AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
January 28, 2025
6:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. Minutes - 12/10/24

IV. OLD BUSINESS

V. NEW BUSINESS

A. DC#24-082 - 615 N. Belmont Ave. - SF/Teardown

B. DC#24-102 - 635 S. Belmont Ave. - SF/Teardown

C. DC#24-104(H) - 923 N. Dunton Ave. - SF/Addition

D. DC#24-089 - Arlington Heights Park District - Arlington Ridge Center - 660 N. Ridge Ave. - Commercial

E. DC#24-101 - Arlington Heights Park District - Recreation Park Bathhouse & Community Building - 500 E. Miner St. / Commercial

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 10, 2024

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

Members Present: Ted Eckhardt, Acting Chair
Kirsten Kingsley
John Fitzgerald
Scott Seyer

Members Absent: Jonathan Kubow, Chair

Also Present: Michael Ciurej, Owner of *1021 N Stratford Rd*
John Kramer, *Arlington Heights Park District*
Susan Rohner, *Arlington Heights Park District*
Jon Krissoff, Chase Bank for *Chase Bank*
Matt Pyter, Olympik Signs for *Chase Bank*
Amer Sassila, The HOH Group Inc. for *Qargo Coffee*
Steve Hautzinger, Planning Staff

DRAFT

REVIEW OF MEETING MINUTES FOR NOVEMBER 12, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 12, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#24-075– 1021 N. Stratford Rd.

Michael Ciurej, Senior Designer at *OKW Architects* and owner of the home, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached garage to build a new two-story residence and a new detached garage. This project is scheduled for review by the Zoning Board of Appeals on January 13, 2025 for the following zoning variations: front yard encroachment, side yard encroachment, and air conditioning units located within the required side yard. The foundation of the existing home is being re-used, which is why the variations are required.

The original homes on this block are predominantly single-story and split-level homes with detached garages. Some of the homes have been expanded, as well as two teardown/new houses previously completed on this block. The proposed design being reviewed tonight has a modern aesthetic and color scheme that should be evaluated against the surrounding context. The traditional massing and detached garage do help the home to fit in this location. The asymmetrical brick on the left side of the front elevation has a bold appearance that looks out of place. To soften the impact, a full brick gable wall is recommended. Staff recommends the commissioners evaluate the proposed design, with the comments and recommendations given.

Mr. Ciurej presented the material samples being proposed. He and his wife bought this home 1-1/2 years ago with the intention of improving and extending it to make it their family home. They like the new construction homes in the area that have a more modern aesthetic, and examples of those homes were provided in the packet. They want to maintain as much of the existing home as possible by keeping the existing foundation, existing basement, steel beams and floor framing, and then add a second-floor and expand the home back about 12-feet. They prefer a more modern aesthetic, but also want to keep it a traditional massing to better fit in the neighborhood. A lot of new homes in the area have this similar color scheme, so they feel the new home will not be out of context in this neighborhood. Materials include grey brick, charcoal vertical Hardiboard siding, shingle main roof with a metal roof at the front entry. The existing garage will also be moved back to create more space between the home and garage, and the new garage will remain roughly the same size.

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

The commissioners summarized their comments. **Commissioner Seyer** acknowledged that this is one of the nicest packets to come through for review, including the three-dimensional images provided that help tremendously in evaluating how things come together within the massing. He said the home looks great, and although the small portion of brick on the front elevation looks a little odd, he understood if the petitioner felt strongly about it. **Mr. Ciurej** was okay with changing it to all brick instead, and he presented an image of what that would look like, which also showed the brick continuing down the side elevation as well. **Commissioner Seyer** liked the color palette and modern aesthetic being proposed, and was instantly drawn to the small portion of asymmetrical brick going up on the front of the home, which he felt was not a deterrent to the neighborhood. He was in favor of what is being proposed, over the two options presented, but wanted to hear how the other commissioners felt. He reiterated that he liked the design of the new home, and the materials and color palette being proposed.

Commissioner Kingsley concurred with everything said by Commissioner Seyer; the presentation is nice, the design is thoughtful and well done. With regards to the small portion of brick on the left side of the front elevation, she preferred to see that area be either all vertical siding or all brick, and wrapping the brick down the side of the home as shown in the option presented tonight by the petitioner would be brighter for the adjacent home; she was okay with either option. She asked about the 'Iron Ore' siding color, and **Mr. Ciurej** said the siding would be painted the Sherwin Williams 'Iron Ore' color, which **Commissioner Kingsley** liked. She had no further comments.

Commissioner Fitzgerald liked the home overall and said it is very well designed and he appreciates that all four sides of the home and the garage are also well designed. He loved the garage door and felt the rear elevation is one of the more interesting parts of the home. He had concerns about the small portion of brick on the left side of the front elevation and how it will look in 20 years; whether it will wear and age well. He said it would look better if it was all brick. He said he was not aware that the revised option presented by the petitioner tonight would bring the brick all the way down the side of the home, which is very nice; however, he was open to all brick only on the front elevation. **Commissioner Fitzgerald** also said that wrapping the windows on the right side of the front elevation around the side of the home is a really cool detail, and simplifying the left side of the front elevation brings that out; he recommended all brick for the left side of the front elevation.

Mr. Ciurej was okay with either version for the left side of the front elevation. He felt that wrapping brick all the way down the side of the home will help the home look cohesive throughout, and maintenance of brick is easier than siding, although siding is more cost efficient.

Acting Chair Eckhardt agreed with the comments from the other commissioners. He had concerns about the small portion of brick proposed on the left side of the front elevation, and was in support of it being all brick instead. He liked the brick as proposed on the rear elevation because brick is predominant on the back of the home, and he supported the revised option of all brick on the left side of the front elevation that is carried down the side elevation.

The commissioners had no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME LOCATED AT *1021 N. STRATFORD ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 10/28/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT THAT THE LEFT FRONT GABLE AND NORTH SIDE ELEVATION BE CHANGED FROM SIDING TO BRICK.**
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, 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**

PROPRIATENESS 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.

3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

DRAFT

ITEM 2. SIGN VARIATION REVIEW

DC#24-069 – Arlington Heights Park District – 750 W. Northwest Hwy.

John Kramer, Director of Parks and Planning, and **Susan Rohner,** Park Planner, representing the *Arlington Heights Park District,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Arlington Heights Park District is seeking approval to build a new electronic message sign to be located at the intersection of Northwest Highway and Euclid Avenue. The sign is proposed to be the same design and size as the existing Village of Arlington Heights electronic civic events sign which is located at the intersection of Arlington Heights Road and Northwest Highway. The new Park District sign will be used to deliver community messages regarding Park District events and information.

The subject site is currently zoned B-2, General Business Zoning District, and it was occupied by a small office building. The Park District recently purchased the property, demolished the office building, and they are currently pursuing zoning approval through the Plan Commission and Village Board to rezone the property to P-L Public Lands District and consolidate it with the adjacent Arlington Ridge Center site, which requires an amendment of the existing Planned Unit Development (PUD).

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors, away from residential zoning districts. The subject property is in a location where electronic message signs are not permitted, therefore a variation is required. Additionally, the proposed sign requires variations for size, height, separation distance from the existing Arlington Ridge Center ground sign, and separation distance from the single-family residential property to the north. A complete code summary is provided in Table 1 of the Staff Report.

Additionally, per Chapter 30, Section 30-705.h, the operation of an electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

The petitioner submitted a detailed letter addressing the conditional review criteria for the electronic message sign as well as the sign variation criteria. In summary, the Park District feels there is a valid need for the proposed sign to provide beneficial information to the public regarding park district events and classes, especially to those who are not on social media including seniors and low-income families. They feel that the sign's quality materials and design including extensive landscaping and green space around the sign will be an enhancement to this location, not a negative impact. The design of the sign fits the character of the locality by matching the Village sign and serving as a western gateway feature into Downtown Arlington Heights.

The petitioner also felt that the variation for an electronic sign in this location is needed in lieu of a manual change sign which would be too limiting for sharing current and up to date information to the public. The variations for size, height, and placement of the sign are

necessary for it to be adequately visible and readable from cars at the intersection.

Staff agrees that replicating the Village's electronic sign design will work well to create a western gateway feature into Downtown Arlington Heights, and that the Park District's use of the sign will serve a similar civic events function as the Village's sign for the benefit of the community. The placement of the sign is appropriate to maximize visibility, and the landscaping around the sign is abundant and nicely designed. The size of the sign is consistent with the Village's electronic message sign that is appropriate for visibility at the street intersection.

In regards to having an electronic message sign in this location, Staff does have concerns about electronic signs located on corridors not specified in the ordinance. However, in 2017, when the Village-wide matter of electronic signage was studied, one option that was considered was to allow electronic signage for unique uses. However, the Design Commission and Village Board decided that it would be better to review such unique requests on a case-by-case basis as sign variations. Staff feels that the Park District is an appropriate example of a unique use where an electronic sign is appropriate.

Staff recommends the Design Commission approve the sign variation requests, contingent upon obtaining Village zoning approval for rezoning the property to P-L, Public Lands District, and consolidation with the adjacent Arlington Ridge Center site, which requires amendment of the existing PUD.

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

John Kramer said the Park District very much wants to put a sign at this location, but also wants to emulate the Village's electronic message sign to have the same continuity throughout, and the Village recommended they follow down that path. He said that Steve did a great job explaining the variations being requested, and he offered to add anything further if needed.

The commissioners summarized their comments. **Commissioner Fitzgerald** was in favor of the new electronic sign; the quality of the materials, the landscaping, the busyness of this intersection, and the fact that the homes are fairly far away from the sign. This type of information from the Park District he felt could be helpful and will also look like a gateway into the Village. He was okay with the request.

Commissioner Kingsley said the new sign is a great idea and she is not opposed to having an electronic sign at this location. With regards to the design of the masonry on the sign, she felt it might be more appropriate to be slightly different than the Village's electronic sign. She was glad to see the limestone and other true materials being proposed for the sign, but felt that the shape of the sign as shown in the renderings make the sign look like a mausoleum. **Susan Rohner** explained that the software used for the color renderings did not have the capability to make a curve on the top of the sign wall; the renderings incorrectly show a straight edge across the top of the sign. **Commissioner Kingsley** reiterated that she is in support of the new electronic sign and did not mind how big it is; however, she just questions the aesthetics. She asked if the message screen on the new sign has the quality to allow for a photograph, as shown in the drawings. She pointed out that the Village's electronic sign is older. **Mr. Hautzinger** replied that the Village's electronic sign was built and installed 15+ years ago, but the message screen was updated within the last 5 years to allow for high resolution and full color, similar to the new Park District sign being reviewed tonight.

Commissioner Kingsley questioned whether the 6,500K color temperature of the LED message screen could be reduced, and **Mr. Kramer** replied that 6,500K is the maximum color temperature for the sign, but it could be adjusted and reduced if necessary.

Commissioner Seyer was in favor of the new electronic sign and the materials; it bookends the entry into this part of the Village. He understood the concern about the temperature of the LED sign, which is generally for more of a static lighting condition; however, he did not understand the orientation of the sign, and he referred to the aerial showing the placement of the sign with the red color visibility diagram. He questioned why the sign is not rotated more towards the corner, like the sign at the east side of the Village where it is rotated towards the corner, to get the traffic going along Northwest Highway towards the west, and from Arlington Heights Road going to the north. He felt that traffic coming from the west, going east on Euclid, will not be able to see the sign. He asked if the placement of the sign is open to discussion tonight.

Mr. Hautzinger said he initially felt the same way when the petition was submitted and he questioned what the proper orientation should be for the new sign; he originally envisioned it in a similar manner as the Village's sign that faces the street intersection. However, he explained that the Village sign is located at Arlington Heights Road and Northwest Highway where the streets intersect at an acute angle, versus an obtuse angle at the street intersection where the Park District sign is proposed, so facing the sign towards the street intersection would provide very limited visibility. The goal with this new sign is for people who are stopped at the intersection to be able to see it, and the exhibit shows cars that are stopped on Northwest Highway traveling northwest would have the opportunity to view the sign, same as for cars traveling west on Euclid, and for cars traveling southeast on Northwest Highway. He felt there was no perfect angle for the new sign. The petitioner had a concept where the sign was perpendicular to Euclid, which Staff reviewed and discussed and ultimately suggested that it be more perpendicular to Northwest Hwy which seems like the best orientation for visibility, but it is not perfect.

Acting Chair Eckhardt asked if a triangular sign was considered by the petitioner, which he sketched out for consideration. **Mr. Kramer** said they did not consider that, but could look into it. **Acting Chair Eckhardt** said a triangular sign would point directly at the traffic, with the same orientation as currently shown; the side that faces west would turn more to face the street and not the sidewalk. **Commissioner Seyer** assumed the new sign was studied and analyzed appropriately, but he questioned whether the current placement/orientation of the sign will get the attention that it should, as shown on the aerial diagram with the red color viewing anlge. **Mr. Hautzinger** said the exhibit was prepared by Aurora sign Co., and he asked the petitioner about what conversations they had with them about their recommendation for placement of the sign. **Mr. Kramer** said they started with just a two-sided sign with masonry and never looked at the V-concept; however, they can go back and ask the sign company whether or not that would make this exhibit any different from their perspective, and also see where that is on cost. **Commissioner Seyer** was in favor of the petitioner doing that, as well as Staff reviewing that change. He wanted to be sure that the new sign gets the most bang for the buck.

Acting Chair Eckhardt agreed with the comments from the other commissioners. He supports the new electronic sign, but asked the commissioners and Staff to consider thinking again about the schools in town and their interest in an electronic sign. He said that technology is here and it should be used, because getting information out is important.

Mr. Hautzinger asked if the commissioners are encouraging the petitioner to re-design as a V-shape sign to turn the visibility triangles. **Commissioner Seyer** felt the sign should be rotated about 15 degrees counter-clockwise to capture more visibility from the road than is

currently shown on the red aerial; however, he is not a sign designer and the orientation should be studied by an expert. He was okay with Staff reviewing any change made to the orientation of the sign.

Acting Chair Eckhardt commented that there is a large amount of traffic on Northwest Highway and less traffic on the other side. He was unsure how readable the sign will be as currently placed from cars going westbound. **Commissioner Seyer** reiterated that he wants the petitioner to determine the best orientation for the sign. **Mr. Hautzinger** said that orienting a ground sign perpendicular to the road is generally a default, so cars driving each way can see the sign, which is basically what the petitioner is proposing with the new sign along Northwest Highway; however, he agreed that the placement of the sign feels a bit removed because of the geometry of this intersection, the cars are a bit far away.

Commissioner Kingsley said the east side of the sign could be perpendicular to Northwest Highway, and the west side of the sign could be perpendicular to Euclid; this will end up with the red visibility triangle in the exhibit being rotated slightly farther south to improve visibility from the west.

Acting Chair Eckhardt recommended a motion to approve the proposed new sign with a requirement that the petitioner study with their sign contractor an alternate orientation of the sign, and submit to Staff for review.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR THE *ARLINGTON HEIGHTS PARK DISTRICT AT 750 W. NORTHWEST HIGHWAY:*

1. **A VARIATION FROM CHAPTER 30, SECTION 30-701 ELECTRONIC MESSAGE SIGNS, TO ALLOW AN ELECTRONIC MESSAGE SIGN FACING NORTHWEST HIGHWAY, WHERE ELECTRONIC MESSAGE SIGNS MAY ONLY BE PERMITTED AT DESIGNATED MAJOR ARTERIAL COMMERCIAL CORRIDORS.**
2. **A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH A 665-FOOT SEPARATION BETWEEN GROUND SIGNS, WHERE 800 FEET MINIMUM IS REQUIRED.**
3. **A VARIATION FROM CHAPTER 30, SECTION 30-203.B, TO ALLOW A 10'-5 1/4" TALL GROUND SIGN, WHERE SIX FEET IS THE MAXIMUM ALLOWED HEIGHT.**
4. **A VARIATION FROM CHAPTER 30, SECTION 30-203.B, TO ALLOW A 36.2 SF GROUND SIGN, WHERE 25 SQUARE FEET IS THE MAXIMUM ALLOWED SIZE.**
5. **A VARIATION FROM CHAPTER 30, SECTION 30-705.C, TO ALLOW A 32.2 SQUARE FOOT ELECTRONIC MESSAGE SIGN THAT IS 89% OF THE TOTAL GROUND SIGN SIZE, WHERE 33% OF THE ALLOWABLE GROUND SIGN SIZE (8.25 SF) IS THE MAXIMUM ALLOWED.**
6. **A VARIATION FROM CHAPTER 30, SECTION 30-705.F, TO ALLOW AN ELECTRONIC MESSAGE SIGN TO BE 232 FEET FROM A RESIDENTIAL USE, WHERE 300 FEET IS THE MINIMUM REQUIRED SEPARATION.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/18/24, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT THAT THE ORIENTATION OF THE SIGN BE STUDIED TO CONFIRM OPTIMAL VISIBILITY WITH CONSIDERATION TO CHANGE THE SIGN LAYOUT TO A V-SHAPED SIGN, TO BE REVIEWED BY STAFF.**

2. **A RECOMMENDATION THAT IF THE SIGN IS CHANGED TO A V-SHAPE, THEN THE PETITIONER COULD CONSIDER SIMPLIFYING THE AESTHETICS OF THE SIGN, SUCH AS ELIMINATING THE ARCHED TOP, FOR STAFF REVIEW.**
3. **THE SIGN VARIATION APPROVALS ARE CONTINGENT UPON OBTAINING VILLAGE ZONING APPROVAL FOR REZONING THE PROPERTY TO P-L PUBLIC LANDS DISTRICT, AND CONSOLIDATION WITH THE ADJACENT ARLINGTON RIDGE CENTER SITE, WHICH REQUIRES AMENDMENT OF THE EXISTING PLANNED UNIT DEVELOPMENT (PUD).**
4. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH 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.**

Mr. Hautzinger asked if the recommendation regarding the aesthetics is to change the sign design to match the Arlington Ridge Center? **Commissioner Kingsley** clarified that it is just a recommendation to simplify the shape because there are no curves on most of the park district buildings, but she was also okay with keeping the design to match the Village sign exactly. **Mr. Hautzinger** asked then if this motion passes and the petitioner studies the sign with their sign contractor and they ultimately decide that the V-shape does work better and the aesthetics of the sign are simplified, the changes can be reviewed and approved by Staff; however, would significant design changes require re-review by the Design Commission? **Acting Chair Eckhardt** said that Staff can determine if the changes need to be reviewed again by the Design Commission; he was okay with either sign layout.

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

Commissioner Seyer felt the question of orientation could come up at the Village Board review of the project, and having a secondary orientation study will be beneficial for that meeting and for the petitioner.

DRAFT

ITEM 3. SIGN VARIATION REVIEW

DC#24-071 – Chase Bank – 585 E. Palatine Rd.

Jon Krissoff, representing *Chase Bank*, and **Matt Pyter**, representing *Olympik Signs*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Chase Bank is planning to construct a new bank building at the former location of the AT&T store at the corner of Palatine Road and Rand Road at the Town & Country Shopping Center. The property is located in a B-2, General Business Zoning District. The new building is proposed to have a total of four wall signs. Per code, one wall sign is allowed per street frontage, so only two wall signs are allowed in this location. Two wall signs are proposed on the north elevation, one facing each street, and two wall signs are proposed on the building entry tower which is located on the south side of the building, facing the parking area. Chase Bank will also have one code-compliant ground sign facing Rand Road. The petitioner is seeking a sign variation to allow four wall signs where only two wall signs are allowed.

1. A variation from Chapter 30, Section 30-402.a, Number, to allow four wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the west wall of the building, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 29.7 sf wall sign on the south wall of the building, where 0 sf is allowed.

The petitioner submitted a letter stating the proposal for four wall signs is due to the building's unique architectural design and orientation, with the main entrance on the west without street frontage, and the south entrance facing the parking lot approach to the building. The petitioner feels the four wall signs are needed to help customers find their location due to the outlot location within the shopping center. They also noted that the previous AT&T store in this location had a total of five wall signs.

Mr. Hautzinger said that Staff agrees that this site and the building orientation are unique, with no driveways directly into the site and all vehicular access routed through the main shopping center parking lot. The wall signs on the west and south walls of the building entrance will help to guide customers that are approaching through the parking lot from different directions. For these same reasons, the former AT&T store in this location received variations to allow five wall signs, and the adjacent Verizon store recently received variations to allow four wall signs.

Overall, the proposed wall signs for Chase Bank are nicely designed and work well with the architectural design of the building. Staff does not object to the requested variations and recommends approval as submitted.

Jon Krissoff said that Staff did a tremendous job with the presentation, and he was here to answer any questions the commissioners may have.

Acting Chair Eckhart 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** understood the need for the signage and he asked for clarification about the monument signs included in the packet. **Mr. Hautzinger** clarified that in addition to the wall signs, the petitioner is proposing a new ground sign facing Rand Road and small directional signs at the driveways into the

parking lot, which are all code compliant and do not require variations. **Commissioner Seyer** agreed that this site and building are unique, and that clarity of the signage will only help vehicular circulation in this area. He felt the signs are tasteful and he is in favor of the signs. **Commissioners Kingsley and Fitzgerald** agreed as well. **Acting Chair Eckhardt** had nothing more to add and completely agreed with the signs.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR *CHASE BANK AT 585 E. PALATINE ROAD,* AS SUBMITTED*:*

1. **A VARIATION FROM CHAPTER 30, SECTION 30-402.A, NUMBER, TO ALLOW FOUR WALL SIGNS WHERE ONLY TWO WALL SIGNS ARE ALLOWED.**
2. **A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 29.7 SF WALL SIGN ON THE WEST WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.**
3. **A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 29.7 SF WALL SIGN ON THE SOUTH WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 11/27/24 AND RECEIVED ON 12/3/24, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**

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

DRAFT

ITEM 4. COMMERCIAL REVIEW

DC#24-076 – Qargo Coffee – 4 W. Rand Rd.

Amer Sassila, representing *The HOH Group Inc*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to an existing free-standing retail building at the Arlington Plaza Shopping Center. The building was previously occupied by Olson Rug & Flooring, but it is currently vacant. Qargo Coffee is proposing interior tenant improvements and exterior facade modifications. The property is zoned B-2, General Business District.

The scope of the proposed facade renovation is primarily a new painted color scheme on the existing upper EIFS facade on all four sides of the building. The existing tan/red brick and dark bronze storefront windows will remain. The current color scheme matches the rest of the Arlington Plaza shopping center, so the Design Commission should evaluate this change. Staff feels the new color scheme is nicely designed and will be a nice refresh for the building. The mismatch with the rest of the shopping center is not a concern due to this being a freestanding building.

All rooftop mechanical equipment is required to be screened from view. There is one existing rooftop mechanical unit that will remain which is fully screened by the existing parapet walls on all four sides of the building.

Per code, only one wall sign is allowed per street frontage. Since this building only has frontage on Rand Road, only one wall sign is allowed. The drawings currently show three wall signs, which is not allowed. The plans will either need to be revised to comply with code, or seek sign variations. Sign variations are based on unique circumstances and hardship. Other similar freestanding restaurants in Arlington Heights have obtained a variation to allow a second wall sign, which is typically smaller and placed above the main entrance doors on the side of the building, but three wall signs would be excessive and considered a competitive advantage over similar businesses.

With regards to drive-through signage, the drawings and renderings are not fully detailed at this time, but it should be noted that fully electronic drive-through menu boards are not currently allowed in Arlington Heights. Code allows printed menu boards with a smaller electronic order screen. A variation would be required to allow fully electronic menu boards.

Staff recommends approval of the proposed design for the existing building, as submitted.

Amer Sassila said they are willing to work with the Village with regards to signage and revise anything on the facade if necessary. In terms of the architecture, they are maintaining as much existing as possible, with little cosmetic adjustments, mostly paint. He had no further comments.

Acting Chair Eckhardt asked if the color along the lower portion of the building facade is the existing brick, and **Mr. Sassila** said that it is. **Mr. Hautzinger** clarified that the rendering shows the brick in all one color, but the piers are actually a different color, which the elevations show. He explained that the knee wall is a light brick color, and the piers are a red brick color. **Mr. Sassila** clarified that the piers will be stained a darker color for contrast. They do not want to alter the existing building too much.

The commissioners summarized their comments. **Commissioner Fitzgerald** was not opposed to having this building look different than the rest of the center, but without real

DRAFT

colors, he is struggling with whether the colors go with both of the bricks; he could not make that determination. The gray color being proposed has to be the perfect color to blend with both of the brick colors; samples would really help tonight. **Commissioner Fitzgerald** said that regardless of what is said tonight, Staff should have to approve the colors on site or something.

Commissioner Kingsley was excited to see the changes being proposed to the existing building, and agreed with Commissioner Fitzgerald with regards to the colors. She liked the idea of using cool colors, but felt the colors being proposed did not go with the warm color of the brick, although keeping the existing brick is a good idea. Studying the grey color to be warmer might help, and she asked if the blue accent color is also being used for the coping and top of the corners. The petitioner replied that the coping and the cap on the pier at the corner will be black.

Mr. Hautzinger asked if the colors being proposed are standard prototype colors for Qargo Coffee, and **Mr. Sassila** replied that they are required to match the blue color of the company logo, but have flexibility with the other colors. **Commissioner Kingsley** said there are 3 different grey colors being shown; a dark grey for the trim, the medium grey behind the sign, and the light grey for the field. She felt that making all the grey colors a tone warmer would help with the brick, and she pointed out that there is no medium grey color behind the sign in the renderings, and she liked that there be a distinction between that. **Commissioner Kingsley** also suggested painting the utility door a color to match the grey, instead of a color to match the brick, and she suggested the petitioner study the shadow from the letters of the wall sign, so it did not confuse the sign letters beneath it. **Mr. Sassila** said they could look into that to confirm.

Commissioner Seyer said that he wants the project to be successful, but he had concerns about the project because no materials or paint color samples were provided tonight. There are different elevations of colors being shown and some uncertainty with the rendering. The grey colors being proposed are cool and the brick is warm, and if the grey colors being shown tonight cannot be changed, then he could not support the project. However, if the petitioner is open to changing the grey colors, then he would suggest a warmer grey. He felt it was in the petitioner's best interest to make sure this is done right so everyone is proud of it. He wants to see the colors revised and presented with chips next to the brick color selection, which Staff can review and approve. He also agreed with Commissioner Kingsley's comments about the paint color of the utility door.

Acting Chair Eckhardt agreed with Commissioner Seyer regarding all the colors and that the colors need to be warmer tones. He was okay with the design being proposed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR *QARGO COFFEE* LOCATED AT 4 W. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 10/31/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT THAT NEW COLORS BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.**
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, 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 PROPRIATENESS 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.

2. **COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Commissioner Seyer said that the paint colors need to be selected with the final brick colors, which is the only way to see them. **Commissioner Kingsley** said that if the brick colors are not changing, then the colors need to be coordinated with the red and buff brick colors. **Commissioner Seyer** said the petitioner can take a picture of the paint sample next to the brick, showing they are the same color, along with the other paint colors, and submit to Staff for review. He wanted to add a requirement to the motion that any solid doors within the brick wall be shown to be painted the accent color, not a color to match the brick.

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

3. **A REQUIREMENT THAT THE PAINT COLOR FOR THE SOLID DOORS WITHIN THE BRICK FAÇADE NEEDS TO BE APPROVED BY STAFF, AND THEY DO NOT NEED TO MATCH THE BRICK.**

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

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

DRAFT

ITEM 5. OTHER BUSINESS

Public Comment

There were no comments.

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

DRAFT

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
1/28/2025

Item: DC#24-082 - 615 N. Belmont Ave. - SF/Teardown
Department: Planning & Community Development

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

Recommendation
It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 615 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans received 12/26/24, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:
1. DC Staff Report 1/28/25
2. Exhibits - 615 N Belmont Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Schwarz Residence
Project Address: 615 N. Belmont Avenue
Prepared By: Steve Hautzinger

Date Prepared: January 22, 2025

PETITION INFORMATION:

DC Number: 24-082
Petitioner Name: Paul Rogner
Petitioner Address: Par Craft Ltd
825 E. Rand Rd, Suite 230
Arlington Heights, IL 60004

Meeting Date: January 28, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and one-car detached garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 7,920 square feet. The proposed house will have 3,541 square feet, and it does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.1 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 25.2 feet Side: 6.1 feet Side: 6.5 feet Rear: 45.8 feet
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	3,564 SF	3,541 SF
Building Lot Coverage	2,772 SF	2,405 SF
Impervious Surface Coverage Total	3,960 SF	3,791 SF

The existing neighborhood has a mix of older and newer homes with both single-story and two-story massing, and a mix of attached and detached garages. This project is being formally reviewed to evaluate how the proposed design fits with the existing context, as well as due to past concerns from residents in this location regarding other new construction projects.

Overall, the front of the proposed new house has a predominantly traditional appearance and composition which will generally fit well in this location. The materials and colors have a nice appearance and are well coordinated. The house has a high level of detail on all sides, which is always encouraged.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 615 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans received 12/26/24, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

_____ January 22, 2025
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 24-082

N Pine Ave
E Hawthorne St
N Belmont Ave
N Belmont Ave
N Haddow Ave
N Haddow Ave
N Douglas Ave
N Douglas Ave
215
216
300
301
304
305
306
309
315
316
618
622
626
630
638
303
609
615
621
629
633
635
639
400
403
401
407
408
409
413
604
608
614
624
626
630
500
501
507
508
511
515
516
611
615
631
637
645
610
612
626
646
605
611
617
623
627
631
645

PLAT OF SURVEY

by

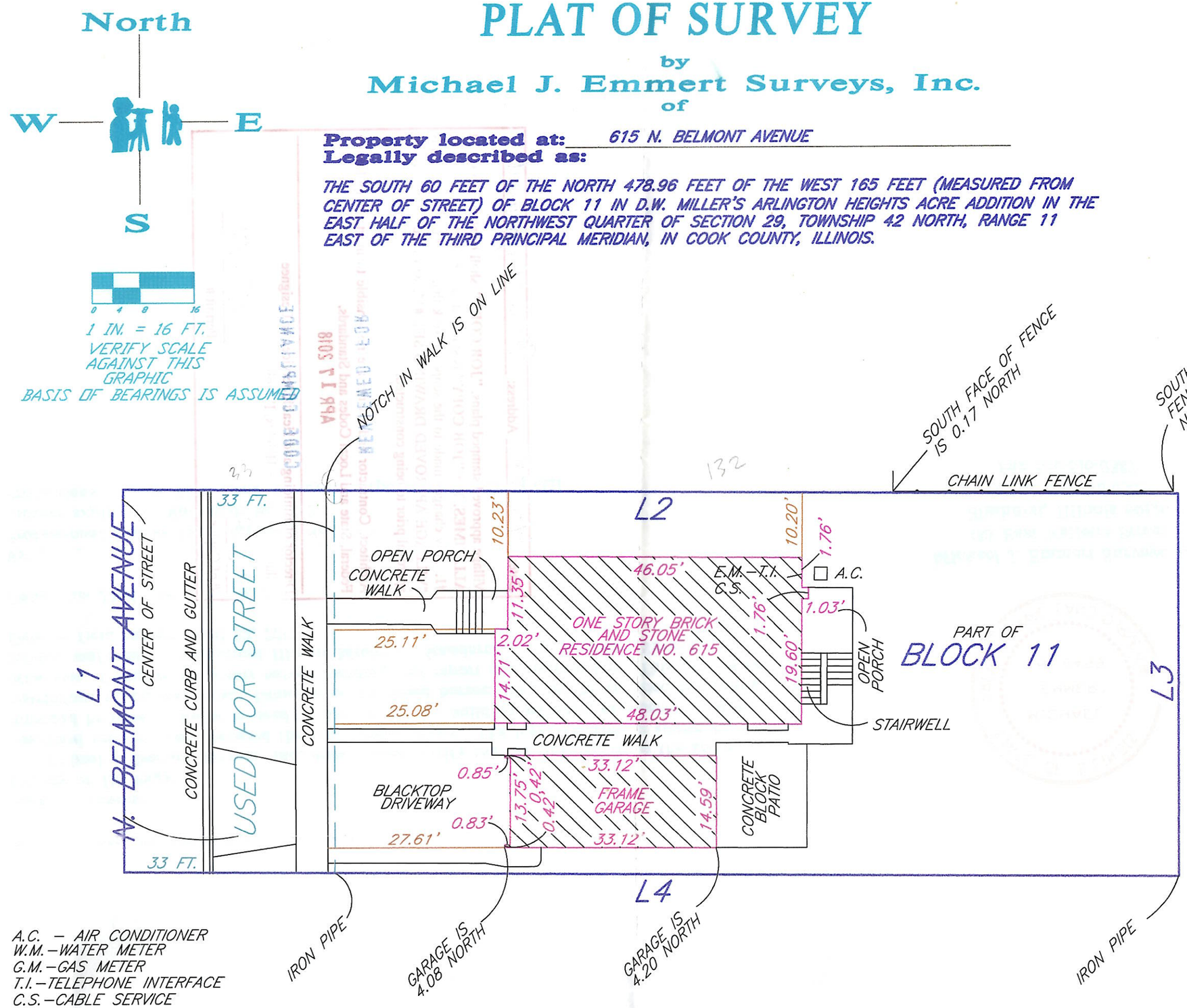
Michael J. Emmert Surveys, Inc.

of

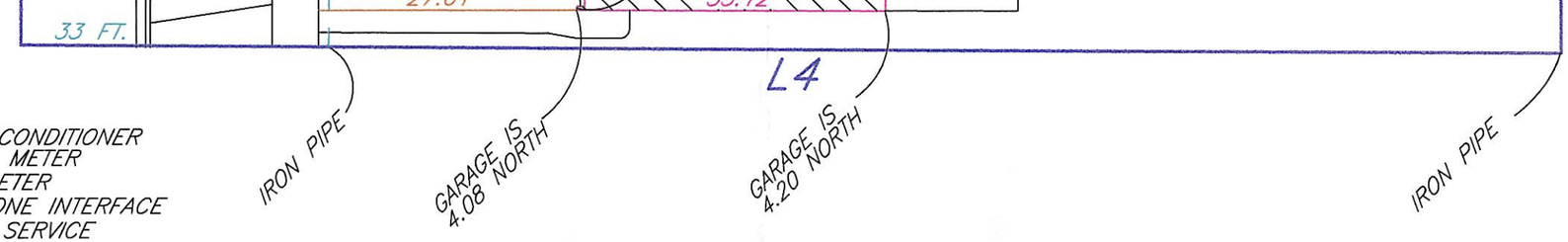
Property located at: 615 N. BELMONT AVENUE

Legally described as:

THE SOUTH 60 FEET OF THE NORTH 478.96 FEET OF THE WEST 165 FEET (MEASURED FROM CENTER OF STREET) OF BLOCK 11 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



A.C. – AIR CONDITIONER
W.M. – WATER METER
G.M. – GAS METER
T.I. – TELEPHONE INTERFACE
C.S. – CABLE SERVICE
E.M. – ELECTRIC METER



A.C. – AIR CONDITIONER
W.M. – WATER METER
G.M. – GAS METER
T.I. – TELEPHONE INTERFACE
C.S. – CABLE SERVICE
E.M. – ELECTRIC METER

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°03'59"E.	60.00'	60.00'
L2	S.89°31'47"E.	165.00'	165.00'
L3	S.00°03'59"W.	60.00'	60.00'
L4	N.89°31'47"W.	165.00'	165.00'

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

Survey ordered by: James Alex Wotal, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: April 22, 2011

Dated this 22nd. day of April, 2011

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2012
Professional Design Firm Land Surveyor Corporation No. 184.004811

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

original plat is in colors

Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

SUBJECT PROPERTY -
PROPOSED

PROPERTY TO LEFT
633 N. BELMONT AVE.

PROPERTY TO LEFT
629 N. BELMONT AVE.

PROPERTY TO LEFT
621 N. BELMONT AVE.

SUBJECT PROPERTY
615 N. BELMONT AVE.

PROPERTY TO RIGHT
400 E. EUCLID AVE.

PROPERTY TO RIGHT
402 E. EUCLID AVE.

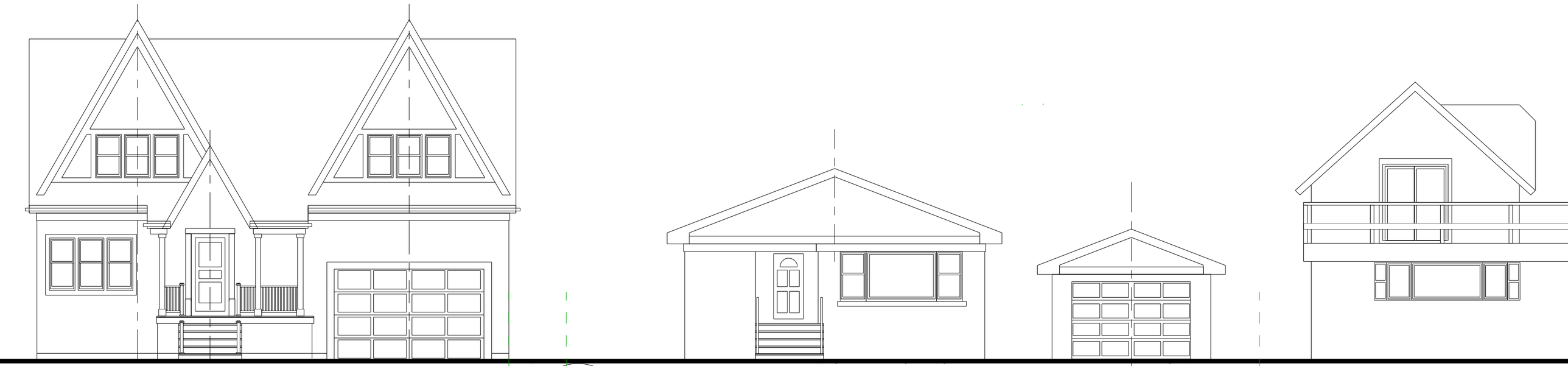
N. BELMONT AVE.

E. EUCLID AVE.

PROPERTY ACCROSS 2
622 N. BELMONT AVE.

PROPERTY ACCROSS
618 N. BELMONT AVE.

PROPERTY ACCROSS 2
316 E. EUCLID AVE.

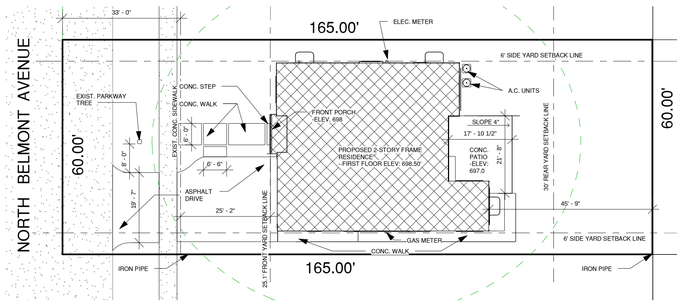


CONTEXT ELEVATION - existing

SCALE: 1/8" = 1'-0"

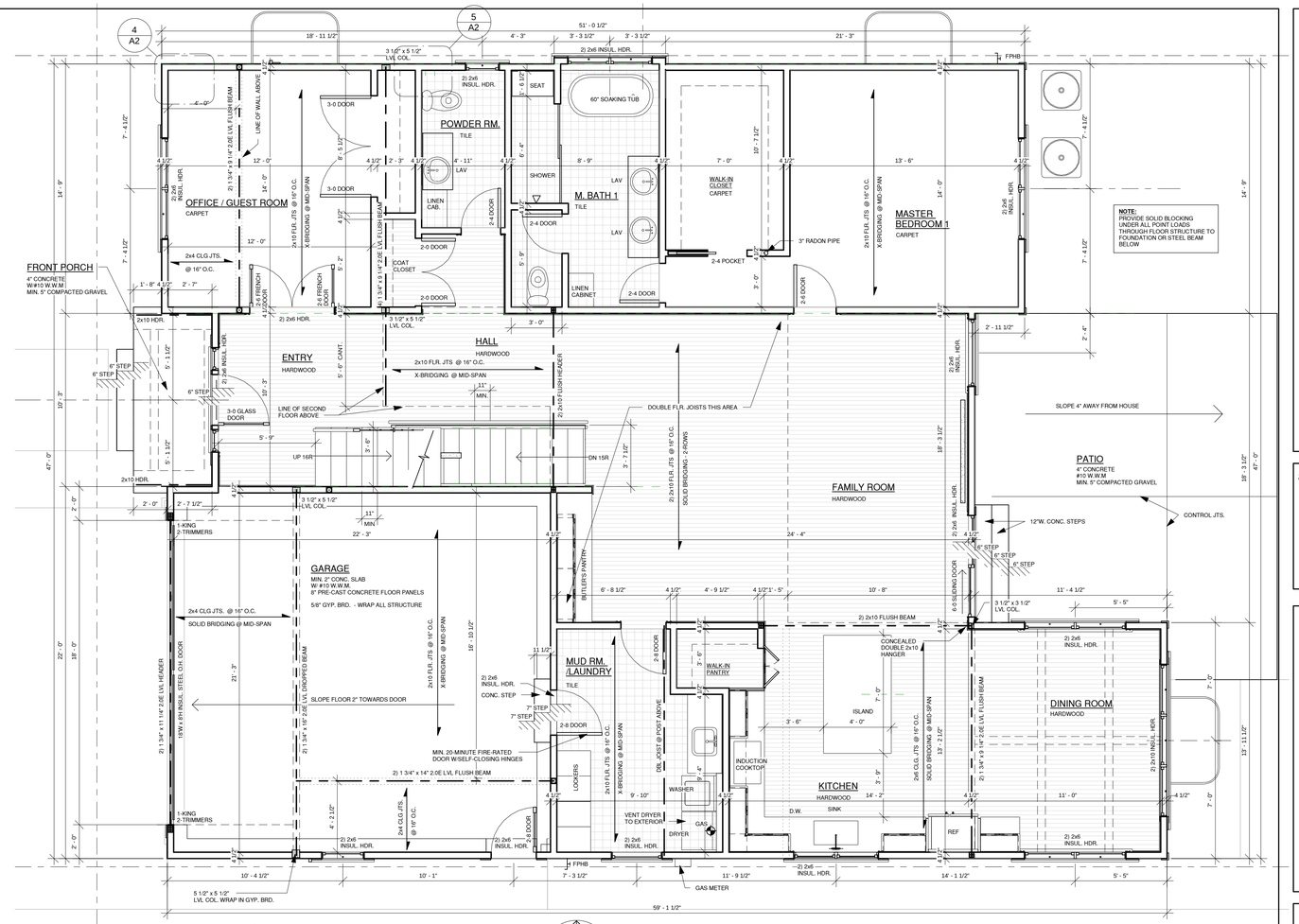
CONTEXT ELEVATION - proposed

SCALE: 1/8" = 1'-0"



SITE PLAN

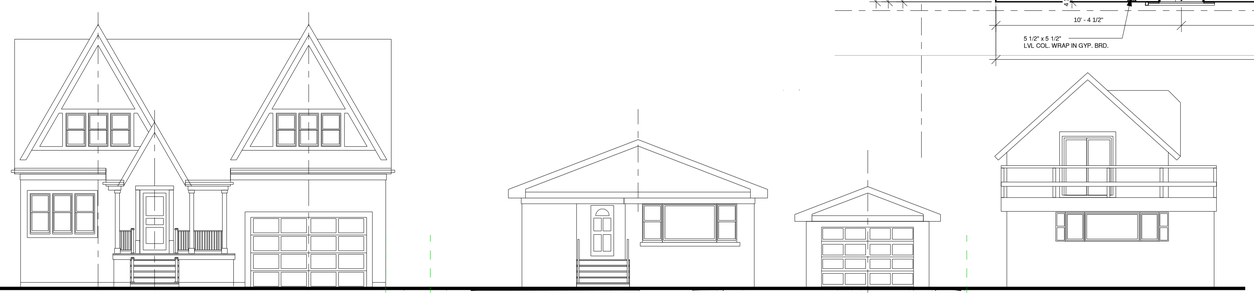
SCALE: 1" = 20'-0"



FIRST FLOOR PLAN - 1932 sqft.

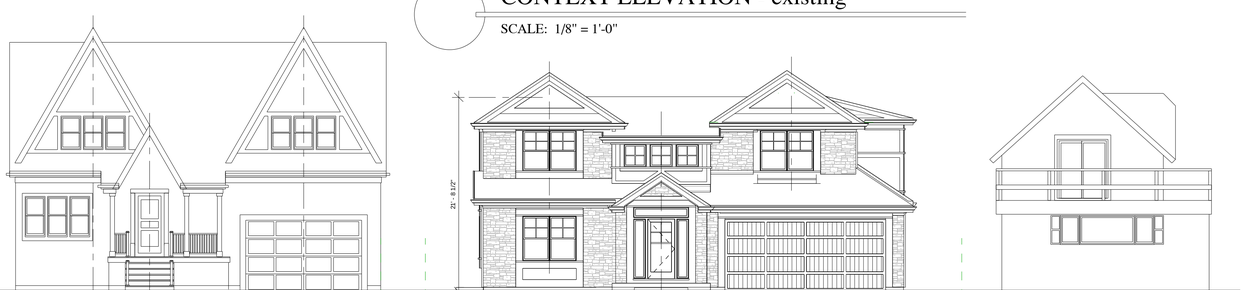
SCALE: 1/4" = 1'-0"

INDICATES 4x4 DOUGLAS FIR COL.
INDICATES 2) 2x4 COL.



CONTEXT ELEVATION - existing

SCALE: 1/8" = 1'-0"



CONTEXT ELEVATION - proposed

SCALE: 1/8" = 1'-0"

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration: 184.007356

NEW CUSTOM HOME FOR:

Jeff Schwarz

615 N. Belmont Ave.
Arlington Heights, IL

	ISSUE	DATE
	PRELIMINARY	8/20/2024
	DESIGN DEV.	10/26/2024
	DESIGN DEV. II	12/23/2024
	BID SET	
	PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

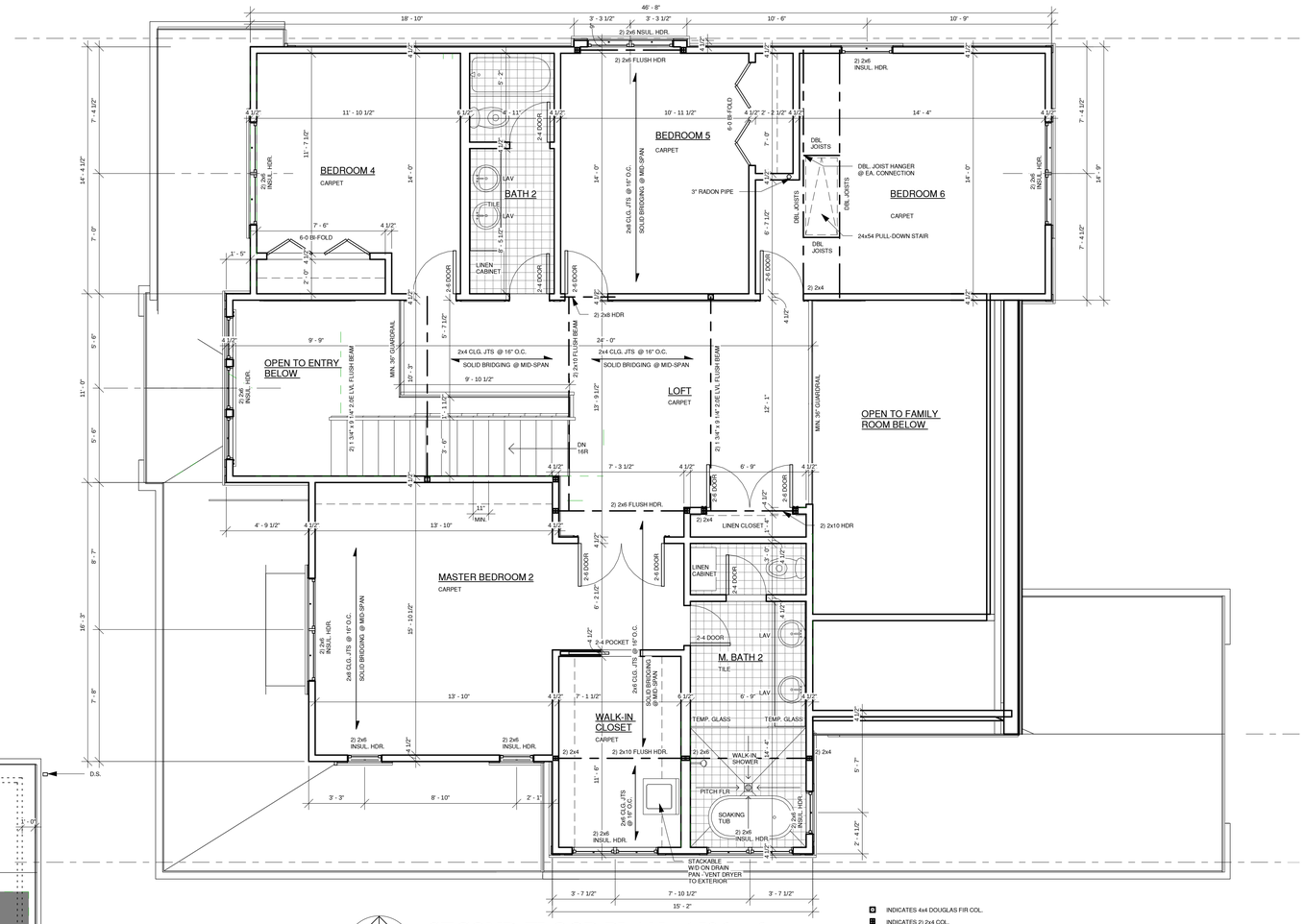
EXPIRES.: 11/30/26

JOB NO.: SCHWARZ

SHEET:

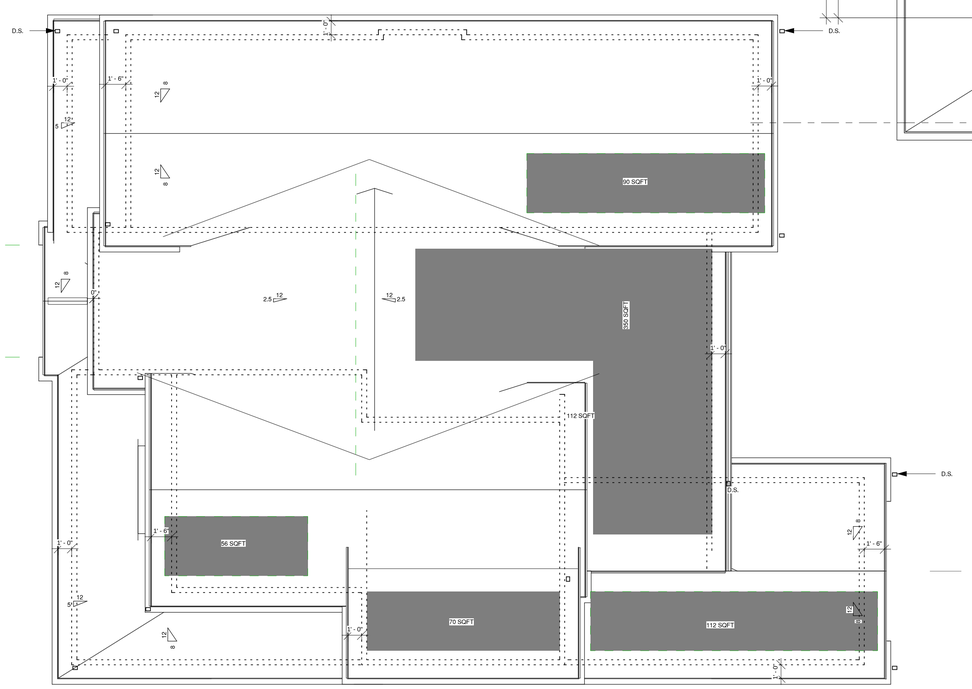
A1

OF:



SECOND FLOOR PLAN - 1536 sqft.

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



TOTAL SOLAR READY AREA
- SOUTH FACING: 334 SQFT
- EAST FACING: 350 SQFT

INDICATES SOLAR READY AREA

ROOF PLAN

SCALE: 3/16" = 1'-0"

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132

www.parcraft.com

Illinois Design Firm Registration: 184.007356

NEW CUSTOM HOME FOR:

Jeff Schwarz

615 N. Belmont Ave.
Arlington Heights, IL

	ISSUE	DATE
	PRELIMINARY	8/20/2024
	DESIGN DEV.	10/26/2024
	DESIGN DEV. II	12/23/2024
	BID SET	
	PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

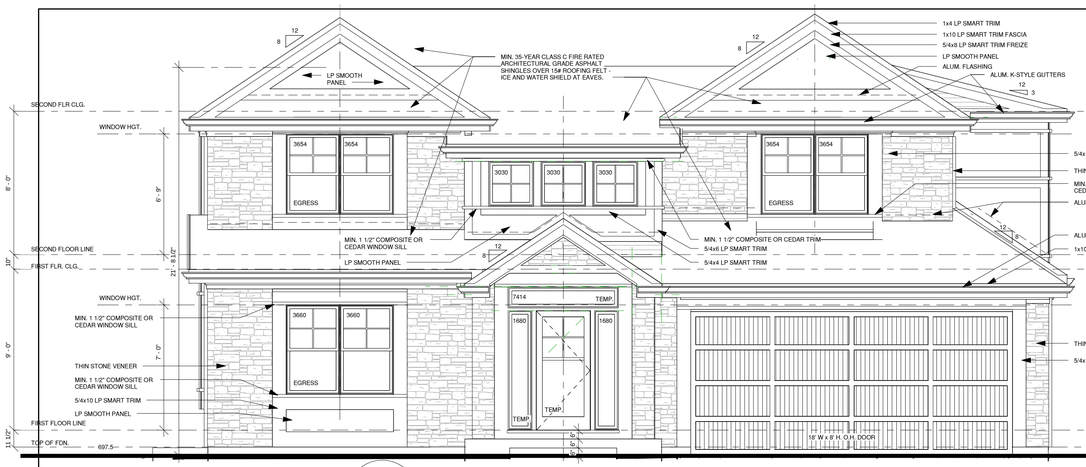
EXPIRES.: 11/30/26

JOB NO.: SCHWARZ

SHEET:

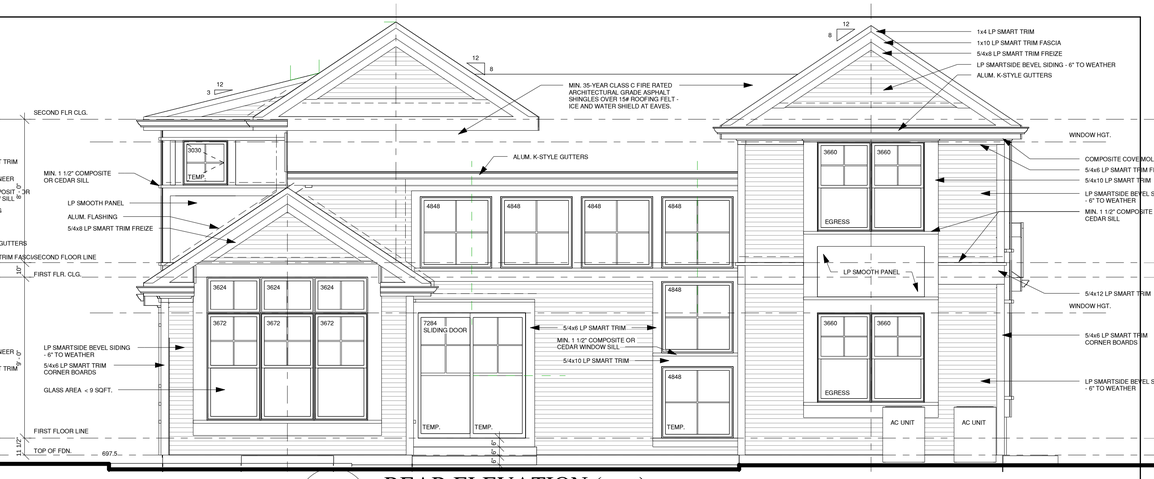
A2

OF:



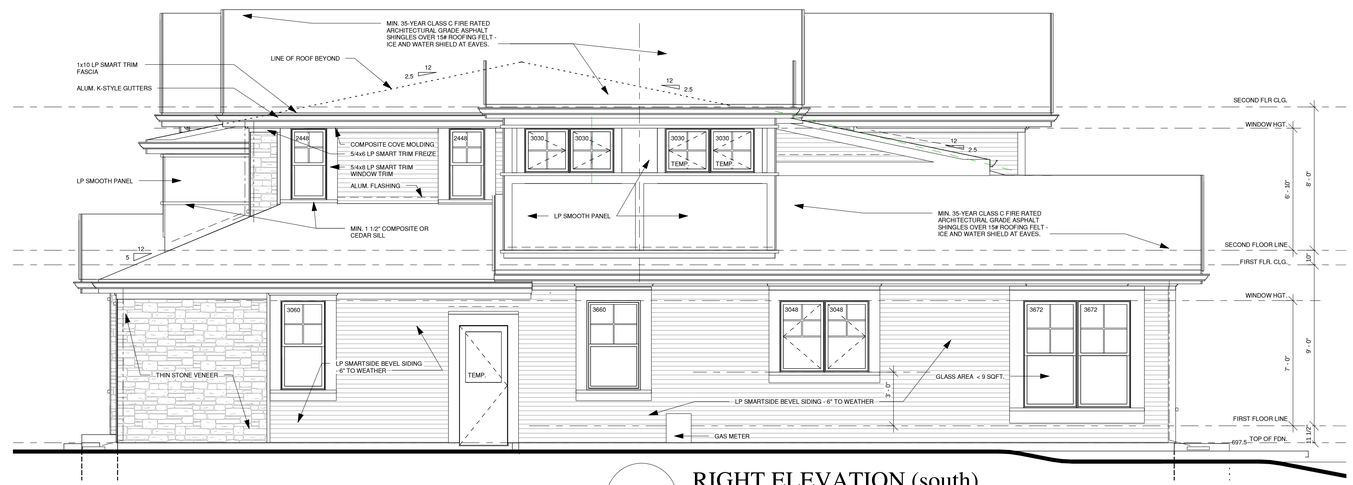
FRONT ELEVATION (west)

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



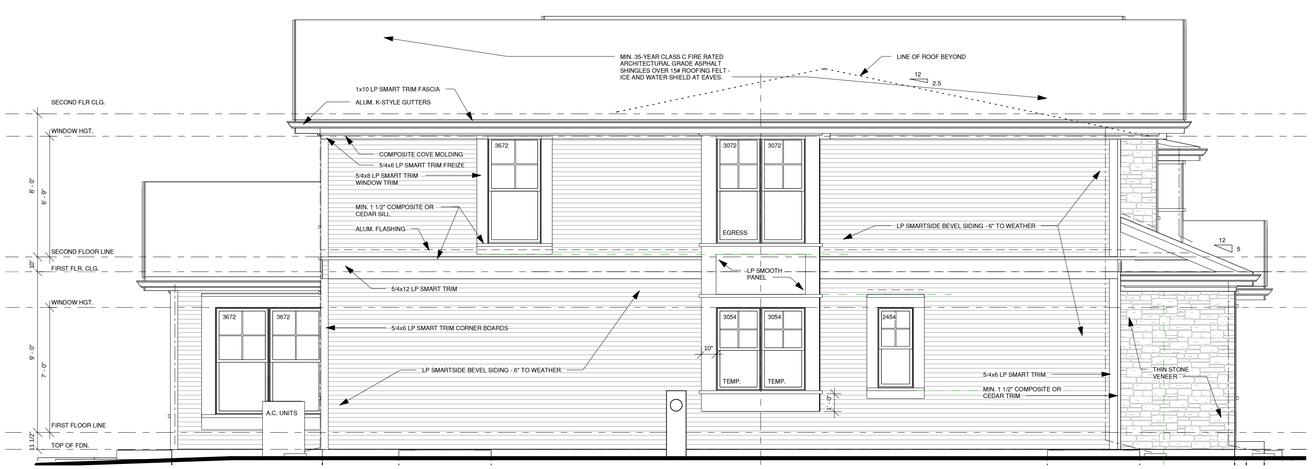
REAR ELEVATION (east)

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



RIGHT ELEVATION (south)

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



LEFT ELEVATION (north)

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

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132

www.parcraft.com

Illinois Design Firm Registration: 184.007356

NEW CUSTOM HOME FOR:

Jeff Schwarz

615 N. Belmont Ave.
Arlington Heights, IL

	ISSUE	DATE
	PRELIMINARY	8/20/2024
	DESIGN DEV.	10/26/2024
	DESIGN DEV. II	12/23/2024
	BID SET	
	PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

EXPIRES.: 11/30/26

JOB NO.: SCHWARZ

SHEET:

A3

OF:

NORTHWEST VIEW

SOUTHWEST VIEW

SOUTHEAST VIEW

NORTHEAST VIEW

WEST VIEW

EAST VIEW

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration: 184.007356

NEW CUSTOM HOME FOR:

Jeff Schwarz

615 N. Belmont Ave.
Arlington Heights, IL

	ISSUE	DATE
	PRELIMINARY	8/20/2024
	DESIGN DEV.	10/26/2024
	BID SET	
	PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

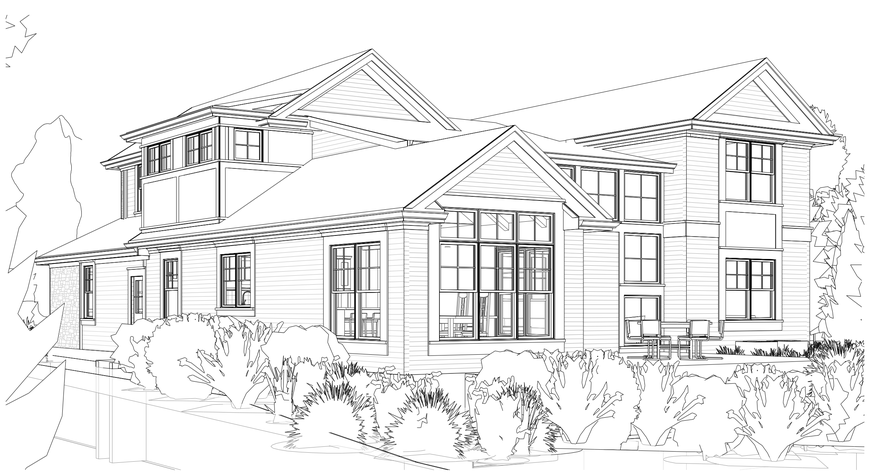
EXPIRES.: 11/30/24

JOB NO.: SCHWARZ

SHEET:

R1

OF:



PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132

www.parcraft.com

Illinois Design Firm Registration:
184.007356

NEW CUSTOM HOME FOR:

Jeff Schwarz

615 N. Belmont Ave.
Arlington Heights, IL

	ISSUE	DATE
	PRELIMINARY	8/20/2024
	DESIGN DEV.	10/26/2024
	BID SET	
	PERMIT SET	

DRAWN BY: PAR

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

EXPIRES.: 11/30/24

JOB NO.: SCHWARZ

SHEET:

A4

OF:

Material Board – Schwarz Residence

1. Paul A. Rogner (architect)
   Jeff Schwarz (owner)

2. November 19, 2024

3. New Custom Home

4. 615 N. Belmont Ave.

Siding: LP SmartSide bevel siding
(6" reveal)
Manufacturer: Louisianna Pacific
Color: Benjamin Moore
Cloud White #967

Stone: Coronado 3" Split Limestone
Color: White

Roof: Architectural Asphalt shingles
Manufacturer: GAF
Color: Charcoal

Trim: LP Smart Trim engineered wood
Manufacturer: Louisiana Pacific
Color: Benjamin Moore
Cloud White #967

Windows: Fibrex Composite Clad
Manufacturer: Andersen
Color: Black

Material Schedule – Schwarz Residence

1. Paul A. Rogner (architect)
   Jeff Schwarz (owner)

2. November 19, 2024

3. New Custom Home

4. 615 N. Belmont Ave.

Siding:	LP SmartSide bevel siding (6” reveal) Manufacturer: Louisianna Pacific Color: Benjamin Moore - Cloud White #967
Stone:	3” Split Limestone Manufacturer: Coronado Stone Color: White
Roof:	Architectural Asphalt shingles Manufacturer: GAF Color: Charcoal
Exterior Trim:	Smart Trim engineered wood fiber Manufacturer: Louisiana Pacific Color: Benjamin Moore - Cloud White #967
Windows:	Fibrex Composite Clad Manufacturer: Andersen Color: Black

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
1/28/2025

Item: DC#24-102 - 635 S. Belmont Ave. - SF/Teardown
Department: Planning & Community Development

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

Recommendation
It is recommended that the Design Commission evaluate the proposed teardown/new single-family residence located at 635 S. Belmont Avenue. This recommendation is based on the plans received 12/31/24, and the following:

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

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:
1. DC Staff Report 1/28/25
2. Exhibits - 635 S. Belmont Ave.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Hiskes Residence
Project Address: 635 S. Belmont Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 22, 2025

PETITION INFORMATION:

DC Number: 24-102
Petitioner Name: John Anstadt
Petitioner Address: J. Anstadt Architecture
403 N Oak Street
Mt. Prospect, IL 60056

Meeting Date: January 28, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and one-car detached garage to allow construction of a new two-story residence with an attached three-car garage (one car tandem). The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 10,531 square feet. The proposed house will have 4,649 square feet, and it does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 25.4 feet Side: 8.5 feet Side: 10.8 feet Rear: 34.8 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	4,650 SF	4,649 SF
Building Lot Coverage	3,686 SF	3,465 SF
Impervious Surface Coverage Total	5,266 SF	5,210 SF

The subject property is located in the Scarsdale neighborhood. According to tax records, the existing home was built when Scarsdale was originally developed back in 1929. Scarsdale was not included in the Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004, but in Staff's assessment, the existing house does contribute to the historic character of the neighborhood. In general, Staff encourages renovation/addition of contributing historic homes, in lieu of teardown, and there is abundant space on the site to update and expand the existing house.

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

In regards to the proposed new house, the design is very nicely done with a traditional style, scale, and character that would fit very well with the neighborhood. The materials and detailing are high quality, and the colors are nicely coordinated. Aside from the proposed demolition, Staff has no objections to the design of the proposed new house.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed teardown/new single-family residence located at 635 S. Belmont Avenue. This recommendation is based on the plans received 12/31/24, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural,

historical, aesthetic, or cultural value". Staff encourages renovation/expansion of the existing house, in lieu of teardown/new construction.

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

_____ January 22, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 24-102

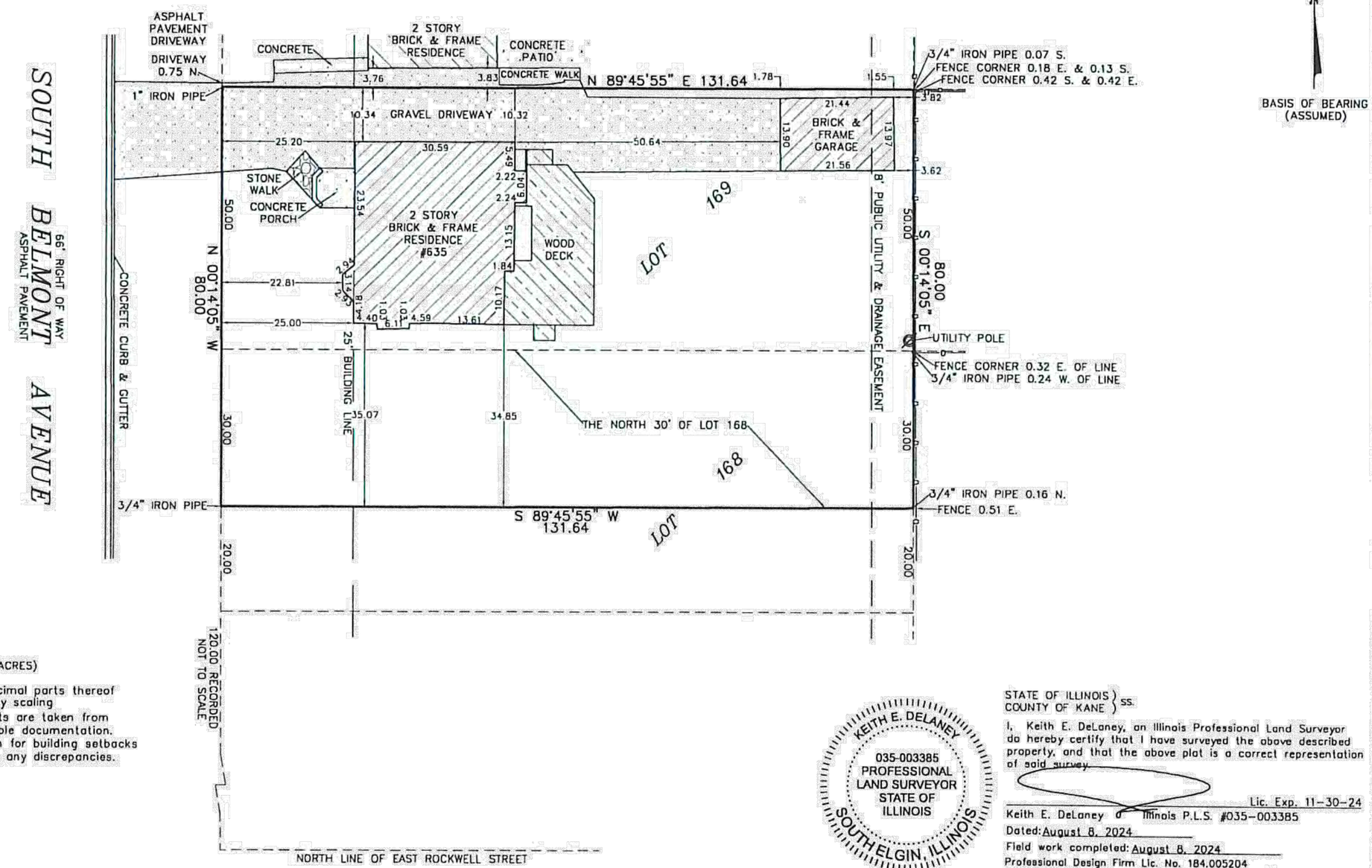
S Pine Ave
S Belmont Ave
S Burton Pl
S Bristol Ln
614
620
626
630
636
640
644
611
615
623
631
635
639
645
300
610
616
618
624
626
634
636
640
314
609
615
617
623
629
631
635
641
645
612
616
618
626
632
634
636
640
414
605
611
617
625
631
633
641
645
608
612
616
622
628
632
636
640
648
311
700
401
407
411
415
705
515

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

OF

LOT ONE HUNDRED SIXTY NINE (169) AND THE NORTH 30 FEET OF LOT ONE HUNDRED SIXTY EIGHT (168) IN SCARSDALE, BEING A PART OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) AND PART OF THE EAST HALF OF THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

WOOD FENCE

PLASTIC FENCE

MEASURED LOT AREA = 10,531 SQ. FT. (0.242 ACRES)

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order # 24-185
Address: 635 S. Belmont Ave.
Arlington Heights, IL 60005
P.I.N. 03-32-306-009-0000
Ordered by: Erickson Law Office, Ltd.

KEITH E. DELANEY
035-003385
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH ELGIN, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-24

Keith E. DeLaney Illinois P.L.S. #035-003385
Dated: August 8, 2024
Field work completed: August 8, 2024
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

J. ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

B1

PIN 03-32-309-009
PIN 03-32-309-025

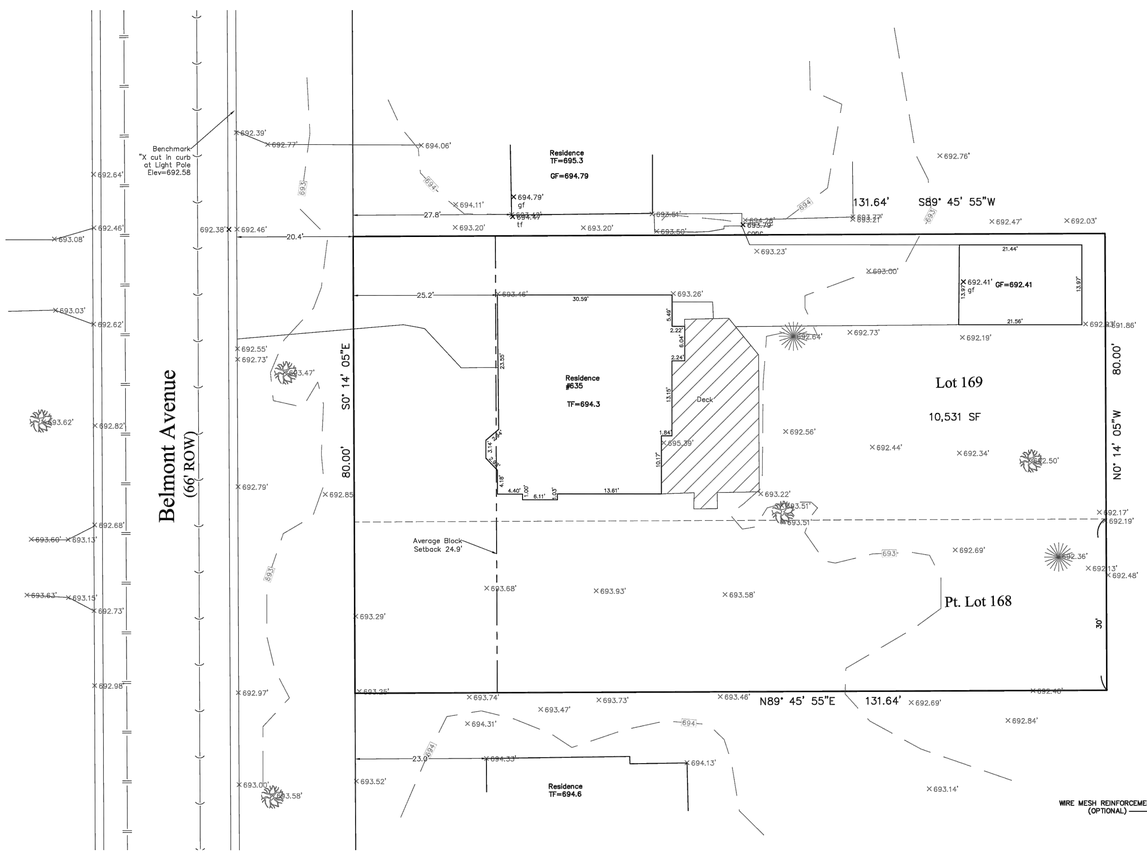
Lot Development Plan - Existing Condtions & Erosion Control

Lot One Hundred Sixty Nine (169) and the North 30 feet of the Lot One Hundred Sixty Eight (168) in Scarsdale, being a part of the West Half (1/2) of the East Half (1/2) and part of the East Half of the West Half (1/2) of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Site Benchmark:
"X" in curb at Light Pole 22' north of site on the east side of Belmont Avenue.
Elev=692.58 NAVD 88

Legend

TF = Top of Foundation
GF = Garage Floor
LO = Look Out
WO = Walk Out
TC = Top of Curb
BW = Back of Walk
FG = Finished Grade
P.U.E. = Public Utility Easement
D.E. = Drainage Easement
CL = Center Line
x {100.00} = Proposed Elevation
× 100.00 = Existing Elevation
= Existingl Contour
= Proposed Contour
= B-box
= Storm Manhole
= San Manhole
= Valve Vault
= Fire Hydrant
= Down spout
= Drainage Flow
= Watermain
= Storm Sewer
= Sanitary Sewer
= Exist. Tree
= Remove Tree
= Proposed Evergreens



Block Setbacks	
Address	Setback
645	22.2
641	23.0
635	25.2
631	27.8
629	24.2
625	25.8
617	24.8
615	25.1
609	25.1
605	25.4
601	25.0
Average	24.9

1 = Portable Toilet
2 = Refuse Dumpster
3 = Construction Material Storage
4 = Topsoil Stock Pile
5 = Concrete Washout

Utility Note

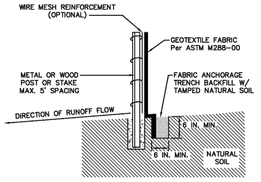
The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.

Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by T.K.D. Land Surveyors , Inc. dated August 8, 2024.

Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every ½" or greater rainfall event.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

Construction Notes

GENERAL

1. All work shall be performed in accordance with the Village of Arlington Heights Specifications.
2. The contractor shall contact J.U.L.I.E. and the Village of Arlington Heights a minimum of 48 hours prior to any excavation work.
3. The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
4. Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

EROSION CONTROL

1. All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
2. The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for man than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
3. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwised discharged from the site during construction dewatering shall be filtered.
4. Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day
5. Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation..

TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
2. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
3. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
4. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
5. Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
6. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
7. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

RAYMOND J. HOLZ
040213
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on August 22, 2024 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Bartlett, Illinois,

This 26th day of August, 2024.

Taurus Engineering, L.L.C.
5N557 Route 59
Bartlett, IL 60103
630-549-5506
taurusengl@sbcglobal.net
Design Firm 184.002441-0002

All dimensions are in Feet and Decimals thereof.

Prepared For:	Property Address:		Scale: 1"=10'
Smart Construction Group, Ltd. 11 West College Drive, Unit J Arlington Heights, IL 60004 312-504-1835	635 S Belmont Avenue Arlington Heights, IL	Revision:	Date
	Project #24-063		

J. ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

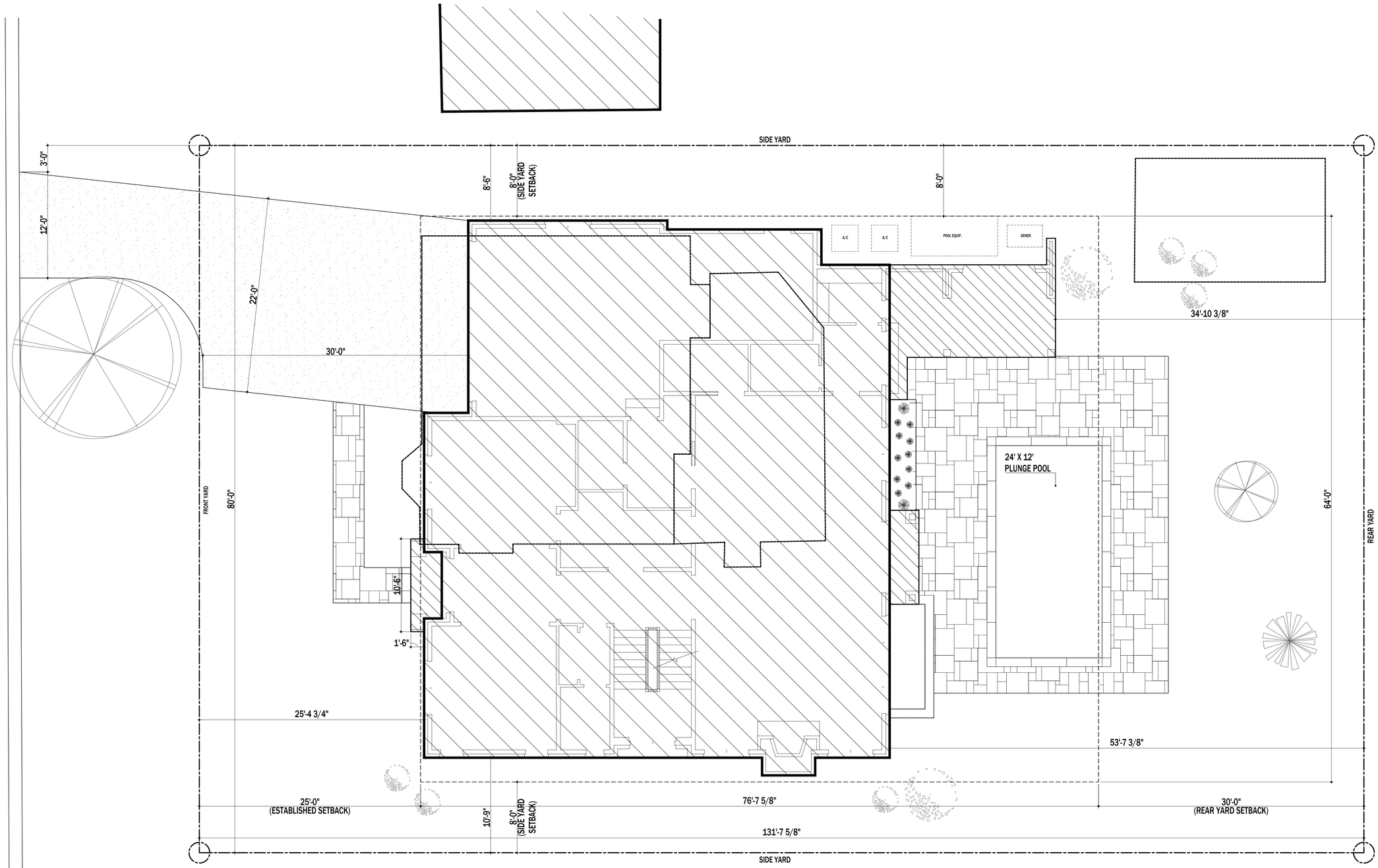
J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

B



DESIGN DEVELOPMENT

N 1 **ARCHITECTURAL SITE PLAN**

SCALE: 3/16"=1'-0"

© J.ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

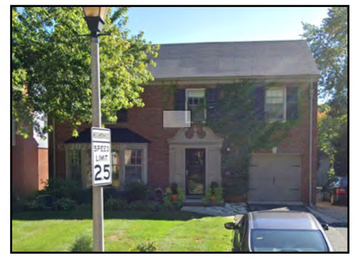
DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

A

623 S. Belmont
3rd Parcel Left

629 S. Belmont
2nd Parcel Left



631 S. Belmont
1st Parcel Left

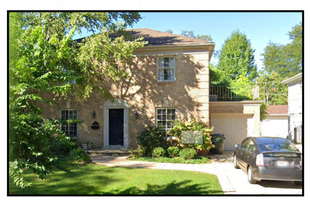
635 S. Belmont
Subject Property

641 S. Belmont
1st Parcel Right

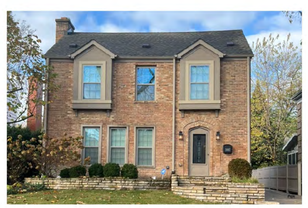
645 S. Belmont
2nd Parcel Right

NORTH

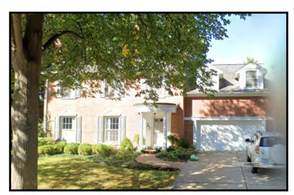
S. Belmont Avenue



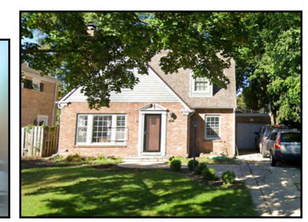
618 S. Belmont
3rd Parcel Left



624 S. Belmont
2nd Parcel Left

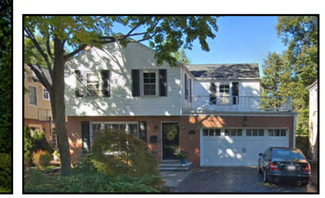


626 S. Belmont
1st Parcel Across Left

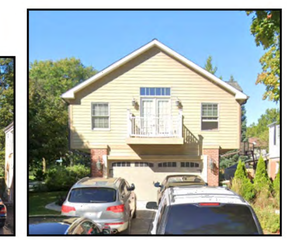


634 S. Belmont
Parcel Directly Across

636 S. Belmont
1st Parcel Across Right



640 S. Belmont
2nd Parcel Across Right



314 E. Rockwell
3rd Parcel Across Right

J. ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

G

635 S. BELMONT -
EXISTING HOUSE

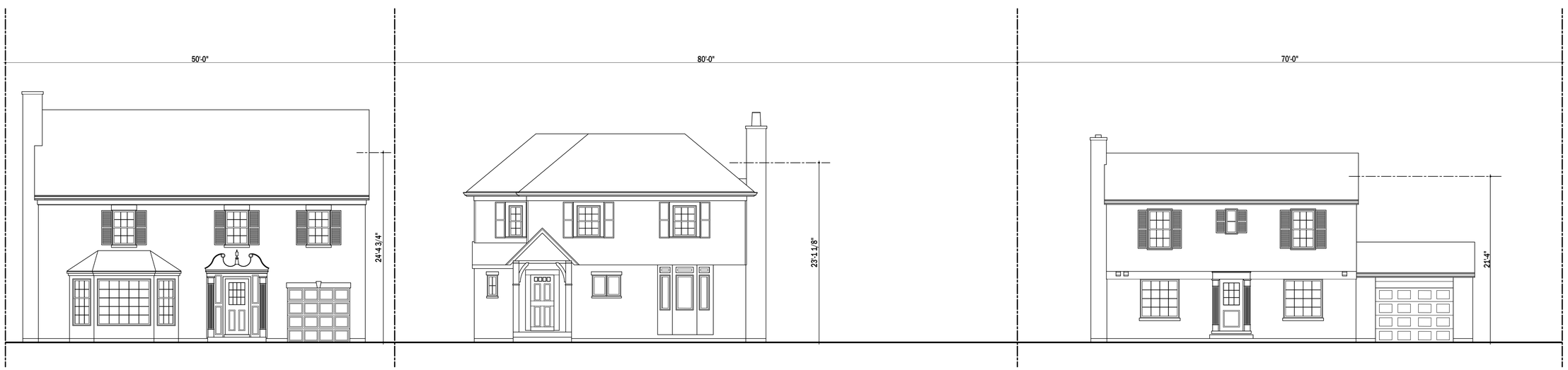
631 S. BELMONT

635 S. BELMONT

641 S. BELMONT

PROPOSED
2 CONTEXT ELEVATION
SCALE: N.T.S.

© J.ANSTADT ARCHITECTURE & DESIGN



631 S. BELMONT

635 S. BELMONT

641 S. BELMONT

EXISTING
1 CONTEXT ELEVATION
SCALE: N.T.S.

© J.ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

F

DESIGN DEVELOPMENT
3D RENDERING
SCALE: N.T.S.

© J.ANSTADT ARCHITECTURE & DESIGN

J. ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

C1

DESIGN DEVELOPMENT
N 1 LEFT ELEVATION
SCALE: 1/4"=1'-0"
© J.ANSTADT ARCHITECTURE & DESIGN

DESIGN DEVELOPMENT
W 1 FRONT ELEVATION
SCALE: 1/4"=1'-0"
© J.ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

Sheet No.

C2

DESIGN DEVELOPMENT
(S)(1) RIGHT ELEVATION
SCALE: 1/4"=1'-0"

© J.ANSTADT ARCHITECTURE & DESIGN

DESIGN DEVELOPMENT
(E)(1) REAR ELEVATION
SCALE: 1/4"=1'-0"

© J.ANSTADT ARCHITECTURE & DESIGN

J. ANSTADT ARCHITECTURE & DESIGN

©2024
© J.ANSTADT, P.L.L.C.
THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF J.ANSTADT P.L.L.C. AND PROTECTED BY COPYRIGHT LAW. REPRODUCTION, DISTRIBUTION, OR UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT PERMISSION IS STRICTLY PROHIBITED

J.ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

HISKES RESIDENCE
635 S. BELMONT AVENUE
ARLINGTON HEIGHTS, IL. 60005

DATE	DESCRIPTION
12/13/24	DES. COMM. SUBMITTAL
12/31/24	DES. COMM. SUB. REV.

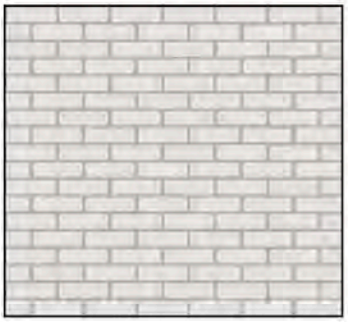
Sheet No.

C3

635 S. Belmont / Hiskes Residence
Material Board

Roofing:
Material - Architectural Asphalt Shingles
Brand - G.A.F. Timberline
Color - Black

Masonry:
Material - Brick Veneer
Brand - Glen-Gery
Color - Seaspray "White"



Window Clad Color:
Material - Aluminum Clad
Brand - Marvin Windows
Color - Ebony

Ebony

Front Door:
Material - Mahogony & Glass
Brand - Doors for Builders
Color - Black to match windows

Facia/Soffit/Entry Columns:
Material - Composite Wood
Brand - Hardiboard or LP Smartside
Color - Benjamin Moore Wrought Iron

Wood Frieze Board:
Material - Composite Wood
Brand - Hardiboard or LP Smartside
Color - Off-White to match brick

Lighting:
Material - Copper
Brand - Bevelo Gas Lanterns
Color - Copper (Note: rendered as black)

Gutters/Downspouts:
Material - Aluminum
Color: Black

Garage Door:
Material - Aluminum
Brand - Cloplay
Color - Black or match B.M. Wrought Iron

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
1/28/2025

Item: DC#24-104(H) - 923 N. Dunton Ave. - SF/Addition
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation
It is recommended that the Design Commission approve the design of the proposed addition at 923 N. Dunton Avenue. This recommendation is subject to compliance with the plans received on 1/21/25 and the following:

1. A recommendation to enclose the sides of the new front steps, and to paint the stair stringers, risers, and railings white to match the front porch.

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:
1. Staff Report 1/28/25
2. Exhibits - 923 N Dunton Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Hommer Residence
Project Address: 923 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: January 23, 2025

PETITION INFORMATION:

DC Number: 24-104(H)
Petitioner Name: Kamil Kapica
Petitioner Address: K/K Architecture
15 Cedar Ct, Unit 11
Vernon Hills, IL 60061

Meeting Date: January 28, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing a full second floor addition to an existing one-and-a-half-story house. An existing detached garage will remain. The property has a total land area of 6,250 square feet and the proposed residence with addition will be 2,584 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 27.2 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 29.1 feet Side: 7.3 feet Side: 13.8 feet Rear: 46.4 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,813 SF	2,584 SF
Building Lot Coverage	2,188 SF	1,797 SF
Impervious Surface Coverage Total	3,438 SF	3,056 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable" with a Craftsman style and estimated construction between 1910-1930.

The petitioner is proposing to remove the existing partial height second floor to allow a new full second floor addition. The design includes a steep sloping roofline around the new addition to help maintain the character and massing of the original house which gives the new addition an appearance of dormers. The existing enclosed front porch will also be refurbished with new windows and column detailing. Overall, the proposed design will be a very nice refresh to the existing house, while maintaining its historic character. Staff commends the petitioner for thoughtfully improving and maintaining this notable historic home.

The only comment on the design is that the sides of the new front steps should be enclosed to match the front porch, and a recommendation to paint the stair stringers, risers, and railings white to match the porch.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 923 N. Dunton Avenue. This recommendation is subject to compliance with the plans received on 1/21/25 and the following:

1. A recommendation to enclose the sides of the new front steps, and to paint the stair stringers, risers, and railings white to match the front porch.

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.

_____ January 23, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 24-104

HOMMER RESIDENCE

923 N Dunton Ave., Arlington Heights, IL 60004

K|K ARCHITECTURE

NOT FOR CONSTRUCTION

DRAWING INDEX

SHEET #	SHEET NAME:
A - 0.0	TITLE
A - 0.1	REFERENCE PHOTOS
A - 1.0	EXISTING & PROPOSED SITE PLAN
A - 2.0	CONTEXT PHOTOS
A - 3.0	CONTEXT ELEVATIONS
A - 4.0	EXISTING FLOOR & ROOF PLANS
A - 5.0	EXISTING ELEVATIONS
A - 6.0	PROPOSED FLOOR & ROOF PLANS
A - 7.0	PROPOSED ELEVATIONS
A - 8.0	RENDERING
A - 8.1	RENDERING
A - 8.2	RENDERING
A - 8.3	RENDERING
A - 9.0	MATERIAL SCHEDULE & SAMPLE BOARD
	SINGLE FAMILY ZONING WORKSHEET
	SINGLE FAMILY ZONING WORKSHEET
	PLOT OF SURVEY

Hommer Residence
923 N Dunton Ave., Arlington Heights, IL 60004
DESIGN COMMISSION REVIEW

TITLE

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 0.0

This document is a work product of Kamil Kapica It is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica. Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

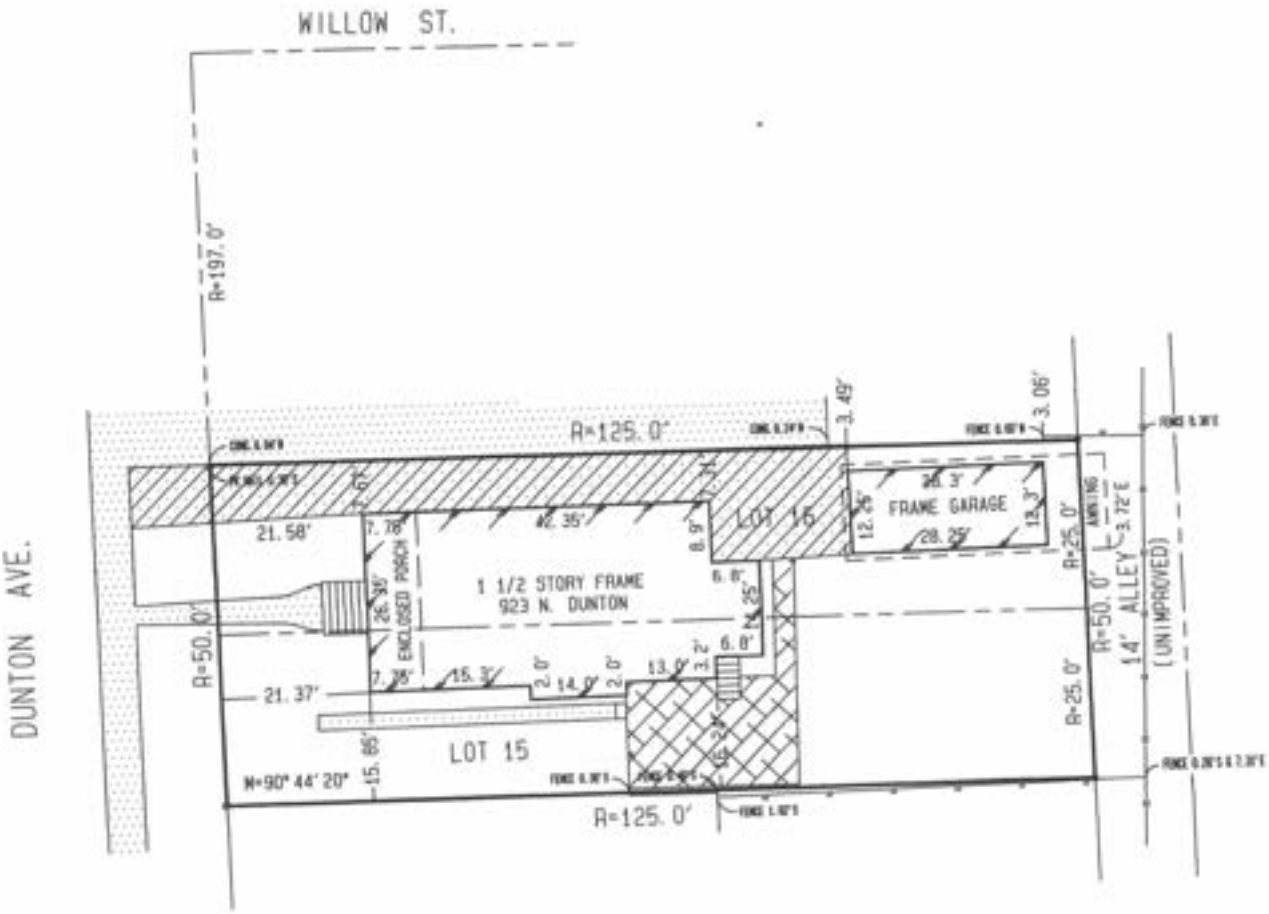
W Elm St
N Vail Ave
N Vail Ave
900
906
910
916
920
934
940
1002
903
907
913
915
917
921
927
931
937
1001
W Willow St
904
908
912
918
922
926
930
934
940
1002
N Dunton Ave
N Dunton Ave
901
903
911
915
919
921
923
925
929
941
1001
832
836
840
902
906
910
914
15
1006
N Evergreen Ave
N Evergreen Ave
E Willow St
831
835
839
903
907
911
103
104
834
838
842
840
900
902-904
906
910
912
115
1004
N Arlington Heights Rd
N Arlington Heights Rd
841
901
905
919
945
1001

PLAT OF SURVEY

Order No. 2417810

LOT 15 AND 16 IN BLOCK 3 IN CONE'S SUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISID OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE 1" = 20'



LEGEND
LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
□ = HYDRANT
☼ = LIGHT

CONCRETE =
PAVERS =
ASPHALT =

COURTNEY M. SHROPSHIRE IV
2753
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WEST DUNDEE, IL

STATE of ILLINOIS
COUNTY of KANE

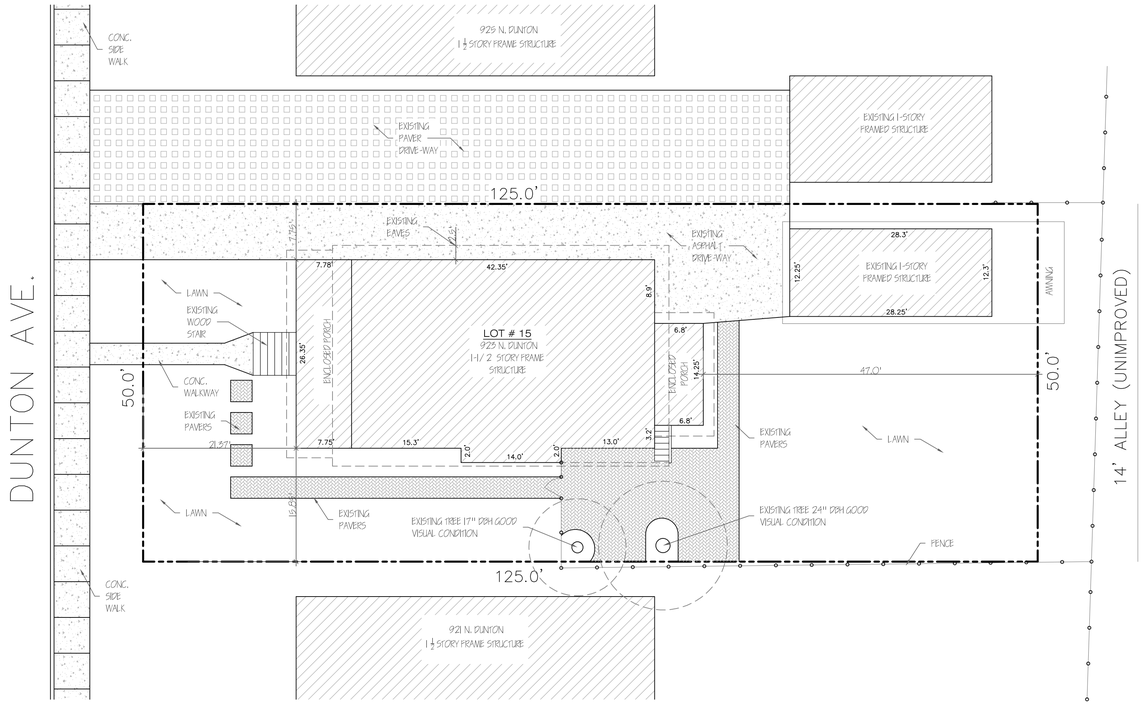
WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: JUNE 18, 2024.

LICENSE NO. 2753 EXPIRES ON NOVEMBER 30, 2024.

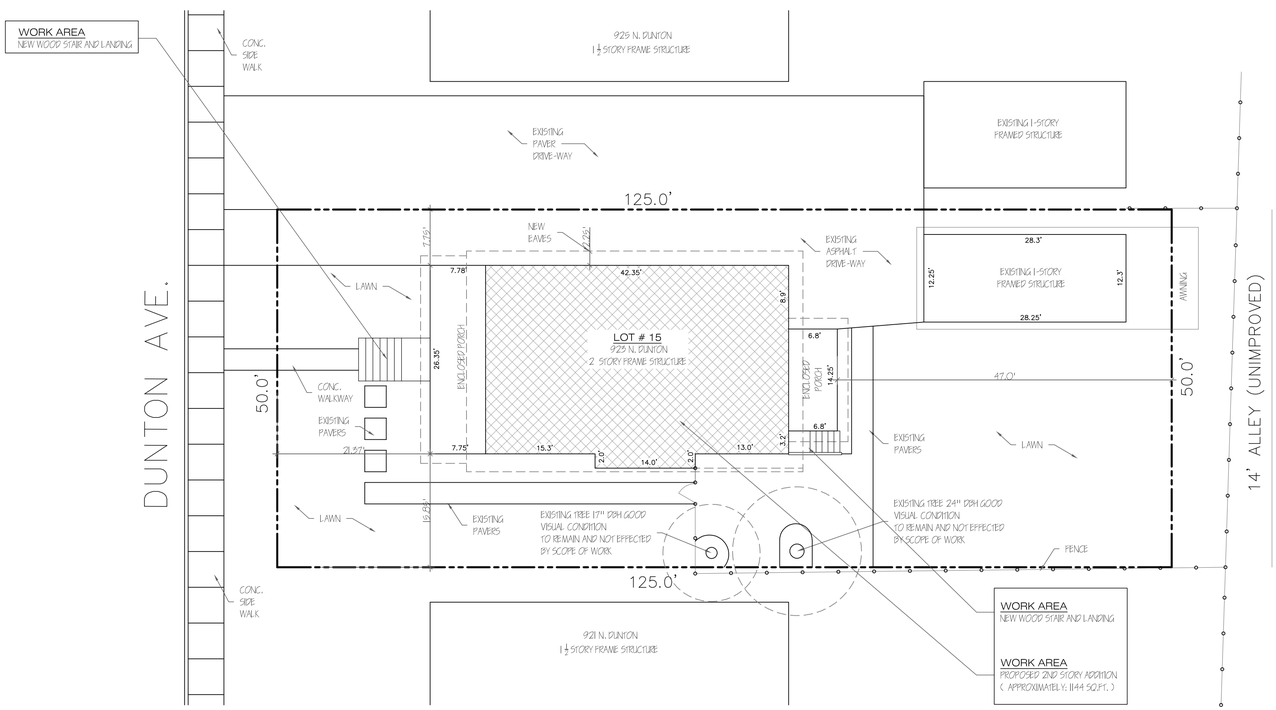
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
THIS PLAT WAS BEEN PREPARED FOR

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (847) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

This document is a work product of Kamil Kapica It is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica.
Copyright © 2024 | KAMIL KAPICA | All Rights Reserved



4 EXISTING SITE PLAN
SCALE: 1"=10'-0"
NORTH



3 PROPOSED SITE PLAN
SCALE: 1"=10'-0"
NORTH

2 VICINITY MAP
SCALE: N.T.S.
NORTH

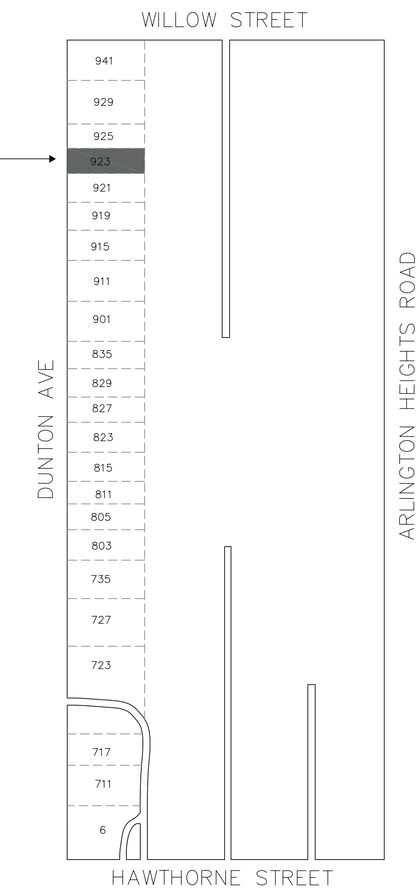
SUBJECT PROPERTY

AVERAGE BLOCK SETBACK CALCULATION

AVERAGE FRONT SETBACK = TOTAL / (#) LOTS

941 N. DUNTON :	10' - 6"
929 N. DUNTON :	30' - 6"
925 N. DUNTON :	21' - 0"
923 N. DUNTON :	29' - 10"
921 N. DUNTON :	23' - 3"
919 N. DUNTON :	42' - 8"
915 N. DUNTON :	32' - 6"
911 N. DUNTON :	41' - 1"
901 N. DUNTON :	29' - 3"
835 N. DUNTON :	29' - 1"
829 N. DUNTON :	29' - 10"
827 N. DUNTON :	29' - 10"
823 N. DUNTON :	26' - 8"
815 N. DUNTON :	29' - 11"
811 N. DUNTON :	26' - 11"
805 N. DUNTON :	28' - 1"
803 N. DUNTON :	28' - 0"
735 N. DUNTON :	26' - 11"
727 N. DUNTON :	21' - 0"
723 N. DUNTON :	27' - 0"
717 N. DUNTON :	27' - 3"
711 N. DUNTON :	26' - 3"
6 E. HAWTHORNE:	32' - 2"
TOTAL:	651' -6"
(#) LOTS	(23)

AVERAGE FRONT SETBACK = 28' - 4"



1 AVARAGE SET BACK
SCALE: N.T.S.
NORTH

K|K ARCHITECTURE

NOT FOR CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

EXISTING & PROPOSED SITE PLANS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 1.0

K|K ARCHITECTURE

NOT FOR CONSTRUCTION

Property to Left 3
941 N. Dunton Ave.

Property to Left 2
929 N. Dunton Ave.

Property to Left 1
925 N. Dunton Ave.

SUBJECT PROPERTY
923 N. Dunton Ave.

Property to Right 1
921 N. Dunton Ave.

Property to Right 2
919 N. Dunton Ave.

Property to Right 3
915 N. Dunton Ave.

DUNTON AVE.

Property to Across 1
930 N. Dunton Ave.

Property to Across 2
926 N. Dunton Ave.

Property to Across 3
922 N. Dunton Ave.

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

CONTEXT PHOTOS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 2.0

This document is a work product of Kamil Kapica it is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica.

Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

EXISTING REAR PORCH AND STAIR

EXISTING SIDE YARD - SOUTH ELEVATION

EXISTING FRONT YARD - WEST ELEVATION

EXISTING REAR PORCH

EXISTING DRIVEWAY - NORTH ELEVATION

EXISTING REAR YARD - EAST ELEVATION

K|K ARCHITECTURE

NOT FOR CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

REFERENCE PHOTOS

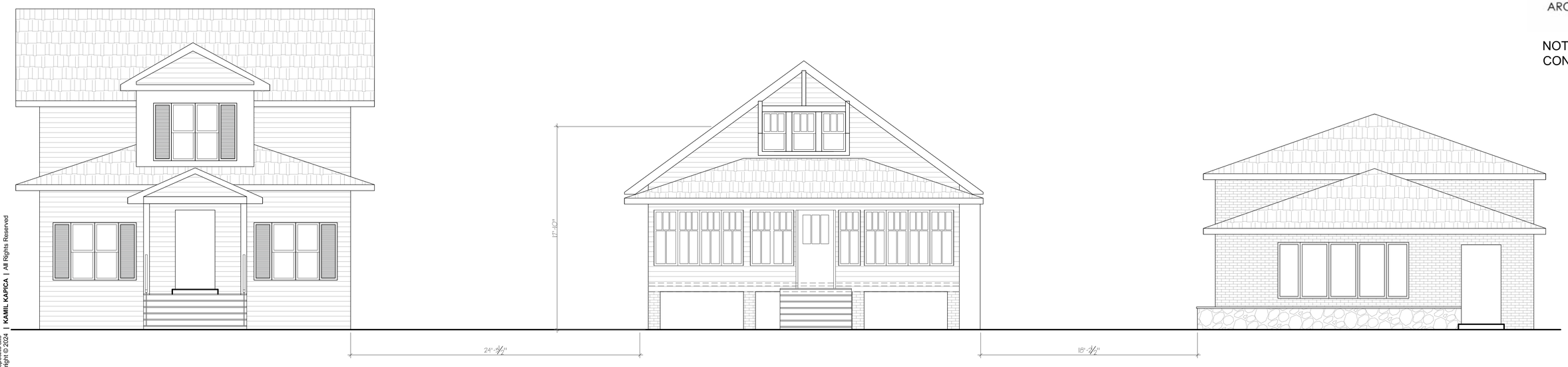
Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 0.1

This document is a work product of Kamil Kapica it is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica. Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

K|K ARCHITECTURE

NOT FOR CONSTRUCTION



925 N DUNTON AVE.

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

921 N DUNTON AVE.

925 N DUNTON AVE.

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

921 N DUNTON AVE.

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

CONTEXT ELEVATIONS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 3.0

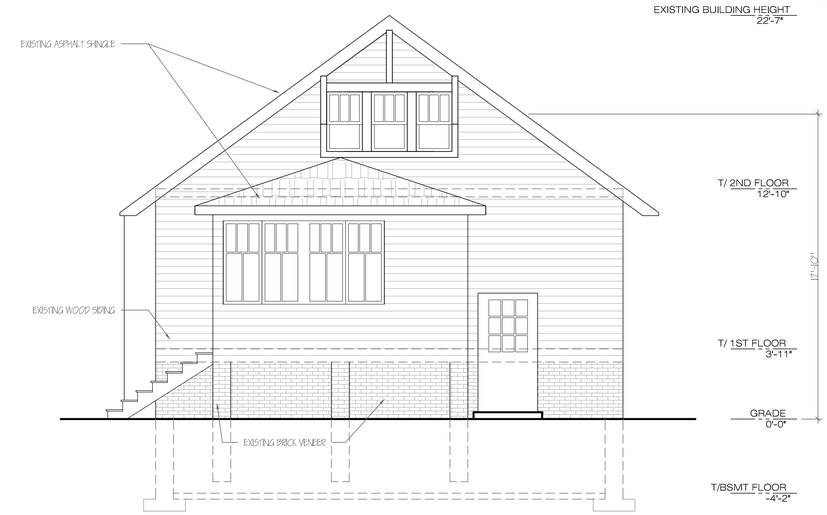
This document is a work product of Kamil Kapica it is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica.

KAMIL KAPICA | All Rights Reserved
Copyright © 2024

K|K ARCHITECTURE

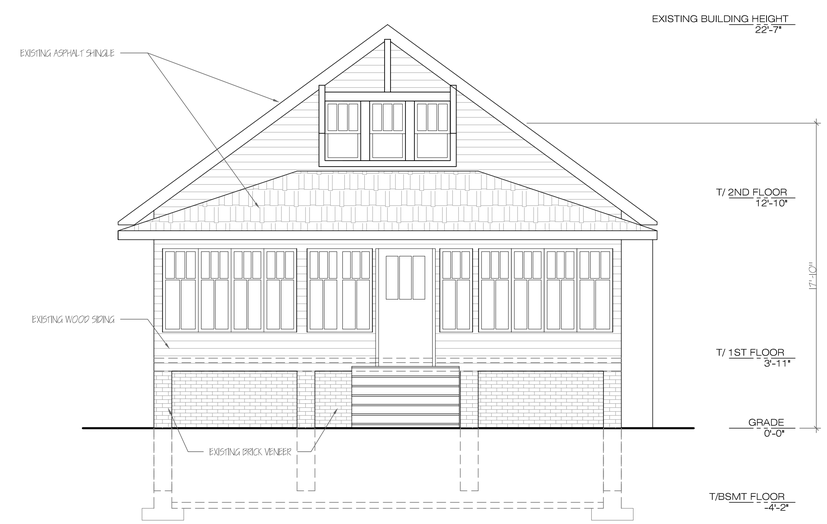
NOT FOR CONSTRUCTION

4 EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



2 EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"

3 EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



1 EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

EXISTING ELEVATIONS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

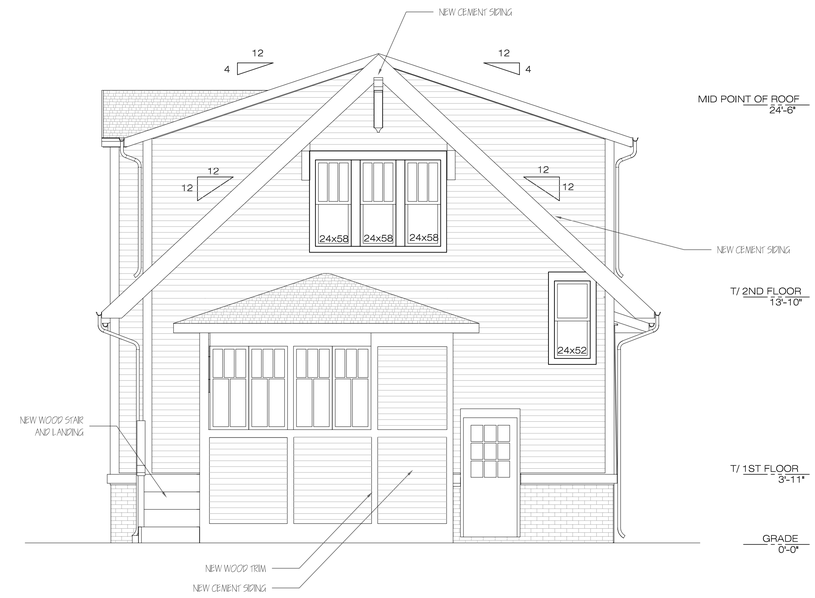
A - 5.0

This document is a work product of Kamil Kapica It is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica. Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

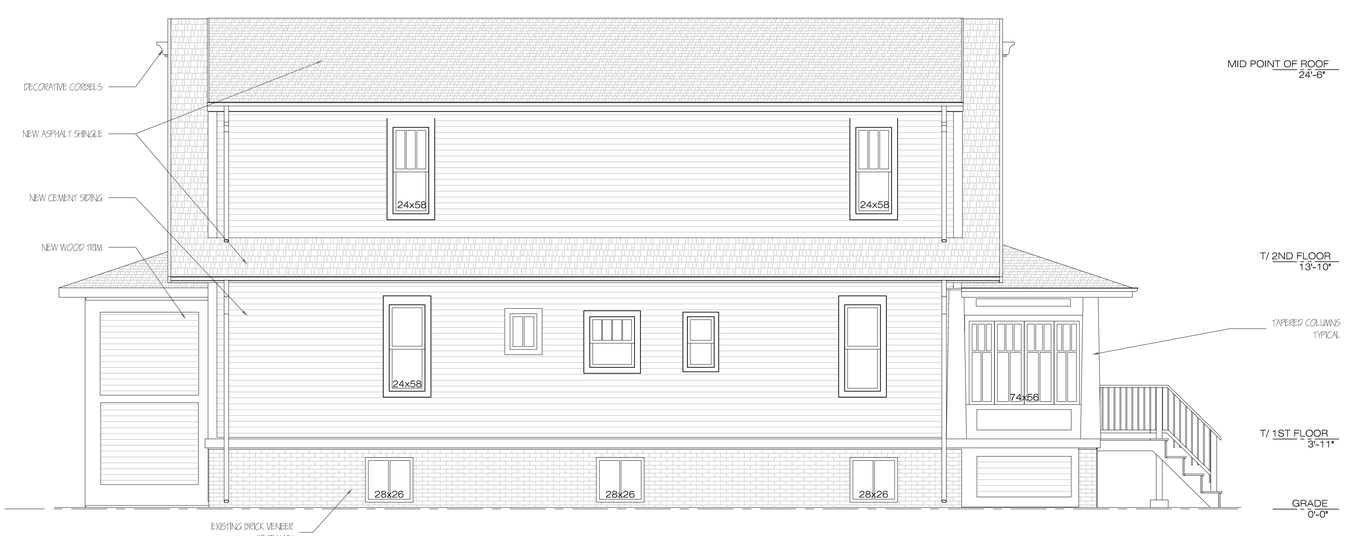
K|K ARCHITECTURE

NOT FOR CONSTRUCTION

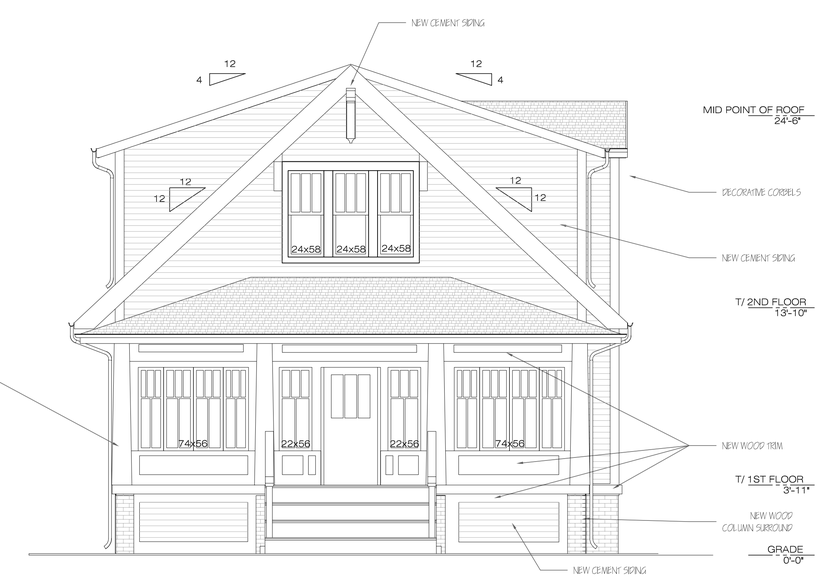
4 PROPOSED SOUTH ELEVATION
SCALE 1/4"=1'-0"



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



3 PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"



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

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

PROPOSED ELEVATIONS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 7.0

This document is a work product of Kamil Kapica it is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica.
Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

K|K
ARCHITECTURE

NOT FOR
CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004
DESIGN COMMISSION REVIEW

RENDERINGS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 8.3

K|K
ARCHITECTURE

NOT FOR
CONSTRUCTION

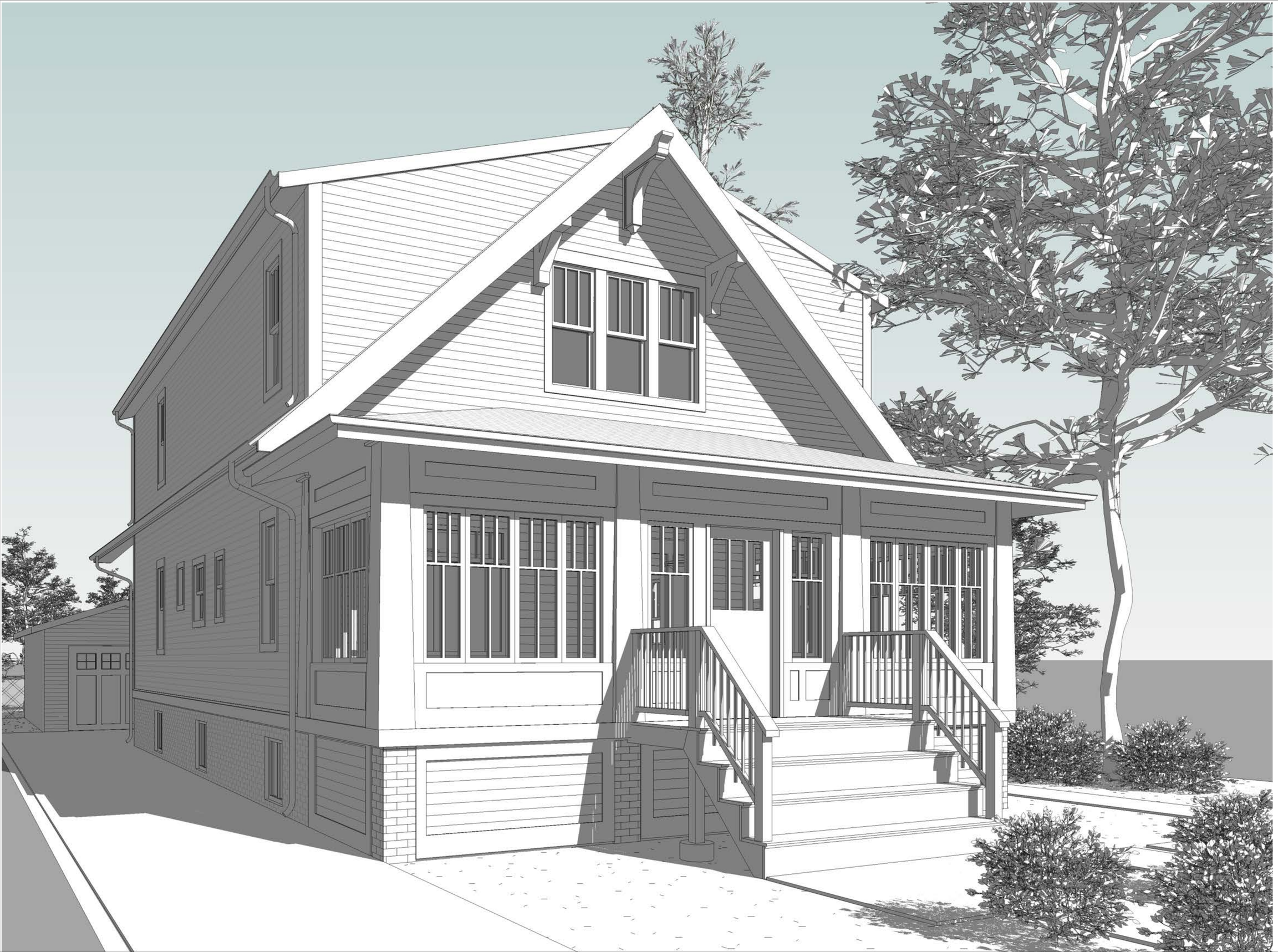
Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004
DESIGN COMMISSION REVIEW

RENDERINGS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 8.1



K|K
ARCHITECTURE

NOT FOR
CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004
DESIGN COMMISSION REVIEW

RENDERINGS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 8.0

K|K
ARCHITECTURE

NOT FOR
CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004
DESIGN COMMISSION REVIEW

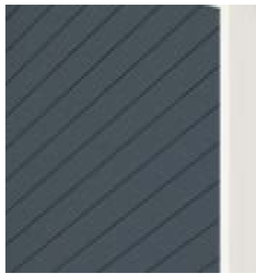
RENDERINGS

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 8.2

ASPHALT SHINGLES

VINYL WINDOWS

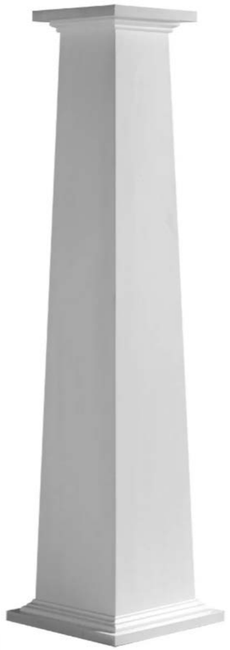


SIDING

EXISTIGN BRICK

COMPOSITE DECKING

LARGE DECORATIVE CORBLE



DECORATIVE COLUMN

K|K ARCHITECTURE

NOT FOR CONSTRUCTION

Hommer Residence

923 N Dunton Ave., Arlington Heights, IL 60004

DESIGN COMMISSION REVIEW

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
SIDING	FIBER CEMENT	LP SMARTSIDE LAP	RAPIDS BLUE
ROOF	ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	PEWTER GRAY
TRIM/FACIA	WOOD/FIBER CEMENT	LP SMARTSIDE LAP	WHITE
WINDOWS	VINYL	ADVANCED WINDOWS	WHITE
GUTTERS	ALUMINUM	AMERIMAX	WHITE
DECKING	COMPOSITE	TREX	WOOD

MATERIAL SAMPLE BOARD

Project Number:	# 2408
Date	01.10.2024
Scale	As indicated

A - 9.0

This document is a work product of Kamil Kapica It is confidential and contains proprietary information and is the intellectual property of Kamil Kapica. It is for the exclusive use of our client toward constructing the design on the specific site indicated. Any or all of the information contained herein may not be shared, sold, reproduced, repurposed or disclosed under any circumstances without the express written permission of Kamil Kapica. Copyright © 2024 | KAMIL KAPICA | All Rights Reserved

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
1/28/2025

Item: DC#24-089 - Arlington Heights Park District - Arlington Ridge Center - 660 N. Ridge Ave. - Commercial
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for an addition to the existing Arlington Heights Park District, Arlington Ridge Center.

Recommendation
It is recommended that the Design Commission approve the design of the addition to the Arlington Ridge Center located at 660 N. Ridge Avenue. This recommendation is based on the plans received on 12/6/24, Site Plan received on 12/13/24, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:
1. DC Staff Report
2. Exhibits - Arlington Ridge Center

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Arlington Ridge Center	**DC Number:**	24-089
Project Address:	660 N. Ridge Center	**Petitioner Name:**	John Kramer
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Heights Park District 410 N. Arlington Heights Rd. Arlington Heights, IL 60004
Date Prepared:	January 22, 2025	**Meeting Date:**	January 28, 2025

Requested Action(s):
Approval of the proposed architectural design for an addition to the existing Arlington Heights Park District, Arlington Ridge Center.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing a new two-story addition to the existing Arlington Ridge Center. The new addition is approximately 6,150 sf, with a multipurpose space on the first floor and a fitness room on the second floor.

Architectural Design:
Overall, the proposed addition is very nicely designed to fit seamlessly with the existing building, which was recently expanded in 2018. All of the materials and detailing of the proposed addition will match existing.

Equipment Screening:
The new addition includes two new rooftop mechanical units which are required to be screened from view. The two mechanical units are setback on the roof which will minimize their visibility, but they will also have unit mounted screens which will match numerous other mechanical screens that are already on this building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the design of the addition to the Arlington Ridge Center located at 660 N. Ridge Avenue. This recommendation is based on the plans received on 12/6/24, Site Plan received on 12/13/24, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to

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

_____ January 22, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-089

LOCATION PLAN

PROJECT DESCRIPTION

THE PROJECT PROPOSES A TWO-STORY ~6,150 SF ADDITION TO THE EXISTING ARLINGTON RIDGE CENTER.

THE ADDITION WILL BE LOCATED TO THE NORTH OF THE MAIN ENTRY TO THE FACILITY. THE ADDITION WILL PROVIDE A MULTIPURPOSE SPACE ON THE FIRST FLOOR AND A FITNESS ROOM ON THE SECOND FLOOR. THE OUTDOOR BASKETBALL HOOPS WILL BE RELOCATED AND THE EXISTING PLAYGROUND WILL REMAIN.

THE PROJECT ALSO INCLUDES THE RECONFIGURATION OF THE POOL LOCKER ROOMS TO INCLUDE ADDITIONAL CHANGING SPACE AND THE ADDITION OF FAMILY CHANGING ROOMS NEAR THE POOL.

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

LOCATION PLAN AND PROJECT DESCRIPTION

SHEET NO. G0

JOB NO. 23-3791.02

© 2024 FGM Architects Inc.

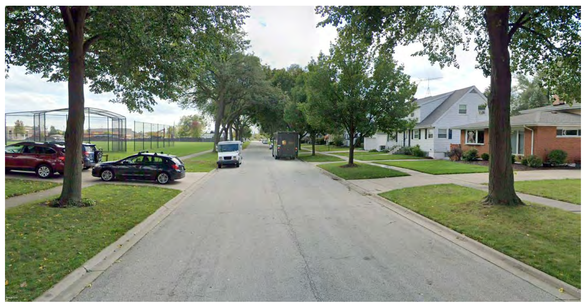
11/27/2024 8:28:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt

Copyright 2024 FGM ARCHITECTS INC.

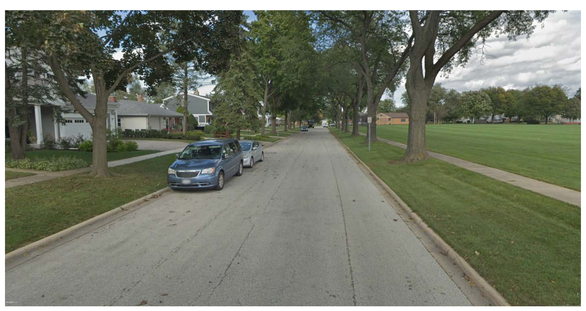
EXISTING ARLINGTON RIDGE CENTER- WEST

EXISTING ARLINGTON RIDGE CENTER- NORTH WEST

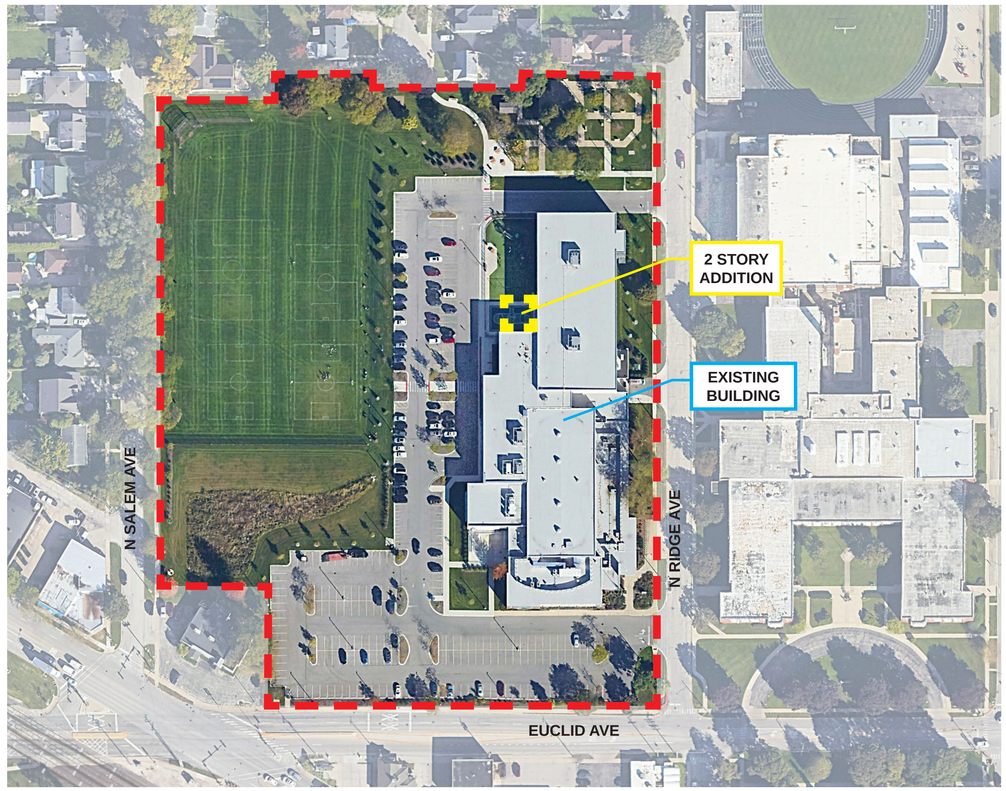
VIEW LOOKING SOUTH ON N SALEM AVE



VIEW LOOKING NORTH ON N SALEM AVE



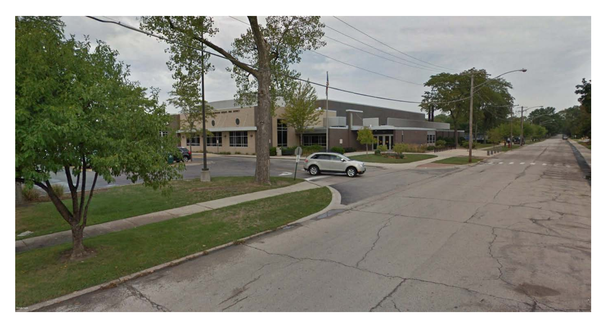
VIEW FROM EUCLID



VIEW LOOKING SOUTH ON N RIDGE AVE

VIEW LOOKING NORTH ON N RIDGE AVE

VIEW FROM EUCLID & RIDGE



fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

PHOTOGRAPHS OF EXISTING SITE

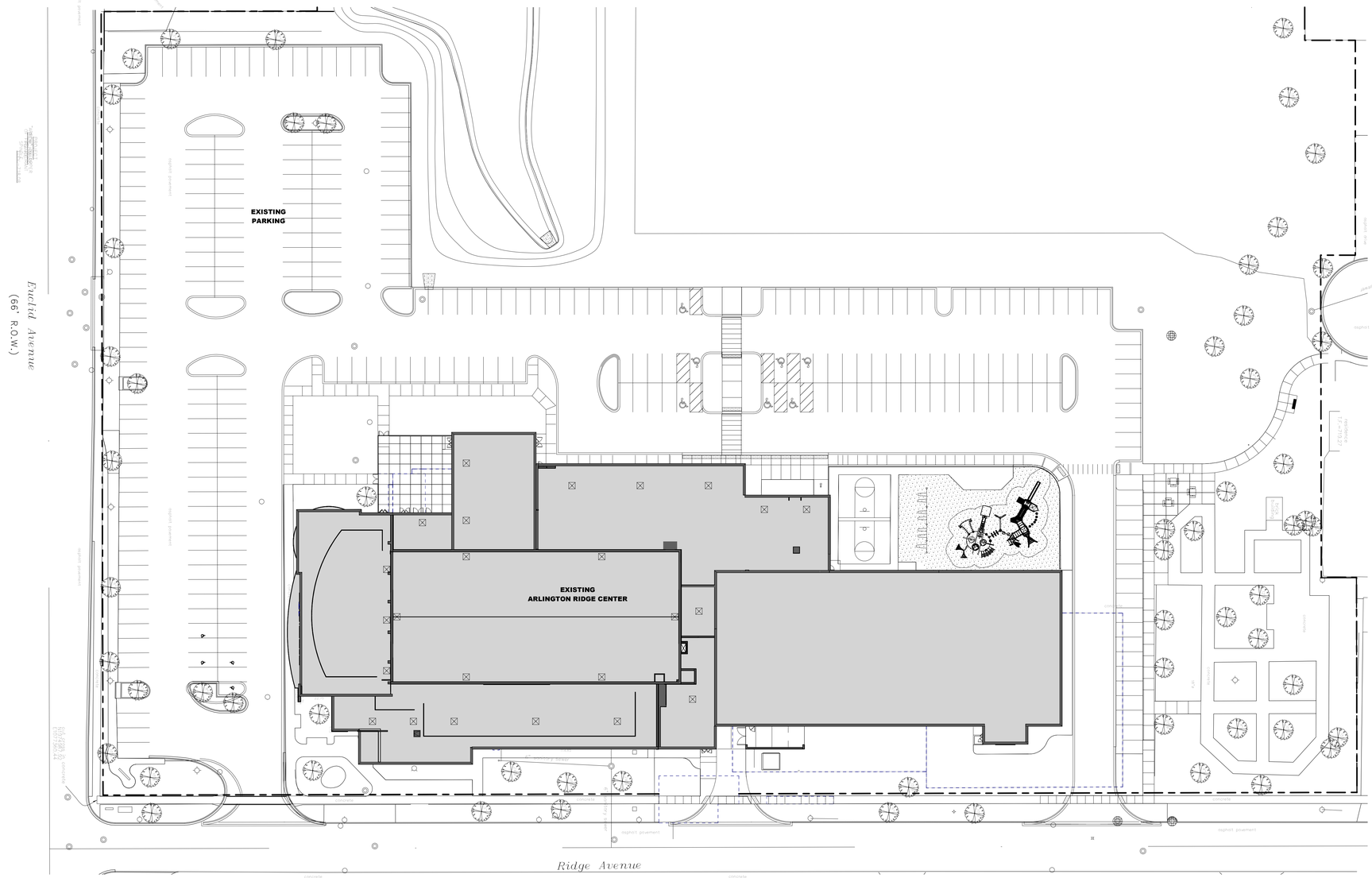
SHEET NO. G1

JOB NO. 23-3791.02

© 2024 FGM Architects Inc.

11/27/2024 8:28:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt

Copyright: 2024 FGM ARCHITECTS INC.



2 OVERALL SITE PLAN- PROPOSED

1" = 30'-0"

N

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

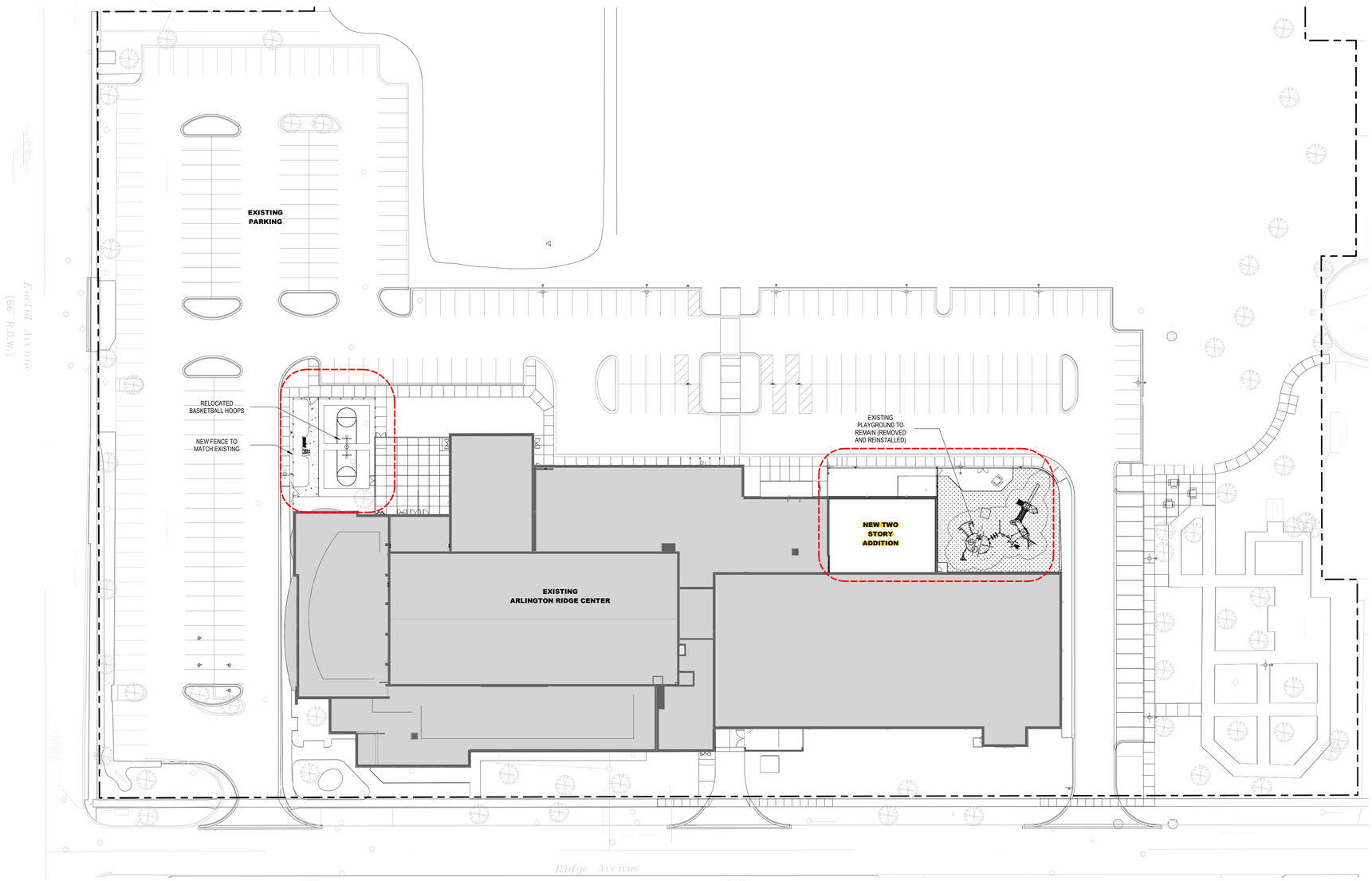
DESIGN COMMISSION

EXISTING CONDITIONS

SHEET NO.
G2

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

12/6/2024 3:49:35 PM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.



2 OVERALL SITE PLAN- PROPOSED

1" = 30'-0"

N

SITE SCOPE AREAS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION
	12/13/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

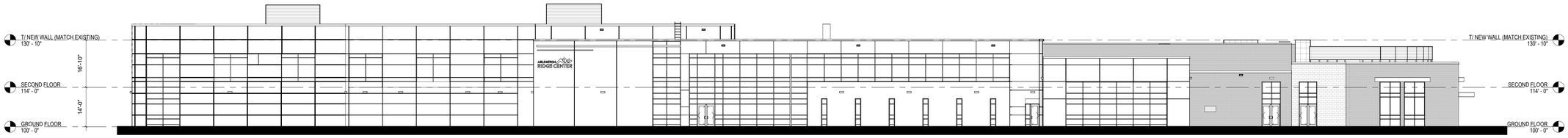
DESIGN COMMISSION

PROPOSED SITE PLAN

SHEET NO.
A0

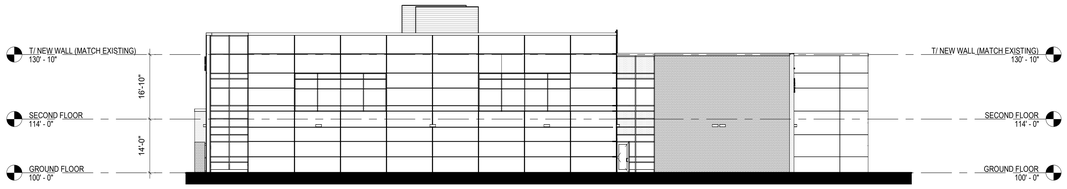
JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

12/13/2024 9:01:45 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.



1 EXTERIOR WEST ELEVATION- EXISTING

1/16" = 1'-0"



2 EXTERIOR NORTH ELEVATION- EXISTING

1/16" = 1'-0"

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
802 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

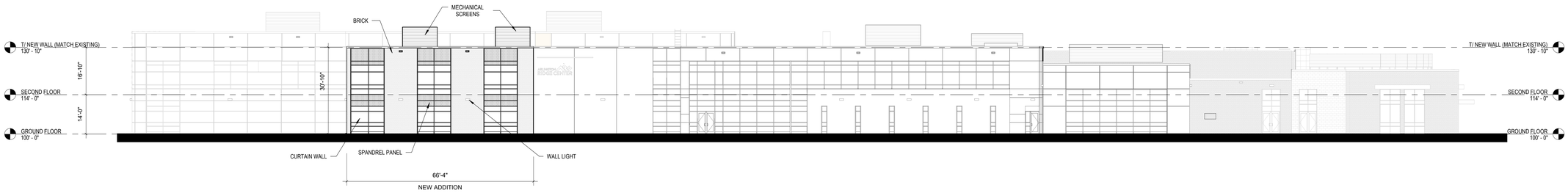
DESIGN COMMISSION

EXISTING ELEVATIONS

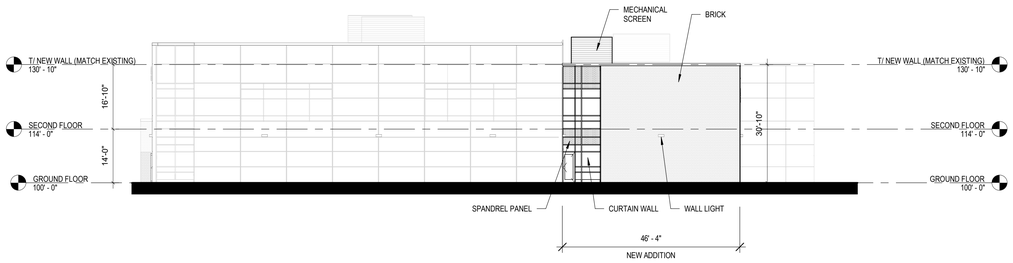
SHEET NO.
A4

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

12/6/2024 3:50:39 PM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.

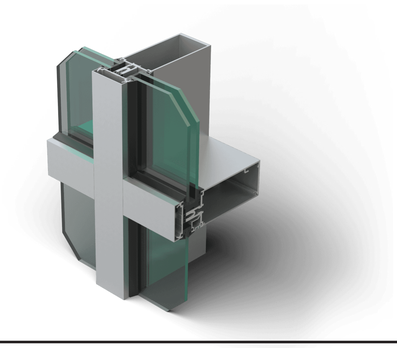


1 EXTERIOR WEST ELEVATION
1/16" = 1'-0"



2 EXTERIOR NORTH ELEVATION
1/16" = 1'-0"

EXISTING & PROPOSED BRICK



EXISTING & PROPOSED CURTAIN WALL

HORIZONTAL 7.2 RIB SOLID

EXISTING & PROPOSED ROOFTOP EQUIPMENT SCREENS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
802 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

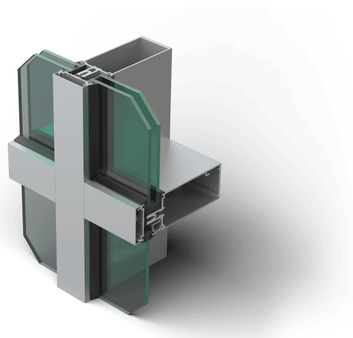
NEW ADDITION ELEVATIONS

SHEET NO.
A5

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

12/6/2024 3:51:33 PM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright: 2024 FGM ARCHITECTS INC.

EXISTING & PROPOSED BRICK



EXISTING & PROPOSED CURTAIN WALL

HORIZONTAL 7.2 RIB SOLID

EXISTING & PROPOSED ROOFTOP EQUIPMENT SCREENS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

RENDERING

SHEET NO. A6

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

11/27/2024 8:28:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.

BASIS OF DESIGN: ENVISOR UNIT MOUNTED SCREENING SYSTEM, CITY SCAPES, INC.

PROPOSED SCREENING TO MATCH EXISTING SCREENING

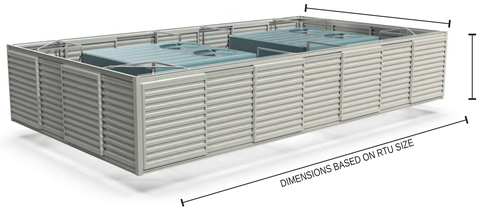
COLOR:

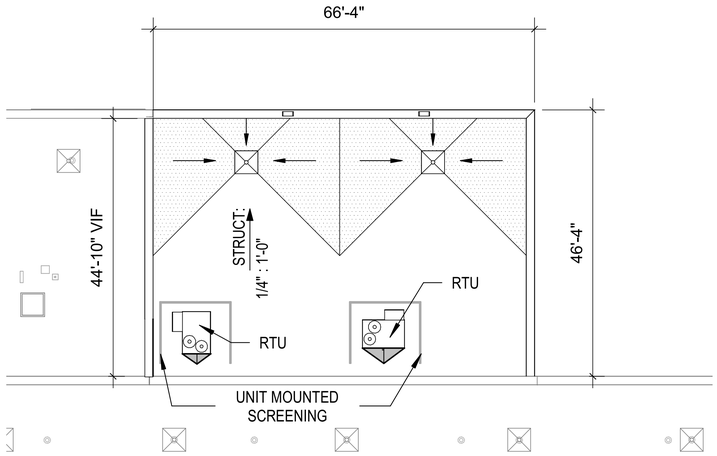
SHADOW GRAY

PANEL:

HORIZONTAL 7.2 RIB SOLID

SAMPLE AXON:





fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

MECHANICAL SCREENING INFO

SHEET NO. A7

JOB NO. 23-3791.02

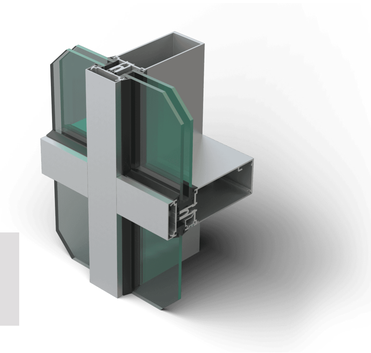
© 2024 FGM Architects Inc.

11/27/2024 8:28:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt

Copyright 2024 FGM ARCHITECTS INC.

DESIGN INTENT

THE DESIGN INTENT FOR THE ADDITION IS TO APPEAR AS AN EXTENSION OF THE EXISTING BUILDING. THE PROPOSED MATERIALS MATCH THE EXISING BUILDING MATERIALS.



SHADOW GRAY

HORIZONTAL 7.2 RIB SOLID

BRICK

ALUMINUM CURTAIN WALL

ROOFTOP EQUIPMENT SCREENS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

MATERIAL SAMPLE BOARD

SHEET NO.
A8

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

11/27/2024 8:28:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.

DESIGN INTENT

THE DESIGN INTENT FOR THE ADDITION IS TO APPEAR AS AN EXTENSION OF THE EXISTING BUILDING. THE PROPOSED MATERIALS MATCH THE EXISING BUILDING MATERIALS.

BRICK

BASIS OF DESIGN:
Sioux City Brick, “Black Hills Smooth”

SIZE: Modular

ALUMINUM CURTAIN WALL

BASIS OF DESIGN:
Kawneer 1600 Wall System, 6-inch deep and 7-1/2 inch deep mullions with 2-1/2-inch face.

Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm.

GLAZING

BASIS OF DESIGN:
Low-E Insulated Glass
Oudoor Lite: Guardian SunGuard, SuperNeutral, color SN 68 Crystal Gray
Indoor Lite: Clear

SPANDREL:
Outdoor Lite: Guardian SunGuard, SuperNeutral, color SN 68 Crystal Gray
Indoor Lite: Solar Gray on #4 Surface

ROOFTOP EQUIPMENT SCREENS

BASIS OF DESIGN:
City Scapes Inc, “Envisor Unit Mounted Screening System”

PANEL TYPE: Horizontal Rib

COLOR: Shadow Gray

SIZE: Per RTU Size

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 W. WISE RD.
SCHAUMBURG, IL 60193
847.352.4500 (O)

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/6/24	DESIGN COMMISSION

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

DESIGN COMMISSION

MATERIAL SCHEDULE

SHEET NO. A9

JOB NO. 23-3791.02

© 2024 FGM Architects Inc.

11/27/2024 8:38:34 AM
C:\revit temp\2024\23-3791.02_AHPD ARC Addition and Locker Reno_Central_2024_DD.rvt_JenniferFritz.rvt
Copyright 2024 FGM ARCHITECTS INC.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
1/28/2025

Item: DC#24-101 - Arlington Heights Park District - Recreation Park Bathhouse & Community Building - 500 E. Miner St. / Commercial
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

Recommendation
It is recommended that the Design Commission require revisions and re-review the design of the new Bathhouse and the addition to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the Community Building Plans & Elevations received on 12/13/24, and the revised Bathhouse Plans & Elevations, Renderings, Material Sample Board & Schedule, Equipment & Trash Screening, and Pella Reserve Window Product Data received on 1/10/25, Site Plan received 1/21/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to redesign the Bathhouse Building with a traditional style to match or complement the existing Community Building and baseball field Storage Building to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.

2. If the Design Commission does not object to the proposed Bathhouse design, then the following issues should be evaluated:

a. Composition. Evaluate the overall building composition which feels out of balance and unrefined.

b. Rooftop Equipment Screening. Evaluate the appearance of the proposed rooftop equipment screening, with a recommendation to add parapet screen walls to the building in lieu of a separate screening system.

c. Materials and Detailing. Evaluate the appearance of the proposed

exterior materials. Staff recommends brick for the entire body of the building.

d. Rolling Gate. Evaluate the appearance of the proposed rolling gate at the main entrance. Staff recommends that other more aesthetically pleasing options be explored.

e. Signage. The proposed sign on the rolling gate is not allowed. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign.

f. Trash and Transformer Enclosures. Evaluate the appearance of the proposed enclosures made of solid Trex composite fencing.

3. Community Building:

a. Window Replacement. Provide details of the built-up mullions within the large window openings.

b. Vestibule and Elevator Addition. If the Bathhouse design is changed, then re-evaluate and revise the vestibule and elevation addition as needed to coordinate.

c. Raised Deck. Evaluate the appearance of the proposed concrete walls with stone pattern cast into the concrete.

d. Deck Stair. Clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.

e. Rooftop Mechanical Screen. Staff recommends that other more decorative and architecturally compatible screening solutions be explored in lieu of the proposed corrugated metal.

4. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit

plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

1. Staff Report 1/28/25
2. Exhibits - Recreation Park

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Recreation Park	**DC Number:**	24-101
Project Address:	500 E. Miner Street	**Petitioner Name:**	John Kramer
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Heights Park District 410 N. Arlington Heights Rd. Arlington Heights, IL 60004
Date Prepared:	January 17, 2025	**Meeting Date:**	January 28, 2025

Requested Action(s):
Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing a new Bathhouse Building to replace the existing Bathhouse Building in the same location. The petitioner is also planning a renovation of the existing Community Building including replacement of all windows and a new vestibule and elevator addition on the east side of the building.

Bathhouse:
The petitioner has indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse (being replaced). Staff feels that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. The proposed design has a similar scale and massing as the existing building with a long single-story flat roof massing. In general, Staff disagrees with this design direction. Staff recommends that the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building, as well as the existing baseball field Storage Building, with pitched roofs and traditional detailing. Staff feels that this is an opportunity to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.

The concept sketch below illustrates one example of how the proposed bathhouse could look with a more traditional massing.

If the Design Commission does not object to the proposed flat roof design concept, then the following issues should be evaluated:

a) Composition. Overall, the proposed design feels out of balance and unrefined.
   i) The Multi-Purpose Room on the south end looks large, and the Concessions Space on the north end looks small.
   ii) The brick box mass towards the south end of the building is tall and narrow, whereas the other brick areas are low and wide.
   iii) The columns on the east end of the Multi-purpose Room look random, unnecessary, and out of balance.
   iv) The canopy at the main entry has a minimal overhang as compared to the dramatic inspiration image.

b) Rooftop Equipment Screening. The design includes two separate mechanical equipment screens made of staggered ribbed panels. The screens are highly visible and they stand out in a negative way. Per the Village's Design Guidelines, rooftop equipment screening shall be "*harmonious with the building*" and "*whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of parapet walls*". Staff feels that the rooftop screening has been poorly coordinated with the design, and for a new building, parapet walls should be used in lieu of a separate screening system.

c) Materials and Details:
   i) In general, the entire building is lacking detail and design interest.
   ii) The large expanses of dark bronze siding read as big dark voids. Staff recommends brick for the entire body of the building.
   iii) The large rolling gate at the main entrance has a poor appearance. Staff recommends that other more aesthetically pleasing access control options be explored.

d) Signage. Per code, signage within residential neighborhoods is limited and subdued. Wall signage for a park building is allowed up to 45 sf maximum size, and shall be comprised of non-internally illuminated individual letters. The proposed sign on the rolling gate is not allowed, and it is overly large at approximately 112 sf. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign. Recreation Park also has an existing small ground sign facing Miner Street.

e) Trash and Transformer Enclosure. The plans include a trash enclosure and a transformer enclosure in front of the new bathhouse. The enclosures are proposed to be made of solid Trex composite fencing. The Design Commission should evaluate the appearance of these enclosures.

Community Building:

The existing Community Building was included in a Community Preservation Report which was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character in Arlington Heights. Properties in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The Community Building is rated "Exceptional", and is noted to have a Tudor Revival style with estimated construction between 1930-1950.

Overall, the proposed improvements to the existing Community Building are nicely done, and the Planning Department is excited that this important building is being maintained and improved. The Design Commission should evaluate the following:

a) Window Replacement. The petitioner is proposing to replace all of the existing windows with new aluminum clad wood windows. They intend to match the building's original window designs, as close as possible, based on historical photos. The petitioner will need to provide details of the built-up mullions within the large window openings, but overall Staff has no objections.

b) Vestibule and Elevator Addition. Typically, Staff encourages that new additions be designed to blend as seamlessly as possible with existing buildings. However, another approach is to design an addition that is purposefully distinct from the original building. This approach can be particularly applicable with a historic building to visually separate the original building from the new addition. The petitioner is taking this approach with the proposed addition. Overall, Staff does not object to the proposed design which has a light and transparent appearance that does not overwhelm or dominate the existing original building. However, depending on the outcome of the bathhouse building design, the proposed addition may require revisions to coordinate.

c) Raised Deck. The proposed design includes a large raised deck on the south side of the building facing the pool. The walls of the raised deck are proposed to be concrete with a stone pattern cast into the concrete. The example image provided by the petitioner has a nice appearance, but the Design Commission should evaluate the appearance. Additionally, the petitioner should clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.

d) Rooftop Mechanical Screen. The existing building has rooftop mechanical equipment located on a flat roof area on the south side of the building. The petitioner is proposing to add a brown color corrugated metal screen to conceal the equipment from view. Equipment screening is required, but Staff objects to the proposed screening design which does not fit with the character of the building. Staff recommends that other screening solutions be explored. This area of the building has a partial parapet wall with sections of open metal railings. The petitioner should explore the possibility of replacing the open railings with solid decorative panels to screen the equipment in a more architecturally compatible way.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the design of the new Bathhouse and the addition to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the Community Building Plans & Elevations received on 12/13/24, and the revised Bathhouse Plans & Elevations, Renderings, Material Sample Board & Schedule, Equipment & Trash Screening, and Pella Reserve Window Product Data received on 1/10/25, Site Plan received 1/21/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to redesign the Bathhouse Building with a traditional style to match or complement the existing Community Building and baseball field Storage Building to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.
2. If the Design Commission does not object to the proposed Bathhouse design, then the following issues should be evaluated:
    a. Composition. Evaluate the overall building composition which feels out of balance and unrefined.
    b. Rooftop Equipment Screening. Evaluate the appearance of the proposed rooftop equipment screening, with a recommendation to add parapet screen walls to the building in lieu of a separate screening system.
    c. Materials and Detailing. Evaluate the appearance of the proposed exterior materials. Staff recommends brick for the entire body of the building.
    d. Rolling Gate. Evaluate the appearance of the proposed rolling gate at the main entrance. Staff recommends that other more aesthetically pleasing options be explored.
    e. Signage. The proposed sign on the rolling gate is not allowed. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign.
    f. Trash and Transformer Enclosures. Evaluate the appearance of the proposed enclosures made of solid Trex composite fencing.
3. Community Building:
    a. Window Replacement. Provide details of the built-up mullions within the large window openings.
    b. Vestibule and Elevator Addition. If the Bathhouse design is changed, then re-evaluate and revise the vestibule and elevation addition as needed to coordinate.

c. Raised Deck. Evaluate the appearance of the proposed concrete walls with stone pattern cast into the concrete.
d. Deck Stair. Clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.
e. Rooftop Mechanical Screen. Staff recommends that other more decorative and architecturally compatible screening solutions be explored in lieu of the proposed corrugated metal.

4. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

_____ January 17, 2025
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-1010

LOCATION PLAN

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE FOLLOWING AT RECREATION PARK:

1. RENOVATION OF THE EXISTING COMMUNITY BUILDING INCLUDING A VESTIBULE AND ELEVATOR ADDITION
2. NEW BATHHOUSE AND MULTI-PURPOSE PROGRAM SPACE
3. NEW 50 M LAP POOL AND CHILDREN'S SPLASH PAD AND WADING POOL

THE EXISTING COMMUNITY BUILDING FEATURES AN EXISTING GYMNASIUM ON THE FIRST FLOOR AND PRESCHOOL AT THE LOWER LEVEL. THE RENOVATION OF THE BUILDING WILL MAINTAIN THESE TWO ELEMENTS WHILE IMPROVING ACCESSIBILITY TO THE FACILITY, AND CREATE ADDITIONAL PROGRAM, OFFICE AND RESTROOM FACILITIES FOR THE PARK DISTRICT.

THE NEW BATHHOUSE WILL INCLUDE LOCKER ROOMS, FAMILY CHANGING ROOMS, POOL ADMINISTRATION SUPPORT SPACE, CONCESSIONS AREA, AND A MULTIPURPOSE PROGRAM SPACE THAT OVER LOOKS THE PARK TO THE SOUTH.

THE NEW 50 M LAP POOL WILL FLIP THE SHALLOW AND DEEP ENDS, PROVIDE NEW DIVING BOARDS AND OTHER AQUATIC AMENITIES. THE CHILDREN'S SPLASH PAD AND WADING POOL WILL INCLUDE A PLAY STRUCTURE, SLIDE AND SPRAY FEATURES.

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

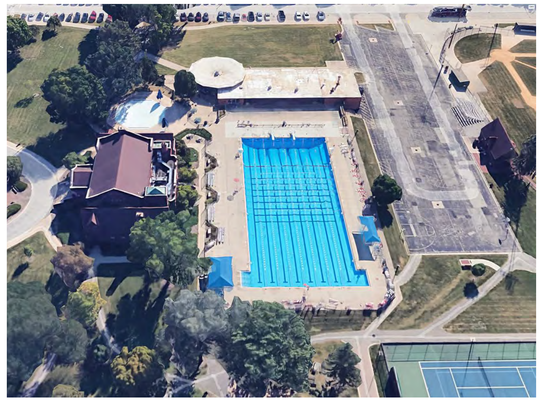
LOCATION PLAN AND PROJECT DESCRIPTION

SHEET NO. G0

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

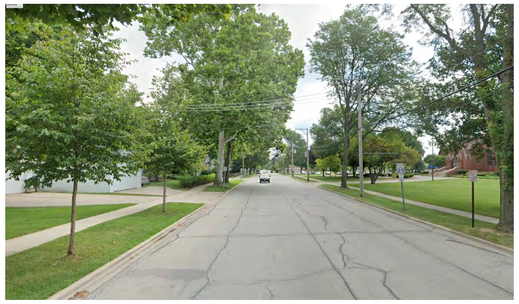
EXISTING AERIAL VIEW



EXISTING COMMUNITY BUILDING

EXISTING LOCKER ROOM BUILDING

VIEW LOOKING EAST ON MINER ST

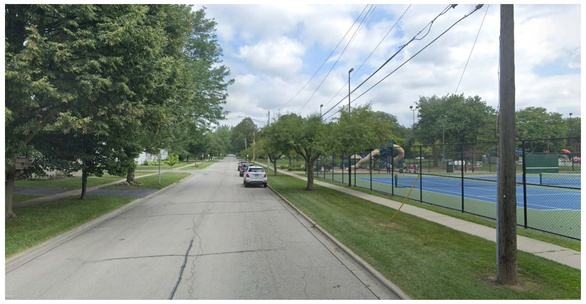


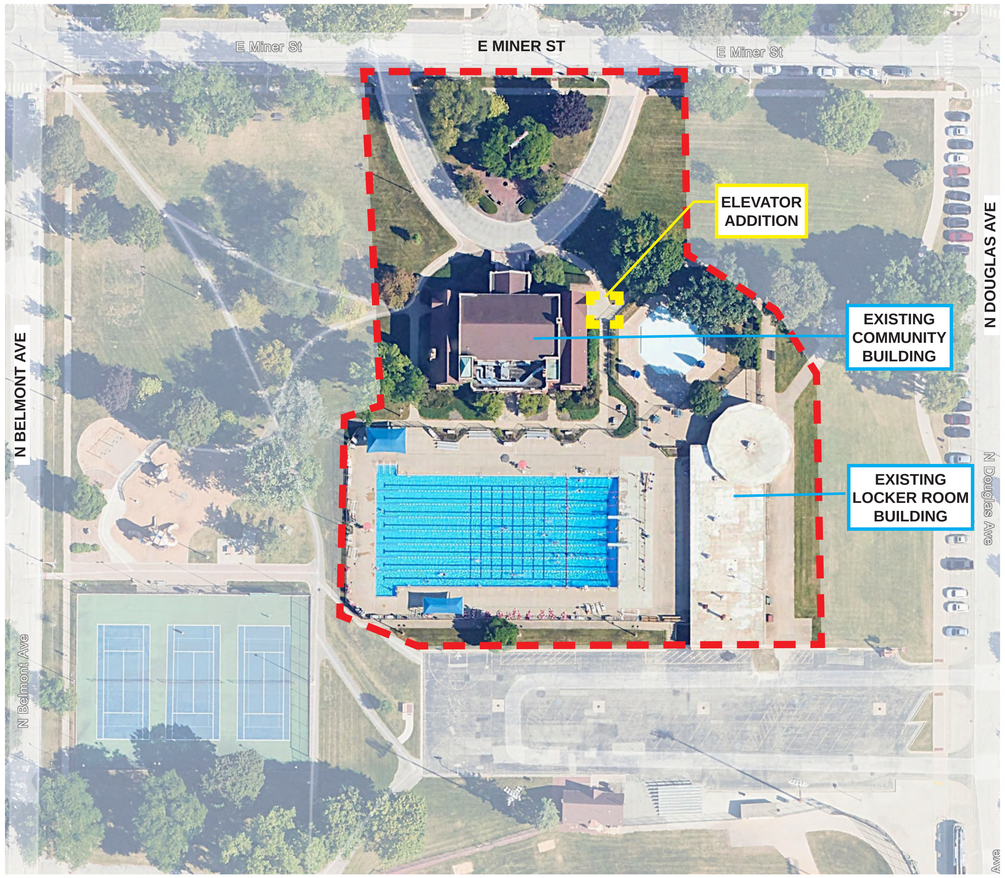
VIEW LOOKING WEST ON MINER ST

VIEW LOOKING EAST FROM CORNER OF BELMONT & MINER

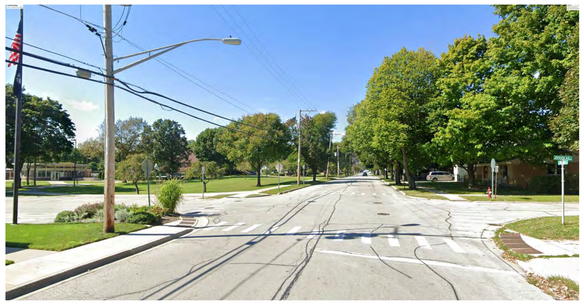
VIEW LOOKING SOUTH ON BELMONT

VIEW LOOKING NORTH ON BELMONT





VIEW LOOKING WEST FROM CORNER OF MINER & DOUGLAS



VIEW LOOKING NORTH ON DOUGLAS

VIEW LOOKING NORTH ON DOUGLAS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

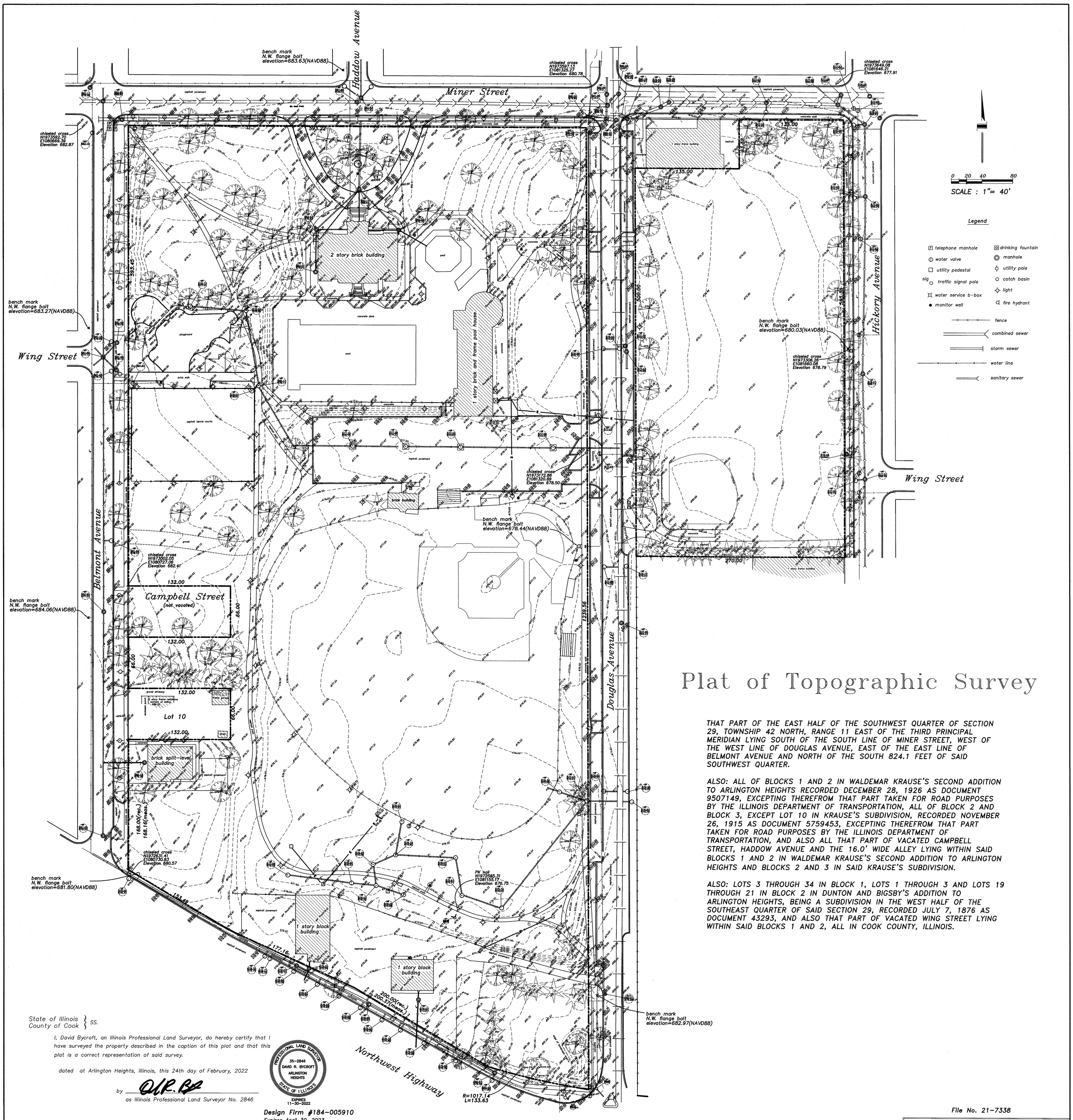
PHOTOGRAPHS OF EXISTING SITE

SHEET NO. G1

JOB NO. 24-4036.01

© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.



Plat of Topographic Survey

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

ALSO: ALL OF BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS RECORDED DECEMBER 28, 1926 AS DOCUMENT 9507149, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OF BLOCK 2 AND BLOCK 3, EXCEPT LOT 10 IN KRAUSE'S SUBDIVISION, RECORDED NOVEMBER 26, 1915 AS DOCUMENT 5759453, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALSO ALL THAT PART OF VACATED CAMPBELL STREET, HADDOW AVENUE AND THE 16.0' WIDE ALLEY LYING WITHIN SAID BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS AND BLOCKS 2 AND 3 IN SAID KRAUSE'S SUBDIVISION.

ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

State of Illinois }
County of Cook } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 24th day of February, 2022

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

Design Firm #184-005910
Expires April 30, 2023

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

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed February 23, 2022.

Elevations shown hereon are based on the NAVD88 datum plane.

The legal description was not given to the Surveyor.

File No. 21-7338

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

N

1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.0108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
855 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.6500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 131
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION

RECREATION PARK COMMUNITY BUILDING RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

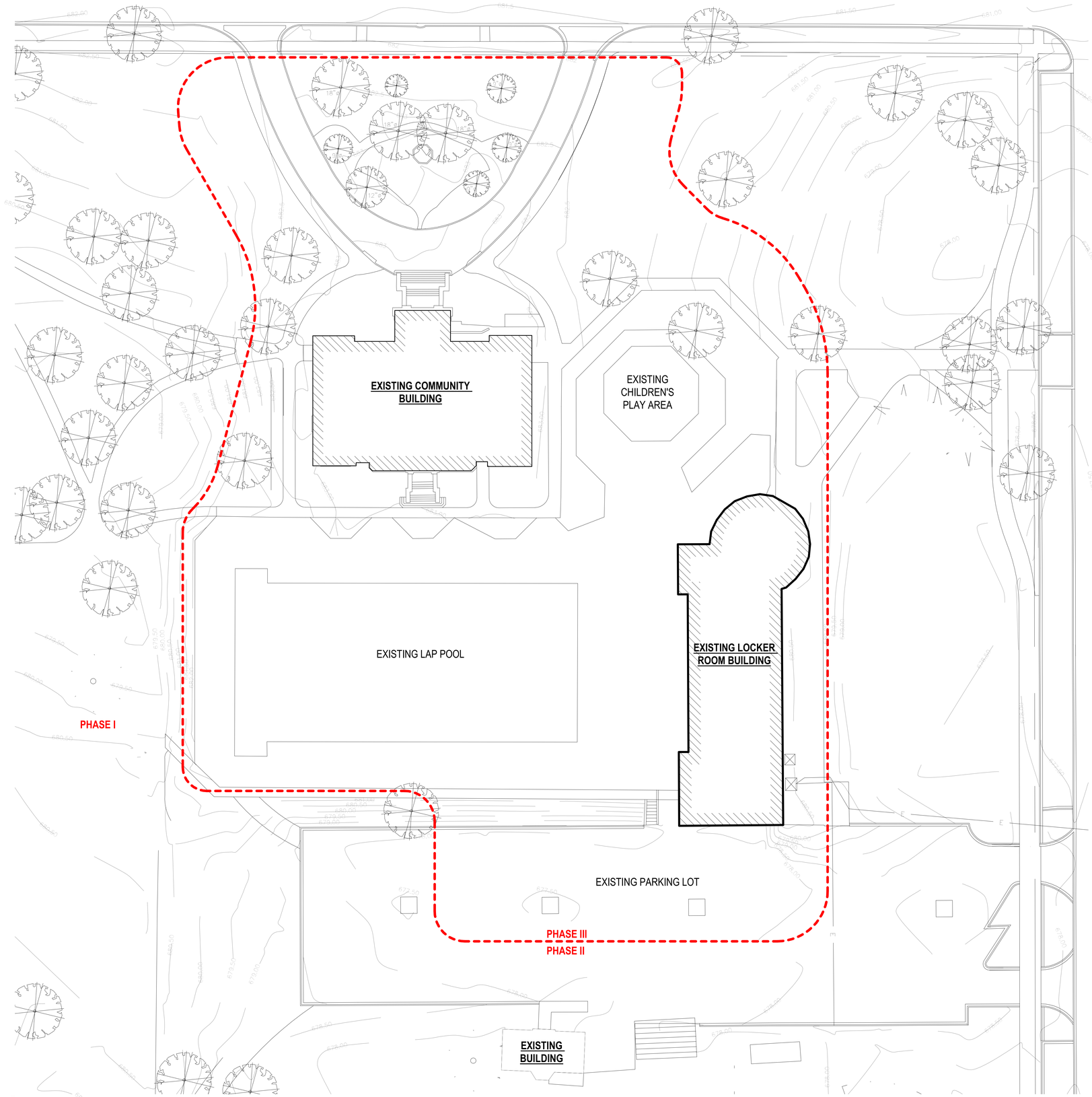
ISSUED FOR DESIGN DEVELOPMENT

EXISTING CONDITIONS-AERIAL

SHEET NO.
G3

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/30/2024 12:22:44
\\Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.



N

1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.0108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.6500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 115
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION

RECREATION PARK COMMUNITY BUILDING RENOVATION AND NEW POOL & BATHHOUSE

ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

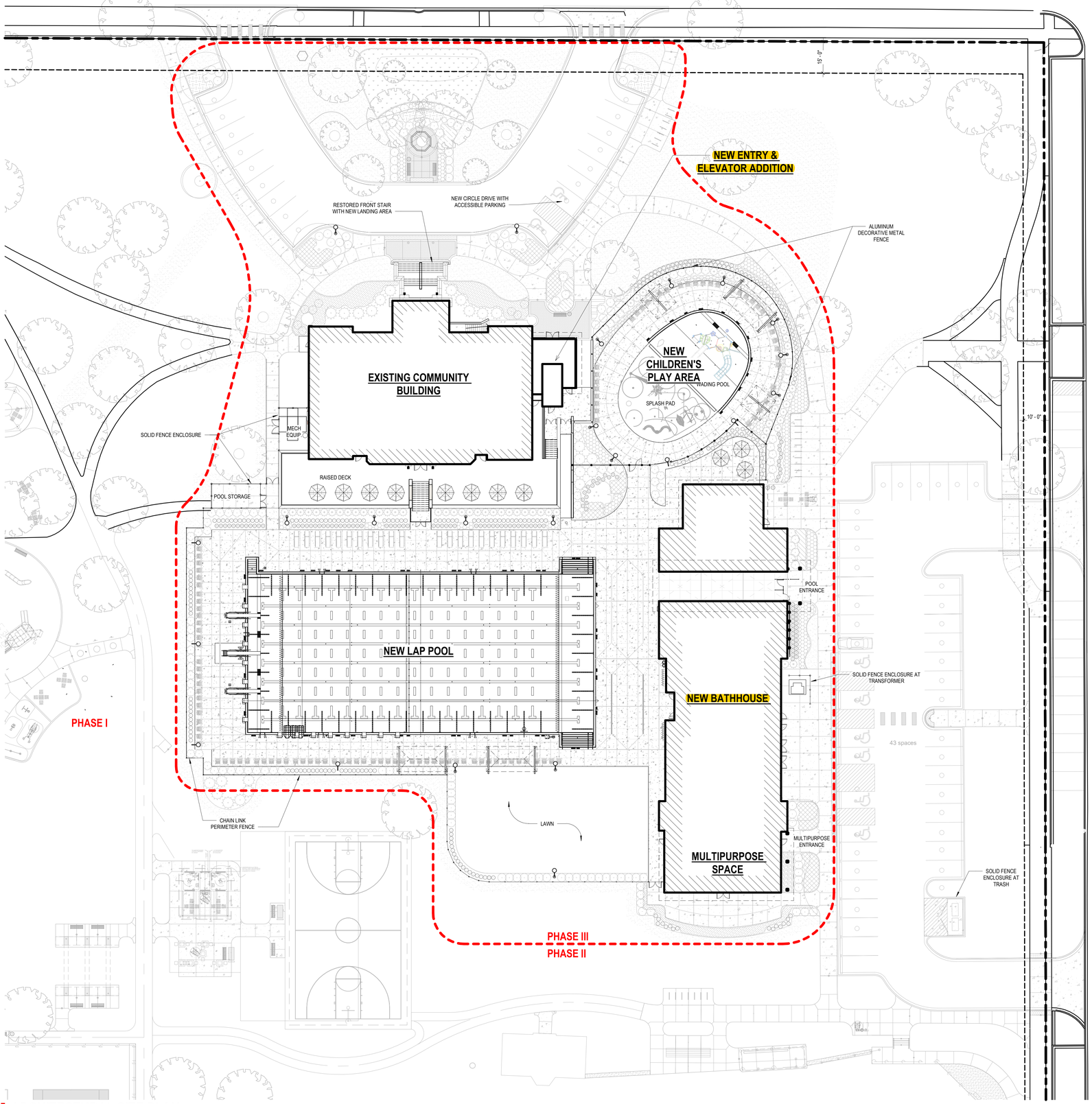
ISSUED FOR DESIGN DEVELOPMENT

EXISTING CONDITIONS

SHEET NO.
G2

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/30/2024 12:23:45
\Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.



N

1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.0108

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
803 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
12851 MANCHESTER ROAD, SUITE 120
ST. LOUIS, MISSOURI 63131
314.894.1245

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 131
BATAVIA, ILLINOIS 60510
855.962.4422

ISSUANCE		
NO	DATE	DESCRIPTION

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

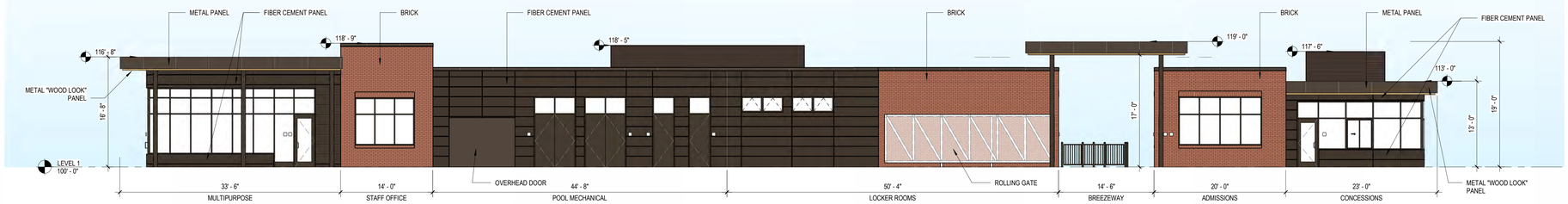
ISSUE FOR IDPH

PROPOSED SITE PLAN

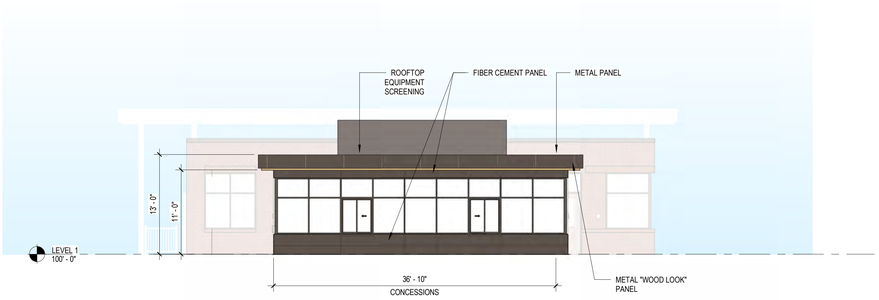
SHEET NO.
A0

JOB NO. 24-4036.01
© 2025 FGM Architects Inc.

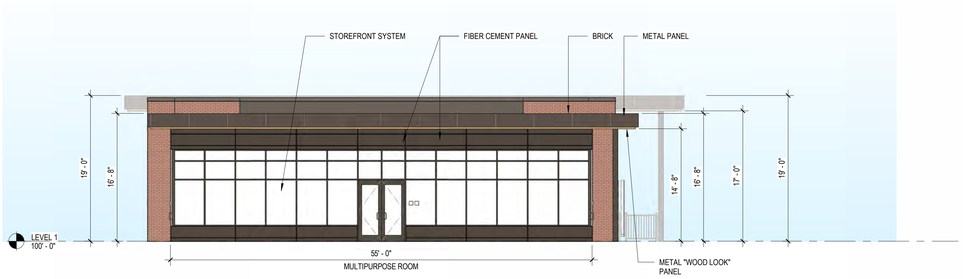
1/21/2025 9:33:39 AM
Autodesk Docs://AHPD Rec Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2025 FGM ARCHITECTS INC.



1 EAST ELEVATION
1/8" = 1'-0"

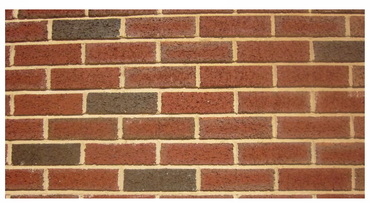


2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



PROPOSED BRICK
(TO MATCH EXISTING)

PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE

PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER

PROPOSE CONCRETE WALL -
STONE PATTERN

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.4108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
850 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 111
BATAVIA, ILLINOIS 60510
815.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PROPOSED ELEVATIONS-NEW BATHHOUSE

SHEET NO.
A7

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

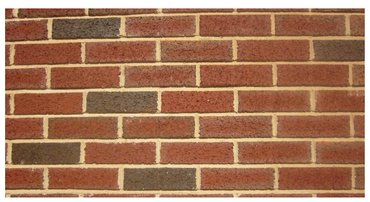
1/10/2025 5:02:23 PM
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_New Bathhouse Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

DESIGN INTENT

THE DESIGN INTENT FOR THE NEW BATHHOUSE BUILDING IS TO COMPLIMENT THE EXISTING HISTORICAL COMMUNITY BUILDING, AND CONNECT WITH THE LANGUAGE OF THE VESTIBULE AND ELEVATOR ADDITION.

INSPIRATION AND VISIONING FOR THE PARK DISTRICT BOARD OF COMMISSIONERS WAS DRAWN FROM THE EXISTING MID-CENTURY MODERN BATHHOUSE BEING REPLACED IN CONJUNCTION WITH A CONCEPT THAT EMPHASIZED A LARGE FLOATING CANOPY AND BREEZEWAY STRUCTURE.

CLEAN VOLUMES AND CONTINUITY WITH EXTERIOR MATERIALS, INCLUDING BRICK AND DARK BROWN PANELS, ARE UTILIZED TO CONNECT THE HISTORIC AND NEW AT THE PARK. A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF THE BREEZEWAY AND CANOPIES ADDS A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE.



PROPOSED BRICK
(TO MATCH EXISTING)

PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE

PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER

PROPOSE CONCRETE WALL -
STONE PATTERN

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 131.
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

RENDERING -
NEW BATHHOUSE

SHEET NO.
A9

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

VIEW OF MULTI-PURPOSE ROOM IN BATHHOUSE

VIEW OF BATHHOUSE ENTRY BREEZEWAY

VIEW OF EAST ELEVATION OF BATHHOUSE

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

ADDITIONAL RENDERINGS

SHEET NO.
A14

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

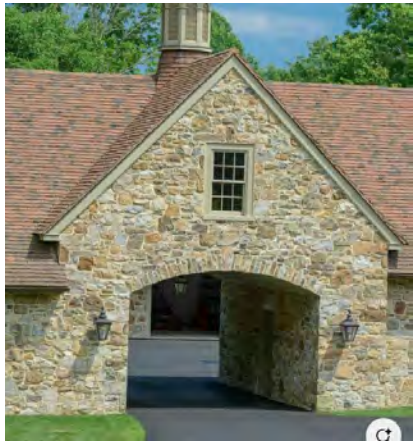
12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

PROPOSED BATHHOUSE DESIGN

EXISTING COMMUNITY BUILDING

EXISTING STORAGE BUILDING

SCHEMATIC CONCEPT BATHHOUSE SKETCH **PREPARED BY PLANNING DEPARTMENT** TO ILLUSTRATE THE POTENTAIL FOR A MORE COHESIVE TRADITIONAL DESIGN THEME FOR RECREATION PARK



TRADITIONAL MASSING INSPIRATION IMAGES

1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.0108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
855 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.6500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 111
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

EXISTING ELEVATIONS-COMMUNITY BUILDING

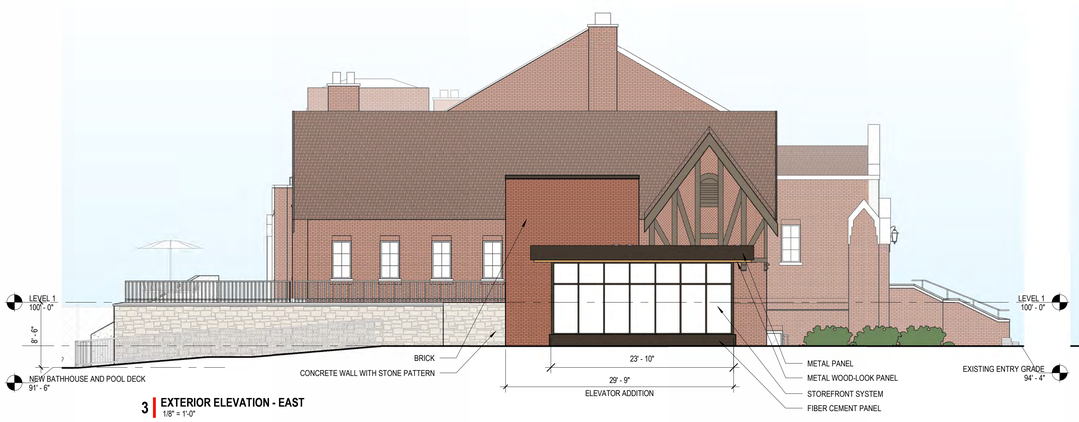
SHEET NO.
A5

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

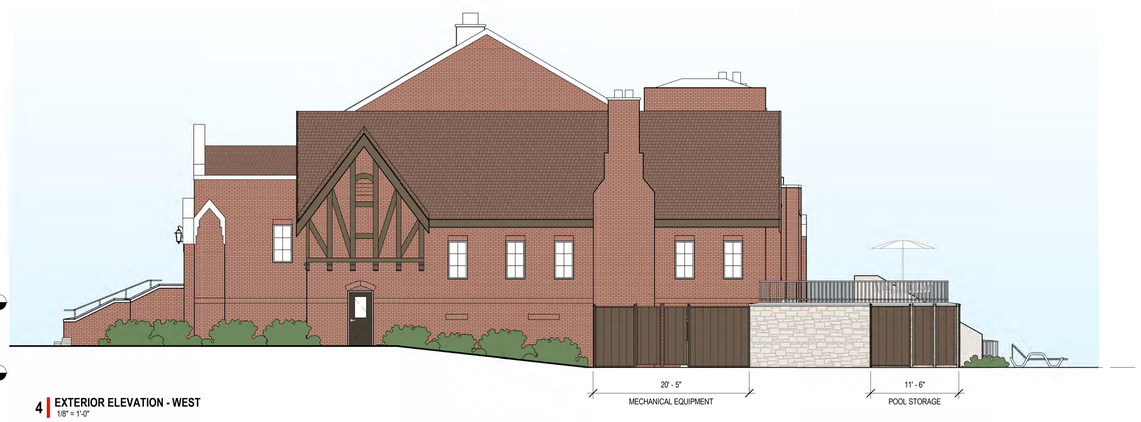
12/13/2024 4:54:17 PM
Autodesk Docs://AHPD Rec Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

1 | EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

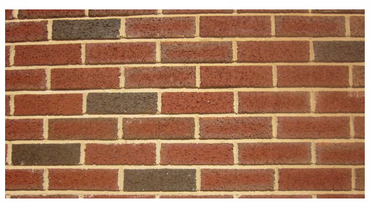
2 | EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 | EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4 | EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



PROPOSED BRICK
(TO MATCH EXISTING)

PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE

PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER

PROPOSE CONCRETE WALL -
STONE PATTERN

NEW WINDOWS TO MATCH ORIGINAL WINDOWS

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.4108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
803 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.6500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 111
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PROPOSED ELEVATIONS-
COMMUNITY BUILDING

SHEET NO.
A6

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

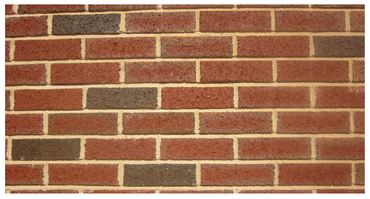
12/13/2024 4:58:43 PM
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

DESIGN INTENT

THE DESIGN INTENT FOR THE VESTIBULE AND ELEVATOR ADDITION TO THE HISTORIC COMMUNITY BUILDING IS TO CREATE A GLASS BOX WITH A BRICK TOWER THAT RELATES TO THE EXISTING HISTORIC COMMUNITY CENTER AND CELEBRATES NEW CONNECTION, CREATING A HIERARCHY FOR THE NEW MAIN AND ACCESSIBLE BUILDING ENTRANCE.

THE GLASS BOX PROVIDES TRANSPARENCY AND CONNECTION, WITH THE ENTRY VISIBLE AND GLOWING FROM THE CIRCLE DRIVE.

THE DARK METAL ROOF OVERHANG INCORPORATES A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF CANOPY ADDING A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE – WHICH TIES INTO THE AESTHETIC AND MATERIALITY APPLIED AT THE NEW BATHHOUSE, CREATING A COHESIVE CAMPUS DESIGN.



PROPOSED BRICK
(TO MATCH EXISTING)

PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE

PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER

PROPOSE CONCRETE WALL -
STONE PATTERN

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

RENDERING-
COMMUNITY BUILDING

SHEET NO.
A8

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

VIEW FROM POOL LOOKING NORTH

VIEW FROM BATHHOUSE LOOKING NORTH

VIEW FROM THE POOL LOOKING EAST

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 131.
BATAVIA, ILLINOIS 60510
855.962.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

ADDITIONAL RENDERINGS

SHEET NO.
A13

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

ROOFTOP EQUIPMENT SCREENING

COMMUNITY BUILDING

BASIS OF DESIGN: LINEA SOLID ROOF SCREENING PANELS

R-Panel

BATHHOUSE BUILDING

BASIS OF DESIGN: ENVISOR POST MOUNTED SCREENING SYSTEM, CITY SCAPES, INC.

COLOR:

DARK BRONZE

PANEL:

HORIZONTAL 7.2 RIB SOLID

SAMPLE AXON:

TRASH & EQUIPMENT ENCLOSURES ON GRADE

BASIS OF DESIGN: TREX SECLUSIONS VERTICAL FENCE SYSTEM, WOODLAND BROWN

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
901 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

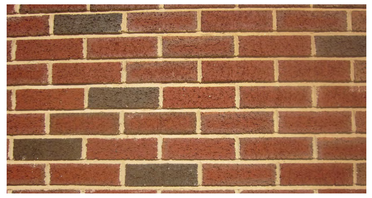
MECHANICAL EQUIPMENT & TRASH SCREENING INFO

SHEET NO. A10

JOB NO. 24-4036.01

© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

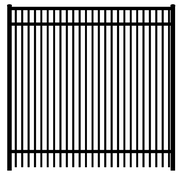


PROPOSED BRICK
(TO MATCH EXISTING)

PROPOSED FIBER CEMENT PANEL
METAL PANEL & STOREFRONT -
DARK BRONZE

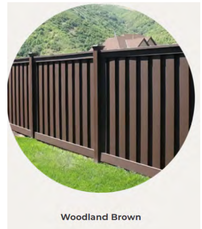
PROPOSED WOOD LOOK METAL PANEL
TAN TIMBER

PROPOSE CONCRETE WALL -
STONE PATTERN



PROPOSED DECORATIVE METAL FENCING
AT NORTH EAST CORNER OF POOL ENCLOSURE

PROPOSED CHAIN LINK PERIMETER FENCE AT POOL
ENCOLSURE (SIMILAR TO EXISTING)



PROPOSED SOLID FENCE AT TRASH ENCLOSURE AND
EQUIPMENT/STORAGE ENCLOSURES

ROOF EQUIPMENT SCREENING AT COMMUNITY BUILDING

ROOF EQUIPMENT SCREENING AT BATHHOUSE BUILDING

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
206 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

MATERIAL SAMPLE BOARD

SHEET NO.
A11

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

BRICK

BASIS OF DESIGN: *To Match Existing*
Ragland Clay Products, “Full Range Ragtex”

SIZE: Modular

FIBER CEMENT PANEL

BASIS OF DESIGN: Nichiha, Architectural Wall Panels, Illumination
SIZE: AWP 3030, 17 7/8” H X 119 9/16” W
COLOR: Dark Bronze

METAL PANEL

BASIS OF DESIGN: Pac Clad, Flush Wall Panels
COLOR: Dark Bronze

METAL PANEL- WOOD LOOK

BASIS OF DESIGN: Pac Clad, Flush Soffit
COLOR: Tan Timber

ALUMINUM STOREFRONT

BASIS OF DESIGN:
- Exterior Thermal Storefront System: Oldcastle Series 3000XT (2” x 4-1/2”)
- Interior Non-thermal Storefront System: Oldcastle Series FG-3000 (2” x 4-1/2”)

FINISH: Dark Bronze

GLAZING

BASIS OF DESIGN:
- LOW-E Insulated Clear Glass, Fully Tempered (Argon Filled) - Solarban 90
- LOW-E Insulated Spandrel Glass, Fully Tempered (Argon Filled)

WINDOW REPLACEMENT

BASIS OF DESIGN:
- Pella Reserve – Traditional, Aluminum Clad Wood replacement windows to match existing at Community Center.

ROOFTOP EQUIPMENT SCREENS

BASIS OF DESIGN:

Bathhouse Building: City Scapes Inc, “Envisor Post Mounted Screening System”
PANEL TYPE: Horizontal Rib
COLOR: Dark Bronze

Community Building: Linea Equipmet Screens
PANEL TYPE: R-Panel
COLOR: Hampton Brown

DECORATIVE METAL FENCING

BASIS OF DESIGN:

Decorative Metal Fence: Site Perimeter. BOD: Ameristar Fence Products, Aluminum Echelon II, Majestic Style, 4-Rail, 8’-0” Height, Color Black, 3x3 Posts with gates to match fence as indicated on drawings.

Decorative Metal Fence: Interior. BOD: Ameristar Fence Products, Aluminum Echelon II, Majestic Style, 4-Rail, 3’-6” Height, Color Black, 3x3 Posts with gates to match fence as indicated on drawings.

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOOD SERVICE
EDGE ASSOCIATES, INC.
106 W. WILSON STREET, SUITE 11L
BATAVIA, ILLINOIS 60510
855.862.4422
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION
	12/13/24	DESIGN COMMISSION
	1/10/25	DESIGN COMMISSION R1

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

MATERIAL SCHEDULE

SHEET NO.
A12

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

12/12/2024 10:03:49
Autodesk Docs://AHPD Recreation Park/24-4036.01_AHPD Rec Park_Existing Community Bldg_Central_2024.rvt
Copyright 2024 FGM ARCHITECTS INC.

Pella® Reserve™

Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior

Double-Hung Exterior

- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:

Special shape windows also available.

[1,2,3,4] See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max.Width	Max. Height	Performance Class & Grade	Performance Values U-Factor	SHGC	STC	Frame / Install
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set®, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	—	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25[3]	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

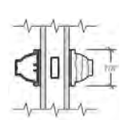
Grilles

Integral Light Technology®

Choose the look of true divided light without sacrificing energy performance.

Putty Glaze Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"

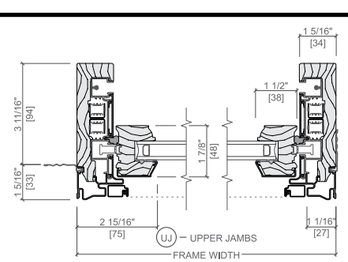
Putty Glaze Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[3,4] See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:

Distressed Bronze

Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

Fold-away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Patio Door Hardware

Classic Collection

BALDWIN

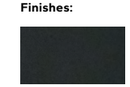
Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[5,6]

Finishes:



Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Essential Collection

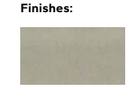
Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handle
Standard

Sliding Patio Door Handle
Standard

Multi-Slide Patio Door Handle[5,6]

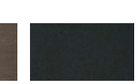
Finishes:



Champagne

White

Brown



Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

[5,6] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine

Douglas Fir **Mahogany** **White Oak** **Red Oak** **Cherry** **Maple**

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White **Bright White** **Linen White** **Natural Stain** **Golden Oak Stain** **Early American Stain** **Provincial Stain** **Dark Mahogany Stain**

Red Mahogany Stain **Espresso Stain** **Charcoal Stain** **Black Stain**

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]

Black **White** **Brown** **Fossil**

Iron Ore **Portobello** **Putty** **Almond** **Classic White** **Brick Red** **Hartford Green**

Pearl Gray **Soft Linen** **Satin Steel** **Matte Gray** **Wolf Gray** **Spice Red** **Sage**

Frost Blue **Blue Ash**

Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[8] For more information, go to connectpella.com.

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

© 2024 Pella Corporation. All rights reserved. PRTB2B0724 | W453328