



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 28, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/14/15

IV. REPORTS

V. OLD BUSINESS

- A. DC#14-049 - Westgate Park & Shop - 1531-1711 W. Campbell St.
- Sign Variation

VI. NEW BUSINESS

- A. DC#15-021 - Soarus - 3930 N. Ventura Dr. - Sign Variation
- B. DC#15-028 - 410 W. Wing St. - SF/Teardown
- C. DC#15-030 - 1013 N. Hickory Ave. - SF/Teardown
- D. DC#15-031 - 1130 N. Walnut Ave. - SF/Teardown
- E. DC#15-032 - 1536 N. Ridge Ave. - SF/Teardown
- F. DC#15-033 - 1008 N. Illinois Ave. - SF/Teardown
- G. DC#15-037 - 1309 S. Evergreen Ave. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 4/14/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 4/14/15

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 14, 2015

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

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

Members Absent: None

Also Present: Nancy Tolan, Presbyterian Homes for *The Moorings*
Craig Kimmel, RLPS Architects for *The Moorings*
Chris Linkey, RLPS Architects for *The Moorings*
Scott Freres, Lakota Group for *The Moorings*
Steve Corcoran, Ericksen Engineering for *The Moorings*
Mike Renner, Ericksen Engineering for *The Moorings*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 31, 2015

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES OF MARCH 31, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION RE-REVIEW (continued from 3/10/15)

DC#15-016 – Central Park East Apartments – 1551 E. Central Rd.

Mr. Hautzinger stated that the petitioner has requested to continue the review of their request to the May 12, 2015 Design Commission meeting.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE THE SIGN VARIATION REQUEST FOR CENTRAL PARK EAST APARTMENTS (DC#15-016) TO THE MAY 12, 2015 DESIGN COMMISSION MEETING.

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

ITEM 2. PRELIMINARY INSTITUTIONAL REVIEW

The Moorings – 811 E. Central Rd.

Nancy Tolan, representing *Presbyterian Homes*, **Craig Kimmel** and **Chris Linkey**, representing *RLPS Architects*, **Scott Freres**, representing *Lakota Group*, **Steve Corcoran** and **Mike Renner**, representing *Ericksen Engineering*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was nobody in the audience, other than the petitioner.

The petitioner gave a presentation with exhibits. **Ms. Tolan** began by stating that Presbyterian Homes has been serving senior residents of Arlington Heights for the past 15 years at this location, and is committed to serving for many years to come. 500 seniors reside at this campus with 50% of residents previously living within 4 miles of the campus, and 18% of residents having family nearby in and around Arlington Heights. The Moorings is a not-for-profit continuing care retirement community, providing independent living through healthcare and hospice at one location. Presbyterian Homes is nationally recognized and accredited for its services to seniors and understand the trends in the industry and the growing need for senior supportive living.

Mr. Kimmel explained the scope of the changes being proposed for the west side of the site, which include a new resident fellowship hall building, a new 3-story assisted living building, and removing the existing sheltered care building to allow for a new assisted living small house building, which is an 18-bed self-contained area for people with specific memory care issues. The existing retention pond in this area will also be enlarged; however, the ring road around the perimeter of the site will basically stay intact.

Mr. Freres discussed the landscaping. The contemporary theme of landscaping that was developed at the northwest corner of the site when the villas were expanded a few years ago, will be continued with the current project and include a range of plant materials and species. The 3 areas of landscape for this project will be the perimeter landscape, the pond perimeter, and the clustered courtyard area to the north, which is protected and surrounded by the existing skilled care, the assisted living and memory care, and the new fellowship hall area.

Mr. Renner discussed stormwater detention for the site. Requirements of the Metropolitan Water Reclamation District's new stormwater ordinance will be addressed and met, which was also adopted by the Village of Arlington Heights. The existing stormwater area at the south edge of the site will be bumped out to provide for the increase in impervious areas, as well as some changes in the ordinance that now require more detention, even for areas that are already impervious. Utilities, water mains and sanitary sewers will be addressed, as well as issues related to parking/traffic, and complying with all regulatory agencies.

Chair Eckhardt asked how the overall site grade changes were determined, and the relationship between the road and the front door of the new buildings. **Mr. Kimmel** discussed the context of the elevations with the site plan, and explained their conscious efforts to link the new buildings to the existing building at the same floor elevation to avoid internal corridor ramps. He explained that the site grading drops off about one full story going south along the proposed new building.

With regards to the proposed building elevations, **Mr. Kimmel** explained that the scale of the new one-story memory care building relates to the existing cottages, and the new fellowship hall building was designed as a central space or link to be used by all levels of care; it will be a center feature element that overlooks the pond and have additional community space for residents. The new assisted living building will have a front entry canopy with the ability to drive under, an offset vestibule, dining room space with vertical elevator access at 3 locations, a rectangular service area to provide cover for the trash compactor and receiving that will be screened behind a screen wall, and parking under the building at the south end of the building. The roof of the new assisted living building will screen the mechanical equipment, and emergency generators will be located inside the building. Building materials being proposed will be similar to the existing independent living building in an attempt to be contextual, such as the same size and color of brick, and roof shingles to match the existing smaller buildings on campus. Photos of the existing structures and materials were not available tonight; however, floor plans for the 3 new buildings were presented and reviewed by Mr. Kimmel.

The commissioners' comments were as follows. **Commissioner Bombick** pointed out that the grade change showed areas of ramped roads and walks where people will walk, which he was concerned may end up being ramps with handrail issues, instead of just a sloped sidewalk. He referred to the existing historic round barn structure on the site and suggested the petitioner take inspiration from it. In terms of long term sustainability, he pointed out that the majority of the existing buildings are laid out in a good orientation for solar heat gain, with the primary orientation being east/west and only a few areas oriented north/south; however, the current proposal has a north/south orientation which has the residential units facing more or less east and west, which will increase solar gain in the morning and afternoon, which translates into higher energy bills and possibly less comfort for the residents. He also encouraged the petitioner to think about on-site water detention, keeping more of the water on site; pervious paving, bio-swales and the parking, consider materials other than concrete and asphalt for paving.

With regards to the design of the 3 new buildings, **Commissioner Bombick** understood the residential character and trying to relate to what currently exists; however, he felt the dormers looked small, given what else is around in town. He commented that the proposed bay windows are nice, but the overall design was restrained, repetitive and without much presence. This concerned him because he felt that many residents who do not leave town very often are seeing a lot of the same things repeated in town. Also, the area of parking with a lot of landscaping still seems a little blank.

Commissioner Fitzgerald thanked the petitioner for a thorough and brief presentation. He has been to this site and he agreed that the existing landscaping is exceptional, and he could see how the proposed new landscaping would match. He had no concerns about the proposed landscaping. He felt the new buildings being proposed would blend in nicely with the existing buildings, although he agreed with the concerns about adding more detail and depth as stated by Commissioner Bombick. Overall, he felt the proposed changes looked good and he had no other comments.

Commissioner Fasolo thanked the petitioner for their presentation. He asked if all brick was being proposed for the new buildings and **Mr. Kimmel** replied that they were considering using a combination of brick and EIFS, with cement board siding for the bay windows, to create some textural changes within the buildings. **Commissioner Fasolo** wanted to see more masonry used throughout the new buildings to help break up the elevations and add more fenestrations, shadow lines and detailing around the windows. He liked the fellowship hall building and wanted to see more of that character brought around to the west side

of the site. He asked for clarification about the service area shown in the middle of the west side, which **Mr. Kimmel** explained would be exterior. **Commissioner Fasolo** had no further comments.

Commissioner Kubow thanked the petitioner for the wonderful presentation. He felt it would be helpful if the petitioner provided perspective renderings at the formal review to show existing versus new. He appreciated the sections that were presented tonight that helped show the minimal impact toward the surrounding community; the transition from single-family to multi-story buildings. He was excited to see how the proposed landscaping turned out and he felt the courtyard was a very interesting space and appreciated the petitioner trying to provide a viewing area for residents. He agreed with the other commissioners in terms of the fenestration of the 4-story building; he liked where it was going, but it needed a little more, and the perspectives that could potentially be shown at the formal review would help show old versus new. **Commissioner Kubow** had no further comments.

Chair Eckhardt thanked the petitioner for the nicely done presentation and having their entire team here tonight. He felt that the overall planning of the project was superb, with the petitioner capturing the key elements of making this addition as if it had been there since the beginning, and he liked the connecting fellowship hall element as a center space. He was concerned about the close proximity of the loading dock to the residential villa units across the street, and how close the service courtyard was to the road. He felt the elevations were very weak at this point, realizing they have not yet been fully developed, and he acknowledged the commissioners' previous comments about the elevations appearing bland and restrained. He questioned whether some detailing from the wonderful fellowship hall building could be reproduced in the connecting link in the center of the multi-story assisted living building to make it more attractive because right now that portion of the design appears to be a lost space or a leftover idea.

Commissioner Bombick referred to pictures on The Moorings' website that showed an existing one-story villa building that had a lot of depth and character. He reiterated that these existing buildings are substantial in design, some of which has been brought into the new fellowship hall building; however, the rest of the project did not have the same level of presence as the existing buildings.

Commissioner Kubow asked about the overall project schedule, and the petitioner said that the goal is to move through the process in a fairly linear way and shoot for construction to start next year, with completion expected to be within 30 months.

Mr. Hautzinger said that Staff is seeing the drawings and exhibits presented tonight for the first time. He agreed with Chair Eckhardt's concerns about the close proximity of the service area to both the road and the villas across the street, and he encouraged the petitioner look more closely at this. He questioned whether the fellowship hall elevation was drawn at the same scale as the elevations for the memory care and assisted living buildings, because the massing of the proposed fellowship hall appeared to be out of scale with the other portions of the proposal. He suggested that the elevations of the proposed designs should also include the existing building elevations for context and **Chair Eckhardt** reiterated that he wanted to see how the buildings will look next to the existing buildings.

Commissioner Bombick stated concerns about there not being much of a 'front door' entrance to the new assisting living building, while there is a beautiful entrance at the front of the existing building, a beautiful courtyard with the new fellowship hall, and all the other buildings have articulated really strong entrances. He encouraged the petitioner to work on a stronger front door to the new building.

There were no further comments.

ITEM 3. GENERAL MEETING

Mr. Hautzinger commented that the agenda for the next meeting on April 28th will include 6 teardown reviews and 2 sign variation reviews. **Chair Eckhardt** asked the commissioners to review the packet prior to the meeting and advise Staff if they felt any project could be approved as 'consent', having no issues or concerns.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#14-049 - Westgate Park & Shop - 1531-1711 W. Campbell St. - Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

RECOMMENDATION

It is recommended that the Design Commission **deny** the requested sign variations for Westgate Park & Shop located at 1601 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14, the revised sign design received 9/23/14, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A requirement that the existing sign structure along Campbell Street be removed.
2. A recommendation that the Petitioner replace the existing Walgreens sign at the corner of the site with a new, code compliant, multi-tenant, monument style ground sign similar to the conceptual design as prepared by the Planning and Community Development Department dated 11/26/14.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:**Description**

Staff Report
Documents & Drawings from 7-8-14
DC Minutes 7-8-14
Letters from Residents
Current Sign Proposal
Petitioner's Walgreens Concept
Staff Sign Concept

Type

Report
Exhibits
Minutes
Correspondence
Exhibits
Exhibits
Exhibits

RE-REVIEW STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Westgate Park & Shop
Project Address: 1531-1711 W. Campbell St.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 14-049
Petitioner Name: Jason Miller
Petitioner Address: Fitness 19
1601 W. Campbell St
Arlington Heights, IL 60005
Meeting Date: July 8, 2014
Re-Review Meeting Date: April 28, 2015

Date Prepared: June 27, 2014
Date Revised: April 20, 2015

Requested Action:

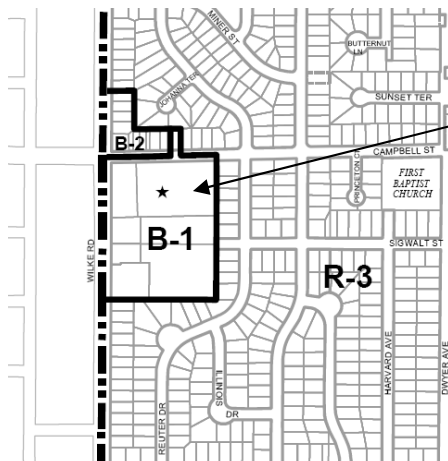
1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, and the Northwestern Dental Group.

The existing ground sign structure originally served a grocery store, and it is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the "Walgreens" ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the "Walgreens" ground sign to be installed within 300' of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store, or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008 at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.



Zoning Map of Property



Aerial of Property

Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	B-2, General Business District R-3, One Family Dwelling District	Gas Station, Restaurant, Professional Offices Single-Family Residences
South	B-1, Business District Limited Retail	Professional Offices
East	R-3, One Family Dwelling District	Single-Family Residences
West	Outside of Village Boundary (Rolling Meadows)	Single-Family Residences

Table 2: Ground Sign Summary:

Ground Sign	Frontage	Size Allowed	Size Existing	Separation Required	Separation Existing	Remarks
1. Westgate Park & Shop - Walgreens	Wilke Road	66 sf	60 sf	800'		
2. Westgate Park & Shop – Multi-Tenant	Campbell Street	40 sf	60 sf	800'	300'	Variation required for separation. Variation required for size.



Image 1. Existing “Walgreens” Ground Sign



Image 2. Existing Ground Sign Structure along Campbell Street

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, with highlights as follows:

- a. Businesses on the east end have little visibility from Wilke Road.
- b. Adding a sign panel to the existing sign would improve the appearance.
- c. There are no similar businesses in the area.
- d. The sign will not change the character of the locality since it is an existing sign.
- e. The proposed sign panel will help the specific businesses, and the retail center in general.

Analysis:

The 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers. Almost all similar size retail centers throughout Arlington Heights have only one ground sign as summarized in Table 3 below. The requested sign variation is not supported for the following reasons:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing "Walgreens" ground sign to incorporate multiple tenant panels.

Table 3: Summary of Ground Signs at Similar Retail Centers:

Retail Center	Approximate Building Area	Approximate Site Area	Number of Existing Ground Signs
Westgate Park & Shop, 1531-1711 W. Campbell St.	59,000 sf	4.4 acres	2 signs
Arlington Towne Square, 15-89 W. Golf Road	90,300 sf	7.5 acres	1 sign
Clearbrook Plaza, 1801-1865 W. Central Road	44,500 sf	3.9 acres	1 sign
Pal-Win Plaza, 1401-1457 E. Palatine Road	43,500 sf	2.7 acres	1 sign
Terramere Plaza, 4202-4244 N. Arlington Heights Road	43,500 sf	4.0 acres	1 sign
All American Plaza, 1802-1828 N. Arlington Heights Road	37,500 sf	2.7 acres	1 sign
Go-Go Center, 606-660 E. Golf Road	35,250 sf	3.1 acres	1 sign
Esplanade, 2920-2964 W. Euclid Avenue	19,000 sf (plus 7,000 sf future)	4.4 acres	2 signs, (variation for 562'-10" separation was received in 2008)

Westgate Park & Shop
1531-1711 W. Campbell St.
DC 14-049 (Sign Variation)
PIN: 03-30-317-010, 011

Images of Existing Ground Signs at Similar Retail Centers:



Image 3. Arlington Towne Square, 15-89 W. Golf Road



Image 4. Clearbrook Plaza, 1801-1865 W. Central Road



Image 5. Pal-Win Plaza, 1401-1457 E. Palatine Road.



Image 6. Terramere Plaza, 4202-4244 N. Arlington Heights Road

Westgate Park & Shop
1531-1711 W. Campbell St.
DC 14-049 (Sign Variation)
PIN: 03-30-317-010, 011



Image 7. All American Plaza, 1802-1828 N. Arlington Heights Road



Image 8. Go-Go Center, 606-660 E. Golf Road



Image 9. Esplanade, 2920-2964 W. Euclid Avenue

Update:

This request was previously reviewed by the Design Commission on July 8, 2014. At that time, Staff recommended denial of the request. Highlights of the feedback from the Design Commission were:

1. The existing wall signs above each tenant space are highly visible from Campbell Street and provide plenty of signage.
2. There was concern about the appropriateness of the sign on Campbell Street due to the residential neighborhood.
3. Greater visibility would be achieved with signage at the corner of the site instead of using the existing sign on Campbell Street.
4. The petitioner was encouraged to pursue Walgreens approval to add tenant panels to the existing Walgreens sign at the corner.
5. There was some concern expressed about penalizing the retail center by taking away a sign that they already have.

After the first meeting, a follow-up anonymous resident letter was received on July 28, 2014 to reiterate their objection to the requested sign variation.

In response to the feedback from the Design Commission, the petitioner provided a design for modifications to the existing Walgreens sign to incorporate tenant panels below the sign, but reported that Walgreens did not approve their request.

To assist with obtaining Walgreens' approval, Staff prepared a design for a new, code-compliant, monument style, multi-tenant, Walgreens sign to replace the existing, weathered, pole mounted Walgreens sign at the corner of the site. Staff reviewed the sign concept with Walgreens and explained that a new monument style sign and new corner landscaping would be beneficial to Walgreens and all of the retail tenants by enhancing the overall image of the retail center, as well as by bringing the signage closer to eye level for vehicular and pedestrian traffic. Additionally, a new multi-tenant sign can further benefit Walgreens and all of the tenants by creating a synergy of attracting customers to shop at this location. On December 5, 2014, Staff obtained Walgreens approval of the proposed multi-tenant sign design. However, Walgreens was not willing to contribute to the cost for the new sign.

The petitioner has reported that without Walgreens or the other tenant's financial participation in the cost for the new sign, the proposed sign is not financially feasible. So, they are requesting approval of their original sign variation request to utilize the existing second ground sign facing Campbell Street. The petitioner has provided a new design for the sign panel which incorporates ten (10) tenant panels, in lieu of the original request for just two (2) tenants.

Staff maintains the position that the existing sign on Campbell Street is non-compliant, it is out of character with the residential neighborhood, and it should be removed. A new, code-compliant, multi-tenant sign at the corner of the site is the most appropriate ground sign solution for this site. It will provide the best visibility, and having only one sign is consistent with other retail centers of this size in Arlington Heights. If the owner's budget does not allow for replacement the corner ground sign at this time, then it is recommended that they establish a cost sharing program with all of the tenants to raise the needed funds over time, and install the new sign as soon as it is financially feasible.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the requested sign variations for *Westgate Park & Shop* located at 1601 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14, the revised sign design received 9/23/14, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A requirement that the existing sign structure along Campbell Street be removed.
2. A recommendation that the Petitioner replace the existing Walgreens sign at the corner of the site with a new, code compliant, multi-tenant, monument style ground sign similar to the conceptual design as prepared by the Planning and Community Development Department dated 11/26/14.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 14-049

HARDSHIP LETTER

To whom this may concern,

Fitness 19 and Northwestern Dental Group are requesting a sign variation approval. This variance is for the pylon sign use on the north entrance to Westgate Plaza, located on Campbell Street. This pylon sign would house the name of the plaza, Westgate Plaza, signage for Fitness 19 and Northwestern Dental Group.

The reason we are requesting the following variation approval:

- (a.) The businesses on the eastern portion of the plaza have little to no visibility from Wilke Road. Wilke Road is a major thoroughfare and would help us gain more visibility, which would increase member and client traffic to the Westgate Plaza.
- (b.) The pylon sign will not decrease property, be detrimental to public health, safety, morals and or welfare. This is a pre-existing sign that currently has no business panel. We believe, placing two active plaza businesses (Fitness 19 and NWDG) into the pylon sign, would improve the plaza aesthetics and help increase Westgate Plaza traffic.
- (c.) Fitness 19 would gain no competitive advantage over a similar business, given there are no "Fitness" businesses in the plaza or across the street.
- (d.) The sign will not change the character of the locality. The sign is already constructed and any usage of the sign would be an improvement to the surrounding character.
- (e.) We can function without the sign, which we have for four years, but do believe the sign usage would increase Westgate Plaza traffic, as well as, Fitness 19 and Northwestern Dental Group.

Thank you for the consideration.

Fitness 19 club 232, LLC
Jason Miller – Operator
1601 W. Campbell St.
Arlington Heights, IL 60005

Northwestern Dental Group
Dr. Larry Mulvaney
1531 W. Campbell St.
Arlington Heights, IL 60005

SITE PLAN

APR - 6 1968

~~PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT~~

Watgreens
Bylor Design

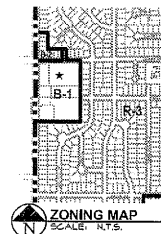
300!
~~100~~

CAMPBELL AVENUE

Current VACANT
Pylon Sign

PARKING
EXISTING PARKING
TOTAL

PARKING DATA	
	ACTUAL
EXISTING PARKING	252
TOTAL	252



SOURCE ARCHITECTURE

EX#: 11-28-10

Westgate Shopping Center
Campbell Ave. & Wilke Rd.
Arlington Heights, IL

[illegible]

PROJECT #	05144
DRAWN BY	KES
CHECKED BY	
DATE	1.20.06
SHEET TITLE	SITE PLAN
SHEET NUMBER	

A0.00

VACANT Pylon Sign to ROAD: 20' 6"
VACANT Pylon Sign to Sidewalk: 6'
VACANT Pylon Sign to Driveway Entrance: 43"

RECEIVED

MAY 28 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPOSED SIGN IMAGE

20sq'

1/3 of sign

10'

120 in

Westgate

Park & Shop

Since 1958



847-259-1919

NORTHWESTERN DENTAL 
NORTHWESTERN DENTAL IMPLANTS

Dental Implants
Sedation Dentistry
Cosmetic Dentistry
(847) 870-8866

CHARACTER CETERS 4"

RECEIVED

APR - 8 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EXISTING SIGN

FACING WESTBOUND



FACING EASTBOUND



Pylon Sign Base to Face: 10' 6"

Pylon Sign Face: 6ft by 10ft

Total Square Feet: 60sqft.

Total Height: 16'6"

PHOTOS OF SUBJECT AND SURROUNDING PROPERTIES

FACING WESTGATE PLAZA - Left of the pylon sign



FACING WESTGATE PLAZA - Right of the pylon sign



FACING ACROSS THE STREET FROM WESTGATE PLAZA – Left to right



MATERIAL LIST

Petitioner Name: Fitness 19, Jason Miller

Date: 3-24-14

Project: Pylon sign approval and replacement of signage

Location: Westgate Plaza, 1601 W. Campbell St.,
Arlington Heights, IL 60005

Retail Plaza: Westgate Plaza

Pylon Sign: Already in place. Made of black metal.

Colors: Red, black, purple

Signage: Plexi-glass internally illuminated, channel sign

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 8, 2014

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

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

Members Absent: None

Also Present: Jason Miller, Fitness 19 for Westgate Park & Shop
Mike Schwartz, Owner of Westgate Park & Shop
Jon Ridler, Arlington Heights Chamber of Commerce
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 24, 2014

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 24, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt complimented Staff on the minutes that were compiled regarding the Hickory/Kensington Design Guidelines discussed at the last meeting. He also advised the commissioners about a conversation he had with Charles Perkins and Mayor Hayes outside the meeting regarding this matter, where he was told that the Arlington Heights Park District owns all of the buildings along Northwest Highway, with the exception of Grant's Shell gas station, and that it might have been short-sighted to not involve the Design Commission earlier during the development of the Hickory Kensington Area Plan. **Chair Eckhardt** also said that he recently visited the Hickory/Kensington area and has now formed an opinion regarding the Design Guidelines, and he encouraged the commissioners to visit the site as well before the item is brought back for review. **Commissioner Bombick** added that he felt the minutes very accurately reflected his thoughts at the last review and he wanted to again enforce his concerns

about what the Design Commissions' purview is, which is the compatibility and quality of the environment that gets created. He again wanted to underline that he does not understand this pre-occupation with eradicating our past, which is in part our buildings. Other communities make it a requirement to incorporate a few of the existing buildings that would form the fabric a very vibrant, historically based redevelopment.

Mr. Hautzinger asked if photos of the existing buildings in this area for discussion at the next review of the project. **Chair Eckhardt** said that after recently visiting the site, he really did not see much in this area, with the exception of potentially the Heller structure. Most of the buildings are pretty much of no historical nature, and the auto dealership on the corner is the only building that begins to look like something that could be fixed up, also keeping in mind the previous Lattof complex that was completely demolished for the new Mariano's. He asked Staff to provide photos of existing buildings in this area for the next review of the project.

1. SIGN VARIATION REVIEW

DC#14-049 – Westgate Park & Shop – 1531-1711 W. Campbell St.

Mr. Jason Miller, representing *Fitness 19*, and **Mr. Mike Schwartz**, owner of *Westgate Park & Shop*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation from Chapter 30, Section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs, and a variation from Chapter 30, Section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center, for the two tenants “Fitness 19” and “Northwestern Dental Group”. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, Murphy’s Lounge, and the Northwestern Dental Group.

The existing ground sign originally served a grocery store and is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the “Walgreens” ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the “Walgreens” ground sign to be installed within 300’ of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008, at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.

A summary has been provided in the staff report showing ground signs at similar retail centers, the vast majority of which only have one ground sign, with the only exception being the Esplanade near the race track, which received a variation for a second ground sign in 2008. Staff is recommending denial of the proposed sign variations, with 5 reasons as follows:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.

4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing “Walgreens” ground sign to incorporate multiple tenant panels.

Also, a letter of opposition was received by Staff from a nearby resident of the shopping plaza. **Mr. Hautzinger** added that, in lieu of using the existing second ground sign, the petitioner could consider incorporating code compliant directional ground signs. Directional ground signs are small signs used to highlight the entrance in to the retail center. They are allowed to be 6 SF in size and 3 feet in height. They can display direction to the parking area, such as “Enter”, and can also include the name of the retail center. One directional ground sign is allowed at each driveway.

Mr. Miller stated the reasons for the sign variation requests, which include providing visibility for tenants located at the eastern portion of the shopping center. He explained that Westgate Park & Shop is perpendicular to the main thoroughfare that the existing Walgreens ground sign is using, and tenants on the eastern corner of the plaza get little to no visibility from the major thoroughfare on Wilke Road. He added that Campbell Street is another line of traffic for the plaza itself, in the sense that the entire plaza is directly facing Campbell Street and the proposed ground sign would help tenants gain more visibility from both Wilke Road and Campbell Street. He has been a tenant since 2010 and he has been discussing with Mr. Schwartz the possibility of sharing signage with other tenants ever since. Their proposal for the existing ground sign is to re-purpose the sign as opposed to removing it, which will benefit the plaza and add to the property value. Fitness 19 would gain no competitive advantage with this ground sign, as there is no other fitness related business in the area, and the sign aesthetics are similar to the existing Walgreens ground sign, therefore, the character of the plaza would not change. **Mr. Miller** concluded that although his business has functioned for the last 4 years without this ground sign, he believes the ground sign is a creative way to continue to run a business cost effectively. He asked for approval of the ground sign to gain more visibility from Wilke Road.

Commissioner Bombick asked if there were any photos of the original ground sign at Wilke and Campbell when the plaza was built, which Staff replied were not available. **Commissioner Bombick** sketched what he remembered the original triangle-shaped ground sign to look like, which was dark maroon in color with ‘Westgate’ in cream colored letters. He added that he wished the original sign was still there, and **Mr. Schwartz** agreed. **Mr. Schwartz** asked the commissioners to vote against Staff’s recommendation to deny the variation request. He explained that the original ground sign had a lot of charm; however, when Walgreens moved to the plaza they insisted on having their own reader board sign, and asked the Village for a variance. He clarified that there have actually been 2 different ground signs at the corner of Wilke and Campbell, with the current ground sign being there a few years prior to Walgreens moving in. The existing ground sign on Campbell Street has been there for 26 years.

Mr. Schwartz saw no reason to change the existing ground sign on Campbell Street; if it's not broke don't fix it. He asked for details regarding the objection letter the Village received, since he has never heard anything negative from neighbors regarding the sign. The resident letter was presented, which was signed 'Residents in the Neighborhood'. **Mr. Schwartz** replied that the restaurant across the street on Campbell has been at war with them since Walgreens would not allow the owner and his employees to park in their parking lot, and he would not be surprised if this letter was from that business owner. He felt the letter was total nonsense. He also said that when Walgreens requested the sign variation, he was not aware of it or involved in it at that time, nor would he have agreed to it; however, by the same token, he let Walgreens have free reign and maybe the time to do something about it was then.

Mr. Schwartz gave justification for keeping the existing ground sign on Campbell, which he thought of as grandfathered. He explained that taking the sign down will cost \$10,000 and the sign is probably worth \$20,000. He pointed out that the retail center to the north is 80% vacant and the center to the immediate south is 100% vacant. He felt this was no time to toy with the retail environment and added that he works very hard to keep the center full and this ground sign is very important for the retail health of his tenants.

Mr. Miller pointed out that he recently expanded his Fitness 19 business and with expansion comes additional costs. This ground sign is a way to allow his business to continue to thrive, get exposure, and gain the needed client flow necessary to sustain his business.

Chair Eckhardt asked about the number of tenants in the plaza, which Staff replied was more than the 7 listed in the Staff report. It was noted that Walgreens is the only tenant on the existing ground sign at the corner of Wilke and Campbell, and the remaining tenants only have wall signs.

Commissioner Fitzgerald asked for clarification about the Walgreens ground sign and whether any other tenants are allowed to be on the sign. **Mr. Schwartz** replied that Subway asked to add their name to the existing Walgreens ground sign and Walgreens responded that there was insufficient space to do so. **Chair Eckhardt** asked if there are any lease restrictions on the Walgreens sign that would not allow for other tenants to be added and **Mr. Schwartz** replied that the ground sign belongs to Walgreens; therefore, Walgreens has the final decision about adding other tenants to it. **Commissioner Fitzgerald** also asked if the existing wall sign for Fitness 19 is at the maximum size allowed and **Mr. Miller** said he was unsure. **Commissioner Fitzgerald** said that he has had no trouble seeing the wall sign for Fitness 19, and he is not in favor of the sign variation request. He also felt the \$10,000 amount stated by the owner to remove the existing ground sign was extremely high.

Commissioner Fasolo asked if there were any photos of the existing second ground sign taken from the intersection of Campbell and Wilke. **Mr. Miller** replied that only a close-up photo of this sign was provided. **Commissioner Fasolo** felt that more visibility would be achieved with signage at the corner versus on Campbell Street. He preferred to see the Walgreens sign be modified to include the name of the plaza and as many tenant names as possible, and the

existing second ground sign removed. He felt the existing wall signs above each storefront in the plaza were visible and provided plenty of signage, especially in a residential neighborhood such as this.

Commissioner Bombick commented that this particular Walgreens location has been here since the early 1960's and started out as one of the busiest Walgreens in the entire chain, and to this very day it remains one of the very busiest Walgreens in the entire system of Walgreens. He pointed out how fortunate the Village is to have a center like this serving the neighborhood and to have the volume that it does speaks very highly to the support it receives compared to other nearby centers that are empty. Awareness of the businesses here is very important and the odd shaped parcel with an orientation to the narrow side, created a real hardship for the tenants. He felt that Walgreens and Ace Hardware drive business here and he did not know why we would want to go backwards and penalize our businesses by taking away things that have been there for so long and nobody can remember when they were not there. He felt the letter received by the Village in opposition to the variation was hearsay because it is unsigned. He felt there should be some kind of ground sign giving the opportunity to identify the tenants on the Campbell side of the street where signage ought to be, and set up so a few more businesses could be identified. He felt this was a really unique situation and it provides a great service to the west half of old Arlington Heights and the east half of Rolling Meadows, and we should do what we can do to support it; we should not be penalizing it.

Commissioner Kubow felt this was a tough situation and he was torn, however, he would suggest the plaza owner make a serious effort with Walgreens to add other tenants to the existing ground sign at the corner, which provides the best frontage and advertising. If the plaza owner is unsuccessful in getting Walgreens to agree to this and correspondence from Walgreens indicating such is submitted to the Village, then he would recommend approval of what the petitioner is proposing tonight.

Chair Eckhardt asked how the Walgreens sign could be modified to be larger, and if so, what the square footage would be. **Mr. Hautzinger** replied that the existing Walgreens ground sign is 60 square feet and 66 square feet is allowed by code. He pointed out the option to remove the name of the plaza on the sign to allow for tenant space and focus on the larger tenants in the plaza. **Chair Eckhardt** pointed out that the Esplanade, which is the newest retail center included in Staff's summary of ground signs, is also the smallest of the centers reviewed, yet it received a variation for 2 ground signs. If there is a trend, he felt the trend is to consider the needs of a specific center.

Chair Eckhardt further stated that it is a red flag to him that the condition of the previous sign variation was to remove the second ground sign when the grocery store vacated, but it was not removed. He is however sympathetic to Commissioner Bombick's comments about helping businesses, and having a second ground sign for this particular center, which is long and skinny and has four entrances, is a reasonable request that this commission should consider, as was done for the Esplanade center. He also agreed with Commissioner Kubow's suggestion for the plaza owner to work with Walgreens to re-design the ground sign at the corner and add other

major tenants. He felt that Wilke Road was much more prominent for visibility than Campbell Street. He suggested a motion to table the request tonight and ask the petitioner to explore in detail the existing sign at the corner and then return to the Design Commission. He felt this was a possible precedent, in light of the study that Staff conducted, with only one retail center found to have more than 1 ground sign.

Commissioner Fitzgerald maintained the same opinion he stated earlier. He preferred that the ground sign at the corner be utilized, rather than use the second ground sign that should have been removed. **Commissioner Fasolo** maintained his previous position as well, which was to modify the existing corner ground sign with more tenants, and work with Walgreens to try to achieve this. He also suggested trying to obtain an official, signed letter from the resident that expressed opposition to the variation. **Commissioner Bombick** generally concurred with the idea of focusing on the ground sign at the corner where the most traffic volume is. He suggested replacing the Westgate logo at the top of the Walgreens sign with the Westgate logo design being proposed for the second ground sign because it was far nicer. He also suggested taking the amount of area equal to the Walgreens and Westgate panel on the existing Walgreens sign and adding it to the bottom of the sign with other tenant names, which would be acceptable to him. **Commissioner Kubow** had no further comments.

Chair Eckhardt suggested the project be tabled tonight based on the comments made by the commissioners until the petitioner conducted more due diligence before a final solution was found and voted on.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO TABLE THE SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP (DC#14-049), UNTIL SUCH TIME AS THE PETITIONER CONDUCTS MORE DUE DILIGENCE BEFORE A FINAL SOLUTION IS FOUND AND VOTED ON.

Mr. Miller asked the commissioners for any other suggestions to help expedite the approval of the variation when they return, if Walgreens does not agree to modify their existing ground sign to include other tenants.

With regards to the proposed design of the second ground sign, **Chair Eckhardt** said that understanding the sign code is important, and he was not in favor of all the advertising specials and such under the Fitness 19 name. He pointed out that sandwich board signs outside the Downtown are currently under review by the Village, which would be another option to help advertise a business. **Commissioner Bombick** reiterated that the biggest impact from signage would be at the corner of the retail center, with horizontal panels for some tenants. **Chair Eckhardt** added that if the commission was going to grant a variation, he would rather do so for the corner sign than a second ground sign on Campbell.

Mr. Schwartz said that in his previous long discussions with Walgreens, their general position has been that any additions to their ground sign would make what they have smaller, which is already at the minimum they want. He asked if the existing Walgreens sign could be made

larger, and the commissioners said that they would consider any option the petitioner proposed. **Mr. Schwartz** added that he anticipates competition in the future from the huge vacant center on Kirchoff Road in Rolling Meadows that was recently sold for redevelopment.

Commissioner Fitzgerald encouraged the removal of 'Westgate Park & Shop' at the top of the Walgreens ground sign to allow for space to accommodate space below for other tenants. **Chair Eckhardt** encouraged adding directional signage at the primary entrance as well. **Commissioner Bombick** asked about the height of the Walgreens sign and if code allowed it to be taller. **Mr. Hautzinger** clarified that the height of the ground sign is 16'-6", which is the maximum allowed by code. **Mr. Hautzinger** also advised that there is a requirement for a site visibility triangle at the corner, which is 12-feet in each direction. The visibility triangle will need to be reviewed when evaluating options for redesign of the existing Walgreens sign. **Chair Eckhardt** encouraged the petitioner to come back with a favorable recommendation from Staff.

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

June 27, 2014

Village of Arlington Heights
C/O Mayor Tom Hayes
33 S Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

JUN 30 2014

Office of The Mayor

SUBJECT: SIGN VARIANCE AT WESTGATE PARK AND SHOP

Dear Mayor Hayes:

This letter is to request that a variance NOT be given to Westgate Shopping Center for the "proposed" sign on Campbell Street. Below are our reasons to have this shopping center follow the Village code.

1) This sign belonged to the grocery store which closed in 2006. The space was repurposed, however, the sign was not removed. It should have been removed 30 days after the grocery store closed. IT HASN'T BEEN USED FOR 7 YEARS! THIS SIGN IS NOT NEEDED.

2) The appropriate place for the shopping center sign is at the corner of Campbell and Wilke. This is the sign that should be redesigned.

2) Due to the proximity of the stores to the street, a sign on Campbell St is unnecessary. The stores all have well designed signage on the façade of the building. Clearly visible. It might be different if the stores were recessed further beyond the street.

4) We have residential houses across from this shopping center. Place yourself as a homeowner and ask if you would like a frontage sign by your house.

5) If you allow this variation then the chiropractor and dentist might request signs. LET'S PROTECT THIS AREA. It's a gateway to downtown Arlington Heights and should look BEAUTIFUL!

The sign code was created for a reason and this is a perfect example for its implementation!



Thank you for looking into this matter. - Residents in the Neighborhood

C.C. - Building Department, J Miller

RECEIVED

JUL 28 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 26, 2014

Village of Arlington Heights
33 S Arlington Heights Road
Arlington Heights, IL 60005

SUBJECT: SIGN VARIANCE AT WESTGATE PARK AND SHOP

Dear Commissioners:

We had the opportunity to review the 7/08/14 minutes regarding the above sign variance request. Thank you for your careful and thoughtful efforts in this matter.

Our anonymity is not out of animosity. We know Jason and wish to remain unanimous for personal reasons.

Our comments are not meant to be vicious. Rather it's frustration.

1) This sign is an eyesore. (Probably one of the reasons it was meant to be removed once the grocery store closed.) We have lived in this area for years. Three grocery stores have failed with this sign. It really is unnecessary. We are only requesting the landlord follow what he agreed to in 1995. The sign will be removed when the grocery store closes.

2) The landlord has a history of only taking action if forced by the village. Ex: For years garbage debris was an issue at this shopping center. It wasn't until the remodeling of the grocery store that the landlord was forced to install garbage corals. \$10,000 to remove a sign? This sign should have been REMOVED years ago and the discussion before the Board should be a variance for a REMODELED corner sign or a NEW second sign to reflect something aesthetic for this area.

3) The argument that this CURRENT sign is needed because of the empty shopping center north of Westgate and the redevelopment of the Rolling Meadows site is nonsensical and irrelevant. Usually, when a center is on the decline NEW curb signage is one of the first things done. This shopping center is near capacity. It's a perfect time to redesign the corner signage to keep "up with the times".

3) Jason has stated his store has operated fine without the sign. As for the Dental office, they have been in the shopping center for decades. Same applies for the other stores in this center. None of the stores are experiencing a "hardship" under the variation guidelines. And wouldn't the dental sign put the dentist office across the street at a disadvantage?

After further review by the Board we hope you will come to a satisfactory solution.

A) Follow code. Have the sign removed.

B) Follow code. Have the sign removed and remodel existing corner sign.

C) If the Board feels the variance is warranted under the code guidelines, then please consider the removal of the current sign and have a new sign installed. If the signage is that important, then the landlord and tenants should have no problem with this. Something along the lines of Espanadale would be athletically appealing.

We agree 100% with Commissioner Eckhart's disapproval of the advertising specials under Fitness 19 name. Campbell St. is not the place for that. The corner of Wilke and Campbell is more appropriate.

P.S. I had an opportunity to speak to Walgreens. They would not object to changes to their sign. However, it would have to meet with Walgreen's approval and the expense would need to be absorbed by the landlord/tenants. He mentioned that Subway has been working with Walgreens to have their name added to the sign.

Thank you!

C.C. - Building Department, Mr. Hautzinger

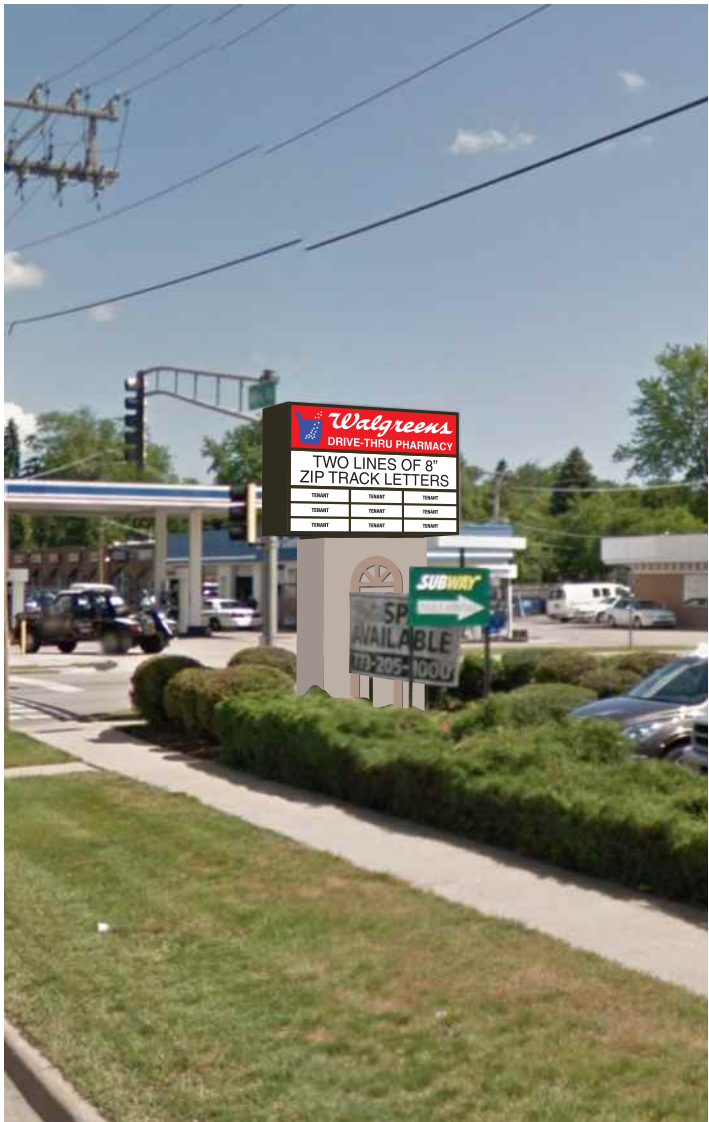
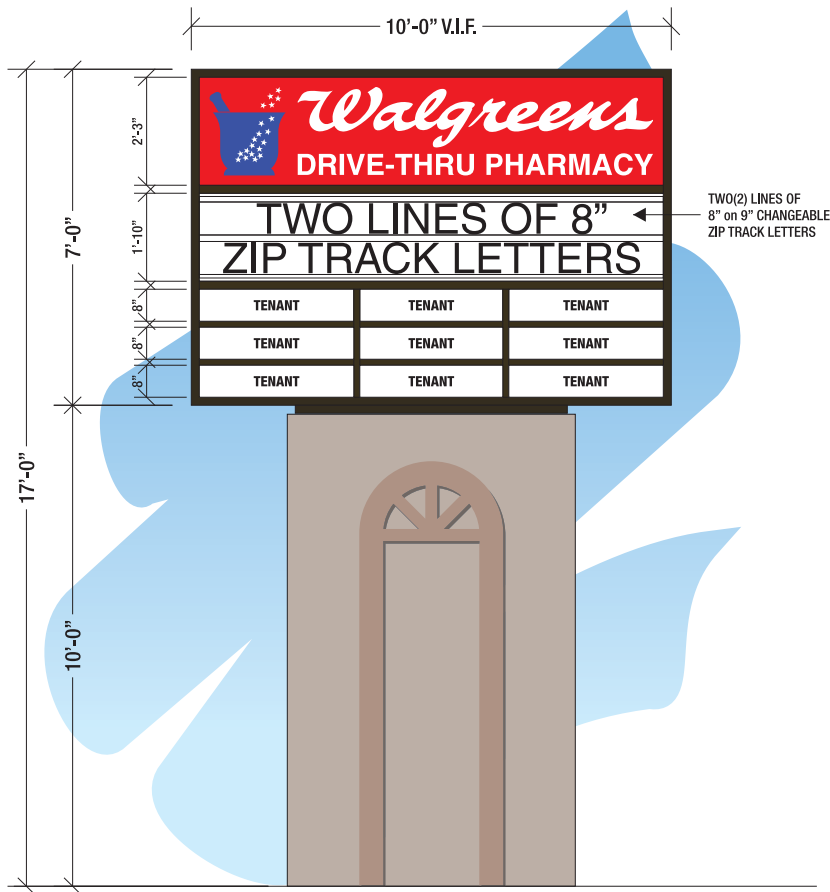
Westgate Park & Shop	
Ace Hardware	NW Cleaners
Cake Box	Subway
Spirits & Such	Hair Jazzers
Hong Kong	NWestern DDS
Edward Jones	Book Store

Revised Sign Design

Overall Size: 6' x 10' = 60 sf

Tenant Panel Size: 1' x 5'

9-23-14



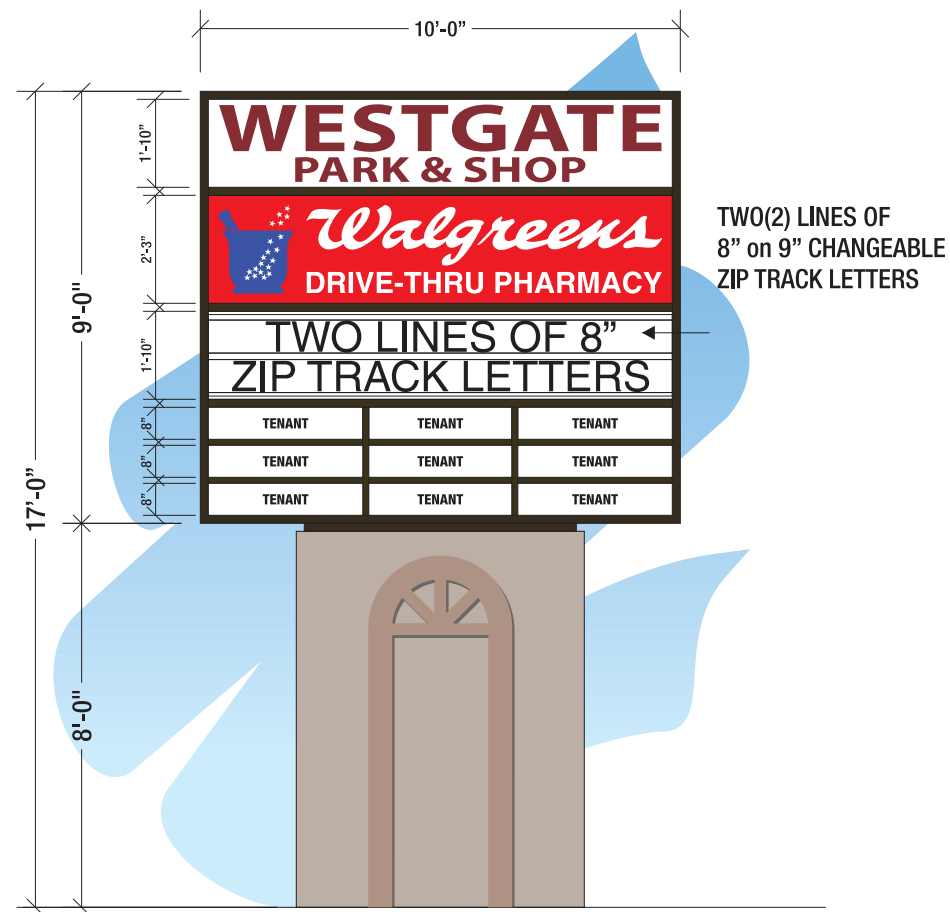
- A** DOUBLE FACE, INTERNALLY ILLUMINATED PYLON DISPLAY
SCALE: 1/4"=1'
- D/F SIGN CABINET PAINTED TO MATCH BUILDING ROOF
 - FLAT WHITE LEXAN FACES w/ FIRST SURFACE TRANS. VINYL GRAPHICS
 - TWO(2) LINES OF 8" ON 9" ZIP TRACK LETTERS
 - FABRICATED ALUMINUM POLE COVER PAINTED TO MATCH BUILDING FASCIA
 - MOUNT SIGN ON EXISTING STEEL SUPPORT & FOUNDATION

DATE	REVISION

CUSTOMER APPROVAL **DATE**

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	WESTGATE PARK & SHOP							
ADDRESS	1535 W CAMPBELL ST.							
CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM	SALESPERSON	JST	
DRWG. NO.	14138	SCALE:	NOTED	DATE:	08.11.2014	SHEET NO.	1	

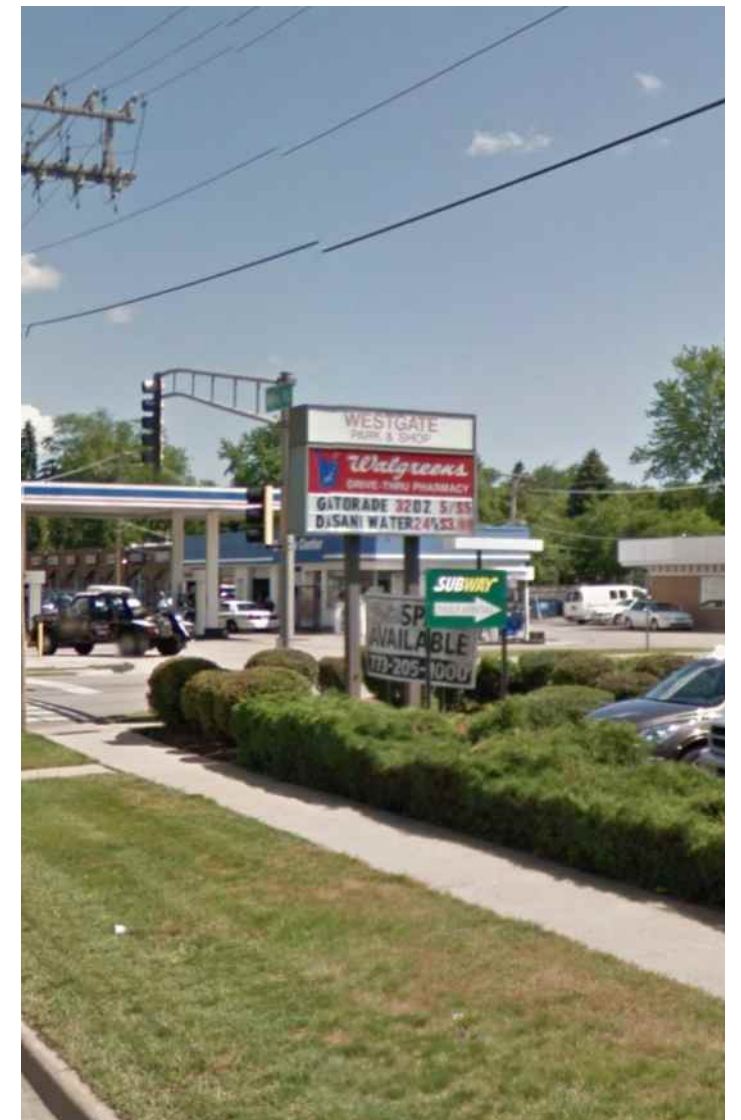


A

DOUBLE FACE, INTERNALLY ILLUMINATED PYLON DISPLAY

SCALE: 1/4"=1'

- D/F SIGN CABINET PAINTED TO MATCH BUILDING ROOF
- FLAT WHITE LEXAN FACES w/ FIRST SURFACE TRANS. VINYL GRAPHICS
- TWO(2) LINES OF 8" ON 9" ZIP TRACK LETTERS
- FABRICATED ALUMINUM POLE COVER PAINTED TO MATCH BUILDING FASCIA
- MOUNT SIGN ON EXISTING STEEL SUPPORT & FOUNDATION



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101

630-543-9490
FAX 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL

DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

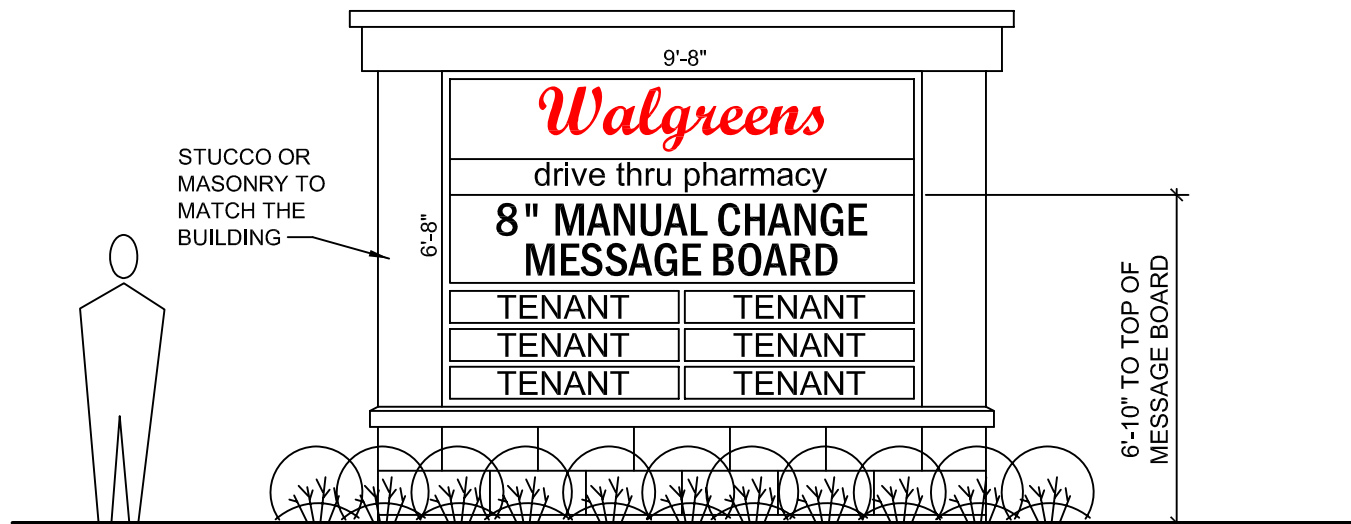
CLIENT WESTGATE PARK & SHOP

ADDRESS 1535 W CAMPBELL ST.

CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM	SALESPERSON	JST
------	-------------------	-------	----	----------	----	-------------	-----

DRWG. NO.	14138	SCALE:	NOTED	DATE:	08.11.2014	SHEET NO.	2
-----------	-------	--------	-------	-------	------------	-----------	---

\\DOYLENAS\Design\2014\WESTGATE PARK N SHOP\WESTGATE PARK N SHOP - ARLINGTON HTS.cdr



PROPOSED MONUMENT SIGN

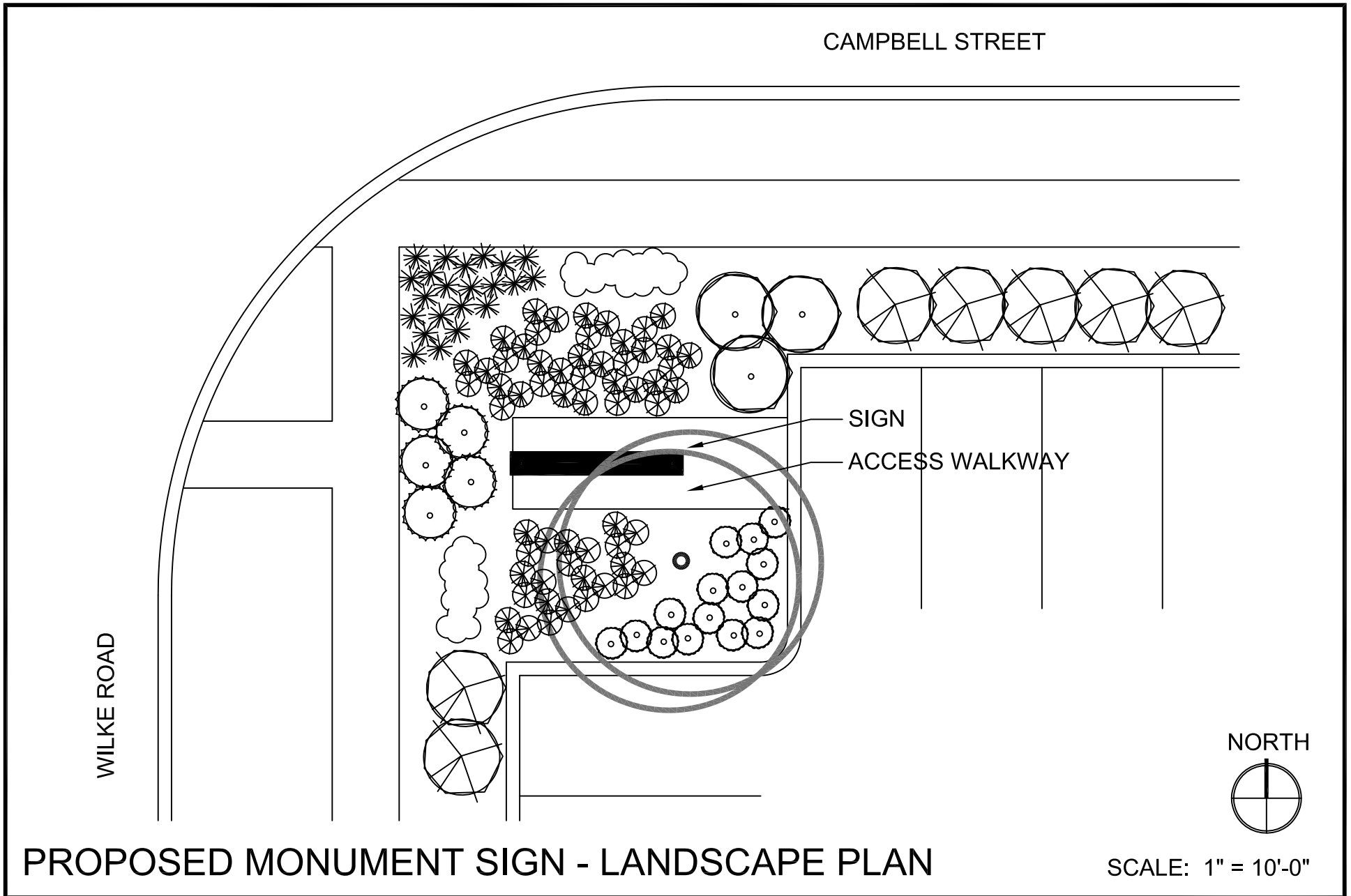
SCALE: 1/4" = 1'-0"

WALGREENS, 1711 W. CAMPBELL ST.

WESTGATE PARK & SHOP

Prepared by: The Village of Arlington Heights Planning and Community Development Department

November 26, 2014



WALGREENS, 1711 W. CAMPBELL ST.

WESTGATE PARK & SHOP

Prepared by: The Village of Arlington Heights Planning and Community Development Department

November 26, 2014



Item: DC#15-021 - Soarus - 3930 N. Ventura Dr. - Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, section 30-302a, to allow four (4) ground signs where only one (1) ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302a, to allow ground signs with separation distances of approximately 75 feet, 291 feet, and 48 feet, where 800 feet of separation is required between ground signs.
3. A variation from Chapter 30, section 30-303a, to allow ground signs with a height of 3.5 feet, where zero (0) feet is allowed.

RECOMMENDATION

It is recommended that the Design Commission approve the requested sign variations for the multi-tenant building at 3930 N. Ventura Drive. This recommendation is subject to compliance with the plans received 3/2/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A requirement that landscaping be provided around the base of each ground sign a minimum of two feet out from the base of each sign.
2. A condition that approval of the proposed ground signs is in lieu of wall signs.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:**Description**

Staff Report

Hardship Letter

Drawings & Documents

Type

Report

Correspondence

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Soarus / MSI Technology
Project Address: 3930 N. Ventura Dr.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 15-021
Petitioner Name: Jack Buttacavoli
Petitioner Address: Sign Central
34039 N. Hainesville Rd.
Wauconda, IL 60073
Meeting Date: April 28, 2015

Date Prepared: April 12, 2015

Requested Action:

1. A variation from Chapter 30, section 30-302a, to allow four (4) ground signs where only one (1) ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302a, to allow ground signs with separation distances of approximately 75 feet, 291 feet, and 48 feet, where 800 feet of separation is required between ground signs.
3. A variation from Chapter 30, section 30-303a, to allow ground signs with a height of 3.5 feet, where zero (0) feet is allowed.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The subject property is an existing, single-story, multi-tenant office building in an M-1 (research, development, and light manufacturing) zoning district. The building currently has three tenants: Soarus/MSI Technology, Toshiba, and Thermosafe. The property currently has one code compliant ground sign at the southwest corner entry drive, as well as one code compliant directional ground sign internal to the site. The petitioner is proposing to install three additional ground signs to call attention to each of the office tenants' main building entrances.

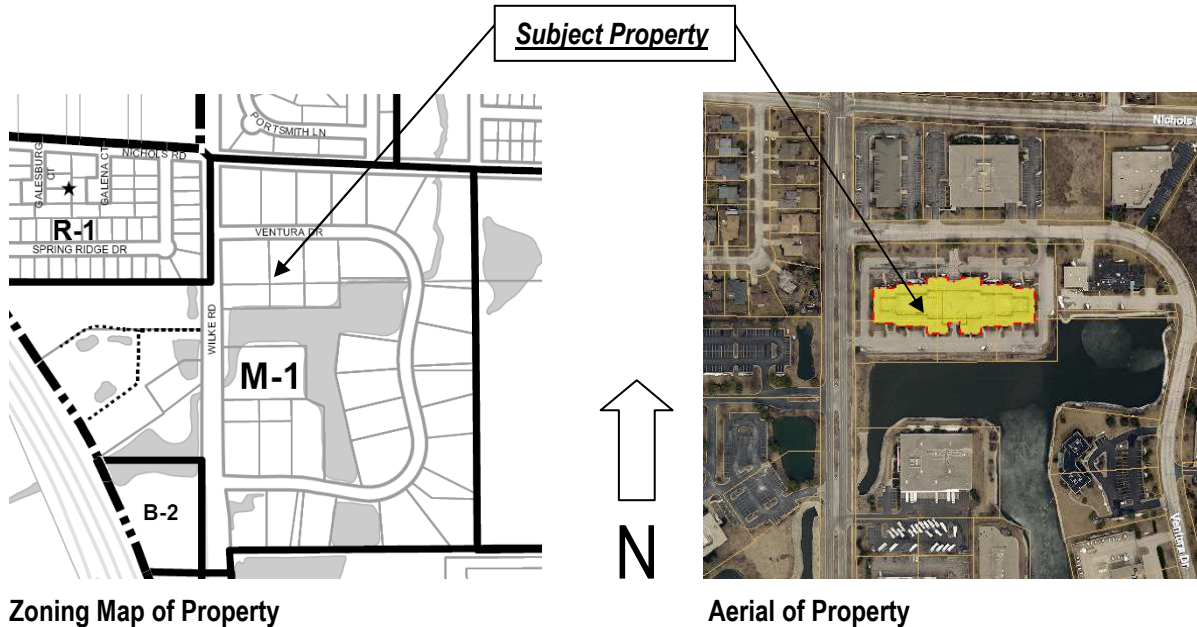


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	M-1, Research, Development, and Light Manufacturing	Office / Industrial
North	M-1, Research, Development, and Light Manufacturing	Office / Industrial
South	M-1, Research, Development, and Light Manufacturing	Office / Industrial
East	M-1, Research, Development, and Light Manufacturing	Office / Industrial
West	M-1, Research, Development, and Light Manufacturing / R-1, One Family Dwelling District	Office / Single-Family Residences

Table 2: Ground Sign Summary:

Ground Sign	Frontage only one sign allowed per frontage	Height Allowed	Height Proposed	Size Allowed	Size Proposed	Separation Required	Separation Proposed	Remarks
Existing "Commerce Point, 3930 Ventura Drive" multi-tenant sign	Wilke Rd.	6'	3'	66 sf	24 sf	800'		Existing sign. Code Compliant.
"Soarus MSI Technology"	Wilke Rd.	0'	3.5'	0 sf	10 sf	800'	75'	Variations required for quantity, height, and separation.
"Toshiba"	Wilke Rd.	0'	3.5'	0 sf	10 sf	800'	291'	Variations required for quantity, height, and separation.
"Thermosafe"	Wilke Rd.	0'	3.5'	0 sf	10 sf	800'	48'	Variations required for quantity, height, and separation.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, and Staff supports the proposed ground signs for the following reasons:

1. The existing building has a very uniform appearance and it is a reasonable hardship that visitors to the various office tenants could have difficulty locating the different businesses' entrances.
2. Although wall signs are allowed by code for each tenant, the proposed ground signs are small, low to the ground, nicely designed, are unlit, and will therefore not have a negative impact on adjacent properties or provide a competitive advantage.
3. The proposed signs are internal to the site, they will have very limited visibility from the road, and will face towards a retention pond to the south.

RECOMMENDATION

It is recommended that the Design Commission **approve** the requested sign variations for the multi-tenant building at 3930 N. Ventura Drive. This recommendation is subject to compliance with the plans received 3/2/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A requirement that landscaping be provided around the base of each ground sign a minimum of two feet out from the base of each sign.
2. A condition that approval of the proposed ground signs is in lieu of wall signs.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 15-021



3930 Ventura Drive
Suite 355
Arlington Heights, IL 60004

Tel. (847) 255-1211
Fax (847) 255-4343
www.soarus.com

March 11, 2015

Arlington Heights, IL
Village Board of Trustees,

This is a formal letter to request a signage variance due to the current building design and location.

We are a sales and research & development office, so we are not looking to pull people in off the street. We operate two businesses out of the same office at 3930 Ventura Dr - Soarus LLC and MSI Technology. The companies are separate businesses that operate out of the same office and use the same resources – people, equipment, etc. Soarus mainly sells a plastic resin called Soarnol used in the making of plastic film for food packaging. MSI Technology mainly sells a complementary product called Plexar that is used as an adhesive between the different layers of a multi-layer film.

The current provision from the sign commission would have us put a sign on the building itself. As you can see from the pictures of the building we are not a retail building or company. We are also not looking to put permanent holes into the building. We like the current look of the building and do not want to detract from the current aesthetic.

Our goal in installing this sign is to signify our entrance. The building's design was made for many tenants, with many doors all looking the same. There are only two tenants currently in the building – Soarus/MSIT and Sonoco. Without a proper identifier it is very difficult for visitors to find the main entrance to our space. I have had people go to each door looking for the entrance, even though only one door has the names of the company on it. Therefore putting a small sign that is clear at the front of our main entrance will be sure people can find our entrance.

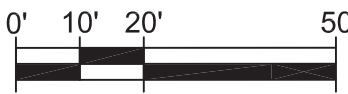
We believe the sign will not cause any traffic issues nor will it cause any depreciation of the surrounding area. We are not a retail company so it will not give us a competitive advantage against another company in the area.

Please let me know if you need any additional information.

Regards,

A handwritten signature in black ink, appearing to read "Mark S Pucci", is written over a large, stylized, handwritten "X" or "Z" mark.

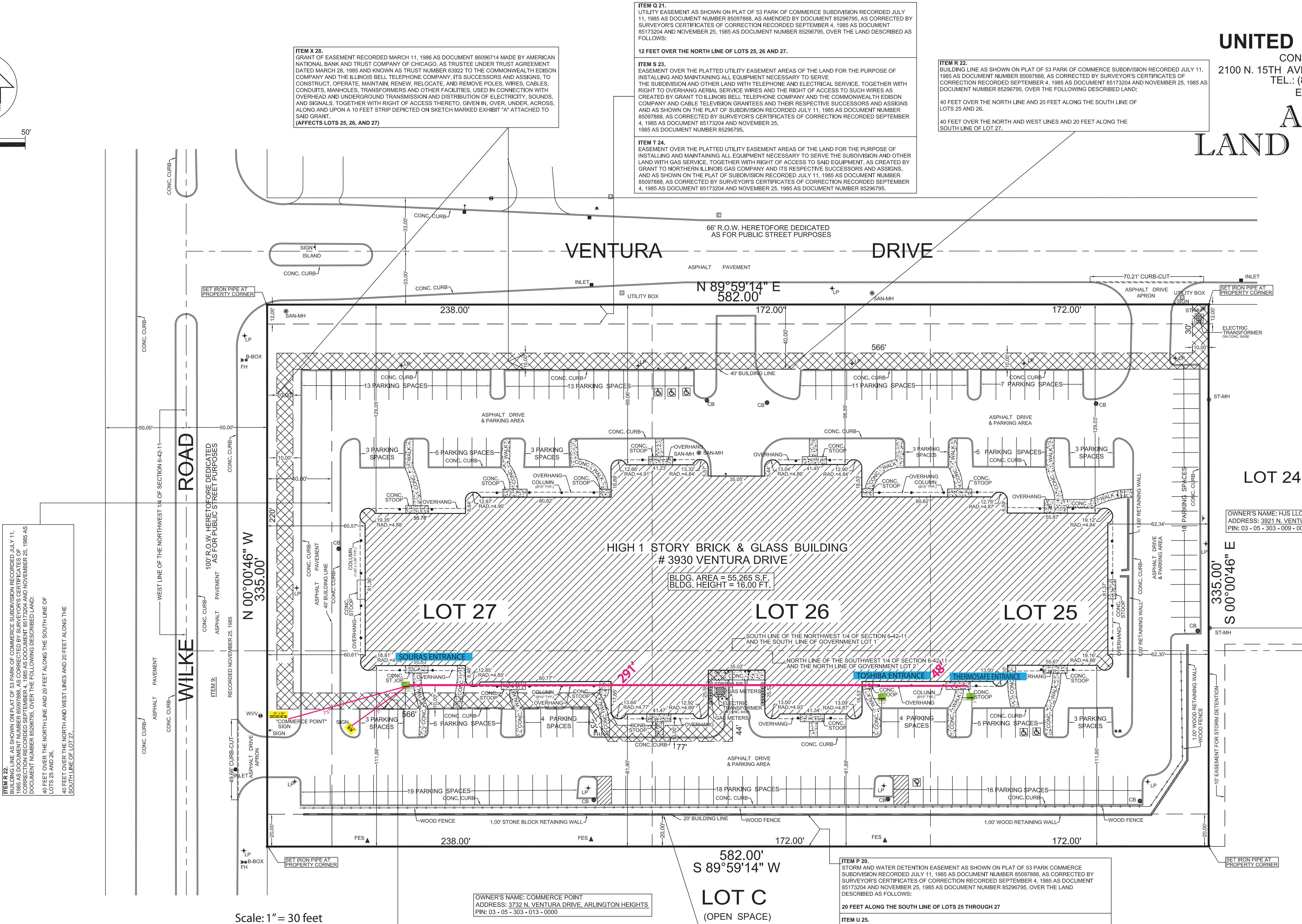
Mark S Pucci
President-Soarus and MSI Technology



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, SUITE C, MELROSE PARK, IL 60160 - 1017
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / ACSM LAND TITLE SURVEY



Scale: 1" = 30 feet
- existing signage
- proposed signage
- distance between signs
- business entrance

OWNER'S NAME: COMMERCE POINT
ADDRESS: 3732 N. VENTURA DRIVE, ARLINGTON HEIGHTS,
PIN: 03 - 05 - 303 - 013 - 0000

ITEM X 28.
GRANT OF EASEMENT RECORDED MARCH 11, 1986 AS DOCUMENT 86096714 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1985 AND KNOWN AS TRUST NUMBER 63922 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE, AND REMOVE POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS AND OTHER FACILITIES, USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS THERETO, GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON A 10 FEET STRIP DEPICTED ON SKETCH MARKED EXHIBIT "A" ATTACHED TO SAID GRANT.
(AFFECTS LOTS 25, 26, AND 27)

ITEM Q 21.
UTILITY EASEMENT AS SHOWN ON PLAT OF 53 PARK OF COMMERCE SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS AMENDED BY DOCUMENT 85296795, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795, OVER THE LAND DESCRIBED AS FOLLOWS:
12 FEET OVER THE NORTH LINE OF LOTS 25, 26 AND 27.

ITEM S 23.
EASEMENT OVER THE PLATTED UTILITY EASEMENT AREAS OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES AS CREATED BY GRANT TO ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND CABLE TELEVISION GRANTEES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795.

ITEM T 24.
EASEMENT OVER THE PLATTED UTILITY EASEMENT AREAS OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795.

ITEM R 22.
BUILDING LINE AS SHOWN ON PLAT OF 53 PARK OF COMMERCE SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795, OVER THE FOLLOWING DESCRIBED LAND:
40 FEET OVER THE NORTH LINE AND 20 FEET ALONG THE SOUTH LINE OF LOTS 25 AND 26.
40 FEET OVER THE NORTH AND WEST LINES AND 20 FEET ALONG THE SOUTH LINE OF LOT 27.

ITEM P 20.
STORM AND WATER DETENTION EASEMENT AS SHOWN ON PLAT OF 53 PARK COMMERCE SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795, OVER THE LAND DESCRIBED AS FOLLOWS:
20 FEET ALONG THE SOUTH LINE OF LOTS 25 THROUGH 27

ITEM U 25.
A NON-EXCLUSIVE EASEMENT FOR STORM WATER DETENTION RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS OVER "EASEMENT FOR STORM WATER DETENTION" AREAS ON THE PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION AND MAINTENANCE OF THE RETENTION AND DETENTION SYSTEM REQUIRED FOR THE LAND SUBDIVIDED THEREIN. AFTER INSTALLATION OF SUCH SYSTEM, THE GRADE OF THE "EASEMENT FOR STORM WATER DETENTION" SHALL NOT BE ALTERED IN A MANNER THAT WOULD MATERIALLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ITEM R 22.
BUILDING LINE AS SHOWN ON PLAT OF 53 PARK OF COMMERCE SUBDIVISION RECORDED JULY 11, 1985 AS DOCUMENT NUMBER 85097888, AS CORRECTED BY SURVEYOR'S CERTIFICATES OF CORRECTION RECORDED SEPTEMBER 4, 1985 AS DOCUMENT 85173204 AND NOVEMBER 25, 1985 AS DOCUMENT NUMBER 85296795, OVER THE FOLLOWING DESCRIBED LAND:
40 FEET OVER THE NORTH LINE AND 20 FEET ALONG THE SOUTH LINE OF LOTS 25 AND 26.
40 FEET OVER THE NORTH AND WEST LINES AND 20 FEET ALONG THE SOUTH LINE OF LOT 27.

LOT 24

OWNER'S NAME: HJS LLC
ADDRESS: 3921 N. VENTURA DRIVE, ARLINGTON HEIGHTS
PIN: 03 - 05 - 303 - 009 - 0000

582.00'
S 89°59'14" W

LOT C
(OPEN SPACE)

ORDERED BY: PREMISES GROUP, LLC	10/21/13	UPDATED
SCALE : 1" = 30'	06/22/06	REVISED
DATE : JANUARY 23, 2006	02/14/06	REVISED
FILE No.:	02/08/06	REVISED
2006 - 3423	DATE	REVISION

LEGEND	ABBREVIATIONS
● SAN-MH	SANITARY MANHOLE
● ST-MH	STORM MANHOLE
● CB	CATCH BASIN
■ INLET	INLET
⊙ WV	WATER VALVE VAULT
⊙ FH	FIRE HYDRANT
⬢ B-BOX	BUFFALO BOX
▲ FES	FLARED END SECTION
⊕ LP	LIGHT POLE
◆ SIGN	SIGN
□ UTILITY BOX	UTILITY BOX
♿	HANDICAP SPACE

3930 N. Ventura Drive Arlington Hts., IL 60005



www.signcentral.com

Round Lake Location

t: 847-543-7600

f: 847-543-7700

email: jennifer@signcentral.com

34039 N. Hainesville Road

Round Lake, IL 60047

Existing signs



Existing Building Elevations

1/4" = 1'



1/4" = 1'



1/4" = 1'

Other Tenant Spaces



Building
Elevations
with sign
Locations

$1/4'' = 1'$



$1/4'' = 1'$

TOSHIBA



THERMOSAFE

$1/4'' = 1'$

3930 N. Ventura Drive Arlington Hts., IL 60005

48"

SOARUS

MSI TECHNOLOGY

30"

12"

8"

Non-Illuminated
Aluminum Sign

48" wide

30" tall

8" depth

12" x 48" base

Plastic Letters Mounted to Face
4" Pole

Installed into ground 30"



www.signcentral.com

Round Lake Location

t: 847-543-7600

f: 847-543-7700

email: jennifer@signcentral.com

34039 N. Hainesville Road

Round Lake, IL 60047

Proposed Sign

Material of Sign

The material for the Background
is Aluminum
Painted Duradonic Bronze

48"

The material for the Letters are
Acrylic 3/16" thick

SOARUS

***MSIT*TECHNOLOGY**

30"

12"





These are the surrounding building across the street and behind. Most of these offices are vacant and others are more than 250' away from property.





Item: DC#15-028 - 410 W. Wing St. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 410 W. Wing Street. This recommendation is subject to compliance with the architectural plans dated 3/23/15 and received 3/25/15, and the following:

1. A requirement to recess the garage so that the face of the garage is significantly closer to the front porch.
2. A requirement to move the house forward on the site to align more closely with the average block setback
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Campbell Residence
Project Address: 410 W. Wing St.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015

PETITION INFORMATION:

DC Number: 15-028
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis St.
Arlington Heights, IL 60005
Meeting Date: April 28, 2015

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 residence and detached garage to allow construction of a new one and a half story, bungalow style residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have 3,554 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.7 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 36 feet Side: 6.9 feet Side: 6.9 feet Rear: 32 feet
Building Height	25 feet to the midpoint	17 feet to the midpoint
FAR	3,920 SF	3,554 SF
Building Lot Coverage	3,049 SF	2,915 SF
Impervious Surface Coverage Total	3,431 SF	3,620 SF

The existing neighborhood consists of a mix of home styles, but with a predominance of historic style bungalows. The proposed one and a half story, craftsman style bungalow design will fit in very nicely with the context of this location. Also, the proposed design is a great example of applying the same level of detail and materials on all sides of the home.

The concern with the proposed design is that the attached front loading garage projects out significantly in front of the home which is not in character with the neighborhood. Additionally, the house is proposed to be set back 36 feet from the property line, where only 25.7 feet is required. Both of these conditions combined result in pushing the main body of the house quite far back on the site. It is recommended that the design be revised so that the face of the garage be recessed towards the front of the porch, and that the house be brought forward on the site to align more closely with the average setback on the block.

RECOMMENDATION:

It is recommended that the Design Commission **approve with revisions** the proposed new single-family residence to be located at 410 W. Wing Street. This recommendation is subject to compliance with the architectural plans dated 3/23/15 and received 3/25/15, and the following:

1. A requirement to recess the garage so that the face of the garage is significantly closer to the front porch.
2. A requirement to move the house forward on the site to align more closely with the average block setback
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

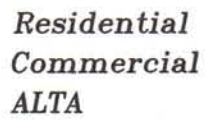
addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit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

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

____ April 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-032



Topographical Condominium Site Plans

17901 Haas Road
Mokena, Illinois 60448

FENCE LINE 0.20 N

FOUND IRON PIPE

R=66.00

FOUND IRON ROD

FENCE POST 0.35 N 0.65 E

LOT 3

M=132.51

M=132.44

2.99

FENCE POST 0.50 E

2.97

DRIVE 0.65 E

9.57

32.6

32.50

1 1/2 STORY FRAME RESIDENCE

27.50

19.95

5.05

12.45

9.77

29.69

29.77

56.96

89°59'16"

89°0'55"

FOUND IRON PIPE

FOUND NOTCH

DRIVE 0.56 E

R=66.00

FRAME DECK

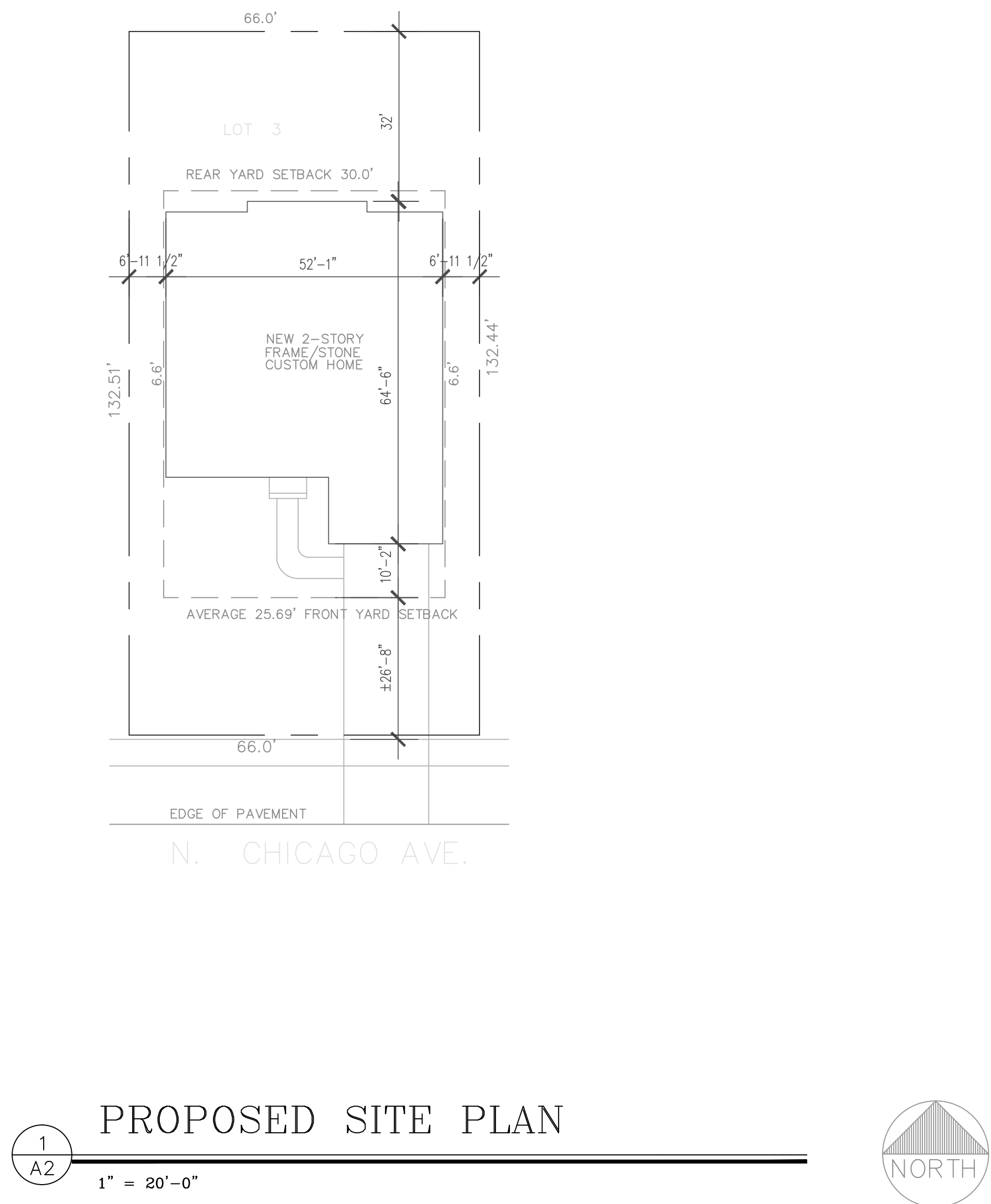
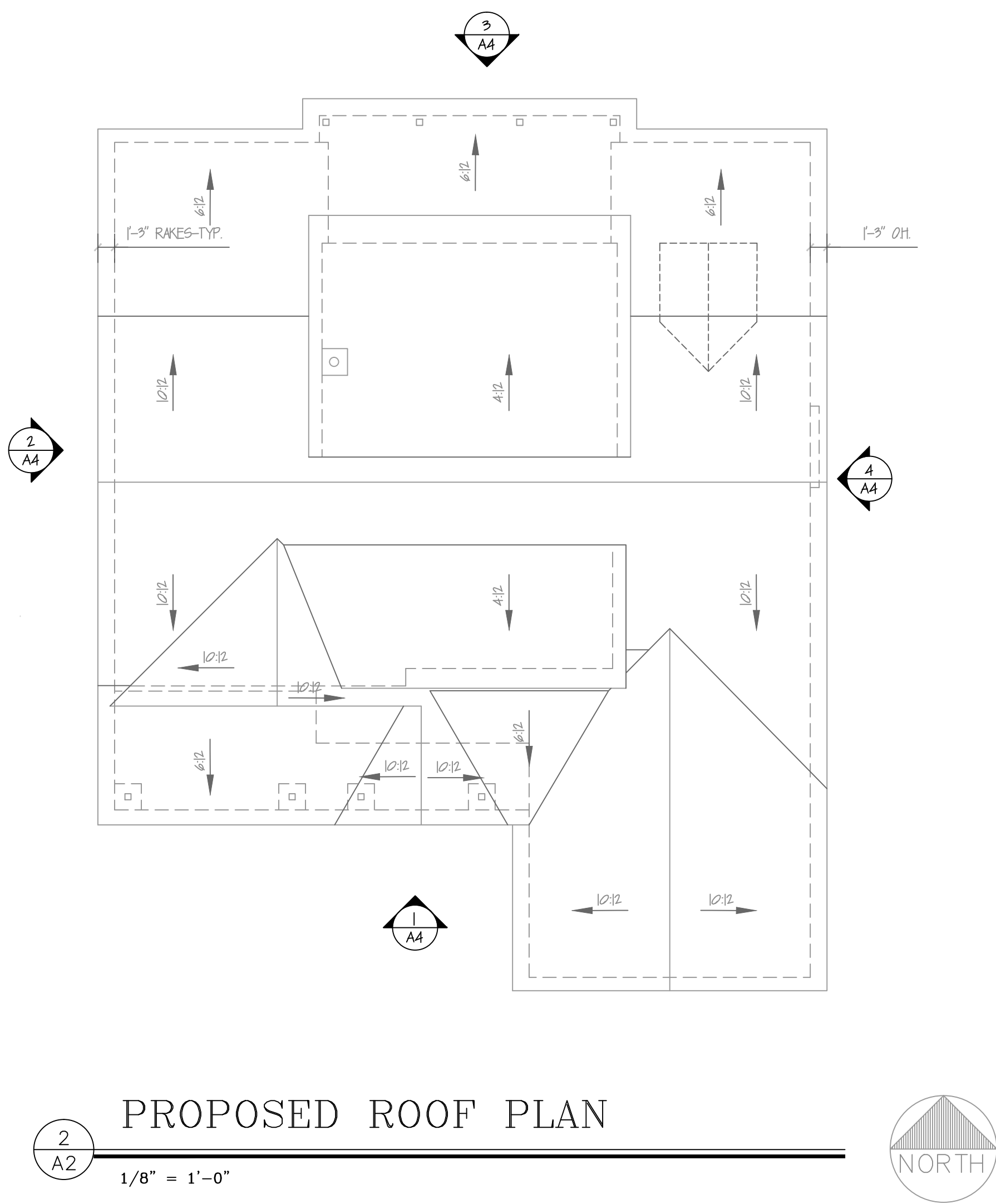
FRAME GARAGE

24.40

14.35

PROFESSIONAL LAND SURVEYOR
THOMAS C. STUDNICKA
035-003304
MOKENA
ILLINOIS
STATE OF ILLINOIS

License No. 3304 Expires 11/30/14



STATUS		
NO.	ISSUED FOR:	
1	DESIGN	COMB/23/15
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
DRAWN BY: CLW		
DATE: 3/19/15		

JRC DESIGN BUILD, INC.

CW DESIGN GROUP, ARCHITECT

1275 E. DAVIS , ARLINGTON HEIGHTS, IL 60005
ph. (847)5255-2322 E-mail: jimjrcdb@gmail.com

SITE PLAN
ROOF PLAN

CUSTOM HOME FOR:
STEVE AND CAROL CAMPBELL
410 W. WING STREET
ARLINGTON HEIGHTS, IL

JOB NUMBER
15001.00

SHEET NO.

A2

OF SHEETS



420 W. Wing St .



416 W. Wing St .



412 W. Wing St.



410 W. Wing St.



402 W. Wing St.



316(318) W. Wing St.



#14 W. Wing St.

W. Wing St.



401 W. Wing St.



409 W. Wing St.



411 W. Wing St.



EXISTING CONTEXT ELEVATION

1/8" = 1'-0"

CUSTOM SINGLE FAMILY HOME:

STEVE AND CAROL CAMPBELL

410 W. WING ST.

ARLINGTON HEIGHTS, IL 60004

PROJECT # 11500100

09/12/2015

CW Design Group, Inc.

ARCHITECTURAL DESIGN/BUILD FIRM

922 Monroe Ave. Wauconda, IL 60084

ph. (847)489-1703 e-mail: cwisdesign@gmail.com



PROPOSED CONTEXT ELEVATION

1/8" = 1'-0"



PROPOSED EAST ELEVATION

4
A4

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

3
A4

1/4" = 1'-0"



PROPOSED WEST ELEVATION

2
A4

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1
A4

1/4" = 1'-0"

STATUS		
NO.	ISSUED FOR:	
1	DESIGN	COM 3/23/15
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
DRAWN BY: CLW		
DATE: 3/19/15		

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

EXTERIOR ELEVATIONS
CUSTOM HOME FOR:
STEVE AND CAROL CAMPBELL
410 W. WING STREET
ARLINGTON HEIGHTS, IL

JOB NUMBER
15001.00

SHEET NO.

A4

OF SHEETS

MATERIAL SCHEDULE

410 W. Wing St.
ARLINGTON HEIGHTS, IL

PETITIONER NAME: Steve and Carol Campbell
DATE: April 28, 2015
PROJECT: Custom Single Family Home
LOCATION: 410 W. Wing St.

MATERIAL TYPE	MANUFACTURER	COLOR
STONE	CUT STONE	CHILTON RUSTIC
ROOF SHINGLES	OWENS CORNING	OAKRIDGE SHINGLES DRIFTWOOD
VERTICAL SIDING	LP "SMARTSIDE" BOARD BATTEN 10" O.C.	PEBBLESTONE CLAY
CEDAR SHAKE SIDING	LP "SMARTSIDE" CEDAR SHAKE	PEPPLESTONE CLAY
GUTTERS/DOWNSPOUTS	ALUMINUM GUTTERS AND DOWNSPOUTS	WHITE/WHITE
FASCIA	LP "SMARTSIDE" CEDAR	WHITE
SOFFIT	LP "SMARTSIDE" CEDAR	RUSSET RED
WINDOWS	MARVIN 'ULTIMATE CLAD" DOUBLE HUNG	WINEBERRY
DOOR/WDO TRIM	LP"SMARTSIDE" CEDAR	WHITE



Item: DC#15-030 - 1013 N. Hickory Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission deny the proposed new single-family residence to be located at 1013 N. Hickory Ave. This recommendation is based on the architectural plans dated 3/20/15 and received 3/27/15, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1013 N. Hickory Ave.
Project Address: 1013 N. Hickory Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015

PETITION INFORMATION:

DC Number: 15-030
Petitioner Name: Tony VanDijk
Petitioner Address: DR Horton
800 S. Milwaukee Ave, Ste. 250
Libertyville, IL 60048
Meeting Date: April 28, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a detached two car 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 6,950 square feet and the proposed residence will have 3,099 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.5 feet Side: 5.5 feet Side: 5.5 feet Rear: 46.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,128 SF	3,099 SF
Building Lot Coverage	2,433 SF	1,881 SF
Impervious Surface Coverage Total	3,475 SF	2,855 SF

The existing neighborhood consists primarily of smaller scale, single-story homes with detached garages. 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 within the context of the neighborhood. If approved, the proposed design would be the only home on this block with an attached front loading garage, and it is therefore not in character with the neighborhood. Although the neighborhood is predominantly single story homes, the subject property does have a similar scale two-story home located directly to the north, and there are five other similar scale teardowns previously completed on this block. However, none of the houses have front loading garages.

The hipped main roof, lowered garage roof, and single story front porch are nice features to help a teardown in this location to relate to the neighborhood, but it is recommended that new construction in this location be planned with a detached garage.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the proposed new single-family residence to be located at 1013 N. Hickory Ave. This recommendation is based on the architectural plans dated 3/20/15 and received 3/27/15, and the following:

1. A recommendation to submit a revised design with a detached garage.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

____ April 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-030

DR HORTON, INC.
1013 N. HICKORY STREET
ARLINGTON HEIGHTS, IL



ARCHITECT'S CERTIFICATION
"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/14
Cert. No. Exp. Date

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING

- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 NATIONAL ELECTRICAL CODE
- 2009 INTERNATIONAL FIRE CODE
- 2004 STATE OF ILLINOIS PLUMBING CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS

DRAWING INDEX

- | | |
|------|---|
| A000 | SITE PLAN, DRAWING INDEX |
| A100 | FOUNDATION PLAN, GENERAL NOTES |
| A101 | FIRST FLOOR PLAN,
SECOND FLOOR PLAN |
| A200 | FRONT ELEVATION,
REAR ELEVATION |
| A201 | LEFT ELEVATION,
RIGHT ELEVATION |
| A300 | WALL SECTIONS,
ROOF PLAN & STRUCTURAL NOTES,
CONSTRUCTION SPECIFICATIONS,
LIGHT AND VENT SCHEDULE,
FOUNDATION SECTIONS,
TYPICAL STAIR DETAIL |
| A301 | SUPPLY AND WASTE DIAGRAM,
TYPICAL PRE-FAB FIREPLACE SECTION |
| E101 | FIRST FLOOR ELECTRIC PLAN,
SECOND FLOOR ELECTRIC PLAN |

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE, ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2012 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

DESIGN STAGE	CONCEPTUAL DESIGN	1	03-16-16 BAI	REVISIONS	5
	PRELIMINARY DESIGN	2			4
	DESIGN DEVELOPMENT	3			3
	FINAL REVIEW	4	03-20-16 BAI		2
	PERMIT FOR PERMIT	5			1
	REVISION				

DR HORTON, INC.
1013 N. HICKORY STREET
ARLINGTON HEIGHTS, IL

SITE PLAN
DRAWING INDEX

Architects & Planners, Inc.
2800 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-785-9200 Fax: 815-785-9201

ALA

Job Number: 15040
Sheet Number: A000
File Name: 15040000

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.

PLAT OF SURVEY

LOT 26 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1,2,3,4,5,7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8, BOTH INCLUSIVE, BEING ALL OF BLOCK 2 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

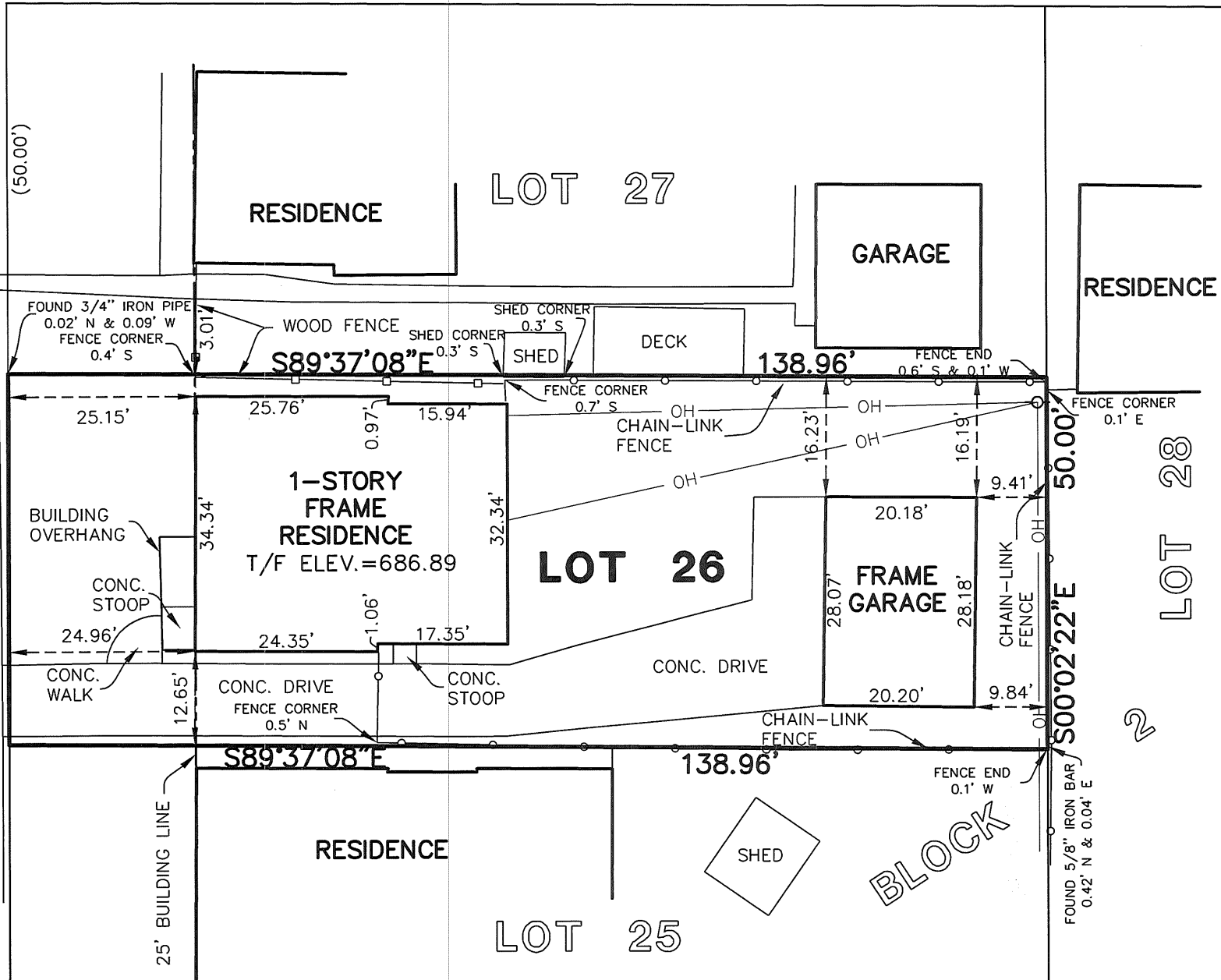


OAKTON STREET

N. HICKORY AVENUE

CONC. CURB
EX. DEP. CURB (TYP.)

CONC. WALK
50.00'
S00°02'22"E



LEGEND

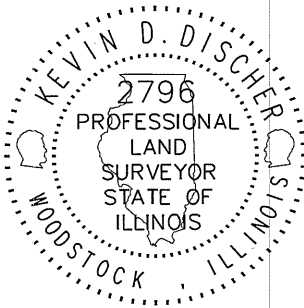
- POWER POLE
- OH — OVERHEAD LINES

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- 03-04-15

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

6,948 Sq. Ft. OR 0.16 ACRES (MORE OR LESS)

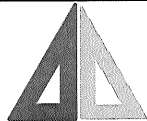
STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 10th DAY OF March, A.D., 2015.
Kevin D. Discher

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

KEVIN D. DISCHER
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 2796
MY RENEWABLE LICENSE EXPIRES 11/30/16.



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. 61049
SHEET 1 of 1

1013 N. HICKORY AVENUE - ARLINGTON HEIGHTS, ILL
PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 26 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1,2,3,4,5,7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8, BOTH INCLUSIVE, BEING ALL OF BLOCK 2 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

HICKORY AVENUE

JOB BENCHMARK:
N.E. UPPER FLANGE BOLT ON HYDRANT
ELEVATION=887.27

LOCATION MAP

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT 43 LOCATED AT #1002
OAKTON STREET, ARLINGTON HEIGHTS, IL
ELEVATION=690.29

LEGEND

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

Tree Preservation Survey					1013 N. Hickory Ave. Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	NOTES / LOCATION	
344	15	Linden	3	Parkway	
345	22	Silver Maple	3	North Neighbor Parkway	
346	35	Silver Maple	3	North Neighbor	
347	16	Juniper	3	South Neighbor No Tag	
348	14	Ginkgo	3	East Neighbor No Tag	
349	8	Rose of Sharon	3		
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

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

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 03-10-15
CHECKED BY: DRF
DATE: 03-10-15
APPROVED BY: DRF
DATE: 03-10-15



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

SCALE: 1"=10'
DRAWING No. 61049
SHEET 1 of 2

1013 N. HICKORY AVENUE - ARLINGTON HEIGHTS, ILL.

EXISTING TOPOGRAPHY

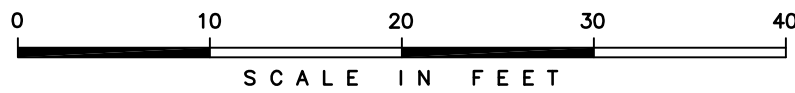
LEGAL DESCRIPTION

LOT 26 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1,2,3,4,5,7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8, BOTH INCLUSIVE, BEING ALL OF BLOCK 2 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE

LOT AREA	6,948 S.F.
EXISTING	
HOUSE	1,399 S.F.
DRIVE	1,329 S.F.
WALK/STOOP	71 S.F.
GARAGE	568 S.F.
TOTAL	3,367 S.F. =48.5%
PROPOSED	
HOUSE/PORCH	2,101 S.F.
WALK/STOOP	36 S.F.
DRIVE	511 S.F.
PORCH	207 S.F.
TOTAL	2,855 S.F. =41.1%

Tree Preservation Survey				1013 N. Hickory Ave. Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	NOTES / LOCATION
344	15	Linden	3	Parkway
345	22	Silver Maple	3	North Neighbor Parkway
346	35	Silver Maple	3	North Neighbor
347	16	Juniper	3	South Neighbor No Tag
348	14	Ginkgo	3	East Neighbor No Tag
349	8	Rose of Sharon	3	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061				



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

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS DATE: 03-10-15
CHECKED BY: DRF DATE: 03-10-15
APPROVED BY: DRF DATE: 03-10-15



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

SCALE: 1"=10'
DRAWING No. 61049
SHEET 2 of 2

1013 N. HICKORY AVENUE - ARLINGTON HEIGHTS, ILL.

SITE PLAN

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT 43 LOCATED AT #1002
OAKTON STREET, ARLINGTON HEIGHTS, IL
ELEVATION=690.29

LEGEND

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

Oakton Ave

Subject Property



1017 N Hickory



1013 N Hickory



1009 N Hickory



1005 N Hickory



1001 N Hickory

N Hickory Ave



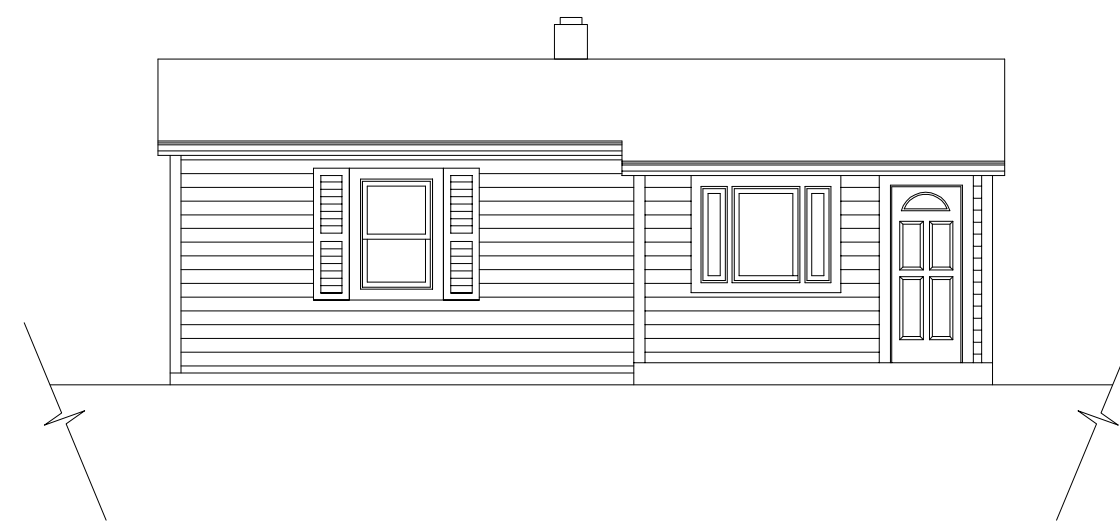
1018 N Hickory



1014 N Hickory



1010 N Hickory



1C
A202

EXISTING CONTEXT ELEVATION

1/8"=1'-0"



4E
A202

PROPOSED CONTEXT ELEVATION

1/8"=1'-0"

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

DR HORTON, INC.
1013 N. HICKORY STREET
ARLINGTON HEIGHTS, IL

EXISTING CONTEXT ELEVATION
PROPOSED CONTEXT ELEVATION

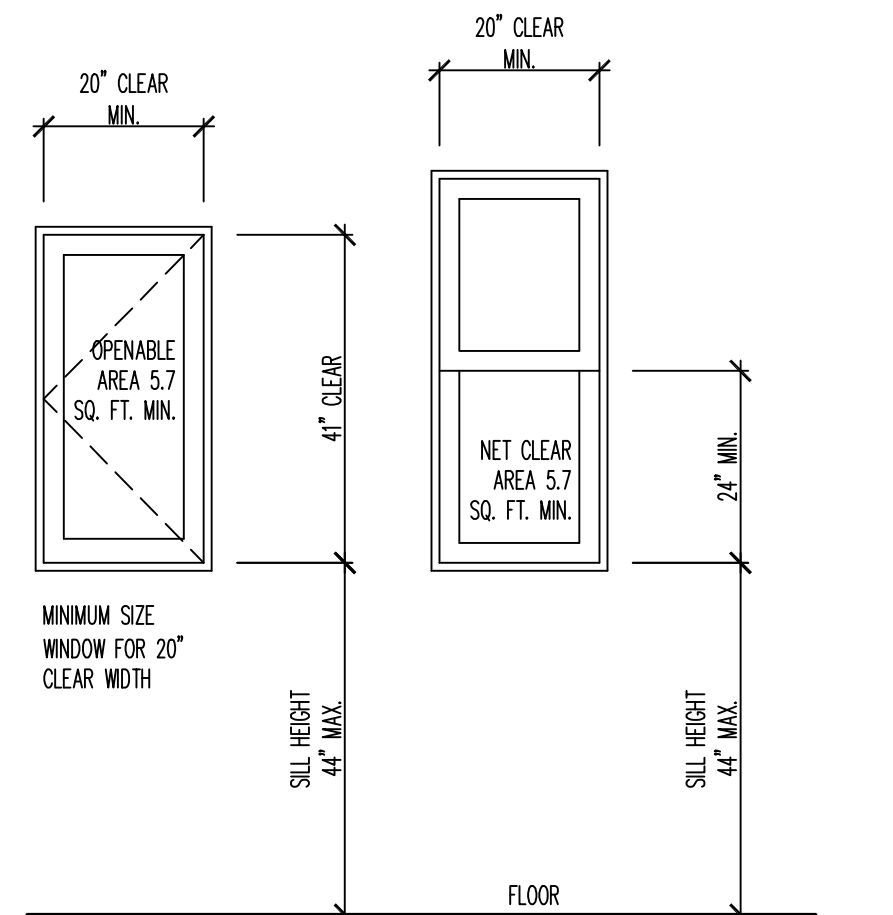
Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number:
15040
Sheet Number:
A202



1C
A200
REAR ELEVATION
1/4"=1'-0"



7D
A101
EMERGENCY ESCAPE AND EGRESS WINDOW DETAIL
MINIMUMS SHOWN
1/2"=1'-0"

EXTERIOR COLOR PACKAGE

ROOFING:
* IKO - DRIFTWOOD

SIDING:
* SW7055 - ENDURING BRONZE

SHAKES:
* SW7055 - ENDURING BRONZE

SOFFIT/TRIM:
SW7049 - NUANCE

STONE:
SUNSET STONE - TELLURIDE LEDGE

GUTTERS:
WHITE - #81

WINDOWS:
WHITE VINYL

GARAGE DOOR:
WAYNE DALTON 9800 SERIES

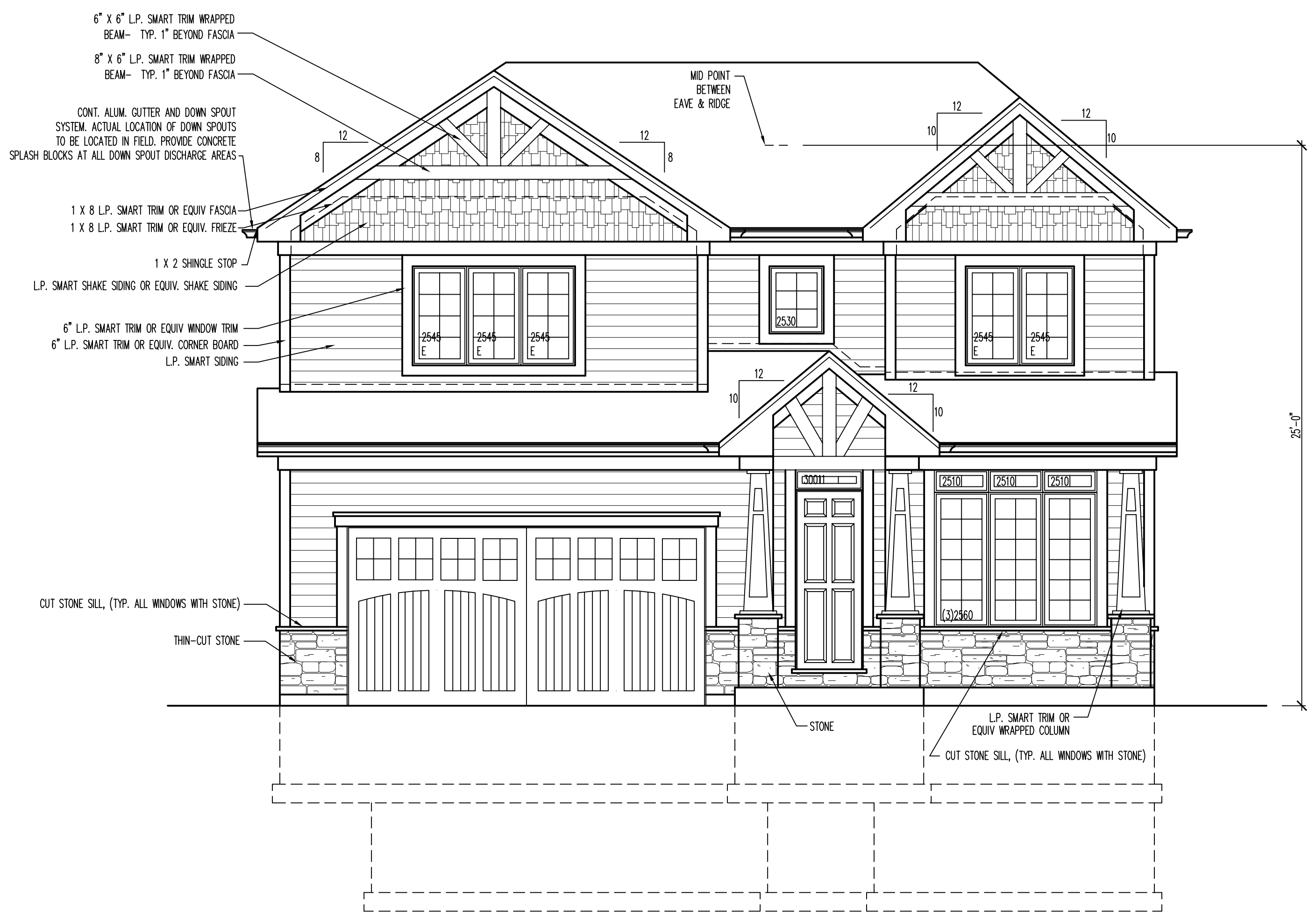
ELEVATION NOTES:

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

WINDOW NOTES:

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL WINDOWS TO BE LOW E GLASS AND ENERGY STAR RATED.

ELEVATION SYMBOLS:
"E" - EGRESS WINDOW



5E
A200
FRONT ELEVATION
1/4"=1'-0"

REVISIONS	
NO.	DESCRIPTION
1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN
3	DESIGN DEVELOPMENT
4	FINAL REVIEW
5	RELEASE FOR PERMIT

DR HORTON, INC.
101 N. HICKORY STREET
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

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

Job Number: 15040
Sheet Number: A200
File Name: 15040210

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



1C
A201

LEFT ELEVATION

1/4"=1'-0"

4E
A201

RIGHT ELEVATION

1/4"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	03-16-15 BA	1				
PRELIMINARY DESIGN		2				
DESIGN DEVELOPMENT		3				
FINAL REVIEW	03-26-15 BA	4				
RELEASE FOR PERMIT		5				
REVISION						

DR HORTON, INC.
1013 N. HICKORY STREET
ARLINGTON HEIGHTS, IL

LEFT ELEVATION
RIGHT 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: 15040
Sheet Number: A201
Date: 15040201

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.

1013 N Hickory – Arlington Heights

EXTERIOR COLOR PACKAGE

TRADE:

COLOR:

ROOFING:

IKO – DRIFTWOOD

SIDING:

SW7055 – ENDURING BRONZE

SHAKES:

SW7055 – ENDURING BRONZE

SOFFIT/TRIM:

SW7049 – NUANCE

STONE:

SUNSET STONE – TELLURIDE LEDGE

GUTTERS:

WHITE #81

WINDOWS:

WHITE VINYL

GARAGE DOOR:

WAYNE DALTON 9800 SERIES



Item: DC#15-031 - 1130 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1130 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received 3/27/15, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bashford Residence
Project Address: 1130 N. Walnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015

PETITION INFORMATION:

DC Number: 15-031
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Rd.
Crystal Lake, IL 60014
Meeting Date: April 28, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a detached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,922 square feet and the proposed residence will have 3,557 square feet. Aside from some minor side yard encroachments that need to be adjusted, the project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 32.8 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 32.8 feet Side: 6 feet Side: 6 feet Rear: 41 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,565 SF	3,557 SF
Building Lot Coverage	2,772 SF	2,487 SF
Impervious Surface Coverage Total	3,961 SF	3,749 SF

The existing neighborhood consists of a mix of single story, split level, and two story homes. Many of the older homes are smaller scale with detached garages, but there are also a number of newer two story homes with front loading garages on the block. The hipped main roof helps to reduce the height of the side walls and reduce the overall mass of the proposed new house, and the single story front porch roof helps the design to relate to the adjacent single story homes. The design is a nice example of using materials and details from the front elevation on all sides of the home. Although the garage is a strong focal point on the front of the house, it is nicely recessed so that the face of the garage is flush with the front porch.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1130 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received 3/27/15, and the following:

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

_____, April 21, 2015

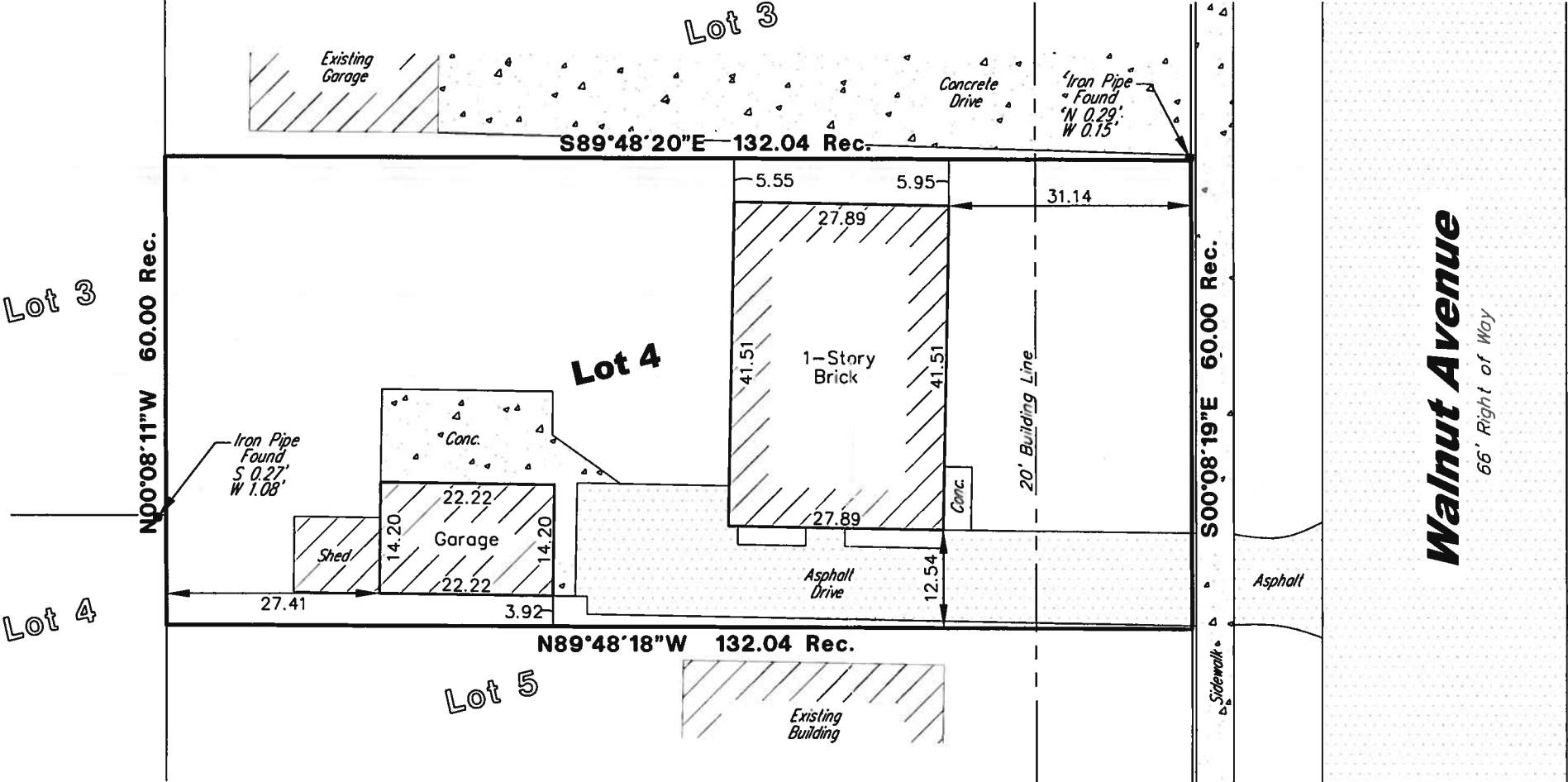
Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-032



PLAT OF SURVEY

LOT 4 IN BLOCK 13 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE 2 ACRES IN THE EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 10-08-14
- Prepared for Survey Services, for real estate transaction.
- Site Address: 1130 N. Walnut Avenue, Arlington Heights, IL
- Pin No.: 03-19-413-014
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.

State of Illinois)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 09th day of October, A.D. 2014 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3823
License Expiration Date 11-30-14

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

Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

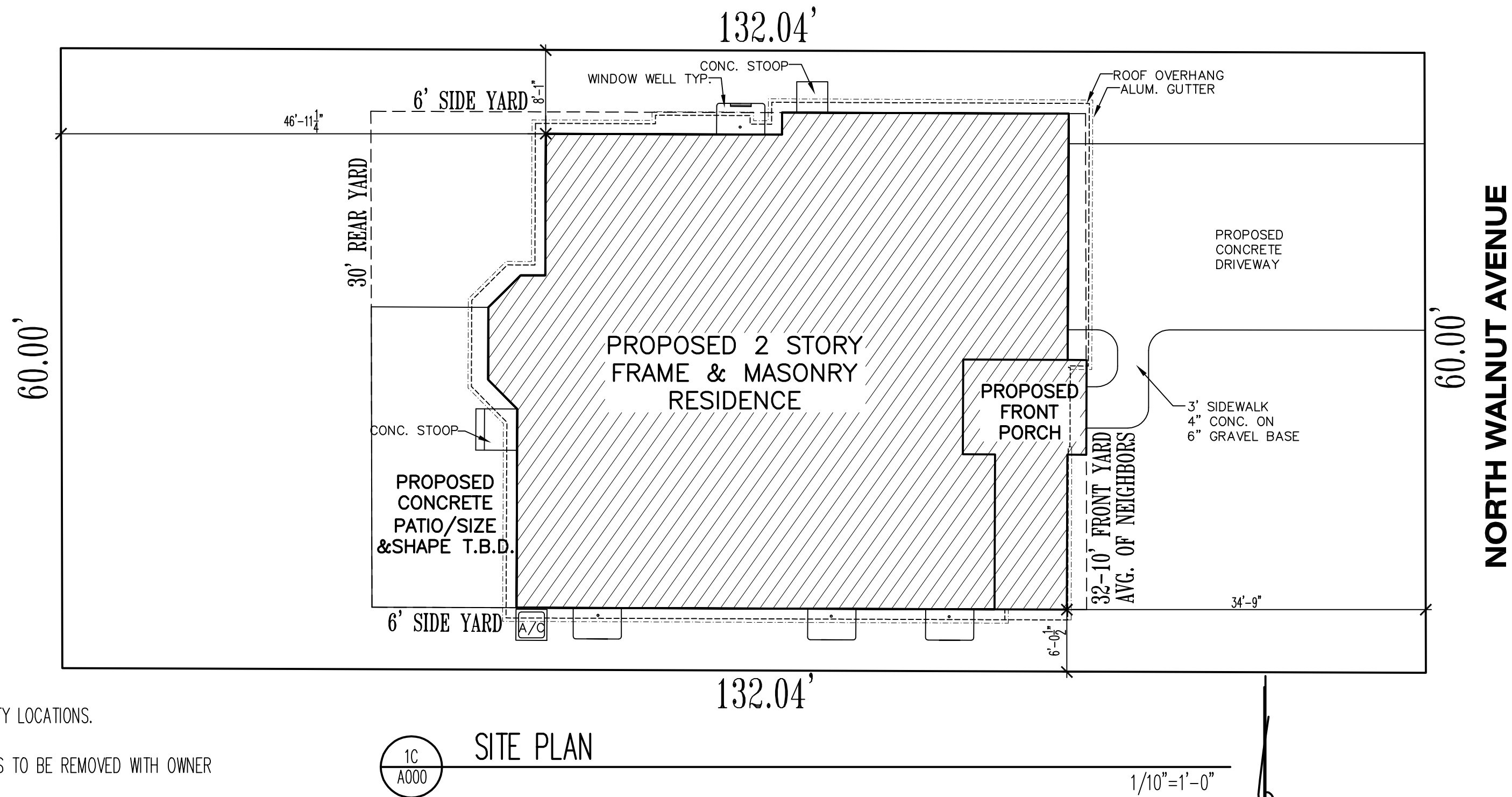
Field Work Completed:	10-08-14
Scale:	1" = 20'
Date:	10-09-14
Site Address:	
1130 N. Walnut Avenue	
Arlington Heights, Illinois	

Land Surveying Services, Inc.
574 W. Calfax Street
Palatine, Illinois 60067
Ph. (847)991-7700
Professional Design Firm License No. 184-003632

Job Number	LS140802
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

BASHFORD RESIDENCE

1130 NORTH WALNUT AVENUE ARLINGTON HEIGHTS, IL



NOTES:

- VERIFY UTILITY LOCATIONS.
- VERIFY TREES TO BE REMOVED WITH OWNER
- VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
- BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

1C
A000 SITE PLAN

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN, FOUNDATION SECTIONS
A101	FIRST FLOOR PLAN, SECOND FLOOR PLAN, ATTIC FURNACE ROOM
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202	CONTEXT ELEVATIONS
A300	ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A301	WASTE & SUPPLY DIAGRAMS, LIGHT & VENT SCHEDULE, TYPICAL DETAILS
E101	FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

AS SPECIFIED BY THE CODE, OPTION 1, WAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2012 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAPALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE INSULING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPE OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M901.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTHS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTHS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR WALL AND SHED OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

CODE CONFORMANCE

- THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING
- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
 - INTERNATIONAL FIRE CODE, 2009 EDITION
 - INTERNATIONAL MECHANICAL CODE, 2009 EDITION
 - INTERNATIONAL FUEL GAS CODE, 2009 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
 - NATIONAL ELECTRICAL CODE, 2005 EDITION
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
 - ILLINOIS PLUMBING CODE 2004 EDITION
 - CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/16

Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONCORD WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- ALL EXTERIOR WALKOUT OR ENGLISH-BASEMENT-FRAME WALLS 6'-0" TALL WITH 4" INSUL SHEATHING
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5X & 7X AIR ENTRAINED
- SOILS REPORT PROVIDED BY OTHERS SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT ARCHITECT IF LESS THAN 3,000 PSF.

WINDOW NOTES:

- TOP OF WALKOUT WINDOWS 6'-6" A.S.F.
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 92 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- PROVIDE (12" X 125) ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 2' OF ANY DOOR.
- WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 8'-0" TALL WITH 4" INSUL SHEATHING AND 1" AIR SPACE
- ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
- ALL EXTERIOR WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 6'-0" X 12'-0" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 6'-0" WIDE WITH BRICK ABOVE
- PROVIDE 6'-0" X 12'-0" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 6'-0" TO 16'-0" WIDE WITH BRICK ABOVE
- PROVIDE 7'-0" X 12'-0" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS
- WITH UP TO 2'-0" OF BRICK ABOVE
- PROVIDE 8'-0" X 12'-0" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2'-0" OF BRICK ABOVE
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2'-0" FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEAVY FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SOURCE: FINE FIR #2 STANDARD)
- ALL 2'-0" X 12'-0" FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEAVY FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SOURCE: FINE FIR #2 STANDARD)

- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE THICKNESS OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
- PRE-ENGINEERED FLOOR JOIST TO BE BY TRUSJOIST MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING
- ALL INTERIOR PARTITIONS W/DOEL. JST. BELOW UNLESS OTHERWISE NOTED
- POINT LOAD FROM ABOVE W/DOEL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 6' O.C. STUD WALLS
- ADD 2" HORIZONTAL BLOODING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOODING AND TO STUDS.
- MINIMUM OF 36" HALF LAMPS IN ALL CONDITIONS
- FIREPROOFING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, NEXT AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREFABRICS AT CEILING AND FLOOR LEVELS WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7'-3/4" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 8'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

- KITCHEN OUTLETS MAXIMUM 48" O.C., ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- OUTLETS WITHIN 12'-0" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
- ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- ALL OUTLETS SHALL BE ARC-FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHEET AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE, AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 4 STUDS
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
- ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
- BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- BELOW GROUND WATER - TYPE L COPPER
- COLOR PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- TELEVISION JACK
- DUPLEX OUTLET
- QUAD. OUTLET
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- DIRECTIONAL RECESSED CAN LT.
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- EXTERIOR SPOT LT. WITH MOTION DET.
- FAN/LIGHT CEILING MOUNTED FIXTURE
- AUDIO SYSTEM OUTLET JACK
- TELEPHONE JACK
- SWITCHED DUPLEX OUTLET
- SWITCH
- 110V SMOKE DETECTOR
- WIRE IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- SHOWER HEAD
- FLOOR DRAIN
- SPRINKLER HEAD
- NEW WALL
- EXISTING WALL
- DRYWALL/CASED/ARCHED OPENING
- BEARING WALL ABOVE
- SILL PLATE LOCATION
- DEPRESSED T. FOUNDATION
- GAS HOOKUP
- FROST PROOF HOSE BIB
- FLUORESCENT LIGHT FIXTURE
- A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- 5 SHELVES
- 1 SHELF, 1 ROD

1116 N. WALNUT ST.
3 HOUSES LEFT



1122 N. WALNUT ST.
2 HOUSES LEFT



1126 N. WALNUT ST.
1 HOUSE LEFT



1130 N. WALNUT ST.
BASHFORD RESIDENCE



1136 N. WALNUT ST.
1 HOUSE RIGHT



1140 N. WALNUT ST.
2 HOUSES RIGHT



1140 N. WALNUT ST.
3 HOUSES RIGHT



NORTH WALNUT AVENUE



1119 N. WALNUT ST.



1125 N. WALNUT ST.



1131 N. WALNUT ST.
DIRECTLY ACROSS ST.



1137 N. WALNUT ST.



1143 N. WALNUT ST.



NEIGHBORHOOD PHOTO BOARD



NOT TO SCALE

WEST CLARENDON STREET

DESIGN STAGE	1	2	3	4	5
RELEASE FOR BID	02-09-15 N.M.				
PRELIMINARY DESIGN	11-02-14 N.M.				
DESIGN DEVELOPMENT	12-11-14 N.M.	12-29-14 N.M.			
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	A	A	A	A	A

BASHFORD RESIDENCE
1130 N. WALNUT AVE.
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.

2000 Delmar Road at Rt. 170
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALFA

Job Number:
A203

Sheet Number: 14202

File Name:

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



1C
A202

FRONT ELEVATION
1130 NORTH WALNUT AVE.
LEFT NEIGHBOR

1/6"=1'-0"

3C
A202

EXISTING FRONT ELEVATION
1130 NORTH WALNUT AVE.
SUBJECT PROPERTY

1/6"=1'-0"

5C
A202

FRONT ELEVATION
1130 NORTH WALNUT AVE.
RIGHT NEIGHBOR

1/6"=1'-0"

1E
A202

FRONT ELEVATION
1130 NORTH WALNUT AVE.
LEFT NEIGHBOR

1/6"=1'-0"

3E
A202

PROPOSED FRONT ELEVATION
1130 NORTH WALNUT AVE.
SUBJECT PROPERTY

1/6"=1'-0"

5E
A202

FRONT ELEVATION
1130 NORTH WALNUT AVE.
RIGHT NEIGHBOR

1/6"=1'-0"

DESIGN STAGE		1	2	3	4	5
RELEASE FOR BID	02-19-15 N.M.					
PRELIMINARY DESIGN	11-12-14 N.M.					
DESIGN DEVELOPMENT	12-11-14 N.M.					
FINAL DESIGN	12-29-14 N.M.					
PERMIT FOR PERMIT	03-26-15 N.M.					
REVISION						

BASHFORD RESIDENCE
1130 NORTH WALNUT
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

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

ALA

Job Number: 14202
Sheet Number: A202
File Name: 14202202



DESIGN STAGE		REVISIONS				
RELEASE FOR BID	02-09-15 N.M.	1				
PRELIMINARY DESIGN	11-12-14 N.M.	2				
DESIGN DEVELOPMENT	12-11-14 N.M.	3				
FINAL REVIEW	12-29-14 N.M.	4				
RELEASE FOR PERMIT	03-26-15 N.M.	5				
REVISION						

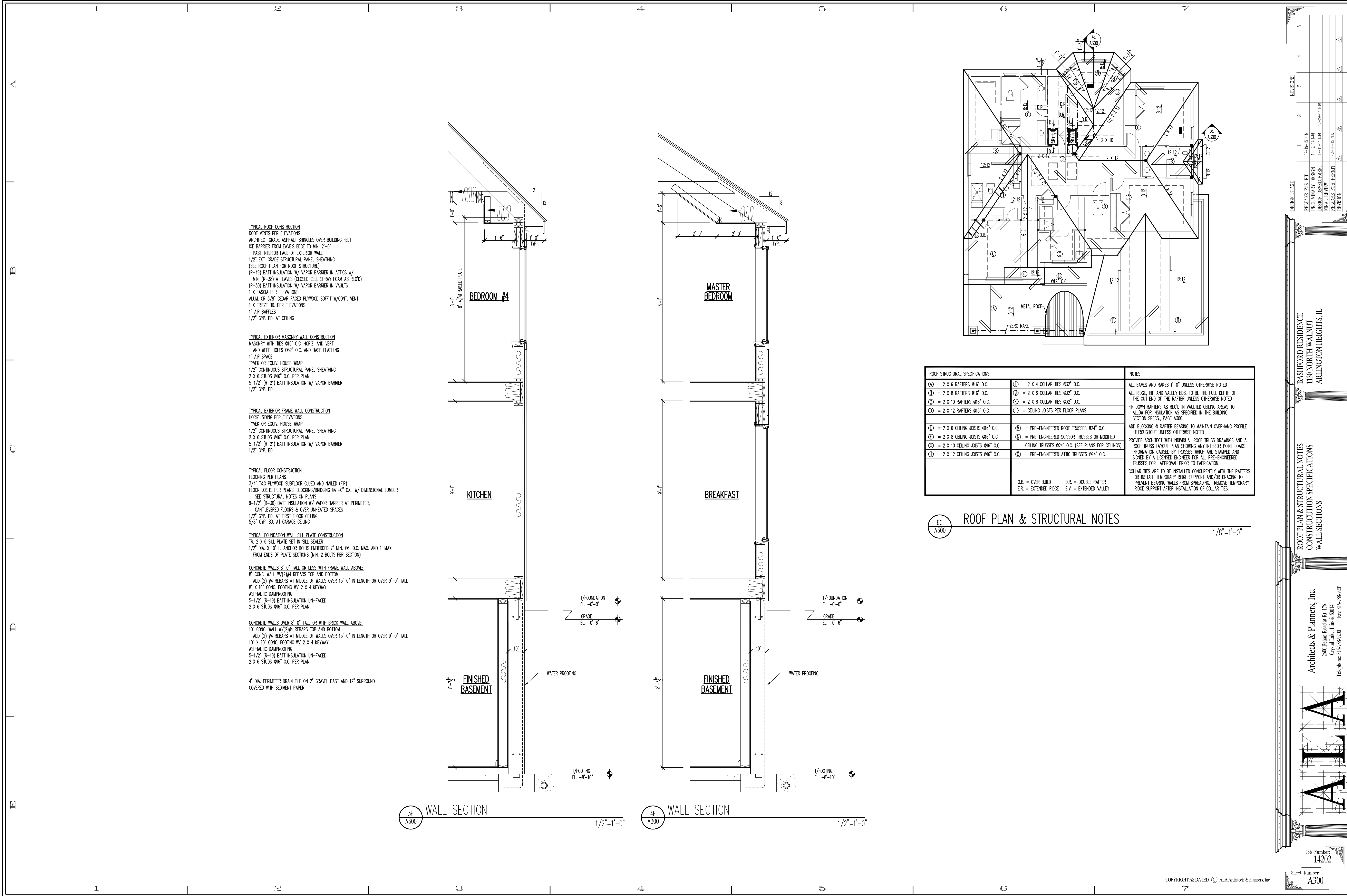
BASHFORD RESIDENCE
1130 NORTH WALNUT
ARLINGTON HEIGHTS, IL

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

ALA
Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 14202
Sheet Number: A201
File Name: 14202201

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS
ARCHITECT GRADE ASPHALT SHINGLES OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0"
PAST INTERIOR FACE OF EXTERIOR WALL
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
ALUM. OR 3/8" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENT
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES
1/2" GYP. BD. AT CEILING

TYPICAL EXTERIOR MASONRY WALL CONSTRUCTION
MASONRY WITH TIES #16" O.C. HORIZ. AND VERT.
AND WEEP HOLES #32" O.C. AND BASE FLASHING
1" AIR SPACE
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS #16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION
HORIZ. SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS #16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION
FLOORING PER PLANS
3/4" TAG PLYWOOD SUBFLOOR GLUED AND NAILED (TFR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING #7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER,
CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" GYP. BD. AT FIRST FLOOR CEILING
5/8" GYP. BD. AT GARAGE CEILING

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. #6" O.C. MAX. AND 1' MAX.
FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/2#4 REBARS TOP AND BOTTOM
ADD (2) #4 REBARS AT MIDDLE OF WALLS OVER 15'-0" IN LENGTH OR OVER 9'-0" TALL
8" X 16" CONC. FOOTING W/ 2 X 4 KEYWAY
ASPHALTIC DAMPROOFING
5-1/2" (R-19) BATT INSULATION UN-FACED
2 X 6 STUDS #16" O.C. PER PLAN

CONCRETE WALLS OVER 8'-0" TALL OR WITH BRICK WALL ABOVE:
10" CONC. WALL W/2#4 REBARS TOP AND BOTTOM
ADD (2) #4 REBARS AT MIDDLE OF WALLS OVER 15'-0" IN LENGTH OR OVER 9'-0" TALL
10" X 20" CONC. FOOTING W/ 2 X 4 KEYWAY
ASPHALTIC DAMPROOFING
5-1/2" (R-19) BATT INSULATION UN-FACED
2 X 6 STUDS #16" O.C. PER PLAN

4" DIA. PERIMETER DRAIN TILE ON 2" GRAVEL BASE AND 12" SURROUND
COVERED WITH SEDIMENT PAPER

3E
A300

WALL SECTION

1/2"=1'-0"

4E
A300

WALL SECTION

1/2"=1'-0"

ROOF STRUCTURAL SPECIFICATIONS		NOTES
Ⓐ = 2 X 6 RAFTERS #16" O.C.	Ⓐ = 2 X 4 COLLAR TIES #32" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED ALL RIDGE, HIP AND VALLEY BOIS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED FIR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS. PAGE A300. ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION. COLLAR TIES ARE TO BE INSTALLED CONCURRENTLY WITH THE RAFTERS OR INSTALL TEMPORARY RIDGE SUPPORT AND/OR BRACING TO PREVENT BEARING WALLS FROM SPREADING. REMOVE TEMPORARY RIDGE SUPPORT AFTER INSTALLATION OF COLLAR TIES.
Ⓑ = 2 X 8 RAFTERS #16" O.C.	Ⓑ = 2 X 6 COLLAR TIES #32" O.C.	
Ⓒ = 2 X 10 RAFTERS #16" O.C.	Ⓒ = 2 X 8 COLLAR TIES #32" O.C.	
Ⓓ = 2 X 12 RAFTERS #16" O.C.	Ⓓ = CEILING JOISTS PER FLOOR PLANS	
Ⓔ = 2 X 6 CEILING JOISTS #16" O.C.	Ⓔ = PRE-ENGINEERED ROOF TRUSSES #24" O.C.	
Ⓕ = 2 X 8 CEILING JOISTS #16" O.C.	Ⓕ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED	
Ⓖ = 2 X 10 CEILING JOISTS #16" O.C.	CEILING TRUSSES #24" O.C. (SEE PLANS FOR CEILINGS)	
Ⓗ = 2 X 12 CEILING JOISTS #16" O.C.	Ⓗ = PRE-ENGINEERED ATTIC TRUSSES #24" O.C.	
O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY		

6C
A300

ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"

REVISIONS

1	02-19-15 N.M.	RELEASE FOR BID
2	11-12-14 N.M.	PRELIMINARY DESIGN
3	12-11-14 N.M.	DESIGN DEVELOPMENT
4	12-29-14 N.M.	FINAL REVIEW
5	03-26-15 N.M.	RELEASE FOR PERMIT
		REVISION

DESIGN STAGE

BASHFORD RESIDENCE
1130 NORTH WALNUT
ARLINGTON HEIGHTS, IL

ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTIONS

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number: 14202
Sheet Number: A300
File Name: 14202300

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.



Item: DC#15-032 - 1536 N. Ridge Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 1536 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/15 and received 3/27/15, and the following:

1. A requirement to change the two story entry feature to a single story portico or single story front porch.
2. A requirement to recess the garage so that the face of the garage is at least flush with the face of the entry portico.
3. A requirement to add at least one window to the south wall of the Dining Room.
4. A requirement to add at least one window to the south wall of the Master Bedroom.
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: 1536 N. Ridge Ave.
Project Address: 1536 N. Ridge Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 22, 2015

PETITION INFORMATION:

DC Number: 15-032
Petitioner Name: Tony Divizio
Petitioner Address: MM Design
PO Box 3392
Barrington, IL 60011
Meeting Date: April 28, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,957 square feet and the proposed residence will have 3,971 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 32.4 feet Side: 6.75 feet Side: 6.75 feet Rear: 50.3 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,021 SF	3,971 SF
Building Lot Coverage	3,135 SF	2,491 SF
Impervious Surface Coverage Total	4,479 SF	3,991 SF

The existing neighborhood consists primarily of single-story homes with one car attached garages. 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. Although the neighborhood is predominantly single story homes, it should be noted that the subject property does have a similar scale, two story newer home on the lot directly to the north.

The hipped main roof helps to reduce the height of the side walls and reduce the overall mass of the proposed new house, but the two story entry feature does not fit into the context or scale of the neighborhood. It is recommended that the entry design be revised to have a single story entry portico or single story front porch.

The left side elevation is a large blank brick wall. It is recommended that more windows be added to break up the wall.

The primary concern with the proposed design is that the 25 foot deep garage projects forward significantly from the front wall of the house which is not in character with the neighborhood. It is recommended that the design be revised so that the face of the garage is at least flush with the face of the entry portico.

RECOMMENDATION:

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 1536 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/15 and received 3/27/15, and the following:

1. A requirement to change the two story entry feature to a single story portico or single story front porch.
2. A requirement to recess the garage so that the face of the garage is at least flush with the face of the entry portico.
3. A requirement to add at least one window to the south wall of the Dining Room.
4. A requirement to add at least one window to the south wall of the Master Bedroom.
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.

____ April 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

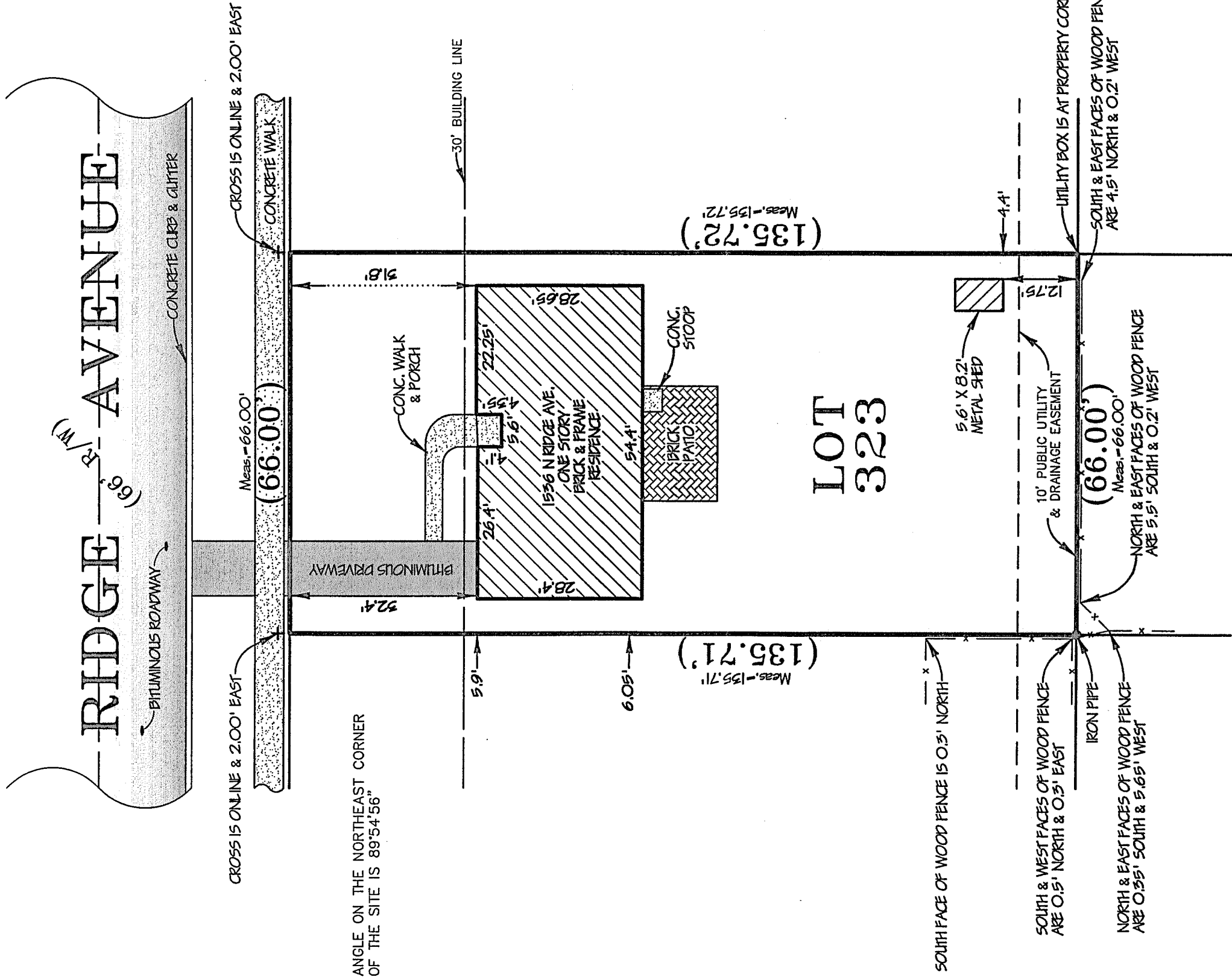
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-032

- LEGEND**
- Monumentation Found
 - Monumentation Set (PLS 33-2551)
 - Record Dimension
 - Fence Line

PLAT OF SURVEY

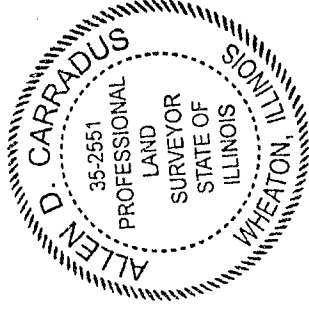
LOT 323 IN HASBROOK SUBDIVISION UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1959 AS DOCUMENT 1891839 IN COOK COUNTY, ILLINOIS.

AREA OF SITE=8,957 SQ.FT.



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.



CARRADUS

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 10th DAY OF April, A.D. 2014
BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2014.

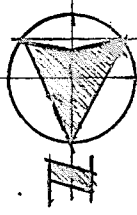
ALLEN D. CARRADUS LAND SURVEYOR

Residential & Commercial Land Surveying Services
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR:

STEVEN G. EVANS

DRAWN BY: CMG
DATE OF FIELD WORK: SCALE: 1" = 20'
P.D.B.K. - PAGE 48-00
PROJECT NO. 25805



RIDGE AVENUE
(66.00')

BITUMINOUS ROADWAY

CONCRETE CURB & GUTTER

CROSS SECTION

CONCRETE DRIVE

Meas. - 66.00'

(66.00')

CONC. DRIVE
648 sq ft

CONC. WALK
105 sq ft

30' BUILDING LINE

EXIST'G HOUSE
PATIO/DRIVE
(REMOVE)

ONE STORY
BRICK & FRAME
BACK & FRONT
RESIDENCE

2 STORY
PROPOSED
2930 sq ft

PATIO
18x30
540 sq ft

3' WALK
243 sq ft

30' REAR YARD

LOT AREA
8,957 sq ft

Meas. - 125.72'
(135.72')

Meas. - 125.71'
(135.71')

5.6' x 8.2'
METAL SHED

5.6' x 8.2' METAL SHED

10' PUBLIC UTILITY
& DRAINAGE EASEMENT

(66.00')
Meas. - 66.00'

REMOVE
EXIST'G SHED

NORTH & EAST FACES OF WOOD FENCE
ARE 5.5' SOUTH & 0.2' WEST

IRON PIPE

5.6' x 8.2' METAL SHED

SITE DEVELOPMENT PLAN 1 "20'-0"



EXISTING
1536
SUBJECT PROPERTY



1530



1532



1534



1540



1542



1544

NORTH RIDGE AVE.



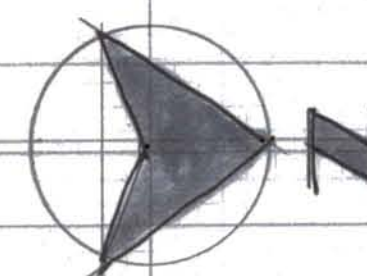
1535



1537



1539



SURROUNDING PROPERTIES

MM DESIGN

ILL. REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 352-7000 FAX (847) 352-7224

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

REVISIONS	BY



PROPOSED CONTEXT ELEVATION

1/8" = 1'-0"

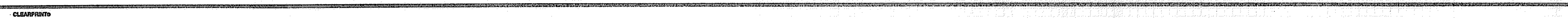
MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 352-7000 FAX (847) 352-7224

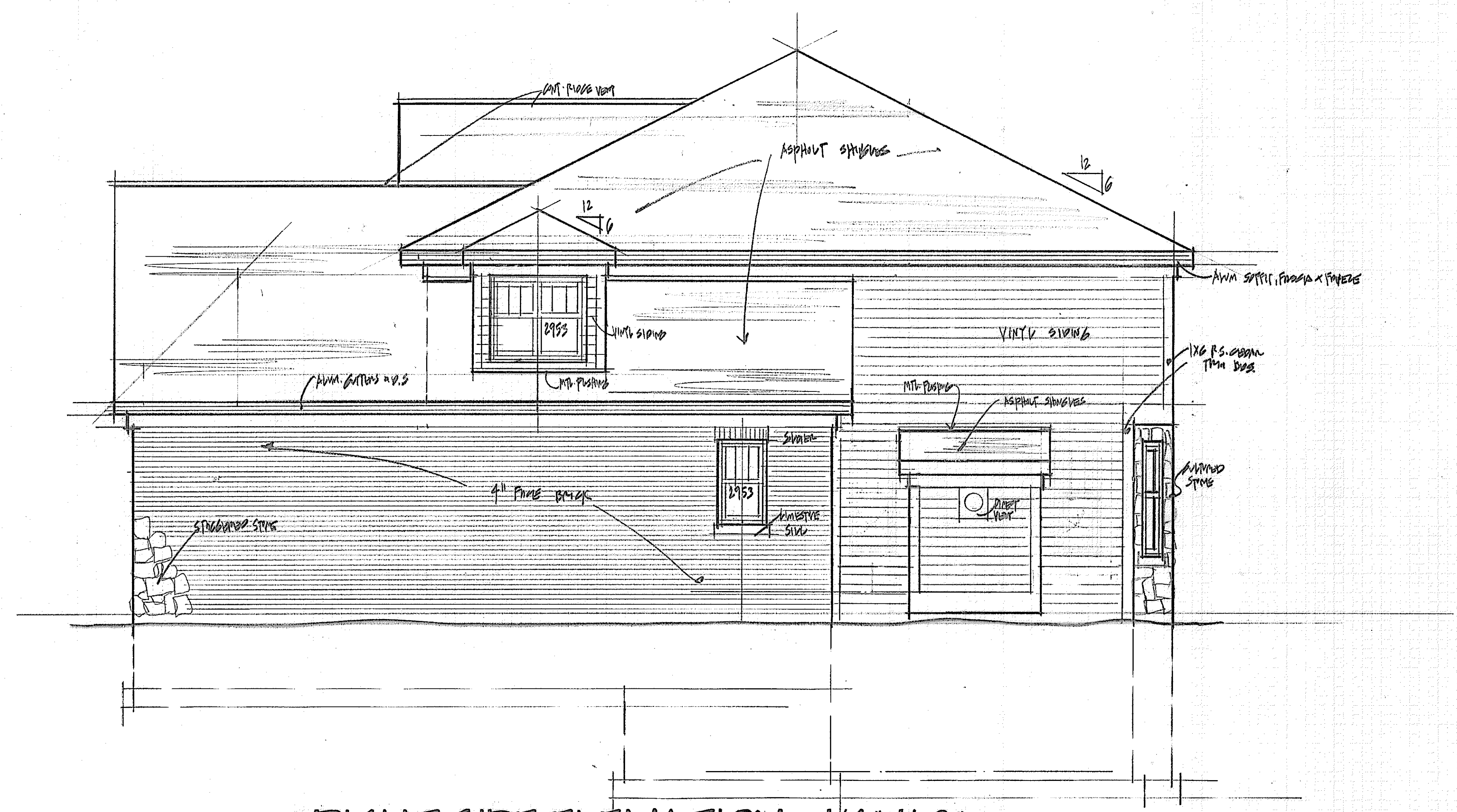
Date	
Scale	
Drawn	
Job	
Sheet	
Of	

MM DESIGN IL. REG. ARCHITECT/DESIGN FIRM P.O. BOX 3392, BARRINGTON, IL 60011 (847) 352-7000 FAX (847) 352-7224	
Date	MM/11/15
Scale	AS NOTED
Drawn	AMM/MM
Job #	2015-02 MM
Sheet	A5
Of	Sheets

CONTINUOUS RIDGE VENT
SHIELD @ EAVES & ALL VALLEYS
TIES @ 16" O.C., V-L @ ALL RIDGE, HIP AND VALLEYS
CATH. CEILING
5. SEE PLAN
DOWN
AND DOWNSPOUTS
SHOWER DRAINAGE: 4" MIN. PAPER, 2" MIN. GREEN
ETAL TIES @ 24" HORIZONTALLY AND 16" VERTICALLY
ALL UPPER TYVEK @ WEEP HOLES @ 48" O.C.
DOWNS SEALED WITH MANUFACTURER'S TAPE
MATCH 80° FINISHED
ERS/TILE AREAS/POURED SHOWER BASE
CREWED
AN FOR VARIATIONS)
C. 12" FROM CORNERS
ALL (5-1/2 BAG MIX)
DOING
SS
RATION WITH LV
APE
WAM (NO FIBREGLASS)
DISTURBED, (3000 PSI MIN) SOL W/2" #5 REBAR
F WASHED STONE W/6" WASHED STONE COVER



REVISIONS	BY



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



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

MM DESIGN

ILLINOIS REGISTERED ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BAREINGTON, IL 60011
(847) 352-7000 FAX (847) 352-7224

Date	MARCH 11 '15
Scale	AS NOTED
Drawn	AMD/MM
Job #	2015.02MM
Sheet	A6
Of	Sheets



1536 RIDGE AVE
ARROWTON HTS IL

CONSULT
DESIGN
CONSTRUCT

MATERIAL SCHEDULE

MATERIAL	TYPE	MANUFACTURE	COLOR
BRICK		PINE HALL BRICK	CAPE CHARLES O/S TUMBLE
ROOF		TIMBERLINE GRAND SERVIA	WEATHERED WOOD
WINDOWS		PELVA	FOSSIL
GUTTERS		ACM/QUALITY EDGE	CLAY
FASCIA SOFFIT		ACM/QUALITY EDGE	CLAY
SIDING VINYL		ACM	WICKER
STONE		NATURAL MICHELS	COUNTRY FOND DE VAC.



Item: DC#15-033 - 1008 N. Illinois Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 1008 N. Illinois Avenue. This recommendation is subject to compliance with the architectural plans received 3/31/15, and the following:

1. A requirement to reduce the roof pitch on the sides of the main roof to a 10:12 pitch or less.
2. A requirement to either extend the front porch closer to the front of the garage, or recess the garage to be closer to the front of the porch.
3. A requirement to significantly reduce the garage roof pitch.
4. A requirement to add at least one window to the south wall of Bedrooms 3 and 4.
5. A requirement to add at least one window to the north wall of the Master Bathroom.
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: 1008 N. Illinois Ave.
Project Address: 1008 N. Illinois Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015

PETITION INFORMATION:

DC Number: 15-033
Petitioner Name: Adam Wavrunek
Petitioner Address: Robert Michael Black LLC
2854 N. Campbell
Chicago, IL 60004
Meeting Date: April 28, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,395 square feet and the proposed residence will have 2,853 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20.1 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20.5 feet Side: 5.1 feet Side: 5.1 feet Rear: 54.4 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,878 SF	2,853 SF
Building Lot Coverage	2,238 SF	2,006 SF
Impervious Surface Coverage Total	3,517 SF	2,531 SF

The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. The proposed new home will be the first teardown on the block.

Overall, the house is nicely designed, and is a very good example of applying a full level of detail and materials on all sides of the home. The hipped main roof does help to reduce the height of the side walls and reduce the overall mass of the proposed new house, but the proposed steep roof pitch is not in context with the neighborhood. It is recommended that the roof pitch on the sides of the roof and the front gable be reduced.

The single story front porch also helps the proposed design to relate to the adjacent single story homes, but the garage projects in front of the porch and dominates the front elevation. It is recommended that either the front porch be extended further towards the front of the garage, or the garage be recessed back towards the porch. Additionally, it is recommended that the roof pitch of the large steep garage roof be significantly reduced.

Finally, it is recommended that additional windows be added to the second floor side elevations to break up the wall.

RECOMMENDATION:

It is recommended that the Design Commission approve with revisions the proposed new single-family residence to be located at 1008 N. Illinois Avenue. This recommendation is subject to compliance with the architectural plans received 3/31/15, and the following:

1. A requirement to reduce the roof pitch on the sides of the main roof to a 10:12 pitch or less.
2. A requirement to either extend the front porch closer to the front of the garage, or recess the garage to be closer to the front of the porch.
3. A requirement to significantly reduce the garage roof pitch.
4. A requirement to add at least one window to the south wall of Bedrooms 3 and 4.
5. A requirement to add at least one window to the north wall of the Master Bathroom.
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.

_____, April 21, 2015

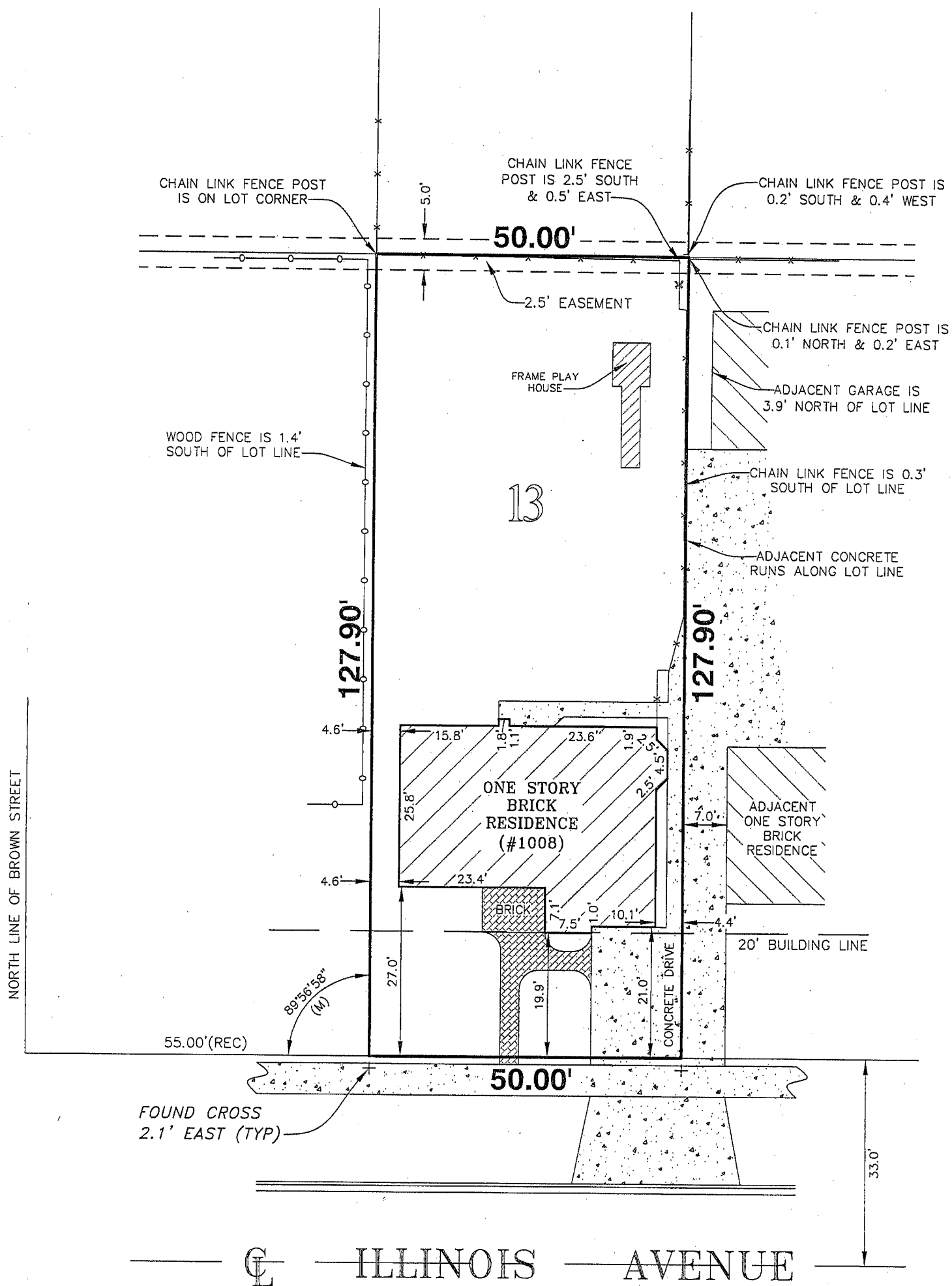
Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-032

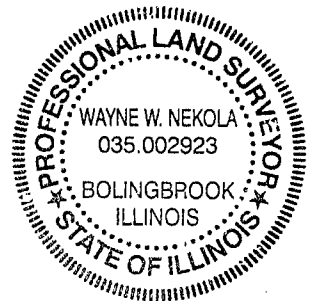
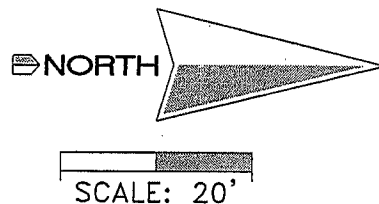
PLAT OF SURVEY

OF

LOT 13 IN BLOCK 3 IN ARLINGTON PARK SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 25 FEET THEREOF) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.



AREA = 6,395 SQ. FT.
MORE OR LESS



PREPARED FOR: _____
JOB ADDRESS: **1008 N. ILLINOIS AVE., ARLINGTON HEIGHTS, IL.**
JOB NO.: **15-01-0907-SPOT** DRAWN BY: **KAB**

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 24TH DAY OF JANUARY, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 3RD DAY OF FEBRUARY, 2015.

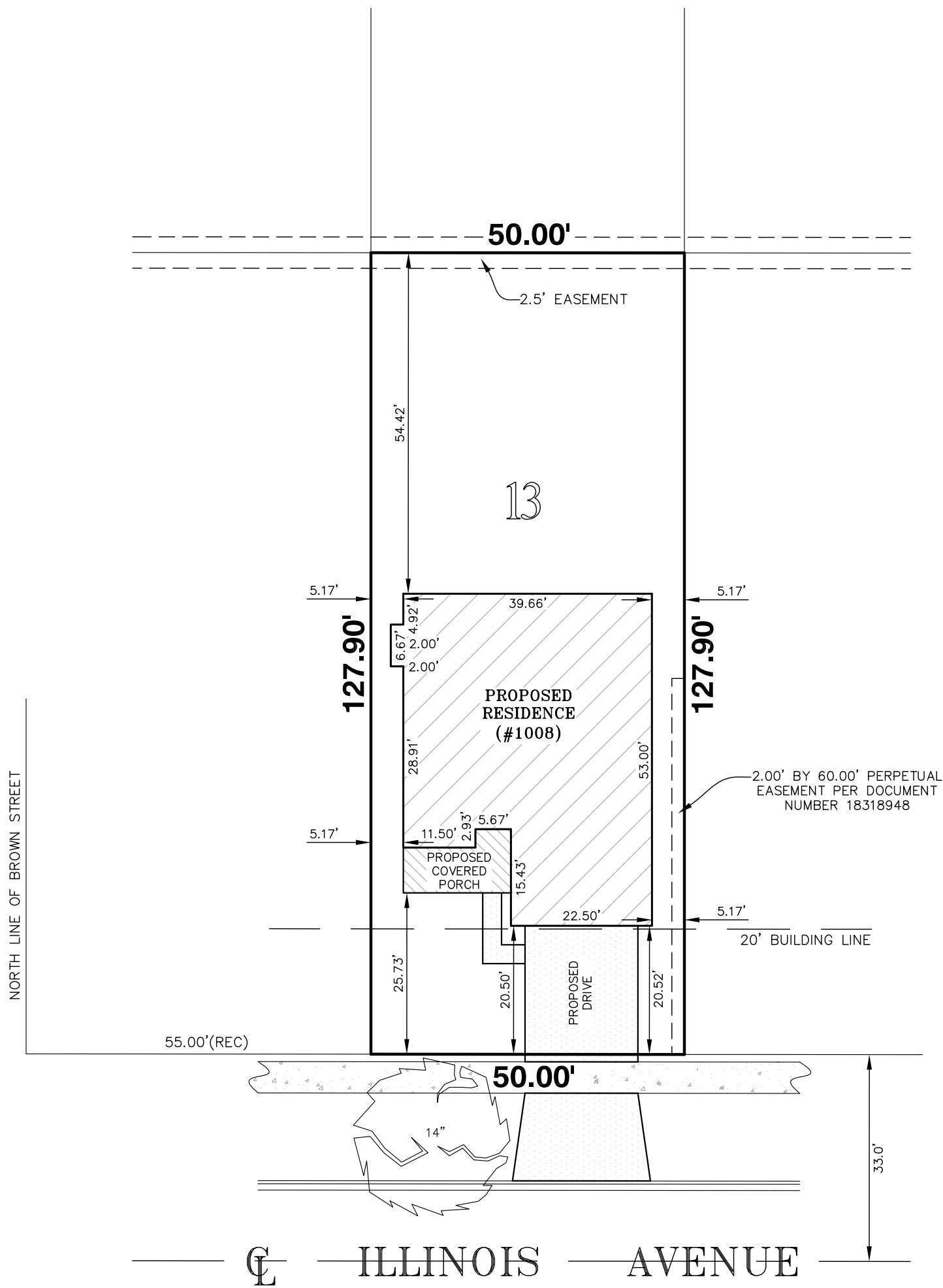
Wayne W. Nekola
IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

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

CONCEPT PLAN

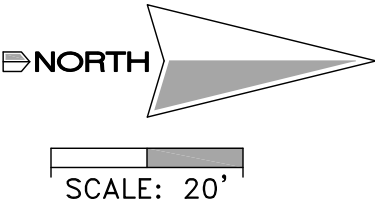
1008 N. ILLINOIS ST.
ARLINGTON HEIGHTS, IL.



AREA = 6,395 SQ. FT.
MORE OR LESS

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX





PROPERTY TO LEFT 3



PROPERTY TO LEFT 2



PROPERTY TO LEFT 1



SUBJECT PROPERTY
1008 N. ILLINOIS



PROPERTY TO RIGHT 1



PROPERTY TO RIGHT 2



PROPERTY TO RIGHT 3

BROWN STREET

NORTH ILLINOIS



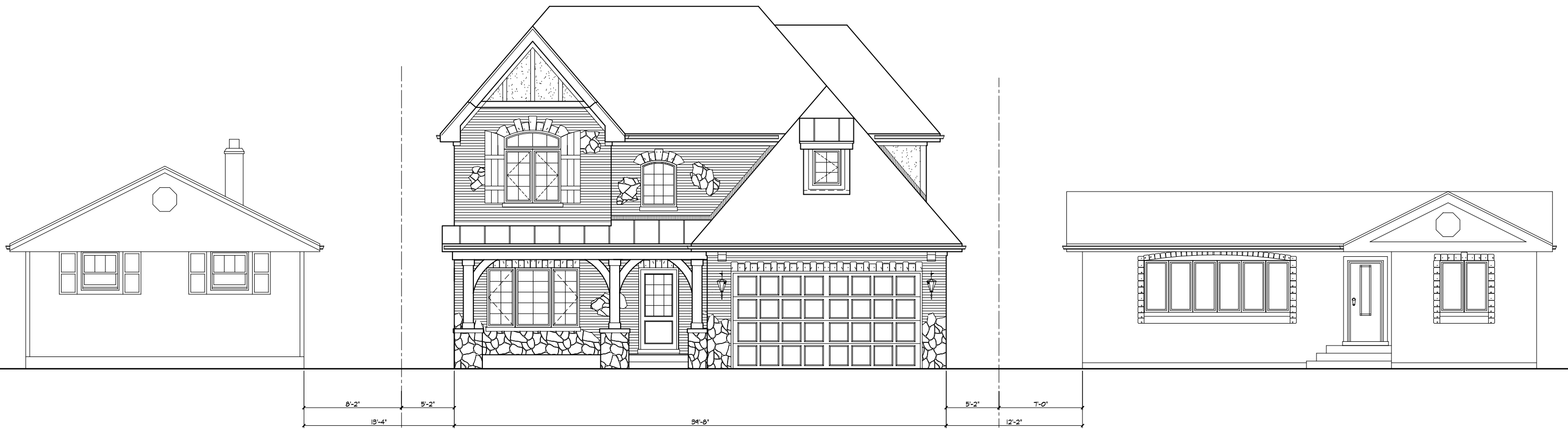
PROPERTY ACCROSS 1



PROPERTY ACCROSS 2



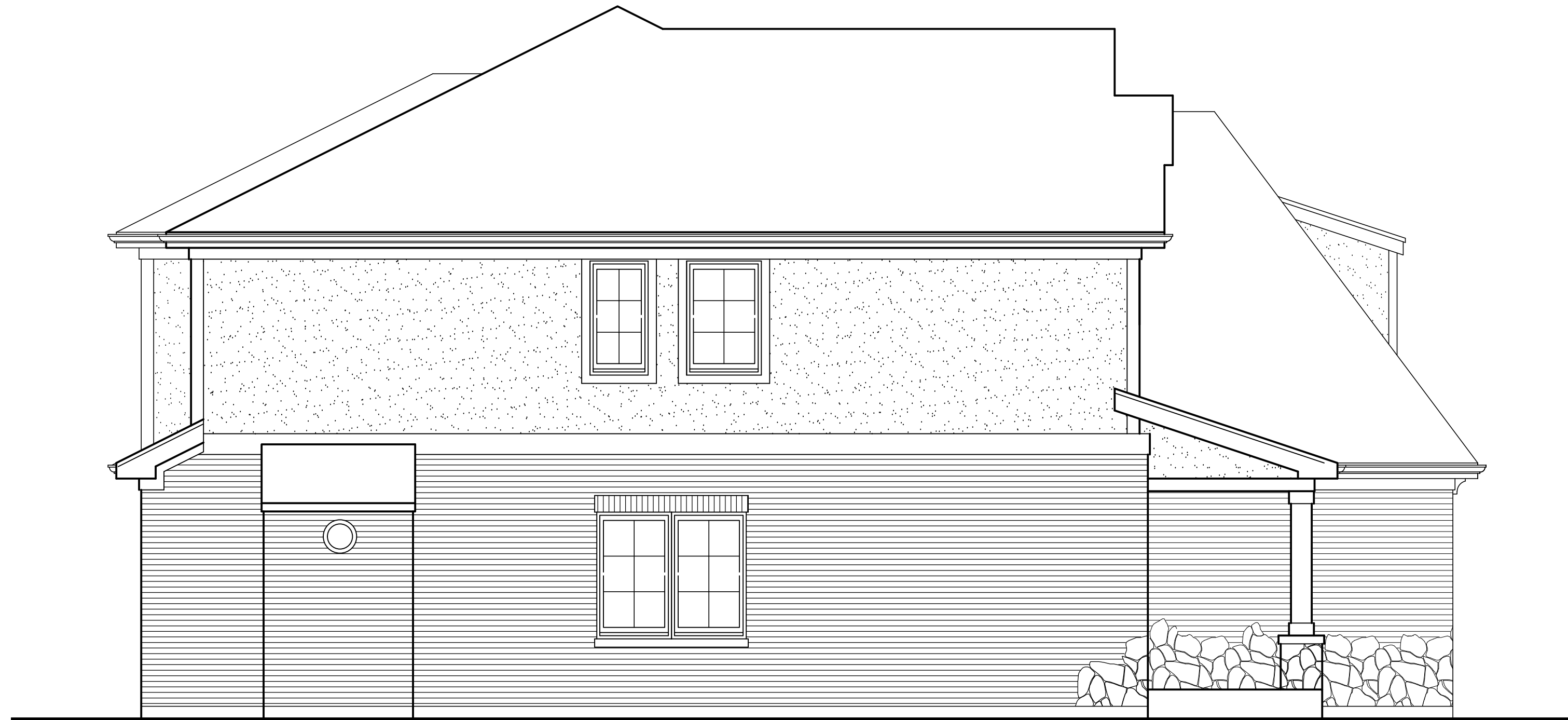
PROPERTY ACCROSS 3



PROPOSED CONTEXT ELEVATION



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



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



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



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

REVISIONS

CUSTOM HOME FOR
RMB LLC
1008 N. ILLINOIS
ARLINGTON HEIGHTS, ILLINOIS

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

WKO
LSON
ARCHITECTS
INC.

ELEVATIONS

APP'D: WKO
CHECKED: WKO
DRAWN: SEB
DATE: 02/25/15
PROJ NO: 315017
PREV NO: (312170)

SHEET NUMBER

OF 14

Material Schedual

1008 N. Illinois

Item	Material	Manufacturer	Color
Brick	Face Brick	Boral Crick Company	Smoky Mountian
Stucco	Field Color	STO	Tan # 10622
Stucco Trim	Trim Color	STO	Forest # 16045
Gutters/Trim/Fascia	Aluminum	ABC	Norwegian Wood
Windows	Aluminum	Pella	Sandstone
Garage Door	Aluminum	Clopay	Sandstone
Stone	Limestone	Illionois Brick	Fon Du Lac Grey
Roof	Asphalt Shingles	GAF	Weathered Wood



Item: DC#15-037 - 1309 S. Evergreen Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1309 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 4/13/14, and the following:

1. A recommendation to further recess the proposed third car garage stall.
2. A recommendation to add window grids, window trim, and gable frieze board details on all sides of the home to match the front elevation.
3. A recommendation to change some of the transom windows on the north elevation to double hung windows.
4. Consider hipping the sides of the main roof.
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: 1309 S. Evergreen Ave.
Project Address: 1309 S. Evergreen Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015

PETITION INFORMATION:

DC Number: 15-037
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Pkwy.
Warrenville, IL 60555
Meeting Date: April 28, 2015

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 detached garage to allow the construction of a new two story residence with an attached three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have 3,322 square feet. The proposed side yard setback needs to be increased from 6 feet to 8 feet, and the driveway width needs to be corrected in order to comply with code. Otherwise, the project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28.7 feet Side: 8 feet Exterior Side: 20.5 feet Rear: 30 feet	Front: 30.1 feet Side: 6 feet Exterior Side: 24.5 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	4,438 SF	3,322 SF
Building Lot Coverage	3,500 SF	2,172 SF
Impervious Surface Coverage Total	5,000 SF	3,122 SF

The existing neighborhood consists primarily of smaller scale, single story and split level homes with detached garages. The proposed new home will be the first teardown in this neighborhood, and it will be one of only a few two story homes on the block. The proposed 3 car attached garage is not in context with the block, although the large corner lot does accommodate the proposed house comfortably. The single story front porch and single story third car garage stall do help the scale of the house to relate to the adjacent single story homes. The third car garage stall is slightly recessed from the front elevation, but consideration should be given to recessing it even further. The front elevation is nicely designed, but the exterior side elevation is void of details and will be highly visible from White Oak Street. The main roof of the house could be hipped on the sides to diminish the overall height and scale of the proposed design. The Design Commission should evaluate the appropriateness of the proposed home within the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1309 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 4/13/14, and the following:

1. A recommendation to further recess the proposed third car garage stall.
2. A recommendation to add window grids, window trim, and gable frieze board details on all sides of the home to match the front elevation.
3. A recommendation to change some of the transom windows on the north elevation to double hung windows.
4. Consider hipping the sides of the main roof.

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.

_____, April 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

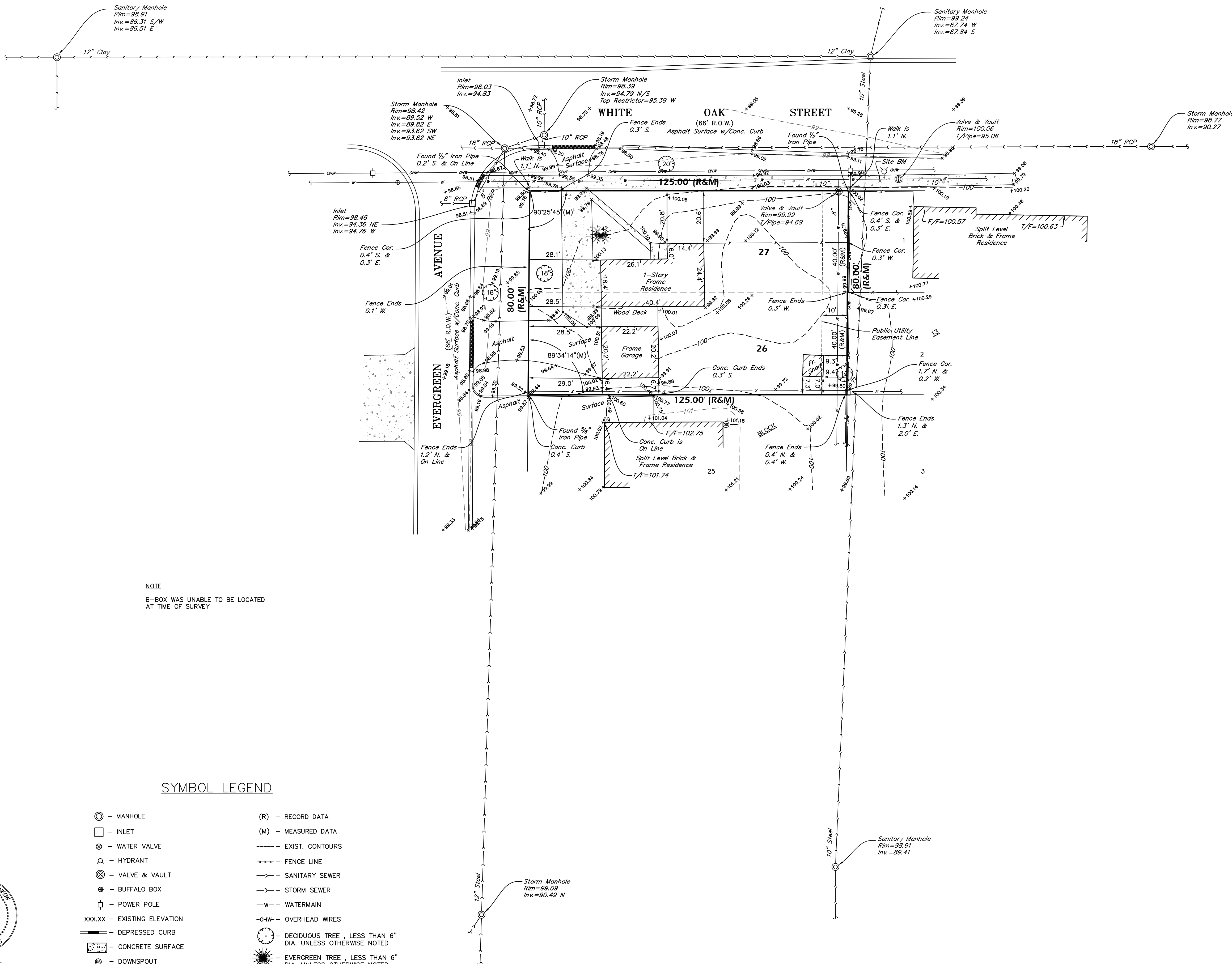
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-037

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 26 AND 27 IN BLOCK 13 IN ARLINGTON HEIGHTS
GARDEN HOMESITES IN THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1"=20'



NOTE

B-BOX WAS UNABLE TO BE LOCATED
AT TIME OF SURVEY

BENCHMARK

SITE BM - CROSS CUT IN WALK NEAR NORTHEAST
CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

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

AREA OF SURVEY:

CONTAINING 10,000± SQ. FT.

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

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

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

FIELD WORK COMPLETED AND DATED
THIS 19TH DAY OF MARCH, 2015.



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

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- | | |
|-----------------------------|--|
| ○ - MANHOLE | (R) - RECORD DATA |
| □ - INLET | (M) - MEASURED DATA |
| ⊗ - WATER VALVE | ----- EXIST. CONTOURS |
| ⊙ - HYDRANT | ***- FENCE LINE |
| ⊕ - VALVE & VAULT | →- SANITARY SEWER |
| ⊗ - BUFFALO BOX | →- STORM SEWER |
| ⊕ - POWER POLE | -W- WATERMAIN |
| xxx.xx - EXISTING ELEVATION | -OHW- OVERHEAD WIRES |
| ▬- DEPRESSED CURB | ⌚- DECIDUOUS TREE, LESS THAN 6"
DIA. UNLESS OTHERWISE NOTED |
| ▬- CONCRETE SURFACE | ☼- EVERGREEN TREE, LESS THAN 6"
DIA. UNLESS OTHERWISE NOTED |
| ⊙ - DOWNSPOUT | |



Call 1-800-892-0123
(16 hours before you dig
Excluding Sat., Sun. & Holidays)

PREPARED FOR: GREENSCAPE
JOB ADDRESS: 103 E. WHITE OAK STREET
ARLINGTON HEIGHTS, IL

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSlisle.com info@plslisle.com

DRAWN BY: SMR FLD. BK./PG. NO.: 132/10
COMPLETION DATE: 3-23-15 JOB NO.: 1510598
REVISED:

LOTS 26 AND 27 IN BLOCK 13 IN ARLINGTON HEIGHTS GARDEN HOMESITES IN THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 08-09-229-029

CIVIL 3 OF 4

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
1309 S. EVERGREEN AVE.
ARLINGTON HGTS., ILLINOIS

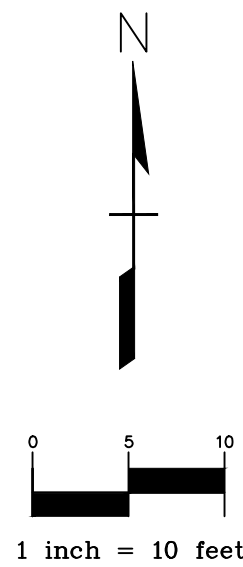
REV # DATE DESCRIPTION

ISSUE DATE:
4-1-15

DRAWN BY:
DMR

© COPYRIGHT 2014
© GREENSCAPE HOMES, LLC

C-3



LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
800	Proposed Contour
→	Slope to Drain
□	Overflow Route
○	Silt Fence (SF)
○	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES
3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE.
REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY
COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

BENCHMARK

SITE BM - CROSS CUT IN WALK NEAR NORTHEAST
CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED
ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING
FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR
VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING
CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE
APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SITE ZONING SUMMARY

RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.51
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	10000
PROPOSED LOT BLD COVERAGE (SF):	1961
PROPOSED LOT BLD COVERAGE (%):	19.6%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2879
PROPOSED LOT IMPERVIOUS COVERAGE (%):	29%

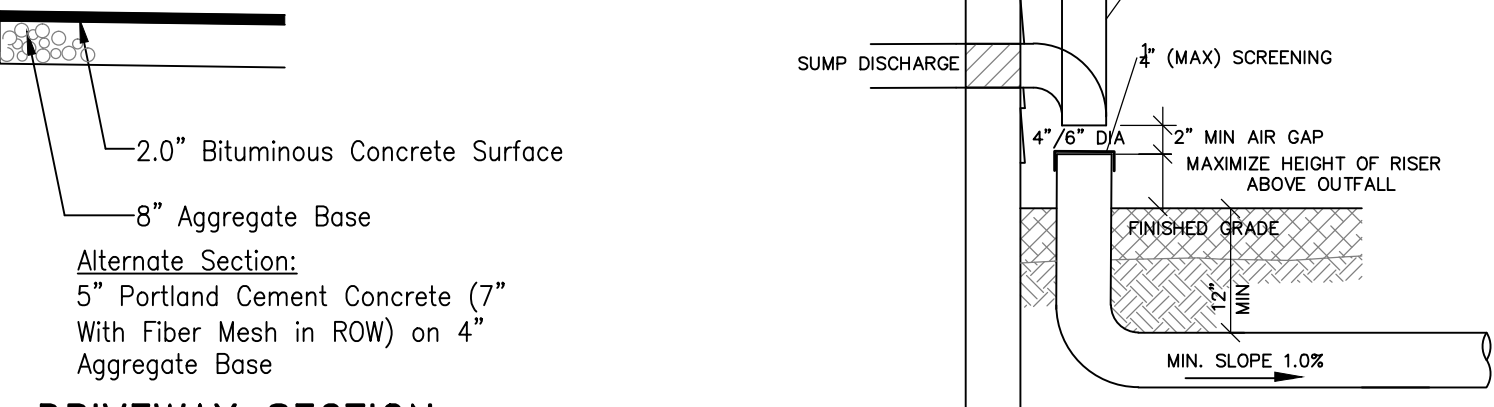
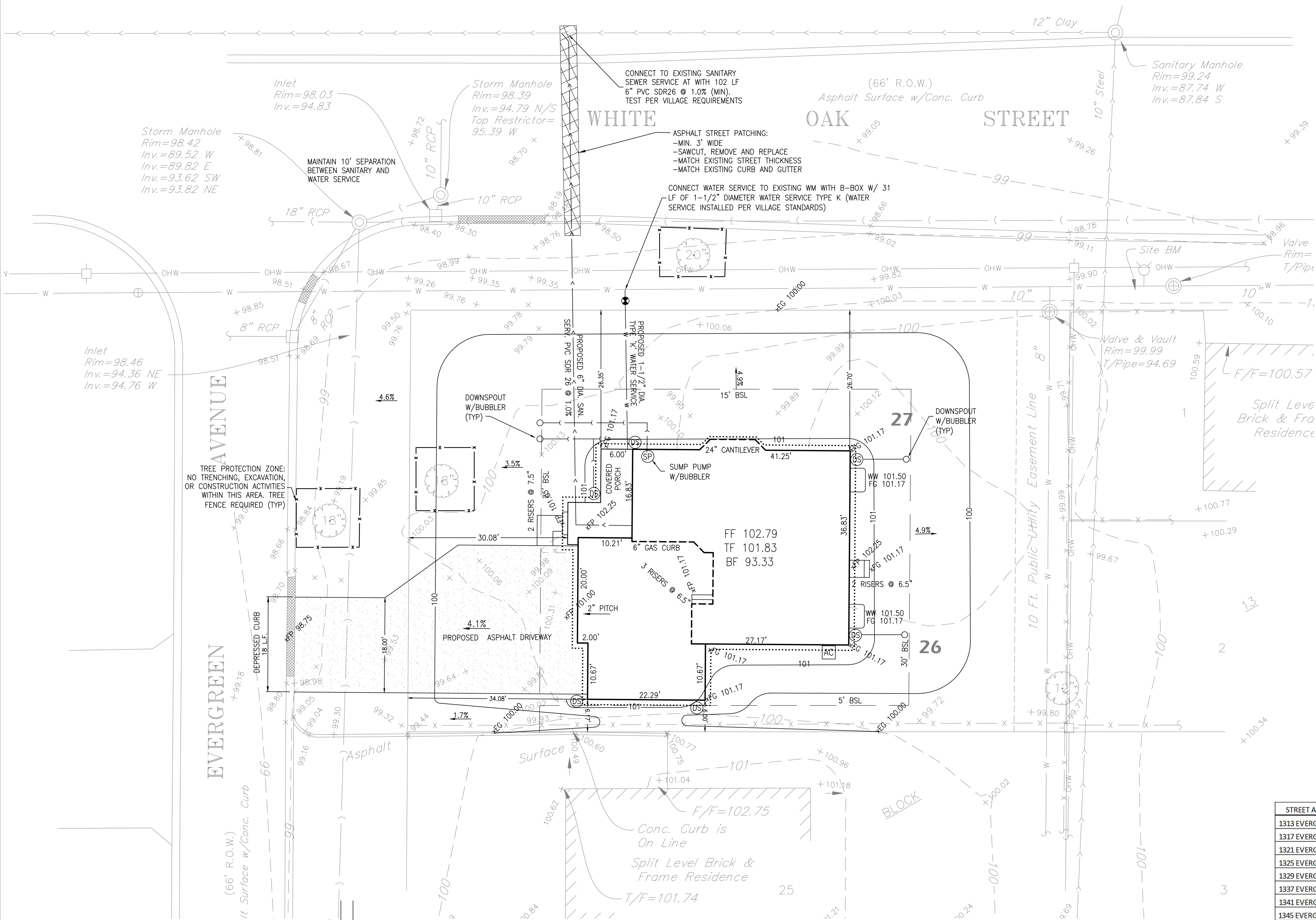
STREET ADDRESS	FRONT SETBACK
1313 EVERGREEN AV.	30.1
1317 EVERGREEN AV.	29.7
1321 EVERGREEN AV.	29.5
1325 EVERGREEN AV.	25.3
1329 EVERGREEN AV.	24.4
1337 EVERGREEN AV.	29.7
1341 EVERGREEN AV.	29.9
1345 EVERGREEN AV.	30.0
1349 EVERGREEN AV.	32.6
1353 EVERGREEN AV.	30.0
1357 EVERGREEN AV.	25.4
AVERAGE	28.7

PROPOSED FRONT SETBACK FOR
103 E. WHITE OAK ST. = 30.08'
PROVIDED BY
PROFESSIONAL LAND SURVEYING, INC.
DATED MARCH 19, 2015

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = $(101.17 + 101.17) / 2 = 101.17$
MAX ELEVATION AT MIDPOINT OF ROOF: $101.17 + 25' = 126.17$
PROPOSED ELEVATION AT MIDPOINT OF ROOF: $101.83 + 24.50' = 126.33$

SITE DEVELOPMENT PLAN



DRIVEWAY SECTION

SUMP/DS CONNECTION AT BLDG

White Oak Street

Subject Property
1309 S Evergreen
Ave.



Property to Right 1
1313 S Evergreen
Ave.



Property to Right 2
1317 S Evergreen
Ave.



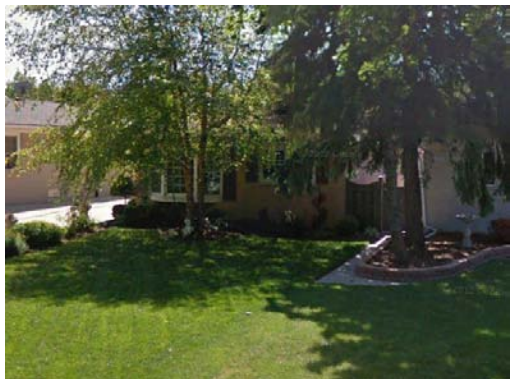
Property to Right 3
1321 S Evergreen
Ave.



S. Evergreen



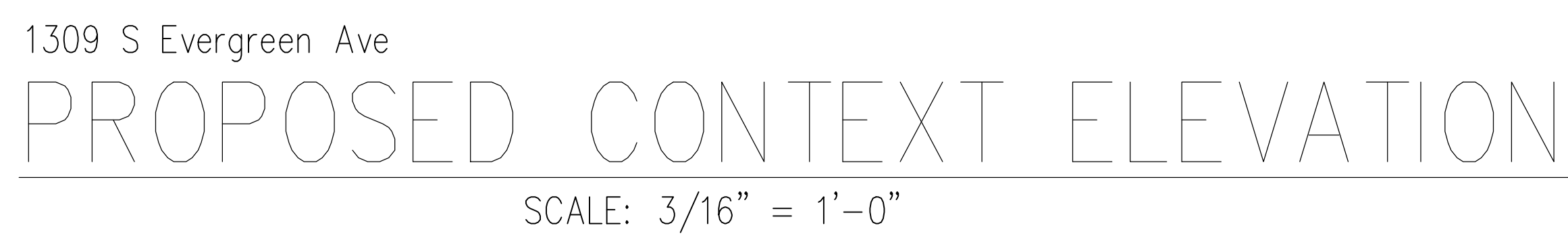
Property Across 1
1304 S Evergreen
Ave.

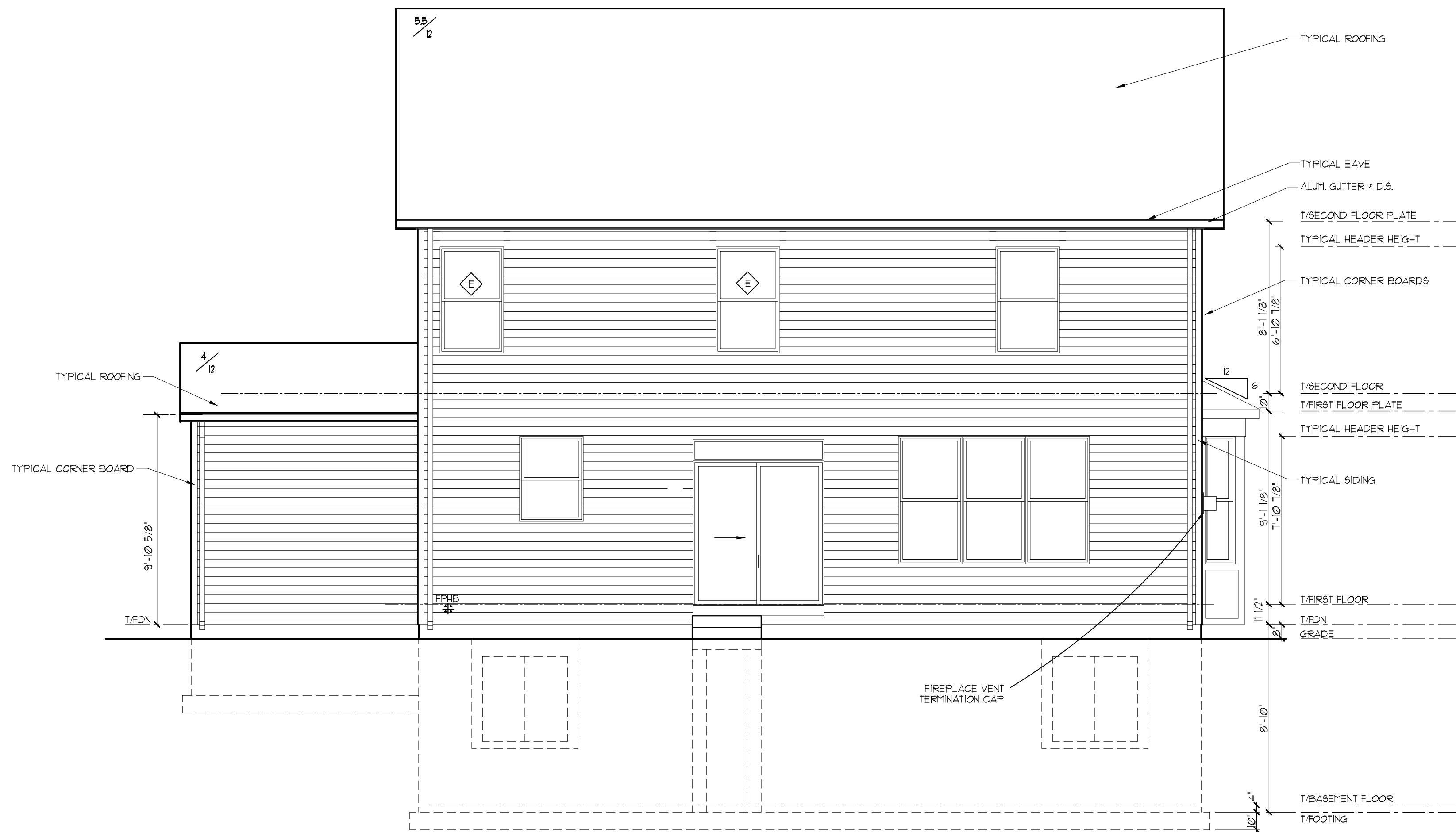


Property Across 2
1308 S Evergreen
Ave.



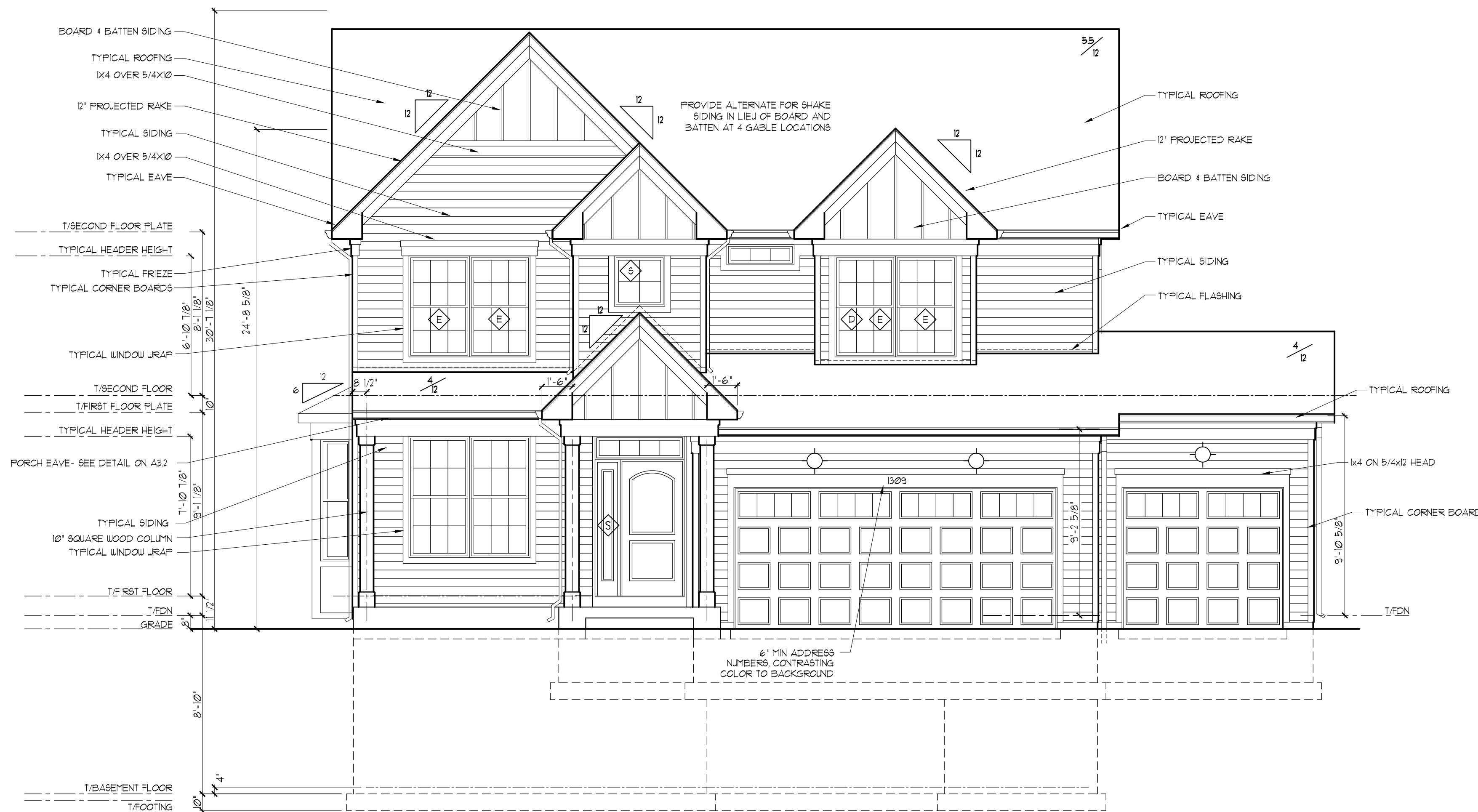
Property Across 3
1312 S Evergreen
Ave.





REAR ELEVATION (A)

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



FRONT ELEVATION (C)

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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE DOUBLE FIVE VINYL SIDING.
2. FRONT EXTERIOR TRIM SHALL BE LP SMART TRIM. SIDE AND REAR TRIM SHALL BE VINYL TO MATCH SIDING.
3. TYPICAL WOOD CORNERS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1,000sq. ft. ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



BASE

MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION
1	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
3-31-15

DRAWN BY:
SMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.1

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE DOUBLE FIVE VINYL SIDING.
2. FRONT EXTERIOR TRIM SHALL BE LP SMART TRIM, SIDE AND REAR TRIM SHALL BE VINYL TO MATCH SIDING.
3. TYPICAL WINDOW CORNERS SHALL BE 5/4x6
FACING FRONT AND REAR W/ 5/4x4 AT SIDES.
4. TYPICAL FREEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 W/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 W/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
W/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR
SHINGLES OR JOE JOICE ARCHITECTURAL PER SECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STRIP
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUM. WITH 2" DOWNSPUTS. PROVIDE 1/2" SPLASH
TO GRADE W/ 3" EXTENSIONS AND SPLASHBOARDS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i.
ALUM. ROOF VENTS NEAR RIDGE W/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WITH
WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
MANUFACTURER. TAPE AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.



MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

ARLINGTON HEIGHTS, ILLINOIS

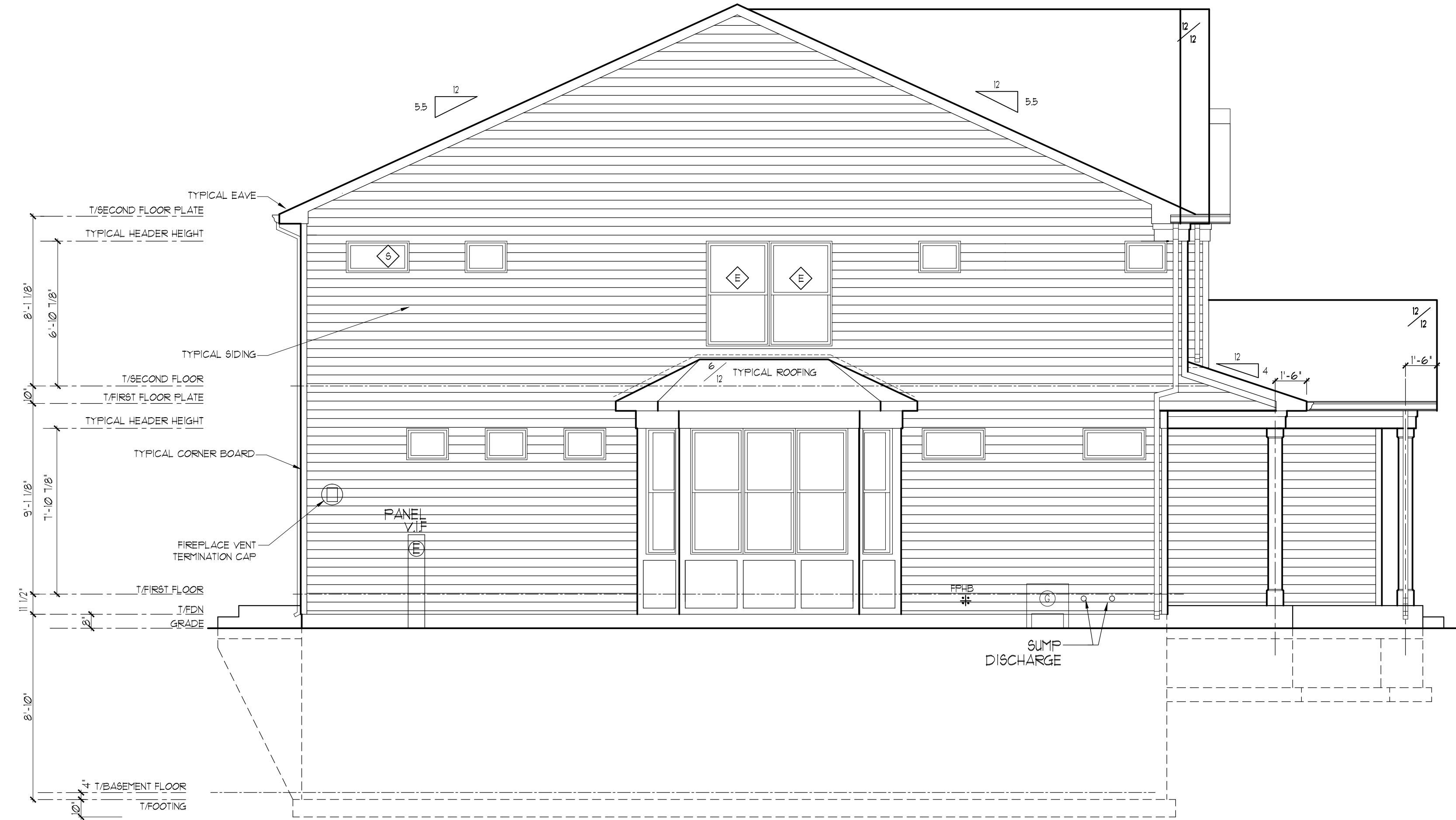
REV #	DATE	DESCRIPTION
	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
3-31-15

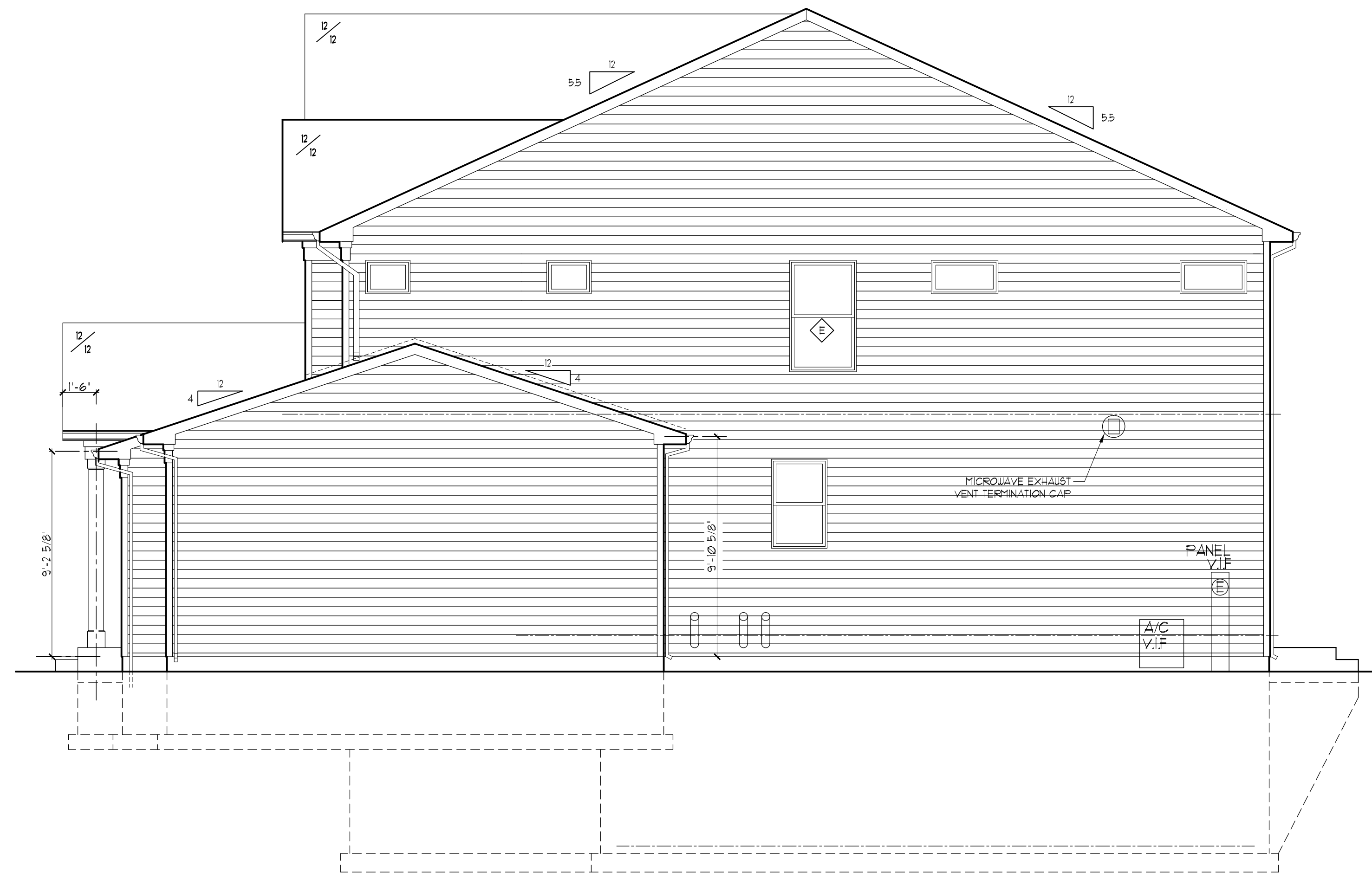
DRAWN BY:
SMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.2

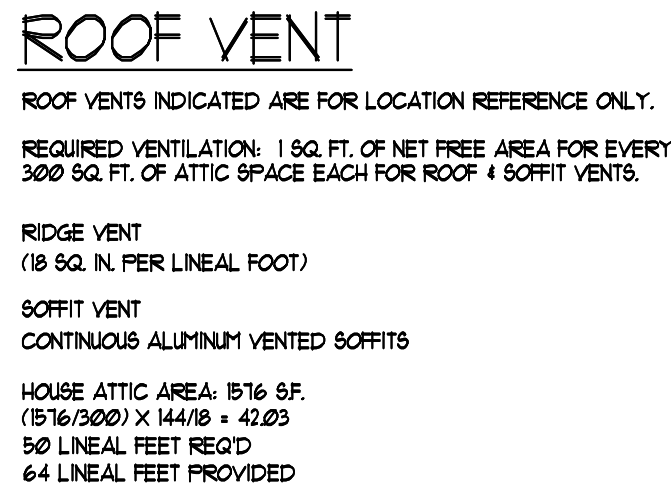


SCALE: 1/4" = 1'-0"



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



[illegible]

1309 S Evergreen Ave Arlington Heights

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Landmark	Moire Black
Gable Siding	Fiber Cement	KP Building Products	Slate
Siding	Fiber Cement	KP Building Products	Slate
Stone	N/A	N/A	N/A
Gutters/Trim/Fascia	Aluminum	Norandex	White
Windows	Vinyl	Silver Line	White
Front Door	Steel	Stained	Special Walnut