Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 13, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/23/24

IV. REPORTS

V. OLD BUSINESS

A. 217 E. Foster Ave. - SF/New - DC#23-062

VI. NEW BUSINESS

A. 739 N. Belmont Ave. - SF/New - DC#24-003

VII. OTHER BUSINESS

A. Public Comments

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
2/13/2024

Item: Minutes - 1/23/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes 1/23/24	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 23, 2024

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley Ted Eckhardt Scott Seyer
Members Absent:	John Fitzgerald
Also Present:	Brad Kahler, Owner of *208 N. Haddow Ave.* Gary Lira, Lira & Associates for *208 N. Haddow Ave.* James Rhodes, Klein Thorpe and Jenkins for *208 N. Haddow Ave.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JANUARY 9, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JANUARY 9, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEAROWN RE-REVIEW

DC#23-059(H) – 208 N. Haddow Ave.

Gary Lira, representing *Lira & Associates,* **James Rhodes**, attorney for the petitioner, and **Brad Kahler,** the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight proposing to demolish an existing two-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The project does comply with all of the R3 zoning requirements. This project was previously reviewed by the Design Commission on December 12th, 2023, at which time it was continued for re-review due to concerns regarding the proposed demolition of the existing home, as well as concerns regarding the appearance of the proposed new home. The subject property is located in the Rec Park neighborhood, and the existing home was included in a community preservation report which was prepared by the School of the Art Institute of Chicago in 2004 for the Village of Arlington Heights to help raise awareness of preservation in the community. Homes in the report are rated in order of importance as Exceptional, Notable or Contributing. The subject home is rated as Contributing. Additionally, per the Municipal Code, 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 of the existing home, Staff encourages a renovation and expansion of the home in lieu of the teardown and new construction.

Mr. Hautzinger gave a summary of the comments made at the review on December 12th. Multiple residents attended the meeting and spoke in objection to the proposed teardown, as well as with concerns regarding the design of the proposed new home. The commissioners did state that if the new home was designed well enough to put in this location, the majority of the Design Commissioners appeared to not be opposed to the teardown; however, they did need to see resolution of the design issues that were raised at the last meeting. Staff had raised concerns about the proposed design having potentially too modern of an aesthetic for this more historic character of the Rec Park neighborhood. The design had a black and white color scheme, and there were large areas of Charcoal Gray panel siding, which gave the house a bold appearance that Staff was concerned would look out of place in that location. Staff also requested the Design Commission evaluate the proposed attached garage in this location. It was recommended that a detached garage would be ideal, but an attached garage that was further recessed from the front of the house to diminish the appearance was also an option that was suggested.

The Design Commission agreed that the proposed color scheme was too bold in this location. Their specific concern was the Charcoal Gray panel siding. Additionally, they were concerned about the Charcoal Gray trim and fascia. The commissioners did encourage a detached garage, but the majority felt an attached garage could be acceptable if it was recessed further from the front of the house.

In response to the comments on December 12th, the petitioner has made changes and submitted a new set of plans for review tonight. **Mr. Hautzinger** gave a summary of the changes that were made. In general, the large areas of Charcoal Gray panel siding have been completely omitted from the design, so the entire design will be vertical white board and batten siding on all sides of the house. The color of the trim and the fascia has been changed from Charcoal Gray to white, as well as the color of the garage door. The garage was pushed back from its original location about 4-1/2-feet and is now about 3-feet behind the front wall of the house, and the garage wall is now about 3-feet back. The front porch was widened to be a full front porch, and the brick base along the bottom of the porch was continued across the face of the garage and down the side of the garage to break up the large wall of siding.

Staff comments regarding the revisions are as follows: Due to the historical value and character of the existing home, Staff still encourages a renovation and expansion of that home in lieu of tear down and new construction. However, if the Design Commission is in agreement with the demolition, Staff's comments regarding the proposed new design are that it is a significant improvement from the previous proposal; omitting the Charcoal Gray siding, the Charcoal Gray trim, fascia, and garage door, was a big move to really improve how this house would fit in the neighborhood and not

DRAFT

stand out looking too bold. Staff also recommends changing the windows, gutters and downspouts to white, which are proposed to be black. Exhibits of different color schemes showing similar style homes in all white as well as with different levels of black accents were included in the Design Commission packet. The all white options look very nice and have been very successful in other neighborhoods, and that is Staff's recommendation on the color scheme. Staff appreciates that the garage was moved back behind the front wall of the house and the full front porch was a nice enhancement to the design.

Staff is still recommending the Design Commission evaluate the current design, keeping in mind Staff's encouragement to potentially renovate and expand the existing house versus tear down, and if the Design Commission supports the new house, a recommendation to change the windows, gutters and downspouts from black to white.

Mr. Hautzinger presented the exhibits prepared by Staff of examples of homes with white and black color schemes. Given the cohesive historic character of Rec Park, Staff is recommending Color Scheme 1, the all-white option.

Mr. Rhodes said he is an attorney with the law firm of Klein Thorpe & Jenkins, probably the oldest municipal firm in the State of Illinois. He thanked the commissioners for the opportunity to present a re-design plan for the home at 208 N. Haddow. He introduced the owner, Brad Kahler, and Gary Lira of Lira & Associates, who are also here tonight. With respect to preparing changes to the plan, he said that Brad and Gary have attempted to address all of the comments that were raised at the last meeting in December, as well as take into consideration the design standards. They went over the design standards, as well as how the Design Commission has applied those standards to other properties not only within this neighborhood, but also in other neighborhoods in the Village, to get an idea of what type of consistency the Design Commission has with respect to these types of situations. He said the new home conforms to current ordinances and they are not asking for any variations, and no special use or rezoning is required for this property. The home is in conformance with the Comprehensive Plan, and they have reviewed the height of the home with respect to the design standards and other properties within the neighborhood, the setbacks for the front, sides and rear yards within the neighborhoods, and the various scale of homes in the neighborhood, including the volume of the homes and how they are laid out. They reviewed the square footage, the number of stories within the home, the architectural elements including the porch, the garage, the roof pitch, windows, window heights, the siding, the trim and the front entry. They also reviewed the proposed materials, which he noted are all high-quality materials, and Mr. Lira will review the changes that were made. **Mr. Rhodes** said that with regards to color, everyone recognizes that color is a matter of personal taste, and he believes that the contrast being proposed for this new home does show architectural character with respect to this particular property. He also noted that on Pine St. approximately a block further to the north than this home, there is an older home that is white with black window elements within the entire home, so it is not unusual to have that type of design in this area. He said the pictures shown by Staff that show the contrast with respect to some of the homes that have the black design, do show some architectural character that have been designed for this home. With that, he turned it over to Mr. Lira who will go through all the elements that were done. He was happy to answer any questions.

Mr. Lira said that the owner of the home absolutely loved the initial design presented at the last meeting and a lot of effort was put forth into working through different schemes and different options. It took a lot of time after the last meeting before Brad could sit down and actually talk about it because he loved that design. **Mr. Lira** presented photos of homes taken by Mr. Kahler that were previously approved by the Design Commission, with Mr. Kahler asking how these homes fit into the context of the neighborhood and still got approved because they are not even close to what he wants to build in this neighborhood. The photos include a home that was shown at the last meeting with a detached garage that is not articulated, not set back, nothing; and an ultra-modern home with wood siding, gables, shed dormers, and a front porch. **Mr. Lira** said that they spent many hours reviewing the audio recording from the meeting in December so that Brad could do his due diligence and hear what the neighbors and the commissioners had to say, and it was not taken lightly. He tried to determine what he could do to the design and still love his home, and the design presented tonight is what he came up with.

Mr. Lira said they first reviewed the comments given about renovating the existing home instead of tearing it down. They walked through the home again and determined that it is not an addition-worthy home. The foundation is concrete

block, no drain tile, crumbling, low head height; the first-floor joists go in different directions than the second-floor joists; bearing points are off; it does not meet current insulation codes and the exterior walls have mold on them. There is too much on this house that is not worth saving. He knows the Village likes to call this house a historic house, but just because it is old does not make it historic and does not make it worth saving, and he has done a lot of projects where the home is saved. Additionally, Mr. Kahler has concerns about the asbestos in the existing home, which he is not interested in removing for a renovation.

Mr. Lira said they next reviewed the comments given about the exterior siding. The commissioners' previous comments were that there is a lot of board and batten siding in the Village and it is rampant and beyond. So they looked at the exterior materials and he showed many options to Brad of different sidings and gave him addresses to go look at those homes, but Brad loves the board and batten siding, and although the Village does not have a monotony code, Brad took it upon himself and surveyed homes in the surrounding area and found a large amount with shake siding. **Mr. Kahler** said that he surveyed the areas of Arlington Heights Rd. to Dryden, and Northwest Highway to Euclid, which by his account include about 248 homes, zero of which he could find with any board and batten siding. Going a little further north up to Frederick where there are a couple hundred more homes, he found two homes with white board and batten siding. These two homes are shown on the map he provided of the area that shows Frederick Street down to just past Rec Park, and Arlington Heights Road to Dryden.

Mr. Lira said they also reviewed the colors being proposed and the possibility of using a different color such as a warm gray or a cool grey. He showed Brad different options, but Brad loves white; however, he did select a Sherwin Williams color that is off-white and he is willing to concede on the color so it is not a bright white. With regards to the grey panels, Brad begrudgingly has eliminated them and went full with the board and batten, the exterior porch has been extended across the full length of the home, which will provide some relief and soften the home from the street. The garage has been pushed further back; the garage actually sets back 7-feet from the front of the house because the south side of the house is the furthest projecting part of the house, so it is set 7-feet from the front of the house, 13-feet from the porch. To articulate the main gable on the south side of the home, the width of the home was reduced 6-inches in the front and 12-inches off the back of the home. **Mr. Lira** said this again was not taken lightly, it has taken a lot of time on Brad's part to listen to the commissioners and to the neighbors.

Commissioner Eckhardt asked Mr. Lira if the home he is presenting tonight is of high quality and compatible with the homes in the close surrounding neighborhood, and **Mr. Lira** said yes, definitely.

Mr. Kahler presented a color rendering of the final design being reviewed tonight, which was not previously provided for tonight's review. The rendering gives a nice visual representation of what the home will look like, which includes the garage pushed back, the porch extending across the front of the home, and all vertical siding in a new color scheme. He said he was struck by Commissioner Eckhardt's comment about how we are not all going to get what we want and everyone might just be a little unhappy, so he really thought hard about what he can give up and what he really wants to keep that is important to him. This is his personal preference, he really likes this style, this look, and he cannot really explain it any better; this is what he wants. He spent numerous hours driving up and down streets, working with Gary and looking at pictures, and this is the design he landed on. He hopes it is a good step forward and feels it is a better fit and it helps answer some of the questions and concerns raised at the last meeting.

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

PUBLIC COMMENT

Gregg Hansen, 304 N. Haddow Ave. He asked for clarification on the maximum height requirement for a new home, and **Mr. Hautzinger** said it is 25-feet to the mid-point of the roof. Mr. Hansen said he values the ongoing efforts of this committee to review designs for home remodels and new construction. Your efforts tremendously contribute to the trait that Arlington Heights is well known for, and that is a large town with a small-town community appeal. He said the Rec Park neighborhood emulates that appeal through the historic nature of the many near 100-year-old homes in his

DRAFT

neighborhood and the diligence of many neighbors who remodel their homes to accommodate the growing number of younger families in the neighborhood and work to keep the vintage appeal to the look of their homes. He and his wife are here tonight to support a renovation of this existing vintage Sears home, so it can continue to contribute to sustaining that small town appeal of their neighborhood. The photos of homes shown tonight by the petitioner, and when you say neighborhood and community and then use all of Arlington Heights, that can be misleading because within Arlington Heights there are specific communities that have different characteristics to them. He recognizes the homes shown in these photos, but they are not in the Rec Park neighborhood. To him, the proposed new home at 208 N. Haddow is visually overwhelming and it detracts from the visual appeal of the surrounding "historic" homes. To him, it is large in size, very expansive, and when you put up three homes in a row, the vertical siding is distracting from the flow of the other homes there. Most of the homes around their neighborhood have lateral slats, they have some vertical characteristics, but not to the extent of this new home. Expanding the porch across does not bother him, but the false porch at the second-floor porch is out of character in this neighborhood. Changing the character of a home in a community of neighbors to facilitate an investor maximizing profit is not an enhancement to our community, in his opinion. Remodeling the existing Sears home helps retain the character the neighborhood owns and that members of our community value deeply. The desire to retain this stark nature of our community has been demonstrated by the noteworthy support of our neighbors for the restoration of the historic Rec Park Fieldhouse. Retaining the unique character of the Sears home in combination with the vintage appeal of the other homes in our neighborhood, will enhance the small town feel of recreation and neighborhood. Thank you for your time.

Karen Enright, she lives directly north of the home at 208 N. Haddow. She has 3 main considerations that she believes were not addressed in the new plan presented tonight. Since this home is one of the few remaining Sears homes from the 1920's that were built in Arlington Heights, she believes that this one does have significant historic architectural and aesthetic value to the neighborhood. This is in an area of similar homes and she was disappointed to see that not enough effort was made to devise a plan for renovation and expansion, rather than demolition. As she said in December, this home has been well maintained by the previous owner. Secondly, when considering the plans for new construction, there was little or no effort to change the footprint of this planned home. The structure still sits to the limits designated by the building codes rather than by the aesthetics of this special area of Arlington Heights. Create a park like atmosphere with wide open green space around each home that will provide privacy, a peaceful atmosphere, as well as an area for water absorption to prevent flooding. The proposed plan stretches from side to side with the minimum allowed space between homes. Suddenly, a block of three homes will now appear crowded. There are areas in Arlington Heights where such crowding is the norm, but it is not in fitting with this area. Moving the garage much further back, it is about 3-feet back, she did not think it made any difference when looking it, or detaching it from the back of the home might help some. Lastly, she sees very little change in this new plan besides some color changes, it is still a very modern looking house with vertical siding and a steel roof. This type of home does not belong in this area of historic homes. Thank you.

Vivian Menzies, 212 W. Fremont. She said this home should not be torn down for two reasons, the first one is the home itself. It is a large and generous home and it could be added on to, it is a charming house and it is really consistent with the other homes in that neighborhood. The second reason is the neighborhood itself; Arlington Heights has a relatively small number of older homes with pockets of these older homes, and this is a particularly special one because of the way it faces the Rec Park Fieldhouse building. Standing at Rec Park and looking down that street, there is a consistency. The houses are all large, they are well spaced, there is room for an addition if somebody wanted to put an addition on, and there is just a cohesiveness because all the homes are a similar size and look. There is a lot of that kind of foursquare style, with detached garages. Putting a house with an attached garage just completely changes the look, and the vertical siding is going to go out of style in short order. So it is just those two aspects; the house itself, but really more importantly is the block. When you look at both sides of the block there is great consistency, same age, approximately the same size, and the charm of those homes; it is a Sears home which is unique too. There are just a few of those left, so she would hate to see this house torn down. Thank you.

Marianne Crosby-Anderson, 728 N. Dunton Ave. Thank you for the opportunity to speak and for all your hard work that you always provide. She wants to point out in the context of 208 N. Haddow, and wants to read aloud what it says in the Village Comprehensive Plan about historic preservation. It says that this is a long-range plan that looks ahead

towards goals of the Village and discusses historic preservation in Chapter 6, and the goal that talks about to preserve physical resources of historic value, which exemplify cultural, political, economic or social heritage of Arlington Heights. There is a section that talks about giving consideration to structures that exhibit a high quality of architectural design, reminiscent of the past, structures that exhibit unusual or distinctive design, and land areas that have long provided an established or familiar visual presence in Arlington Heights for virtue of a unique location, distinctive physical characteristics or historical association. She said that the area that this house is in and the house itself fits some of those descriptions. Thank you very much.

Myles Whitebloom, 203 N. Haddow Ave. He lives at the corner of Miner and Haddow which is across the street from this site. He did not want to dwell on what has already been said tonight and he appreciates the commission listening to their input very much. We rely on the commissioners to save great neighborhoods like this because we are proud of being there and very much enjoy the architecture that exists as it stands right now. We would love to keep it that way, keep the existing house and add on to it, but then again, he was here in December and knows the majority of the commissioners basically gave the approval to go ahead and knock it down, pending a nice design and an improved design. So he would very much like to keep it that way because there are only a small pocket of neighborhoods left in Arlington Heights that really do have that vintage, historic feel. With that said, if it was a new house here, making it fit is critical, and the board and batten is so contemporary. He would very much like it to just be on the second-floor so the vertical siding does not go all the way up on both the north and south elevations. He is not an architect, but it is just too much. He said the reason Brad did not see too many board and batten homes in the area is because it does not fit here, and that is why there are plenty of homes north of Euclid and north of Oakton and so on. The design of the new home is great, but it is just not appropriate for our neighborhood. Some of the other homes that were shown tonight when demonstrating the black and the white conceptual view, fit better from a design standpoint; there are no big walls on the north and south elevation. He is sure that all the commissioners, and Gary, probably have half a dozen maybe a dozen designs on your computer as we speak that might fit better, that will look more appropriate for this neighborhood if it was a new build. He knows the commissioners are okay with a new build and it is probably going to come to that, sadly, but we very much need to think about the contemporary aspect of the design, not to mention the garage, which would be great if it was pushed back another 5-10 feet, something to break up the horizontal. There are so many beautiful houses in our town that this commission has approved that have been built in the past ten years, but once this house goes down and the new one goes up, it will set a bad precedent. We all know that in 10 or 20 years when we start driving around Rec Park, it is going to be one house after another after another, because we are letting a decent house go down. I know Gary said the house does not have good bones apparently, but somehow some way a lot of the houses in Rec Park have been added on to, many, many of them. The one right across the street was redone, a farmhouse at 207 N. Haddow. So it is possible, it takes money, yes, but this takes a lot of money as well. Mr. Whitebloom said that when Brad was asked at the last review if he was going to be living in the new house, to him the answer he gave did not sound very convincing. It seems like Brad loves the design, but he got the impression that he loves it and may very well flip it, and then we are the ones stuck with it and he will be gone, but he can tell us if we're wrong. He got the impression he is not going to live in his house. He appreciates the commissions' time and the commission has to do what is best, that is all we can ask. Thank you.

Karen Taylor, 1307 S. Ridge Ave. She has lived in Arlington Heights since 1979 and she questioned proof that this is a Sears house. She has been in the Haddow house and could find nothing that showed her that it was a Sears house; no documentation, no markings in the house. She attended a presentation at the library of a woman who has researched and documented Sears houses, and the woman named 10 homes in the Village that are Sears house, and this home was not one of them. She was waiting to hear about this home or any home on Haddow, but it was never mentioned, and it is not in her books or in documentation. Ms. Taylor said she is not here tonight to say this is not a Sears house, but how do we know that it is? Someone from the audience spoke out and said that her house is absolutely a Sears house and she can show a catalog with her exact house in it. Ms. Taylor said she is not questioning that, she is just saying that we can't find anything in this house that says it is a Sears house. Like it was said, old does not mean historic.

Brian Forrest, 22 N. Belmont Ave. He said this is a really fantastic looking house, it just does not fit very well within the Rec Park neighborhood for a lot of the reasons that have been already highlighted. He said that size is a big part of

that, the upstairs balcony, the siding, the color scheme, all kinds of elements that have been highlighted already, along with the attached garage. Some of the examples that were shown with the question of how do these fit better within the neighborhood than this one, he felt the main answer to that is that they are in different neighborhoods. That kind of shows a general misunderstanding of the unique character of the Rec Park neighborhood, which is part of why we are here. He felt the new home would look great in a lot of places within Arlington Heights, and he understands that this commission is hesitant to tell people what they can and cannot do with property they own, to tell people that they can't knock down a house. In the rare situation where it is appropriate, there was a home on Dunton a month or two ago, he felt this home was certainly one that merits serious consideration, because once the precedent is set that we are going to knock down old, viable properties, it will just continue to get easier and easier, and then the character in the notebook turns over pretty quickly and significantly. He said his family has done a project similar to what could be done with this house if it were not going to be demolished. They took a house that is about 100 years old and added on to it, modernized it for the needs of current families, which is not always easy to do from an architectural perspective and from a cost perspective, but he felt it is worthwhile to maintain the character of the neighborhood that we have in Arlington Heights. He said it is not even necessary to do a huge renovation and expansion, it is up to individual tastes on how big a home people want, but this home with a fine touch could be renovated into a home that would be a good fit for a lot of people. He would love that the existing home not be demolished, but the design of a new home should be a lot different than what it is because it does not show a whole lot of significant changes from what was originally presented. He asked the commission that this project not be approved and please help maintain the character of the Rec Park neighborhood.

Mr. Rhodes asked if he could address the comments that were made by the public, and **Chair Kubow** said he would go next to the commissioners for their comments and then come back to the petitioner.

The commissioners summarized their comments. **Commissioner Eckhardt** asked for clarification about the railing and flat roof on the second-floor, front elevation. **Mr. Lira** stated that it is a railing and a flat roof at the second-floor, and in response to the comment made that it is out of character for the neighborhood, he referenced the corner home two properties to the north that has a similar element. Someone in the audience said that it is his home being referenced, but it does not have a double porch like this new home.

Commissioner Eckhardt said the question about whether the Sears home is significant enough to save, it looks like the home to the left of this one is exactly the same home and he does not know if that is a Sears home. He looks at the homes that are up and down the street and considers that the home being reviewed tonight is a larger home on a larger lot, and if an addition were put on the existing house, it would have similar massing, wide shoulders, and be tall. To him, the size of the home is not an argument to restrict the owner from building to Village codes. When he looks at the current design, he felt that significant concessions were made. He did not care for some of the flat panels or the multi-color trim on the previous design, and all those things have been addressed by the petitioner. With regards to the issue of black windows versus white windows, he said that black windows are not going out of style soon, and white on white is a little more in keeping with the character of the neighborhood, although not significant enough. There are homes that are grey, but there are also a lot of white homes with dark roofs, and the home next door has a gambrel roof with a flat screened enclosed porch, which is kind of not in character with other homes in the neighborhood. He felt the home being reviewed tonight is pretty similar to those in the photos presented tonight; two-story, symmetrical windows, and the attached garage is conducive to a modern home like this. The only thing that causes him some concern is the issue of the vertical siding, the massing of the home is not dissimilar, the color scheme has now become almost exactly like the rest of the homes around, and the porch going all the way across is charming and softens the elevation. A lot has been done to the home, and he wants to hear comments from the other commissioners.

Commissioner Kingsley said she would beg to differ on a couple of those points from Commissioner Eckhardt. To her, the massing of the new home versus the old home, there are approximately the same amount of windows on the new home as the old home, but the new home is twice as wide. That is just the start of where she sees a difference in the new home. Personally, she would really like to see the existing home saved. This neighborhood is made up of people who spoke tonight that moved into a home with a block foundation and they put an addition on their home, and they spent a lot of money doing that. What they did was keep the home and add an addition off the back, so yes, they

are getting a larger home, but no one typically moves into this neighborhood thinking they will have an attached garage. Most homes in Rec Park have a detached garage, which is a big issue for her because of the rhythm of the street and how much void versus house there is on the block, and that is a big part of it. So that's where she is at with this; she would really like to see a little more done for that. It was said that this is going to be the petitioner's home, which is great and the neighbors would welcome him to the neighborhood, but their concerns are valid. If this ends up going forward and the home is approved, there are a couple of things she has questions about. The columns are shown as straight and square with no base or capital, which she understands can be a farmhouse look, but a farmhouse is not typically found in this neighborhood. There is more detail in those kind of elements on the home, so she wanted to see what that would look like. She wanted to see a sample of the white brick, the material for the porch railing, address the difference between the proposed steel roof versus a standing metal roof instead, which in her opinion is a little more elevated, indicate whether the lights on the front and side of the home will actually be used, with specs submitted to Staff for review. She suggested adding a window on the front elevation above the front door to keep the rhythm of the openings, and address the muntins in the glazing, whether they will be simulated divided lights or grills between the glass. Also address why casement windows were chosen when most of the homes on this block have double-hung windows, which will change the look of the home greatly. In response to the petitioner's comment that there is no monotony code in the Village, she believed that there actually is a monotony code in the Village, although it would not apply in this situation; however, the Design Guidelines are there to help us look at the surrounding neighborhood and allow homes to fit within it, and although the petitioner brought up other examples, those are different neighborhoods. This is a specific neighborhood that has asked for a specific look here, and some of the homes that were presented as examples, came in front of this commission and had neighbors at the review who expressed their opinion, and the Design Commission listened to the neighbors on some of them. She would rather see a re-do of the design so the massing is more similar on the front of the home, or renovate the existing home instead.

Commissioner Seyer appreciated the comments from the public and everyone here, even though they are not always in agreement. He said one of the more frustrating things can be when the commissioners give comments at one meeting and then give conflicting comments at the next meeting, so he wants to stand by his previous comments. The home that is there now is very nice, but he sees no reason why it should not be demolished for a newer home. It is a real slippery slope to start saying that because a home is older, it cannot be torn down, and he is not going to backtrack on that. If the home is historically relevant, the commission will talk about that, but he did not see that in this particular home. It is a nice home and a new home will be just as nice. He is standing by his comments that it is just not worth forcing a costly renovation to keep this home; it is not going to have the ceiling heights or any of the things that a new home will have, without major cost. Moving the garage back has helped, which the commissioners asked to be done and the petitioner did that, and in his opinion it has helped the massing. He said the vertical siding is quite nice, it is clean and he is okay with that. The home looks nice and will fit in, and the changes that were made have made the home better and the petitioner listened to the commissioners' previous comments. He questioned the roof on the right side above the garage where the roof comes down and is still a continuous roof with a slight angle change, but also a change of material. To him, it just seems odd when that happens, but he was okay with it if the other commissioners have no issue with it. With regards to the second-story balcony element on the front of the home, **Commissioner Seyer** said he has seen this done before and he could go either way with it. In general, he felt the home will look very nice and he is in favor of it. He also liked Commissioner Kingsley's request for added detail on the columns; there is a lot of detail on this home and it would benefit from a little more detail in the columns.

Chair Kubow said he is struggling with this right now because he is typically pretty lenient when it comes to tear downs in the Village; however, not necessarily in neighborhoods like this. He appreciates what is being presented tonight, which is an improvement to the context of the neighborhood, which is key. He also appreciates all the diligence that Brad has done going around the neighborhoods and looking at what has been approved and what has been done locally. He noted that some of the photos presented tonight are in areas that lack consistent context, and in this specific quadrant of eight homes, there is some real consistency, and the new design, while it is still a vast improvement fitting in, he is still struggling to see it fit in. He thanked the petitioner for the rendering that helps him get more comfortable with the home and makes the home feel more like a traditional home that would potentially fit in this small house quadrant. Chair Kubow had a couple of ideas: when looking at this in 2-D context, the house obviously looks much different, and he asked the petitioner if he considered pushing the garage further back, keeping it attached but rotating

it so you enter at an angle so the house still feels thinner but it is not as wide. That would be quite an extensive re-design, but he felt it would help fit in with the context here. He liked what was done on the front elevation, but he would recommend eliminating the false balcony at the second-floor, and dropping it down to the first-floor porch and then raising it up to 36 or 42-inches; that would feel a little more traditional and is already seen on the block. He is struggling and did not really have a yes or no right now. He said the house is wonderful, but he sees the homes right around there and just did not see this home fitting in yet. It is close, but he felt a few more tweaks would help.

Mr. Rhodes addressed comments made by the public and the commissioners. He reiterated a few things with regards to historic preservation. Comments were made about whether this home is a Sears house, and he said that even this is not a Sears home, it is listed as Contributing in the Village report that has never been adopted by the Village Board. Nonetheless, the standard for a Contributing house is that it is an older home that potentially has some historic significance, but it has some type of addition or alteration that no longer makes it the type of home that could be considered a landmark. The existing home would never be subject to historic preservation under that standard. He said that the home located next to this home is listed as Notable, and if that is a Sears home it is a very traditional style Sears home and it shows that. **Mr. Rhodes** pointed out that the elevation on the existing home has been altered, and Brad and Gary talked about trying to alter the home and the costs involved in making an addition. With respect to the garage, he referenced the home directly behind this home that has an attached garage with approximately the same set back as this home, and the same style with respect to the dormer up above. Attempting to take the garage and make it part of the mass, which the design standards talk about, incorporating the garage into the mass of the home rather than making it a stand-off situation, pushing it back further or taking it in and turning it and moving it back behind the house will increase the impervious surface of this property, which is something they do not want to do. Also, Brad wants to make sure there is a significant amount of green space in the back of the home, and this is the design they came up with. It is moved back the same way the home on the other side is moved back and it is moved back the same distance as other homes within this neighborhood. **Mr. Rhodes** also talked about the term 'neighborhood', stating that the only place that neighborhood is talked about is within the Comprehensive Plan; it is not defined within the zoning code and it is not defined within the design standards. The Comprehensive Plan talks about it in terms of areas and this area is noted as being from Northwest Highway in part, or Miner in part, up to Fremont, and from Pine to Douglas. That is the neighborhood to be looking at, and within that neighborhood there are all sorts of different styles of homes. Within the report that was done for the Village, there are homes on Haddow that are Craftsman, National Folk home, Foursquare, Folk Victorian, Dutch Colonial, Colonial Revival, Minimal Traditional; those are all on Haddow. So there is a mix of different types of styles of home, it is not one predominant home style. They have taken this design an attempted to incorporate as much as they could from all of the other types of homes that are located not only on Haddow, but also within this particular area.

Mr. Rhodes also responded to the comment made about the Comprehensive Plan with respect to historic preservation. He said that within the provision within the Comprehensive Plan, it states that they recommend a historic preservation ordinance and they recommend establishing conservation districts within the Village; however, none of that was ever done, so there is nothing with respect to historic preservation in the Village. As a resident of Arlington Heights himself for almost 50 years, he likes historic preservation and loves the HANA area and the areas around there, and if individuals want to preserve their properties historically, they need to petition the Village Board to have a historic preservation ordinance, and establish conservation areas and covenants, which was recently done in the HANA neighborhood. Established covenants that indicate that homes are either teardowns or strict regulations with respect to what can happen on those properties. That's a valid method that he felt would work well here, but someone has to make the first step, maybe it's the residents or maybe it's this commission. With respect to the design being reviewed tonight, they think it fits in and is another example of something that would be an asset to this area and to this neighborhood.

Mr. Lira said that when he drives through communities like Evanston, Winnetka, Glencoe, and older portions of Glen Ellyn and Wheaton, the beauty of the neighborhoods is the variety of the homes, going from a 50's ranch stucco house to a brand new two-story house, to a Colonial to a Prairie style home, that is exciting to architects. We are not looking at a McMansion here, we are not looking at the reason why this commission was created, we are not looking at a stone home; we are looking at a nicely detailed wooden home with different siding than the majority of the homes around it,

which is great. He referenced a home across the way that has 3 different color sidings and shakes, it has a Craftsman style look to it, and it is fantastic. That is what makes a neighborhood exciting. He said the details on the new home will be consistent with the style of architecture, it will not over detailed it because that is not the style; however, they will not under detail it and walk away without making it look good, that's for sure, especially knowing the scrutiny that is going to be on them. With that, he said that this is a fantastic house for this neighborhood, it is a great transition. He also reiterated Mr. Rhodes' comment about the covenant that was created in the HANA neighborhood, and how homeowners have the right to create a covenant to protect certain homes or neighborhoods; maybe the Village should send those things out to those who come here so they are aware that they have this option. Thank you for your time.

Mr. Kahler said that in closing, a lot of time from his team as well as Steve's team and the commissioners has gone into this project, and they feel they have made the concessions where needed, and there are some things that he really likes in terms of the design. He did not want to see the same house next to each other on an entire block, and an entire neighborhood is more than one block long. This is what he wants to see built and hopes this commission has seen the concessions made and are happy with their compromises.

Commissioner Kingsley had a few questions from when she spoke earlier tonight about the materials, and she asked the petitioner for a response. **Mr. Lira** said the columns will be a big cedar post, and whether it is detailed with an additional base and capital or left a big cedar post is yet to be determined. The cedar will be stained opaque white. He understood the concerns about the columns appearing too weak, and they do not plan on sacrificing the design in any way. The brick will be painted the same color as the siding, all monochromatic, the porch material will be either stone or stamped concrete, and the porch railing will be cedar stained white. **Commissioner Kingsley** asked why steel is proposed for the roof instead of standing aluminum, and **Mr. Lira** said the roof above the garage will be a baked enamel standing seam roof. There will be 6 lights on the front of the home and 2 on the north side by the garage door, which will all be consistent. **Commissioner Kingsley** said if this project goes forward, she would recommend eliminating the lights on the front elevation at the second-floor that are not consistent with the neighborhood. She also asked about the window material and the muntins, and **Mr. Lira** said the windows are wood and muntins area SDL.

Commissioner Kingsley further stated that she felt there is a push for people to want to keep what is there because change is hard. She referenced the Design Guidelines, not design standards as referenced by Mr. Rhodes, which are very subjective and the only thing that this commission has to go on. Some of the commissioners believe that some of this new home fits in and some believe that it does not, and for her, this is a lovely home and she agreed with the those whose spoke tonight, but not necessarily on this neighborhood and it just needs a little bit more. For her, it is less about the materials as is it about the massing and about the rhythm of the windows and how it is going to address the street.

Commissioner Seyer was confused about Commissioner Kingsley's comments regarding the rhythm of the windows. **Commissioner Kingsley** clarified that it is the amount of windows proportionate to the amount of wall, versus the original. Because this block is so uniform and consistent, the size of the windows are almost the same as what is currently there and the windows on the neighboring homes. She felt there needed to be more windows, and the percentage of glazing on the front elevation is less than what she would like to see, there is a lot more on the existing home and on the other homes on the block. She also suggested adding a window above the front door. **Commissioner Eckhardt** agreed with the suggestion to add a window above the front door, but commented that a closet and bedroom align in that area and could pose a problem with the addition of a dead center window in that space. **Mr. Lira** disagreed with the comment about the amount of glazing on the front elevation and the need for that extra window. **Commissioner Seyer** pointed out that the rendered elevation presented tonight shows two windows at the second-floor gable, and the drawing submitted for the packet shows only one. **Mr. Lira** clarified that the rendering is correct in showing two windows at the gable on the front elevation. **Commissioner Seyer** said he agreed with Commissioner Kingsley's suggestion to remove the light fixtures on the second-floor of the front elevation because they just don't fit in. He was primarily in favor of moving forward with the current design and was still interested in hearing the other commissioners' opinions on the metal roof above the garage and the balustrade above the front porch.

DRAFT

Commissioner Eckhardt said he could support the home without the second-floor lights on the front elevation, which are not compatible with the neighborhood, and he felt the metal roof above the garage was unnecessary and should be a shingle roof to match the other roof, and without question, there needs to be more on the columns to make them authentic, it needs some detail and trim like the older homes in the neighborhood.

Chair Kubow said that he has been going back and forth for the past hour between the context and the elevations, trying to take everything in front of him and process it, which is getting him a bit more comfortable with the massing. He said that it would have really helped to see a 3-dimension massing dropped right into the context of the surrounding homes, because looking at it in 2-D, it looks much bigger than everything, it's wide, it's tall, but looking at it from the sides it starts to drop down and it does not feel as imposing. He acknowledged the costs involved in these additional renderings, but for something like this that was going to be a bit more challenging, it would have been really helpful. **Chair Kubow** said he is starting to get a bit more comfortable with the massing, as he looks at all four elevations, and he keeps looking at the context. He said it is a very nicely designed home, and with a couple more tweaks it potentially could fit. The more time he spends studying this, the more comfortable he gets with it. **Commissioner Seyer** asked for clarification on what a couple more tweaks entails and **Chair Kubow** said he meant the comments made by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *208 N. HADDOW AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/12/24, 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 TO REMOVE THE EXTERIOR LIGHTS FROM THE SECOND FLOOR, FRONT ELEVATION.**
2. **A REQUIREMENT TO MATCH THE ELEVATIONS TO THE RENDERING WITH TWO WINDOWS AT THE FRONT LEFT SIDE OF THE SECOND FLOOR.**
3. **A REQUIREMENT TO CHANGE THE MATERIAL OF THE KINK IN THE ROOF ABOVE THE GARAGE TO SHINGLE ROOFING TO MATCH THE REST OF THE ROOF.**
4. **A REQUIREMENT FOR ADDITIONAL DETAIL ON THE FOUR COLUMNS AT THE FRONT PORCH TO REFLECT AN ADDED LEVEL OF DETAIL THAT IS INDICATIVE OF THE STYLE OF ARCHITECTURE.**
5. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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 asked if the commissioners want the petitioner to come back with revised plans and perhaps develop a sketch-up model to see the home in 3-dimension, or leave it up to Staff to review and determine whether it should come back to this commission. **Chair Kubow and Commissioner Seyer** felt the comments were minimal enough and it did not need to come back to this commission.

DRAFT

FITZGERALD, AYE; ECKHARDT, AYE; SEYER, AYE; KUBOW, AYE; KINGSLEY, NAY.
MOTION CARRIED.

DRAFT

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:05 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
2/13/2024

Item: 217 E. Foster Ave. - SF/New - DC#23-062

Department: Planning & Community

Requested Action

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

Recommendation

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 217 E Foster Street. This recommendation is based on the revised architectural plans received on 1/30/24, and the following:

1. A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location.
2. If a contemporary design is the goal, then it is recommended that the design be revised to more closely match the scale, massing, colors and materials used on the existing homes.
3. Staff recommends "Exterior Elevations Study One" as the most successful panel layout.
4. Actual samples of the color options are required to make a recommendation, but a warm earth tone palette is recommended as the best fit with the neighborhood.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits 2-13-24	Exhibits
Exhibits 1-9-24	Exhibits
Minutes 1/9/24	Minutes

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	217 E. Foster St.
Project Address:	217 E. Foster St.
Prepared By:	Steve Hautzinger
Date Prepared:	December 19, 2023
Date Revised:	February 8, 2024

PETITION INFORMATION:

DC Number:	23-062
Petitioner Name:	Samuel Pavlovcik
Petitioner Address:	Pavlovcik Architecture Inc. 444 N. Michigan Avenue, Suite 1200 Chicago, IL 60611
Meeting Date:	January 9, 2024
Re-Review Meeting Date:	February 13, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property is part of a subdivision that was approved in 2004. This lot was never developed and has remained vacant. The property has a total land area of 12,578 square feet and the proposed residence will have approximately 2,964 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 9.4 feet Side: 9.4 feet Rear: 30 feet	Front: 28 feet Side: 18.9 feet Side: 19 feet Rear: 61.8 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	5,469 SF	2,964 SF
Building Lot Coverage	4,402 SF	2,062 SF
Impervious Surface Coverage Total	6,289 SF	3,100 SF

Design Commission Meeting, January 9, 2024:

This project was reviewed by the Design Commission on January 9, 2024, at which time it was CONTINUED for re-review due to concerns regarding the appearance of the proposed new house.

Staff raised the following concerns regarding the design of the proposed new house:

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined.

Staff recommended a more traditional appearance to better complement the character of the existing homes on the block. However, if a contemporary design is the goal, then it was recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.

Overall, the Design Commission was not opposed to the proposed modern design concept fitting in with the existing context. However, numerous issues were raised regarding the materials and detailing as follows:

- There were numerous comments about the proposed hardie panels, the coordination of joint locations, and detailing of the joints. It was recommended that the joints be carefully laid out and coordinated with the edges of the windows, and that metal hardie trim pieces be used at all joints and corners.

- It was commented that the stone base should have a bigger and more pronounced cap, which should be aligned with the window sills.

- The color palette was discussed. There was concern about the proposed two-tone stone colors, which the Design Commission felt looked checkered and should be simplified. There was concern about the mismatch of the warm siding color and the cool stone colors. There was concern about the black garage door and black soffits possibly being too bold.

- Bigger light fixtures to fit the scale of the home was recommended.

- It was commented to study the four large windows on the front elevation, to break down the scale of the wall, similar to the windows on the sides of the home

Project Update:
In response to the comments on January 9, the petitioner has made changes to the proposed design as follows:

- Hardie Panels. The layout of the hardie panels has been coordinated with the windows. Three layout options have been provided for review. In regards to the panel joints, a complete set of Hardie Board connection details has been provided.
- Stone Cap. A pronounced stone cap has been added to the stone base, and the height has been coordinated to align with the window sills.
- Color Palette. Four new options of stone and siding colors have been provided for review. The stone in all options has a more cohesive appearance. Actual samples will need to be provided to confirm the best color scheme. The garage door is still shown as black, but the soffits have been changed to a lighter, unspecified color.
- Light Fixtures. The light fixtures on the garage wall are no longer shown on the drawings.
- Windows. The size of the windows on the front elevation have been slightly increased for a more balanced appearance.

Staff Comments:
Staff still feels that a more traditional design would be a better fit in this location due to the uniform appearance on this street. As a modern design, the scale, massing, colors and materials could still be improved to better complement the surrounding homes.

However, understanding that the Design Commission does not object the overall design concept, Staff feels that the majority of the Design Commission's concerns have been addressed. Staff recommends "Exterior Elevations Study One" as the most successful panel layout. Actual samples of the color options are required to make a recommendation, but a warm earth tone palette is recommended as the best fit with the neighborhood.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 217 E Foster Street. This recommendation is based on the revised architectural plans received on 1/30/24, and the following:

1. A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location.
2. If a contemporary design is the goal, then it is recommended that the design be revised to more closely match the scale, massing, colors and materials used on the existing homes.
3. Staff recommends "Exterior Elevations Study One" as the most successful panel layout.

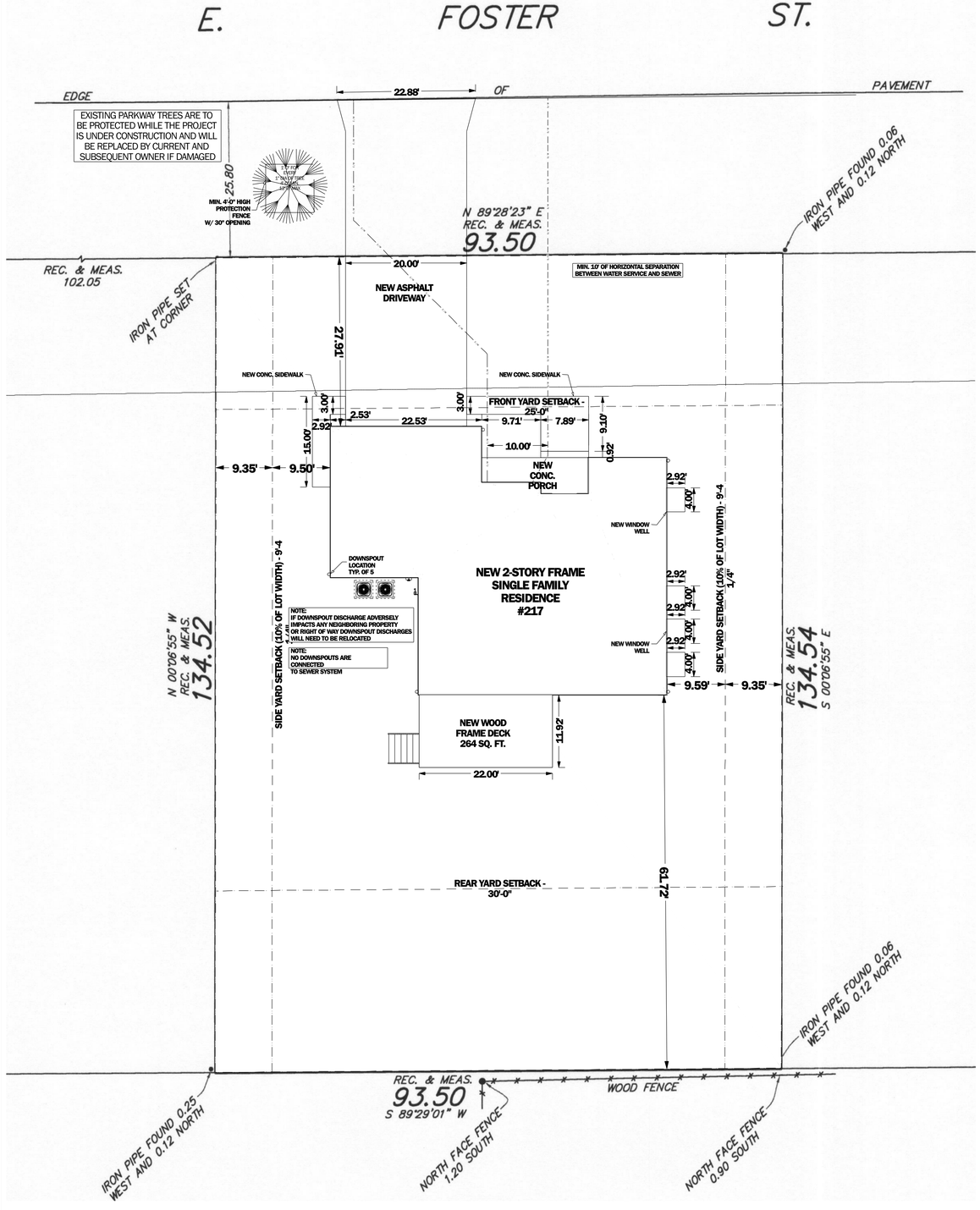
4. Actual samples of the color options are required to make a recommendation, but a warm earth tone palette is recommended as the best fit with the neighborhood.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

February 8, 2024

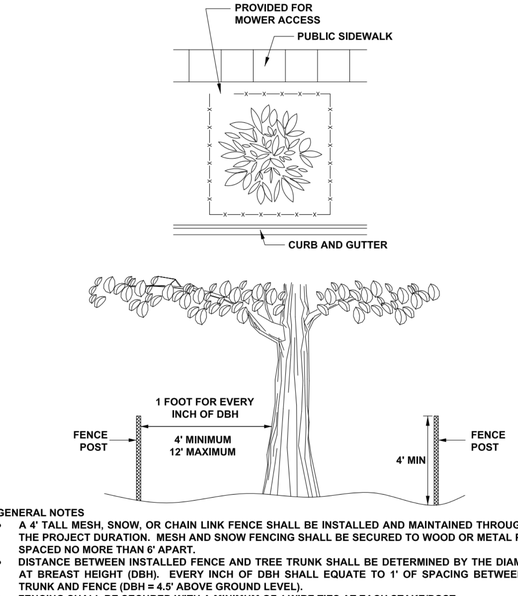
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-062

217 E. FOSTER - NEW CONSTRUCTION OF 2-STORY,SINGLE FAMILY FRAME RESIDENCE W/ BASEMENT AND ATTACHED 2-CAR GARAGE



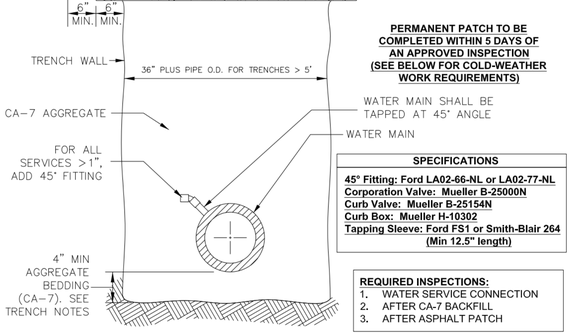
1 PROPOSED SITE PLAN
1" = 10'-0"



GENERAL NOTES

- A 4' TALL MESH, SNOW, OR CHAIN LINK FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT DURATION. MESH AND SNOW FENCING SHALL BE SECURED TO WOOD OR METAL POSTS SPACED NO MORE THAN 6' APART.
- DISTANCE BETWEEN INSTALLED FENCE AND TREE TRUNK SHALL BE DETERMINED BY THE DIAMETER AT BREAST HEIGHT (DBH). EVERY INCH OF DBH SHALL EQUATE TO 1' OF SPACING BETWEEN THE TRUNK AND FENCE (DBH = 4.5' ABOVE GROUND LEVEL).
- FENCING SHALL BE SECURED WITH A MINIMUM OF 4 WIRE TIES AT EACH STAKE/POST.
- ALL FENCING SHALL REMAIN UPRIGHT THROUGHOUT THE DURATION OF THE PROJECT.

2 PARKWAY TREE DETAIL
SCALE: N.T.S.



PERMANENT PATCH TO BE COMPLETED WITHIN 5 DAYS OF AN APPROVED INSPECTION (SEE BELOW FOR COLD-WEATHER WORK REQUIREMENTS)

SPECIFICATIONS

45° Fitting: Ford LA02-66-NL or LA02-77-NL
Corporation Valve: Mueller B-25000N
Curb Valve: Mueller B-25154N
Curb Box: Mueller H-10302
Tapping Sleeve: Ford FS1 or Smith-Blair 264 (Min 12.5" length)

REQUIRED INSPECTIONS:
1. WATER SERVICE CONNECTION
2. AFTER CA-7 BACKFILL
3. AFTER ASPHALT PATCH

TRENCH NOTES:
1. TRENCH BACKFILL UNDER A PAVED SURFACE (OR WITHIN 5' FROM EDGE OF PAVEMENT) SHALL CONSIST OF CA-7
2. ALL MATERIALS SHALL BE PROPERLY MECHANICALLY COMPACTED PER SPECIFICATIONS (INUNDATION/WATER JETTING WILL NOT BE ALLOWED).
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
5. IF APPROVED BY THE VILLAGE, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING WITH BITUMINOUS RAMPS IF REQUIRED.
6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SAWCUT TO PROVIDE A SMOOTH CLEAN EDGE, FREE OF LOOSE MATERIAL.
7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR INSPECTION (AND APPROVAL) BY VILLAGE STAFF.

COLD WEATHER WORK:
WHEN TEMPERATURES ARE LOWER THAN 45°F, THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED:
1. POLYETHYLENE SHEETING SHALL BE INSTALLED BETWEEN THE PCC BASE AND SURFACE COURSE.
2. THE SURFACE COURSE SHALL TEMPORARILY CONSIST OF P.C.C. OR COLD PATCH - INSTALLED AFTER BASE IS CURED. CONTRACTOR IS RESPONSIBLE FOR RETURNING TO INSTALL PERMANENT HMA SURFACE PATCH BY **MAY 1ST**
3. STEEL PLATES NOT PERMITTED - EXCAVATIONS TO BE FILLED AT THE END OF EACH WORKDAY.
4. NO LESS THAN 2 BARRICADES WITH WORKING BEACONS TO BE USED TO BLOCK OFF WORK AREA.
5. TEMPORARY PAVEMENT RESTORATION TO BE MADE WITHIN 5 WORKING DAYS OF INITIAL EXCAVATION.

3 WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

CODES AND ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING NAMED CODES AS ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS WITH ALL PUBLISHED AMENDMENTS.

International Building Code (2018)
International Property Maintenance Code (2018)
International Mechanical Code (2018)
International Fire Code (2018)
International Plumbing Code (2014) w/ amendments
National Electric Code (2017) w/ amendments
International Residential Code (2018) w/ amendments
International Fuel Gas Code (2018)
International Wild and Urban-Interface Code (2018)
Illinois Accessibility Code (2019)
Illinois Energy Conservation Code (2018) w/ amendments
International Swimming Pool and Spa Code (2018)
International Solar Energy Code (2018)
International Existing Building Code

RESIDENTIAL DESIGN CRITERIA

FLOOR	= 40# LL	10# DL	ALL AREAS
CEILING	= 20# LL	10# DL	STICK BUILT CONSTRUCTION
ROOF	= 30# LL	10# DL	ROOF SLOPES OVER 3 in 12
CATHEDRAL	= 30# LL	15# DL	ALL SLOPES
ROOF TRUSSES	= 20# LL	10# DL	BOTTOM-CHORD OF TRUSSES
	= 30# LL	10# DL	TOP-CHORD OF TRUSSES ROOF SLOPES OVER 3 in 12
EXT. DECK	= 40# LL	10# DL	
BALCONY	= 60# LL	10# DL	EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS
IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUE)

#2	HEM-FIR	DOMESTIC	BASE Fb = 850

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
	INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
	INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
	ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ALL DECK STRUCTURAL FRAMING HAVE BEEN DESIGNED BASED UPON:
#2 SOUTHERN YELLOW PINE OF U.S. ORIGIN
Fb: 2x8 = 1380 PSI / 2x10 = 1210 PSI / 2x12 = 1120 PSI
E = 1,600,000

AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICRO-LAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST MACMILLAN

1.9 MICRO-LAMS	Fb = 2600 psi	E = 1,900,000 psi
2.0 PARALLAMS	Fb = 2900 psi	E = 2,000,000 psi
1.5 TIMBERSTRAND	Fb = 2250 psi	E = 1,500,000 psi

COMMON NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES, OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MINIMUM OF .10 CA-B RETENTION. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .21 CA-B RETENTION

ALL FRAMING LUMBER TO BE #2 HEM FIR OR BETTER, OR EQUIVALENT, UNLESS NOTED OTHERWISE.

WINDOWS SHALL BE DUAL PANE WITH WOOD OR ALUMINUM FRAMES (U VALUE OF 0.30 OR LESS), MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

These drawings and specifications are the proprietary work, product, and property of Pavlovcik Architecture Inc. and are protected by Federal Copyright laws. These drawings are prepared and developed solely for the exclusive use of the Owner.

Use of these drawings and the concepts contained therein without the written permission of Pavlovcik Architecture Inc. is prohibited and may subject you to a claim for damages from either party.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

R402.1.1 Insulation and fenestration criteria.
The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

CLIMATE ZONE	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUEb	FLOOR R-VALUE	BASEMENTc WALL R-VALUE	SLABd R-VALUE & DEPTH	CRAWL SPACEc WALL R-VALUE
5	49	20 or 13+5h	13/17	30g	15/19	10, 2 ft	15/19

For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10, 2 ft" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 5 through 8 for heated slabs.
e. [Reserved for SHGC requirements in Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. First value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.5 cfm per square foot (1.5 L/S/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/S/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and labeled and labeled by the manufacturer. R202 R402.4.3
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed in any exposed floor installation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

R402.2.1 Ceilings with attic spaces.
When Section R402.2.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

R402.2.2 Ceilings without attic spaces.
Where Section R402.2.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.2.1, shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300
FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE
I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		08/11/23
DESIGN ACCEPTANCE		09/18/23
PERMIT SUBMITTAL		10/20/23
PERMIT REVISIONS		11/14/23
PERMIT APPROVAL		
FIELD REVISIONS		

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

PRINT DATE: 1/30/2024 11:23:52

TAG G-1 SHEET # 1 OF 16

SHEET TITLE
SITE PLAN & ZONING

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

PROPERTY ACROSS 1
208 E. FOSTER ST.

PROPERTY ACROSS 2
214 E. FOSTER ST.

PROPERTY ACROSS 3
220 E. FOSTER ST.

E. FOSTER ST.

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

SUBJECT PROPERTY
217 E. FOSTER ST.

PROPERTY TO LEFT 1
221 E. FOSTER ST.

PROPERTY TO LEFT 2
305 E. FOSTER ST.

PROPERTY TO RIGHT 3
311 E. FOSTER ST.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300
FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE
I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

PRINT DATE: 1/30/2024 11:24:59

TAG DC-4 SHEET # 15 OF 16

SHEET TITLE
PHOTOS OF SURROUNDING PROPERTIES

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

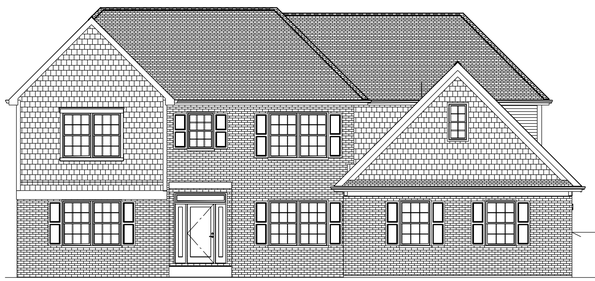
EXISTING

PROPERTY TO LEFT 1
221 E. FOSTER ST.

SUBJECT PROPERTY
217 E. FOSTER ST.

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

PROPOSED



PROPERTY TO LEFT 1
221 E. FOSTER ST.

26'-7"

SUBJECT PROPERTY
217 E. FOSTER ST.

18'-11"

18'-10"

10'-0"

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP

BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL. (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

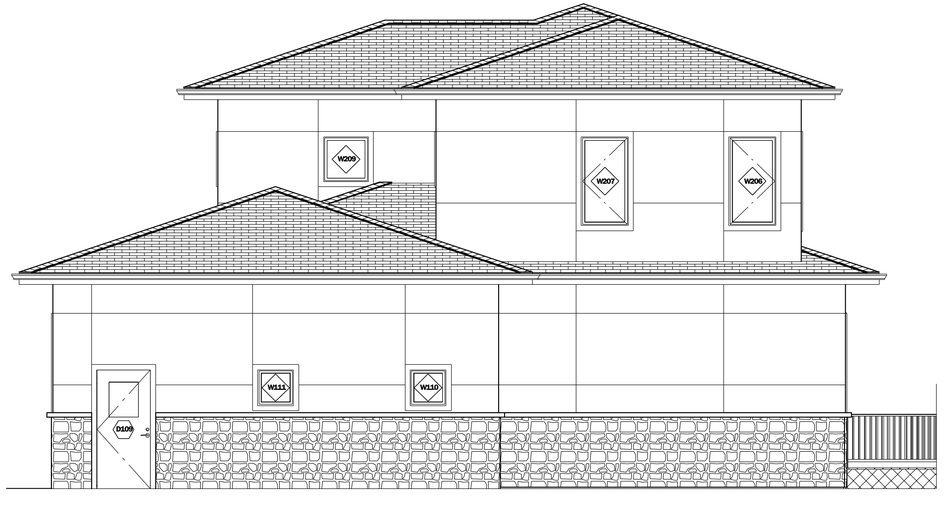
PRINT DATE: 1/30/2024 11:23:54

TAG DC-1 SHEET # 12 OF 16

SHEET TITLE

CONTEXT ELEVATIONS

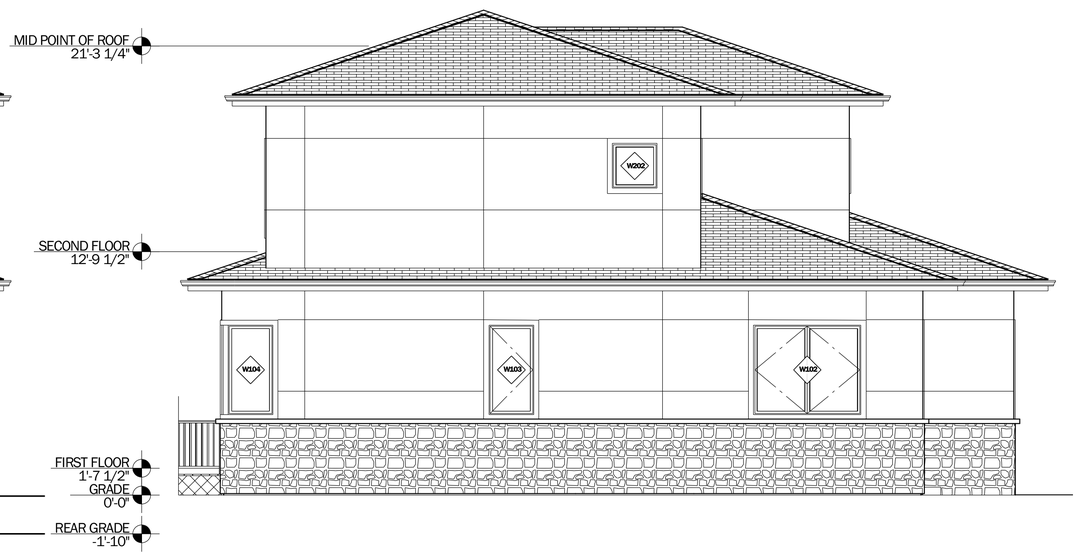
PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL. (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

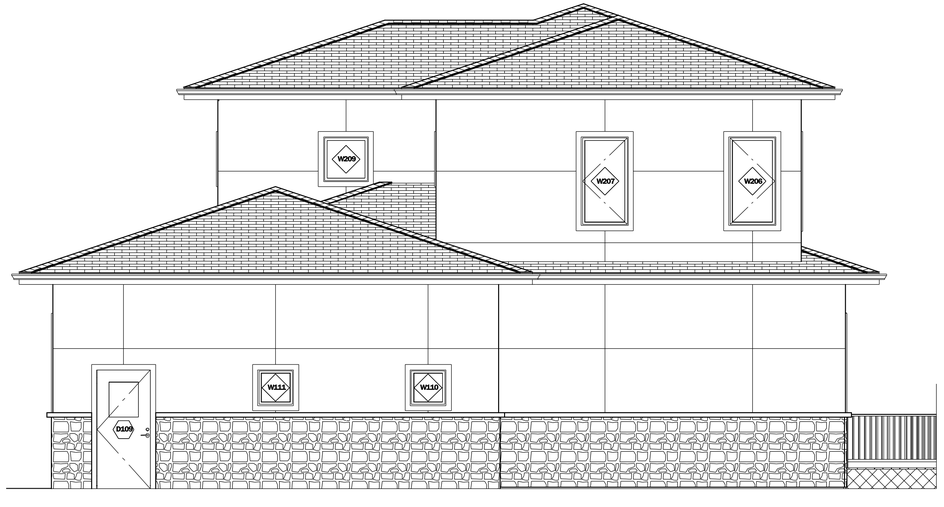
PRINT DATE: 1/30/2024 11:23:54

TAG AE-1 SHEET # 8 OF 16

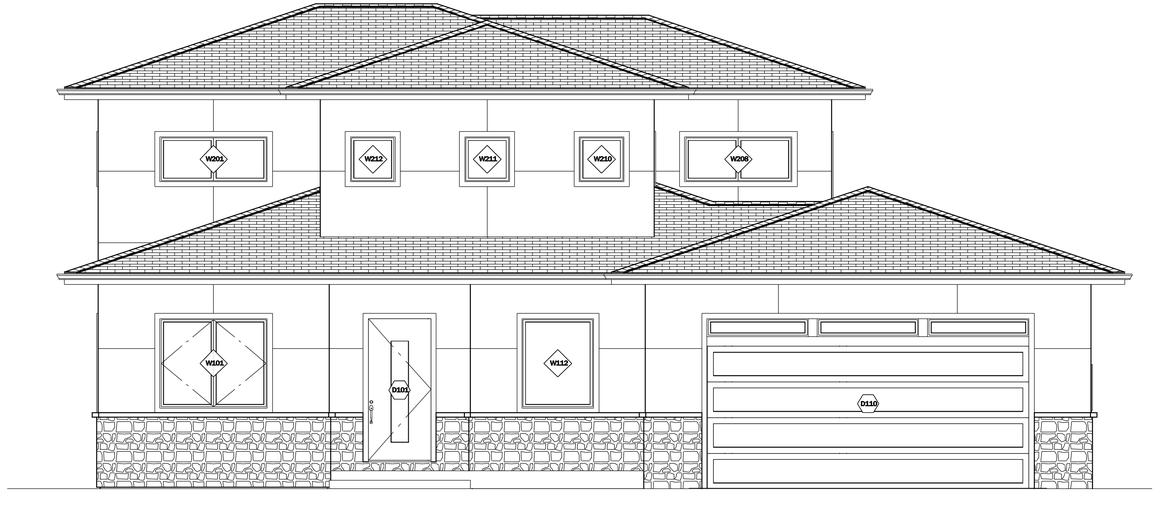
SHEET TITLE

EXTERIOR ELEVATIONS STUDY 1

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

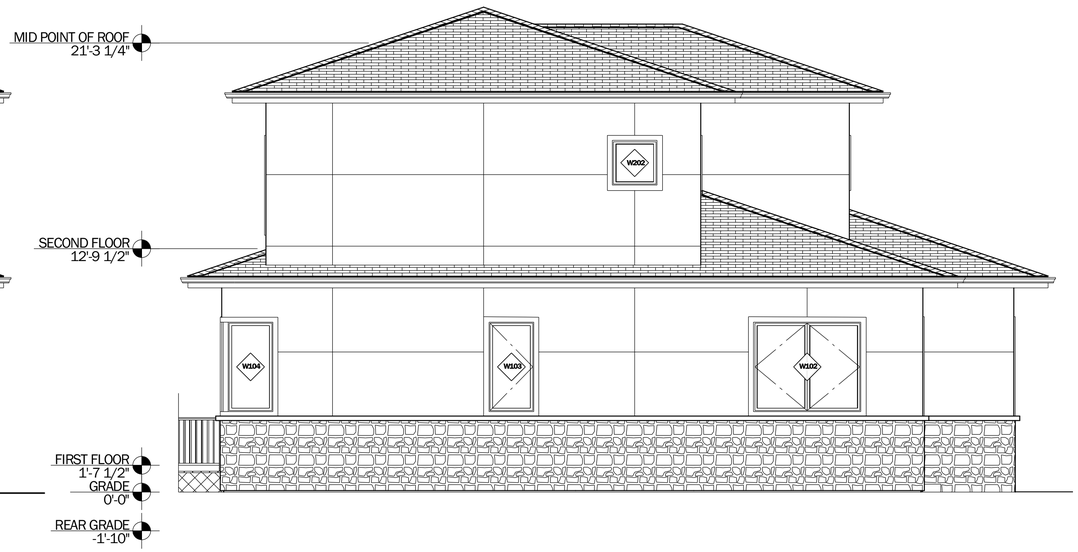


3 PROPOSED WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL. (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

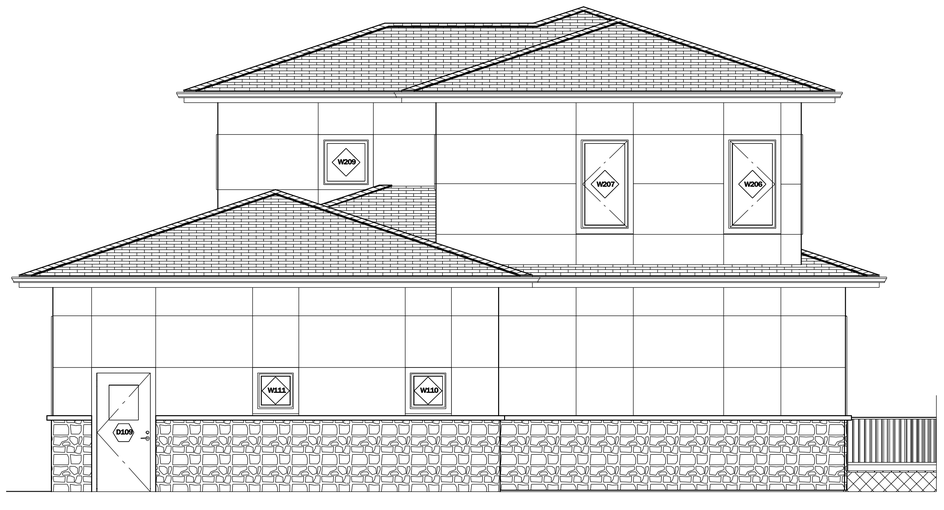
PRINT DATE: 1/30/2024 11:23:54

TAG AE-2 SHEET # 9 OF 16

SHEET TITLE

EXTERIOR ELEVATIONS STUDY 2

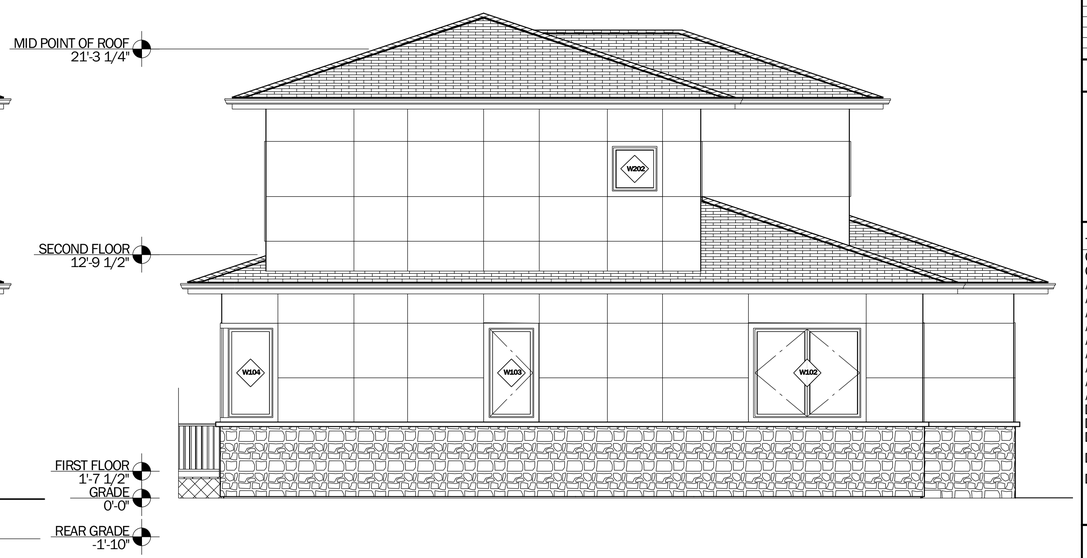
PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL. (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

PRINT DATE: 1/30/2024 11:23:54

TAG AE-3 SHEET # 10 OF 16

SHEET TITLE

PROPOSED ELEVATIONS STUDY 3

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

PAVLOVCIK ARCHITECTURE INC.

SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

PRINT DATE: 1/30/2024 11:24:56

TAG DC-2 SHEET # 13 OF 16

SHEET TITLE

PROPOSED 3D RENDERINGS

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

PAVLOVCIK ARCHITECTURE INC.

SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

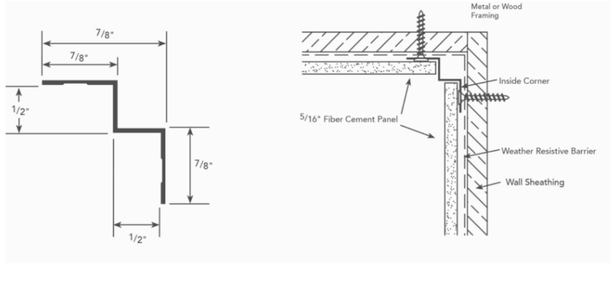
PRINT DATE: 1/30/2024 11:24:59

TAG DC-3 SHEET # 14 OF 16

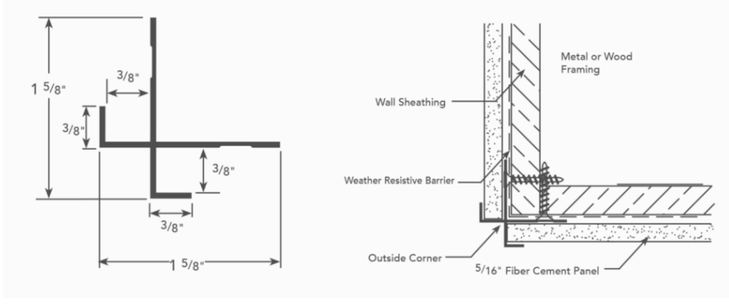
SHEET TITLE

PROPOSED 3D RENDERINGS

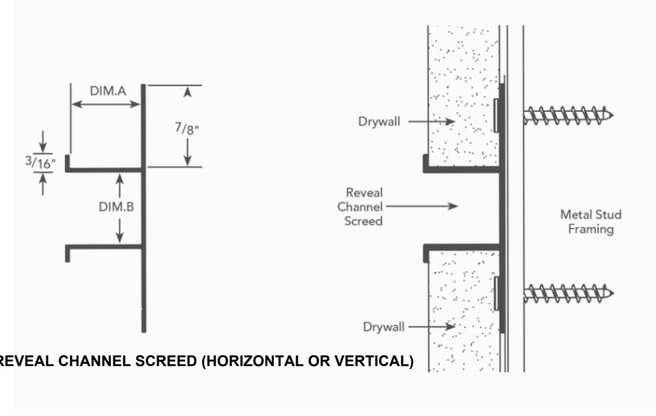
PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED



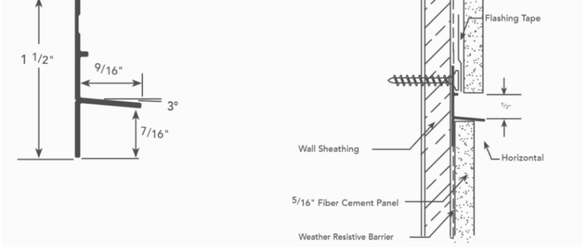
IC1 INSIDE CORNER



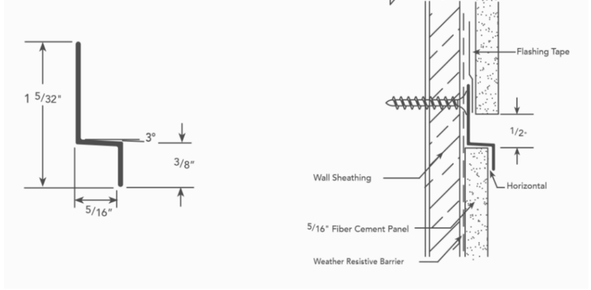
OC1 OUTSIDE CORNER



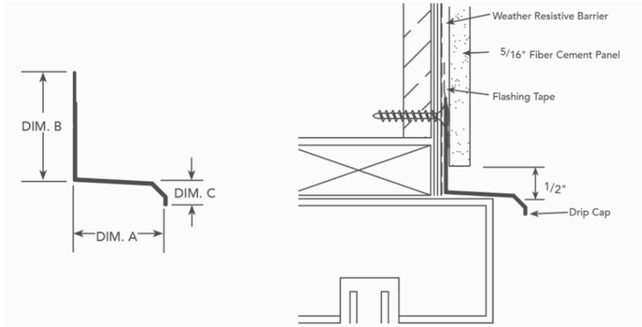
REVEAL CHANNEL SCREED (HORIZONTAL OR VERTICAL)



H6 SLEEK HORIZONTAL



H11 PANEL FLASHING



H7 DRIP CAP

1 HARDIE BOARD CONNECTION DETAILS
NOT TO SCALE

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL. (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE
I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

PRINT DATE: 1/30/2024 11:23:54

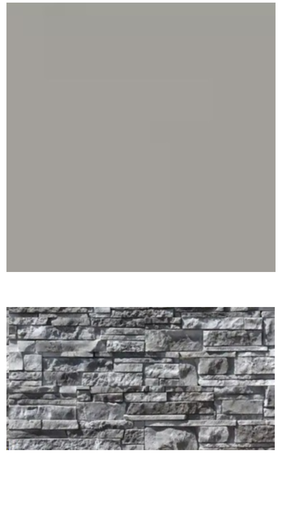
TAG AS-1 SHEET # 11 OF 16

SHEET TITLE
DIAGRAMS, DETAILS & SECTIONS

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

RUSTIC ROAD

STONE BEACH



WEATHERED CLIFFS

BIRCH TREE

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS STUDY 1
AE-2	9	EXTERIOR ELEVATIONS STUDY 2
AE-3	10	PROPOSED ELEVATIONS STUDY 3
AS-1	11	DIAGRAMS, DETAILS & SECTIONS
DC-1	12	CONTEXT ELEVATIONS
DC-2	13	PROPOSED 3D RENDERINGS
DC-3	14	PROPOSED 3D RENDERINGS
DC-4	15	PHOTOS OF SURROUNDING PROPERTIES
DC-5	16	POTENTIAL COLOR SCHEMES

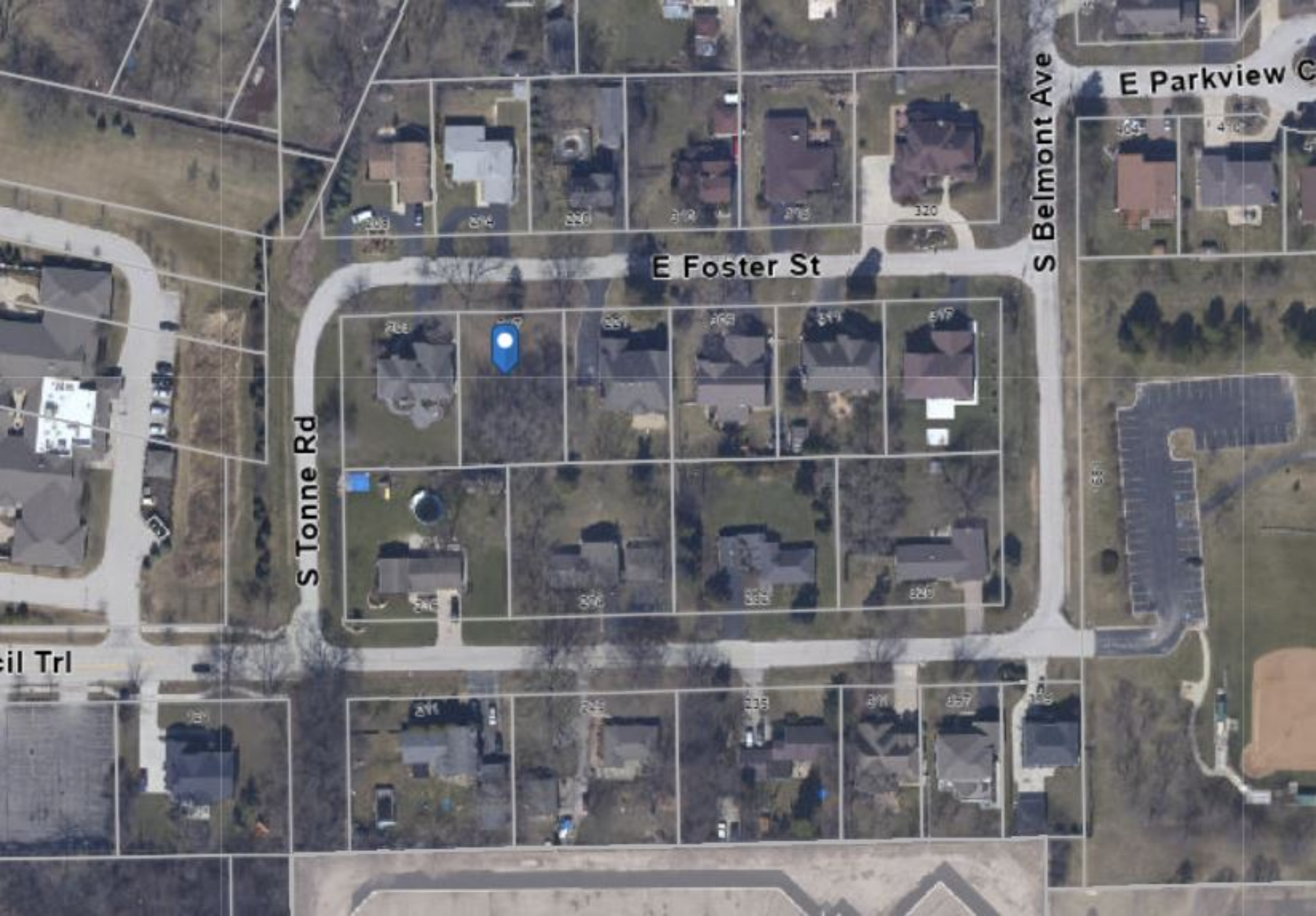
PRINT DATE: 1/30/2024 11:24:59

TAG DC-5 SHEET # 16 OF 16

SHEET TITLE

POTENTIAL COLOR SCHEMES

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED.


E Foster St
S Belmont Ave
S Tonne Rd
E Parkview C
cil Trl

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712

N
W E
S

Scale - 1 inch = **20** feet

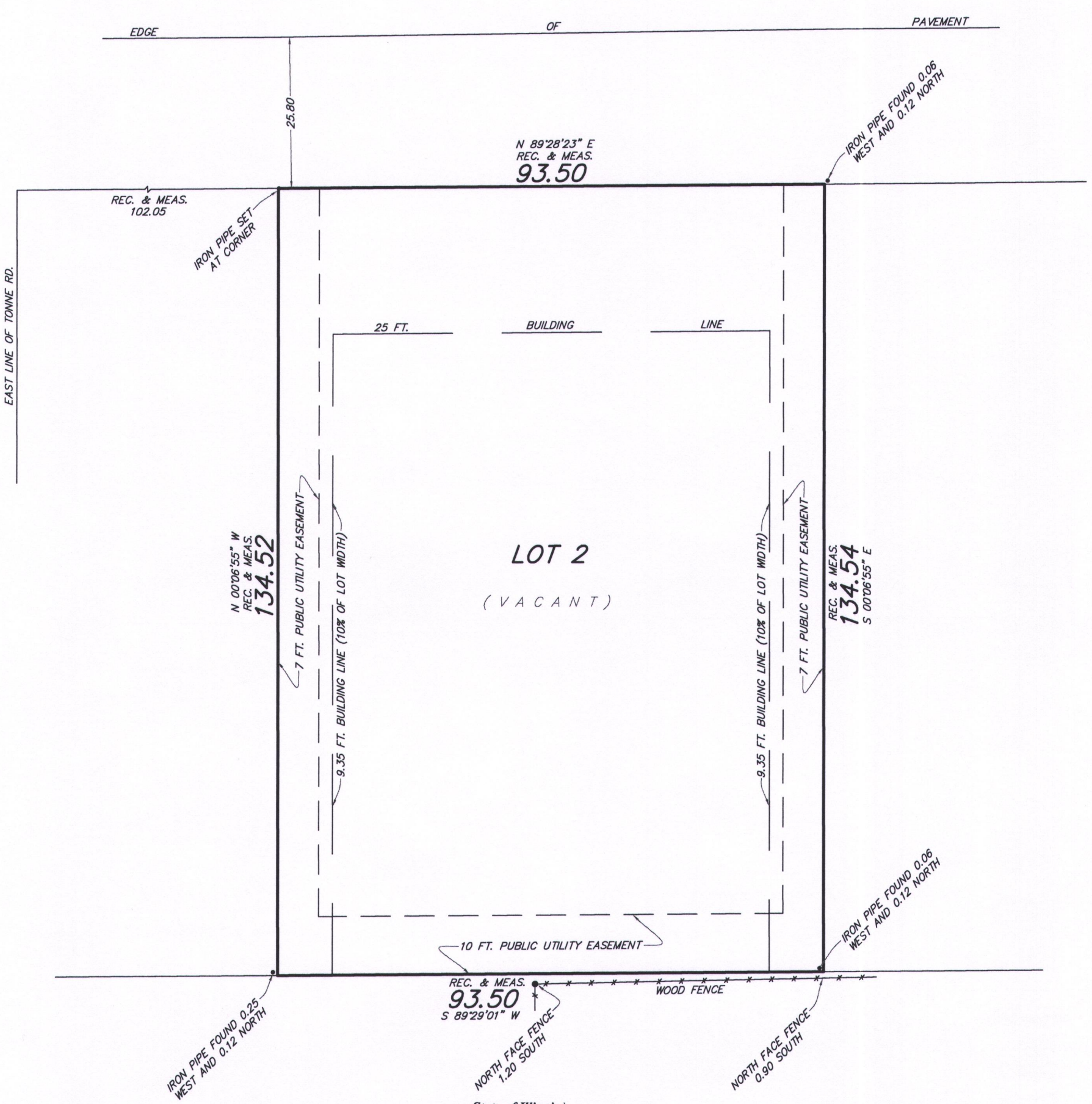
Jens K. Doe
Professional Land Surveyors
A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

ORDER NO.
23-0215

PLAT OF SURVEY
of

LOT 2 IN FOSTER STREET SUBDIVISION BEING A RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 1 IN H. KLEHM'S SUBDIVISION OF THE NORTH 502.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 24, 2004 AS DOCUMENT NUMBER 0414534041, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 217 E. FOSTER ST., ARLINGTON HEIGHTS, ILLINOIS.



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : April 26, 2023.

ORDERED BY:
SCHWARTZ, WOLF & BERNSTEIN

DESIGN FIRM LAND SURVEYOR
CDK & PRIMARY SURVEY LTD
2812
4313 N. NEW ENGLAND
HARWOOD HTS.
ILLINOIS 60706
STATE OF ILLINOIS

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, *does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.*

Chicago, Illinois, Dated this 27th Day of April , 2023.

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

PROFESSIONAL LAND SURVEYOR
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS

JENS K. DOE PROFESSIONAL LAND SURVEYORS, *(A DIVISION OF CDK)*

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 24

DEMOLITION/SITE PREPARATION NOTES:

1. INSTALL TEMPORARY SILT FENCING AROUND ENTIRE PERIMETER OF CONSTRUCTION WORK, FENCING SHALL BE INSTALLED AT THE START OF EXCAVATION OR DEMOLITION AND BE MAINTAINED AND SHALL BE REMOVED WHEN THE STRUCTURE IS COMPLETED AND SECURED.
2. INSTALL TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE PROPOSED WORK AREA AS SHOWN ON THE DRAWING SITE IN ACCORDANCE WITH VILLAGE ORDINANCE.
3. PROTECT EXISTING TREES >6" IN ACCORDANCE WITH VILLAGE ORDINANCE PRIOR TO THE START OF CONSTRUCTION.
4. CALL JULIE 1-800-892-0123 48 HOURS BEFORE STARTING ANY EXCAVATION WORK.
5. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITY SERVICES AND MAINS PRIOR TO CONSTRUCTION.
6. PORTABLE TOILET SHALL NOT BE PLACED CLOSER THEN 5' TO ANY PROPERTY LINE.
7. CONSTRUCTION STOCKPILE SHALL NOT BE PLACED CLOSER THAN 5' TO ANY PROPERTY LINE AND SHALL NOT EXCEED 8' IN HEIGHT.
8. A DUMPSTER OF ADEQUATE SIZE FOR THE CONTAINMENT AND DISPOSAL OF ALL JOB SITE REFUSE IS REQUIRED TO BE ON SITE FOR THE DURATION OF THE CONSTRUCTION
9. EXISTING TOPOGRAPHY IS SURVEYED BY BONO CONSULTING, INC.

SITE BENCHMARK IS NAIL AT CENTER LINE OF STREET, ON APPROXIMATELY WEST PROPERTY LINE EXTENDED, ELEV. 700.132, TRANSFERRED FROM NGS BM LD021, ELEV. 716.90 NAVD 88.

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

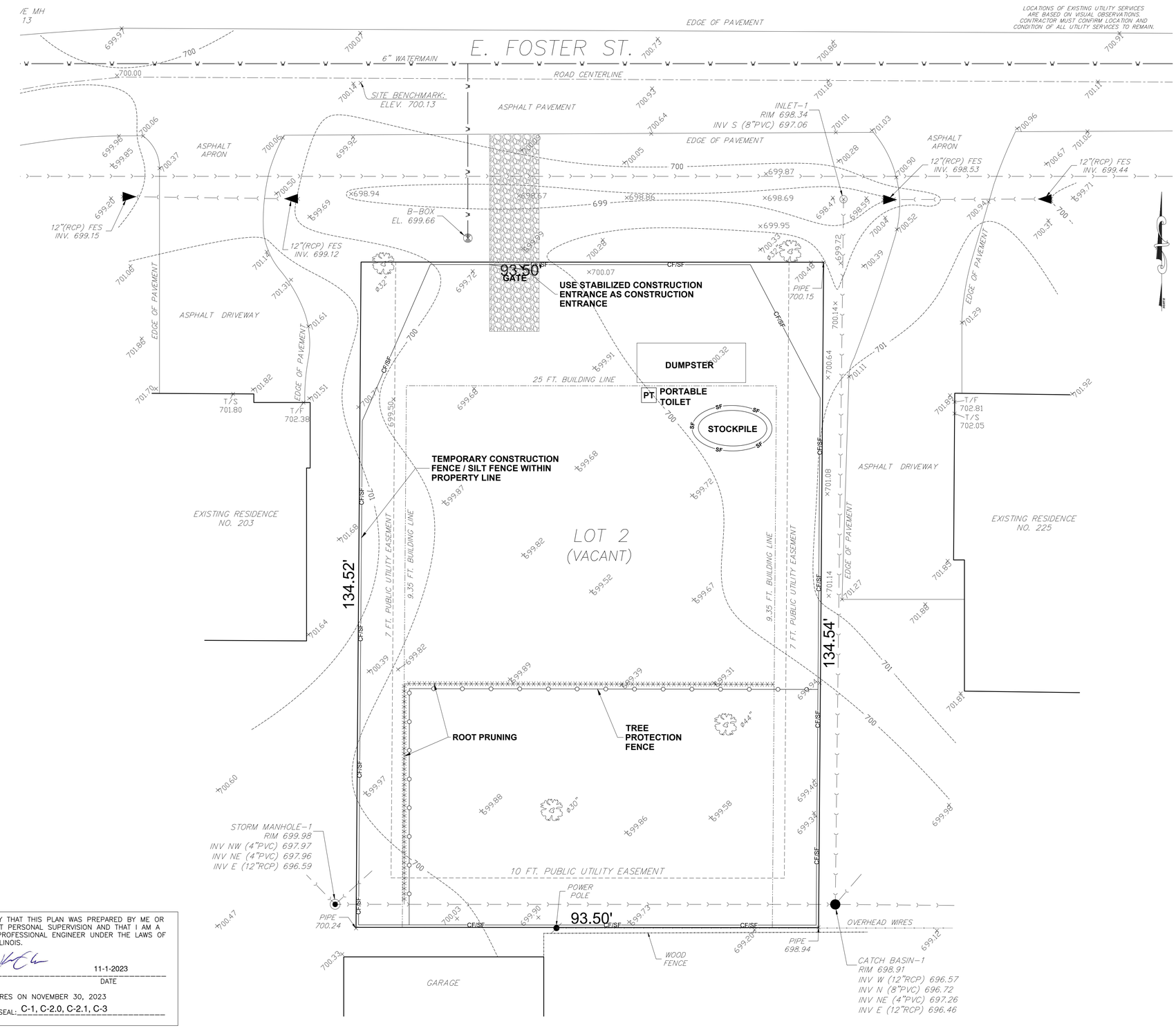
PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LEGAL DESCRIPTION:
LOT 2 IN FOSTER SUBDIVISION BEING A RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 1 IN H. KLEHM'S SUBDIVISION OF THE NORTH 502.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 24, 2004 AS DOCUMENT NUMBER 0414534041, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 217 E. FOSTER ST., ARLINGTON HEIGHTS, ILLINOIS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY
- COMBINATION SEWER
- PROPOSED SANITARY SEWER
- PROPOSED COMBINATION SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TREE
- REMOVE TREE
- TEMPORARY TREE FENCE
- TEMPORARY SILT / CONSTRUCTION FENCE
- SUMP PUMP [PROPOSED/EXISTING]
- EJECTOR PUMP [PROPOSED/EXISTING]
- DOWNSPOUT (IN-GROUND) [PROPOSED]
- SWALE [PROPOSED]
- OUTLET / POP-UP EMITTER
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- B BOX
- WOOD UTILITY POLE
- LIGHT POLE
- FLARED END SECTION (F.E.S.)
- INLET / DRAIN
- WATER VALVE VAULT / WATER METER
- SIGN
- MANHOLE (UNCLASSIFIED)
- FIRE HYDRANT
- TREE TAG NO.
- STOP LIGHT
- GAS VALVE
- ROOT PRUNE
- AUGERING
- PATCHING
- T/S 000.00 — TOP OF GARAGE SLAB
- T/F 000.00 — TOP OF FOUNDATION
- F/F 000.00 — FINISH FLOOR
- T/W 000.00 — TOP OF WALL
- T/WW 000.00 — TOP OF WINDOW WELL
- C=000.00 G=000.00 — CURB AND GUTTER ELEVATIONS



LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

ROBERT G WALKER
57227
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE — DATE: 11-1-2023

MY LICENSE EXPIRES ON NOVEMBER 30, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C-1, C-2.0, C-2.1, C-3

DATE	REVISIONS	ISSUE
09-20-23	PERMIT DRAWINGS	1
11-1-23	REVISIONS PER VILLAGE COMMENTS	2

PROJECT STAFF
PROJECT MANAGER: R.WALKER, P.E.
ENGINEER: J.ESPINOZA
ENGINEER:
TECHNICIAN:

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Severn & Mather Engineers company
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 696-1900
bbono@bonoconsulting.com
4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
(630) 820-0900
rwalker@bonoconsulting.com
DESIGN FIRM NO. 184.006697.0002

EXISTING TOPOGRAPHY, DEMOLITION, AND TREE PRESERVATION PLAN

NEW HOUSE

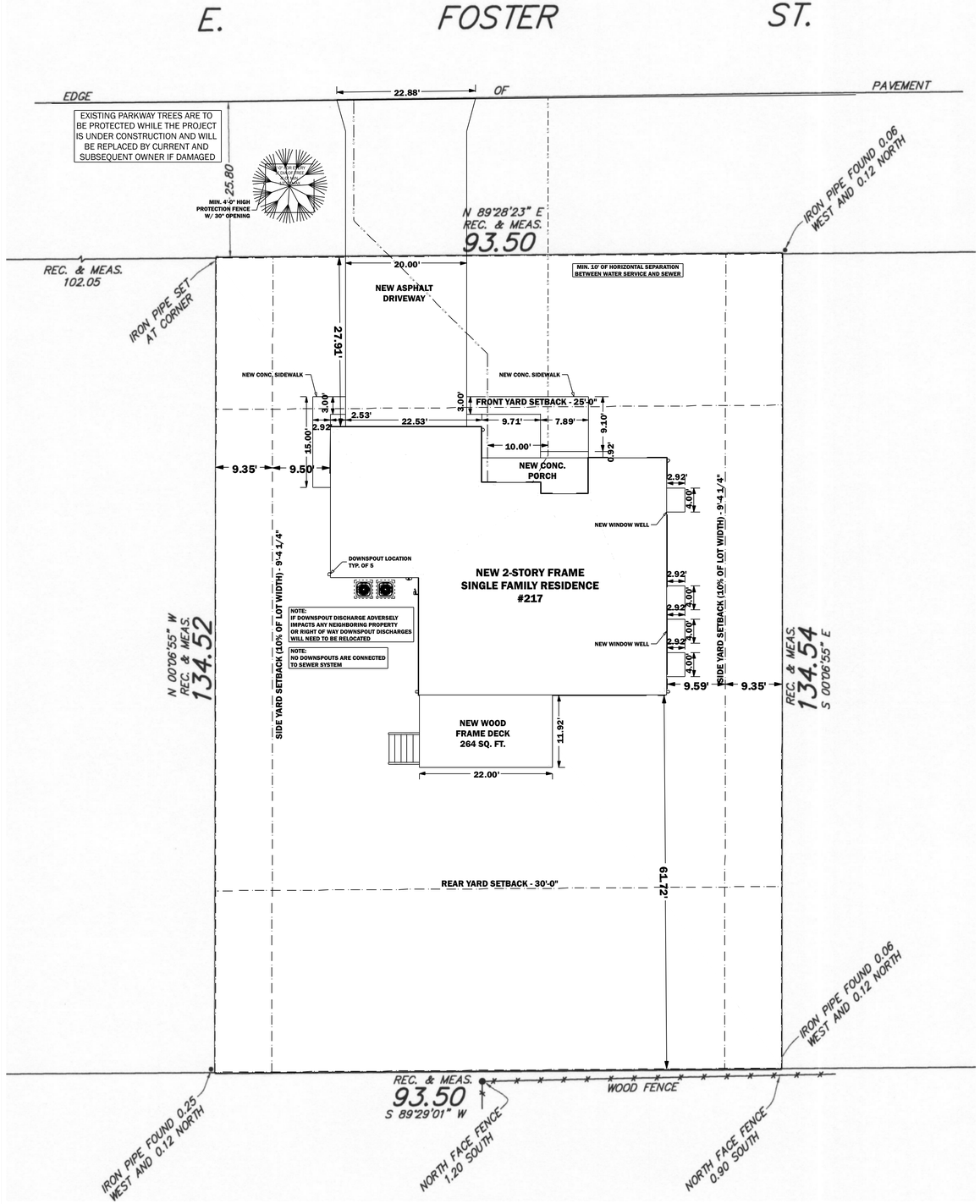
217 E FOSTER ST, ARLINGTON HEIGHTS, IL 60005

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

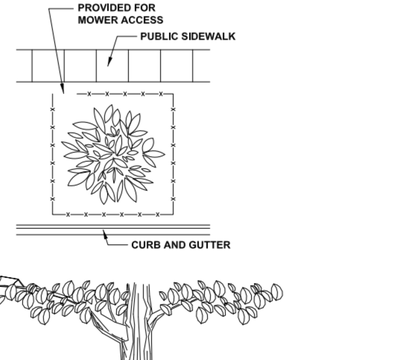
PROJECT NO.:	231199
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	NOV 1, 2023
SCALE:	1"=10'

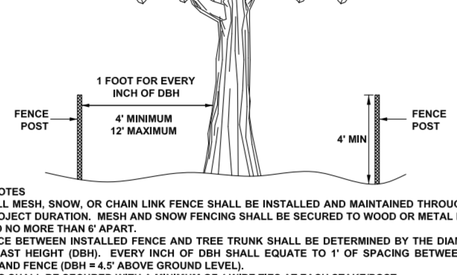
SHEET NUMBER
C-1

217 E. FOSTER - NEW CONSTRUCTION OF 2-STORY,SINGLE FAMILY FRAME RESIDENCE W/ BASEMENT AND ATTACHED 2-CAR GARAGE



1 PROPOSED SITE PLAN
1" = 10'-0"

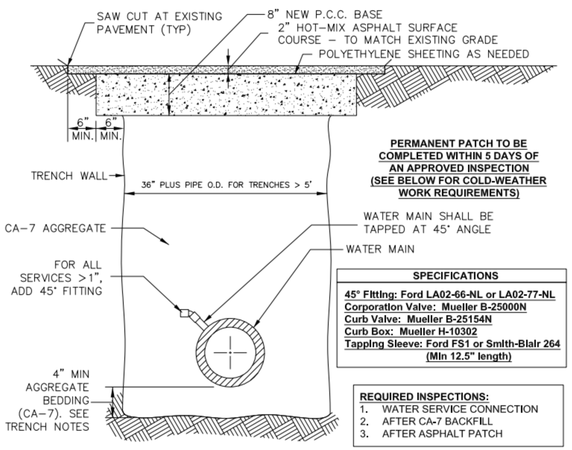




GENERAL NOTES

- **A 4' TALL MESH, SNOW, OR CHAIN LINK FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT DURATION. MESH AND SNOW FENCING SHALL BE SECURED TO WOOD OR METAL POSTS SPACED NO MORE THAN 6' APART.**
- **DISTANCE BETWEEN INSTALLED FENCE AND TREE TRUNK SHALL BE DETERMINED BY THE DIAMETER AT BREAST HEIGHT (DBH). EVERY INCH OF DBH SHALL EQUATE TO 1' OF SPACING BETWEEN THE TRUNK AND FENCE (DBH = 4.5' ABOVE GROUND LEVEL).**
- **FENCING SHALL BE SECURED WITH A MINIMUM OF 4 WIRE TIES AT EACH STAKE/POST.**
- **ALL FENCING SHALL REMAIN UPRIGHT THROUGHOUT THE DURATION OF THE PROJECT.**

2 PARKWAY TREE DETAIL
SCALE: N.T.S.



PERMANENT PATCH TO BE COMPLETED WITHIN 5 DAYS OF AN APPROVED INSPECTION (SEE BELOW FOR COLD-WEATHER WORK REQUIREMENTS)

SPECIFICATIONS

45° Fitting: Ford LA02-66-NL or LA02-77-NL
Corporation Valve: Mueller B-25000N
Curb Valve: Mueller B-25154N
Curb Box: Mueller H-10302
Tapping Sleeve: Ford FS1 or Smith-Blair 264 (Min 12.5" length)

REQUIRED INSPECTIONS:
1. WATER SERVICE CONNECTION
2. AFTER CA-7 BACKFILL
3. AFTER ASPHALT PATCH

TRENCH NOTES:
1. TRENCH BACKFILL UNDER A PAVED SURFACE (OR WITHIN 5' FROM EDGE OF PAVEMENT) SHALL CONSIST OF CA-7
2. ALL MATERIALS SHALL BE PROPERLY MECHANICALLY COMPACTED PER SPECIFICATIONS (INUNDATION/WATER JETTING WILL NOT BE ALLOWED).
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
5. IF APPROVED BY THE VILLAGE, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING WITH BITUMINOUS RAMPS IF REQUIRED.
6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SAWCUT TO PROVIDE A SMOOTH CLEAN EDGE, FREE OF LOOSE MATERIAL.
7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR INSPECTION (AND APPROVAL) BY VILLAGE STAFF.

COLD WEATHER WORK:
1. WHEN TEMPERATURES ARE LOWER THAN 45°F, THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED;
2. POLYETHYLENE SHEETING SHALL BE INSTALLED BETWEEN THE PCC BASE AND SURFACE COURSE.
3. THE SURFACE COURSE SHALL TEMPORARILY CONSIST OF P.C.C. OR COLD PATCH - INSTALLED AFTER BASE IS CURED.
4. CONTRACTOR IS RESPONSIBLE FOR RETURNING TO INSTALL PERMANENT HMA SURFACE PATCH BY **MAY 1ST**
5. STEEL PLATES NOT PERMITTED - EXCAVATIONS TO BE FILLED AT THE END OF EACH WORKDAY.
6. NO LESS THAN 2 BARRICADES WITH WORKING BEACONS TO BE USED TO BLOCK OFF WORK AREA.
7. TEMPORARY PAVEMENT RESTORATION TO BE MADE WITHIN 1 WORKING DAYS OF INITIAL EXCAVATION.

3 WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

CODES AND ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING NAMED CODES AS ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS WITH ALL PUBLISHED AMENDMENTS.

International Building Code (2018)
International Property Maintenance Code (2018)
International Mechanical Code (2018)
International Fire Code (2018)
International Plumbing Code (2014) w/ amendments
National Electric Code (2017) w/ amendments
International Residential Code (2018) w/ amendments
International Fuel Gas Code (2018)
International Wild and Urban-Interface Code (2018)
Illinois Accessibility Code (2019)
Illinois Energy Conservation Code (2018) w/ amendments
International Swimming Pool and Spa Code (2018)
International Solar Energy Code (2018)
International Existing Building Code

RESIDENTIAL DESIGN CRITERIA

FLOOR	= 40# LL	10# DL	ALL AREAS
CEILING	= 20# LL	10# DL	STICK BUILT CONSTRUCTION
ROOF	= 30# LL	10# DL	ROOF SLOPES OVER 3 in 12
CATHEDRAL	= 30# LL	10# DL	ALL SLOPES
ROOF TRUSSES	= 20# LL	10# DL	BOTTOM CHORD OF TRUSSES
	= 30# LL	10# DL	TOP CHORD OF TRUSSES ROOF SLOPES OVER 3 in 12
EXT. DECK	= 40# LL	10# DL	
BALCONY	= 60# LL	10# DL	EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS
IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUE)

#2 HEM-F IR DOMESTIC BASE Fb = 850

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
	INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
	INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
	ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ALL DECK STRUCTURAL FRAMING HAVE BEEN DESIGNED BASED UPON:
#2 SOUTHERN YELLOW PINE OF U.S. ORIGIN
Fb: 2x8 = 1380 PSI / 2x10 = 1210 PSI / 2x12 = 1120 PSI
E = 1,600,000

AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST MACMILLAN

1.9 MICROLLAMS	Fb = 2600 psi	E = 1,900,000 psi
2.0 PARALLAMS	Fb = 2900 psi	E = 2,000,000 psi
1.5 TIMBERSTRAND	Fb = 2250 psi	E = 1,500,000 psi

COMMON NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES, OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MINIMUM OF .10 CA-B RETENTION. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .21 CA-B RETENTION

ALL FRAMING LUMBER TO BE #2 HEM FIR OR BETTER, OR EQUIVALENT, UNLESS NOTED OTHERWISE.

WINDOWS SHALL BE DUAL PANE WITH WOOD OR ALUMINUM FRAMES (U VALUE OF 0.30 OR LESS). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

These drawings and specifications are the proprietary work, product, and property of Pavlovcik Architecture Inc. and are protected by Federal Copyright laws. These drawings are prepared and developed solely for the exclusive use of the Owner.

Use of these drawings and the concepts contained therein without the written permission of Pavlovcik Architecture Inc. is prohibited and may subject you to a claim for damages from either party.

Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

R402.1.1 Insulation and fenestration criteria.
The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENTc WALL R-VALUE	SLABd R-VALUE & DEPTH	CRAWL SPACEc WALL R-VALUE
49	20 or 13+5h	13/17	30g	15/19	10, 2 ft	15/19

For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
e. [Not used in the 2018 International Energy Conservation Code Marina Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. Flat value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer. IECC R402.4.3
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC-rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

R402.2.1 Ceilings with attic spaces.
When Section R402.1.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

R402.2.2 Ceilings without attic spaces.
When Section R402.2.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.1.1 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300
FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24
PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE
I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

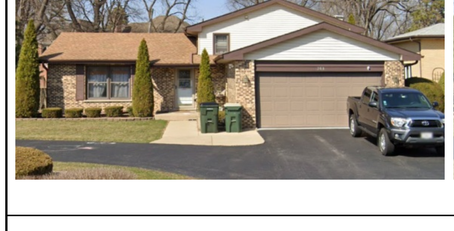
PRINT DATE: 11/14/2023 14:20:33

SHEET TAG G-1 # 1 OF 11

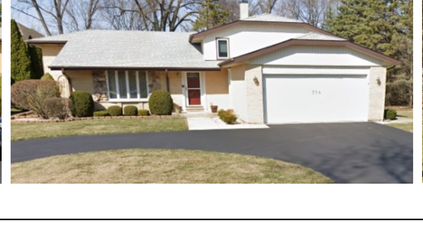
SHEET TITLE
SITE PLAN & ZONING

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

PROPERTY ACROSS 1
208 E. FOSTER ST.



PROPERTY ACROSS 2
214 E. FOSTER ST.



PROPERTY ACROSS 3
220 E. FOSTER ST.

E. FOSTER ST.

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

SUBJECT PROPERTY
217 E. FOSTER ST.

PROPERTY TO LEFT 1
221 E. FOSTER ST.

PROPERTY TO LEFT 2
305 E. FOSTER ST.

PROPERTY TO RIGHT 3
311 E. FOSTER ST.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP

BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

PRINT DATE:
11/14/2023
14:21:43

TAG DC-3 SHEET # 11 OF 11

SHEET TITLE
PHOTOS OF SURROUNDING PROPERTIES

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

EXISTING

PROPERTY TO LEFT 1
221 E. FOSTER ST.

SUBJECT PROPERTY
217 E. FOSTER ST.

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

PROPOSED

26'-7" 18'-11" 18'-10" 10'-0"

PROPERTY TO LEFT 1
221 E. FOSTER ST.

SUBJECT PROPERTY
217 E. FOSTER ST.

PROPERTY TO RIGHT 1
203 E. FOSTER ST.

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300
FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE
I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

PRINT DATE:
11/15/2023
17:12:08

TAG DC-1 SHEET # 9 OF 11

SHEET TITLE
CONTEXT ELEVATIONS

N

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

PAVLOVCIK ARCHITECTURE INC.

SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"	
3/4"=1'-0"	
1/2"=1'-0"	
3/8"=1'-0"	
1/4"=1'-0"	
1"=10'-0"	

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER — DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 — DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 — DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

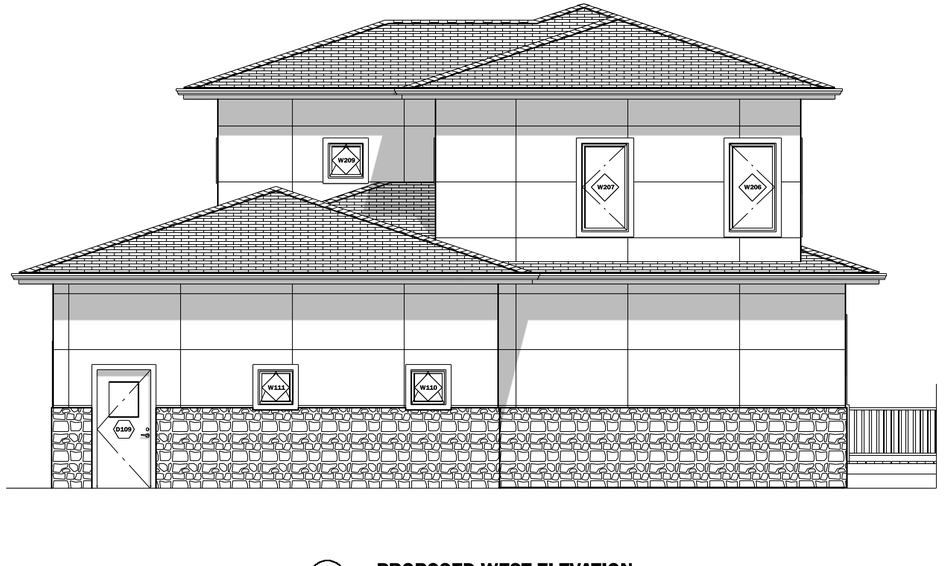
PRINT DATE:
11/14/2023
14:21:43

TAG: DC-2 — SHEET #: 10 — OF: 11

SHEET TITLE

PROPOSED 3D RENDERINGS

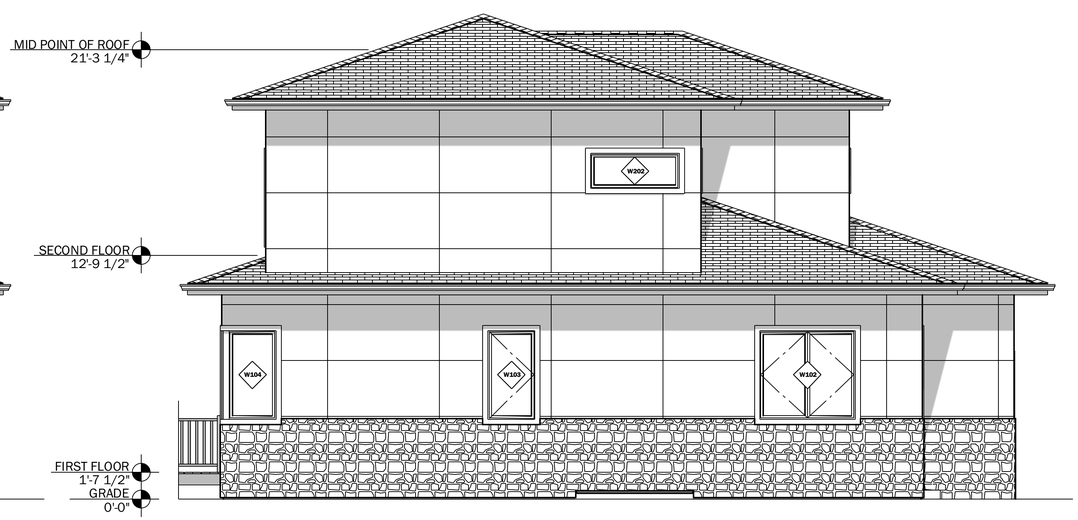
PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

PAVLOVCIK ARCHITECTURE INC.
SAMUEL PAVLOVCIK - T. 630.802.0897
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300

FILIP BOKSA

PROJECT ADDRESS

217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

SCALES

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
1"=10'-0"

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

PRINT DATE: 11/14/2023 14:20:35

TAG AE-1 | SHEET # 8 | OF 11

SHEET TITLE
EXTERIOR ELEVATIONS

PROTECTED BY FEDERAL COPYRIGHT LAWS - 2023 PAVLOVCIK ARCHITECTURE INC. - ALL RIGHTS RESERVED

Single- Family Home Application and Procedures

217 E Foster

Material Schedule

Item	Material	Manufacturer	Color
Roof	Asphalt Shingles	Atlas	Black
Siding	Fiber Cement	Hardie	Weather Cliff
Gutters/Trim/Fascia	Aluminum	Amerimax	Black
Windows	Vinyl	Advanced Windows	Black Trim
Garage Door	Steel	Steve & Sons	Black
Stone	Faux stone veneer	LifeStone	Gray

Material Boards

Roofing
Color: Black

Siding
Color : Weather Cliff

Gutters
Color Black

Windows & Windows Trim
Color: Black

Garage Doors
Color: Black

Stone
Color : Gray

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 9, 2024

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	None
Also Present:	Melissa Toops, OKW Architects for *Arlington 425-Parking Garage* Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building* Samuel Pavlovcik, Pavlovcik Architecture for *217 E. Foster St.* John Timpe, Pavlovcik Architecture for *217 E. Foster St.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR DECEMBER 12, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF DECEMBER 12, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#23-062 – 217 E. Foster St.

Samuel Pavlovcik & John Timpe, representing *Pavlovcik Architecture,* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The property does comply with all R-3 zoning requirements. The subject property is part of a subdivision that was approved in 2004; however, this lot was never developed and has remained vacant.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined.

A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location. If a contemporary design is the goal, it is recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes. Staff feels this project requires revisions and a re-review.

Mr. Pavlovcik said the proposed new home will be the owner's primary residence for his family, and they want to maintain a more contemporary design. With that, they want to proceed forward in terms of still respecting the character of the neighborhood and taking into consideration this commission's comments to find a way to come to a successful solution with the design. In response to staff comments and after discussions with the homeowners, they are definitely amenable to different color options from the black and grey; however, the Hardie panels are preferred instead of any other type of siding, as well as stone instead of brick. Material samples were brought tonight to show what is currently being proposed for the new home. In response to Staff comments, the low hipped roofs were a design decision to try to keep more of a Prairie style yet contemporary look, without completely ignoring the neighbors by doing a flat roof or parapet wall construction; keeping some form of pitched roof similar to the neighbors. The heights were based on the mid-points of neighborhood roofs to determine the most-fitting, and a few projections were incorporated in the front facade without it being too square or too plain, similar to the size and scale of some of the neighboring properties. The homeowner had specific ideas about the floor plan, specifically the second-floor primary suite, which resulted in smaller windows in the bathroom on the front façade that are symmetrical; however, there could be some opportunity for potentially raising those windows, although increasing them in size could become difficult, but they are open to some of those modifications as well. A double-hung window would not work in the application of the second-floor, and the homeowner wants to avoid window grids. Mr. Pavlovcik said that right now the joint pattern noted on the elevation is just an infill of a CAD hatch pattern to represent the material of Hardie panels as well as the stone on the bottom. Based on the color chosen for the panels, the Hardie panel size will be 48" x 120", which allows further refinement with the design and thoughtful placement of seams to ensure that it will look proper on the elevations.

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

The commissioners summarized their comments. Commissioner Seyer said that every home does not need to have the same roof pitch; there is a certain contextual relationship, but some homes stand out a little more than others. In his opinion, there are a few homes on this street that do look the same, and he fine with a little bit of variety. The proposed new home is not ultra-modern and it fits in. He pointed out that the rendering does not show the stone aligned with the base of the windows; however, the elevations do show them aligned, which he is in favor of. He said

that the Hardie fiber cement panels being proposed are being used more and more, and it is better when at least one vertical seam lines up with an edge of a window, as opposed to no relationship. He felt these were minor comments and was interested in what the other commissioners have to say. Commissioner Seyer said he in favor of going forward with the design, but asked about the dark color of the window frames with regards to the Hardie board. Mr. Pavlovcik said right now it is planned to be black or dark bronze to match the aluminum. Commissioner Seyer was concerned about the black garage door that will really pop with the other light colors being proposed on the home. He likes the design and the scale, but felt the stone should align with the window sills, and he wanted to hear the other commissioners' opinion on the materiality of the garage as well as the other materiality as far as the colors.

Commissioner Fitzgerald said he was surprised when he first saw the design of the new home, but he did not have a problem with the way it fits into the neighborhood, different is good. This is a fairly traditional design, it is updated and modern, but there is nothing crazy about it. His first comment is that the new home feels inexpensive, although he is not sure what is making it feel that way. He is a little concerned about the panels, the composite around the windows, and the look of the stone in the rendering; he suggested a bigger more pronounced cap on the stone. He said that bigger light fixtures that really fit the scale of the home are needed. He referred to the material samples and asked if the color of the stone is a blend of the two colors shown, which he has never seen anything like before. Mr. Timpe referenced a home on N. Pine that his client used as reference with regards to the stone. Commissioner Fitzgerald said the stone colors looks checkered to him, and he preferred something more simplified. He concluded that he is frustrated because he does not love the design, but he cannot explain why not.

Commissioner Kingsley said that although she has some reservations about the home, she was not completely opposed to it and had questions about the detailing. With regard to the Hardie panel system, she asked if there will be hardware in between the smooth panels, and what that material will be. Mr. Timpe said it is a butt seam, with no reveal at the seam; there should not be anything on the front where the two panels meet. Commissioner Kingsley also asked how the corners of the panels will be finished, because the panels cannot be mitered. She suggested adding hardware made for these Hardie panels that cover the ends and finishes it. She said the panel system could look really nice, but the location of the seams is really important because of their visibility. Commissioner Kingsley also asked about the ceiling heights and the window and door heights. The petitioner replied that the first-floor ceiling height is 10-feet and the second-floor is 9-feet, and the height of the doors and windows on the first and second-floor are the standard 6'8".

Commissioner Kingsley understood that the owners want to design a home that is different and more Prairie style, which she felt the design was not; however, she felt the design was missing things such as raising the head height to help the elevation. Mr. Timpe replied that the door heights were originally designed at 8', but in discussions with the owners they decided to bring them down to a standard height so they were easier to purchase and less expensive. Commissioner Kingsley replied to then bring the soffit down so the head height between the top of the door and the underside of the soffit is reduced. She also commented that the second-floor windows in the primary closet, primary bath, and stairwell are inoperable, and could be an issue with light and ventilation code requirements, and the first-floor windows in the two front rooms are also inoperable. The petitioner said the owners are amenable to changing the style of the first-floor windows on the front of the home; however, one of those windows is in a storage room and the other is in the office that has operable windows on the side. Commissioner Kingsley wanted to see further study of the four large windows on the front elevation, to break down the scale to be more like the windows on the sides of the home. Lastly, she agreed with the comments about the stone color, and suggested the two colors be more similar. She was not completely sold on the 'Weather Cliff' color for the siding panels that is a little warm compared to the other cool colors being proposed, and she was not completely sold on the black soffit. For her, the black garage door is not as big of a deal as the soffit, which is going to be a hard line on the building.

Commissioner Eckhardt said when he first saw the design he did not like the front elevation in the rendering. He is okay with the materials, but his concern is with the grid system of the Hardie panels. He has experience with panelized homes and has designed Japanese homes that are on a specific module. He explained that working with these Hardie panels is difficult, the panels are not successful when the ends butt together because the panels never come to the job site perfect and the edges of the panels get dented the minute they are handled. He had concerns that the homeowner

would not be happy with the edges of the panels once they are installed. He pointed out the size and arrangement of the panels, referring to the east elevation that shows a smaller panel at the right end of the elevation and a larger panel at the left side of the elevation. The joints need to be drawn to be aesthetically connected to the window openings, which takes a lot of study to do, but needs to be done. Commissioner Eckhardt also commented about the amount of waste with the type of panels, trying to get the joints to be exactly where you want them, and the need for backers behind each joint; these panels are not a typical 16-inch on center module. It takes a lot of skill and care to build a home like this. The porthole windows in the bathrooms and the long, thin windows look good in the panels, but there is something wrong with the panel system. He cautioned the petitioner to pay close attention to the ventilation requirements with regards to the inoperable second-floor windows, as previously commented by Commissioner Kingsley.

Commissioner Eckhardt said the home needs to be re-designed, and if the panel system stays, then it has to marry to the windows and the location, the windows need to fit into the panels properly, and the panels need to be what they are, real panels with reveals. The mix of the stone colors is too different, and he felt a light grey and a dark grey color would be more successful. He liked the color of the Hardie panels. He said the home has the potential to be okay, but it needs to come together right and needs further study, especially with the joints and the reveals. He would like to see the project continued so the petitioner can work out these details and return for another review.

Chair Kubow liked the massing of the home, and the warmer color palette that is consistent with this neighborhood. He liked the design and said there are a lot of little things that can be done to it while maintaining the massing and some of the overall architecture to get the home to the right place for everyone. A lot of comments were given tonight for the petitioner to digest and he felt the design was not that far off. He would have a tough time approving the design as shown tonight, and felt that additional studies were needed.

Commissioner Fitzgerald commented about the function of the proposed wood deck on the back of the home, which appears very small for a home of this size. He encouraged the petitioner to think about how the deck will be used and how it will work now and in the future.

Commissioner Seyer said that a few commissioners have talked about the outside corner trim, and he noted that Hardie makes an outside corner trim that is meant for these architectural panels, so he is not concerned about the panels. He sees a lot of images tonight that show a very monolithic, large format, nice corner, and as long as that is called out as such, he had no concerns. He agreed with Chair Kubow's comment that this design is not that far away, and that just a few notes, details, or even a sample would really help. Commissioner Kingsley added that Hardie also makes trim for in between the panels.

Chair Kubow summarized that if appears the commissioners prefer to continue the project to allow the petitioner time to potentially revine the design and come back for another review. He asked the petitioner about their timeline and the petitioner said it is not an issue for them to come back to the next meeting in two weeks; however, the homeowner is out of the country but is available to participate remotely if necessary. The petitioner also asked if there is an opportunity for this review to continue as they progress into the permit level of drawings, possibly administratively. Commissioner Eckhardt said that if the project remains with the panelize system, he could not support the project until he sees where the joints are. Chair Kubow encouraged the petitioner to focus on the design drawings for their next review, before starting on permit level drawings. Mr. Hautzinger added that revised drawings are needed by early next week for the project to be scheduled for the next meeting in two weeks, otherwise the next meeting date is February 13, with revised drawings needed a minimum of a week prior. The petitioner said they would target the first meeting in February. Mr. Hautzinger said that sign posting is not required if the meeting is continued to a specific date.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 217 E. FOSTER ST. (DC#23-062) TO THE FEBRUARY 13, 2024 DESIGN COMMISSIONER MEETING, WITH THE FOLLOWING:

1. A SUGGESTION THAT THE PETITIONER CONSIDER ALL OF THE COMMENTS GIVEN TONIGHT, NOT ONLY ABOUT THE REVEALS AND PANELS.

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

Design Commission
2/13/2024

Item: 739 N. Belmont Ave. - SF/ New - DC#24-003

Department: Planning & Community Development Department

Requested Action:

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

Recommendation:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 1/5/24, 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. Evaluate the proposed three-car front load garage against the context of the neighborhood. Consider setting the garage back a few more feet from the front wall to minimize the appearance.
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	Board or Commission Report
Exhibits 2-13-24	Board or Commission Report

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	739 N Belmont Ave
Project Address:	739 N Belmont Ave
Prepared By:	Steve Hautzinger
Date Prepared:	February 7, 2024

PETITION INFORMATION:

DC Number:	24-003
Petitioner Name:	Robert Lisk
Petitioner Address:	914 Valley Road Lake Forest, IL 60045
Meeting Date:	February 13, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached, three-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,231 square feet and the proposed residence will have approximately 3,756 square feet. The project does comply with the R-3 zoning requirements as summarized below, with the exception of the driveway which needs to be adjusted to comply with code.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.1 feet Side: 7.5 feet Side: 8.5 feet Rear: 50.6 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	4,131 SF	3,756 SF
Building Lot Coverage	3,231 SF	2,532 SF
Impervious Surface Coverage Total	4,616 SF	3,947 SF

The surrounding context in this location is primarily traditional style two-story houses with a mix of attached and detached garages. Overall, the scale, massing and style of the proposed house is nicely designed and will generally fit very well in this location. The only concern with the proposed design is that the three-car garage will be the only three-car garage on the block, and the front load design takes up the majority of the first floor on the front elevation, which the Design Commission should evaluate. The single-story massing of the garage and the stepped back layout does help to address this concern. One option to consider would be to set the garage back a few more feet from the front wall to minimize the appearance.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 1/5/24, 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. Evaluate the proposed three-car front load garage against the context of the neighborhood. Consider setting the garage back a few more feet from the front wall to minimize the appearance.
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.

February 7, 2024

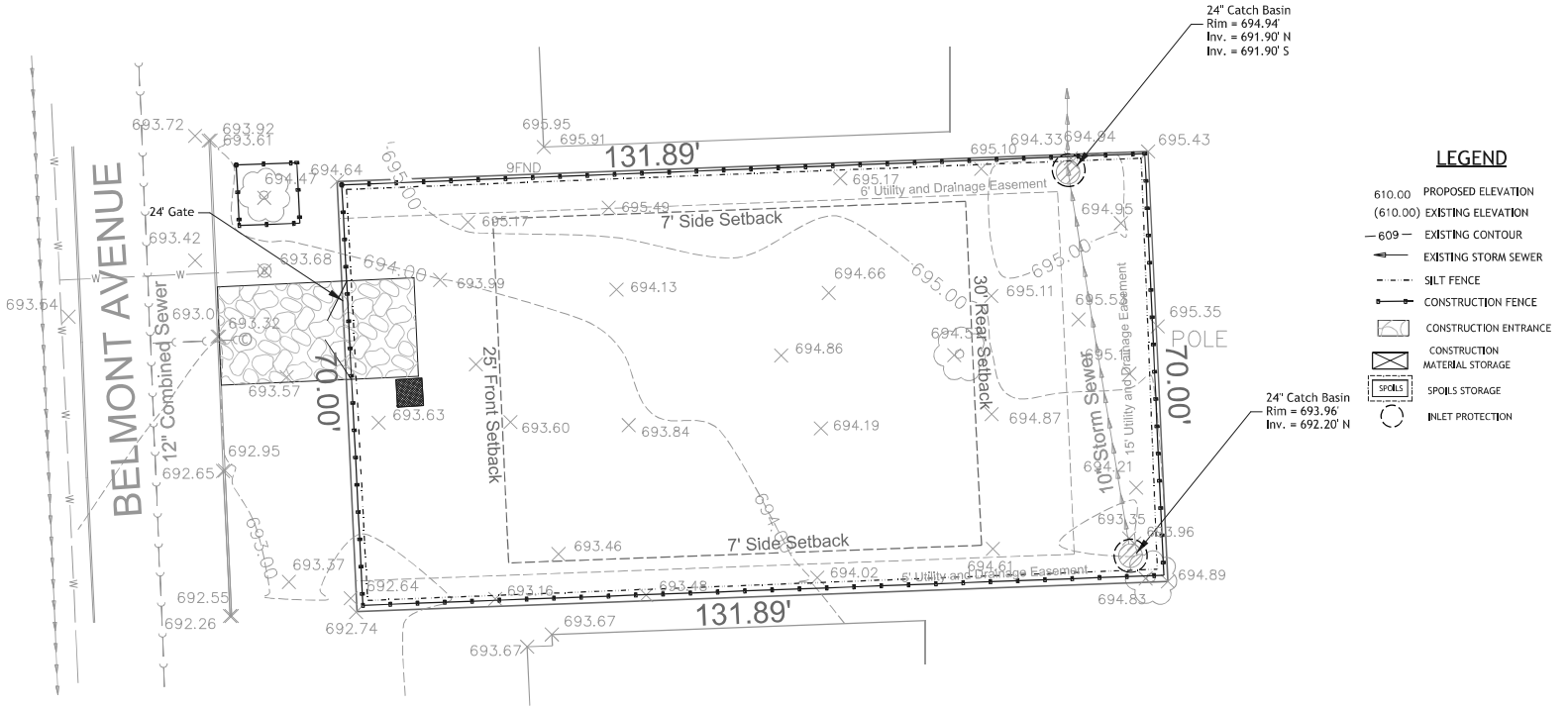
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-003

710
720
722
730
736
738
742
746
750
800
N Pine Ave
709
713
717
725
731
735
739
743
801
803
813
E Marshall St
714
722
726
734
738
740
746
802
812
N Belmont Ave
715
719
725
733
739
743
811
404
710
714
718
722
726
415
410
810
N Haddow Ave
715
719
723
727
809
505
506
516

Existing Conditions

LOT 2 IN THE T&J ANDERSON PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 165 FEET OF THE WEST 1/2 OF BLOCK 8, IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2008 AS DOCUMENT NO. 0805622057, IN COOK COUNTY, ILLINOIS.



Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Lisk Homes LLC
914 Valley Road,
Lake Forest, IL 60045
Tel: (847) 322-1970

No.	Revision/Issue	Date

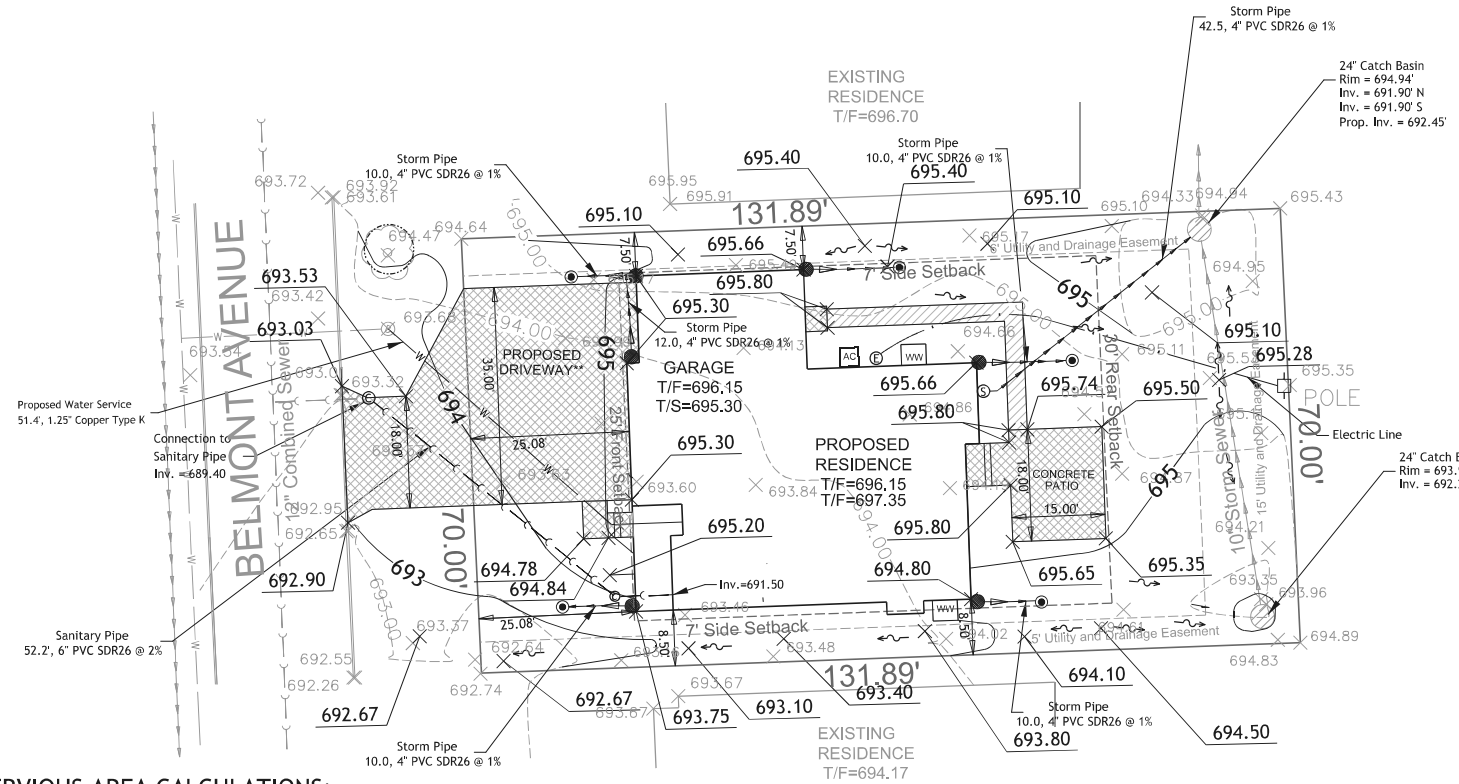
Project

Date

Scale 1" - 10'

Sheet C2

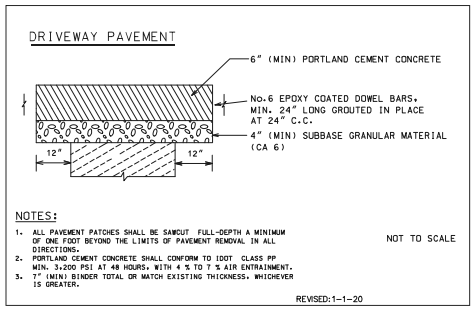
Proposed Conditions



IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 9234.03 SF RECORD

		EXISTING	PROPOSED
HOUSE AREA	=	0.00 SF	2417.26 SF
DRIVEWAY AREA	=	0.00 SF	923.42 SF
PATIO AREA	=	0.00 SF	318.33 SF
PATH AREA	=	0.00 SF	201.21 SF
WINDOW WELL AREA	=	0.00 SF	26.66 SF
COVERED PATIO AREA	=	0.00 SF	112.00 SF
IMPERVIOUS TOTAL	=	0.00 SF	3998.88 SF
PERVIOUS TOTAL	=	9234.03 SF	5235.15 SF



N

LEGEND

- 671.57 EXISTING ELEVATION
- 609 EXISTING CONTOUR
- 98.63 PROPOSED ELEVATION
- 97.5 PROPOSED CONTOUR
- POWER POLE
- TREE
- AC AIR CONDITION
- PROPOSED DRAINAGE PIPE
- POP UP EMITTER
- EXISTING CATCH BASIN
- CONCRETE PAVEMENT
- FLAGSTONE PAVEMENT
- Ⓑ B-BOX
- Ⓢ SUMP PUMP
- Ⓒ CLEANOUT
- Ⓔ ELECTRIC METER
- Ⓖ GAS METER
- DOWNSPOUT
- B/S BOTTOM OF STEPS
- B/P BOTTOM OF PIPE
- T/P TOP OF PIPE
- WW WINDOW WELL
- DRAINAGE FLOW
- TREE REMOVAL
- SILT FENCE
- CONSTRUCTION FENCE
- TREE FENCE
- PAVEMENT PATCHING*

*-4" HMA binder and 2" HMA surface or Match Existing

**- Asphalt or Concrete

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Lisk Homes LLC
914 Valley Road,
Lake Forest, IL 60045
Tel: (847) 322-1970

Project

Date

Scale 1" - 10'

Sheet C3

SURROUNDING PROPERTIES

739 N Belmont Ave.

811 N Belmont

404 E Marshall

743 N Belmont

739 N Belmont
Subject Property

733 N Belmont

725 N Belmont

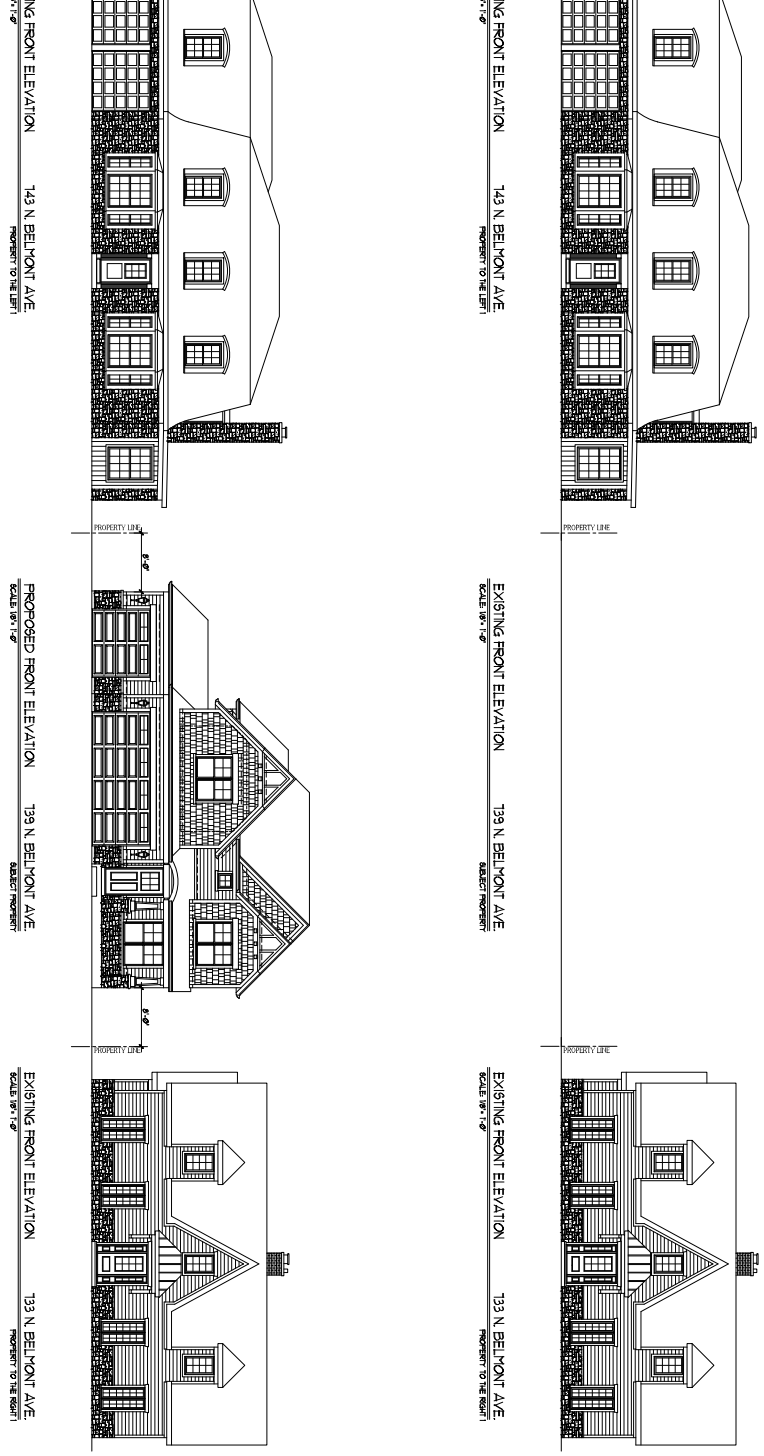
719 N Belmont

N BELMONT AVE.

738 N Belmont

740 N Belmont

746 N Belmont



FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

739 North Belmont Avenue, Arlington Heights, Illinois 60004

© COPYRIGHT 2023 Premier Architecture Inc., South Elgin, IL

SS-1

Sheet No.:

3294-SS-1

SINGLE FAMILY RESIDENCE

Lisk Homes LLC
Lake Forest, Il

Arlington Heights, Illinois

STREETSCAPE DRAWING

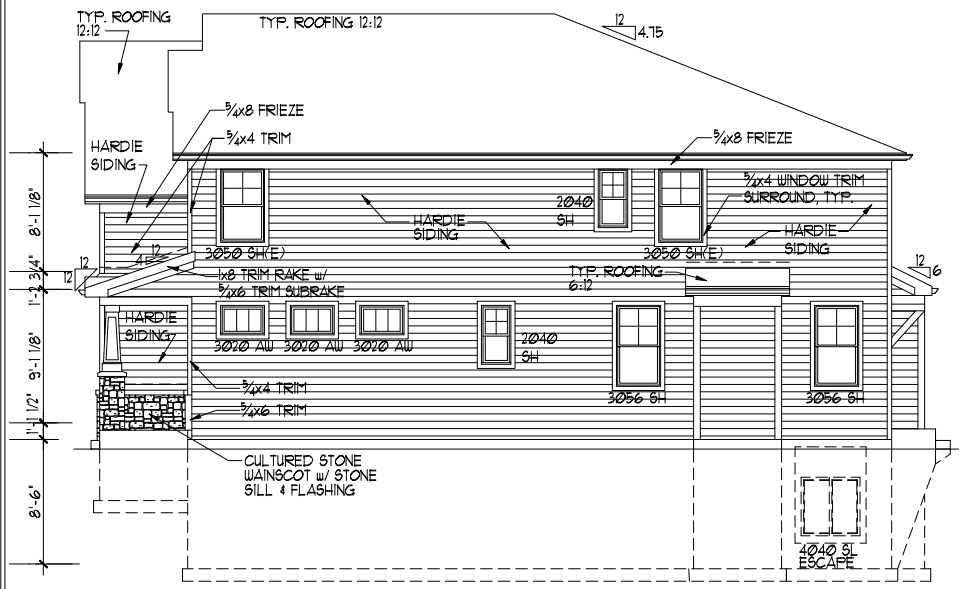
3294 PLAN

IL DESIGN FIRM #184005972-0001

Premier Architecture, Inc.

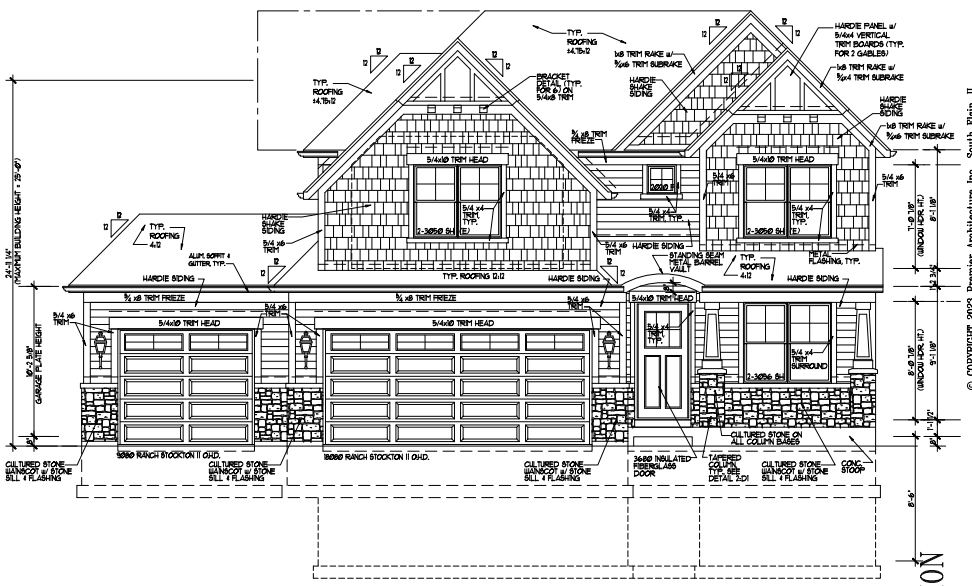
1000 W. Spring St., Suite #1, South Elgin, IL 60177 (847) 877-6150

12-20-23	DATE	1	.	.		8	.	.		15				
512-600	FILE	2	.	.		9	.	.		16				
JJK/RJW	DRWN	3	.	.		10	.	.		17				
	CHK	4	.	.		11	.	.		18				
		5	.	.		12	.	.		19				
		6	.	.		13	.	.		20				
		7	.	.		14	.	.		21				



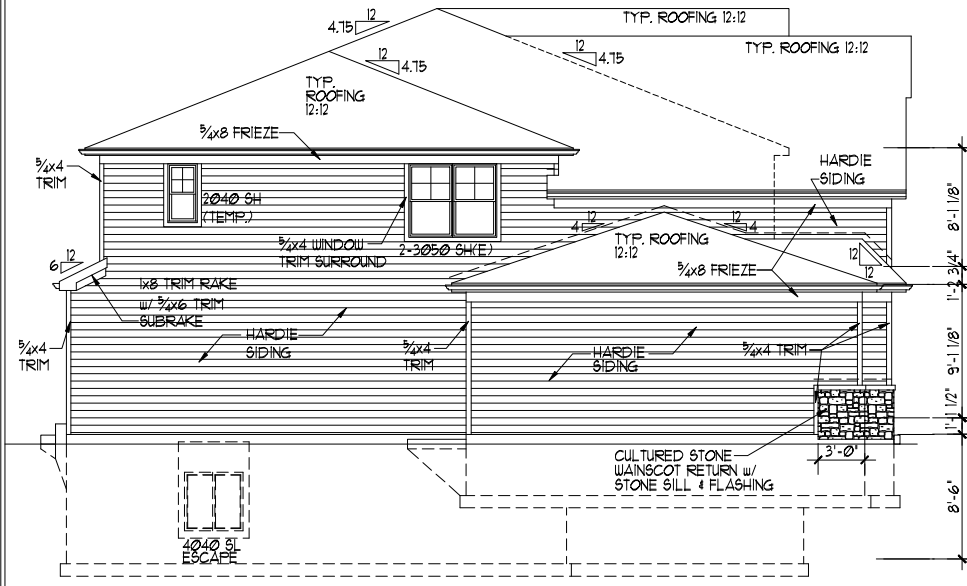
RIGHT ELEVATION

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



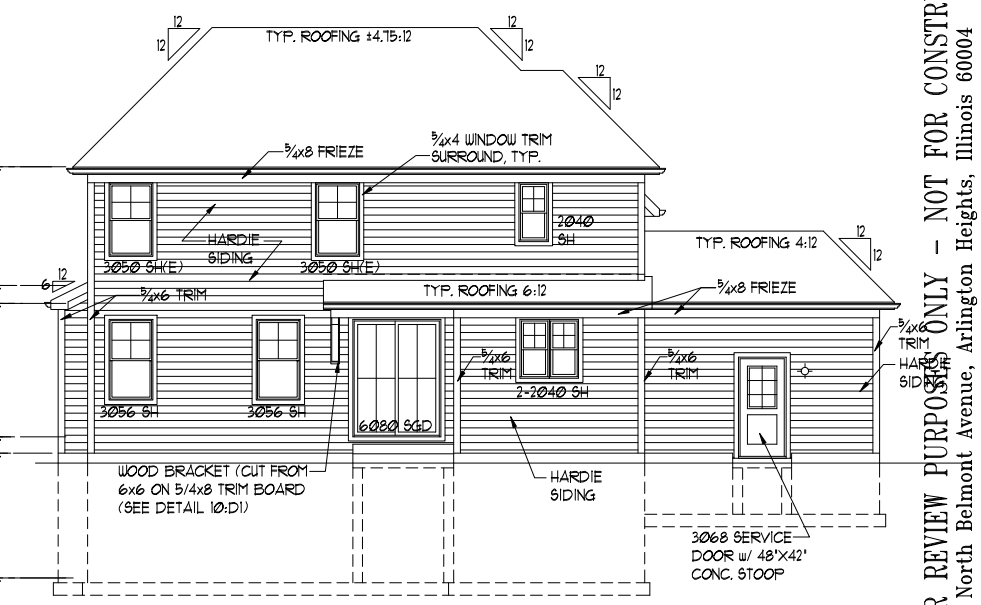
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

© COPYRIGHT 2023 Premier Architecture Inc., South Elgin, IL

1.	-	2.	-	3.	-	4.	-	5.	-	6.	-	7.	-	8.	-	9.	-	10.	-	11.	-
12.	-	13.	-	14.	-	15		16		17		18		19		20		21			

Date:	Proj. No.:	Dwn:	Chkd:
12-20-23	512-600	JJK/RLW	SK

IL DESIGN FIRM #184005972-0001
Premier Architecture, Inc.
1100 W. Spring St., Suite #1, South Elgin, IL 60177 (847) 877-6150

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

739 North Belmont Avenue, Arlington Heights, Illinois 60004

SINGLE FAMILY RESIDENCE

Lisk Homes LLC
Lake Forest, IL

Arlington Heights, Illinois

3294 PLAN

ELEVATIONS

Sheet No.:

A4.1

3294-A4.1

739 N Belmont Ave.

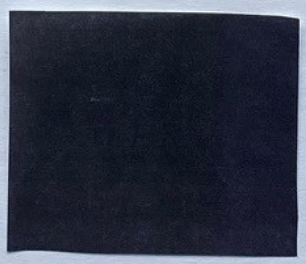
Exterior Color Package

Siding and Shakes
Hardie – Deep Ocean

Soffit, Fascia, Trims
SW7005 – Pure White

Thin-Cut Veneer Stone
Halquist Stone – Basswood Grey

Roofing
GAF Timberline NS – Weathered Wood



Metal Roof
Charcoal

Front Door
Dark Walnut

Windows, Gutters, and Garage Door
White

Exterior Materials

739 N Belmont Ave.

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Hardie Siding and Shakes	Hardie	Deep Ocean
Trim	Treated engineered wood	LP	White
Veneer Stone	Natural Thin Cut Stone	Halquist Stone	Basswood Grey
Roof	Asphalt shingles	IKO	Weathered Wood
Metal Roof	Enameled Steel	Pac-Clad	Charcoal
Gutters	Aluminum		White
Garage door	Steel	Wayne Dalton	White
Windows	Vinyl	Anderson or MI	White
Front Door		Minwax	Dark Walnut