Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 12, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/27/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 124 S. Vail Ave. - SF/Teardown - DC#24-009(H)

B. 1314 N. Harvard Ave - SF/Teardown - DC#24-014

C. 434 S. Dunton Ave. - SF/Addition - DC#24-018

D. 44 S. Vail Ave. / Sign Variation - DC#24-008

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
3/12/2024

Item: Minutes - 2/27/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes - 2/27/24	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 27, 2024

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

Members Present:	John Fitzgerald, Acting Chair Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Kevin Purdom, JRC Design Build for *1010 N. Wilshire Ln. & 1138 N. Chestnut Ave.* Jakob Evans & Thomas Durdella, ADA Architects for *Burlington* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 13, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 13, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Fitzgerald explained that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

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ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#24-001 – 1010 N. Wilshire Ln.

Kevin Purdom, representing *JRC Design Build,* and Jonathan & Brittany Zielke, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a complete renovation and addition to an existing single-story house to create a new expanded two-story house. An existing attached two-car garage will be expanded with a third tandem parking space. The project does comply with the R-3 single-family zoning requirements. The surrounding context in this location is primarily single-story houses. Although, there are a few split-level homes on the block, as well as one teardown/new house completed across the street that was approved by the Design Commission in 2013.

Overall, Staff feels the proposed design, materials, and colors do not fit with the existing context of the block. The tall steep pitched roofs are a harsh contrast to the adjacent low sloped roofs. Staff recommends a revised simpler design with low pitched roofs and a more earth tone color palette is encouraged to better fit with the existing context of the block.

Mr. Purdom said he is the architect for the project and the owners currently live in the area and want to stay in the neighborhood. Instead of a full teardown and rebuild, his clients want to use as much of the existing home as possible, and the existing brick and stone will remain, with plans to paint it. The proposed color scheme is white with brown trim; however, the owners are open to changing it to more of a cream or taupe color, something more earth tone that is not vastly different from the surrounding neighborhood. The two peaks on the front of the home are similar to the house directly across the street, and the left side will not extend up the full two-stories so the roofline is not so high. The home is below all the maximum heights required and it meets all other zoning requirements. He welcomed any comments or questions.

Acting Chair Fitzgerald asked if there were any public comments on the project and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Eckhardt said that the home is very attractive and well designed. He did not dispute Staff's comments about the roof pitches, and said they are the trend of new homes today. He felt the transformation from the existing home to this home is quite remarkable, and he did not know if he would discourage changing the rooflines. In terms of the material selections, he felt the white is a little bright, and he was interested in hearing more from the petitioner about possibly changing the color. Commissioner Eckhardt said the mix of the natural wood, the natural columns, and the white is very attractive, and he was glad to see that the garage door is not black. He had no other comments at this time.

Commissioner Kingsley concurred with the suggestion for a more earth tone color palette, such as the crème/taupe color suggested. Because this is one of the first homes on this side of the block that is going to be a full 2-story home, and all of that side of the block is a muted color, she wanted to see the color change if possible. She said that often times the commissioners see a white and black color scheme, which has such a high contrast; however, a taupe, bronze, or dark brown color will almost look black but will feel warmer. She was more in favor of something like that. Commissioner Kingsley also said the roof pitches are a bit steep, especially the one on the left side of the home, and she suggested bringing down the gable by either reducing the pitch or by lowering the eaves to be more friendly with the neighbor. She also commented about the size of the front door and suggested a taller front door, similar to the head height of the windows to the left of it; either have a transom above the door or increase the height of the front door. She also felt something was missing on the back wall of the front entry; it is shown as all brick, but something else needs to happen back there such as the eyebrow being thicker. She commented that the front door is slightly off-center from the columns, and maybe the column on the right can be moved to make it look more centered around the front door. Commissioner Kingsley liked the vents in the gable ends, but felt the left one should be larger and higher,

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more in keeping with that gable. The eyebrow roof over the sliding doors on the back of the home is unique; however, she suggested projecting it into the yard with an overhang to be sure it provides enough protection from the elements. She agreed with Staff's comments about the proposed colors and suggested the roof color be more of a darker bronze similar to Weathered Wood, the brick and siding color be more cream, and the standing metal seam roof changed to bronze. Commissioner Kingsley also suggested the trim be smooth, which will contrast nicely with the shingles.

Acting Chair Fitzgerald liked the white color, but also liked the suggestion of a taupe color and warming it up a bit. To him, the home almost looks like it could have been there a long time and was just updated, and the other homes were then built. He liked that the home is not trying to be super modern, and a warmer tone would make it look better within the neighborhood. He really appreciated that the home looks good on all four sides, and he was okay with the tall peak; however, bringing it down could make everyone happy. He asked about the detailing above the front door and if it was a ledge, and Mr. Purdom replied that the line shown is just a shadow and that it will be flush across the top of the door. Acting Chair Fitzgerald agreed that either the front door should be taller or a transom added above it, it looks a little undersized as shown and it is a very nice entrance. He liked the idea of the left vent being larger and higher as suggested by Commissioner Kingsley, and he is okay either way with the covering above the back patio door. He also said that smooth trim is a nice idea.

Commissioner Eckhardt asked the petitioner if there is a barrel vault with metal on top above the front door, and Mr. Purdom replied that it is.

Acting Chair Fitzgerald asked if the petitioner had a response to the comments made by the commissioners. Mr. Purdom said that his clients are willing to change the color to more of a taupe or natural tone, but he will need to discuss with them the overhang above the patio doors. With regards to the front gable, he commented that they did not go as high as they could have and landed at halfway through the windows to not mess with the ratios, and he will talk with the homeowners about the possibility of lowering it. He agreed with the suggestion to add a transom over the front door, increase the size of the vent in the gable, and use smooth trim throughout the home. The biggest issue is lowering the height of the left gable, which he needs to discuss with the homeowners. Acting Chair Fitzgerald said he could see it going a little bit lower, but he preferred the two gables not be even; he liked that they are different.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT *1010 N. WILSHIRE LANE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ARCHITECTURAL PLANS RECEIVED 2/2/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE COLOR SCHEME CHANGE TO CREAM OR TAUPE, UNDERSTANDING THAT THE WINDOWS WILL MOST LIKELY REMAIN WHITE, AND THE BLACK COLOR CHANGED TO A DARK BROWN OR MORE EARTH TONE COLOR, WITH THE FINAL COLORS TO BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
2. A REQUIREMENT THAT THE FRONT DOOR BE A TALLER HEIGHT OR A TRANSOM WINDOW ADDED ABOVE IT.
3. A REQUIREMENT THAT THE GABLE ROOF ON THE LEFT SIDE OF THE HOME BE STUDIED TO POSSIBLY LOWER IT, WITH A PREFERENCE THAT THERE BE A DIFFERENCE BETWEEN THE TWO GABLES WITHOUT LOWERING IT ALL THE WAY, TO BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.
4. A REQUIREMENT FOR SMOOTH TRIM.
5. A RECOMMENDATION THAT THE BACK PATIO DOORS HAVE A COVERING OVER IT.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH

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THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification about the color scheme. He said that all siding colors are currently white, so changing to a cream or taupe color will apply to the brick paint, the shake siding, and the board and batten siding, and the standing seam metal roof that is currently black and the asphalt shingle roofing should change to a dark bronze or brown color. Commissioner Kingsley concurred.

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

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#24-006 – 1138 N. Chestnut Ave.

Kevin Purdom, representing *JRC Design Build,* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story residence which has no garage, to build a new two-story residence with an attached two-car garage. The proposed house will have 3,548 square feet, and it does comply with the R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story and two-story homes with a mix of attached and detached garages. The subject property is located on a block which is primarily original single-story homes, although there have been seven previous teardown/new homes completed on this block.

The proposed design is done in a traditional style that will generally fit well in this location. The single-story front porch and garage roof help the scale of the house relate and transition to the adjacent single-story houses. The left (south) side of the roof is partially hipped, but it is recommended to fully hip the roof to bring down the height of the side wall to coordinate with the right (north) elevation. An all-siding exterior is proposed for the new home, but most of the houses on this block have some masonry incorporated in the design, which the proposed design lacks. The color rendering provided shows the house with gray siding, white trim, and white windows. However, the sample board indicates all white siding with black trim, black roofing, black windows, and black gutters and downspouts. The proposed black and white color scheme in this location will stand out in harsh contrast to the existing adjacent homes. A more neutral earth tone color palette, such as tan or taupe siding, with white trim, brown roofing, white windows, white gutters and downspouts, and brick or stone accents is recommended to better fit with the context of the adjacent homes. Staff recommends the Design Commission evaluate the proposed new home, with the comments given by Staff.

Mr. Purdom said the proposed new home is a spec home, and although they originally proposed all white as shown in the material samples, they now prefer the colors shown in the rendering. The material sample board was not updated to show this change. They are open to changing the color to either a cream, taupe or light grey as shown in the rendering, and they are definitely amenable to changing the left (south) side roof to a full hip roof to be respectful to the single-story homes next door. Mr. Purdom said they want to keep this home simple with siding throughout, instead of a mix of stone and siding, and changing the siding color will help connect to the rest of the neighborhood. They want to avoid using stone for costs and labor reasons; however, if a client is found early enough in the construction process who wants stone, they are not opposed to adding it with the siding. They built two homes across the street, both without stone, and they feel that those homes still connect with the neighborhood.

Acting Chair Fitzgerald asked if there was any public comment on the project and there was no response from those in the audience

The commissioners summarized their comments. Commissioner Kingsley appreciated the rendering presented and asked if it reflected more of the color palette now being considered. Mr. Purdom said that it did, with the color palette now being light grey, but they are open to changing it. The roof color will remain black. Commissioner Kingsley agreed with Staff's suggestion to fully hip the left (south) side elevation, which she felt will be beneficial to the front of the home. She was confused about the drawings that show the east and north elevations, and Mr. Purdom clarified that the drawings are incorrectly labeled. Commissioner Kingsley suggested a full hip roof on the west (back) elevation of the home, as well as on the north elevation. Mr. Purdom said they were open to those changes. Commissioner Kingsley also suggested eliminating the horizontal muntins in the transom windows instead of the "plus sign" design that looks a little busy, adding a plus or some kind of muntin to the front door to be more similar to the windows, making the divisions on the sliding doors on the back elevation be more similar to the windows, and adding a canopy or covering above the back door for protection. She was not compelled to add brick or stone to the home, but she felt that using smooth trim is important. She also said that because of where the space above the front door is located, there is a material change, and she felt it would look most cohesive and celebrate the front door if that

was all one material, with the vertical board and batten continuing all the way up underneath the entry gable. Lastly, Commissioner Kingsley wanted to see the entire horizontal line of the first floor, the height of the porch, brought down 10 to 12-inches. It just lowers where the roof starts on the front elevation, gives a little more breathing room under the windows, and then lowers that eave to be more similar to the eaves of the homes on either side. Because that roof does not continue around on the sides, there should be no issue doing that; she wanted the first-floor eave on the front facade to be moved down.

Commissioner Eckhardt substantially agreed with everything said by Commissioner Kingsley; however, he pointed out that there appears to be a drafting error on the drawings with regards to lowering the roof/gutter line on the first-floor where the roof meets the second floor window sills, and Mr. Purdom confirmed that there is an error on the drawing. Commissioner Eckhardt said that lowering the roof/gutter line over the garage door will work, but there does not appear to be enough space to lower it at the living room. Commissioner Kingsley said for her, lowering it is important because there are so many other homes that are exactly the same height along that side of the street, and lowering the height a little would be beneficial. Commissioner Eckhardt reiterated the lack of space there because of the flat soffit underneath, and if it was brought down then the soffit will be right on top of the window trim, which to him is odd. To him, the rendering looks fine. Mr. Purdom said that there is sufficient room to lower the roof/gutter line which will allow the porch ceiling to be at the top of the window trim.

Acting Chair Fitzgerald appreciated the small exposure of the concrete front stoop and commented that it appears that the entire home is low, and if the roofline was brought down, it will make the top look too heavy. He liked the home as designed because the floor of the first-floor is closer to ground level. He liked the idea of changing the hip roof on the left side, but was unsure about removing the hip roof above the window over the garage. He liked that there is no masonry on the home, which is different than what is typically seen on a lot of homes, and he really liked that the home will not be white; his preference is for cream, taupe, or grey. He appreciated that all four sides of the home are interesting, and he agreed with the suggestions to remove the horizontal muntins in the transoms, add muntins to the front door, and have less muntins in the sliding door on the rear elevation. He also liked the idea of siding within the front porch detail all being the same. Acting Chair Fitzgerald said it is a nice home that is traditional and updated, and he was not opposed to removing the clipped gable above the window over the garage so that all of the peaks from the street will look the same. Commissioner Eckhardt agreed that all the peaks on the front should look the same. Commissioner Kingsley agreed as well and added that the gable over the garage should have the same vertical board and batten as the two gables on the right side of the front elevation.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1138 N. CHESTNUT AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/18/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FRONT DORMER ABOVE THE GARAGE BE CHANGED TO A GABLE, WITH VERTICAL BOARD AND BATTEN SIDING.
2. A REQUIREMENT THAT THE SIDE AND REAR CLIPPED GABLES BE CHANGED TO FULL HIP ROOFS.
3. A REQUIREMENT THAT THE COLOR SCHEME BE CLOSER TO THE RENDERING PRESENTED, WITH EITHER A LIGHT GRAY SIDING WITH A CHARCOAL ROOF, OR A TAN OR TAUPE SIDING WITH MORE OF A DARK BROWNISH ROOF.
4. A REQUIREMENT THAT THE SIDING UNDERNEATH THE PORCH ENTRY GABLE CONTINUE ALL THE WAY UP TO THE UNDERSIDE OF THE CEILING SO THERE IS ONLY ONE MATERIAL THERE.
5. A REQUIREMENT THAT THE PETITIONER STUDY THE MUNTINS, POSSIBLY ELIMINATING THE HORIZONTALS IN THE TRANSOMS, ADDING SOME IN THE FRONT DOOR, AND CHANGING THEM IN THE PATIO DOORS ON THE REAR, FOR STAFF REVIEW.
6. A RECOMMENDATION TO ADD A CANOPY OR SOME TYPE OF COVERING OVER THE BACK DOOR.
7. A RECOMMENDATION TO LOWER THE EAVE LINE OF THE FRONT PORCH ROOF.

8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt said that the sconce lights being shown are appropriate in size for the elevation, and the petitioner should go with a light fixture of that scale.

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

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ITEM 3. COMMERCIAL REVIEW

DC#23-070 – Burlington – 601 E. Palatine Rd.

Jakob Evans and Thomas Durdella, representing *ADA Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront facade for the Burlington retail store. Burlington is planning to occupy the former Marshalls tenant space, most recently being used by Dick's Sporting Goods for warehouse sales. The existing Town & Country retail center was reviewed by the Plan Commission and approved by the Village Board as a Planned Unit Development. Since the development of this property required Plan Commission review, the role of the Design Commission is limited to review of the building design and signage only.

The scope of the project includes interior tenant improvements and exterior façade modifications. There are no site or landscaping improvements being proposed. The property is zoned B-2, General Business District.

The scope of the proposed facade renovation includes:
- Replacing the existing dark bronze aluminum storefront with a new clear anodized aluminum storefront.
- Cladding the existing wall above the main entrance with new red Nichiha fiber cement panels.
- Adding a new clear anodized cantilevered canopy eyebrow feature.
- Fresh paint on all of the remaining tan and off-white EIFS to match the existing storefront and retail center.
- New exterior wall sign.
- Replacing rooftop mechanical equipment.

Mr. Hautzinger said that overall, the proposed facade improvements are a welcome update to the existing storefront. The proposed red wall adds a fresh pop of color which has a nice modern appearance. The red wall fits well with other similar storefront features in the Town & Country retail center such as at Best Buy and Dick's Sporting Goods.

Although Staff welcomes the proposed improvements, Staff encouraged the petitioner at the time of submittal to take the design further with a more extensive update to the facade, such as upgrading the canopy columns, or possibly eliminating the canopy in exchange for a totally new and more modern facade. However, the petitioner reported that the existing canopy extends past the lease line of Burlington's proposed space, and in instances such as this, it is Burlington's preference to leave existing canopies and weave them into the new facade. Staff acknowledges the constraints of working with the existing conditions, and does not oppose Burlington's approach to this design.

The proposed new white wall sign looks nice against the red wall, which is consistent with Burlington's brand standards. However, per code, the size of wall signs shall not exceed 25% of the wall area that they are mounted on, and the proposed sign is approximately 29% of the wall area, which exceeds the maximum allowed. The petitioner has acknowledged this requirement and will be revising the size of the sign to comply with code. All rooftop mechanical equipment is required to be screened from view. The existing rooftop mechanical units are setback and screened by the existing parapet wall, and it is expected that the new replacement mechanical units will also be screened by the existing parapet walls. However, if any of the new units are visible, then individual unit screens may be required as needed. Staff recommends approval of the facade design being proposed.

Acting Chair Fitzgerald clarified that the wall sign being shown is not part of any motion made tonight, and Mr. Hautzinger confirmed this.

Mr. Evans thanked Staff and the commissioners for their time reviewing the changes being proposed for the building facade. He referred to the full rendering and explained that the red panel will wrap around all 3 sides of the façade. However, the eyebrow feature will only be on the front of the facade because the smaller portion of the canopy goes

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all the way across and cannot wrap all the way around. Most of the existing framework will be re-used. Burlington is only using a portion of the existing Dick's warehouse space, and the landlord will take back the space on the right side and leave it vacant for the time being, which is part of the reason why the existing canopy cannot be eliminated. Mr. Evans showed the panel joint detail of the Nichiha panels and clarified that the joint color will be red and not gray as shown in the color rendering; it is a shiplap joint that cannot be seen where the panels come together, they just create that small reveal. He also referred to photos of three different Burlington projects that they recently completed, with the photo at the top right being most similar to the what is being proposed and presented tonight.

At this time, the tornado siren went off and Acting Chair Fitzgerald asked about procedure. Mr. Hautzinger said the meeting can be stopped temporarily while everyone goes to the basement of Village Hall. The commissioners said they were ready to make a motion for the changes proposed for the facade, not including the signage.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL FACADE DESIGN FOR *BURLINGTON* TO BE LOCATED AT 601 E. PALATINE ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE FRONT ELEVATION AND MATERIAL LIST RECEIVED 2/20/24, SIDE ELEVATION RECEIVED 2/9/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.
2. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

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

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ITEM 4. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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Design Commission
3/12/2024

Item: 124 S. Vail Ave. - SF/Teardown - DC#24-009(H)

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed (teardown) new single-family residence to be located at 124 S. Vail Avenue. This recommendation is based on the architectural plans received 2/19/24, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Due to the character and notable rating of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.

2. A recommendation to omit the lower rake detail on the entry gable.

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	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Public Comment	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	124 S. Vail Ave.
Project Address:	124 S. Vail Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	March 6, 2024

PETITION INFORMATION:

DC Number:	24-009(H)
Petitioner Name:	Crystal Campos-Juarez
Petitioner Address:	Thomas Architects 2800 S. River Road, Suite 305 Des Plaines, IL 60018
Meeting Date:	March 12, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one-and-a-half-story residence and detached two-car garage to allow construction of a new two-story residence with a new detached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have approximately 2,846 square feet. The proposed house and garage comply with all R-3 zoning requirements as summarized below, but the subject property is located in an R-4 Zoning District, where the minimum required Lot Size is 8,750 sf and the minimum required Lot Width is 70 feet. The subject property is 6,600 sf and 50 feet wide, which does not meet the minimum requirements for a building permit to be issued. Therefore, a zoning variation is required from the Zoning Board of Appeals to allow the proposed redevelopment of this property.

	ALLOWED	PROPOSED
Setbacks	Front: 16.39 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20 feet Side: 6.45 feet Side: 11.3 feet Rear: 70.84 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	2,970 SF	2,846 SF
Building Lot Coverage	2,310 SF	2,019 SF
Impervious Surface Coverage Total	3,630 SF	3,299 SF

The subject property is located on the first block south of the Downtown. The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject “Rec Park” neighborhood. Homes in the report are rated in order of importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Notable”, with a Craftsman style and estimated construction between 1910-1930.

Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has “significant architectural, historical, aesthetic, or cultural value”.

Merriam-Webster Dictionary defines “historic” as:

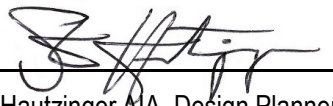
a. Famous or important in history.
b. Having great and lasting importance.
c. Known or established in the past.
d. Dating from or preserved from a past time or culture.

The existing home appears to be in good condition, and the bungalow style with full front porch does contribute to the historic character of the neighborhood. Due to the character and notable rating of the existing house, Staff encourages a renovation/expansion, while maintaining its historic character, in lieu of teardown/new construction, which the Design Commission should evaluate.

In regards to the proposed new house, it is very nicely designed in a traditional style with detached garage that fits very well with the character of the neighborhood. The only comment on the proposed design is that the gable above the front entry porch has an odd appearance with the double rake detail. It is recommended that the lower rake be omitted.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed (teardown) new single-family residence to be located at 124 S. Vail Avenue. This recommendation is based on the architectural plans received 2/19/24, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Due to the character and notable rating of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. A recommendation to omit the lower rake detail on the entry gable.
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.



March 6, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-009(H)


E Sigwalt St
S Dunton Ave
S Vail Ave
S Highland Ave
W Sigwalt St
S Chestnut Ave
W George St
208-216

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

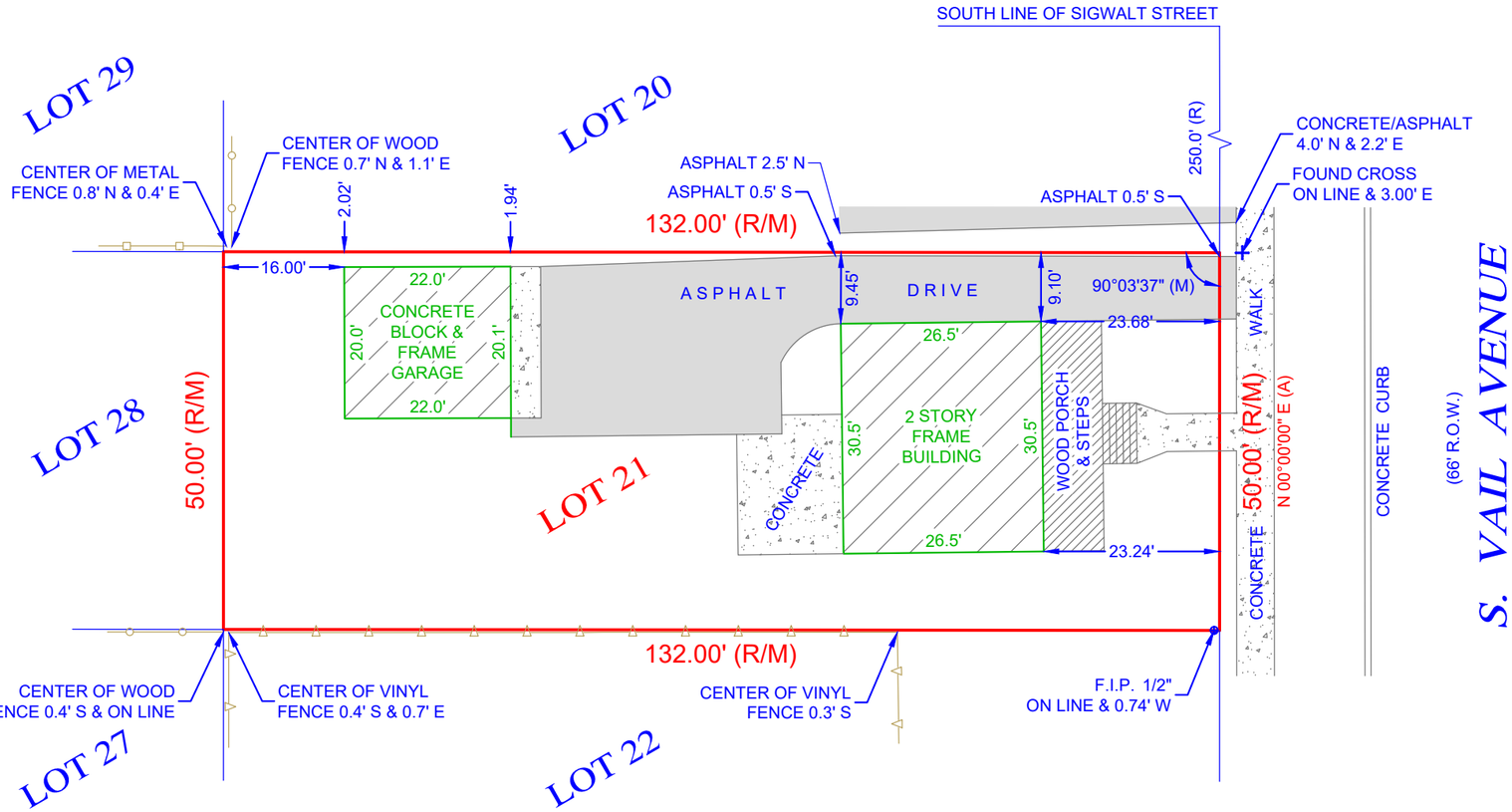
LOT 21 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF (1/2) OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 6,600 SQ. FT. OR 0.15 ACRES MORE OR LESS"

20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF S. VAIL AVENUE AS FOUND MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF JANUARY, A.D., 2024, AT LISLE, ILLINOIS.

Ronald W. Zarat

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

RONALD W. ZARAT
3182
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 124 S. VAIL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST, KIVLAHAN, McMAHON & O'CONNOR

FIELDWORK DATE (CREW) 01/19/2024 (MD/TR)

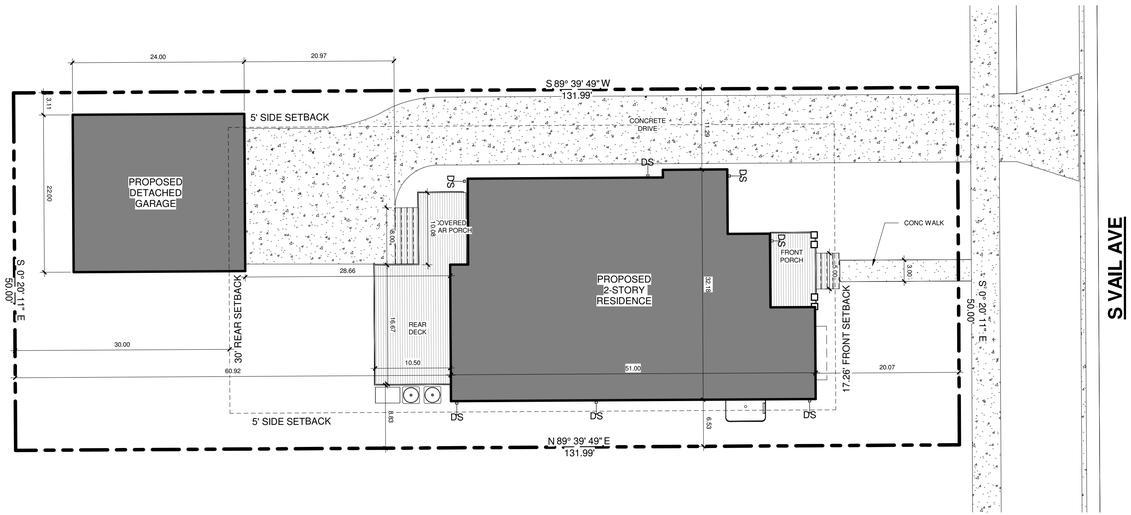
DRAWN BY: RT REVISED: JOB NO. 24-01-0019

PROJECT DATA

PROJECT LOCATION:	124 S VAIL ARLINGTON HEIGHTS, IL
ZONING DISTRICT:	R-4
LOT AREA:	6,600 SF
PIN:	03-32-100-024-0000
MAX FAR:	0.45 (2,970 SF)
PROP BUILDING SIZE (FOR ZONING PURPOSES):	
BASEMENT:	N/A
1ST FLOOR:	1,423 SF
2ND FLOOR:	1,418 SF
ATTIC:	N/A
GARAGE:	528 SF
GARAGE CREDIT:	-400 SF
TOTAL BUILDING SIZE:	2,969 SF
MAX BLDG COVERAGE:	35% (2,310 SF)
PROPOSED BLDG COVERAGE:	1,951 SF
MAX IMPERV. COVERAGE:	50% (3,300 SF)*
PROPOSED IMPERV. COVERAGE:	
HOUSE:	1,423 SF
FRONT & REAR PORCH	90 SF
GARAGE:	528 SF
DRIVE:	1,201 SF
WALK:	57 SF
TOTAL IMPERV. COVERAGE:	3,299 SF
MAX BUILDING HEIGHT:	25 FT (GRADE TO MID POINT)
PROP BUILDING HEIGHT:	24 FT 11 IN
MAX ACC BLDG HEIGHT:	15 FT
PROP ACC BLDG HEIGHT:	14 FT 10 IN

APPLICABLE BUILDING CODES:
2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2021 INTERNATIONAL ENERGY CONS. CODE
ALL AS AMENDED

ARLINGTON HEIGHTS MUNICIPAL CODE
ARLINGTON HEIGHT ZONING ORDINANCE



1 SITE PLAN
1" = 10'-0"

PLAT OF SURVEY
OF

LOT 21 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF (1/2) OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

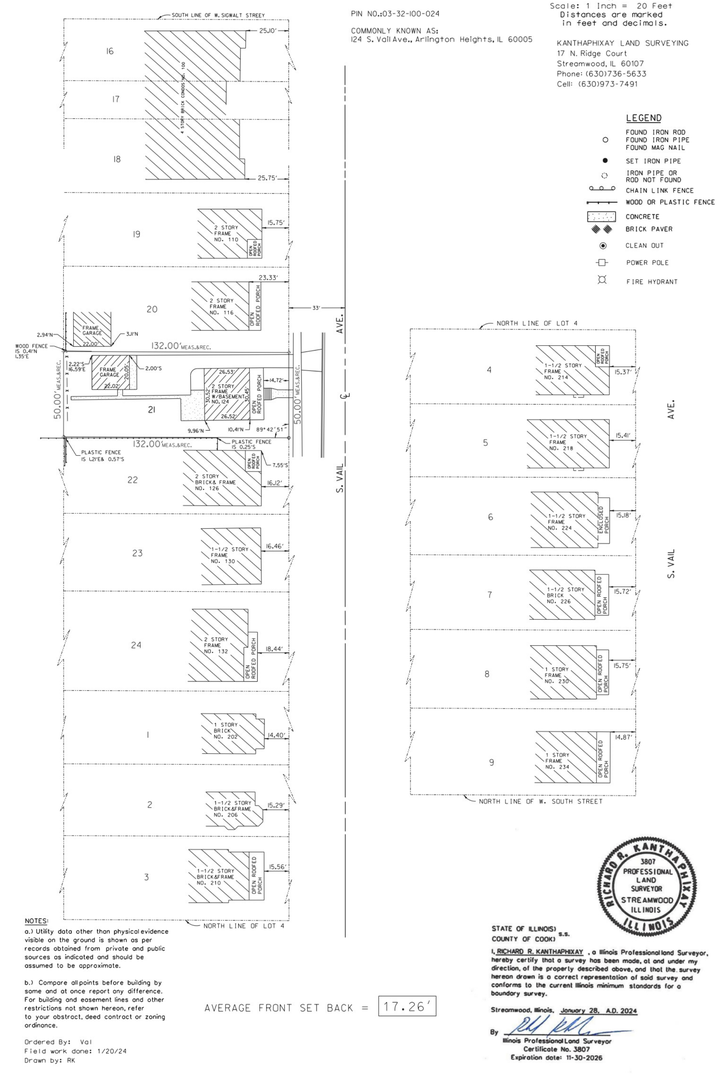
PIN NO.03-32-100-024

COMMONLY KNOWN AS:
124 S. Vail Ave., Arlington Heights, IL 60005

Scale: 1 Inch = 20 Feet
Distances are marked in feet and decimals.

KANTHAPHIXAY LAND SURVEYING
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491

LEGEND
- FOUND IRON ROD / FOUND IRON PIPE / FOUND MAG NAIL
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- CHAIN LINK FENCE
- WOOD OR PLASTIC FENCE
- CONCRETE
- BRICK PAVER
- CLEAN OUT
- POWER POLE
- FIRE HYDRANT



NOTES:
a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by some and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered By: Val
Field work done: 1/20/24
Drawn by: RK

AVERAGE FRONT SET BACK = 17.26'

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, January 28, A.D. 2024

By _____
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2026

RICHARD R. KANTHAPHIXAY 3807 PROFESSIONAL LAND SURVEYOR STREAMWOOD ILLINOIS

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

LICENSED ARCHITECT
THOMAS BUDZIK
001-019213
STATE OF ILLINOIS

No.	Description	Date
1	ISSUE FOR REVIEW	02.16.2024

Project Name and Address

ERICKSEN PROPERTIES
NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

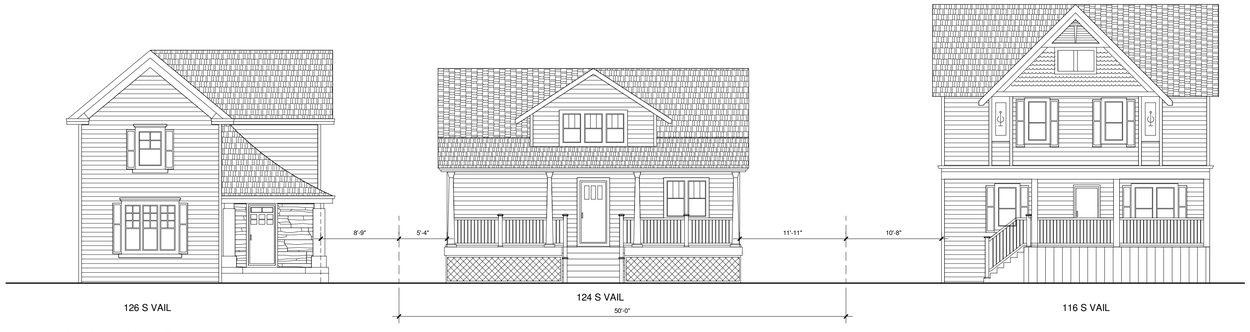
Project No. 23-115

Description SITE PLAN

Sheet DC-1

THOMAS
ARCHITECTS

2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM



4 CONTEXT ELEVATION - EXISTING
1/8" = 1'-0"



2 CONTEXT ELEVATION - PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT-3
132 S VAIL



PROPERTY TO LEFT-2
130 S VAIL



PROPERTY TO LEFT-1
126 S VAIL



124 S VAIL
SUBJECT PROPERTY



PROPERTY TO RIGHT - 1
116 S VAIL



PROPERTY TO RIGHT - 2
110 S VAIL



PROPERTY TO LEFT - 3
100 S VAIL

S VAIL AVE



PROPERTY ACROSS - 1



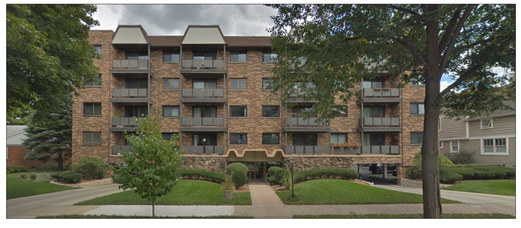
PROPERTY ACROSS - 2



PROPERTY ACROSS - 3



PROPERTY ACROSS - 4



PROPERTY ACROSS - 5



PROPERTY ACROSS - 6



PROPERTY ACROSS - 7

1 NEIGHBORING PHOTOS
6" = 1'-0"

LICENSED ARCHITECT
THOMAS BUDZIK
001-019213
STATE OF ILLINOIS

No.	Description	Date
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Project Name and Address

ERICKSEN PROPERTIES
NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

Project No. 23-115

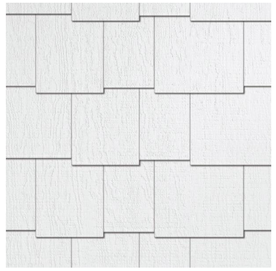
Description NEIGHBORHOOD PHOTOS

Sheet DC-6

MATERIAL BOARD



ARCHITECTURAL ASPHALT SHINGLES
GAF, CHARCOAL



FIBER CEMENT SHAKE STYLE SIDING, WHITE



FIBER CEMENT HOR LAP SIDING, 6" EXPOSURE, JAMES HARDIE DRIED EUCALYPTUS



ALUM GUTTER & DOWNPOUT, ALUM CLAD WOOD WINDOW BLACK

FIBER CEMENT TRIM, JAMES HARDIE ARCTIC WHITE



FIBER CEMENT HOR LAP SIDING, 10" EXPOSURE, JAMES HARDIE CHISELED GREEN



FRONT VIEW - 1

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM



REAR VIEW - 2



FRONT VIEW - 2

LICENSED ARCHITECT
THOMAS BUDZIK
001-019213
STATE OF ILLINOIS

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ERICKSEN PROPERTIES
NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

Project No. 23-115

Description RENDERED ELEV & COLORED ELVEATIONS

Sheet DC-5

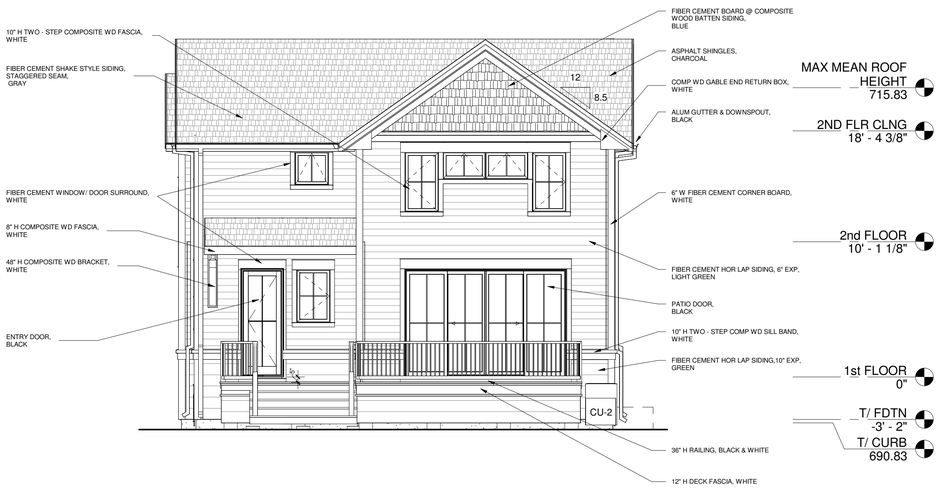
MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER / MATERIAL	COLOR
ROOFING	GAF, ASPHALT SHINGLES	CHARCOAL
GUTTER, DOWNSPOUT	ALUMINUM	BLACK
FASCIA, SOFFIT, CORNER BOARD, TRIM, GABLE END RETURN BOX, SILL BAND	LP SMARTSIDE, COMP. WOOD	WHITE
HOR LAP SIDING, 6" EXP	JAMES HARDIE, FIBER CEMENT	BEIGE
HOR LAP SIDING, 10" EXP	JAMES HARDIE, FIBER CEMENT	LIGHT GREEN (DRIED EUCALYPTUS)
SIDING - BOARD & BATTEN	LP SMARTSIDE, COMP. WOOD	GREEN (CHISELED GREEN)
WINDOW - ALUM CLAD WD DOUBLE HUNG	PELLA	BLACK
COLUMN WRAP	LP SMARTSIDE, COMP. WOOD	WHITE



2 FRONT (EAST) ELEVATION - DC
3/16" = 1'-0"



4 SIDE (NORTH) ELEVATION - DC
3/16" = 1'-0"



1 REAR (WEST) ELEVATION - DC
3/16" = 1'-0"



3 SIDE (SOUTH) ELEVATION - DC
3/16" = 1'-0"

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
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THOMAS @ THOMASARCH.COM

LICENSED ARCHITECT
THOMAS BUDZIK
001-019213
STATE OF ILLINOIS

No.	Description	Date
1	ISSUE FOR REVIEW	02.16.2024

Project Name and Address

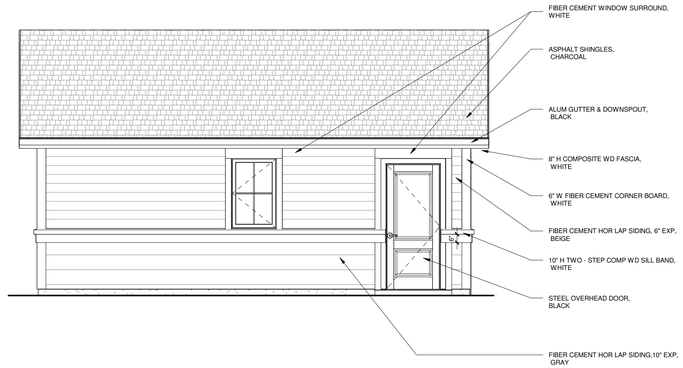
ERICKSEN PROPERTIES
NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

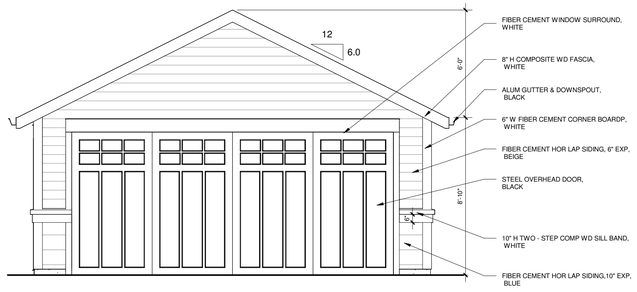
Project No. 23-115

Description ELEVATIONS

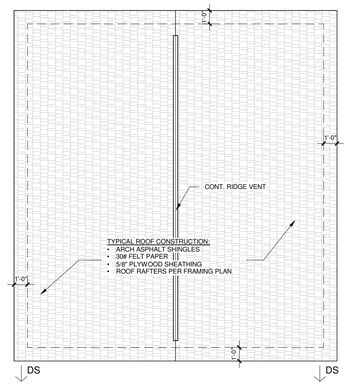
Sheet DC-4



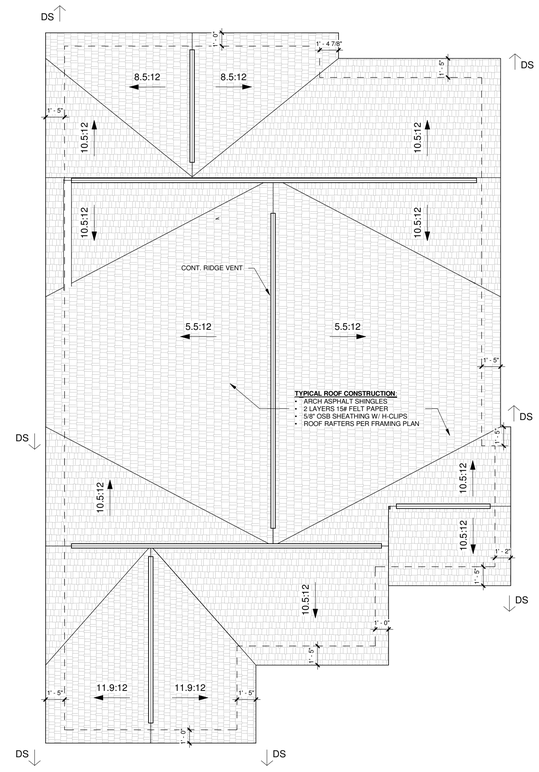
GARAGE -SIDE (SOUTH) ELEVATION - DC
1/4" = 1'-0"



GARAGE - FRONT (EAST) ELEVATION - DC
1/4" = 1'-0"



GARAGE - ROOF - DC
3/16" = 1'-0"



ROOF - DC
3/16" = 1'-0"

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THOMAS @ THOMASARCH.COM

LICENSED ARCHITECT
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ERICKSEN PROPERTIES
NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

Project No. 23-115

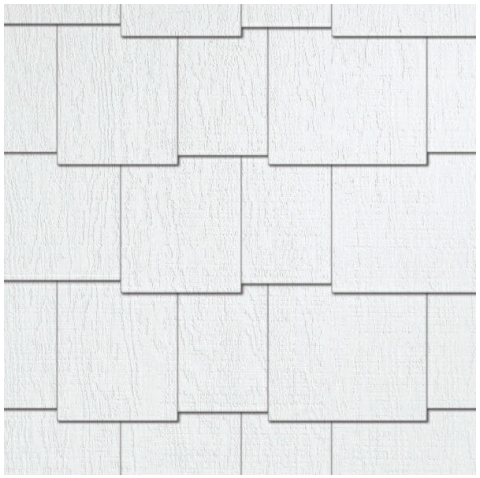
Description GARAGE PLANS - ROOF PLAN

Sheet DC-3

MATERIAL BOARD



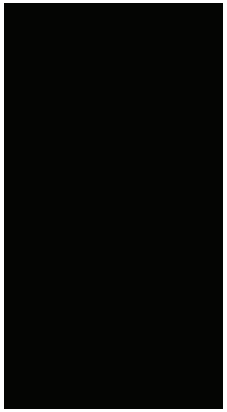
ARCHITECTURAL ASPHALT SHINGLES
GAF, CHARCOAL



FIBER CEMENT SHAKE STYLE SIDING, WHITE



FIBER CEMENT HOR LAP SIDING, 6"
EXPOSURE, JAMES HARDIE DRIED
EUCALYPTUS



ALUM GUTTER & DOWNPOUT, ALUM
CLAD WOOD WINDOW BLACK



FIBER CEMENT TRIM, JAMES
HARDIE ARCTIC WHITE



FIBER CEMENT HOR LAP SIDING,
10" EXPOSURE, JAMES HARDIE
CHISELED GREEN

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER / MATERIAL	COLOR
ROOFING	GAF, ASPHALT SHINGLES	CHARCOAL
GUTTER, DOWNSPOUT	ALUMINUM	BLACK
FASCIA, SOFFIT, CORNER BOARD, TRIM, GABLE END RETURN BOX, SILL BAND	LP SMARTSIDE, COMP. WOOD	WHITE
HOR LAP SIDING, 6" EXP	JAMES HARDIE, FIBER CEMENT	BEIGE
HOR LAP SIDING, 10" EXP	JAMES HARDIE, FIBER CEMENT	LIGHT GREEN (DRIED EUCALYPTUS)
SIDING - BOARD & BATTEN	LP SMARTSIDE, COMP. WOOD	GREEN (CHISELED GREEN)
WINDOW - ALUM CLAD WD DOUBLE HUNG	PELLA	BLACK
COLUMN WRAP	LP SMARTSIDE, COMP. WOOD	WHITE

March 11, 2024

(SENT VIA EMAIL TO

Village of Arlington Heights
Design Commission
Arlington Heights Village Hall
33 S. Arlington Heights Rd.
Arlington Heights, Illinois 60005

Subject: PIN#: 03-32-100-024 / 124 S. Vail Avenue
Single-Family (Teardown) DC:24-009(H)

VAH Design Commission,

My name is J.T. Charles, my wife and I have been the owners of 126 S. Vail Avenue since January 2012. To save you time in reading the following, I wish to state that I strenuously object to the proposed teardown of 124 S. Vail Avenue and the petitioners proposed plans.

Prior to buying 126 S. Vail, we resided at 44 N. Vail Avenue, Unit 708, since 2001. I graduated from Barrington High School and after graduation from college lived in Schaumburg before returning to Arlington Heights. My parents graduated from the former Arlington High School in 1956 and I was born at Northwest Community Hospital in Arlington Heights in 1965. Arlington Heights is very special to both my parents, myself and my wife, which is why we bought our home there.

Over the past eleven years I've sadly watched quaint homes and bungalows be torn down and replaced with monstrosities jammed onto lots that far too small, forever changing the charm of our neighborhoods. In our R-4 zoning district, developers continually cry hardship to the Design Commission and Zoning Board of Appeals that the lots they desire to build upon, 50' wide with a total land area of 6,600 sq. ft., are "…substandard in lot area and lot width" per zoning code for the homes they want to build. They request variances to build homes on lots that should instead be built on 70' wide lots requiring 8,750 sq. ft.

Over the last five years, the same petitioner and architect have become old pros at this with the both the Village's Design Commission and Zoning Board of Appeals. I've watched them do this on two lots directly behind us and one across the street, and now they are before you requesting the same be done at 124 S. Vail Avenue.

As reference;

DC#17-124 – 133 S. Highland Ave. Design Commission meeting 10/24/17.
Mr. & Mrs. Ericksen first and their architect came before the Design Commission on 10/24/17. Staff expressed concern about the front load two-car garage and suggested a revised design with detached garage. Staff expressed concern about the scale of the house and felt the Design Commission should evaluate the scale of the proposed house as it relates to the adjacent houses. The Ericksen's architect, Thomas Budzik, masterfully plead his client's case – "This new home will be the homeowner's last home and they are trying to achieve everything they want and need in a home, and they have no interest in a detached garage'. Wow, apparently that was enough for

DC#20-046 129 S. Highland Ave. Design Commission meeting 7/28/20, Staff Report 7/22/20.
"The existing home was a historic brick bungalow that fits well with the historic character of this neighborhood." Having built and moved into their home next door at 133 S. Highland, the Ericksen's then purchased the lot directly to the north of them. The lot was zoned R-4, with a total land area of 6,600 square feet. Due to the proposed residence being 2,968 sq. ft, the project required Zoning Board of Appeals approval for the variation in lot width due to the existing 50' wide lot. The Design Commission raised no objection to the scale of the home when compared to homes on either side, given they had already approved the Ericksen's request for the home next door at 133 S. Highland. Motion made and passed…APPROVED! 6/12/20 lot purchased for $245K, 12/08/22 sold for $1.305M.

And despite multiple objections being sent to the ZBA from neighbors of the subject property, at their meeting on 9/14/20, the ZBA saw no objections from neighbors when it went to the Design Commission so the ZBA approved the variances, ZBA #20-023

DC#22-095 129 S. Vail Avenue Zoning Board of Appeals 1/09/23, Design Commission 2/28/23.
Unlike 129 S. Highland, this went to the Zoning Board of Appeals first on 1/09/23. This vacant lot was located across the street from our home at 126 S. Vail, and one lot to the south. Again, another lot purchased by the Ericksen's, and another lot zoned R-4, with a total land area of 6,590.

The Ericksen's and their same architect went before the ZBA seeking variances for a lot area of 6,600 sq. ft. to be buildable where 8,750 is required, and a variation to allow a lot with a width of 50 feet to be buildable where 70 feet is required. Proposed residence was 2,733 sq. ft. They were asked if they received any neighbor feedback and claimed 'we have not'. Oddly, I had been looking for the something on the Design Commission agenda, but nothing had been posted. Despite it being a requirement, I received no notice of a Zoning Board of Appeal meeting. ZBA approved the variances on 1/09/23. SBA#23-003.

On to the Design Commission on 2/28/23 where staff stated '…the front elevation looks a bit large between the adjacent homes…'. Motion made and passed…APPROVED!

2/26/21 lot purchased for $205K, sold by Ericksen's to Mr. Ericksen's company, Four M Builders LLC, then sold to the Ericksen's daughter and husband on 12/26/23 for $700K. Don't try to do the math on construction costs, it's their daughter and they were just trying to lower the taxable value of the home.

And now onto the property directly north of our home at 126 S. Vail, **DC: 24-009(H) 124 S. Vail Avenue** which comes before the Design Commission on 3/12/24 with a proposed residence size of 2,846 sq ft. The lot is 50 feet wide and 6,600 sq. ft. and zoned R-4. Thus, per zoning code, requires a lot width of 70' and lot size of 8,750. A variation is required from Zoning Board of Appeals to allow the proposed redevelopment.

Staff's Design Commission Report, p2, "The existing home appears in good condition…. contributes to the historic character of the neighborhood. Due to the character and notable rating of the existing house, Staff encourages a renovation/expansion, which maintaining its historic character, in lieu of teardown/new construction, which the Design Commission should evaluate."

Mr. Ericksen purchased the lot from Leanne Kolman and closed on it 1/30/24. On November 1, 2023, I received a text from our neighbors across the street that Leanne was selling her house to Mark Ericksen. I sent Leanne a text asking if the rumor was true and if she had any idea what Mark Ericksen had been doing in the neighborhood. Leanne lives in Florida so it wasn't a surprise to me that she replied that she didn't know who Mr. Ericksen was, nor what he had been doing in the neighborhood. She sent back 'he claims he is adding dormers and keeping the footprint…he's not going to tear it down"

Based upon the plans submitted to the Design Commission, it's clear that Mr. Ericksen's stated intentions were less than pure with Ms. Kolman.

With respect to the proposed design, I wish raise various questions with respect to the Exhibit package;

1. Plate of Survey – Exhibit p 2
   a. Includes distance from house to north property line, but no distances to south property line
   b. Includes distance to front of house but not to front of porch

   Pg 3 of Exhibit shows Survey dated 1/28/24 with front porch at 14.72'
2. Project Data/Plat of Survey – Exhibit p 3
   a. States 'Max building Height: 25 ft (Grade to Mid-Point)

   pg 6 of Exhibit plans show a building height of 29 FT
   b. Prop Building Height: 24 FT 11 IN
   c. Plat of Survey dated 1/28/24 shows 'Average Front Setback 17.26'

   This is not correct. The correct Avg Front is 15.8425
   - Lot 18 is for the condominium 110 S. Vail and should not be included in a comparison for residential setbacks as it is 25.75'
   - Lot 20 No. 116 shows 23.33' to house, not to front porch

100 S	18	*25.75*	Condo, should not be included
110 S	19	15.75	to front of house, inset front porch
116 S	20	*23.33*	to house, not to porch
124	**21**	14.72	to porch
126	22	16.12	to front of house, inset front porch
130	23	16.46	to front of house, no porch
132	24	18.44	to porch
202	1	14.4	to front of house, no porch
206	2	15.29	to front of house, no porch
210	3	15.56	to porch
		175.82	
	10	17.582	110 - 210, however 100 is a condo not a house and 116 is measurement to house not to front of porch
		126.74	110, 124, 126, 130, 132, 202, 206 & 210
	8	15.8425	

3. Project Data/Plat of Survey – Exhibit p 3
   a. States 'Max building Height: 25 ft (Grade to Mid-Point)

   pg 6 of Exhibit, plans show a building height of 29 FT
   b. Prop Building Height: 24 FT 11 IN
   c. Plat of Survey dated 1/28/24 shows 'Average Front Setback 17.26'
4. Elevations of Neighboring Properties – Exhibit p 4
   a. 126 S. Vail 50' lot. House is 30' Wide
   b. 124 S. Vail, 50' lot, proposed house @32'2"

   The massive scale of the front of the proposed house is clear to see. Made worse by the fact the petitioner is not digging a proper basement, thus raising the entire height.
   The petitioner has already proven that he can build a home with lower elevation as demonstrated at 129 S. Vail Avenue

We object to the proposed massive scaling of the house due to; 1) the petitioner's unwillingness to spend more money and dig a deeper foundation which would lower the overall elevation of the proposed home, 2) the massive front porch entry gables and 3) the width of the proposed home.

While we are in favor of new development, it should not be at the detriment of existing and adjoining property owners. One need only look at the past homes the petitioner has put before the Design Commission, they simply DO NOT FIT with the neighboring properties. (see next page).

Why have a zoning code if the Design Commission and Zoning Board of appeals are constantly going to allow variances.

It is my wife and my hope, that you will take into consideration the aforementioned when considering the petitioner's request.

Sincerely,

J.T. & Jennifer Charles

126 S. Vail Avenue

133 S. Highland

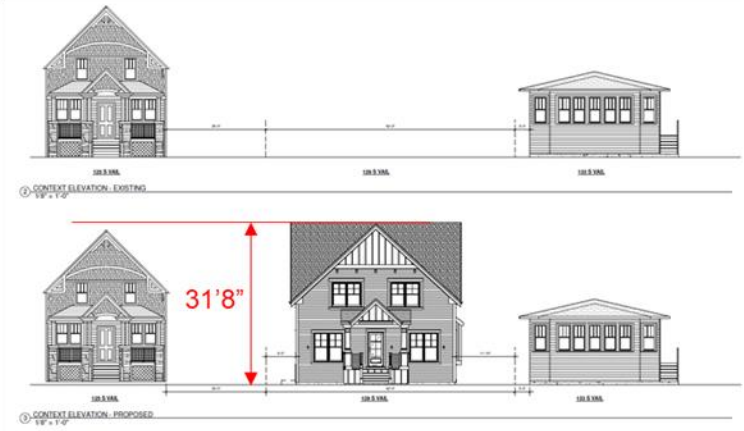




129 S. Highland



129 S. Vail



124 S. Vail



Design Commission
3/12/2024

Item: 1314 N. Harvard Ave - SF/Teardown - DC#24-014

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 1314 N. Harvard Avenue. This recommendation is subject to compliance with the architectural plans received 2/8/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development of the south elevation is recommended to break up the wall and add more interest to the side of the house. Consider partially bumping out the garage with a small single-story roof, and possibly a change of material, similar to the north elevation.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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	**Type**

Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Baylor Residence
Project Address:	1314 N Harvard Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 6, 2024

PETITION INFORMATION:

DC Number:	24-014
Petitioner Name:	Jennifer Hense
Petitioner Address:	BBA Architects 1010 S. Wabash Avenue Chicago, IL 60605
Meeting Date:	March 12, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with a two-car attached garage, to build a new two-story residence with an attached three-car garage. The subject site is zoned R-1, One Family Dwelling District. The lot has a total land area of 36,727 square feet. The proposed house will have approximately 5,541 square feet, and it does comply with the R-1 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet max Side: 18.3 feet Side: 18.3 feet Rear: 30 feet	Front: 51.8 feet Side: 33 feet Side: 55.4 feet Rear: 71.8 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	11,018 SF	5,541 SF
Building Lot Coverage	11,018 SF	4,143 SF
Impervious Surface Coverage Total	18,364 SF	13,955 SF

The subject property is located in the Sherwood neighborhood which is zoned R-1 where the minimum lot size requirement is 20,000 square feet. The context of the neighborhood is a mix of older and newer single-story and two-story homes with attached garages, with a primarily traditional style.

The proposed house is a unique design with a transitional style that has a traditional form and massing, but it is distinctly modern in its materials, colors and detailing. The house fits comfortably on the large lot with abundant space between neighboring houses. Overall, the proposed design is very nicely done, with just one concern about the south elevation which Is relatively tall, flat, and lacking detail as compared to the rest of the house. Further design development of the south elevation is recommended to break up the wall and add more interest to the side of the house. Consider partially bumping out the garage with a small single-story roof, and possibly a change of material, similar to the north elevation.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 1314 N. Harvard Avenue. This recommendation is subject to compliance with the architectural plans received 2/8/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development of the south elevation is recommended to break up the wall and add more interest to the side of the house. Consider partially bumping out the garage with a small single-story roof, and possibly a change of material, similar to the north elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.



March 6, 2024

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

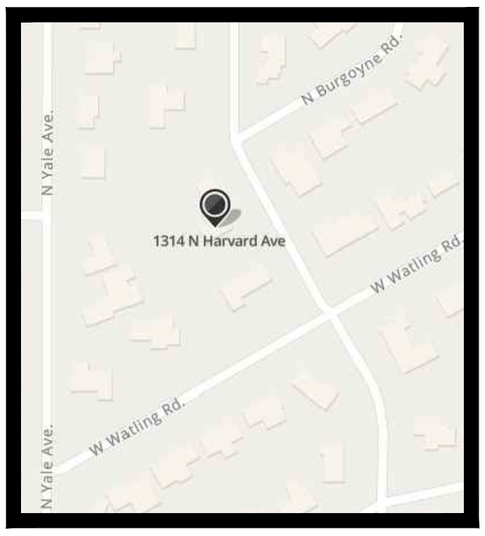
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-014


N Chicago Ave
N Illinois Ave
W Burgoyne Rd
N Yale Ave
W Watling St
N Harvard Ave
W Burgoyne Rd
Salem Blvd
N Kennicott Blvd
W Clarendon Rd

PLAT OF SURVEY

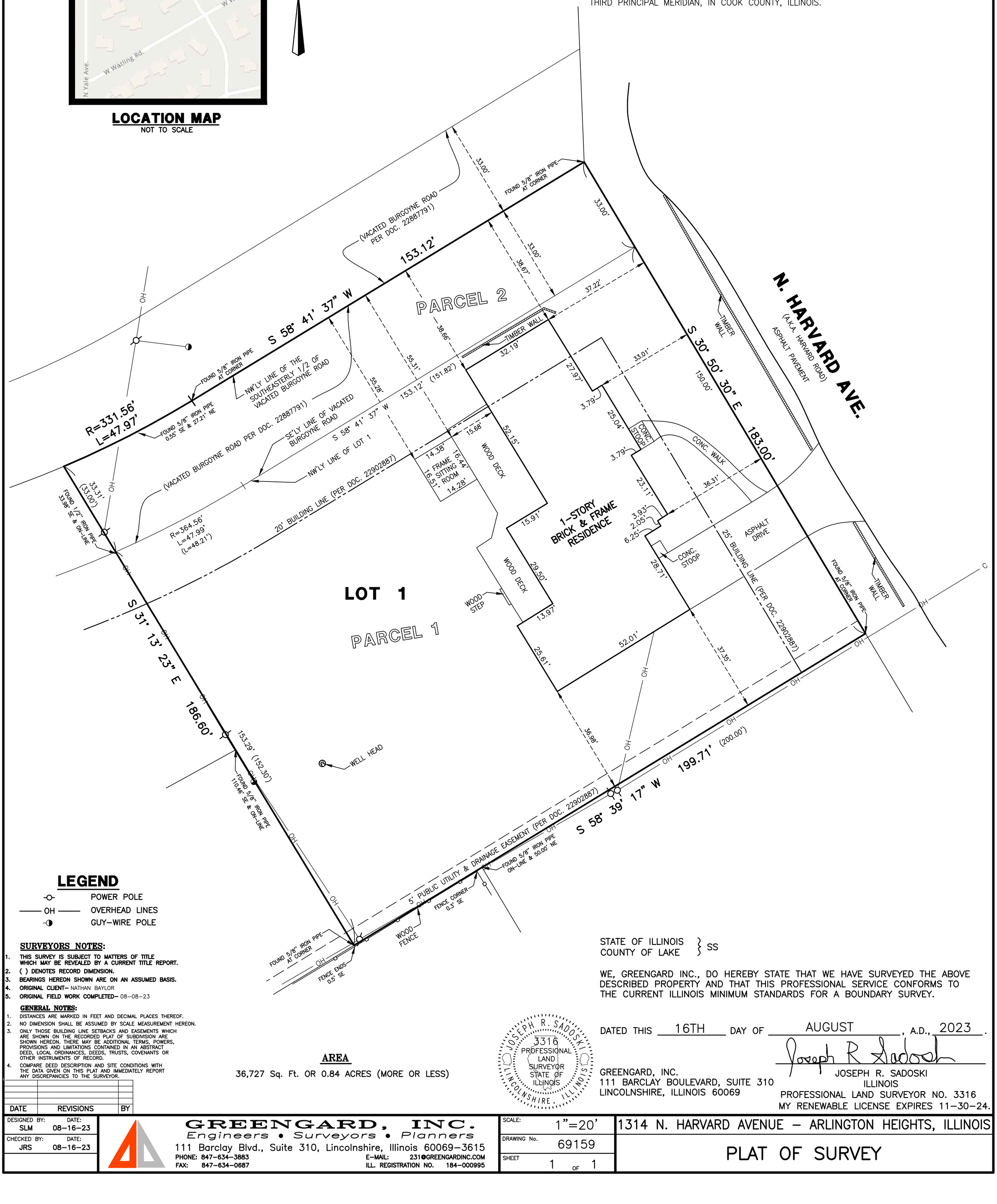
PARCEL 1: LOT 1 IN CARLSEN'S RESUBDIVISION IN ARLINGTON HEIGHTS, A RESUBDIVISION OF LOTS 66 AND 67 IN SHERWOOD, A SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHEASTERLY 1/2 OF VACATED BURGOYNE ROAD, VACATED BY THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 22887791, WHICH IS NORTHWESTERLY AND ACCRUES BY WAY OF VACATION TO LOTS 66 AND 67 IN SHERWOOD, A SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE





LEGEND

- POWER POLE
- OH — OVERHEAD LINES
- GUY-WIRE POLE

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. ( ) DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT– NATHAN BAYLOR
5. ORIGINAL FIELD WORK COMPLETED– 08-08-23

GENERAL NOTES:

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

DATE	REVISIONS	BY

AREA

36,727 Sq. Ft. OR 0.84 ACRES (MORE OR LESS)

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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

DATED THIS 16TH DAY OF AUGUST, A.D., 2023.

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

DESIGNED BY: SLM	DATE: 08-16-23
CHECKED BY: JRS	DATE: 08-16-23

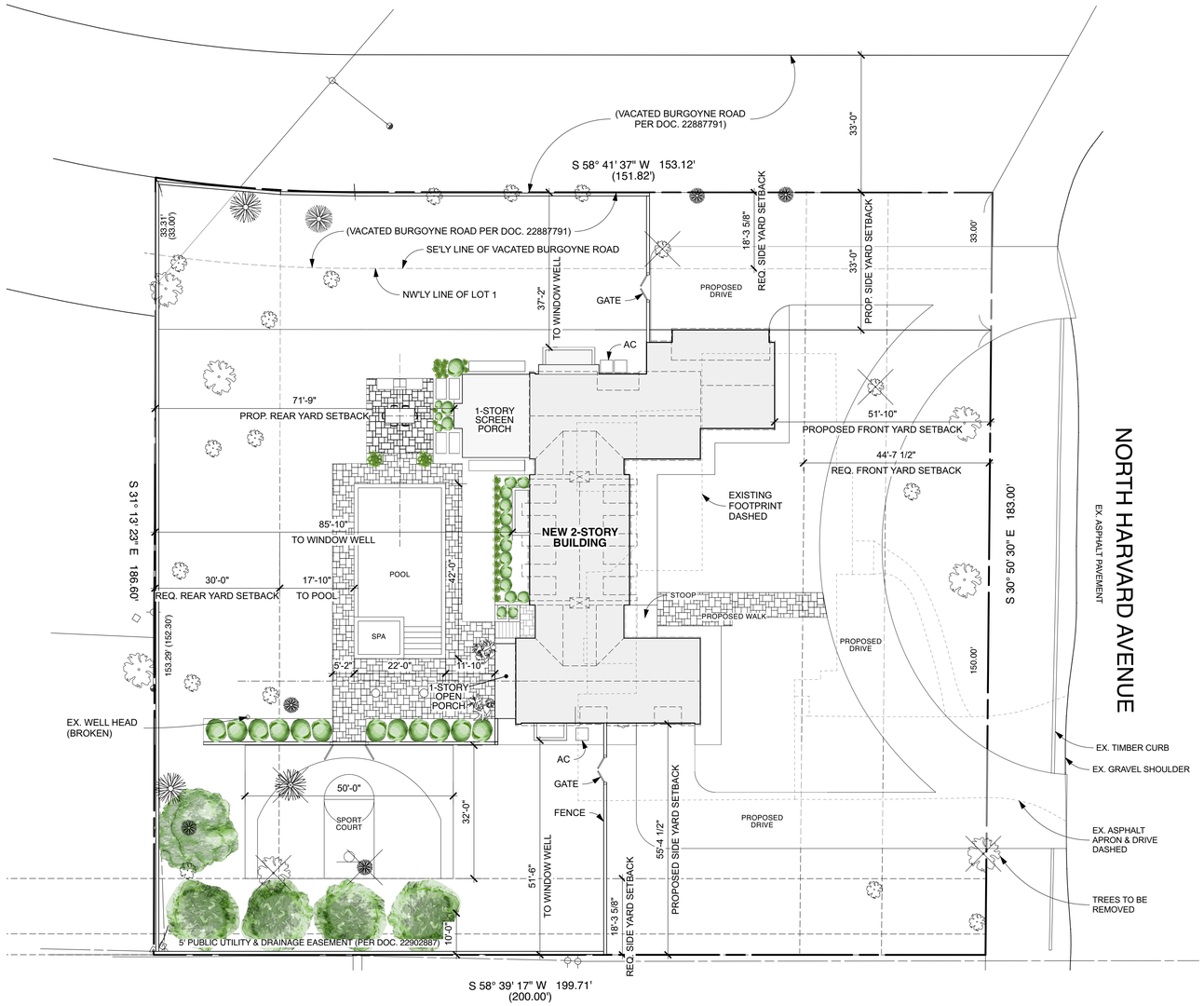
GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883
FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	69159
SHEET	1 OF 1

1314 N. HARVARD AVENUE – ARLINGTON HEIGHTS, ILLINOIS

PLAT OF SURVEY

Drawing File: J:\69159\dwg\Survey\69159-SB.dwg Aug 16,2023-1:34pm



1 SITE PLAN
Scale: 1/16" = 1'-0"

ZONING DATA

GENERAL INFORMATION

ZONING DISTRICT	**R-1**
OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENCE

AREAS

LOT AREA (LA)		**36828.0**	**SF**
MINUMUM LOT AREA		15000	SF
MAXIMUM BUILDING LOT COVERAGE (30% LA)		11048	SF
PROPOSED BUILDING LOT COVERAGE		**4143**	**SF**
MAXIMUM IMPERVIOUS SURFACES (50% LA)		18414	SF
PROPOSED IMPERVIOUS SURFACES		**13955**	**SF**
ALLOWABLE FLOOR AREA	LA* 0.30	**11048.4**	**SF**
PROPOSED FLOOR AREA:			
BASEMENT	NOT COUNTED	3308	SF
FIRST FLOOR		2341.7	SF
SECOND FLOOR		2630.4	SF
GARAGE AREA	OVER 400 SF	569	SF
TOTAL FLOOR AREA		**5541.1**	**SF**

SETBACKS

FRONT YARD SET BACK	(BLOCK AVERAGE SETBACK) **REQUIRED FRONT YARD =** **PROPOSED FRONT YARD =**	 **43'7 1/2"** **51'10"**
REAR YARD SET BACK	**REQUIRED REAR YARD =** **PROPOSED REAR YARD =**	**30'0"** **71'9"**
NORTH SIDE YARD SETBACK	**MIN SIDE YARD (10% LOT WIDTH)=** **PROPOSED SIDE YARD =**	**18'3 5/8"** **33'0"**
SOUTH SIDE YARD SETBACK	**MIN SIDE YARD (10% LOT WIDTH)=** **PROPOSED SIDE YARD =**	**18'3 5/8"** **55'4 1/2"**
POOL SETBACKS	MIN 8FT FROM ANY PROPERTY LINE, IN REAR YARD INCLUDE IN IMPERVIOUS SURFACE CALC	

MAXIMUM BUILDING HEIGHT	REQUIRED	ACTUAL
	25 FT, 2 1/2 STORIES	25 FT

4 0 2 4 8 16
1/8" = 1'-0"

Baylor Residence
1314 Harvard Ave
Arlington Heights, Illinois

Project Number: 2023-0007

bba ARCHITECTS
1010 SOUTH WABASH
CHICAGO, ILLINOIS 60605
312.663.0222
bbaworld.com

Consultant:

Sheet Title:

Site Plan,
Zoning Data

Project No.	Issued For:	Date
Drawn By: MW	Review	○ 01.10.24
Checked By: ET/JH	Design Commission	● 02.06.24
Scale: AS NOTED	Pricing	○
	Permit	○
	Construction	○

Sheet Number

A1.0

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1314 N. HARVARD AVE.
EXISTING



1316 N. HARVARD AVE.



1318 N. HARVARD AVE.



1322 N. HARVARD AVE.

N. HARVARD AVE.



1206 W. WATLING ST.



1317 N. HARVARD AVE.

N. HARVARD AVE.



1220 N. HARVARD AVE.



1117 N. HARVARD AVE.

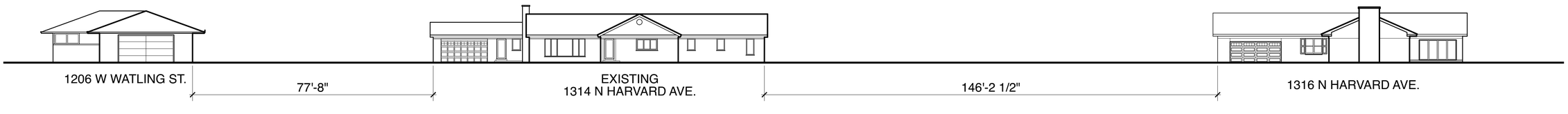


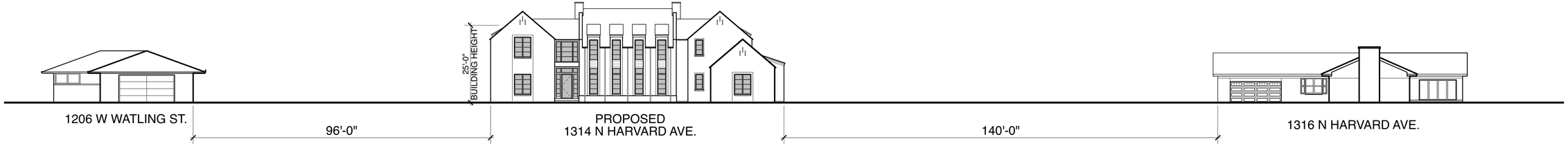
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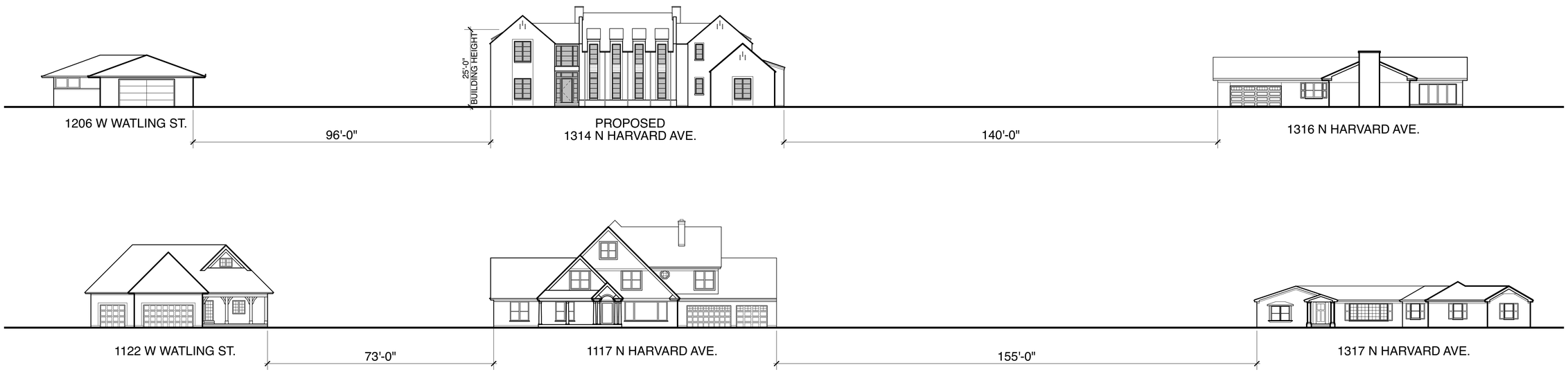
1117 W. WATLING ST.

1 SURROUNDING PROPERTIES





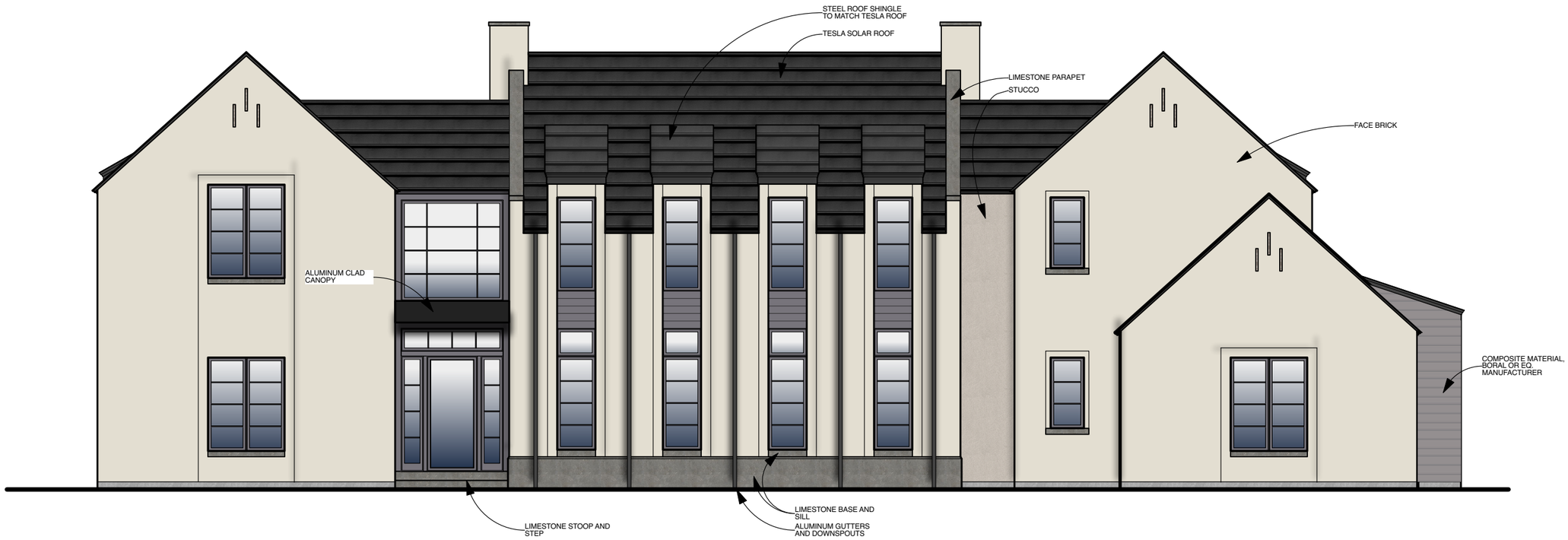
1 EXISTING & PROPOSED BUILIDNG W/ NEIGHBORING CONTEXT
Scale: 1/16" = 1'-0"



NEIGHBORS ACROSS STREET

1 PROPOSED BUILIDNG W/ NEIGHBORING CONTEXT
Scale: 1/16" = 1'-0"



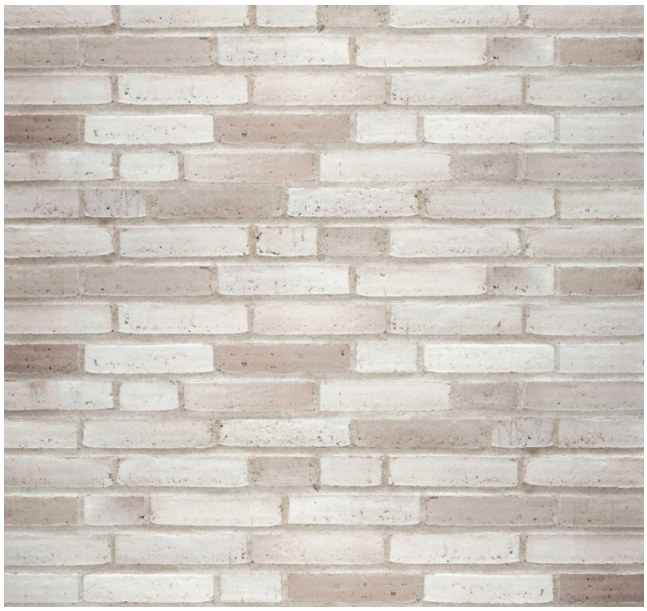


MATERIAL SCHEDULE			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
Brick	Clay	Randers	RT-554
Roof	PV Tiles & Slate	Tesla	Black
Siding	Poly-Ash Nickel Gap Siding	Tru Exterior	Benjamin Moore Dragon's Breath
Trim/Fascia	Poly-Ash	Tru Exterior	Benjamin Moore Dragon's Breath
Windows	Aluminum Clad Wood	Loewen	Stone Grey
Garage Doors	Steel	Clopay	Black
Stone	Limestone	Halquist Stone	Tuxedo Grey
Stucco	Portland Cement	Sto	Sto White
Gutters/Downspouts	Aluminum	By Roofer	Dark Grey

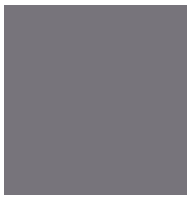
ROOF



BRICK



WINDOWS



STUCCO



SIDING/ TRIM



LIMESTONE



STEEL DOORS



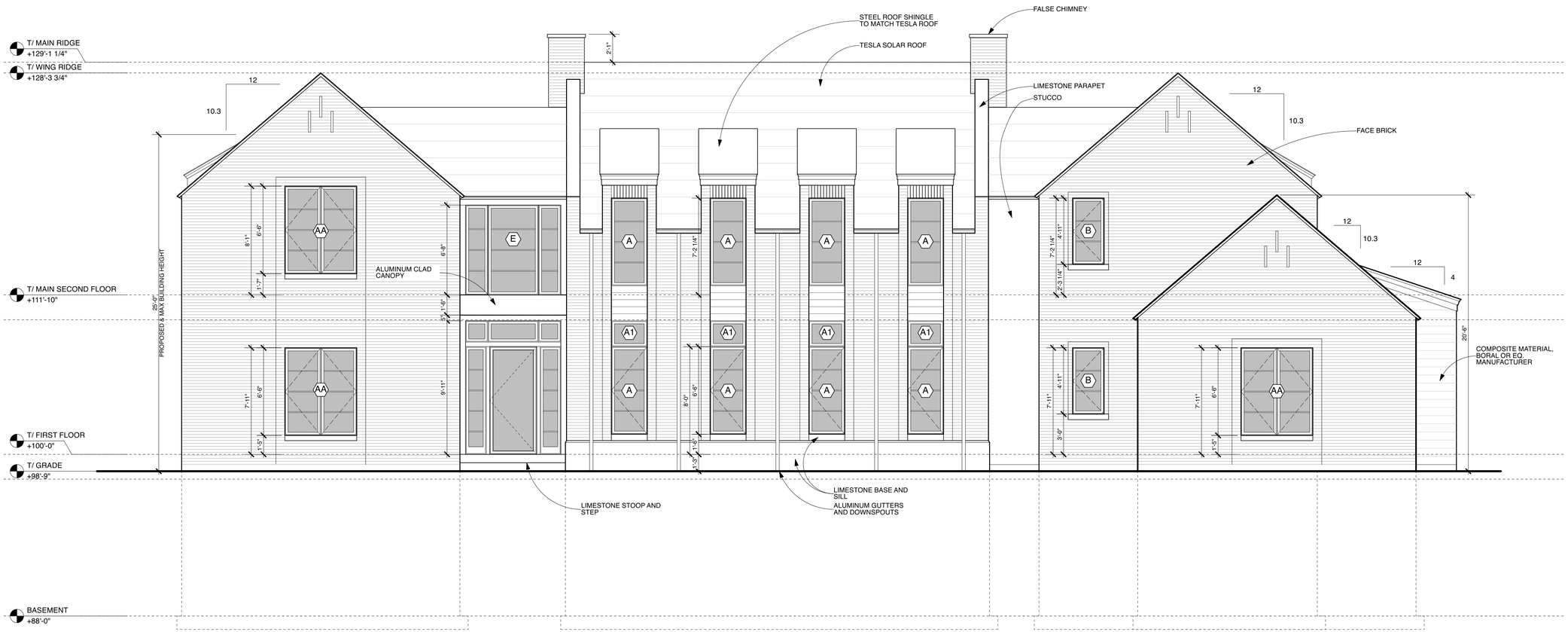
Material Sample Board

WINDOW SCHEDULE

KEY	UNIT NUMBER	UNIT TYPE	MANUF.	FRAME SIZE (W X H)	R.O. SIZE (W X H)	M.O. SIZE (W X H)	NAT. LIGHT	NAT. VENT	REMARKS
A		CASEMENT	LOEWEN	2'-8" X 6'-6"					
A1		FIXED TRANSOM	LOEWEN	2'-8" X 2'-0"					
AA		CASEMENT ASSEMBLY	LOEWEN	5'-4" X 6'-6"					
B		CASEMENT	LOEWEN	2'-4" X 4'-11"					
BB		CASEMENT ASSEMBLY	LOEWEN	8'-0" X 4'-11"					
C		CASEMENT	LOEWEN	2'-8" X 3'-5"					
DD		CASEMENT ASSEMBLY	LOEWEN	5'-4" X 4'-1"					
E		FIXED	LOEWEN	7'-0" X 6'-8"					

NOTES

1. ALL WINDOWS ARE TO BE (TBD), U.O.N.
2. SEE ELEVATIONS FOR MUNTIN CONFIGURATION AT ALL WINDOWS
3. SEE ELEVATIONS FOR CASEMENT SWING DIRECTION, NO INDICATION OF SWING = FIXED UNIT
4. ALL WINDOWS TO HAVE INSULATED & LOW-E GLAZING
5. ALL DOORS TO HAVE MULTI-POINT LOCKING SYSTEM & SCREEN DOORS, AND ALUMINUM SILLS
6. ALL WINDOW EXTERIOR TO BE ALUMINUM CLAD IN STANDARD COLOR
7. ALL INTERIOR SCREENS AND HARDWARE TO BE WHITE
8. ALL EXTERIOR SCREENS TO MATCH CLAD COLOR
9. ALL WINDOWS TO HAVE PRIMED INTERIOR, UNLESS NOTED
10. ALL DOORS TO BE KEYED ALIKE



1 FRONT ELEVATION (EAST)
Scale: 1/4" = 1'-0"

Baylor Residence
1314 Harvard Ave
Arlington Heights, Illinois

Project Number: 2023-0007

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Sheet Title:

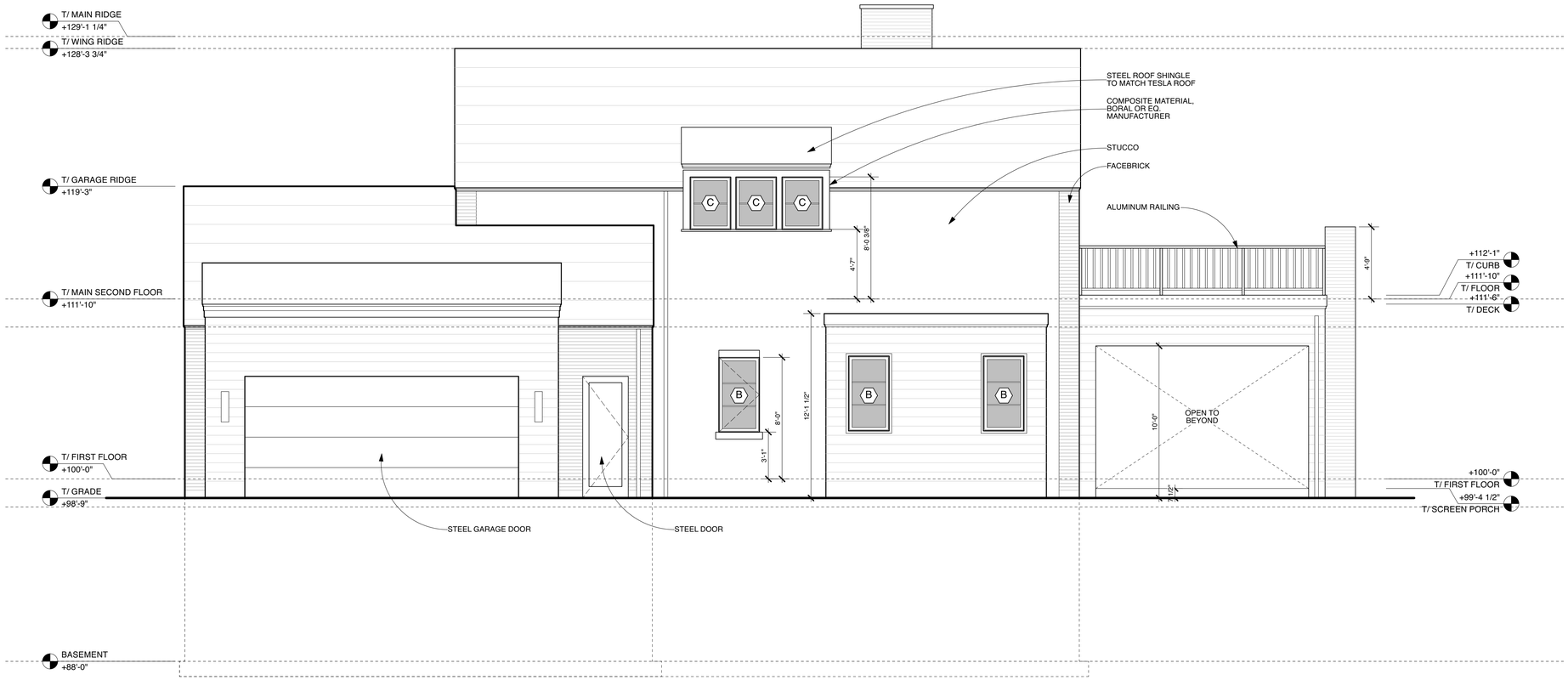
Building Elevations

Project No.		Issued For:	Date
Drawn By:	MW	Review	01.10.24
Checked By:	ET/JH	Design Commission	02.06.24
Scale:	AS NOTED	Pricing	
		Permit	
		Construction	

Sheet Number

A4.1

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1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

Baylor Residence
1314 Harvard Ave
Arlington Heights, Illinois

Project Number: 2023-0007

bba ARCHITECTS
1010 SOUTH WABASH
CHICAGO, ILLINOIS 60605
312.663.0222
bbaworld.com

Consultant:

Sheet Title:

Building Elevations

Project No.	Issued For:	Date
Drawn By: MW	Review	01.10.24
Checked By: ET/JH	Design Commission	02.06.24
Scale: AS NOTED	Pricing	
	Permit	
	Construction	

Sheet Number
A4.2

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1 REAR ELEVATION (WEST)
Scale: 1/4" = 1'-0"

Baylor Residence
1314 Harvard Ave
Arlington Heights, Illinois

Project Number: 2023-0007

bba ARCHITECTS
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CHICAGO, ILLINOIS 60605
312.663.0222
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Consultant:

Sheet Title:

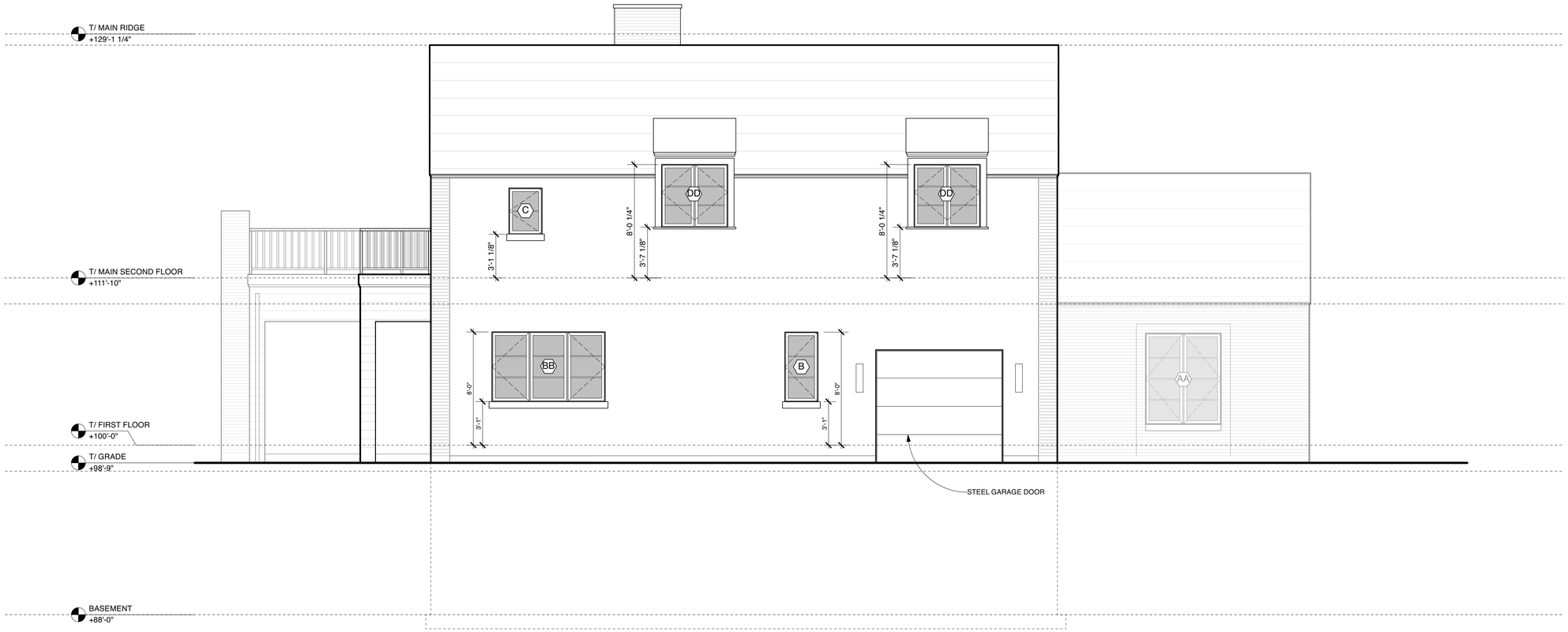
Building Elevations

Project No.	Issued For:	Date
Drawn By: MW	Review	01.10.24
Checked By: ET/JH	Design Commission	02.06.24
Scale: AS NOTED	Pricing	
	Permit	
	Construction	

Sheet Number

A4.3

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1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Baylor Residence

1314 Harvard Ave
Arlington Heights, Illinois

Project Number: 2023-0007

bba ARCHITECTS
1010 SOUTH WABASH
CHICAGO, ILLINOIS 60605
312.663.0222
bbaworld.com

Consultant:

Sheet Title:

Building Elevations

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Scale: AS NOTED		Pricing	
		Permit	
		Construction	

Sheet Number

A4.4

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Design Commission
3/12/2024

Item: 434 S. Dunton Ave. - SF/Addition - DC#24-018

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed addition at 434 S. Dunton Avenue. This recommendation is based on the architectural plans received on 2/22/24, and the following:

1. Evaluate the unusual placement of the new garage in the basement level located below the front porch with a sloping driveway and retaining walls. Consider a revised design with a detached garage in the rear.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
FOR REFERENCE ONLY - 2023 Approved Design	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Loiterstein Residence
Project Address:	434 S Dunton Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 7, 2024

PETITION INFORMATION:

DC Number:	24-018
Petitioner Name:	Kevin Purdom
Petitioner Address:	JRC Design Build 1275 E. Davis Street Arlington Heights, IL 60005
Meeting Date:	March 12, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation and addition to an existing one-and-a-half story house to create a new expanded two-story house. The existing house has no garage, and the new addition includes a new attached one-car garage. The property has a total land area of 6,640 square feet and the proposed residence with addition will be approximately 2,990 square feet. The total floor area requires a minor adjustment, but otherwise the project complies with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	**PROPOSED**
Setbacks	Front: 27 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 34.9 feet Side: 5 feet Side: 5 feet Rear: 41.5 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	2,988 SF	**2,990 SF**
Building Lot Coverage	2,324 SF	1,965 SF
Impervious Surface Coverage Total	3,320 SF	3,278 SF

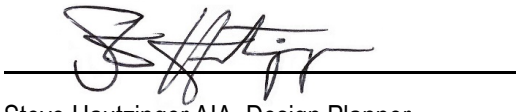
The subject property is located in a neighborhood of predominantly older homes. The homes vary in style and size, including single-story, one-and-a-half story, and two-story homes. There is a mix of attached and detached garages, with the majority being detached.

Overall, the proposed design is a nice refresh and update to the existing house, while maintaining a similar character and style as the original house. However, the proposed placement of the new garage in the basement level located below the front porch with a sloping driveway and retaining walls has a poor appearance that is not compatible with homes of this vintage or the neighborhood. The proposed garage arrangement is very unusual, especially for a traditional bungalow style home, which the Design Commission should evaluate. A more traditional arrangement would be a new detached garage located in the rear yard. In 2023, a different plan for this project with a detached garage was administratively approved by Staff, which Staff still recommends as a better design.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed addition at 434 S. Dunton Avenue. This recommendation is based on the architectural plans received on 2/22/24, and the following:

1. Evaluate the unusual placement of the new garage in the basement level located below the front porch with a sloping driveway and retaining walls. Consider a revised design with a detached garage in the rear.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.



March 7, 2024

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development
C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-018

S Evergreen Ave

W Park St

S Dunton Ave

E Park St

PLAT OF SURVEY

PARCEL DETAILS

ADDRESS: 434 S. DUNTON AVE.,
ARLINGTON HEIGHTS, IL 60005
PIN NO.: 03-32-119-021-0000

AREA SUMMARY

MEASURED PARCEL AREA IS
6,640 SQ. FT. =
0.152 ACRES MORE OR LESS

LEGAL DESCRIPTION

LOT 9 IN BLOCK 6 OF ARLINGTON ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF), IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 02/01/2023.
2. PLEASE NOTE THE SURVEY WAS DONE WITH AMPLE SNOW & ICE ON THE GROUND (APPROX. 3-6"). ALL PLANIMETRICS AND DRAWING DATA IS REPRESENTED TO THE BEST OF THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MAY VARY DUE TO SNOW COVER.
3. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE WEST LINE OF DUNTON AVENUE BEING SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST.
4. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY CHICAGO TITLE AS FILE NO. 23GST487278EL WITH AN EFFECTIVE DATE OF 1/9/23 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

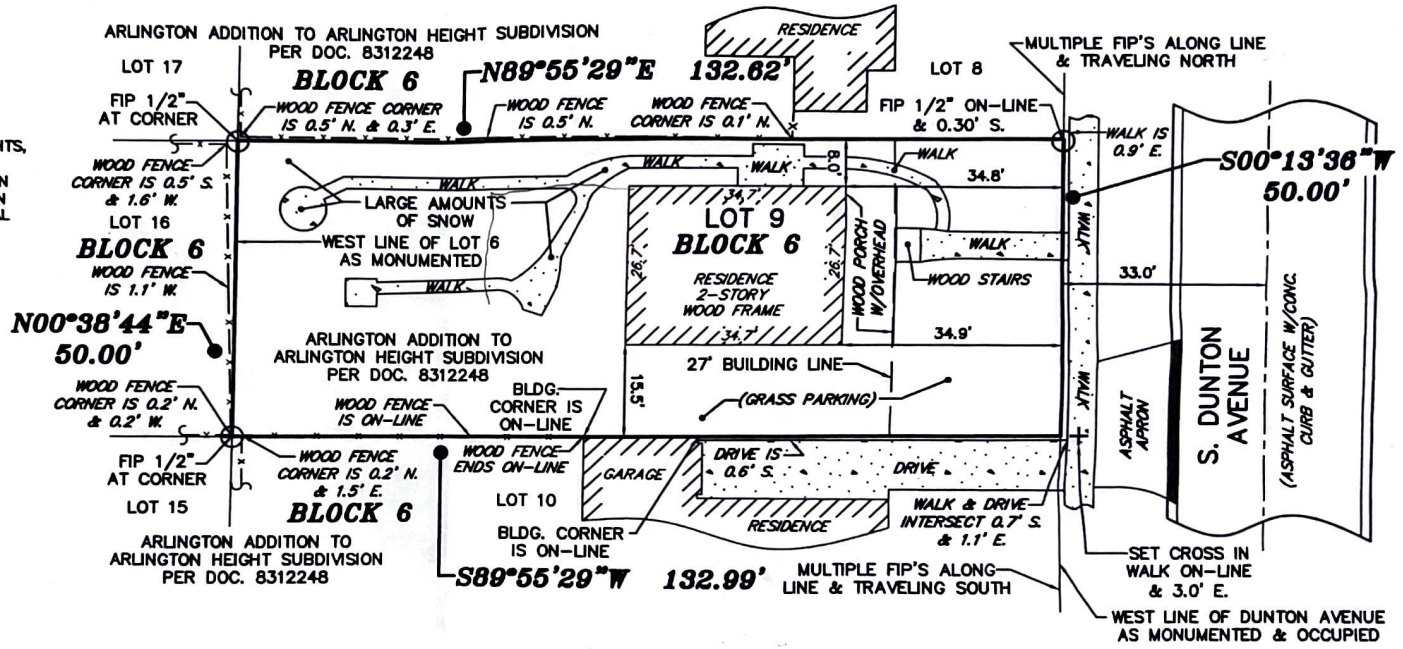
I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF FEBRUARY A.D., 2023

[redacted]

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE IS APRIL 30, 2025

STATE OF ILLINOIS · ERIC ZINGRE JR. · 035003721 · PROFESSIONAL LAND SURVEYOR



LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- BUILDING SETBACK

SYMBOL LEGEND

- DEPRESSED CURB
- CONCRETE SURFACE
- (XXX.XX) – RECORD CALL
- ○ – FOUND IRON PIPE/ROD
- FIP – FOUND IRON PIPE
- + – SET CROSS
- CONC. – CONCRETE
- BLDG. – BUILDING

PREPARED FOR

STEVE MINER
40W835 MAPLEHURST LANE
HAMPSHIRE, IL 60140

SURVEY	
DRAWN BY: BZ	EZ SURVEYING, INC.
PROJECT NO.: 2023004	P.O. BOX 595
	ROCKTON, IL 61072
	(815) 519-7319
SCALE: 1" = 20'	SHEET: 1 OF 1
	ERIC@EZSURVEYING.COM
	WWW.EZSURVEYING.COM
	©COPYRIGHT 2023

PROJECT DATA

PROJECT LOCATION:	434 S DUNTON AVE
ZONING DISTRICT:	R-3
LOT AREA:	6,649.5 SF
PIN:	03-32-119-021-0000
MAX LOT COVERAGE:(35%)	2,327 SF
PROPOSED LOT COVERAGE:	2,006 SF
MAX FAR: .45	2,992 SF
PROPOSED FAR:	2,990 SF
MAX IMPERVIOUS COVERAGE (50%)	3,325 SF
PROPOSED IMPERVIOUS	3,121 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	24'-1"
LOCATION AREAS:	
BASEMENT	1,471 SF
1ST FLOOR	1,630 SF
2ND FLOOR	1,360 SF
GARAGE	400 SF
TOTAL SQUARE FOOTAGE:	2,990 SF

DESIGN CRITERIA

FLOOR

SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL

WALL — 60# PLF OR ACTUAL LOAD; 20 PSF WIND 0'-20' HEIGHT; 25 PSF WIND 21'-29' HEIGHT; 30 PSF WIND 30' HEIGHT AND ABOVE

CEILING

UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL

WIND SPEED — 115 MPH; 3 SECOND GUST & 89 NOMINAL

ROOF — 30# LL (SNOW) - 10# DL (ALL SLOPES)

CATHEDRAL — 30# LL - 15# DL (ALL SLOPES)

EXT DECK — 40# LL - 10# DL

EXT BALCONY — 40# LL - 10# DL

STAIRS — 40# LL + 300# CONCENTRATED LOAD

GUARD & HANDRAILS — 200# LL AT ANY DIRECTION APPLIED AT THE TOP

FROST DEPTH — 42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2021 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS / CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WITHRING	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

ABBREVIATIONS

A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
B/	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	O	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL.	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
C. O	CASED OPENING		
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE		
CONST.	CONSTRUCTION	PVC	POLYVINYLCHLORIDE
CONT.	CONTINUOUS	QT	QUARRY TILE
C.T.	CERAMIC TILE	R	RADIUS
C.W.	COLD WATER	RD	ROOF DRAIN
DEMO.	DEMOLITION	R & S	ROD AND SHELF
DIA.	DIAMETER	REC	RECESSED
DIAG.	DIAGONAL	REF	REFRIGERATOR
DIM.	DIMENSION	REG	REGULAR
DISP.	DISPOSAL	REINF	REINFORCE
DIV.	DIVISION	RM	ROOM
DL	DEAD LOAD	RO	ROUGH OPENING
DN.	DOWN	RR	ROOF RAFTERS
DWGS.	DRAWINGS	SECT	SECTION
D.S.	DOWNSPOUT	SHLV	SHELVES
D.W.	DISHWASHER	SHT	SHEET
EA.	EACH	SHWR	SHOWER
EX.	EXISTING	SHTG	SHEATHING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SIM	SIMILAR
		SL	SLIDING
EQ	EQUAL	SPEC	SPECIFICATION
EXP.	EXPANSION	SQ	SQUARE
ELECT.	ELECTRICAL	SF	SQUARE FOOT
ELEV.	ELEVATION	SS	SANITARY SUMP
EQUIP.	EQUIPMENT	STD	STANDARD
EQUIV.	EQUIVALENT	STL	STEEL
E.W	EACH WAY	STOR	STORAGE
F	FURNACE	STRUCT	STRUCTURE
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T & B	TOP AND BOTTOM
FF	FINISH FLOOR	T/	TOP OF
FIN.	FINISH	TEL	TELEPHONE
FIXT	FIXTURE	T & G	TONGUE AND GROOVE
FLR	FLOOR		
FLSHG	FLASHING	THK	THICK
FDN	FOUNDATION	TJI	TRUST JOIST
FO	FACE OF	TOP	TOP OF PLATE
FS	FOOTING SUMP	TV	TELEVISION
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE	UC	UNDER COUNTER
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED		
GFI	GROUND FAULT INTERRUPT	VCT	VINYL COMPOSITION TILE
GLU-LAM	GLUE LAMINATED BEAM	VERT	VERTICAL
		VIF	VERIFY IN FIELD
GYP.	GYPSUM	W/	WITH
HD	HEAD	WC	WATER CLOSET
HDR	HEADER	WIC	WALK IN CLOSET
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WDO	WINDOW
HORZ	HORIZONTAL	WH	WATER HEATER
HP	HIGH POINT	W/O	WITHOUT
HTG	HEATING	WP	WATERPROOF
HVAC	HEATING VENTILATE AIR CONDITIONING	WT	WEIGHT
		WWF	WELDED WIRE FABRIC
INT.	INTERIOR		

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	27'-0"	34-10
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0'	5'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	5'-0"
REARYARD	30'-0"	41'-6"
HEIGHT - MEAN	MAX 25'-0"	23'-10"

SITE PLAN LEGEND & NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS. HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

PROPERTY LINE
SETBACK LINE
EASEMENT LINE
E — ELECTRIC SERVICE
G — GAS SERVICE
STORM SEWER
SANITARY SEWER
W — WATER SERVICE
X — FENCE

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 30 OR 20+5
ACTUAL WALL R-VALUE: 20 + 5
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: R-30
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 15
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2021 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION.
ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

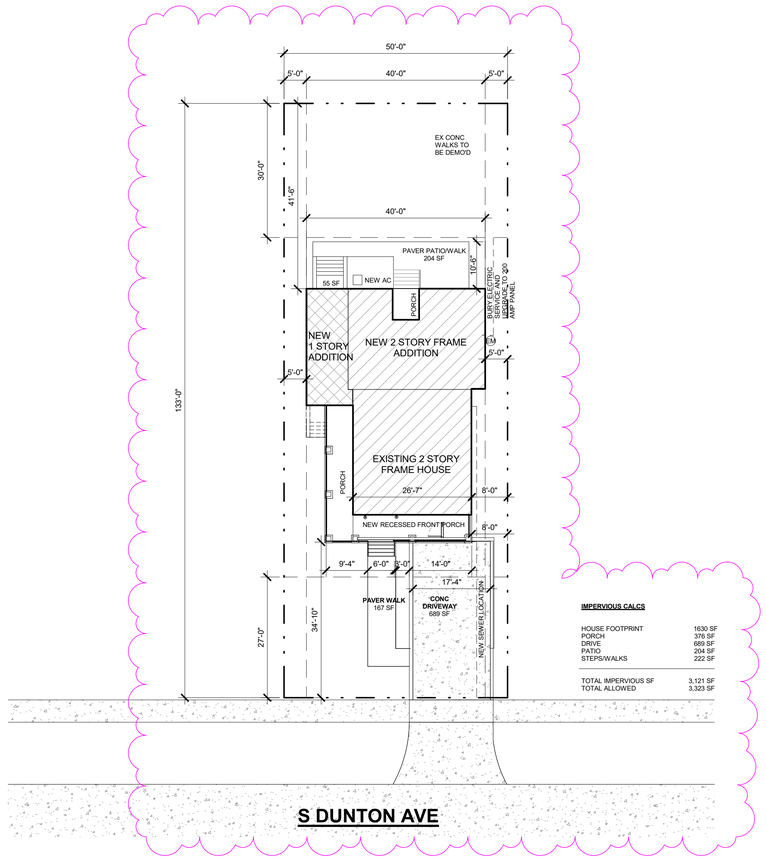
8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9. 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10. FURNACE: +90% AFUE, WATER HEATER: +95% AFUE, A/C: 13+ SEER, SHGC: 0.27 OR BTR

11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

ADDITION AND ALTERATIONS TO THE LOITERSTEIN RESIDENCE



IMPERVIOUS CALCS

HOUSE FOOTPRINT	1630 SF
PORCH	376 SF
DRIVE	689 SF
PATIO	204 SF
STEPS/WALKS	222 SF
TOTAL IMPERVIOUS SF	3,121 SF
TOTAL ALLOWED	3,325 SF

S DUNTON AVE

1 / A0 **SITE PLAN - PROPOSED**
1/16" = 1'-0"

N

SHEET INDEX - ARCHITECTURAL

A0	COVER SHEET	3 - 02/13/2024
A1	EXISTING DRAWINGS	1- 07/31/2023
A2	FOUNDATION & BASEMENT PLANS	3 - 02/13/2024
A3	FIRST FLOOR PLAN	3 - 02/13/2024
A4	SECOND FLOOR PLAN	3 - 02/13/2024
A5	ROOF PLAN & STAIR DETAILS	3 - 02/13/2024
A6	ELEVATIONS	1- 07/31/2023
A7	ELEVATIONS	3 - 02/13/2024
A8	DETAILS AND SECTIONS	3 - 02/13/2024
A9	WALL SECTIONS	3 - 02/13/2024
A10	SPECIFICATIONS	2 - 08/25/2023
A11	STRUCTURAL SPAN CHARTS	1- 07/31/2023
MEP1.0	MEP DIAGRAMS AND DETAILS	1- 07/31/2023
MEP2.0	FIRST & SECOND FLOOR MEP & STRUCTURE PLANS	3 - 02/13/2024

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PHONE: (847)255-2322
EMAIL: JIMJRCDB@GMAIL.COM

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ADDITION AND ALTERATIONS
AT LOITERSTEIN RESIDENCE
434 S DUNTON AVE
ARLINGTON HEIGHTS, IL
60005

DATE
3 - 02/13/2024

ISSUE DATE	
1- 07/31/2023	1 - PERMIT
2 - 08/25/2023	2 - PERMIT COMMENTS
3 - 02/13/2024	3 - ADDENDUM 01_REV

KEVIN PURDOM, ARCHITECT
1275 E DAVIS ST, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJRCDB@GMAIL.COM

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LICENSED ARCHITECT — KEVIN PURDOM 001-025823 — STATE OF ILLINOIS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES AND ORDINENCES.

CERT NO. 001.025823 **DATE:** 3 - 02/13/2024
EXP. 11/30/2024

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

PROPERTY TO RIGHT 3
424 S DUNTON AVE



PROPERTY TO RIGHT 2
428 S DUNTON AVE



PROPERTY TO RIGHT 1
430 S DUNTON AVE





SUBJECT PROPERTY
434 S DUNTON AVE

PROPERTY TO LEFT 1
438 S DUNTON AVE



PROPERTY TO LEFT 2
442 S DUNTON AVE



PROPERTY TO LEFT 3
4 W PARK ST



S DUNTON AVE

W PARK ST

PROPERTY TO ACROSS 1
425 S DUNTON AVE



PROPERTY TO ACROSS 2
433 S DUNTON AVE



PROPERTY TO ACROSS 3
437 S DUNTON AVE



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DATE

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EXP. 11/30/2024

SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

DR2



438 S DUNTON AVE
RESIDENCE TO LEFT

434 S DUNTON AVE
EXISTING HOUSE

430 S DUNTON AVE
PROPERTY TO RIGHT



438 S DUNTON AVE
RESIDENCE TO LEFT

434 S DUNTON AVE
PROPOSED ADDITION

430 S DUNTON AVE
PROPERTY TO RIGHT

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CERT NO. 001.025823 **DATE:** 3 - 02/13/2024
EXP. 11/30/2024

SHEET TITLE

ELEVATION STUDIES & NOTES

SHEET NUMBER

DR1



PROPOSED RENDERING - FRONT



PROPOSED RENDERING - REAR

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CERT NO. 001.025823 **DATE:** 1- 07/31/2023
EXP. 11/30/2024

SHEET TITLE
3D VIEWS

SHEET NUMBER

3D





ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		PREFINISHED 12" SNOW WHITE TEXTURED HORIZONTAL LAP SIDING	SHERWIN-WILLIAMS	TRIM		WHITE	
SIDING (2)		PREFINISHED SNOW WHITE TEXTURED BOARD AND BATTEN SIDING	SHERWIN-WILLIAMS	SOFFIT AND FASCIA		WHITE AND TONGUE AND GROOVE WOOD SOFFITS IN PORCH/BALCONY	
			SHERWIN-WILLIAMS	COLUMNS		CEDAR, WOOD FINISH	
ROOFING (1)		TIMERBLINE OR SIMILAR, ONYX BLACK	GAF	GUTTERS, DOWNSPOUTS		WHITE, ALUMINUM SEAMLESS	
ROOFING (2)		STANDING SEAM METAL ROOF, BLACK	PREMIUM PROSNAP OR SIMILAR	WINDOWS		WHITE EXTERIOR, WHITE INTERIOR, FIBERGLASS	JELD - WEN 2500 OR SIMILAR
DOORS		WOOD, FINISH TBD BY OWNER					

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
   E = EGRESS T= TEMPERED AFETY GLASS F= FROSTED PRIVACY GLASS

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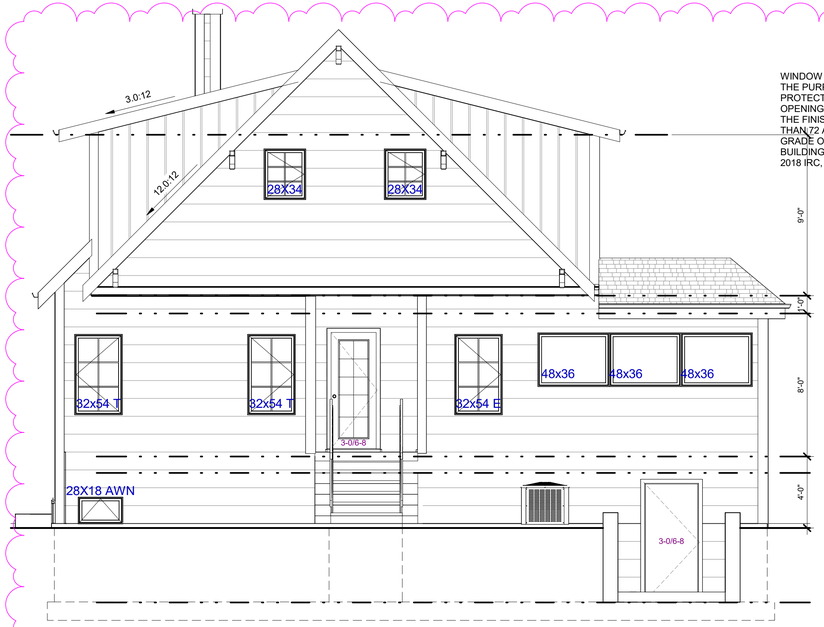
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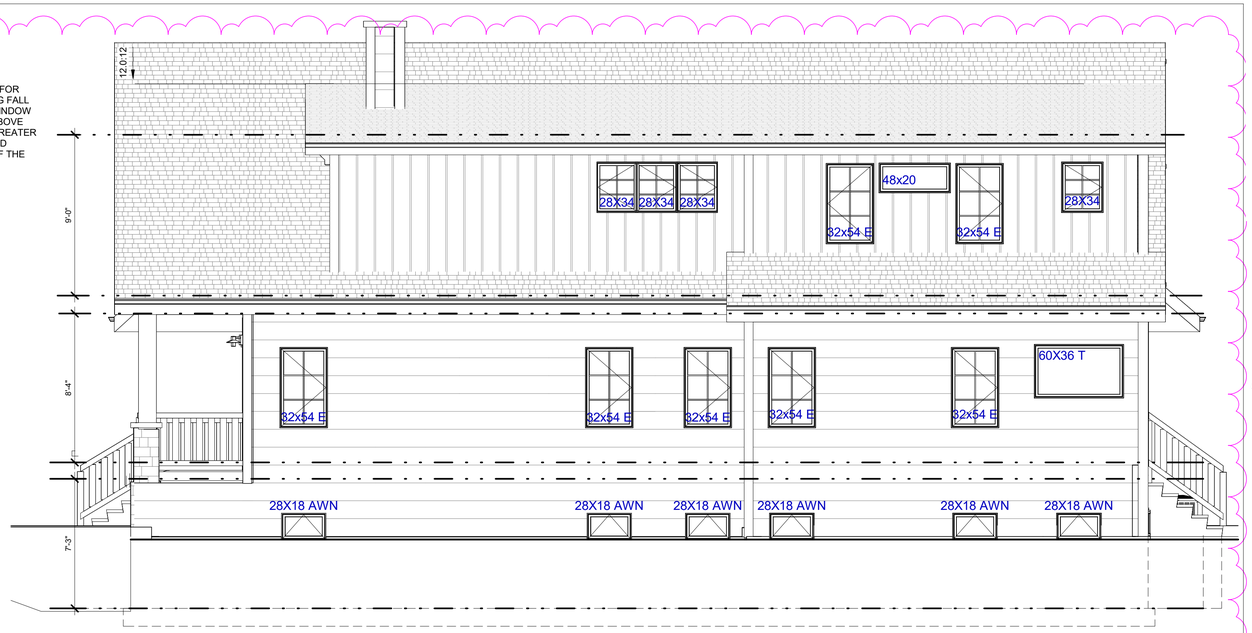
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A6



WINDOW FALL PROTECTION FOR THE PURPOSE OF PROVIDING FALL PROTECTION WHERE THE WINDOW OPENING IS LESS THAN 24 ABOVE THE FINISHED FLOOR AND GREATER THAN 72 ABOVE THE FINISHED GRADE ON THE EXTERIOR OF THE BUILDING PER 2018 IRC, SECTION R312.2



1 A7 WEST ELEVATION - REAR

1/4" = 1'-0"

2 A7 NORTH ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		PREFINISHED 12" SNOW WHITE TEXTURED HORIZONTAL LAP SIDING	SHERWIN-WILLIAMS	TRIM		WHITE	
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ROOFING (2)		STANDING SEAM METAL ROOF, BLACK	PREMIUM PROSNAP OR SIMILAR	WINDOWS		WHITE EXTERIOR, WHITE INTERIOR, FIBERGLASS	JELD - WEN 2500 OR SIMILAR
DOORS		WOOD, FINISH TBD BY OWNER					

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   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
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ADDITION AND ALTERATIONS
AT LOITERSTEIN RESIDENCE

434 S DUNTON AVE
ARLINGTON HEIGHTS, IL
60005

DATE

3 - 02/13/2024

ISSUE DATE

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001-025823
STATE OF ILLINOIS

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CERT NO. 001.025823 **DATE:** 3 - 02/13/2024
EXP. 11/30/2024

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A7



DOORS COLUMNS RAILINGS
CEDAR FINISH



SHERWIN-WILLIAMS PREFINISHED 3/8 X 11.84" X16'
SNOW WHITE TEXTURED LAP SIDING (HORIZONTAL AND BOARD AND BATTEN), TRIM TO MATCH



BLACK STANDING SEAM METAL ROOFING



GAF TIMBERLINE BLACK ASPHALT SHINGLES,
OR SIMILAR BLACK

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DATE

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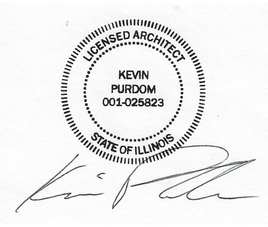
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CERT NO. 001.025823 **DATE:** 1- 07/31/2023
EXP. 11/30/2024

SHEET TITLE
MATERIAL BOARD

SHEET NUMBER

DR3

PLAT OF SURVEY

PARCEL DETAILS

ADDRESS: 434 S. DUNTON AVE.,
ARLINGTON HEIGHTS, IL 60005
PIN NO.: 03-32-119-021-0000

AREA SUMMARY

MEASURED PARCEL AREA IS
6,640 SQ. FT. =
0.152 ACRES MORE OR LESS

LEGAL DESCRIPTION

LOT 9 IN BLOCK 6 OF ARLINGTON ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF), IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 02/01/2023.
2. PLEASE NOTE THE SURVEY WAS DONE WITH AMPLE SNOW & ICE ON THE GROUND (APPROX. 3-6"). ALL PLANIMETRICS AND DRAWING DATA IS REPRESENTED TO THE BEST OF THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MAY VARY DUE TO SNOW COVER.
3. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE WEST LINE OF DUNTON AVENUE BEING SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST.
4. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY CHICAGO TITLE AS FILE NO. 23GST487278EL WITH AN EFFECTIVE DATE OF 1/9/23 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

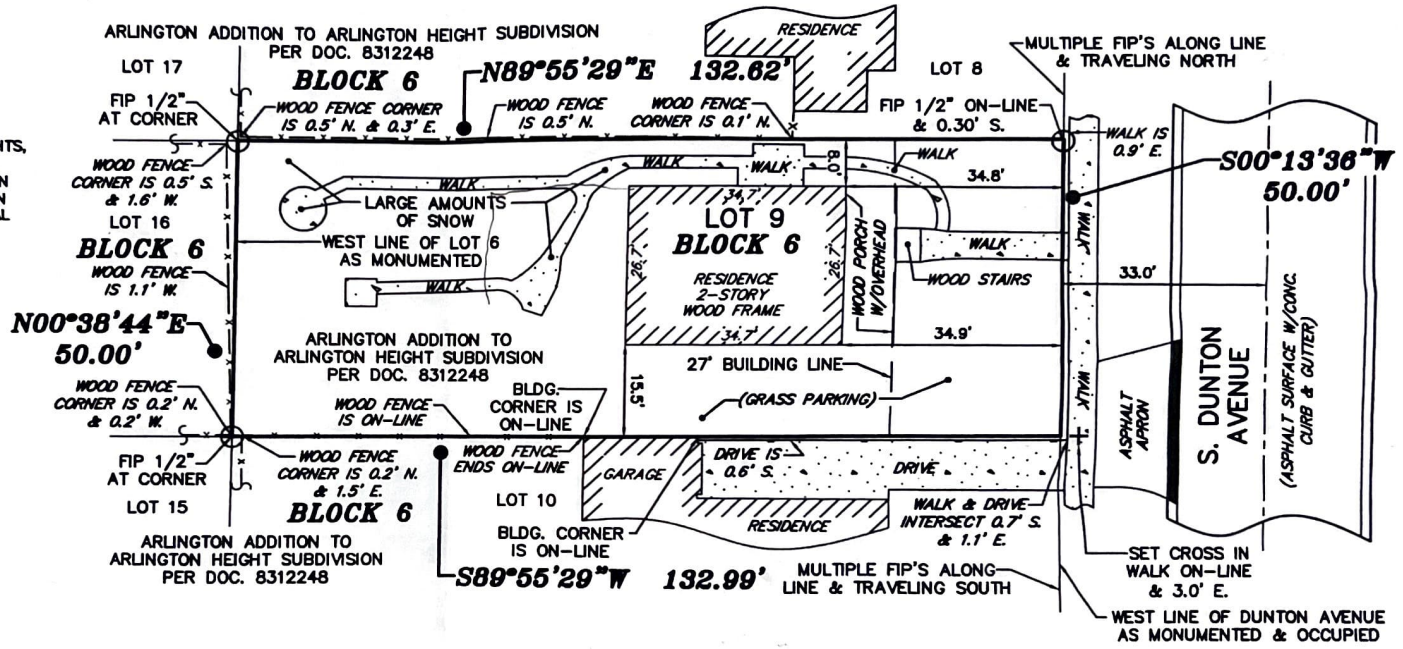
I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF FEBRUARY A.D., 2023

[redacted]

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE IS APRIL 30, 2025

STATE OF ILLINOIS · ERIC ZINGRE JR. · 035003721 · PROFESSIONAL LAND SURVEYOR



LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- BUILDING SETBACK

SYMBOL LEGEND

- DEPRESSED CURB
- CONCRETE SURFACE
- (XXX.XX) – RECORD CALL
- ○ – FOUND IRON PIPE/ROD
- FIP – FOUND IRON PIPE
- + – SET CROSS
- CONC. – CONCRETE
- BLDG. – BUILDING

PREPARED FOR

STEVE MINER
40W835 MAPLEHURST LANE
HAMPSHIRE, IL 60140

SURVEY	
DRAWN BY: BZ	EZ SURVEYING, INC.
PROJECT NO.: 2023004	P.O. BOX 595
	ROCKTON, IL 61072
	(815) 519-7319
SCALE: 1" = 20'	SHEET: 1 OF 1
	ERIC@EZSURVEYING.COM
	WWW.EZSURVEYING.COM
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ADDITION AND ALTERATIONS TO THE LOITERSTEIN RESIDENCE

PROJECT DATA

PROJECT LOCATION:	434 S DUNTON AVE
ZONING DISTRICT:	R-3
LOT AREA:	6,649.5 SF
PIN:	03-32-119-021-0000
MAX LOT COVERAGE:(35%)	2,327.3 SF
PROPOSED LOT COVERAGE:	2,220 SF
MAX FAR: .45	2,995.3 SF
PROPOSED FAR:	2,936 SF
MAX IMPERVIOUS COVERAGE (50%)	3,324.75 SF
PROPOSED IMPERVIOUS	3,318 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	24'-1"
LOCATION AREAS:	
BASEMENT	917 SF
EX FIRST FLOOR	895 SF
NEW 1ST FLOOR	1,426 SF
EX SECOND FLOOR	620 SF
NEW 2ND FLOOR	1,393 SF
NEW GARAGE	517 SF
TOTAL SQUARE FOOTAGE:	2,819 SF

DESIGN CRITERIA

FLOOR

SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL

WALL — 60# PLF OR ACTUAL LOAD; 20 PSF WIND 0'-20' HEIGHT; 25 PSF WIND 21'-29' HEIGHT; 30 PSF WIND 30' HEIGHT AND ABOVE

CEILING

UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL

WIND SPEED — 115 MPH; 3 SECOND GUST & 89 NOMINAL

ROOF — 30# LL (SNOW) - 10# DL (ALL SLOPES)

CATHEDRAL — 30# LL - 15# DL (ALL SLOPES)

EXT DECK — 40# LL - 10# DL

EXT BALCONY — 40# LL - 10# DL

STAIRS — 40# LL + 300# CONCENTRATED LOAD

GUARD & HANDRAILS — 200# LL AT ANY DIRECTION APPLIED AT THE TOP

FROST DEPTH — 42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS / CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		W/THRING	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

ABBREVIATIONS

A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
B/	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	O	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL.	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
C. O	CASED OPENING		
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE		
CONST.	CONSTRUCTION	PVC	POLYVINYLCHLORIDE
CONT.	CONTINUOUS	QT	QUARRY TILE
C.T.	CERAMIC TILE	R	RADIUS
C.W.	COLD WATER	RD	ROOF DRAIN
DEMO.	DEMOLITION	R & S	ROD AND SHELF
DIA.	DIAMETER	REC	RECESSED
DIAG.	DIAGONAL	REF	REFRIGERATOR
DIM.	DIMENSION	REG	REGULAR
DISP.	DISPOSAL	REINF	REINFORCE
DIV.	DIVISION	RM	ROOM
DL	DEAD LOAD	RO	ROUGH OPENING
DN.	DOWN	RR	ROOF RAFTERS
DWGS.	DRAWINGS	SECT	SECTION
D.S.	DOWNSPOUT	SHLV	SHELVES
D.W.	DISHWASHER	SHT	SHEET
EA.	EACH	SHWR	SHOWER
EX.	EXISTING	SHTG	SHEATHING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SIM	SIMILAR
		SL	SLIDING
EQ	EQUAL	SPEC	SPECIFICATION
EXP.	EXPANSION	SQ	SQUARE
ELECT.	ELECTRICAL	SF	SQUARE FOOT
ELEV.ELEVATION		SS	SANITARY SUMP
EQUIP.	EQUIPMENT	STD	STANDARD
EQUIV.	EQUIVALENT	STL	STEEL
E.W	EACH WAY	STOR	STORAGE
F	FURNACE	STRUCT	STRUCTURE
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T & B	TOP AND BOTTOM
FF	FINISH FLOOR	T/	TOP OF
FIN.	FINISH	TEL	TELEPHONE
FIXT	FIXTURE	T & G	TONGUE AND GROOVE
FLR	FLOOR		
FLSHG	FLASHING	THK	THICK
FDN	FOUNDATION	TJI	TRUST JOIST
FO	FACE OF	TOP	TOP OF PLATE
FS	FOOTING SUMP	TV	TELEVISION
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE	UC	UNDER COUNTER
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED		
GFI	GROUND FAULT INTERRUPT	VCT	VINYL COMPOSITION TILE
GLU-LAM	GLUE LAMINATED BEAM	VERT	VERTICAL
		VIF	VERIFY IN FIELD
GYP.	GYPSUM	W/	WITH
HD	HEAD	WC	WATER CLOSET
HDR	HEADER	WIC	WALK IN CLOSET
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WDO	WINDOW
HORZ	HORIZONTAL	WH	WATER HEATER
HP	HIGH POINT	W/O	WITHOUT
HTG	HEATING	WP	WATERPROOF
HVAC	HEATING VENTILATE AIR CONDITIONING	WT	WEIGHT
		WWF	WELDED WIRE FABRIC
INT.	INTERIOR		

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	27'-0"	EX 27'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	5'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	12'-5"
REARYARD	30'-0"	44'-6"
HEIGHT - MEAN	MAX 25'-0"	24'-1"

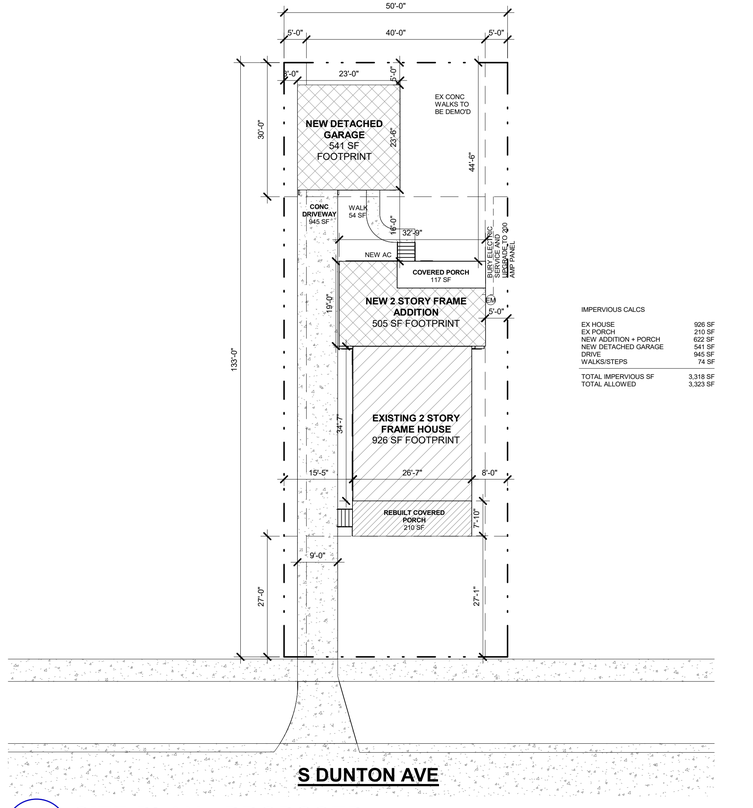
SITE PLAN LEGEND & NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

SHEET INDEX - ARCHITECTURAL

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IMPERVIOUS CALCS

EX HOUSE	926 SF
EX PORCH	210 SF
NEW ADDITION + PORCH	622 SF
NEW DETACHED GARAGE	541 SF
DRIVE	945 SF
WALKS/STEPS	74 SF
TOTAL IMPERVIOUS SF	3,318 SF
TOTAL ALLOWED	3,323 SF

1 A0 **SITE PLAN - PROPOSED**
1/16" = 1'-0"

N

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9. AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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ADDITION AND ALTERATIONS
AT LOITERSTEIN RESIDENCE

434 S DUNTON AVE
ARLINGTON HEIGHTS, IL
60005

DATE
1- 07/07/2023

ISSUE DATE
1- 07/07/2023 1 - DESIGN REVIEW_REV

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SHEET TITLE
COVER SHEET

SHEET NUMBER
A0

PROPERTY TO RIGHT 3
424 S DUNTON AVE



PROPERTY TO RIGHT 2
428 S DUNTON AVE



PROPERTY TO RIGHT 1
430 S DUNTON AVE



SUBJECT PROPERTY
434 S DUNTON AVE



PROPERTY TO LEFT 1
438 S DUNTON AVE



PROPERTY TO LEFT 2
442 S DUNTON AVE



PROPERTY TO LEFT 3
4 W PARK ST



S DUNTON AVE



PROPERTY TO ACROSS 1
425 S DUNTON AVE



PROPERTY TO ACROSS 2
433 S DUNTON AVE



PROPERTY TO ACROSS 3
437 S DUNTON AVE

W PARK ST

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SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

A5.1



438 S DUNTON AVE
RESIDENCE TO LEFT

434 S DUNTON AVE
EXISTING HOUSE

430 S DUNTON AVE
PROPERTY TO RIGHT



438 S DUNTON AVE
RESIDENCE TO LEFT

434 S DUNTON AVE
PROPOSED ADDITION

430 S DUNTON AVE
PROPERTY TO RIGHT

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SHEET TITLE

ELEVATION STUDIES & NOTES

SHEET NUMBER

A5.0



PROPOSED RENDERING - FRONT



PROPOSED RENDERING - REAR



PROPOSED RENDERING - SIDE

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SHEET TITLE

3D VIEWS

SHEET NUMBER

A00



1 EX1 SOUTH ELEVATION - EXISTING

1/4" = 1'-0"



2 EX1 EAST ELEVATION - EXISTING

1/4" = 1'-0"



3 EX1 WEST ELEVATION - FRONT

1/4" = 1'-0"



4 EX1 NORTH ELEVATION - EXISTING

1/4" = 1'-0"

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SHEET TITLE

EXISTING DRAWINGS

SHEET NUMBER

EX1



1 A5 SOUTH ELEVATION - FRONT

1/4" = 1'-0"



2 A5 EAST ELEVATION - SIDE

1/4" = 1'-0"



3 A5 NORTH ELEVATION - REAR

1/4" = 1'-0"



4 A5 WEST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		PREFINISHED 12" SNOW WHITE TEXTURED HORIZONTAL LAP SIDING	SHERWIN-WILLIAMS	TRIM AND FASCIA		WHITE	
SIDING (2)		PREFINISHED SNOW WHITE TEXTURED BOARD AND BATTEN SIDING	SHERWIN-WILLIAMS	SOFFIT AND FASCIA		WHITE AND TONGUE AND GROOVE WOOD SOFFITS IN PORCH/BALCONY	
SIDING (3)		PREFINISHED SNOW WHITE SHAKE SIDING	SHERWIN-WILLIAMS	COLUMNS		CEDAR, WOOD FINISH	
ROOFING (1)		GAF TIMERBLINE OR SIM, ONYX BLACK		GUTTERS, DOWNSPOUTS		WHITE, ALUMINUM SEAMLESS	
ROOFING (2)		STANDING SEAM METAL ROOF, BLACK		WINDOWS		BLACK EXTERIOR, WHITE INTERIOR, FIBERGLASS	CLIMATE GUARD OR SIMILAR
DOORS		WOOD, FINISH TBD					

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
   E = EGRESS T= TEMPERED AFETY GLASS F= FROSTED PRIVACY GLASS

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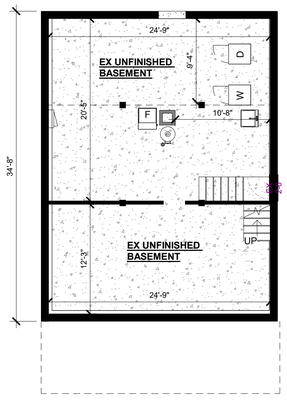
ELEVATIONS

SHEET NUMBER

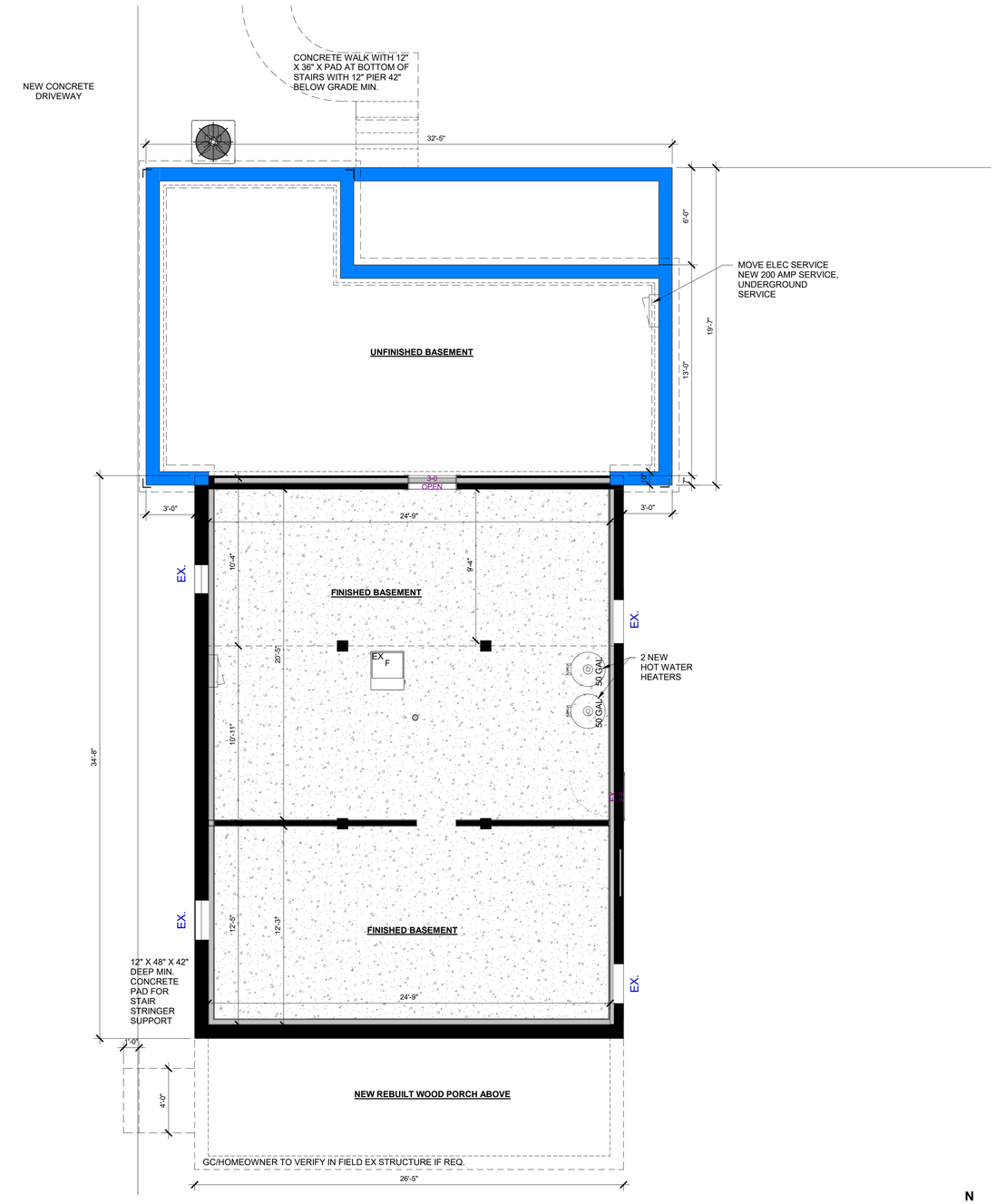
A5

WALL LEGEND - SUB LEVEL

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	- - -	- - -		10" CONCRETE FOUNDATION WALL W/ 2 - #5 TOP, MID & BOTTOM ON 20" X 10" CONCRETE FOOTING
EXTERIOR (2)	- - -	- - -		12" TRENCH CONC. FOUNDATION WALL W/ 2 - #5 TOP & BOTTOM MIN. 42" BELOW GRADE
INTERIOR - 1	- - -	- - -		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (PERIMETER)	- - -	- - -		FOUNDATION WALL W/ 2X4 STUD WALL @ 16" OC OFFSET 2" FROM FOUNDATION WALL TO ALLOW FOR R-21 CAVITY INSULATION + 5/8" DRYWALL (INT)
EXISTING WALLS	- - -	- - -		
NEW CONSTRUCTION	- - -	- - -		



1 A1 **BASEMENT - FOUNDATION PLAN**
1/8" = 1'-0"



2 A1 **BASEMENT - FOUNDATION PLAN**
1/4" = 1'-0"

N

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SHEET TITLE
FOUNDATION & BASEMENT PLANS

SHEET NUMBER

A1

WALL LEGEND - FIRST + SECOND FLOORS

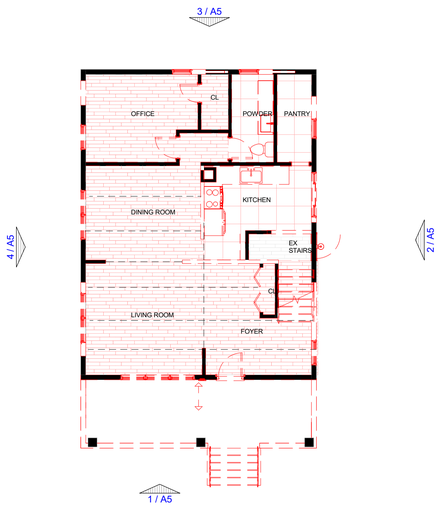
LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-21] CAVITY INSULATION
EXTERIOR (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	- - -	- - -		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-21] CAVITY INSULATION
EXISTING WALLS	- - -	- - -		
NEW CONSTRUCTION	- - -	- - -		

CONCRETE AND EXCAVATION

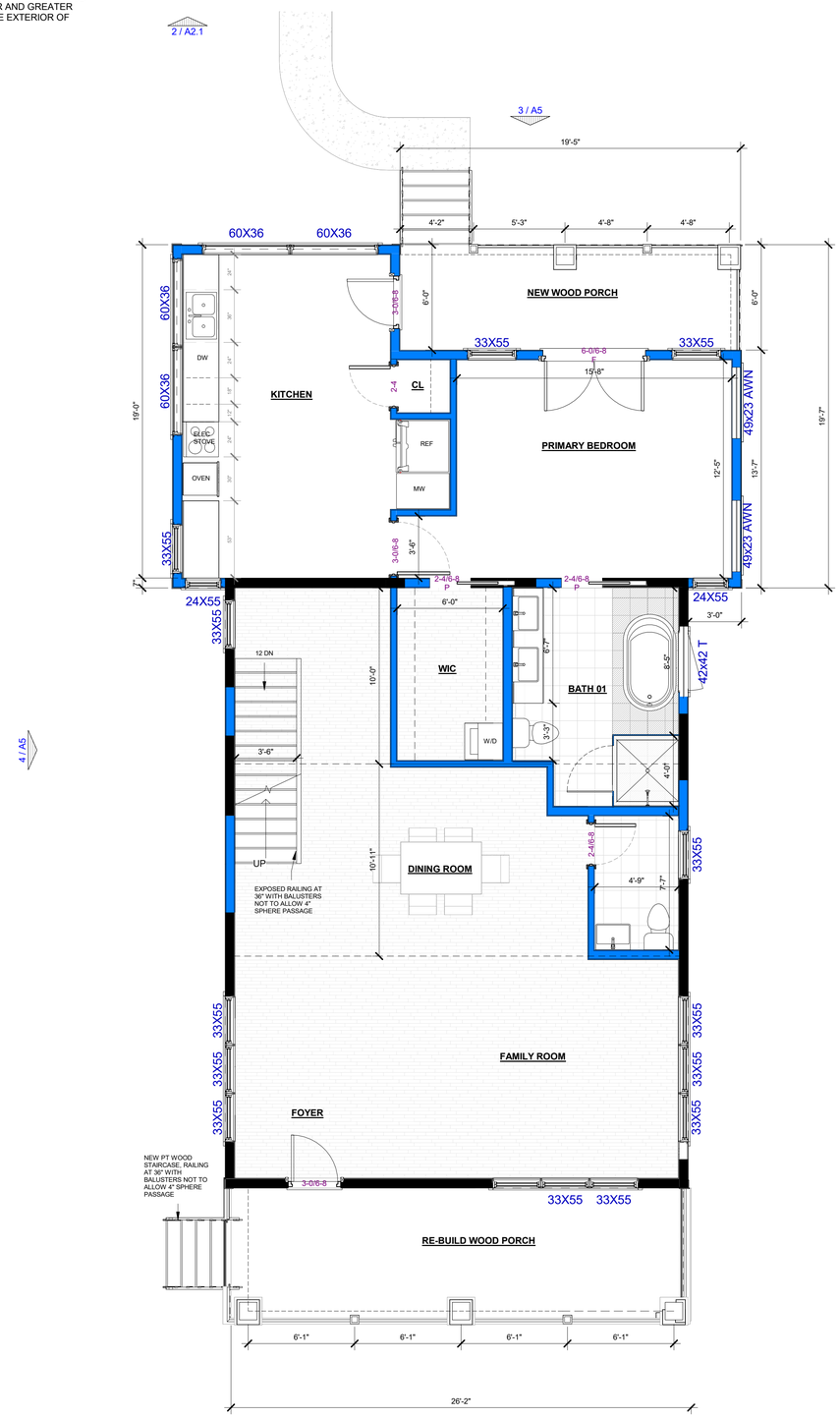
1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 PSF.
2. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS: MIN. 5 1/2 BAG MIX
   SIDEWALKS, PATIOS & STEPS TO BE AIR- ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN 6 MIX.
4. BACK- FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN.)
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED. WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1.4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED.
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTING CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTATIVE MEASURES TO PROTECT THE HOMEOWNER.
9. PROVIDE A PERMANENTLY AFFIXED LADDER IN AREAWELL IF GRADE IS HIGHER THAN 44" ABOVE THE BOTTOM OF THE WELL.
10. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.
11. SLABS-ON-GRADE REQUIRE MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS.
12. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8'-0" INTERVALS
13. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONCRETE.
14. BUILDING DRAINS THAT EXTEND THROUGH A FOUNDATION WALL SHALL BE OF CAST-IRON PIPE AND SHALL EXTEND A MIN. 5'-0" BEYOND AN EXTERIOR FOUNDATION WALL. 6" FULL SIXE CLEANOUT IS ACKNOWLEDGED.
15. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
    A: TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
    B: TIME AT THE END OF THE CONCRETE POUR
    C: CEMENT MIX RATIO
    D: AMOUNT OF WATER ADDED ON SITE
    E: TOTAL NUMBER OF DRUM REVOLUTIONS
    F: AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
    G: AMOUNT OF ADMIXTURES IN CEMENT MIX
    H: AIR CONTENT OF CEMENT MIX
16. THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AT THE TIME THE FOOTINGS ARE EXCAVATED AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.
17. AREA WELL COVER
    THE COVER SHALL BE CAPABLE OF SUPPORTING A MINIMUM LIVE LOAD OF 250 POUNDS. THE COVER SHALL CONSIST OF ONE OF THE FOLLOWING: A METAL GRATED COVER. A CLEAR PLASTIC COVER, OR A TRANSLUCENT FIBERGLASS COVER AND BE OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED TO OPEN THE ESCAPE WINDOW.

WINDOW NOTES:
BATHROOM WINDOWS SHALL BE SAFETY GLAZING. SECTION: 2018 IRC R308.4.2

FALL PROTECTION SHALL BE PROVIDED WHERE THE WINDOW OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE ON THE EXTERIOR OF THE BUILDING. SECTION: 2018 IRC R312.2.



1 A2 **FIRST FLOOR - EXISTING/DEMO**
1/8" = 1'-0"



2 A2 **FIRST FLOOR - PROPOSED**
1/4" = 1'-0"

N

N

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SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A2

WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-21] CAVITY INSULATION
EXTERIOR (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-21] CAVITY INSULATION
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		

LIGHT & VENT SCHEDULE

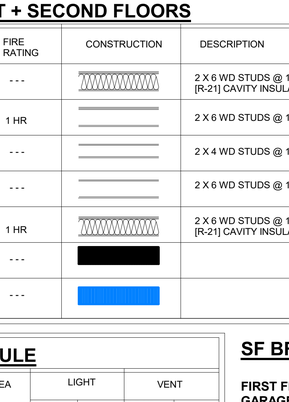
ROOM	AREA	LIGHT		VENT	
		REQ'D 8% AREA	ACTUAL	REQ'D 4% AREA	ACTUAL
KITCHEN + GREAT ROOM	---	---	---	---	---
DINING ROOM	---	---	---	---	---
OFFICE	---	---	---	---	---
1ST FLOOR HALL BATH	---	---	---	---	---
MASTER BEDROOM	---	---	---	---	---
MASTER BATH	---	---	---	---	---
BEDROOM NO. 2	---	---	---	---	---
BEDROOM NO. 3	---	---	---	---	---
BEDROOM NO. 4	---	---	---	---	---
SHARED BATH	---	---	---	---	---
PRIVATE BATH	---	---	---	---	---

SF BREAKDOWNS

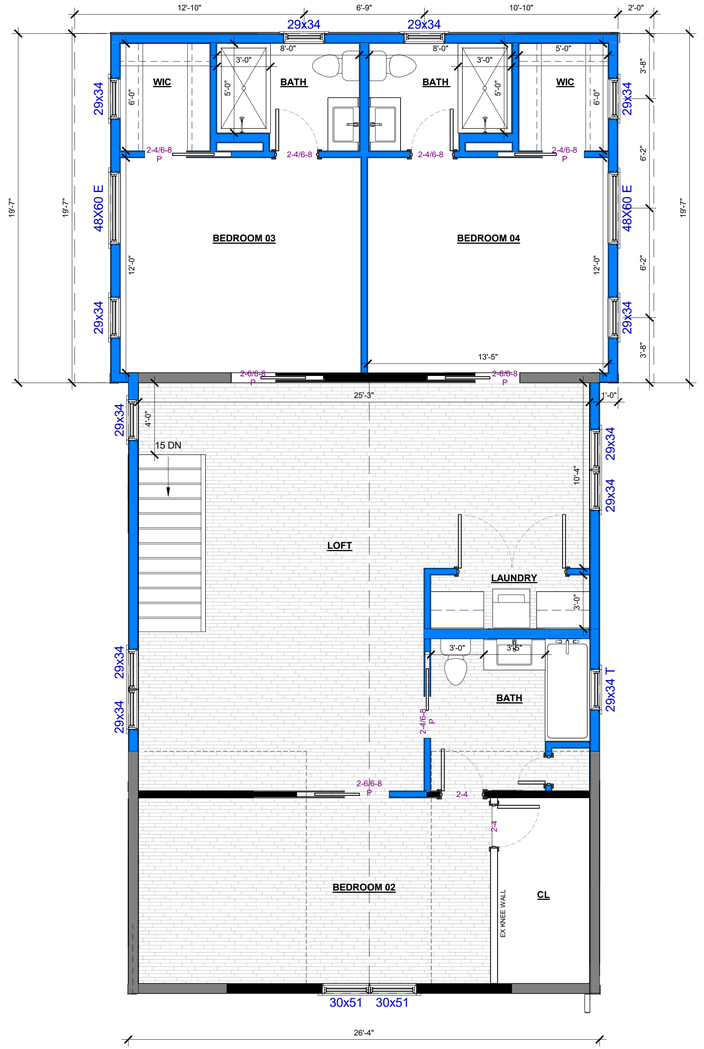
FIRST FLOOR : SF
GARAGE: SF
WALK/DRIVEWAY: SF
OTHER :

ATTIC ACCESS NOTE:
R402.2.4 ACCESS HATCHES AND DOORS.
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED. THE PURPOSE OF WHICH IS TO PREVENT LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

WINDOW NOTE:
FALL PROTECTION SHALL BE PROVIDED WHERE THE WINDOW OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE ON THE EXTERIOR OF THE BUILDING. SECTION: 2018 IRC R312.2.



1 A3 **SECOND FLOOR - EXISTING/DEMO**
1/8" = 1'-0"



2 A3 **SECOND FLOOR - PROPOSED**
1/4" = 1'-0"

N

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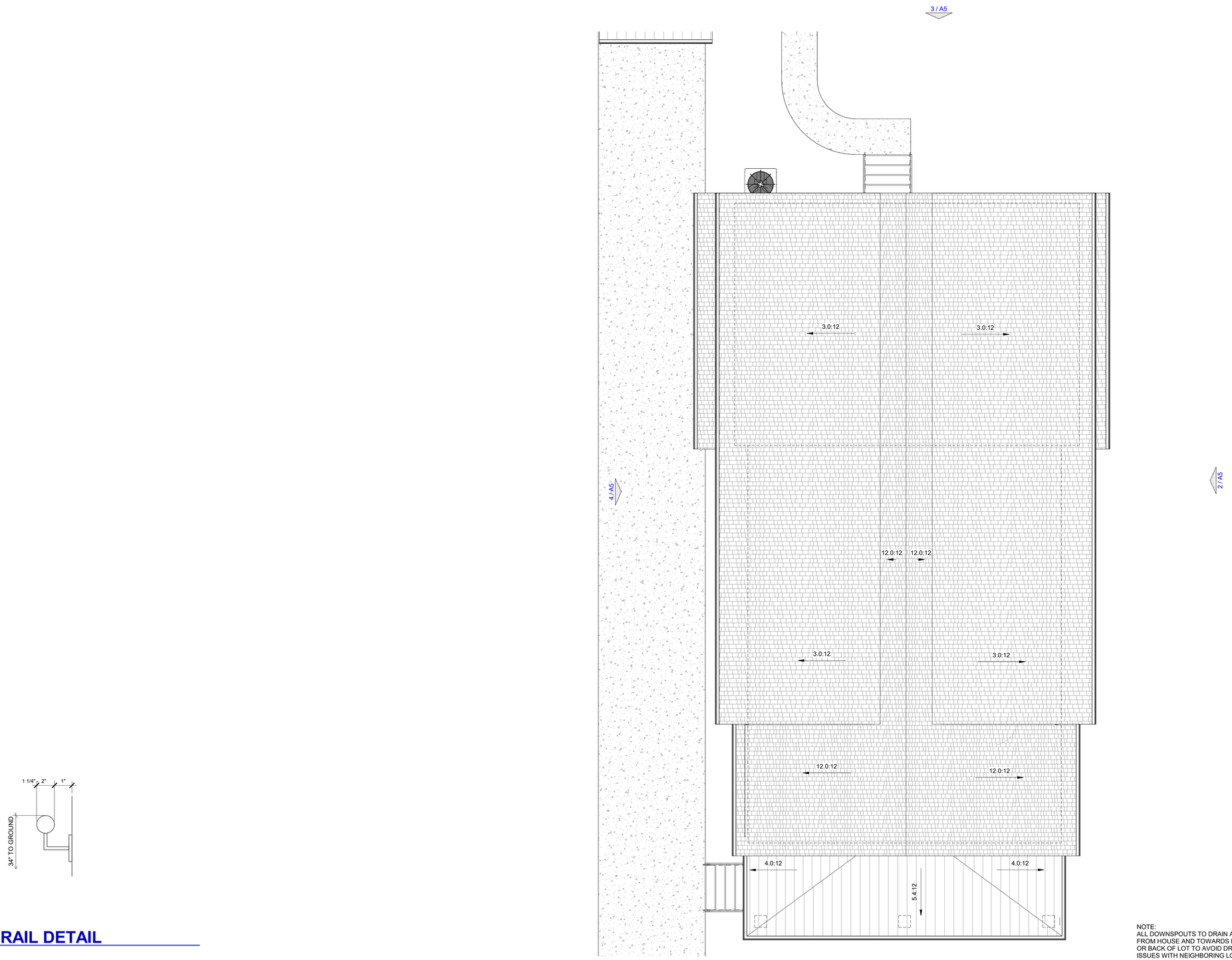
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SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A3



1 / A4 HANDRAIL DETAIL

3" = 1'-0"

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1). AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWE THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGTHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

2 / A4 ROOF PLAN

1/4" = 1'-0"

NOTE:
ALL DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND TOWARDS FRONT OR BACK OF LOT TO AVOID DRAINAGE ISSUES WITH NEIGHBORING LOTS

N

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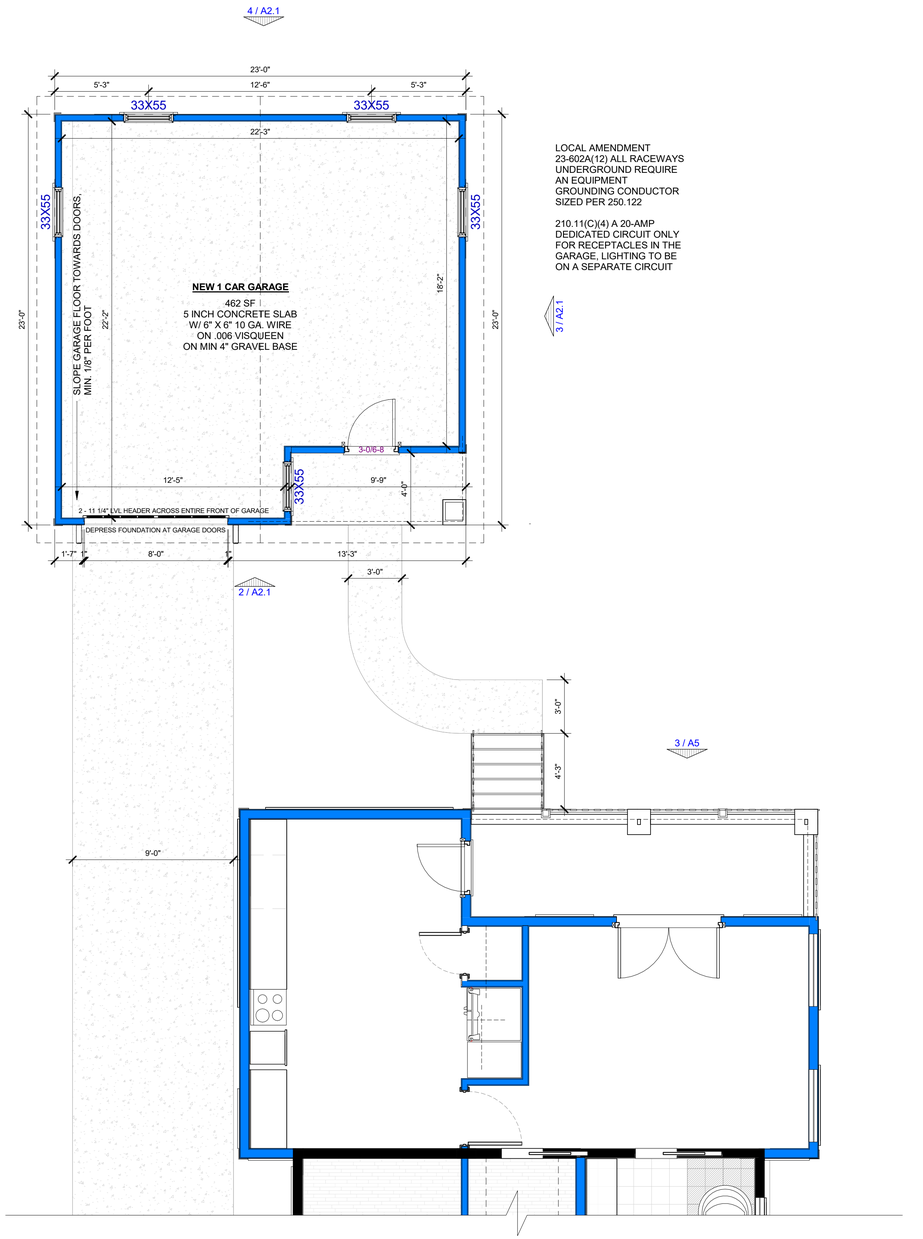
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SHEET TITLE

ROOF PLAN & STAIR DETAILS

SHEET NUMBER

A4



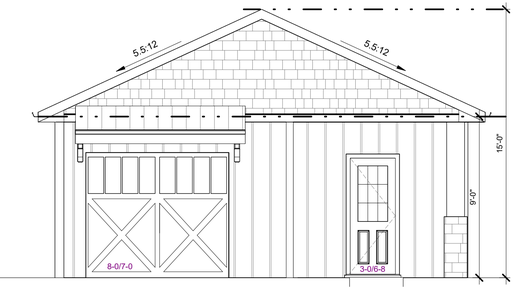
LOCAL AMENDMENT
23-602A(12) ALL RACEWAYS UNDERGROUND REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR SIZED PER 250.122

210.11(C)(4) A 20-AMP DEDICATED CIRCUIT ONLY FOR RECEPTACLES IN THE GARAGE, LIGHTING TO BE ON A SEPARATE CIRCUIT

1 / A2.1 FIRST FLOOR - PROPOSED

1/4" = 1'-0"

N



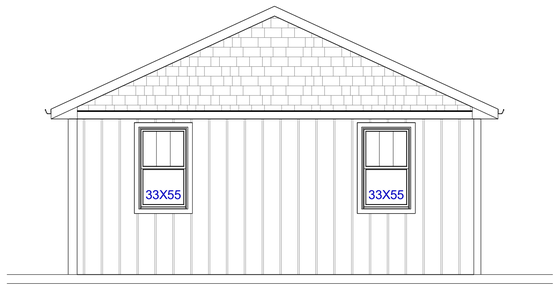
2 / A2.1 GARAGE SOUTH - FRONT

1/4" = 1'-0"



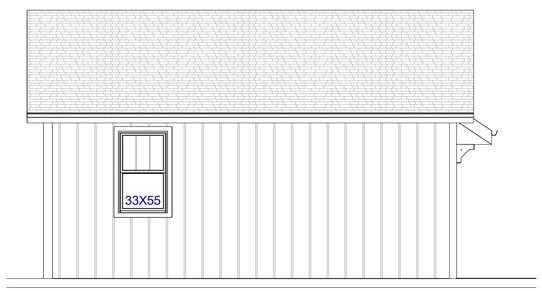
3 / A2.1 GARAGE EAST - SIDE

1/4" = 1'-0"



4 / A2.1 GARAGE NORTH - REAR

1/4" = 1'-0"



5 / A2.1 GARAGE WEST - SIDE

1/4" = 1'-0"

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SHEET TITLE

GARAGE FLOOR PLANS

SHEET NUMBER

A2.1



SHERWIN-WILLIAMS PREFINISHED 3/8 X 12X4'
SNOW WHITE SHAKE SIDING



SHERWIN-WILLIAMS PREFINISHED 3/8 X 11.84" X16'
SNOW WHITE TEXTURED LAP SIDING, TRIM TO MATCH



DOORS COLUMNS RAILINGS
CEDAR FINISH



GAF TIMBERLINE BLACK ASPHALT SHINGLES,
OR SIMILAR BLACK



BLACK STANDING SEAM METAL ROOFING

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SHEET TITLE

MATERIAL BOARD

SHEET NUMBER

A5.2

Design Commission
3/12/2024

Item: 44 S. Vail Ave. / Sign Variation - DC#24-008

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.

2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for 44 S. Vail Avenue:

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.

2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

This recommendation is subject to compliance with the plans received 1/31/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Staff recommends moving the sign 12-inches further back from the sidewalk, providing 28-inches of clearance from the sidewalk, and leaving 39-inches of clearance in front of the Fire Department Connection (where 36-inches minimum clearance is required). This will change the variation to allow a ground sign to be located 4-feet from the building wall (instead of 5-feet), where per code no ground sign shall be closer than 6-feet from any building or other structure.

2. Wall signs shall be prohibited on the south and west exterior walls.

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	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits
Context Photos	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 44 S. Vail Avenue - Sign Variation
Project Address: 44 S. Vail Avenue
Prepared By: Steve Hautzinger
Date Prepared: February 28, 2024

PETITION INFORMATION:

DC Number: 24-008
Petitioner Name: Dale Balsitis
Petitioner Address: Corporate Sign Systems
900 Central Avenue
Roselle, IL 60172
Meeting Date: March 12, 2024

Requested Action(s):

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

ANALYSIS:

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

Summary:

44 S. Vail is an existing multi-tenant office building located in Downtown Arlington Heights. The property owner wants to provide exterior signage for each of the building tenants, so they are proposing a small multi-tenant ground sign to be located next to the main building entrance facing Vail Avenue. Per Chapter 30 sign code, there are numerous code requirements for ground signs in the Downtown. The proposed sign does not comply with two of the code requirements. First, per code, the site is required to have an area with a 20-foot setback for ground sign placement, such as at the Jewel grocery store. The subject property only has a 7-foot setback, so a variation is required. Second, ground signs are required to be placed no closer than 6-feet from any building or structure. In order to maintain some clearance from the public sidewalk, the petitioner is proposing to place the ground sign 16-inches from the sidewalk (4-inches from the property line), resulting in only 5-feet of clearance from the building wall where 6-feet is required, which requires a variation.

Table 1 below includes a complete summary of all applicable code requirements.

Table 1: Summary of Downtown Ground Sign Requirements per Section 30-201.h.5:

	Item	Code Requirement	Proposed	Remarks / Recommendations
a.	**Lot Size**	A ground sign is allowed only where the parcel size is 25,000 square feet or greater.	The subject property is 42,811 square feet.	Complies with code.
b.	**Parcel Setback**	The parcel must have an area with a 20-foot setback for ground sign placement.	The existing building has a 7-foot setback.	**Variation Required.**

(Table 1 continued on next page)

c.	**Landscaping**	The area under the sign must be landscaped two feet out from the sign face, or proportional amounts of landscaping on site, as may be approved by the Director of Planning and Community Development.	The proposed sign will be placed in an existing landscape bed along the front of the building.	Complies with code.
d.	**Size**	The ground sign shall not be taller than 6-feet and greater than 30 square feet.	The proposed sign is 5-feet tall and 12.5 square feet.	Complies with code.
e.	**Automobile Service Station Signs**	Not applicable	Not applicable	Not applicable
f.	**Design**	A ground sign in the downtown is encouraged to be designed to match the architecture and detailing of the development or be in keeping with the character of the downtown. A ground sign with a base of high quality durable material is encouraged. Landscaping around the base of the sign is encouraged to have year round color to be comprised of evergreens, drought tolerant perennials and annuals	The sign is proposed to be fabricated with a black aluminum cabinet to match the building entrance.	Complies with code.
	Clearance (Section 30-301.d)	No ground sign shall be closer than six feet from any building or other structure.	5-feet proposed	**Variation Required.**
	Sign Setback (Section 30-301.f)	Monument signs are ground signs displayed on a decorative wall or structure, which does not exceed six feet in height. If the proposed monument sign conforms with the height standards and does not obstruct visibility, it will be exempt from the setback requirements of this Section. Zero setback required.	4-inch setback proposed from the property line (16-inches from the sidewalk)	Complies with code.

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, stating that without the proposed sign, the businesses' existence in the building will not be known, and they will not have fair exposure to the foot and vehicle traffic in this great location. The petitioner also states that the sign will not create any hazard, and it is elegantly designed to fit with the building architecture.

Staff Comments:

Staff worked with the petitioner on numerous exterior signage concepts including wall sign and ground sign options. Staff encouraged the proposed ground sign as a tasteful and effective signage solution for the building. Given the constraints of the site and the existing building, Staff feels that the proposed sign is the best solution to satisfy the needs of the tenants.

Staff's only comment on the design is that the sign is quite close to the public sidewalk. Staff recommends moving the sign 12-inches further back from the sidewalk, providing 28-inches of clearance from the sidewalk, and leaving 39-inches of clearance in front of the Fire Department Connection (where 36-inches minimum clearance is required). This will change the variation to allow a ground sign to be located 4-feet from the building wall (instead of 5-feet), where per code no ground sign shall be closer than 6-feet from any building or other structure.

Staff also recommends that if the Design Commission supports the proposed ground sign, it is recommended that a condition be included to prohibit wall signs on the south and west walls of the building. This will leave the option for a future wall sign on the front of the building facing Vail Avenue, but if wall signs were installed on all three street frontages along with the ground sign, it could become excessive.

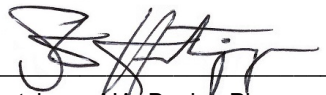
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for 44 S. Vail Avenue:

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

This recommendation is subject to compliance with the plans received 1/31/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Staff recommends moving the sign 12-inches further back from the sidewalk, providing 28-inches of clearance from the sidewalk, and leaving 39-inches of clearance in front of the Fire Department Connection (where 36-inches minimum clearance is required). This will change the variation to allow a ground sign to be located 4-feet from the building wall (instead of 5-feet), where per code no ground sign shall be closer than 6-feet from any building or other structure.
2. Wall signs shall be prohibited on the south and west exterior walls.
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.



February 28, 2024

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 24-008

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Subject Property



PLAT OF SURVEY

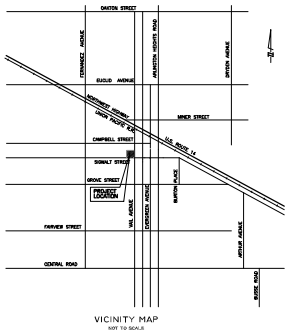
44 South Vail Avenue
Arlington Heights, IL 60005

KETONE PARTNERS

P.I.N. 03-29-346-021
P.I.N. 03-29-346-023
P.I.N. 03-29-346-025

ALTA / NSPS LAND TITLE SURVEY

OF



VICINITY MAP
NOT TO SCALE

PARCEL 1:

LOTS 3, 4, 5 AND 6 IN BLOCK 32 IN DUNTON, COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

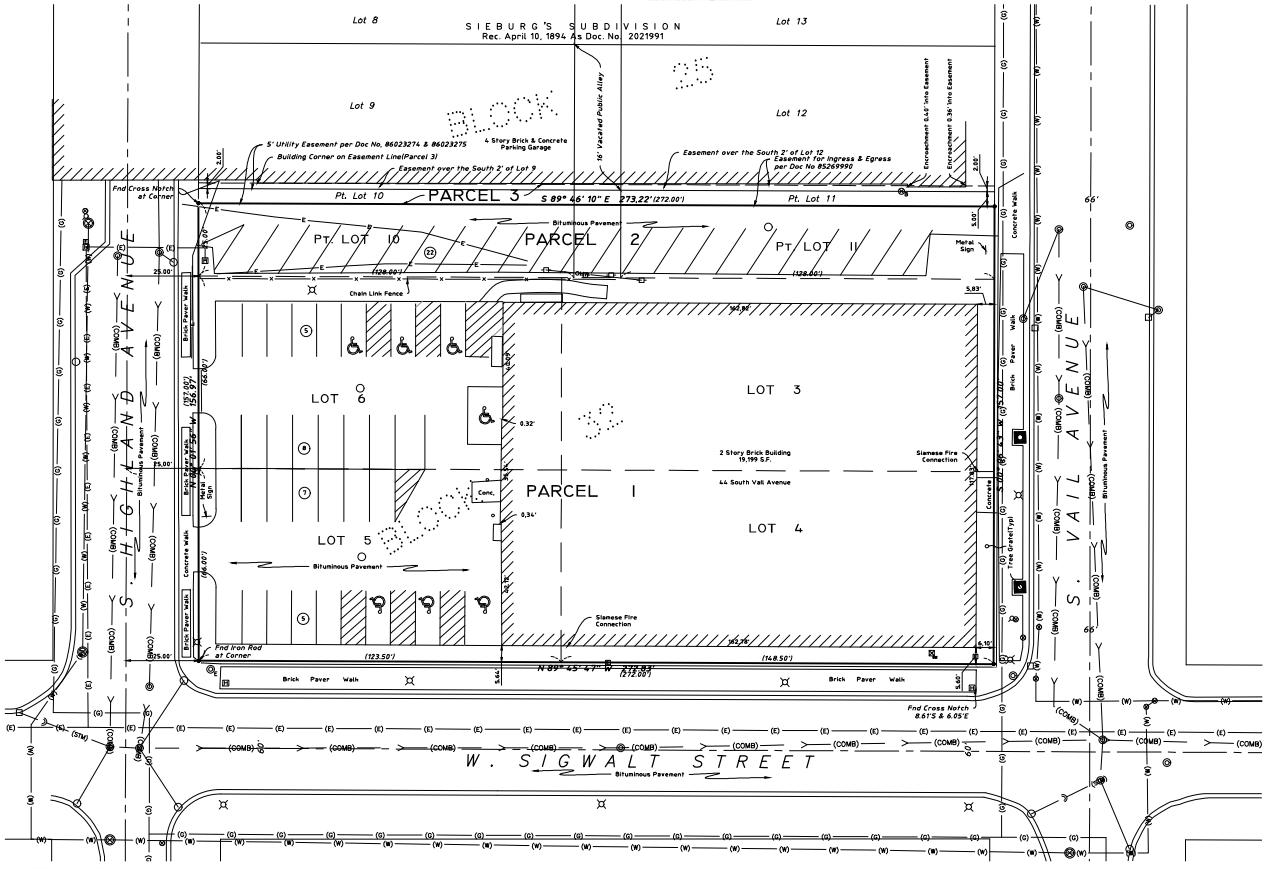
PARCEL 2:

LOTS 13 AND 14 (EXCEPT THE NORTH 5 FEET), TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 14 AND THE WEST HALF OF THE ALLEY LYING EAST AND ADJOINING LOT 13, IN SIEBURG'S SUBDIVISION OF BLOCK 32 EXCEPT THE EAST HALF OF LOTS 1 AND 2; ALSO THE NORTH HALF OF BLOCK 33 OF ROBINSON STREET BETWEEN LOTS 29 AND 32 IN DUNTON IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 25, 1995 AND RECORDED AS DOCUMENT NUMBER 95338993 FROM THE VILLAGE OF ARLINGTON HEIGHTS TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 5 FEET OF LOTS 13 AND 14 AND THE SOUTH 2 FEET OF LOTS 9 AND 10, TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY ADJOINING SAID PORTIONS OF LOTS AS HEREIN DESCRIBED, IN SIEBURG'S SUBDIVISION OF BLOCK 32, AND THE NORTH HALF OF BLOCK 33 AND VACATED ROBINSON STREET IN DUNTON, COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'

LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Electric Line
- Combined Sewer Atlas
- Water Main Atlas
- Electric Line Atlas
- Gas Line Atlas
- Overhead Utility Line
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Cable TV Pedestal
- Flagpole
- Handicapped Parking Stall
- Number of Parking Stalls
- Record

AREA SUMMARY

PARCEL 1	35,996 S.F.	0.8264 AC.
PARCEL 2	6,815 S.F.	0.1565 AC.
TOTAL	42,811 S.F.	0.9829AC.

PARKING SUMMARY

REGULAR SPACES	47
ACCESSIBLE SPACES	7
TOTAL	54

Surveyor's notes:

1. The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No: A558016-00A was ordered for this project. Possible Utilities:
   a. COMED – Map has been provided and depicted on the survey.
   b. NICOR – Map has been provided and depicted on the survey.
   c. ATT – no reply
   d. COMCAST – no reply
   e. MCI – no reply
   f. NORTHWEST WTR COMM – no reply
   g. WIDE OPEN WEST CABLE – no reply
   h. Village of Arlington Heights - Map has been provided and depicted on the survey.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."
4. Due to heavy snow coverage at the subject property while conducting the field work. Improvements and features that are obscured by snow may not be shown on this survey.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCHI2100827LI with an Effective Date of January 15, 2021.

With respect to Schedule B of said commitment:

Exception B – Terms, provisions and conditions of easement and parking agreement – Doc. No. 95338993 – The subject property is located within the land described therein, however there are no other items to plot.

Exception M – Terms, provisions and conditions of ordinance amending a planned unit development – Doc. No. 89186087 & 89186088 – The subject property is within the land described therein, however there are no other items to plot.

Exception N – Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company – Doc. No. 86023274 – Plotted and shown hereon.

Exception J – Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company – Doc. No. 86023275 – Plotted and shown hereon.

Exception L – Easement for parking garage – Doc. No. 87240428 and 15274555 – The subject property is within the land described therein, however there are no other items to plot.

Exception R – Possible Encroachment – Doc. No. 87240428 – Plotted and shown hereon.

State of Illinois)
) SS:
County of Cook)

To: Ketone Acquisitions, LLC;
Illinois Bell Telephone Company, a corporation of Illinois;
Chicago Title Insurance Company, its successors and/or assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 8, 9, 10 and 11 of Table A thereof. The field work was completed on March 1, 2021.

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

Schaumburg, Illinois March 16, 2021

By: _____
Illinois Professional Land Surveyor No. 035-3760

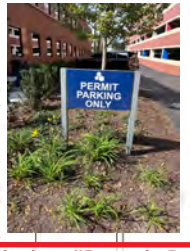
STATE OF ILLINOIS
KEENDERT KLEINJAN
035-3760
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

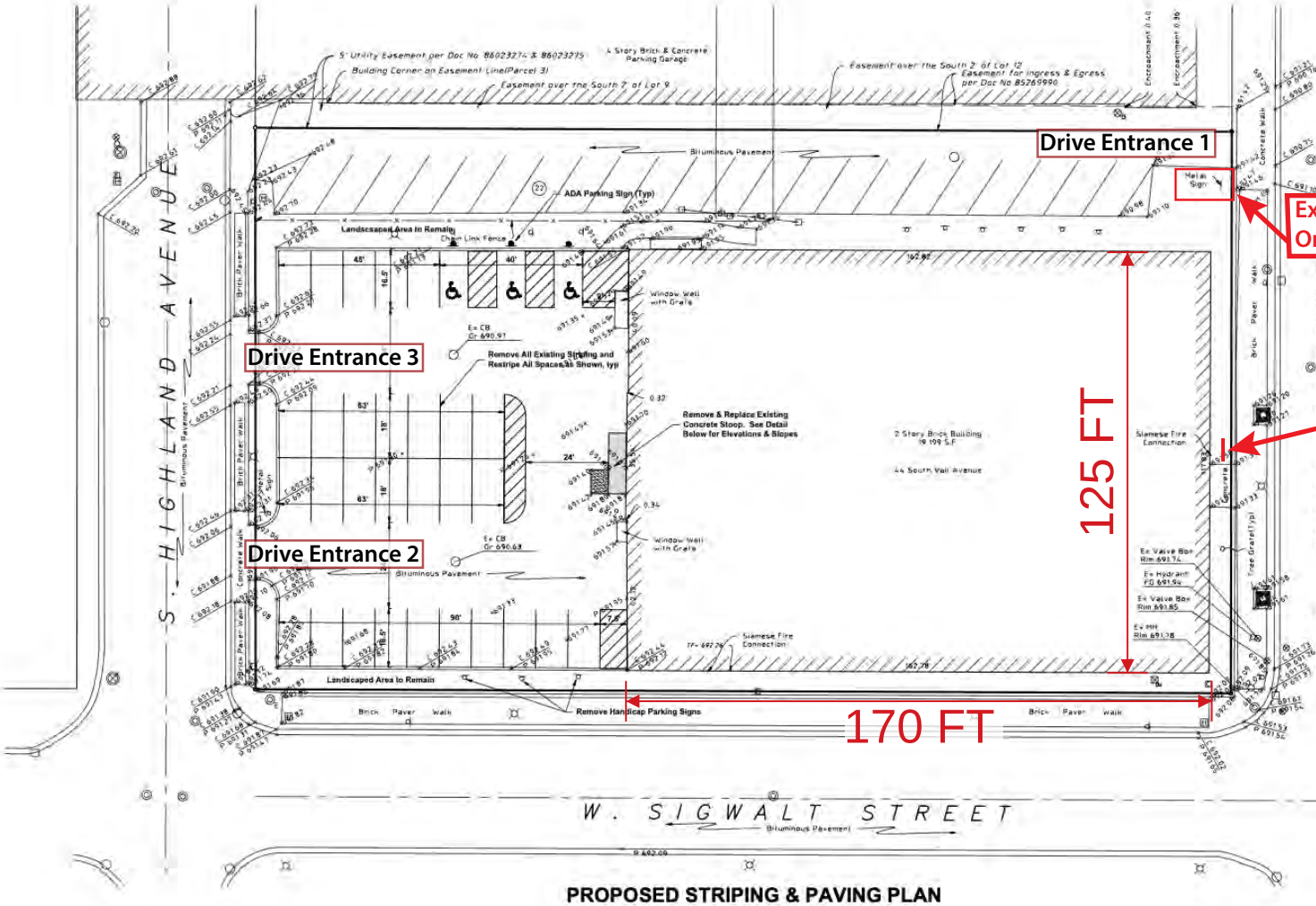
Ordered By: Ketone Partners Project No. 21-040

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

EXISTING PARKING ENTRY



Existing "Permit Parking Only" Sign (24"x36")

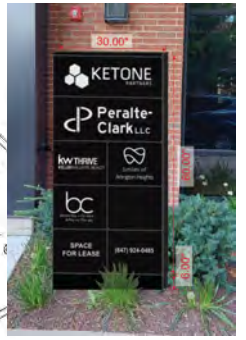


PROPOSED STRIPING & PAVING PLAN

PROPOSED TENANT SIGN

*Located at main entry: East side of building on S. Vail.

Vail frontage: 118 LF
Sigwalt frontage: 170 LF



MICHAEL L. ANGERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRES 11-30-21

No.	Date	Revision
1	11.11.2021	Revised ADA Route and Entrance

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

SITE PARKING LAYOUT PLAN

44 S. VAIL AVE BUILDING RENOVATION
ARLINGTON HEIGHTS

Project Manager: MLA
Engineer:
Date: 11.03.2021
Project No.: 21-040
Sheet: 1/1

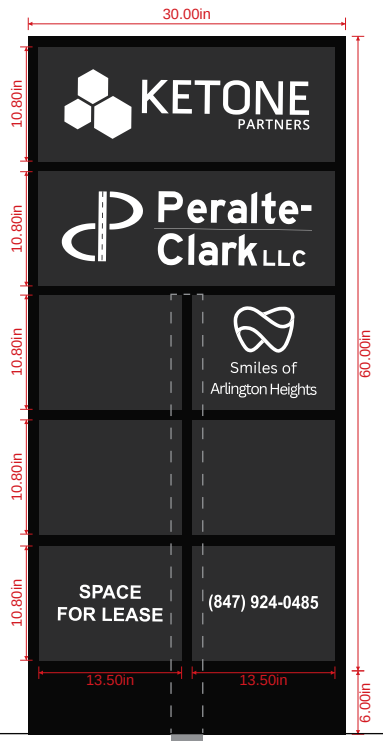
Ground Sign: Fabricated Pans

44 S Vail - Arlington Hieghts
Near corner of Sigwalt and S Vail

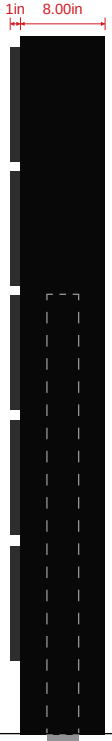
1″ Deep pans for tenant names
Laser cut and backed with translucent white acrylic
Internally illuminate logos
All painted black
1″ Spacing between panels
Set screws to allow replacement of panels



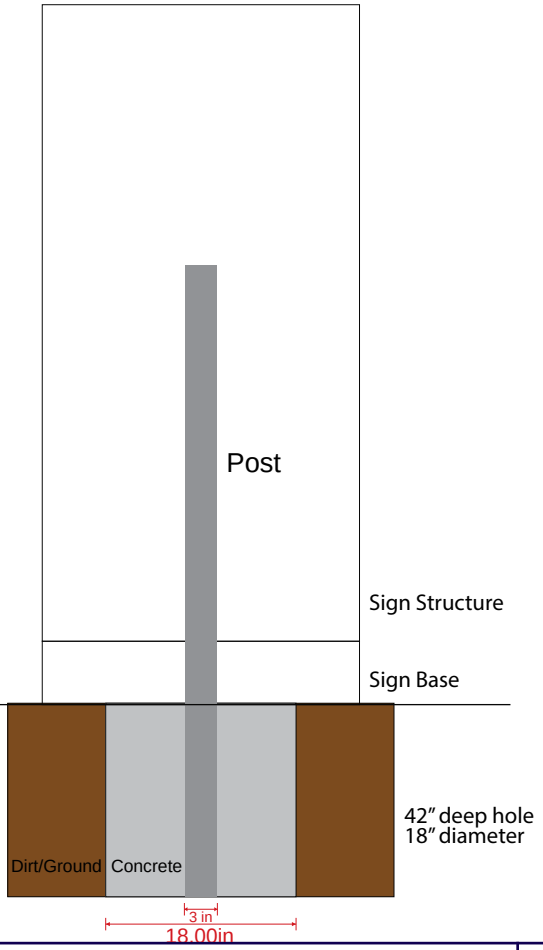
Front Elevation



Side Elevation



Concrete Detail



Corporate Sign Systems Inc.
900 Central Ave.
Roselle, IL 60172
847.882.6100

CLIENT:
44 Vail

Start Date: 8/3/2023
Last Revision:
Estimate #:
Job #:
Page: 1

Client Approval

Sales Rep:
Dale
Design By:
CSS

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Corporate Sign Systems Inc.

Office: 847.882.6100
900 Central Ave. Roselle, IL 60172

Exhibit F: Letter for variation and hardship request, per Chapter 30,Section 30-902. The letter must address each of the variationcriteria, point by point (See Page 5).

Code not met as per VAH Correction report:

The proposed ground sign does not comply with the following code requirements:

1) The parcel must have an area with a 20 foot setback for ground sign placement.
There is no setback of 20 ft for the property that is also suitable for the proper exposure needed regarding signage to create awareness for the multiple businesses within the building.

2) the sign cannot be closer than 6 feet from any building or other structure.
See 1; Also see Exhibit C.1. We can be 6 ft from the building but would then leave just 6 inches to the sidewalk. The proposed placement allows for 5 feet from the building and 16 inches set back from the sidewalk. The fire department already approved this spacing to be acceptable and still have access to thier water access. *See "Fire

Addressing Page 5 point by point:

a. the particular difficulty or peculiar hardship is not self-created by the petitioner; and,
Setback not in control of owner and businesses looking to have signage exposure

b. the granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare; and,
No foot traffic or vehicle traffic will be effected and no hazards created. This will add an elegant display for the business names that ties in with the architecture/finish of the building

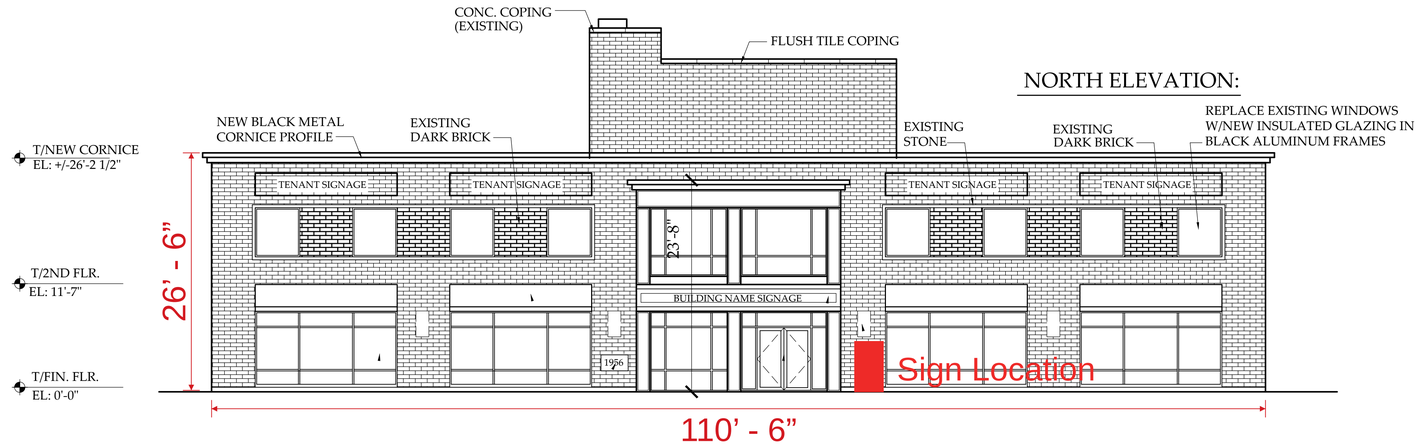
c. the variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses; and,
See above - a/b. Businesses could not control set back distances and variation allows for sign to be placed in the optimal position on the property aesthetically and practically

d. the variation will not alter the essential character of the locality; and,
Confirmed - It will be a subtle but necessary item for the building's use and its tenants needs

e. the applicant's business cannot reasonably function under the standards of this Chapter.
Given the type of businesses within the building - they do not have fair exposure to their great location with foot and vehicle traffic that do not know they are in the building

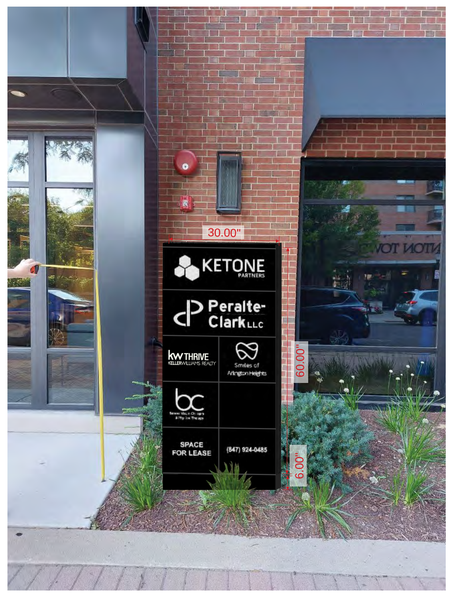
Exhibit B.1

b. Existing and proposed elevations of the building facades. Must be architectural scale, i.e., ¼-inch equals 1-foot or 1/8-inch equals 1-foot. Color renderings are required to indicate proposed signage.



Supplement to the Elevation drawing - color elevation included at 1/8" = 1 ft scale on 36"x24" Arch Paper. Color rendering shown and further detail in Exhibit C.1





Ground Sign: Comment 1 Added Detail

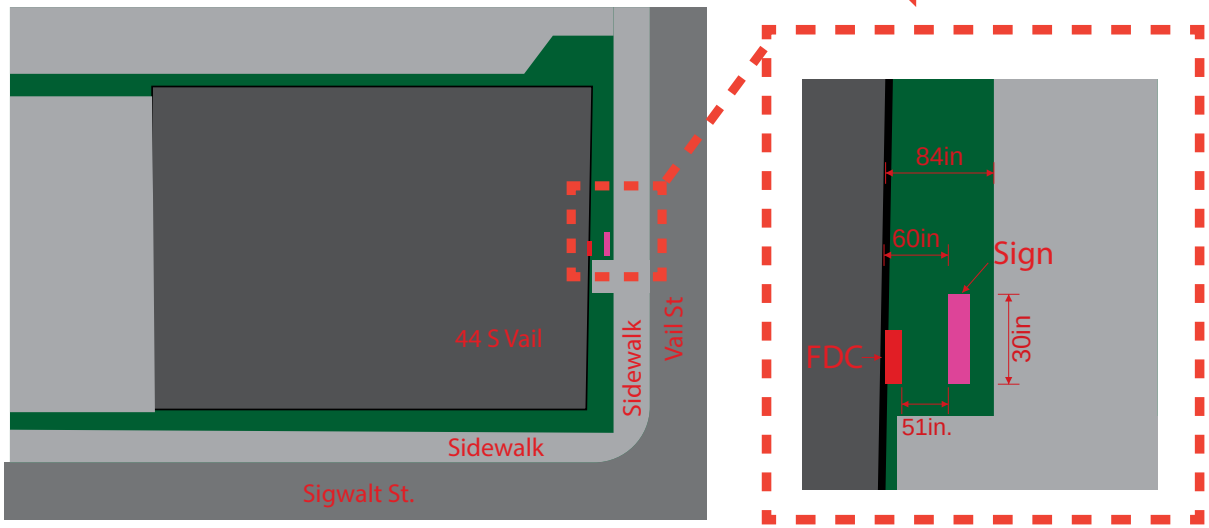
Top / Side View Measurements:
FDC area / distance to sign

1. Plan with dimensions from exterior wall & wall mounted FDC to the sign

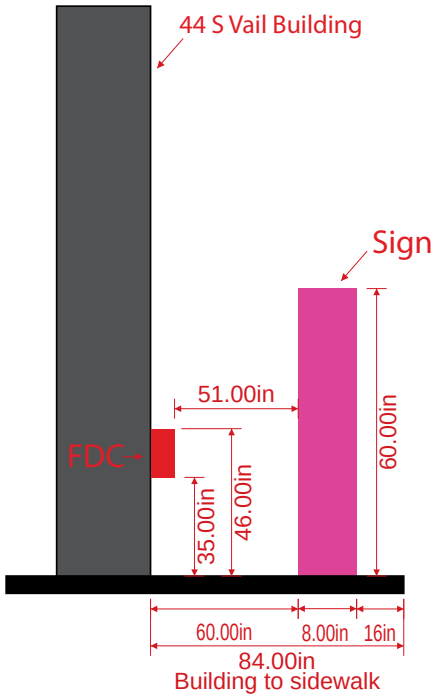
Building Overview



Top View:



Side View:



Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 2	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

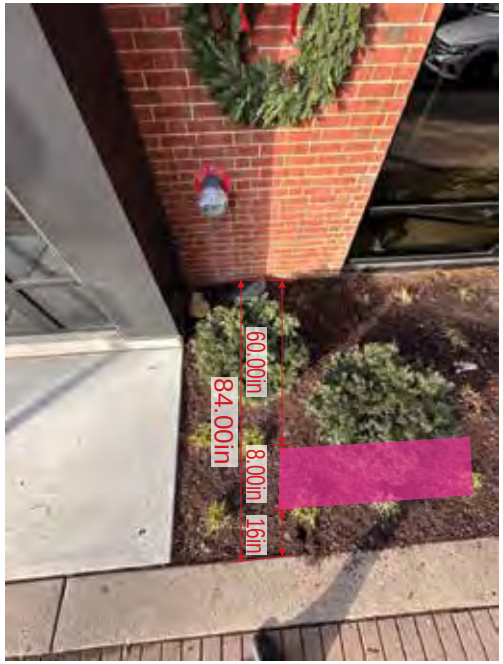
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Ground Sign: Comment 1 Added Detail

FDC area / distance to sign
Site Photos









Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 3	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

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Ground Sign: Rendering day and night



Letters/logos illuminate at night



Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 5	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

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Corporate Sign Systems Inc.

Office: 847.882.6100
900 Central Ave. Roselle, IL 60172

Exhibit E

e. List of all sign materials. (See attached Sample on Page 6)

*List of primary colors, textures and materials to be used.

Exterior Multi-tenant Illuminated Sign Box
Panel Quantity for Tenants: 6
Finish for faces: Black satin finish with white lettering/logo reveal to glow
Finish for sign box: Black satin finish
Faces Material: Aluminum laser cut for logos
Sign Box Material: Aluminum fabricated box
LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible) Concrete to set post (not visible)

Corporate Sign Systems Inc.

Office: 847.882.6100
900 Central Ave. Roselle, IL 60172

Exhibit G:

Electronic sample board with images of all major materials including colors, textures, and Fnishes being proposed, or a digital photo of an actual material sample board. Please note that if a formal Design Commission meeting is required, when actual samples will be required to be brought to the meeting for review.

Materials Per Exhibit E

Exterior Multi-tenant Illuminated Sign Box
Panel Quantity for Tenants: 6
Finish for faces: Black satin finish with white lettering/logo reveal to glow
Finish for sign box: Black satin fnish
Faces Material: Aluminum laser cut for logos
Sign Box Material: Aluminum fabricated box
LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)
Concrete to set post (not visible)

Photo 1:
Photo of actual material
*not side will not edge glow on perimeter this is to show aluminum material and laser cut logo



Photo 2:
White acrylic/lexan that backs the aluminum This creates teh white lettering/logos and will be the only illuminating element



Photo 3:
Post and concrete ex. installation.



Colors: Black White:

*Texture and finish shown in photo 2 - satin paint finish - smooth texture

KETONE PARTNERS

September 18, 2023

Dale Balsitis
Corporate Sign Sytems

Re: Outdoor Free-Standing Sign Location

Dear Lisa:

As we continue to review signage placement for our monument sign, I wanted to share the information I received from Cynthia Lorussa, Fire Safety Inspector CFI, CFII for the Village of Arlington Heights. The code section that is in question is 912.4.2:

> **912.4.2 Clear space around connections.** A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or *approved* by the *fire code official*.
>
> ❖ Care must be taken so that fences, utility poles, barricades and other obstructions do not prevent access to and use of FDCs. A clear space of 3 feet (914 mm) must be maintained in front of and to either side of wall-mounted FDCs and around free-standing FDCs to allow easy hose connections to the fitting and efficient use of spanner wrenches and other tools needed by the apparatus engineer.
>
> Though not specifically mentioned in this section, it is also important that FDCs be installed with the hose connections well above adjoining grade to accommodate the free turning of a spanner wrench when connecting hoses to the FDC.

After reviewing our drawings and placement as indicated in Exhibit A-1, we received an email confirmation from David Roberts, Division Chief, Community Risk Reduction of the Arlington Heights Fire Department, that the Fire Department has no issues with the signage or placement of the signage.

Sincerely,

Lynn Repak
Director of Marketing and Communications

44 S Vail Avenue, Suite 200 Arlington Heights, Illinois 60005
www.ketonepartners.com t: 847.924.0485

Exhibit A-1



44 S Vail Avenue, Suite 200 Arlington Heights, Illinois 60005
www.ketonepartners.com t: 847.924.0485

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Subject Property



Exhibit C.2 - Existing Sign
Located per Exhibit A

c.1 Fully dimensioned drawings of proposed signs with scale.

c.2 Fully dimensioned and scaled drawing of any existing signage.

36″x24″ Face



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Condominium/Apartment Building located to the left of the subject property (south) at Vail Ave. south of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Homes located to the left of the condominium and subject property (south) at Vail Ave. south of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

VAH Parking Garage located to the right of the subject property (north) on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

VAH Parking Garage located to the right of the subject property (north) on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Businesses located to the right of the subject property (north) on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.

