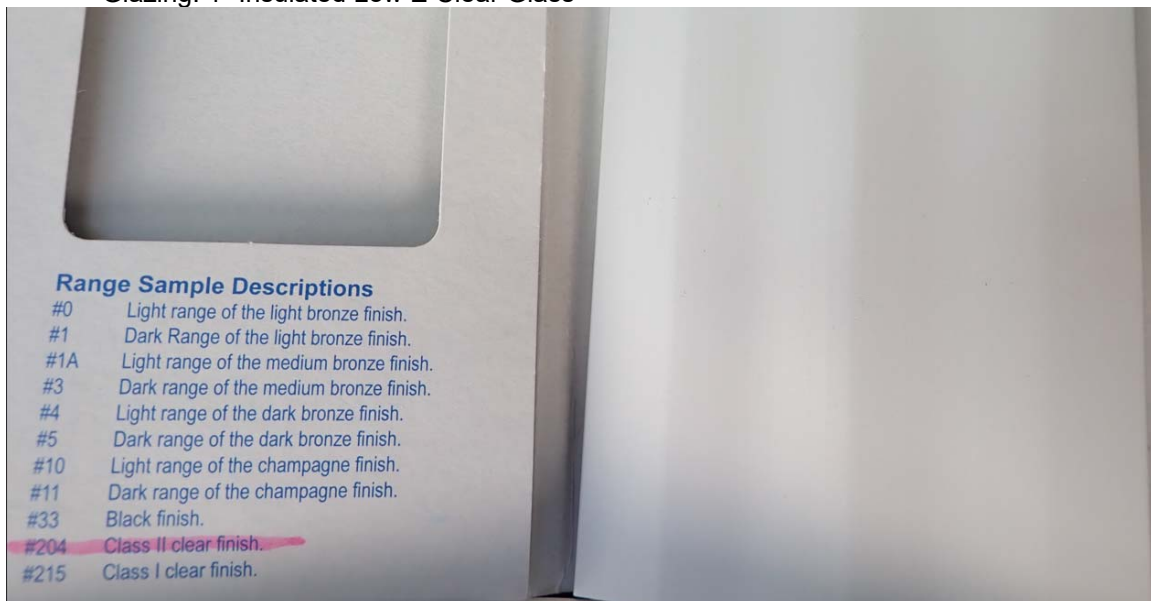
Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

MT-1: Prefinished Metal Coping
Manufacturer: UNA-Edge Metal Edge System
Type: UNA-Edge Co Coping System
Thickness: 0.505, Cleat Spacing per manufacturer recommendations
Finish: Kynar 500 (Galvanized G-90 Steel)
Color: Stone White (Color to match EIFS)



SF-1: Prefinished Aluminum Storefront Glazing System
Manufacturer: Kawneer (or equal)
Type: Trifab VG-451UT
Color: Permafluor Architectural Finish, Clear Anodized Aluminum
Glazing: 1" Insulated Low E Clear Glass



Soos & Associates, Inc.
Architecture

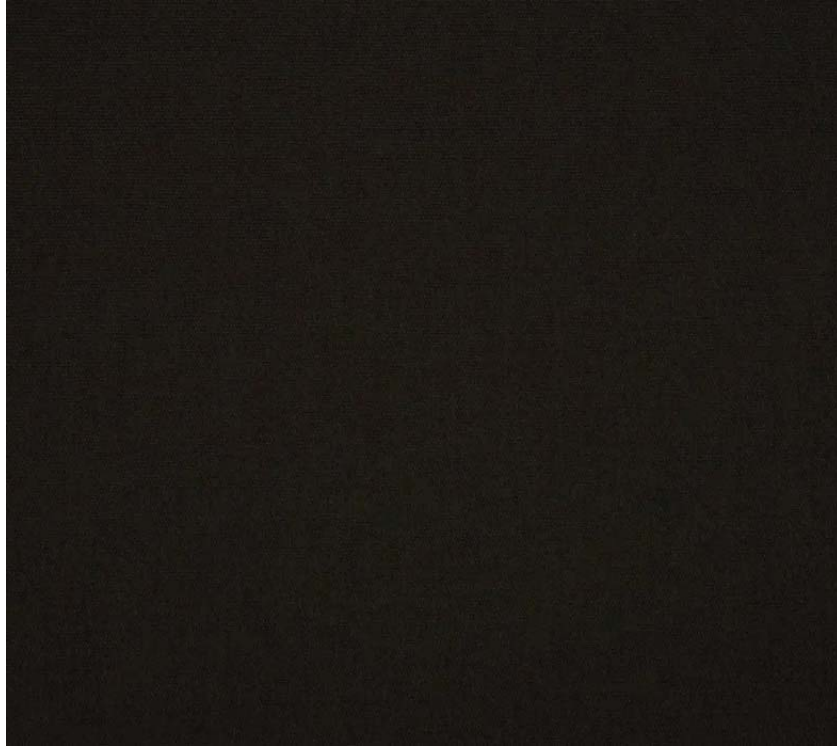
105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

WA-1: Window Canopy / Awning

Manufacturer: TBD

Type: Fabric Covers over aluminum frame with Closed Ends

Color: Black (Mfg.: Sunbrella, Fire Retardant)



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Architecture

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