AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
April 8, 2025
6:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. DC minutes - 3/25/25

IV. OLD BUSINESS

A. DC#25-007 - 1006 N. Evergreen Ave. - SF/Teardown (continued from 3/25/25)

V. NEW BUSINESS

A. DC#25-017 - 9 N. Vail Ave. / CBD Commercial

B. DC#25-018 - AH Ford PRO - 3456 N. Ridge Ave / Commercial

C. DC#24-072 - AH Ford PRO - 3456 N. Ridge Ave. / Sign Variation

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.

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 25, 2025

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

Members Present:	John Fitzgerald, Acting Chair Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Kevin Purdom, JRC Design Build for *1006 N. Evergreen Ave & 1142 N Mitchell Ave.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#25-007 – 1006 N. Evergreen Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story home with an attached two-car garage to build a new two-story house with an attached three-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story, split-level, and two-story homes. There is also a mix of both attached and detached garages. This block of north Evergreen has primarily smaller scale single-story homes.

The subject property is a corner lot. The front of the proposed new home is facing Willow Street on the south, with the three-car attached garage facing Evergreen Avenue on the east. Staff feels that the three-car garage facing Evergreen dominates the facade, which is completely out of character with the surrounding context. The two-story mass at the corner is also out of scale with the adjacent single-story homes, and the three-car garage is out of context with the existing homes the either have detached garages or a one-car attached garage.

The Single-Family Design Guidelines require that the placement of the garage be compatible with the neighborhood, and that the garage should not take up a large portion of the front elevation. On a corner lot, a house has two street facing elevations, and in general, Staff discourages facing a "garage only" façade to one of the streets. Staff recommends that the garage be placed towards the rear of the lot, away from the street intersection, for design interest on both street facing elevations. The commissioners were provided two nice examples of corner homes that have attached garages located away from the street intersection, both within one block of the subject property. Also provided was a nice example of a corner house that is designed with highly detailed architecture on both of the street frontages, which is ideal.

Staff recommends the proposed new home either be redesigned or flipped on the site, to move the garage to the rear of the property. Flipping the proposed house on the lot would allow for a side load garage located on the west end of the house, as well as a single-story massing facing Evergreen, which would fit much better with the surrounding context.

Kevin Purdom said they are currently working with a potential client on the design of this new home, who has certain preferences. If the garage is flipped to become a sideload garage, it would cause the interior layout and flow of the home to be re-worked, and the 30' backyard that exists with the current design to be lost. The potential buyer prefers the family room to be on the back of the home with privacy facing the backyard, versus on the side of the home facing the street. The original design they submitted had a large gable over the 3-car garage; however, after initial comments from Staff, that element was revised to hip roofs to be more in context with the corner site and to address the adjacent single-story home. Flipping the home would lose a lot of usable space outdoors and put the driveway on Willow St, which is a busier street than Evergreen, which ends at Oakton. **Mr. Purdom** said he was surprised to hear the concerns about the proposed design because he has done 3 similar projects in the last 4 years within a few blocks of this site, all with this same garage design on a corner lot. This is the first time they have encountered any concerns with the design. They hope to sign the client that they have been working with on this home, and not end up spending more time and money to redesign the home and end up having to find somewhere else to go. **Mr. Purdom** said they are open to making some changes to accentuate the architectural side of the garage, but are opposed to flipping the home or redesigning it because of the time they

have already invested into it.

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

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont St. She supported the comments from Staff on this project; flipping the home is a great alternative. She said that both Willow and Evergreen are very quiet streets at this location. The new home is a nice design and either way works for her.

The commissioners summarized their comments. **Commissioner Eckhardt** said that flipping the home will eliminate any private yard space, so he agreed with the petitioner's preference that the family room face west into the rear yard, with the driveway on the opposite side. He was inclined to stay with the current site plan. He questioned why there is no connection from the entrance driveway to the Willow Street sidewalk, which he felt was needed, and **Mr. Purdom** said they are open to adding that. **Commissioner Eckhardt** cautioned the petitioner about the very bright white element of the Hardie panels between the stacked windows, and he asked about the design intent of the areas of dark siding, which he had concerns with the amount and placement of, especially on the garage elevation and the excessive amount on the rear elevation. He had no further comments at this time.

Commissioner Kingsley agreed with most of Commissioner Eckhardt's comments and said the home is nicely designed. With regards to the petitioner's comments about his surprise to hear concerns about the new home, since he previously completed 3 other homes in the area that are similar, she said that each home is unique because of the surrounding homes, which is the reason for the Design Guidelines that state that a new home should be compatible/sympathetic to the surrounding neighborhood. Most homes adjacent to this home are brick, one-story, hipped, with detached garages, and everything presented for the new home is opposite that, or is not that. **Commissioner Kingsley** said the comments given should not be a surprise and she felt the home should be re-designed because of that. She understood why the family room is preferred on the back of the home, but felt the elevation facing Evergreen screams 'back of the home'. Also, the density of the home; if it were not as tall and had some warm masonry tones in it, might help because of the surrounding context.

Commissioner Kingsley said that although there is some masonry proposed at the front entry, there needs to be more masonry on the home. She agreed with Commissioner Eckhardt that there is something odd about the coloring on the home, and she felt that when materials change color and are essentially the same material, it follows in massing; the two gables in the front and the setback could be the light grey, and then the garage and the smaller gable could be all dark grey siding. She suggested adding a canopy over the doors on the back of the home for protection from the weather, and she reiterated that the new home needs to respond to the neighborhood, which is what the Design Guidelines speak to.

Acting Chair Fitzgerald was struggling with the design and that the east elevation facing Evergreen is all garage. He appreciated the attempt to dress up that elevation and try to break up the colors and add awnings over the door, which helps for him. He understood that buyers prefer a 3-car garage over a 2-car, and that flipping the home is an option, but not without impacting the family room location and backyard; however, he felt that with some trickery, there could still be great access. Although he understood a buyer's preference for the current design, he still did not like it as presented tonight, and felt that having the 3-car garage only on Evergreen was rude to the neighbors. He also commented that 3 positive votes are needed for a motion to pass tonight. He presented options to the petitioner with regards to voting tonight, or continuing to a future review after changes are made to the design.

Mr. Hautzinger said that continuing the project to a date specific will not require a sign posting or the 15-day timeframe, and continuing the project to a future re-review date to be determined will require another sign posting. He also explained the tight time constraints with continuing the project to the next meeting in two weeks. **Mr. Purdom** said their preference is to return in two weeks; they intend on revising the garage elevation, but will probably not flip the home as suggested.

Acting Chair Fitzgerald encouraged the petitioner to provide exhibits of the other homes he completed in this area that are similar. He also commented that landscaping can help soften the driveway.

Commissioner Kingsley pointed out that the new home is currently sited with a large exterior side yard, and if the home was brought forward to the setback line, it would improve the backyard size and would also be nicer to the adjacent neighbor. She suggested the petitioner consider this.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF 1006 N. EVERGREEN AVENUE (DC#25-007) TO THE NEXT DC MEETING ON APRIL 8, 2025.

Mr. Hautzinger asked for clarification that relocating the garage is not a deal-breaker for the commissioners here tonight, as long as the petitioner can do a better job with that elevation. Commissioners Eckhart and Fitzgerald agreed. **Commissioner Kingsley** said that she is 90% against it, but if they can make it look good and make it look like a front of the house. **Mr. Hautzinger** said the size of this lot allows for the option to move the home south to the setback line to maximize the side yard, and if the garage was flipped to the other side, it could also slide forward to maximize the back corner to develop a really nice private backyard. **Acting Chair Fitzgerald** referred to the open space on the southeast corner of the home, and suggested filling in that space with a laundry room or mud room, which could help to improve the east elevation so that it is not just garage only.

Commissioner Kingsley reiterated that there is no way that the current plan is going to work by just adding a gable or other element; it needs to be re-worked, otherwise it does not work for her. She encouraged the petitioner to review the Design Guidelines, look at the plan, and make it work.

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

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#25-014 – 1142 N. Mitchell Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to build a new two-story house with an attached two-car garage. The project complies with all R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story and two-story homes. The subject property is located on a block that was originally primarily single-story homes with a mix of attached and detached garages. However, it should be noted that there have been six other teardowns/new, two-story homes previously completed on this block.

Overall, the massing of the new home is unique and nicely designed to fit well with the other newer homes on the block. The single-story roof lines across the front elevation work well to help relate to the scale of the adjacent single-story home. There is a nice level of detail applied on all sides of the house. The primary concern with the proposed design is the very dark exterior color scheme, which will have a bold appearance in this location. The Design Commission should evaluate the black color scheme for appropriateness in this location. With this recommendation, Staff recommends approval.

Mr. Purdom said he recently finished construction on a new home located 3 sites down from this property that has a white and black color scheme, and the home located directly next to it has blue Hardie-siding; he wants to do something different with this new home. A similar color scheme with the black and the wood accents was done on Yale Court, and he really likes how it turned out, and wants to do something different along this block. They are currently working on an addition to the single-story home at the corner, and that homeowner loves the design of this new home. **Mr. Purdom** acknowledged that the new home does seem a little dark, but wood was added on the garage door, the brackets, and the front door, and they played around with having the center gable all through the entry be a vertical wood as well, with that wood brought into the back with the beam. They want to do something different than the black and white and the light greys that they have been doing, and they are confident that the dark color when finished will look really good. **Mr. Purdom** also said that this is a spec home.

Acting Chair Fitzgerald asked if there was any public comment on this project, and there was a response from the audience.

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont Ave. She hated to see the loss of the existing little brick ranch, it is attainable housing, which the entire block was at one time. This is a perfectly functional home that a young family could buy. The design of the new home is nice, although she was not personally a fan of the black exterior. She also did not like the vertical siding that is just a big trend right now that she feels will go away soon.

The commissioners summarized their comments. **Commissioner Kingsley** agreed with the resident's comments about losing a lot of the Village's attainable housing, although this commission cannot do anything about that right now. She felt the proposed design was interesting, with some quirkiness about it, and the massing is probably okay, although she suggested bringing down the scale of the right side of the home by hipping the roof. She liked the black color being proposed, which can be really cool, but because this is a 2-story home next to a one-story and there are still a lot of smaller brick homes on the block, the

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color might be a little strong. She asked for clarification on where there wood accents will be, besides the brackets, front door and garage door. **Mr. Purdom** said that all of the eaves/soffits will also be the natural wood color. **Commissioner Kingsley** preferred a slightly lighter black siding color, because the roof, gutters, fascia, trim, and windows are all black. She also felt the wood tone accents should be a little darker. **Mr. Purdom** was okay with darkening up the wood tone accents.

Commissioner Eckhardt was okay with the black color being proposed for the home, and suggested the material adjacent to the front door underneath the overhang be the same light brown color as the front door. He also suggested adding brackets or columns at the front door, similar to the garage; carrying the wood accent under the roof on the rear elevation around to the back; and adding landscaping to help soften the black color. **Commissioner Eckhardt** liked the massing of the home and had no further comments.

Acting Chair Fitzgerald said the home design is not very modern, but it has a few twists to a somewhat traditional home, which is really nice. The massing is fine, and he suggested making one of the trim siding colors lighter and more interesting. He liked the idea of adding more wood around the front entrance, but was unsure about adding columns or brackets. He also liked the lighter wood color sample presented; going too dark will darken everything. This change could be approved by Staff.

Commissioner Kingsley was in favor of the slight difference in color between the siding and the trim on the rear elevation, as it appears in the rendering. The vertical board and batten could remain the darker black, but the horizontal siding color could be a slightly lighter color. She asked if the trim and the board and batten will be smooth, and **Mr. Purdom** said yes.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1142 N. MITCHELL AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/11/25, 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 ON THE FRONT ELEVATION THAT ALL OF THE TRIM/SIDING AROUND THE FRONT DOOR (UNDER THE CANOPY) BE CHANGED TO THE NATRUAL WOOD COLOR.**
2. **A RECOMMENDATION TO FURTHER STUDY THE FRONT ENTRANCE DESIGN TO ADD EITHER BRACKETS OR COLUMNS, TO BE APPROVED BY STAFF.**
3. **A RECOMMENDATION ON THE REAR ELEVATION THAT ALL OF THE TRIM/SIDING AROUND THE PATIO DOOR (UNDER THE CANOPY) BE CHANGED TO THE NATURAL WOOD COLOR.**
4. **A REQUIREMENT THAT THE PETITIONER CHANGE THE SIDING COLOR TO BE SLIGHLTY LIGHTER THAN THE BLACK TRIM COLOR, TO BE SUBMITTED AND REVIEWED BY STAFF.**
5. **A REQUIREMENT THAT THE PETITIONER SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW AND APPROVAL.**
6. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR**

CONSISTENCY WITH 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.

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

Commissioner Kingsley asked for clarification about the requirement to study the trim color; should the trim color or the siding color get lighter. **Commissioner Eckhardt** said either one, but he preferred the trim be darker as shown in the rendering. **Commissioner Kingsley** agreed and also wanted it to be clear that the trim is smooth and the soffits are wood-colored, because the submittal does not currently show this.

Acting Chair Fitzgerald said that since this is a spec home, there should not be a requirement for a landscape plan because this home should have a custom landscape plan, and he suggested a requirement for landscaping along the front foundation only. **Commissioner Eckhardt** wanted some assurance that the foundation around the house will be fully landscaped to soften the dark color of the house. **Commissioner Fitzgerald** suggested that some minimal amount of landscaping be required in the front. **Mr. Purdom** said they typically sell the house before construction and then work with the homeowner to choose and install landscaping as part of construction of the home.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION AS FOLLOWS:

5. **A REQUIREMENT THAT THE PETITIONER SUBMIT A MODEST LANDSCAPE PLAN FOR THE FRONT YARD ONLY, WITH AN UNDERSTANDING THAT THE FUTURE BUYER WILL CONTINUE TO DEVELOP THEIR OWN CUSTOM LANDSCAPE PLAN.**
8. **A REQUIREMENT THAT PER THE PETITIONER, THE TRIM ON THE HOUSE WILL BE SMOOTH, AND ALL OF THE SOFFITS WILL BE THE NATURAL WOOD COLOR TO MATCH THE FRONT DOOR AND GARAGE DOOR.**

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

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ITEM 3. OTHER BUSINESS

Public Comment

In response to the resident's comment earlier tonight about keeping existing, small modest homes in the Village for affordable housing, **Commissioner Eckhardt** suggested that the Village consider buying some of these homes with the affordable housing funds to address the affordable housing issue. The Village could then work with local high school students to remodel these small homes and then sell them affordably to someone. **Mr. Hautzinger** said that he will share these comments with the Village Staff Housing Planner.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/8/2025

Item: DC#25-007 - 1006 N. Evergreen Ave. - SF/Teardown (continued from 3/25/25)
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 require revisions to the proposed architectural design for the new (teardown) single-family home to be located at 1006 N. Evergreen Avenue. This recommendation is based on the revised architectural plans received 3/31/25, 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 move the garage to the west end of the house as a front-load garage, and design the East Elevation to fit with the context of the neighborhood.

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 Re-Review - 1006 N Evergreen Ave
2. 4-8-25 Exhibits - 1006 N Evergreen Ave

3. 3-25-25 Exhibits - 1006 N Evergreen Ave

RE-REVIEW STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1006 N Evergreen Avenue
Project Address:	1006 N Evergreen Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 21, 2025
Date Revised:	April 3, 2025

PETITION INFORMATION:

DC Number:	25-007
Petitioner Name:	Kevin Purdom
Petitioner Address:	JRC Design Build 1275 E. Davis Street Arlington Heights, IL 60005
Meeting Date:	March 25, 2025
Re-Review Meeting Date:	April 8, 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 with attached two-car garage to build a new two-story house with an attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 12,831 square feet, and the proposed house will have approximately 4,160 square feet. The plans do comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 29.4 feet Exterior Side: 27.4 feet Side: 9.7 feet Rear: 30 feet	Front: 29.4 feet Exterior Side: 27.4 feet Side: 22.7 feet Rear: 30 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,570 SF	4,160 SF
Building Lot Coverage	4,491 SF	3,211 SF
Impervious Surface Coverage Total	6,416 SF	4,334 SF

Design Commission Review on March 25, 2025:

This project was previously reviewed by the Design Commission on March 25, 2025, at which time it was CONTINUED for re-review due to concerns with the proposed design. A summary of issues discussed at the meeting is as follows:

Staff raised concerns that the proposed three-car garage facing Evergreen dominates the façade, which is completely out of character with the surrounding context. Staff also raised concerns about the two-story mass at the corner also being out of scale with the adjacent single-story homes, and the three-car garage being out of context with the existing homes the either have detached garages or a one-car attached garage.

Staff referenced the Single-Family Design Guidelines which require the placement of the garage be compatible with the neighborhood, and that the garage should not take up a large portion of the front elevation. On a corner lot, a house has two street facing elevations, and in general, Staff discourages facing a “garage only” façade to one of the streets. Staff recommended that the garage be placed towards the rear of the lot, away from the street intersection, for design interest on both street facing elevations. Staff presented two nice examples of corner homes that have attached garages located away from the street intersection, both within one block of the subject property. Additionally, the packet included a nice example of a corner house that is designed with highly detailed architecture on both of the street frontages, which is ideal.

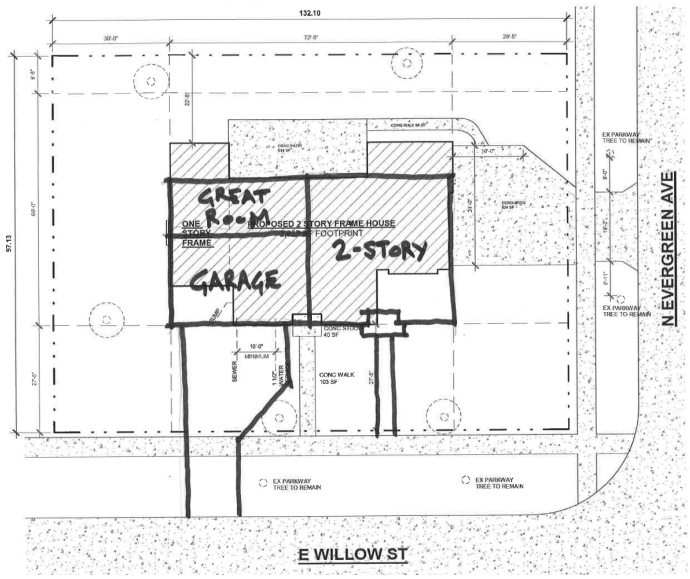
Staff recommended that the proposed house either be redesigned, or flipped on the site, to move the garage to the rear of the property.

The petitioner expressed concern that the driveway for a side-load garage on the west end of the house would take up too much of the 30-foot rear yard, and also that their potential homeowner prefers the Great Room to be located on the west end of the house with a direct connection to the backyard.

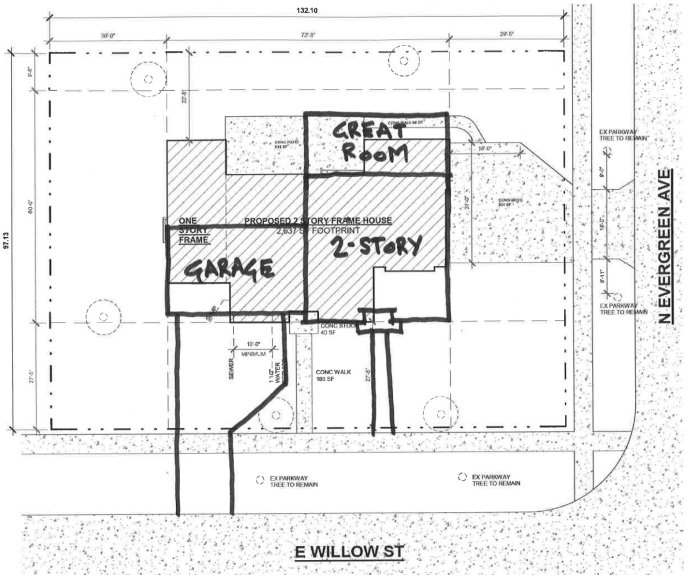
The Design Commissioners had varying feedback. One commissioner was sympathetic to preserving the rear yard, and was therefore not opposed to the proposed design. The other two commissioners had concerns about the 3-car "garage only" façade, which they agreed was out of context with the neighborhood. They said that the garage did not necessarily have to be moved to the west end of the house, but the floor plan did have to be reworked to create an east elevation with additional living space, so that it felt more like a front elevation, and not just "garage only". It was stated that just adding a gable or additional detailing would not be enough to address their concerns.

Project Update:
The petitioner has provided revised plans with a change to the bedroom massing above the garage to bring down the scale of the roof line. However, the primary concern of the "garage only" on the first floor has not been addressed, and the floor plan has not been revised.

Staff feels that the 3-car garage facing Evergreen is still completely out of character with the context of the neighborhood, and Staff still recommends that the garage be relocated to the west end of the home. Staff acknowledges the petitioner's driveway concerns about a side load garage in the rear yard, as well as the petitioner's desire to have the Great Room with a direct connection to the backyard. However, a front load garage located on the west end of the house would work well to preserve the 30-foot rear yard, as well as allow the Great Room to be located directly adjacent to the backyard. The sketches below illustrate two possible options to consider.



Site Plan Sketch – Option 1



Site Plan Sketch – Option 2

RECOMMENDATION:
It is recommended that the Design Commission **require revisions** to the proposed architectural design for the new (teardown) single-family home to be located at 1006 N. Evergreen Avenue. This recommendation is based on the revised architectural plans received 3/31/25, 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 move the garage to the west end of the house as a front-load garage, and design the East Elevation to fit with the context of the neighborhood.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

April 3, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-007

LEGEND

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

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

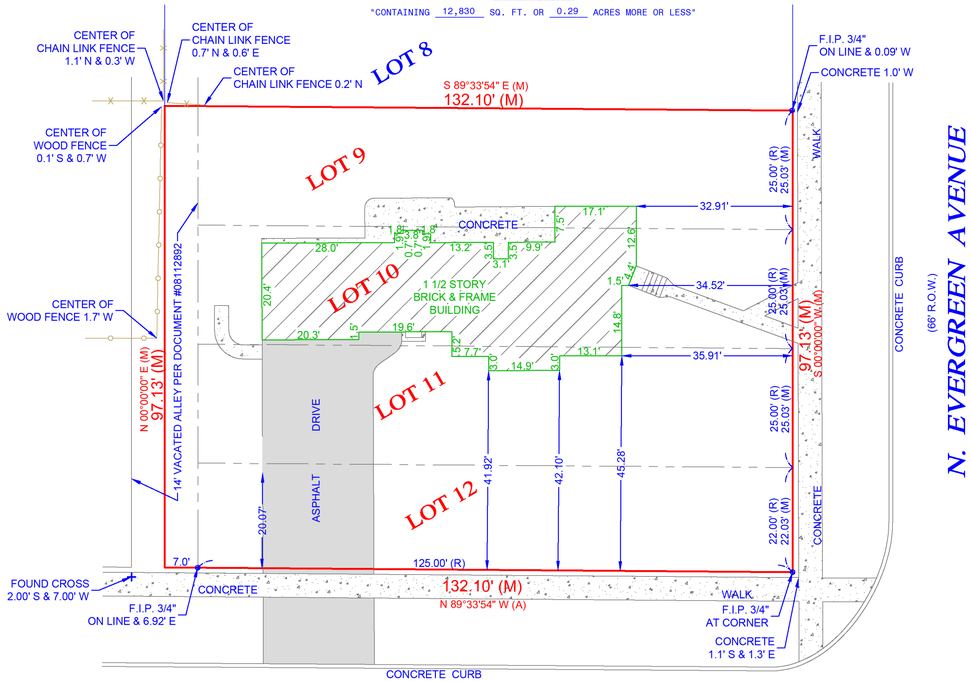
PLAT OF SURVEY

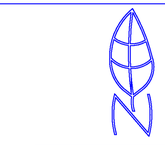
OF

LOT 9 TO 12 INCLUSIVE IN BLOCK 2 TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY PER DOCUMENT NUMBER 08112892 LYING EAST OF AND ADJOINING LOTS 9-12 INCLUSIVE IN CONE'S SUBDIVISION OF LOTS 1 AND 2 IN DUNTON AND OTHERS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 12,830 SQ. FT. OR 0.29 ACRES MORE OR LESS"





BASIS OF BEARING:
NORTH LINE OF E. WILLOW STREET AS FOUND MONUMENTED AND OCCUPIED.

N 89°33'54" W (A)

MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

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

DATED, THIS 3RD DAY OF JANUARY, A.D., 2024,
AT LISLE, ILLINOIS.

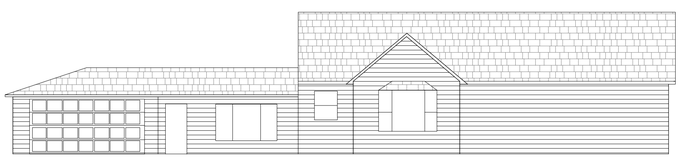
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON
2317
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

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

ADDRESS COMMONLY KNOWN AS 1006 N. EVERGREEN AVENUE
ARLINGTON HEGHTS, ILLINOIS
CLIENT VALERIE TRABARIS
FIELDWORK DATE (CREW) 01/02/2024 (BV/TR/JN)
DRAWN BY: R.S. REVISED: JOB NO. 23-12-0212

PLAT OF SURVEY
NTS



SOUTH

EAST

1 / A1 EXISTING ELEVATIONS
1" = 10'-0"

EXISTING HOUSE PICTURES

JRC DESIGN • BUILD
SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 04/01/2025

ISSUE DATE
1- 04/01/2025 1 - DESIGN REVIEW_REV

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A1

NEW HOUSE AT 1006 N EVERGREEN AVE

PROJECT DATA

PROJECT LOCATION:	10036 N EVERGREEN AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	12,830.8 SF	
PIN:	03-29-101-020-0000	
MAX LOT COVERAGE:(35%)	4,490 SF	
PROPOSED LOT COVERAGE:	3,211 SF	
MAX FAR: 3938 +[(12,830.8-8,750) X 0.4]	5,570.3 SF	
PROPOSED FAR:	4,160 SF	
MAX IMPERVIOUS COVERAGE (50%)	6,415.4 SF	
MAX FRONT YARD IMPERVIOUS (50%)	1,215 SF ALLOWED	1,050 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	4,334 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	25'-0"	
LOCATION AREAS: BASEMENT FIRST FLOOR SECOND FLOOR GARAGE	 1,916 SF 1,916 SF 1,961 SF 683 SF	
TOTAL SQUARE FOOTAGE:	3,877 SF	

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

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

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

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

APPLICABLE CODES

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

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

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

PROJECT SCOPE OF WORK

PROPOSAL
THE PROPOSAL FOR THE FOLLOWING:

DEMO EXISTING HOUSE

DESIGN AND BUILD NEW HOUSE PER PROPOSAL

ABBREVIATIONS

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

SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE:
MIN. FRAME WALL R-VALUE: 30 OR 20 + 5 OR 13+10
ACTUAL WALL R-VALUE:
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

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

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

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

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

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

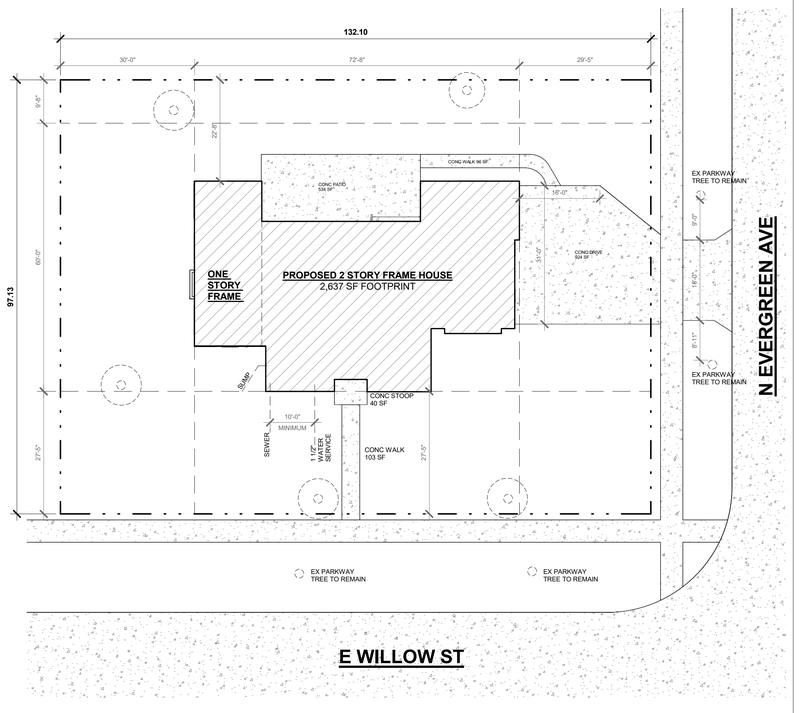
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-6. ALL HOT WATER LINES TO HAVE R-6 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

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

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

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

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



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

AVERAGE SETBACKS

ADDRESS	EAST	SOUTH
1006 N EVERGREEN AVE (EX SUBJECT PROPERTY)	EX 32.91'	EX 41.92'
1010 N EVERGREEN AVE	29'	---
1014 N EVERGREEN AVE	28.75'	---
15 E OAKTON ST	27.25'	---
1001 N DUNTON AVE	---	13.0'
1006 N EVERGREEN AVE AVERAGES	29.4'	27.4'

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
EAST - AVG	29'-5"	29'-5"
SOUTH - AVG	27'-5"	27'-5"
INTERIOR SIDEYARD - NORTH	9.7'	21'-8"
REARYARD - WEST	30'-0"	30'-0"
HEIGHT - MEAN	MAX 25'-0"	25'-0"

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

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

SITE PLAN LEGEND

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

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	1- 04/01/2025
A0	COVER SHEET	1- 04/01/2025
A1	EXISTING DRAWINGS	1- 04/01/2025
A2	FOUNDATION & BASEMENT PLANS	1- 04/01/2025
A3	FIRST FLOOR PLAN	1- 04/01/2025
A4	SECOND FLOOR PLAN	1- 04/01/2025
A5	ROOF PLAN & STAIR DETAILS	1- 04/01/2025
A6	ELEVATIONS	1- 04/01/2025
A7	ELEVATIONS	1- 04/01/2025
A8	ELEVATIONS	1- 04/01/2025

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1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 04/01/2025

ISSUE DATE
1- 04/01/2025 1 - DESIGN REVIEW_REV

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SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

E OAKTON ST

PROPERTY TO RIGHT 2
15 E OAKTON ST

PROPERTY TO RIGHT 2
1014 N EVERGREEN AVE

PROPERTY TO RIGHT 1
1010 N EVERGREEN AVE

N EVERGREEN AVE

PROPERTY TO ACROSS 3
1011 N EVERGREEN AVE

PROPERTY TO ACROSS 2
1007 N EVERGREEN AVE

PROPERTY TO ACROSS 1
104 E WILLOW ST

PROPERTY TO LEFT 1
1001 N DUNTON AVE

SUBJECT PROPERTY - SOUTH
1006 N EVERGREEN AVE

SUBJECT PROPERTY - EAST
1006 N EVERGREEN AVE

E WILLOW ST

PROPERTY TO ACROSS 4
941 N DUNTON AVE

PROPERTY TO ACROSS 5
15 E WILLOW ST

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1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 04/01/2025

ISSUE DATE
1- 04/01/2025 1 - DESIGN REVIEW_REV

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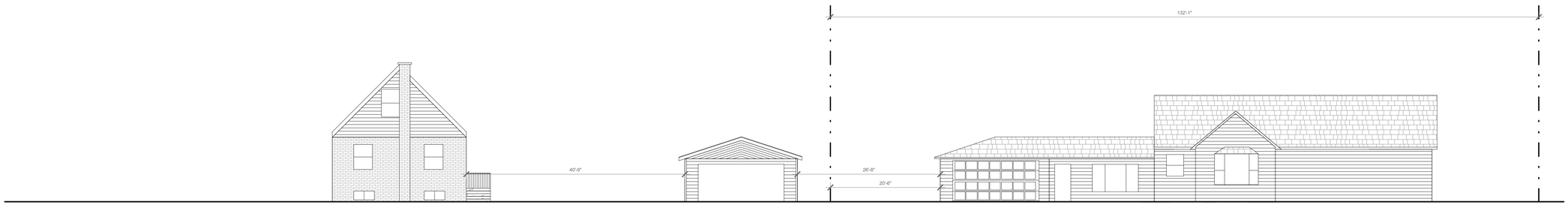
SHEET TITLE
SURROUNDING PROPERTIES

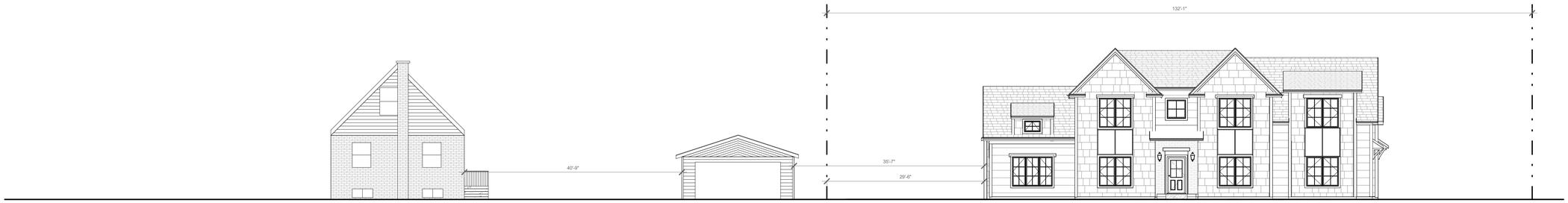
SHEET NUMBER

DR2



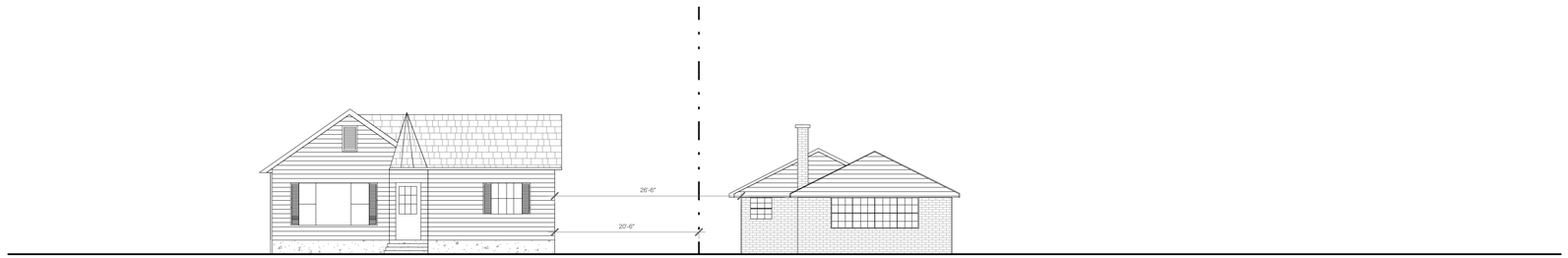
1001 N EVERGREEN AVE
PROPERTY TO LEFT

1006 N EVERGREEN AVE
EXISTING HOUSE TO BE REMOVED



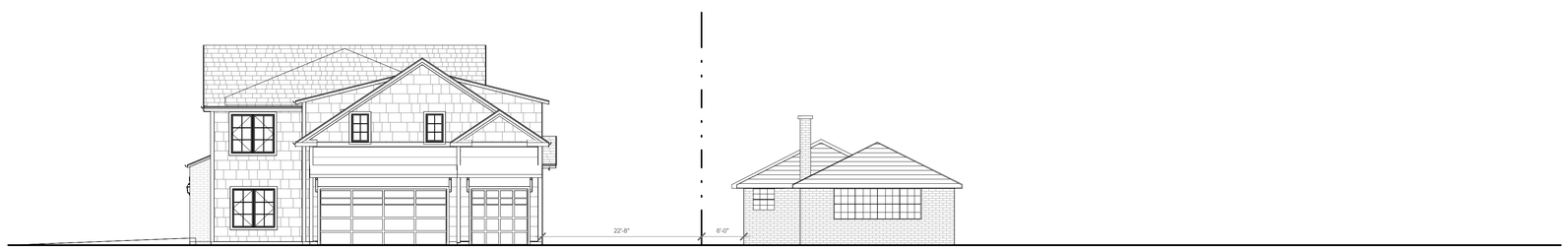
1001 N EVERGREEN AVE
PROPERTY TO LEFT

1006 N EVERGREEN AVE
SUBJECT PROPERTY - SOUTH ELEVATION



1006 N EVERGREEN AVE
EXISTING HOUSE AND GARAGE TO BE REMOVED

1014 N EVERGREEN AVE
PROPERTY TO RIGHT



1006 N EVERGREEN AVE
SUBJECT PROPERTY

1014 N EVERGREEN AVE
PROPERTY TO RIGHT

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 04/01/2025

ISSUE DATE
1- 04/01/2025 1 - DESIGN REVIEW_REV

NOT FOR CONSTRUCTION

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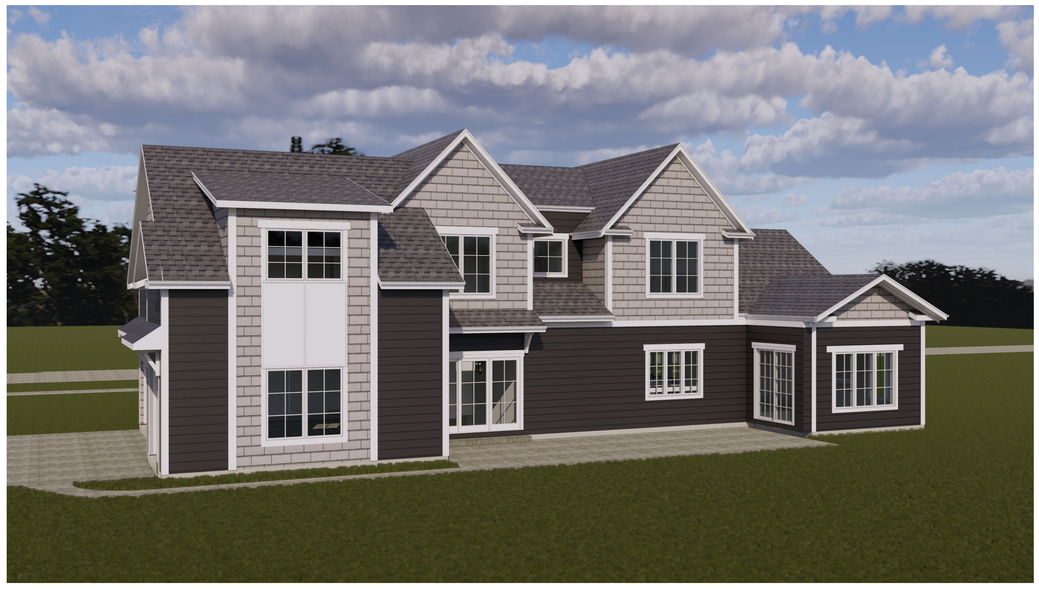
SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

DR1



PLEASE NOTE RENDERINGS ARE NOT A TRUE INDIACTOR OF FINAL FINISH. INTENDED FOR DESIGN CONCEPT ONLY.

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SHEET TITLE

3D VIEWS

SHEET NUMBER

3D

1 A6 SOUTH ELEVATION - FRONT

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

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

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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A6

1 A7 **NORTH ELEVATION - REAR**

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A7

1 A8 EAST ELEVATION - SIDE

1/4" = 1'-0"

2 A8 WEST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

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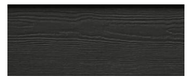
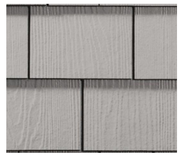
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A8

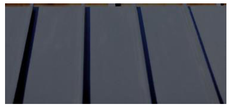


SIDING 1 - JAMES HARDIE
HORIZONTAL SIDING
IRON GRAY



SIDING 2 - JAMES HARDIE
SHAKE SIDING
PEARL GRAY

ROOF 1 - MAIN
OAKRIDGE BLACK
OWENS CORNING
ASPHALT SHINGLES



ROOF 2 - ACCENT
BLACK STANDING SEAM
METAL ROOF

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AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL
60004

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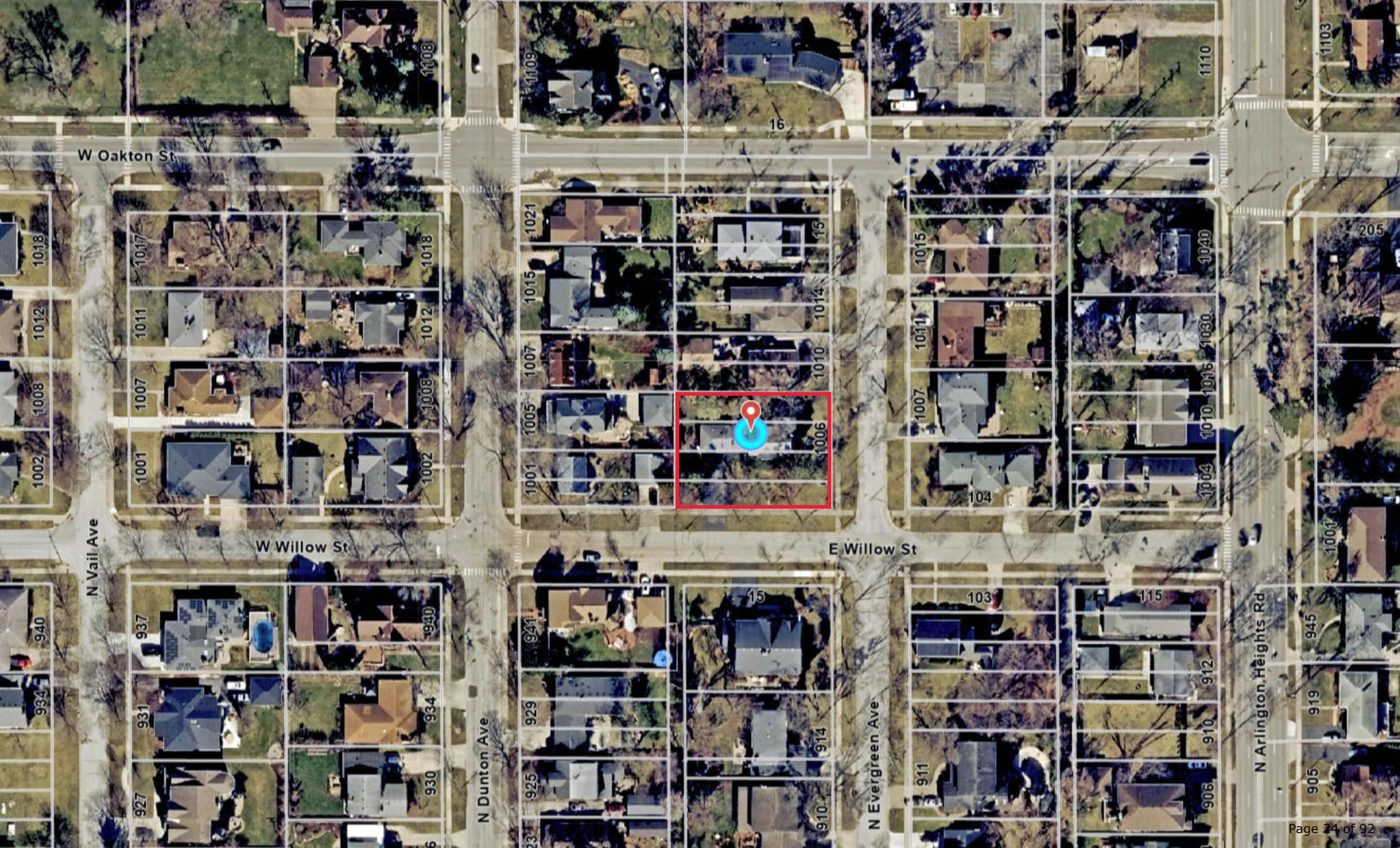
DR3

1- 04/01/2025


W Oakton St
W Willow St
E Willow St
N Vail Ave
N Dunton Ave
N Evergreen Ave
N Arlington Heights Rd
1108
1109
16
1110
1103
205
1018
1017
1021
15
1015
1040
1012
1011
1014
1030
1008
1007
1010
1016
1005
1006
1002
1001
1004
104
940
937
941
103
115
934
931
929
912
930
927
925
914
919
910
911
906
905
945
1001

LEGEND

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

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

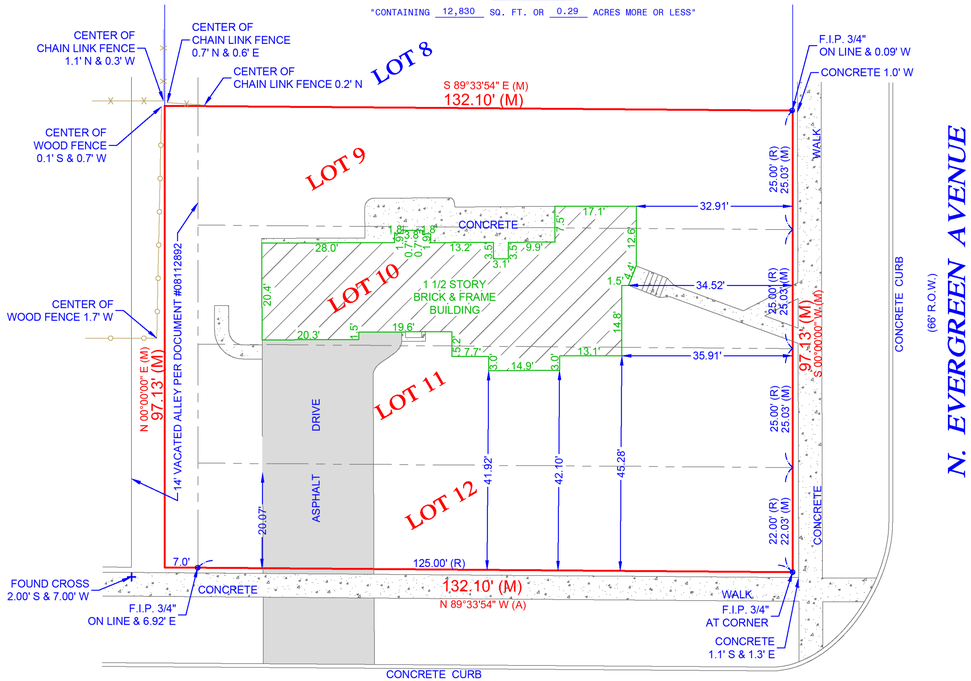
PLAT OF SURVEY

OF

LOT 9 TO 12 INCLUSIVE IN BLOCK 2 TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY PER DOCUMENT NUMBER 08112892 LYING EAST OF AND ADJOINING LOTS 9-12 INCLUSIVE IN CONE'S SUBDIVISION OF LOTS 1 AND 2 IN DUNTON AND OTHERS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 12,830 SQ. FT. OR 0.29 ACRES MORE OR LESS"



20' 10' 0 20'

BASIS OF BEARING:
NORTH LINE OF E. WILLOW STREET AS FOUND MONUMENTED AND OCCUPIED.

N 89°33'54" W (A)

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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

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

DATED, THIS 3RD DAY OF JANUARY, A.D., 2024,
AT LISLE, ILLINOIS.

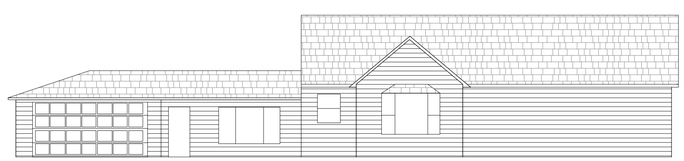
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

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

ADDRESS COMMONLY KNOWN AS 1006 N. EVERGREEN AVENUE
ARLINGTON HEGHTS, ILLINOIS
CLIENT VALERIE TRABARIS
FIELDWORK DATE (CREW) 01/02/2024 (BV/TR/JN)
DRAWN BY: R.S. REVISED: JOB NO. 23-12-0212

PLAT OF SURVEY
NTS



SOUTH

EAST

1 / A1 EXISTING ELEVATIONS
1" = 10'-0"

EXISTING HOUSE PICTURES

JRC DESIGN • BUILD SINCE 1985

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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 03/03/2025

ISSUE DATE
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SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A1

NEW HOUSE AT 1006 N EVERGREEN AVE

PROJECT DATA

PROJECT LOCATION:	10036 N EVERGREEN AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	12,830.8 SF	
PIN:	03-29-101-020-0000	
MAX LOT COVERAGE:(35%)	4,490 SF	
PROPOSED LOT COVERAGE:	3,071 SF	
MAX FAR: 3938 +[(12,830.8-8,750) X 0.4]	5,570.3 SF	
PROPOSED FAR:	4,160 SF	
MAX IMPERVIOUS COVERAGE (50%)	6,415.4 SF	
MAX FRONT YARD IMPERVIOUS (50%)	1,215 SF ALLOWED	1,050 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	4,438 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	25'-0"	
LOCATION AREAS: BASEMENT FIRST FLOOR SECOND FLOOR GARAGE	 1,916 SF 1,916 SF 1,961 SF 683 SF	
TOTAL SQUARE FOOTAGE:	3,877 SF	

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

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

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

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

APPLICABLE CODES

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

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

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

PROJECT SCOPE OF WORK

PROPOSAL
THE PROPOSAL FOR THE FOLLOWING:

DEMO EXISTING HOUSE

DESIGN AND BUILD NEW HOUSE PER PROPOSAL

ABBREVIATIONS

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

SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE:
MIN. FRAME WALL R-VALUE: 30 OR 20 + 5 OR 13+10
ACTUAL WALL R-VALUE:
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

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

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

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

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

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

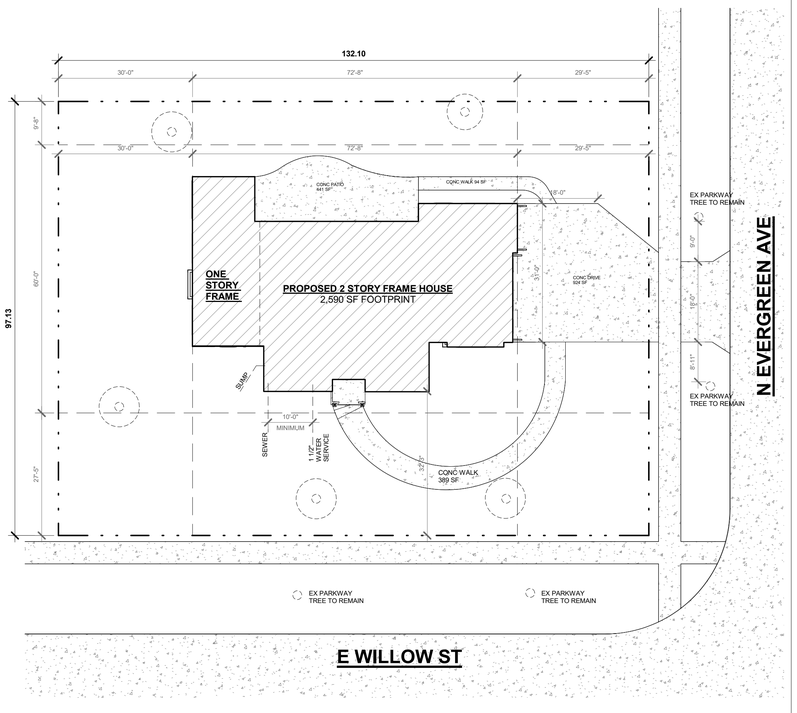
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-6. ALL HOT WATER LINES TO HAVE R-6 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

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

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

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

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



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

AVERAGE SETBACKS

ADDRESS	EAST	SOUTH
1006 N EVERGREEN AVE (EX SUBJECT PROPERTY)	EX 32.91'	EX 41.92'
1010 N EVERGREEN AVE	29'	---
1014 N EVERGREEN AVE	28.75'	---
15 E OAKTON ST	27.25'	---
1001 N DUNTON AVE	---	13.0'
1006 N EVERGREEN AVE AVERAGES	29.4'	27.4'

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
EAST - AVG	29'-5"	29'-5"
SOUTH - AVG	27'-5"	32'-3"
INTERIOR SIDEYARD - NORTH	9.7'	16'-9"
REARYARD - WEST	30'-0"	30'-0"
HEIGHT - MEAN	MAX 25'-0"	25'-0"

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

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

SITE PLAN LEGEND

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

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	1- 03/03/2025
A0	COVER SHEET	1- 03/03/2025
A1	EXISTING DRAWINGS	1- 03/03/2025
A2	FOUNDATION & BASEMENT PLANS	1- 03/03/2025
A3	FIRST FLOOR PLAN	1- 03/03/2025
A4	SECOND FLOOR PLAN	1- 03/03/2025
A5	ROOF PLAN & STAIR DETAILS	1- 03/03/2025
A6	ELEVATIONS	1- 03/03/2025
A7	ELEVATIONS	1- 03/03/2025
A8	ELEVATIONS	1- 03/03/2025

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SHEET TITLE
COVER SHEET

SHEET NUMBER
A0

E OAKTON ST

PROPERTY TO RIGHT 2
15 E OAKTON ST

PROPERTY TO RIGHT 2
1014 N EVERGREEN AVE

PROPERTY TO RIGHT 1
1010 N EVERGREEN AVE

N EVERGREEN AVE

PROPERTY TO ACROSS 3
1011 N EVERGREEN AVE

PROPERTY TO ACROSS 2
1007 N EVERGREEN AVE

PROPERTY TO ACROSS 1
104 E WILLOW ST

PROPERTY TO LEFT 1
1001 N DUNTON AVE

SUBJECT PROPERTY - SOUTH
1006 N EVERGREEN AVE

SUBJECT PROPERTY - EAST
1006 N EVERGREEN AVE

E WILLOW ST

PROPERTY TO ACROSS 4
941 N DUNTON AVE

PROPERTY TO ACROSS 5
15 E WILLOW ST

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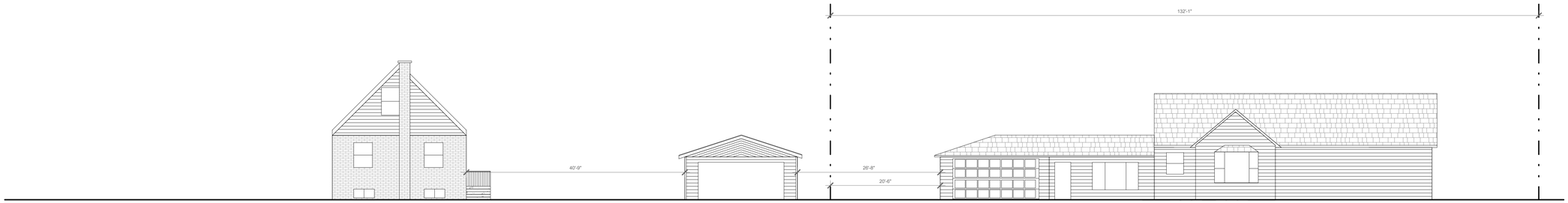
SHEET TITLE
SURROUNDING PROPERTIES

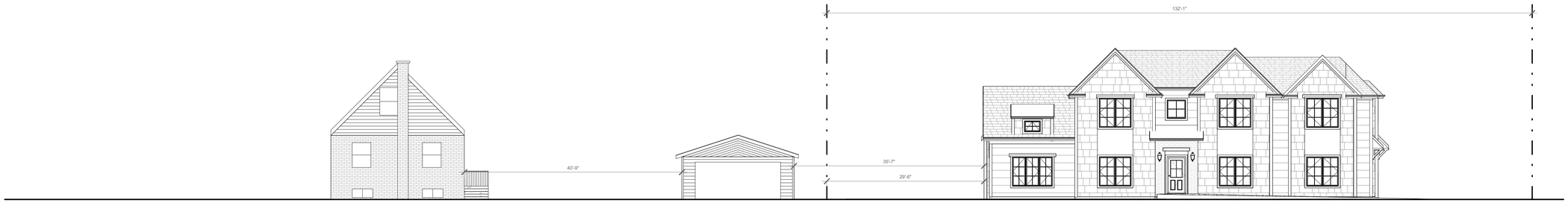
SHEET NUMBER

DR2



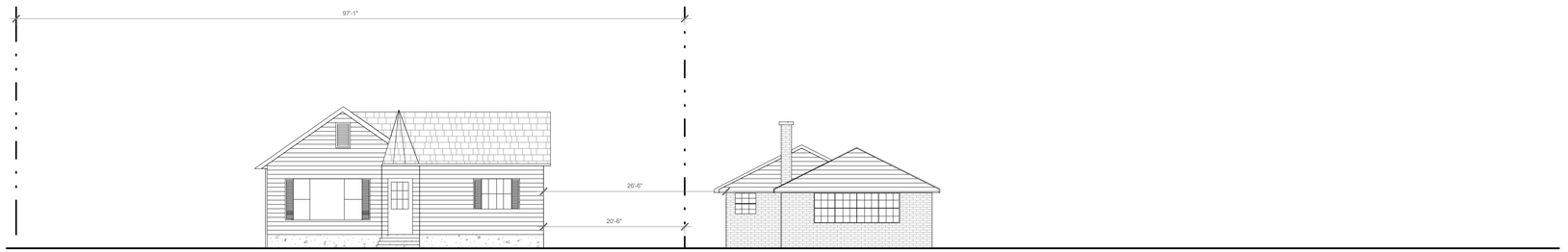
1001 N EVERGREEN AVE
PROPERTY TO LEFT

1006 N EVERGREEN AVE
EXISTING HOUSE TO BE REMOVED



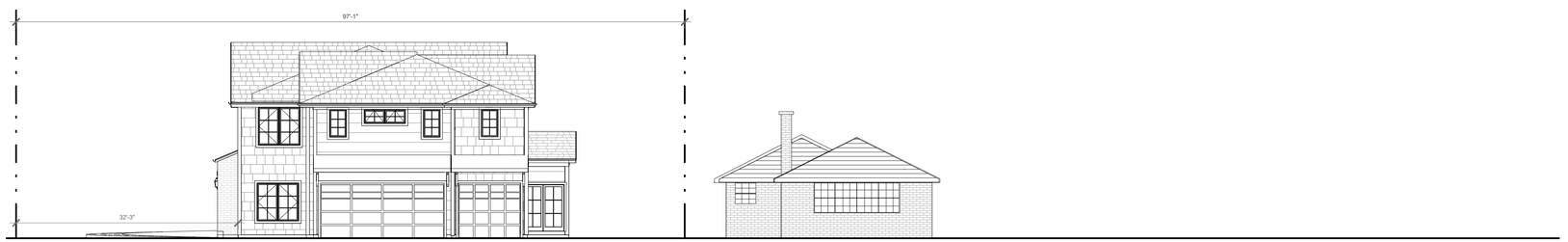
1001 N EVERGREEN AVE
PROPERTY TO LEFT

1006 N EVERGREEN AVE
SUBJECT PROPERTY - SOUTH ELEVATION



1006 N EVERGREEN AVE
EXISTING HOUSE AND GARAGE TO BE REMOVED

1014 N EVERGREEN AVE
PROPERTY TO RIGHT



1006 N EVERGREEN AVE
SUBJECT PROPERTY

1014 N EVERGREEN AVE
PROPERTY TO RIGHT

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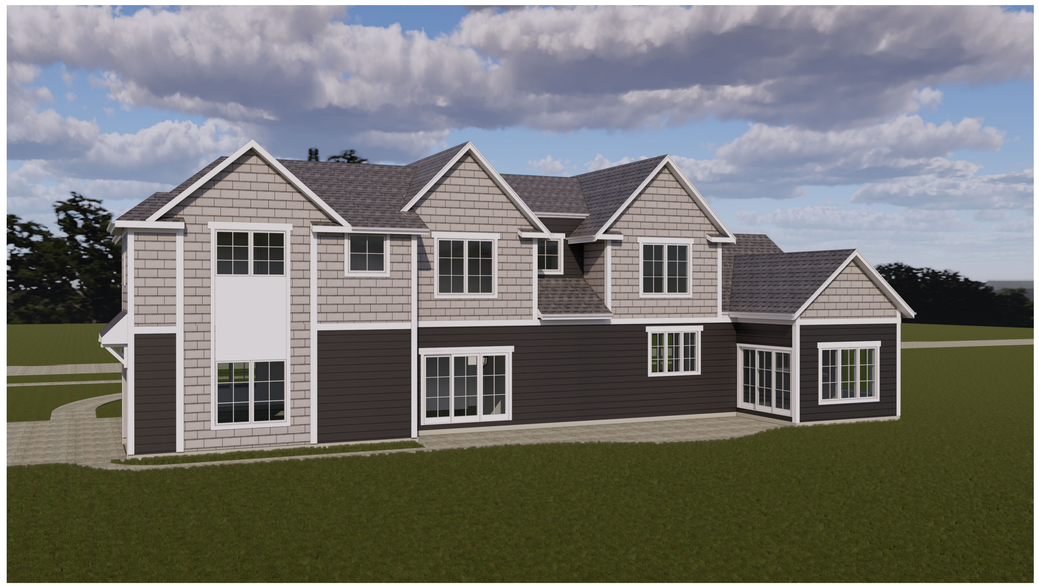
SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

DR1



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SHEET TITLE

3D VIEWS

SHEET NUMBER

3D

1 A6 SOUTH ELEVATION - FRONT

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

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

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A6

1 A7 NORTH ELEVATION - REAR

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

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

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A7

1 A8 **EAST ELEVATION - SIDE**

1/4" = 1'-0"

2 A8 **WEST ELEVATION - SIDE**

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL SIDING [IRON GRAY]	JAMES HARDIE	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		SHAKE SIDING [PEARL GRAY]	JAMES HARDIE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	OWENS CORNING	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [WHITE]	CLIMATE GUARD
DOORS		[BLACK, STYLE TBD]					

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
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   F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

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

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NEW HOUSE
AT EVERGREEN AVE

1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 03/03/2025

ISSUE DATE

1- 03/03/2025 1 - DESIGN REVIEW_REV

NOT FOR CONSTRUCTION

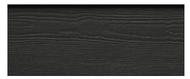
THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE

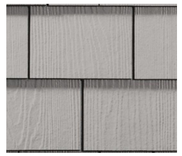
ELEVATIONS

SHEET NUMBER

A8

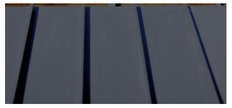


SIDING 1 - JAMES HARDIE
HORIZONTAL SIDING
IRON GRAY



SIDING 2 - JAMES HARDIE
SHAKE SIDING
PEARL GRAY

ROOF 1 - MAIN
OAKRIDGE BLACK
OWENS CORNING
ASPHALT SHINGLES



ROOF 2 - ACCENT
BLACK STANDING SEAM
METAL ROOF

JRC DESIGN • BUILD SINCE 1985

AT EVERGREEN AVE

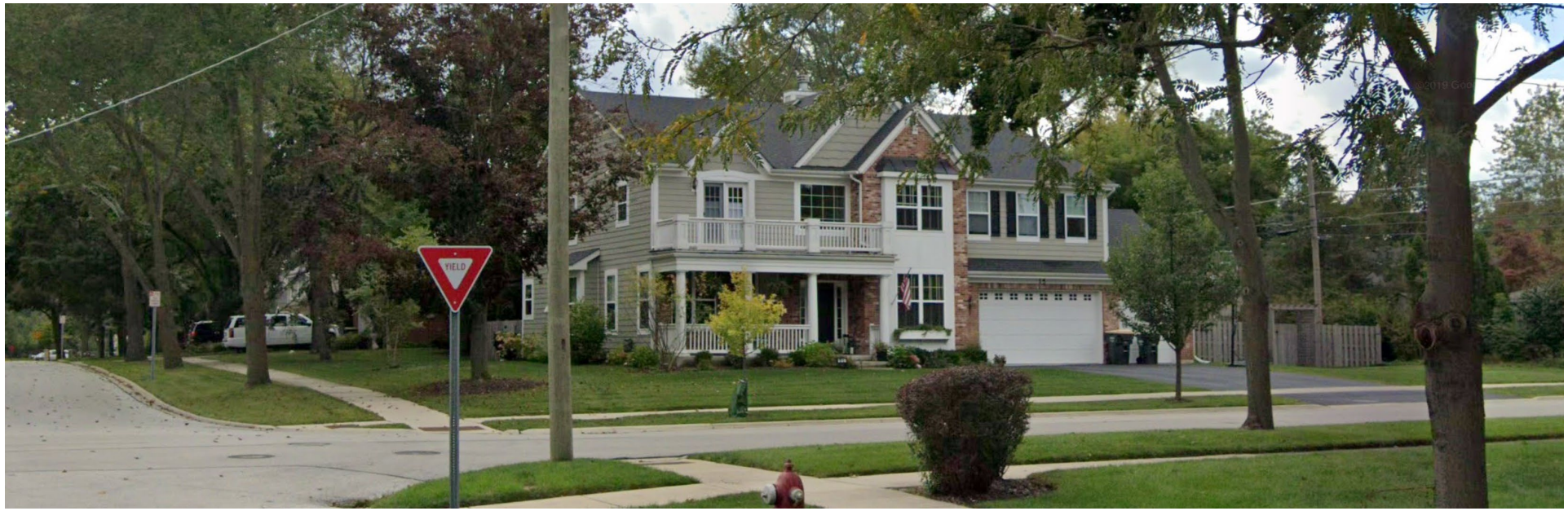
1006 N EVERGREEN AVE
ARLINGTON HEIGHTS, IL
60004

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND ARE FOR CONCEPT ONLY. DIMENSIONS, HEIGHTS, AND WALL LOCATIONS TO BE VERFIED.

DR3

1- 03/03/2025

Examples of Corner Homes with Garage Located Away from the Street Intersection



15 E. Willow Street
(directly across the street to the South)

1004 N. Arlington Heights Road
(one block to the east)

Examples of Corner Homes with Garage Located Away from the Street Intersection

Very Nice Example from a Different Community

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/8/2025

Item: DC#25-017 - 9 N. Vail Ave. / CBD Commercial
Department:

Item Description:
Requested Action
Approval of the proposed architectural design for exterior modifications to an existing office building in the Downtown.

Recommendation
It is recommended that the Design Commission approve the proposed architectural design for exterior modifications to the existing office building at 9 N. Vail Avenue. This recommendation is based on the plans dated 3/25/25, 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. Evaluate the proposed use of fiber cement siding in the Downtown, where the buildings are predominantly durable masonry construction.

2. A recommendation to continue the new decorative cornice on all sides of the building for a more cohesive appearance.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

4. All signage must meet code, Chapter 30.

ATTACHMENTS:
1. DC Staff Report - 9 N Vail Ave
2. Exhibits - 9 N Vail Ave.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	9 N. Vail Avenue	**DC Number:**	25-017
Project Address:	9 N. Vail Avenue	**Petitioner Name:**	Nate Bartlett
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Dunne Kozlowski 3215 W Division Street Chicago, IL 60651
Date Prepared:	April 2, 2025	**Meeting Date:**	April 8, 2025

Requested Action(s):
Approval of the proposed architectural design for exterior modifications to an existing office building in the Downtown.

Design Commission Responsibility for Projects Not 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.

The proposed new restaurant requires Special Use zoning approval either through a formal Plan Commission review and Village Board approval or an Administrative (Staff) Special Use Waiver. Because this project requires Special Use approval, 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:

"*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 exterior modifications to an existing office building in the Downtown to accommodate a new restaurant tenant in the first floor. A summary of the proposed front elevation façade changes are as follows:

- Remove the existing false gables at the top of the façade.
- Add a new decorative metal cornice along the top of the wall.
- Apply new James Hardie Artisan V-Groove fiber cement siding, in a dark "Cast Bronze" color, over the existing brick on the first floor.
- Paint the existing orange brick on the second floor with a white wash of Benjamin Moore "Hazy Skies", which is a cream color.
- Add new dome shape fabric awnings above the first floor windows.
- Add new decorative wall sconce light fixtures on the piers between the first floor windows.
- Add new decorative dark bronze metal lintels above the second floor windows.
- Convert one existing first floor storefront window to a new restaurant entry door.

Architectural Design:
The proposed new façade will be a very nice update to the existing building which currently has a relatively unremarkable appearance in this prominent location in the Downtown. Overall, the proposed façade design is very nicely done with a rich and classy appearance. The proposed dark bronze fiber cement siding will add a warm and welcoming appearance to the first floor storefront. However, the use of fiber cement siding in the Downtown is unusual, where the buildings are predominantly durable masonry construction. The Design Commission should evaluate the proposed use of siding, especially considering that it will cover an existing brick façade that appears to be in very good condition. The only other comment on the design is a recommendation to continue the new decorative cornice on all sides of the building for a more cohesive appearance since the sides of the building are highly visible.

Rooftop Equipment Screening:
The plans include new rooftop mechanical equipment and ductwork which will be located towards the rear of the existing roof. The existing parapet wall will screen the equipment on all sides of the building as illustrated by the sight line diagrams.

Signage:
At this time the proposed new restaurant wall sign is schematic. Once the details of the sign have been determined and finalized, a separate Design Commission application for Downtown Signage will need to be submitted for Staff review.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the existing office building at 9 N. Vail Avenue. This recommendation is based on the plans dated 3/25/25, 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. Evaluate the proposed use of fiber cement siding in the Downtown, where the buildings are predominantly durable masonry construction.
2. A recommendation to continue the new decorative cornice on all sides of the building for a more cohesive appearance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

_____ April 2, 2025
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

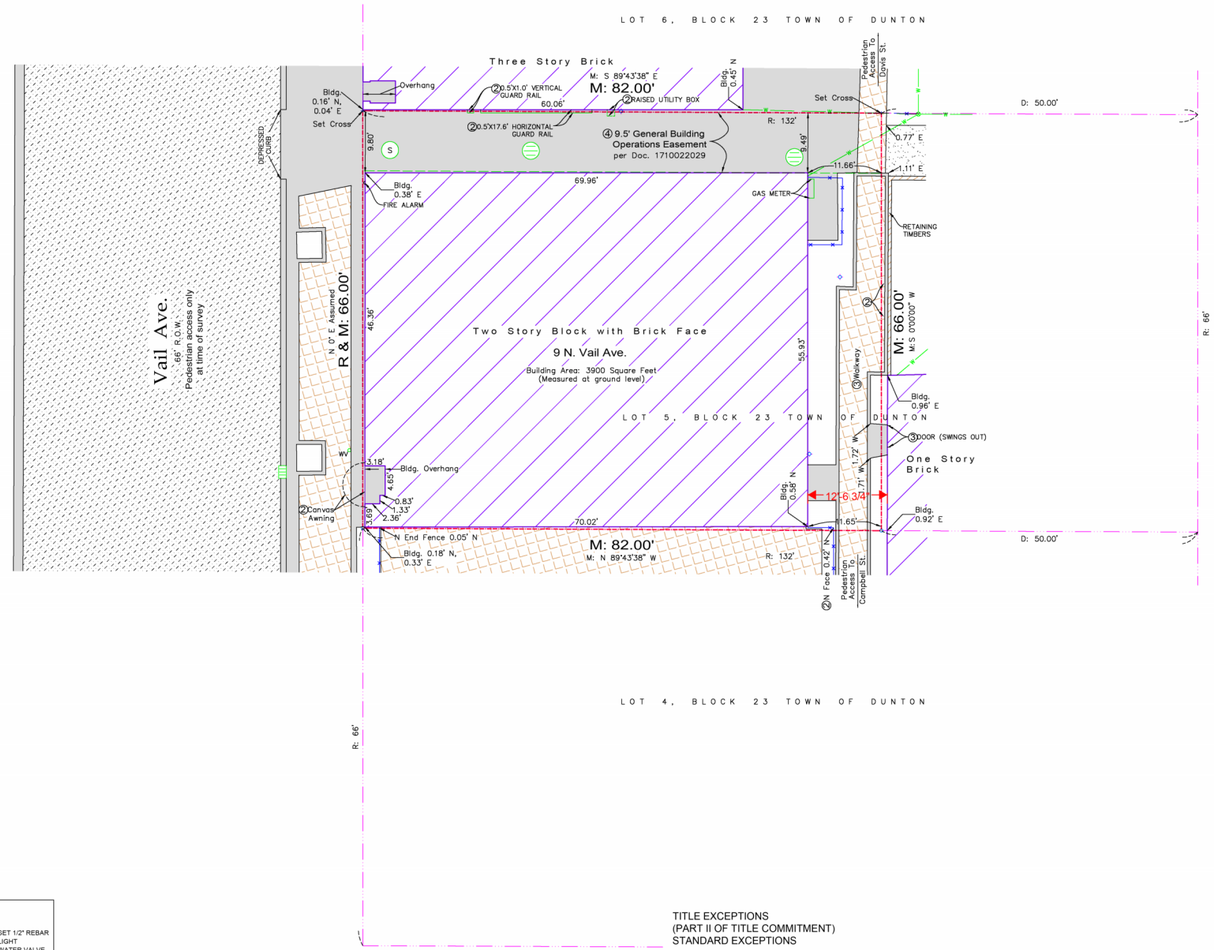
Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Darko Bojin, Assistant Planner, Petitioner, DC File 25-017

29-42-11

ALTA/ NSPS Land Title Survey

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE EAST 50.0 FEET THEREOF) IN BLOCK 23 IN THE TOWN OF DUNTON, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

SURVEY NOTES:

A. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

B. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

C. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. AT THE TIME OF SURVEY, THE SITE WAS COVERED WITH 0 INCHES OF SNOW AND PILES.

D. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED.

E. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION INCLUDED ON SCHEDULE A TO THE TITLE COMMITMENT FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

F. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

G. THE AREA OF THE DESCRIBED PARCEL IS 5412.1 SQUARE FEET OR 0.12 ACRES.

H. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.

I. ALL SUBSTANTIAL FEATURES ON THE PROPERTY ARE SHOWN ON THE SURVEY.

J. NO EVIDENCE OF RECENT EARTHWORK, CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

TO: ATTORNEYS' TITLE GUARANTY FUND, INC.
COMMITMENT NO. 220256205212
EFFECTIVE DATE: JUNE 16, 2022

AND: DELANEY CAPITAL PARTNERS

AND: VANTAGE FINANCIAL, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b1, 8, 9 (IF VISIBLE), 11 (OBSERVED EVIDENCE ONLY), AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: JULY 29, 2022

VINCENT B. FRYE, P.L.S. NO. 3272
MY LICENSE EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183

JN 220440

LEGEND

R - RECORD DISTANCE
M - MEASURED DISTANCE
D - DEED
PROPERTY LINE
FENCE LINE
CONCRETE
DRAIN INLETS
UTILITY POLE W/ OVHD. WIRES
SET 1/2" REBAR
LIGHT
WV WATER VALVE
ASPHALT
GRAVEL
PAVERS
S SANITARY MANHOLE

SCHLAF-SEDIG
& ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831
schlafsedig@comcast.net

TITLE EXCEPTIONS
(PART II OF TITLE COMMITMENT)
STANDARD EXCEPTIONS

2 ENCROACHING GUARD RAILS AND UTILITY BOX ATTACHED TO BUILDING TO NORTH ALONG NORTH PROPERTY LINE, ENCROACHING CONCRETE AND PAVERS ALONG EAST PROPERTY LINE, ENCROACHING FENCE ALONG SOUTH PROPERTY LINE AND ENCROACHING AWNING ALONG WEST PROPERTY LINE, ALL SHOWN ON SURVEY.

3 WALKWAY USED FOR PEDESTRIAN ACCESS TO CAMPBELL AND DAVIS STREETS AND DOOR OF BUILDING TO EAST ACROSS EAST PORTION OF PROPERTY SHOWN ON SURVEY.

4 EASEMENT SHOWN ON SURVEY.

5 NO EASEMENTS ARE SHOWN ON RE-RECORDED VERSION OF PLAT OF SUBDIVISION, DUNTON, RECORDED MAY 4, 1886.

OTHER TITLE EXCEPTIONS ARE NOT SURVEY MATTERS.

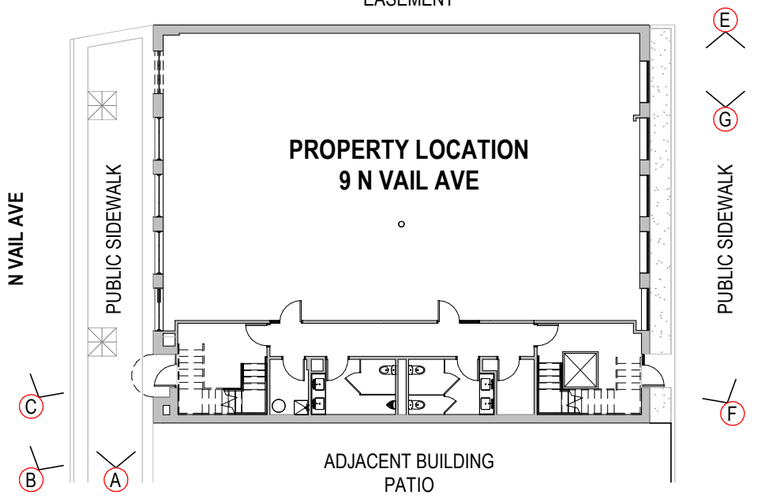
DUNNE | KOZLOWSKI

PLAT OF SURVEY

AH-2

9 N VAIL 2025-03-25

1 LOCATION MAP
NOT TO SCALE



2 KEY PLAN
3/64" = 1'-0"

(A) N. VAIL AVE. PUBLIC SIDEWALK AND PROPERTY'S FRONT FACADE

(B) N. VAIL AVE. PUBLIC SIDEWALK AND PROPERTY'S FRONT FACADE

(C) N. VAIL AVE. PUBLIC SIDEWALK AND PROPERTY'S FRONT FACADE

(D) BUILDING OPERATIONS EASEMENT TO N. VAIL AVE.

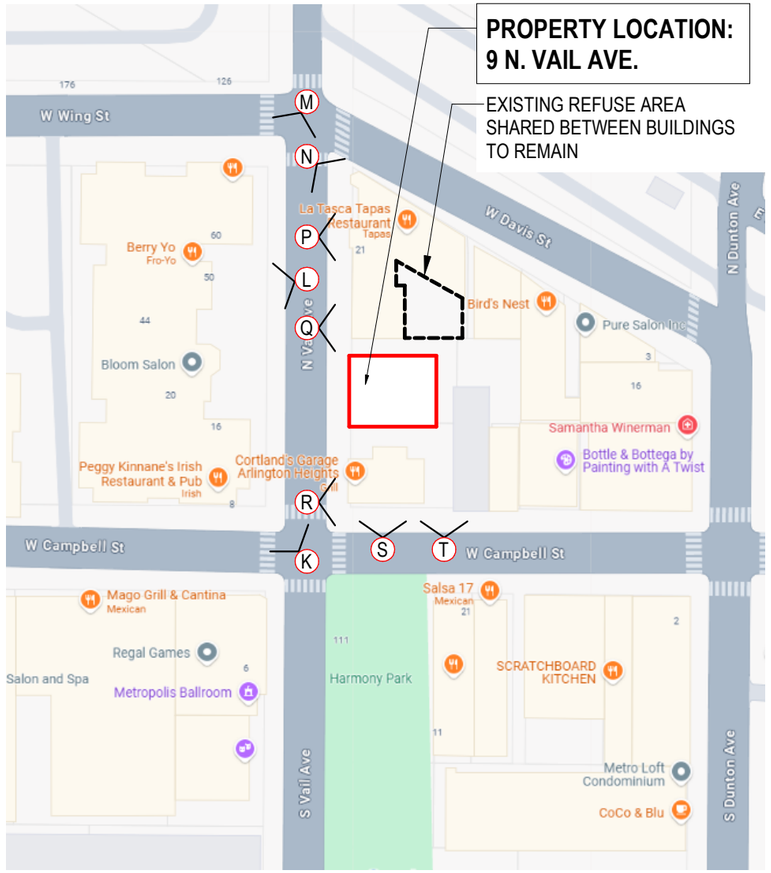
(E) PUBLIC SIDEWALK TO CAMPBELL ST. AND PROPERTY'S REAR FACADE

(F) PUBLIC SIDEWALK TO BUILDING OPERATIONS EASEMENT, PROPERTY'S REAR FACADE, AND SHARED BUILDING REFUSE AREA BEYOND

(G) PUBLIC SIDEWALK TO BUILDING OPERATIONS EASEMENT, AND SHARED BUILDING REFUSE AREA BEYOND (INCLUDING THIS PROPERTY'S TRASH AREA)

DUNNE | KOZLOWSKI

LOCATION MAP AND PROPERTY PHOTOS



LOCATION MAP - SURROUNDING PROPERTIES
NOT TO SCALE

N

K ACROSS THE STREET - 8 N. VAIL AVE.

L ACROSS THE STREET - 44 N. VAIL AVE.

M ACROSS THE STREET - 70 N. VAIL AVE.

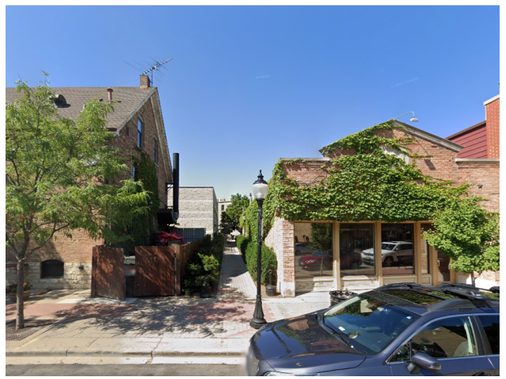
N TO THE LEFT - 25 W. DAVIS ST.

P TO THE LEFT - 21 N VAIL AVE.

Q TO THE LEFT - 17 N. VAIL AVE.

R TO THE RIGHT - 1 N VAIL AVE.

S TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE.



T TO THE RIGHT / AROUND THE CORNER - 1 N. VAIL AVE, PUBLIC SIDEWALK TO PROPERTY'S EASEMENT, AND 18 W. CAMPBELL ST.

DUNNE | KOZLOWSKI

LOCATION MAP AND SURROUNDING PROPERTY PHOTOS

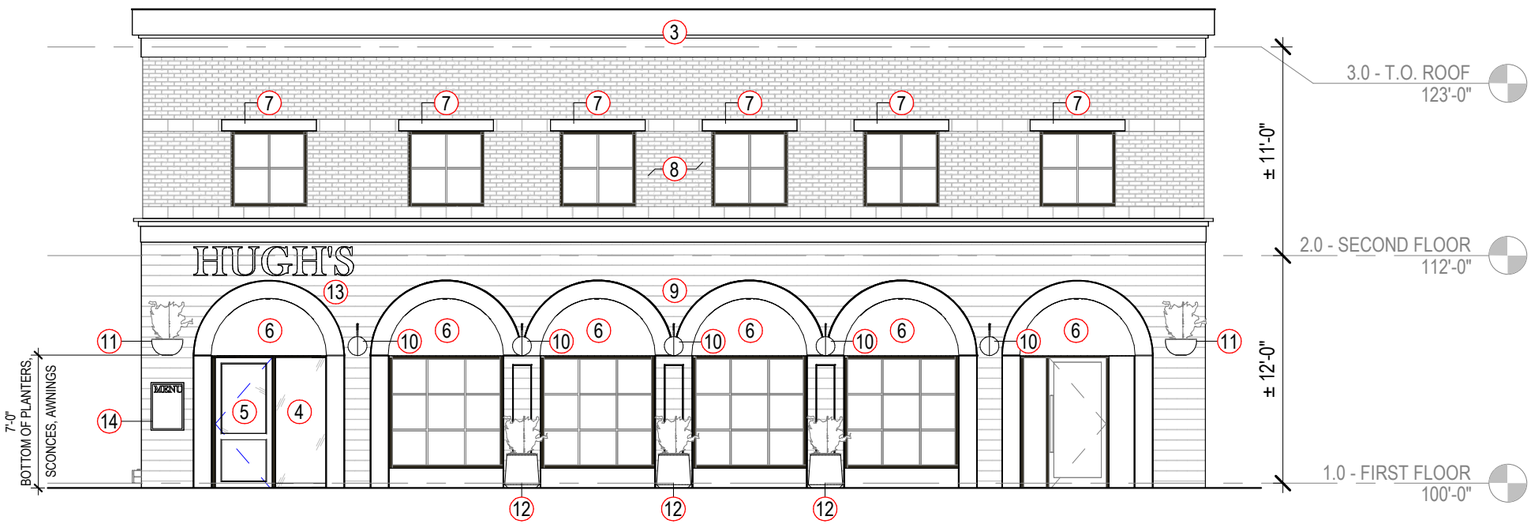
AH-4

9 N VAIL 2025-03-25

thai cuisine

VANTAGE POINTE
9
2 HOUR PARKING

1 EXISTING / DEMOLITION ELEVATION - N. VAIL AVE.
1/8" = 1'-0"



2 PROPOSED ELEVATION - N. VAIL AVE.
1/8" = 1'-0"

1. REMOVE EXISTING DECORATIVE PARAPET WALL.
2. REMOVE PORTION OF EXISTING STOREFRONT AND WALL BELOW.
3. NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

4. NEW STOREFRONT SYSTEM. FRAME FINISH TO MATCH BASE BUILDING STANDARD.

5. NEW STAINED-WOOD DOOR FOR PRIMARY RESTAURANT ENTRANCE.

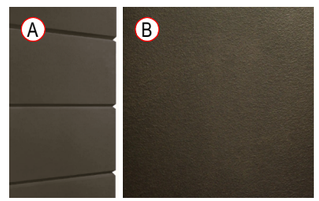
6. NEW FABRIC DOME AWNING.

7. APPLIED DECORATIVE METAL LINTEL EXTRUSION. COLOR TO MATCH 9 FIBER CEMENT BOARD SIDING.

8. WHITE WASH EXISTING MASONRY.
BENJAMIN MOORE - HAZY SKIES - OC-48

9. NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL :
HARDIE ARTISAN SIDING W/ V-GROOVE

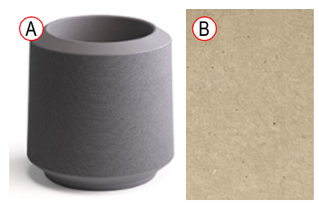
A V-GROOVE SIDING PROFILE :
B PAINT COLOR :
THE PAINT LAB - CAST BRONZE



10. NEW WALL SCONCE :
SATURN OUTDOOR WALL SCONCE
BY JUSTICE DESIGN GROUP

11. NEW WALL-MOUNTED PLANTER TO MATCH 12 PLANTER

12. NEW FREE-STANDING PLANTER:
A KORNEGAY DESIGN BY LANDSCAPE FORMS : OFFSET SERIES - OS-23
B COLOR : SANDSTONE



13. NEW RESTAURANT SIGNAGE

14. NEW MENU SIGNAGE

DUNNE | KOZLOWSKI

EXISTING AND PROPOSED ELEVATIONS

AH-7

9 N VAIL 2025-03-25

EXTERIOR SCOPE OF WORK :

- COSMETIC CHANGES TO EXISTING FACADE, INCLUDING,
  - INSTALLATION OF NEW STOREFRONT ENTRANCE ON N. VAIL AVENUE ELEVATION,
  - INSTALLATION OF NEW LIGHT FIXTURES ON N. VAIL AVENUE ELEVATION, AND
  - NEW FINISHES
- REMOVAL OF PORTION OF EXISTING DECORATIVE PARAPET AT N. VAIL ELEVATION
- WORK AT ROOF LEVEL, INCLUDING,
  - NEW MECHANICAL EQUIPMENT

1 PROPOSED ELEVATION - N. VAIL AVE.
1/4" = 1'-0"

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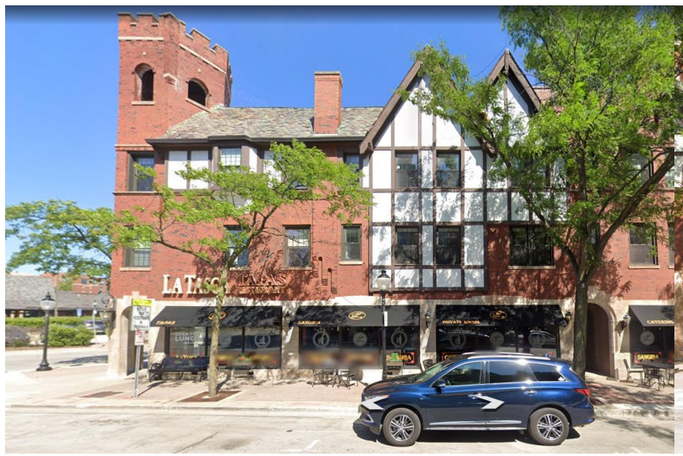
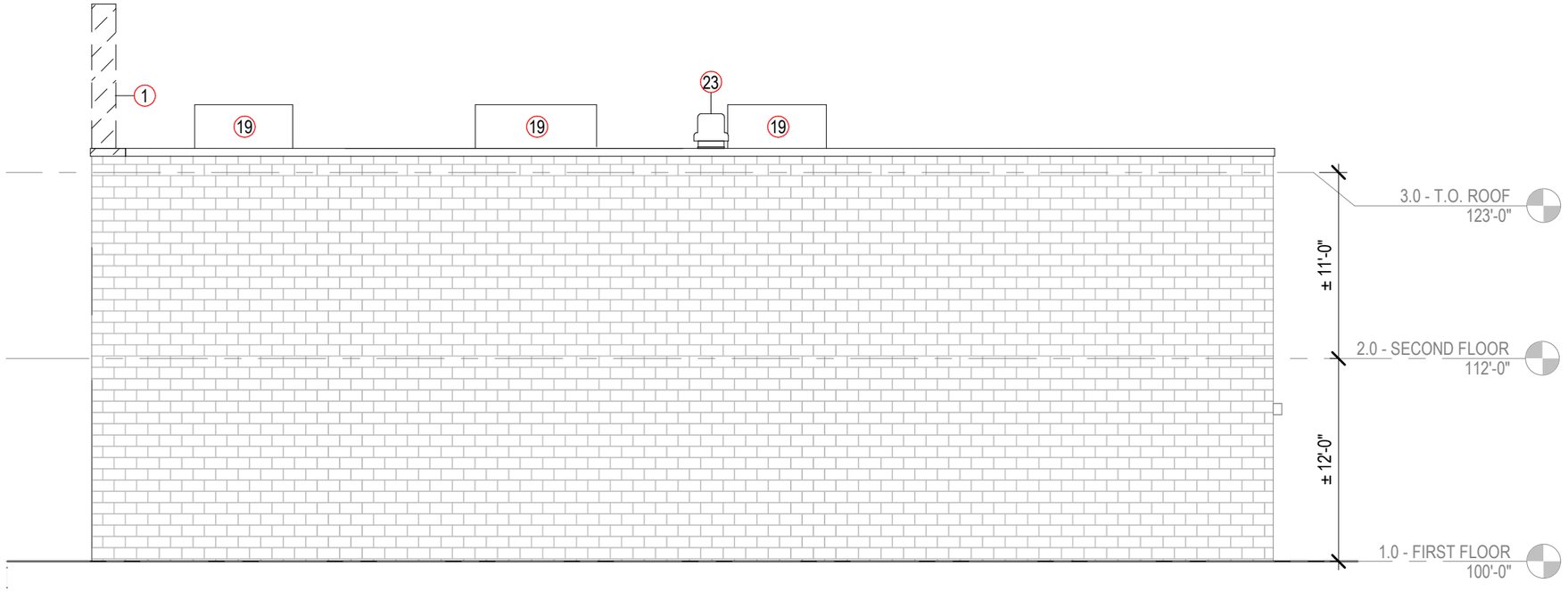
9 N Vail Ave

Existing Streetscape

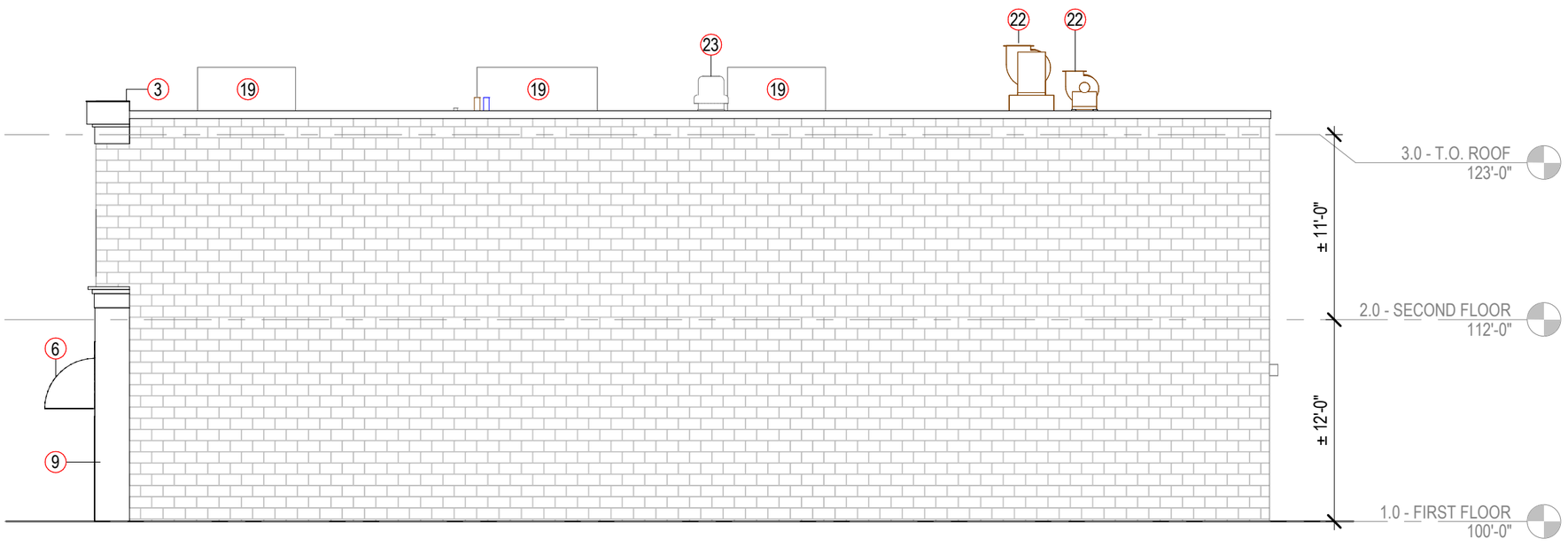
9 N Vail Ave

Proposed Streetscape





1 DEMO / EXISTING ELEVATION - ADJACENT PATIO
1/8" = 1'-0"



2 PROPOSED ELEVATION - ADJACENT PATIO
1/8" = 1'-0"

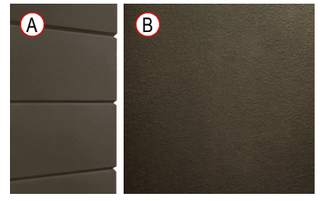
(1) REMOVE EXISTING DECORATIVE PARAPET WALL.

(3) NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

(6) NEW FABRIC DOME AWNING.
IMAGERY BELOW FOR REFERENCE TO SHAPE AND PATTERN ONLY.
COLORS TO MATCH (8) BRICK WASH AND (9) FIBER CEMENT BOARD SIDING.

(9) NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL :
HARDIE ARTISAN SIDING W/ V-GROOVE

(A) V-GROOVE SIDING PROFILE :
(B) PAINT COLOR :
THE PAINT LAB - CAST BRONZE



(19) EXISTING RTU TO REMAIN.

(22) PROPOSED KITCHEN EXHAUST FAN.

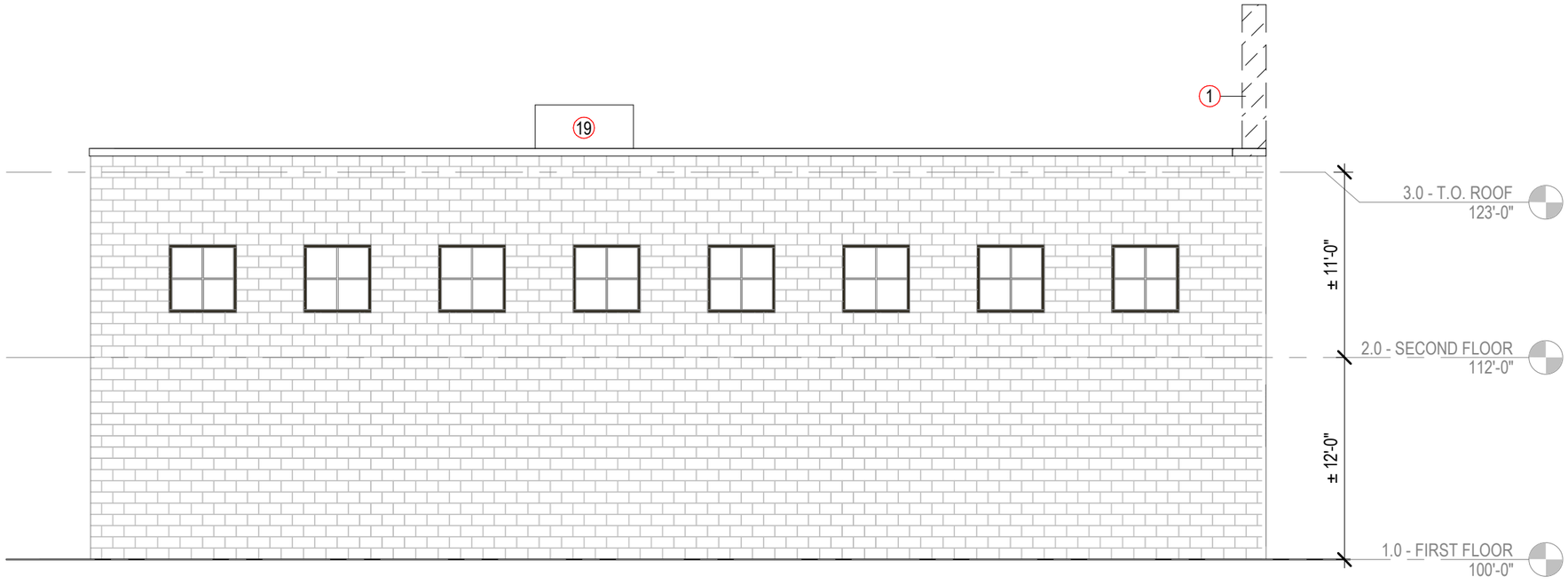
(23) EXISTING EXHAUST FAN.

DUNNE | KOZLOWSKI

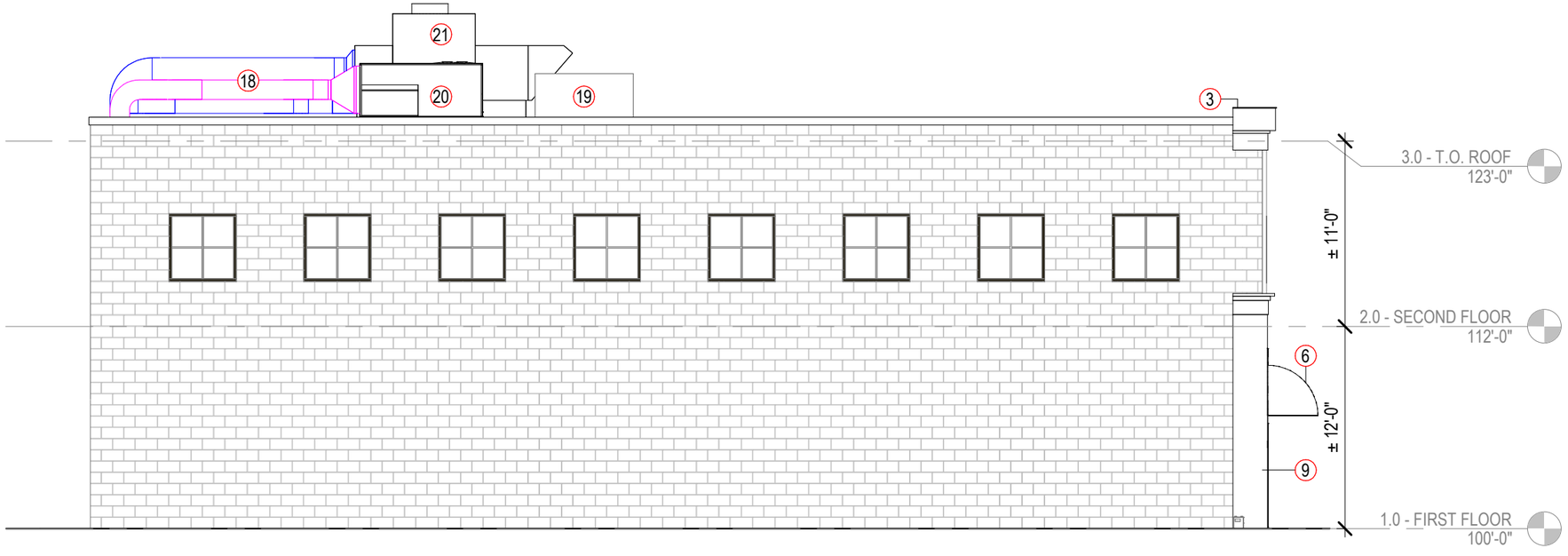
EXISTING AND PROPOSED ELEVATIONS

AH-8

9 N VAIL 2025-03-25



1 DEMO / EXISTING ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"



2 PROPOSED ELEVATION - EXISTING EASEMENT
1/8" = 1'-0"

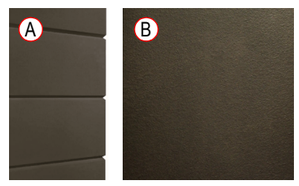
(1) REMOVE EXISTING DECORATIVE PARAPET WALL.

(3) NEW EXTRUDED ALUMINUM PARAPET CAP, POWDER-COATED TO MATCH BENJAMIN MOORE - HAZY SKIES - OC-48

(6) NEW FABRIC DOME AWNING.
IMAGERY BELOW FOR REFERENCE TO SHAPE AND PATTERN ONLY.
COLORS TO MATCH (8) BRICK WASH AND (9) FIBER CEMENT BOARD SIDING.

(9) NEW PAINTED FIBER CEMENT BOARD SIDING WITH WOOD-LOOK INSTALLED TO EXISTING EXTERIOR WALL :
HARDIE ARTISAN SIDING W/ V-GROOVE

(A) V-GROOVE SIDING PROFILE :
(B) PAINT COLOR :
THE PAINT LAB - CAST BRONZE



(11) NEW WALL-MOUNTED PLANTER TO MATCH (12) PLANTER

(18) NEW DUCTWORK FOR KITCHEN EQUIPMENT.

(19) EXISTING RTU TO REMAIN.

(20) PROPOSED RTU.

(21) PROPOSED MAKE-UP AIR UNIT.

DUNNE | KOZLOWSKI

EXISTING AND PROPOSED ELEVATIONS

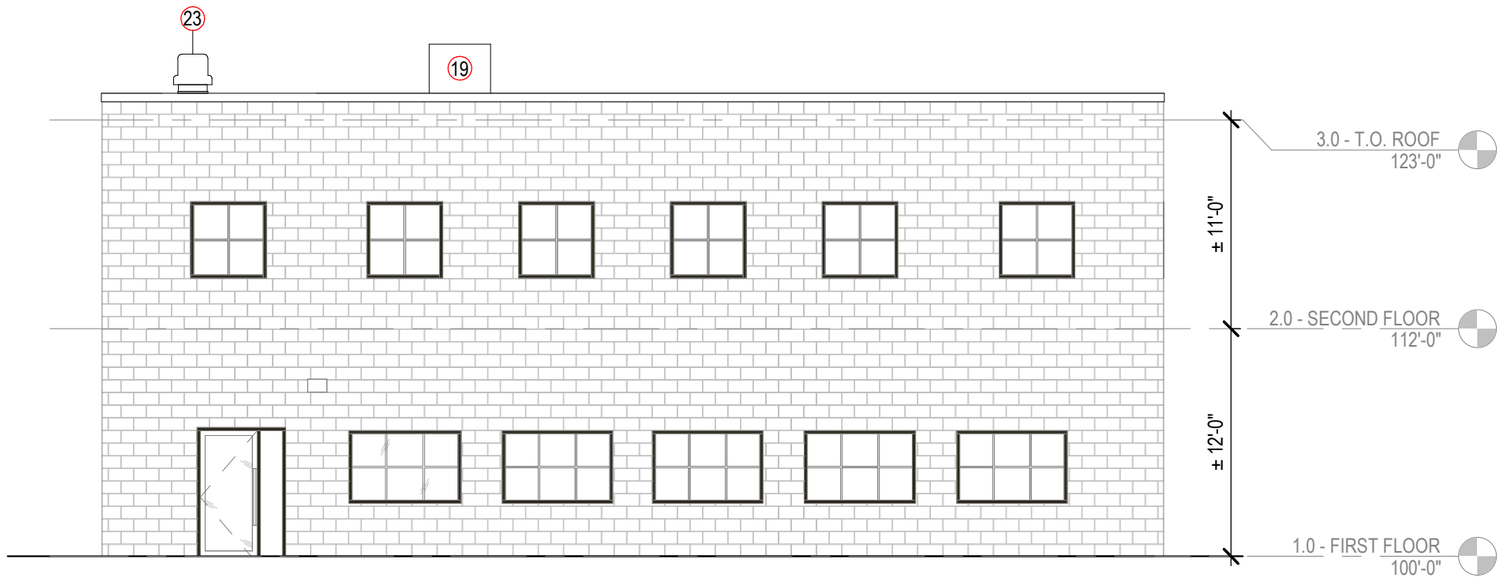
AH-10
9 N VAIL 2025-03-25

19 EXISTING RTU TO REMAIN.

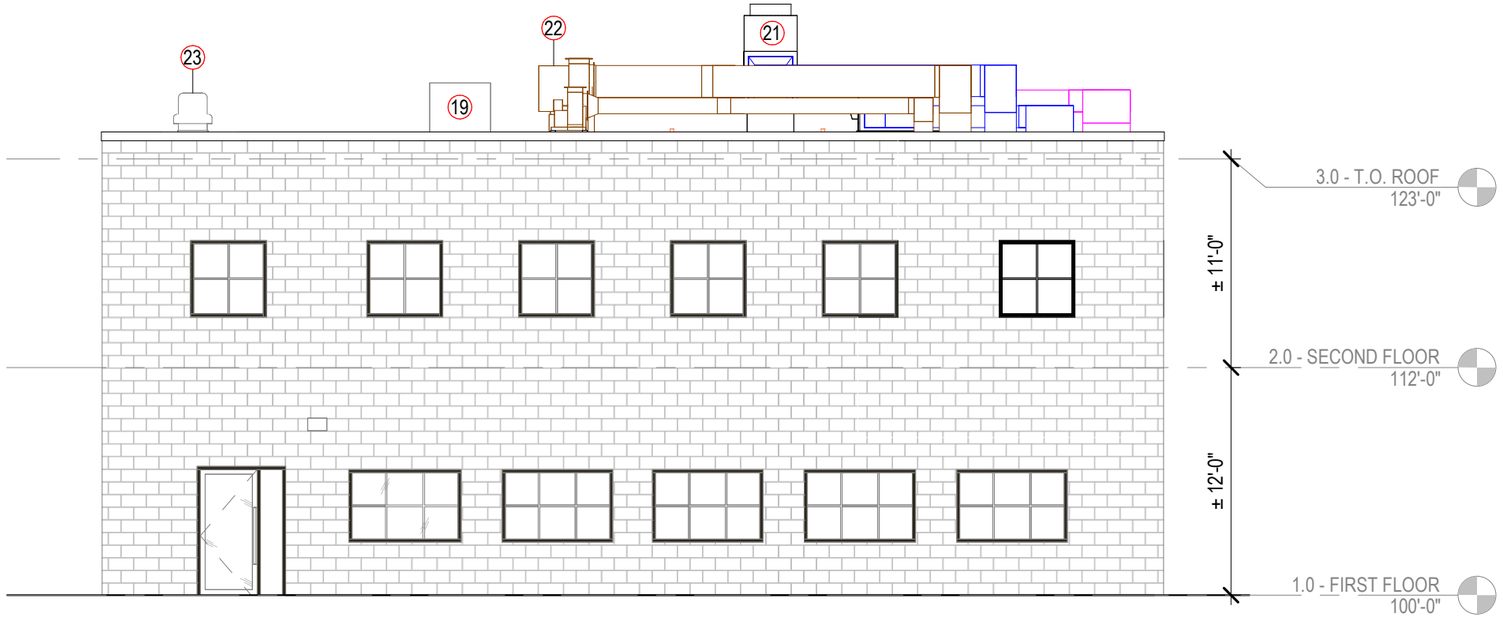
21 PROPOSED MAKE-UP AIR UNIT.

22 PROPOSED KITCHEN EXHAUST FAN.

23 EXISTING EXHAUST FAN



1 DEMO / EXISTING ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"



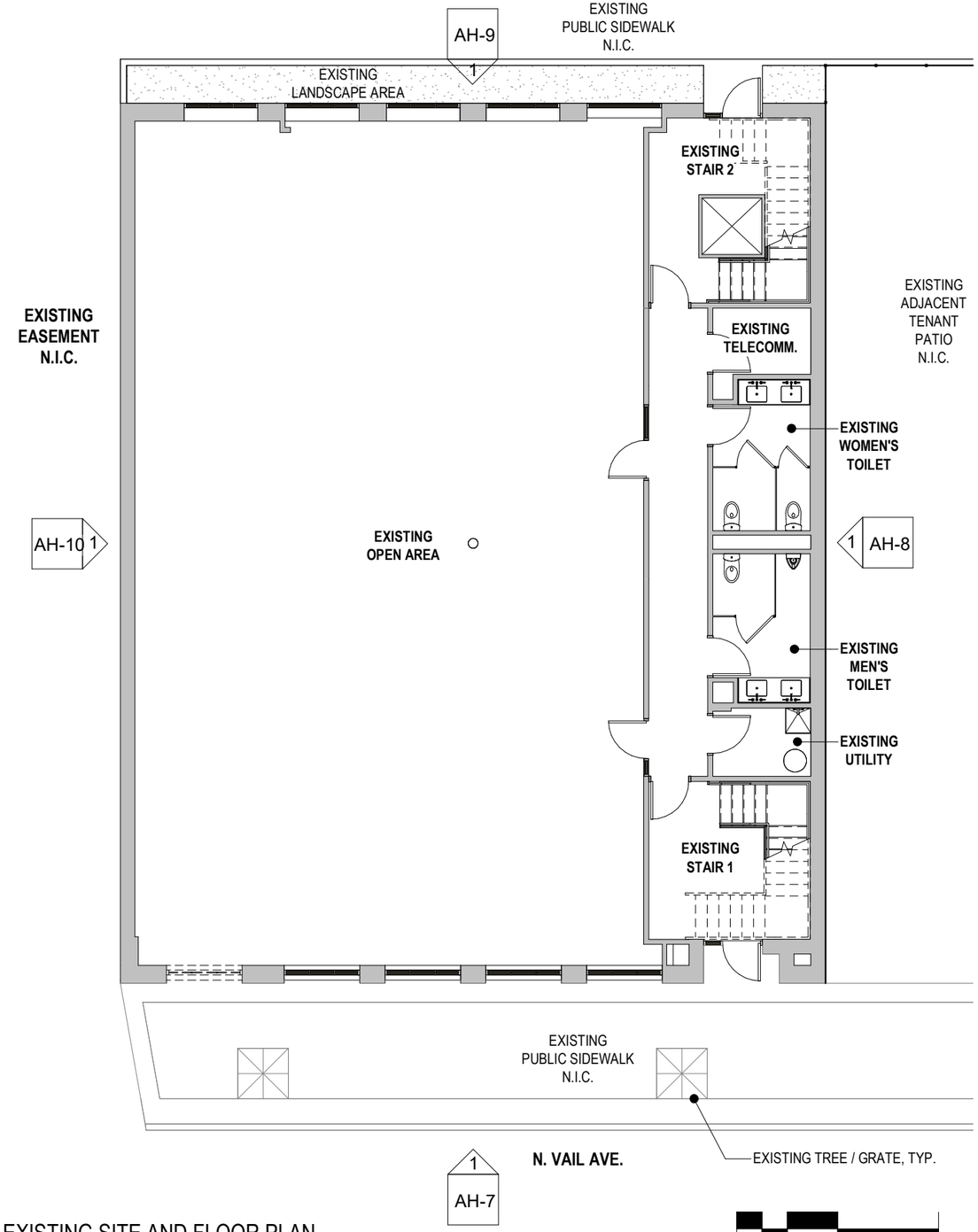
2 PROPOSED ELEVATION - PEDESTRIAN SIDEWALK
1/8" = 1'-0"

DUNNE | KOZLOWSKI

EXISTING AND PROPOSED ELEVATIONS

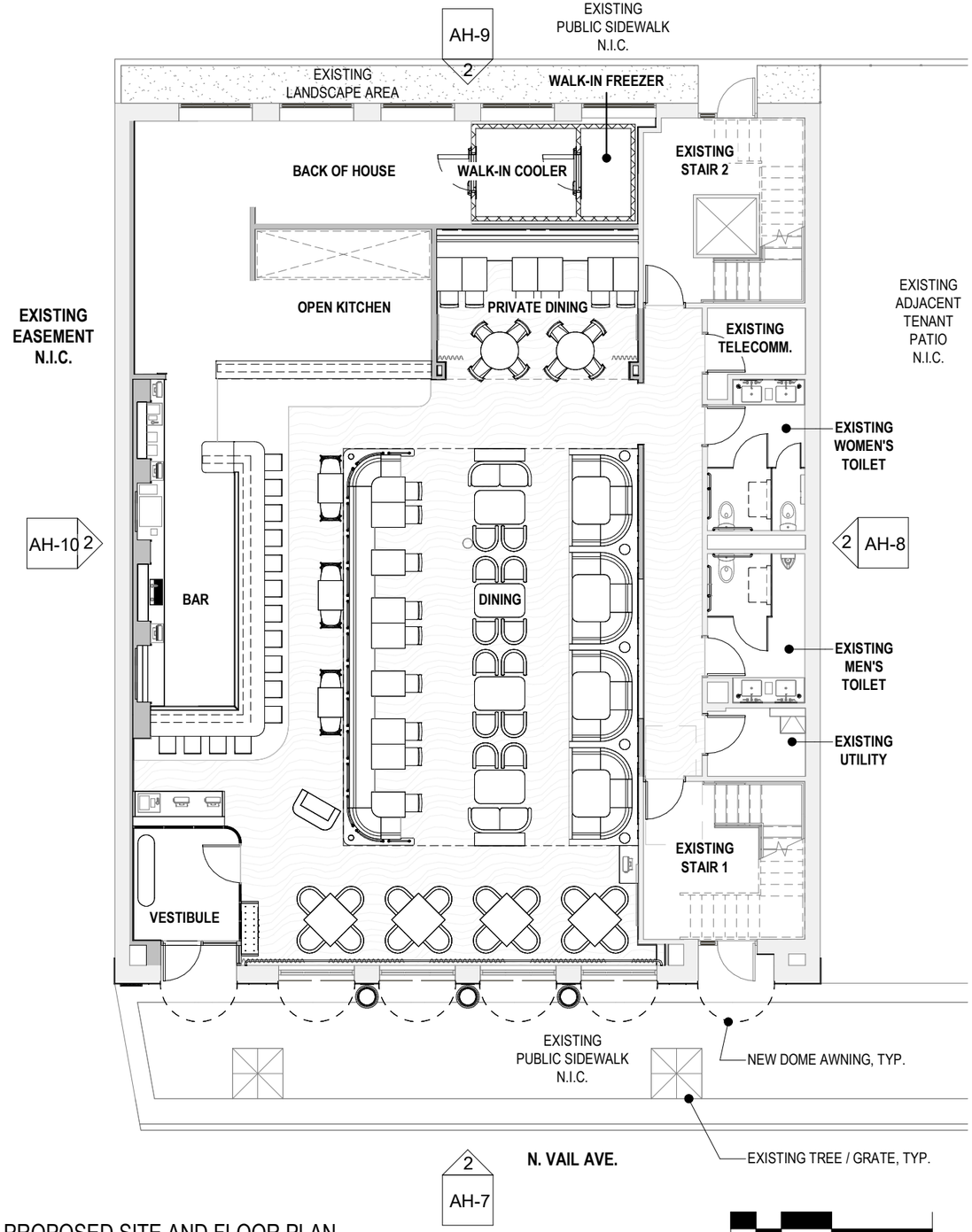
AH-9

9 N VAIL 2025-03-25



1 EXISTING SITE AND FLOOR PLAN
3/32" = 1'-0"

0 2' 4' 8' 16'



2 PROPOSED SITE AND FLOOR PLAN
3/32" = 1'-0"

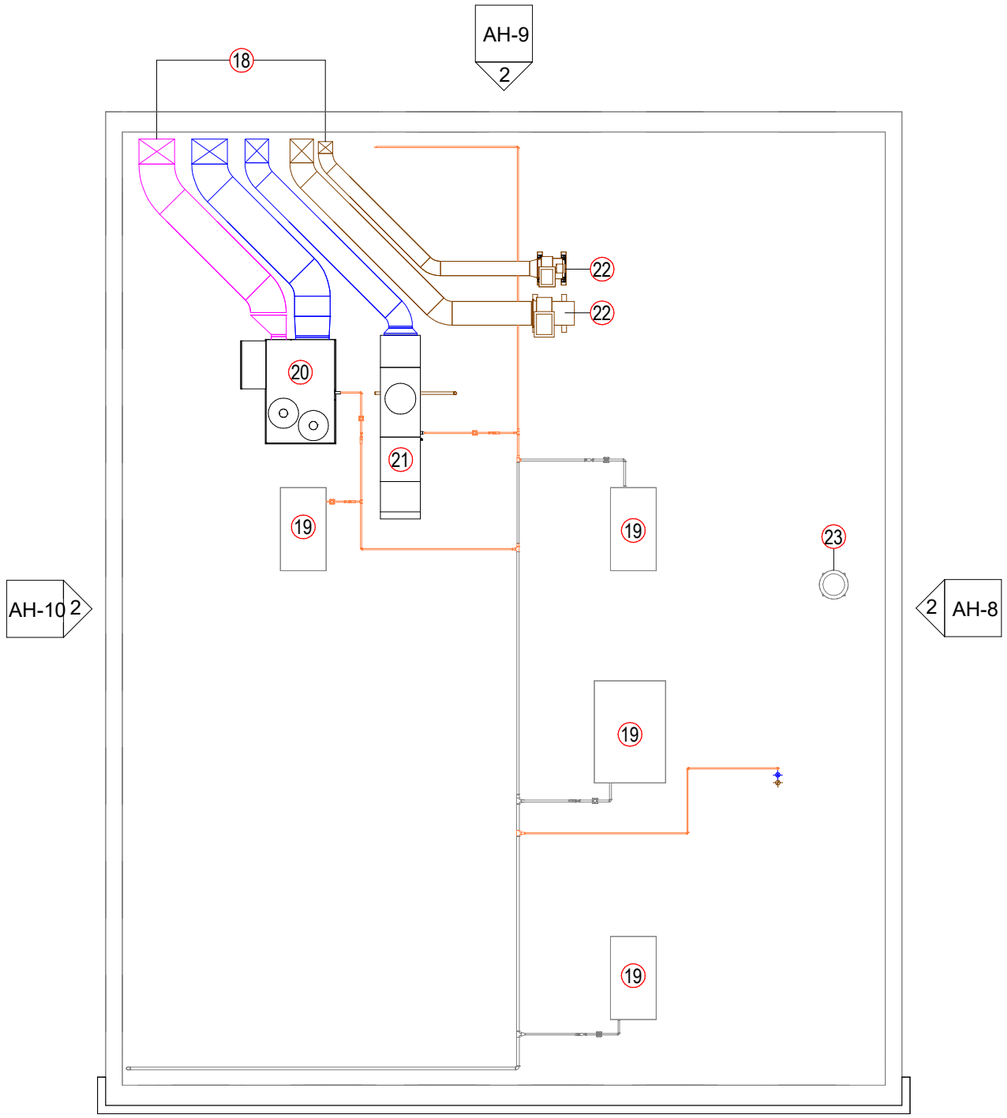
0 2' 4' 8' 16'

DUNNE | KOZLOWSKI

EXISTING AND PROPOSED FLOOR PLANS

AH-5

9 N VAIL 2025-03-25



18 NEW DUCTWORK FOR KITCHEN EQUIPMENT.

19 EXISTING RTU TO REMAIN.

20 PROPOSED RTU.

21 PROPOSED MAKE-UP AIR UNIT.

22 PROPOSED KITCHEN EXHAUST FAN.

23 EXISTING EXHAUST FAN

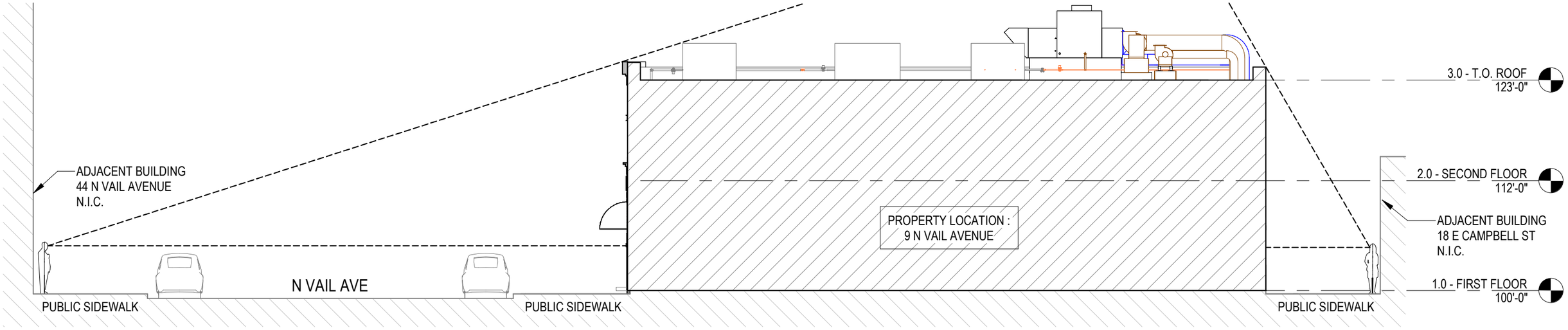
1 PROPOSED ROOF PLAN
3/32" = 1'-0"

DUNNE | KOZLOWSKI

PROPOSED ROOF PLAN

AH-6

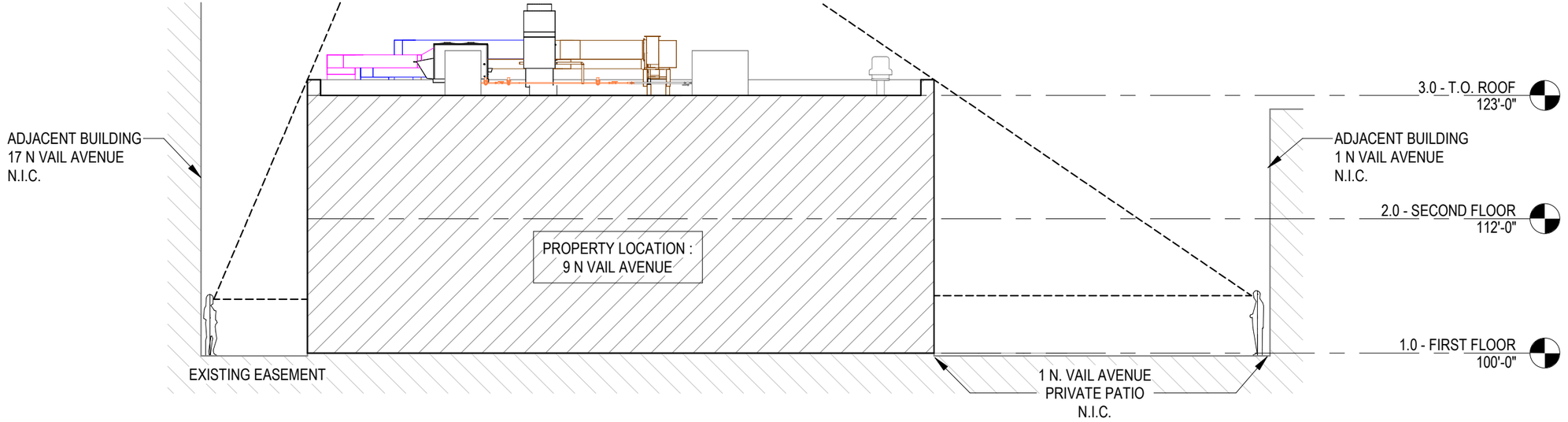
9 N VAIL 2025-03-25



1 SITE LINE DIAGRAM 1 - LOOKING NORTH
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS
VISIBLE FROM N. VAIL AVE. OR PUBLIC SIDEWALKS

0 2' 4' 8' 16'



2 SITE LITE DIAGRAM 2 - LOOKING EAST
3/32" = 1'-0"

GENERAL NOTE :
NO EXISTING OR PROPOSED ROOFTOP UNITS VISIBLE FROM
PUBLIC ALLEY OR ADJACENT BUILDING PRIVATE PATIO.

0 2' 4' 8' 16'

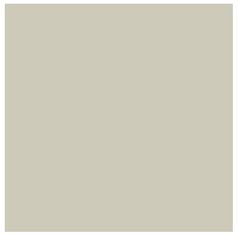
EXTERIOR MATERIAL LIST

PETITIONER NAME	DUNNE KOZLOWSKI
DATE	20 MARCH 2025
PROJECT	RESTAURANT BUILD-OUT AT 9 N VAIL AVENUE
LOCATION	9 N VAIL AVENUE

BRICK	EXISTING TO REMAIN, REFINISH WHITE WASH PAINT : BENJAMIN MOORE - HAZY SKIES - OC-48
STOREFRONT	TO MATCH BASE BUILDING STANDARD BLACK ANODIZED ALUMINUM
DOOR	STAINED WOOD W/ HALF GLASS LITE
SIDING	HARDIE ARTISAN SIDING W/ V-GROOVE PROFILE PAINT : THE PAINT LAB - CAST BRONZE
FABRIC AWNING	DARKEST BROWN AND CREAM STRIPES
ACCENT TRIM	DARK ANODIZED BRONZE
PARAPET CAP	EXTRUDED ALUMINUM POWDERCOATED : BENJAMIN MOORE - HAZY SKIES - OC-48

EXTERIOR MATERIALS BOARD

(3) **PARAPET CAP** : EXTRUDED ALUMINUM
COLOR : POWDER-COATED TO MATCH
BENJAMIN MOORE - HAZY SKIES - OC-48



(4) **STOREFRONT SYSTEM**
COLOR : BLACK ANODIZED ALUMINUM
TO MATCH BASE BUILDING STANDARD

(5) **FRONT DOOR**
SOLID WOOD W/ GLASS LITE
FINISH : STAINED TO MATCH IMAGERY BELOW

(6) **FABRIC DOME AWNING**
COLOR : DARKEST BROWN AND CREAM

(7) **ACCENT TRIM** AT SECOND FLOOR LINTELS
COLOR : DARK BRONZE
FINISH TO MATCH (9) SIDING BELOW

(8) **EXISTING BRICK**
RE-FINISHED WITH WHITE WASH :
COLOR : BENJAMIN MOORE - HAZY SKIES - OC-48

(9) **HORIZONTAL CEMENT BOARD SIDING**
(A) HARDIE ARTISAN SIDING W/ V-GROOVE PROFILE
(B) COLOR : THE PAINT LAB - CAST BRONZE

EXTERIOR FIXTURES

(10) **WALL SCONCE**
SATURN OUTDOOR WALL SCONCE
BY JUSTICE DESIGN GROUP
COLOR : MATTE BLACK FINISH W/ OPAL GLASS

(12) **FREE-STANDING PLANTER**
(A) KORNEGAY DESIGN BY LANDSCAPE FORMS :
OFFSET SERIES - OS-23
(B) COLOR : SANDSTONE

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/8/2025

Item: DC#25-018 - AH Ford PRO - 3456 N. Ridge Ave / Commercial
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for a facade renovation to an existing office/light industrial building.

Recommendation
It is recommended that the Design Commission approve the proposed architectural facade design for Arlington Heights Ford Pro located at 3456 N. Ridge Avenue. This recommendation is subject to compliance with the exterior elevations and renderings received 2/20/25, electronic material samples received 3/17/25, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

2. All signage must meet code, Chapter 30 or approved sign variations.

ATTACHMENTS:
1. Staff Report - AH Ford Pro
2. Exhibits - AH Ford Pro

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Arlington Heights Ford Pro	**DC Number:**	25-018
Project Address:	3456 N. Ridge Avenue	**Petitioner Name:**	John O'Connor
Prepared By:	Steve Hautzinger	**Petitioner Address:**	DKMO LLC 11 S. Dunton Avenue Arlington Heights, IL 60005
Date Prepared:	April 2, 2025	**Meeting Date:**	April 8, 2025

Requested Action(s):
Approval of the proposed architectural design for a facade renovation to an existing office/light industrial building.

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

This project has been reviewed by the Plan Commission and approved by the Village Board for a Land Use Variation Special Use to allow Motor Vehicle Repair, Major within the M-1 Zoning District. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:
Ford Pro is the commercial vehicle branch of the Ford Motor Company. The existing Arlington Heights Ford dealership located at 801 W. Dundee Road recently purchased an existing 110,207 square foot office/light industrial building located directly south of their existing dealership to open a new Ford Pro service and repair center for commercial vehicles. The existing building has four tenant spaces, two in the front and two in the rear, and Arlington Heights Ford combined the front two tenant spaces to create the new Ford Pro service facility.

The plans for the new Ford Pro facility include exterior façade changes consisting of painting the entire brick exterior and all exterior doors in a dark 'Gauntlet Gray' color, adding light gray horizontal metal siding to accent the business entrance, and adding new exterior wall signs. The proposed wall signs do not comply with code, so a separate application for sign variations has also been submitted for review.

Design Commission approval is required for all substantial changes to the façade of commercial buildings. However, the existing building has already been painted, and the sheathing for the new metal siding has also already been installed.

Architectural Design:
It is Staff's understanding that the new dark gray wall color is intended to coordinate with the existing silver/gray color scheme of the adjacent Arlington Heights Ford dealership, as well as to comply with Ford Motor Company's global brand standards for Ford Pro. In general, Staff typically has hesitation about painting brick buildings which creates the need for life long maintenance, however considering that the building has already been painted, and given the unique situation to coordinate with the adjacent dealership and brand standards, Staff does not object to the new wall color. The proposed metal siding and signage works well to highlight the entrance, and overall, the new color scheme and siding provide a fresh update to the building appearance.

RECOMMENDATION:

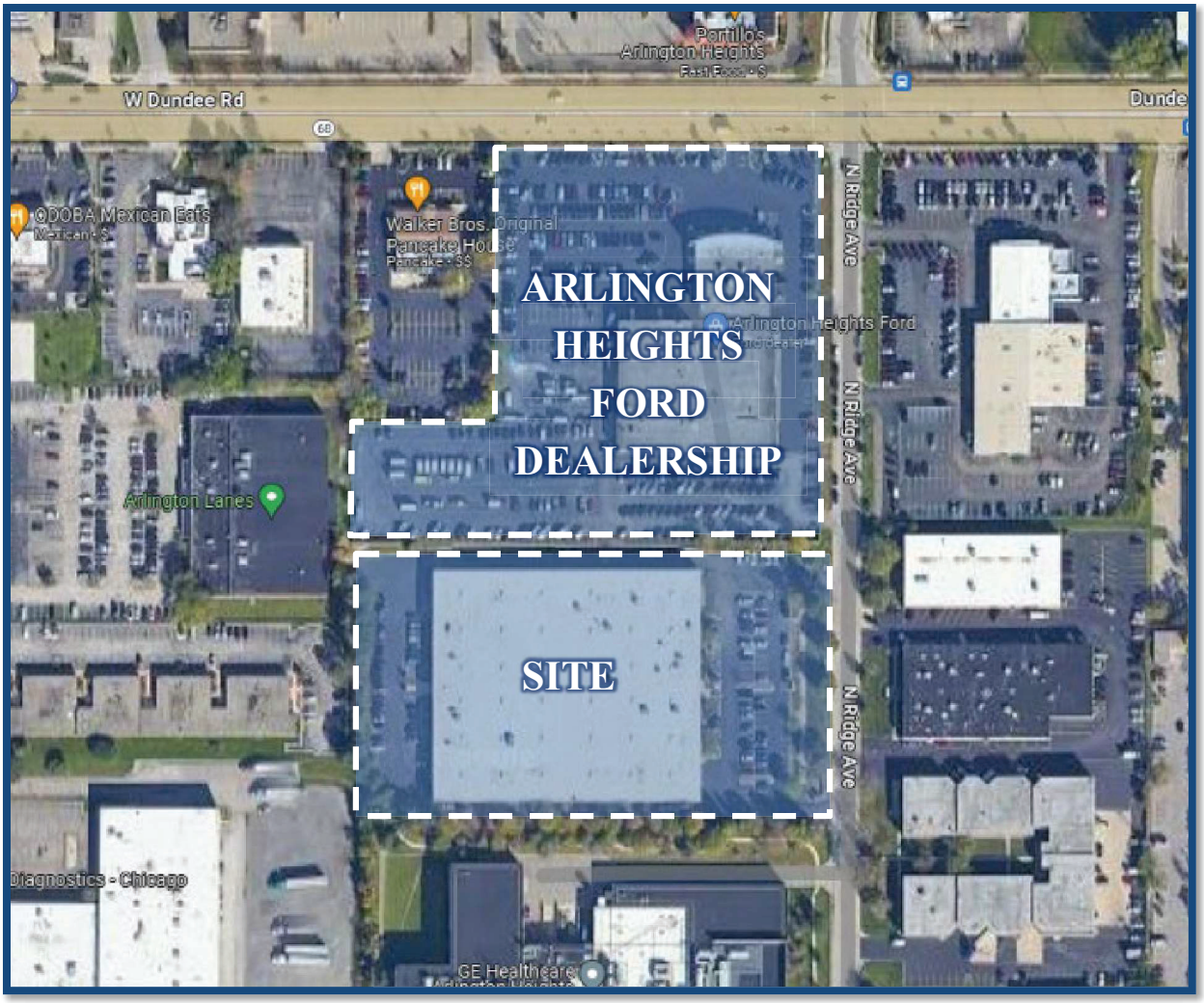
It is recommended that the Design Commission **approve** the proposed architectural façade design for *Arlington Heights Ford Pro* located at 3456 N. Ridge Avenue. This recommendation is subject to compliance with the exterior elevations and renderings received 2/20/25, electronic material samples received 3/17/25, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30 or approved sign variations.

_____ April 2, 2025

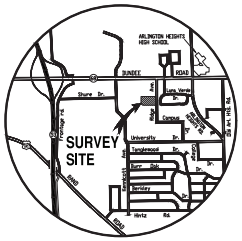
Steve Hautzinger AIA, Design Planner

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 25-076



Aerial View of the Building **Figure 1**

ALTA/NSPS LAND TITLE SURVEY

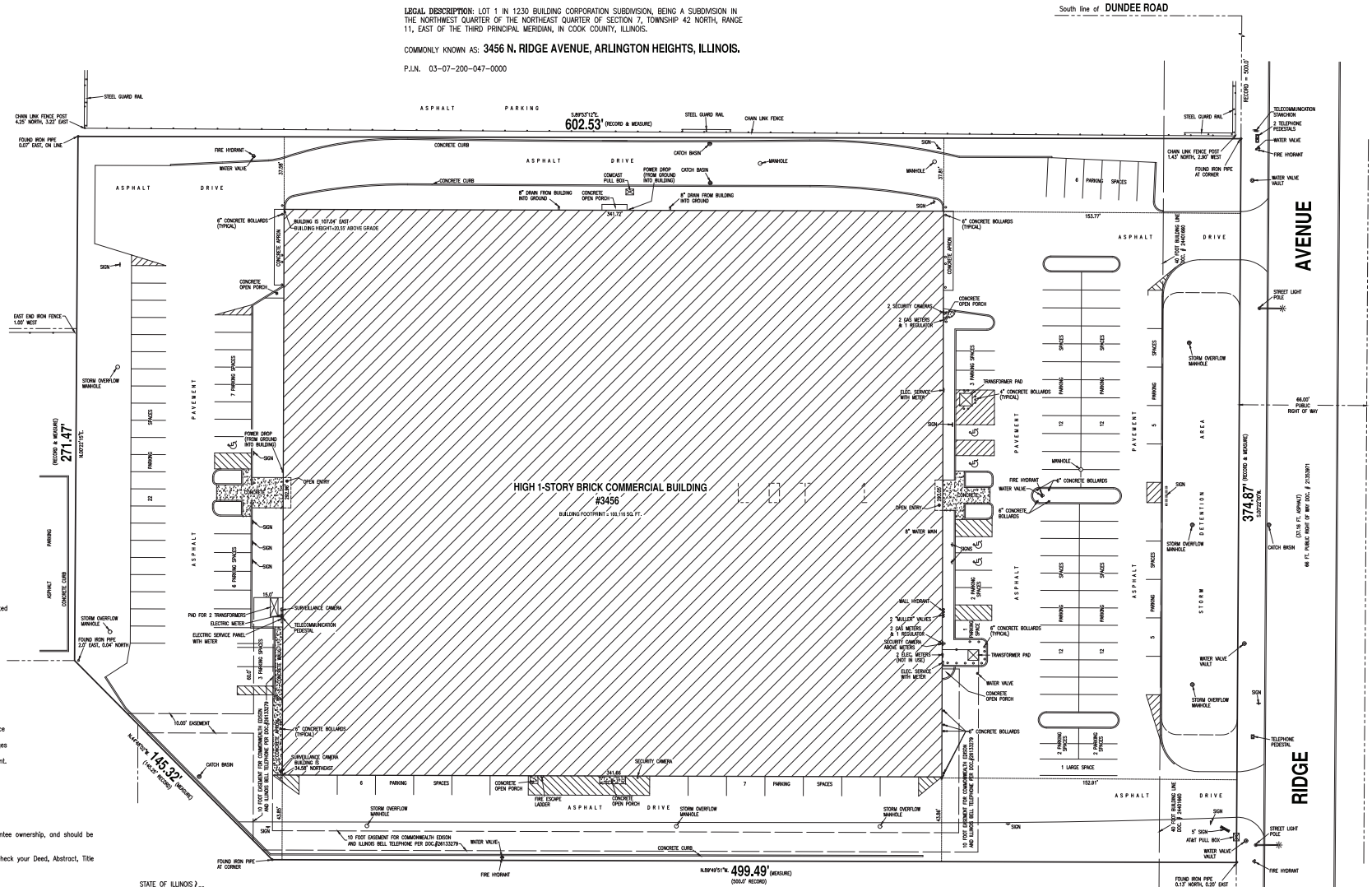


VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION: LOT 1 IN 1230 BUILDING CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **3456 N. RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.**

P.I.N. 03-07-200-047-0000



SITE NOTES:
Area = 220,399 sq. ft.
Area of building footprint = 100,116 sq. ft.
Building height = 20.55 feet above grade (as shown hereon).

Bearings are assumed, based on the West line of Ridge Avenue being South 00°22'00" West.

The surveyed property has direct access to Ridge Avenue, a public right of way.

Flood Zone Designation:
Per Flood Insurance Rate Map No.17031C0063 J,
Effective date August 19, 2008,
The Surveyed Property is located in Zone "X", Area of Minimal Flood Hazard.
Reference:
For matters of title we have relied on Chicago Title Insurance Company's Commitment for Title Insurance, Commitment Number CCH2006788LD, Commitment Date November 6, 2020 for all recorded documents affecting the described parcels.
Survey Related Schedule B Part II Exception Items:
Item G/23 – 40 ft. building line per Document #24401660: plotted.
Item H/24 – 10 ft. wide easement to Commonwealth Edison and Illinois Bell Telephone per Document #26133279 Exhibit A, plotted. Note – Easement as depicted hereon is, in the opinion of the surveyor, following the intent of the easement document.
–All other recorded documents in the referenced title commitment are not survey related and not plotted hereon.

Potential Encroachments: None

Parking Striping Observed:
125 Regular Spaces
1 Large Space
5 Handicapped Spaces
131 Total Parking Spaces

ALTA Table A Items not plotted:
Item 16 – At the time of completion of field work, there was no observed evidence of recent earth moving work, building construction or building additions.
Item 17 – At the time of completion of field work, there were no proposed changes in street right of way lines or evidence of recent street or sidewalk construction.
Item 19 – There are no offsite easements listed in the referenced title commitment.

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

R. R. HANSEN
MEMBER:
I.P.L.S.A.
N.S.P.S.

SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-5315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design Firm License No. 184.000527-0008

LOCATION 3456 N. RIDGE AVE. SURVEY DATE NOVEMBER 25 20 20
ORDER No. 20-203 ORDERED BY: GINSBERG JACOBS
JAMES B. ALLEN

PC/AA

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STATE OF ILLINOIS } ss.
COUNTY OF COOK }

To: ARLINGTON HEIGHTS FLEX OWNER LLC, a Delaware limited liability company; TG N. Ridge, LLC, an Illinois limited liability company; The Huntington National Bank; Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 14, 16, 17, 19 and 20 of Table A thereof.
The field work was completed on November 25, 2020.

Dated at Northbrook, IL, this 21st day of DECEMBER, A.D., 20 20.

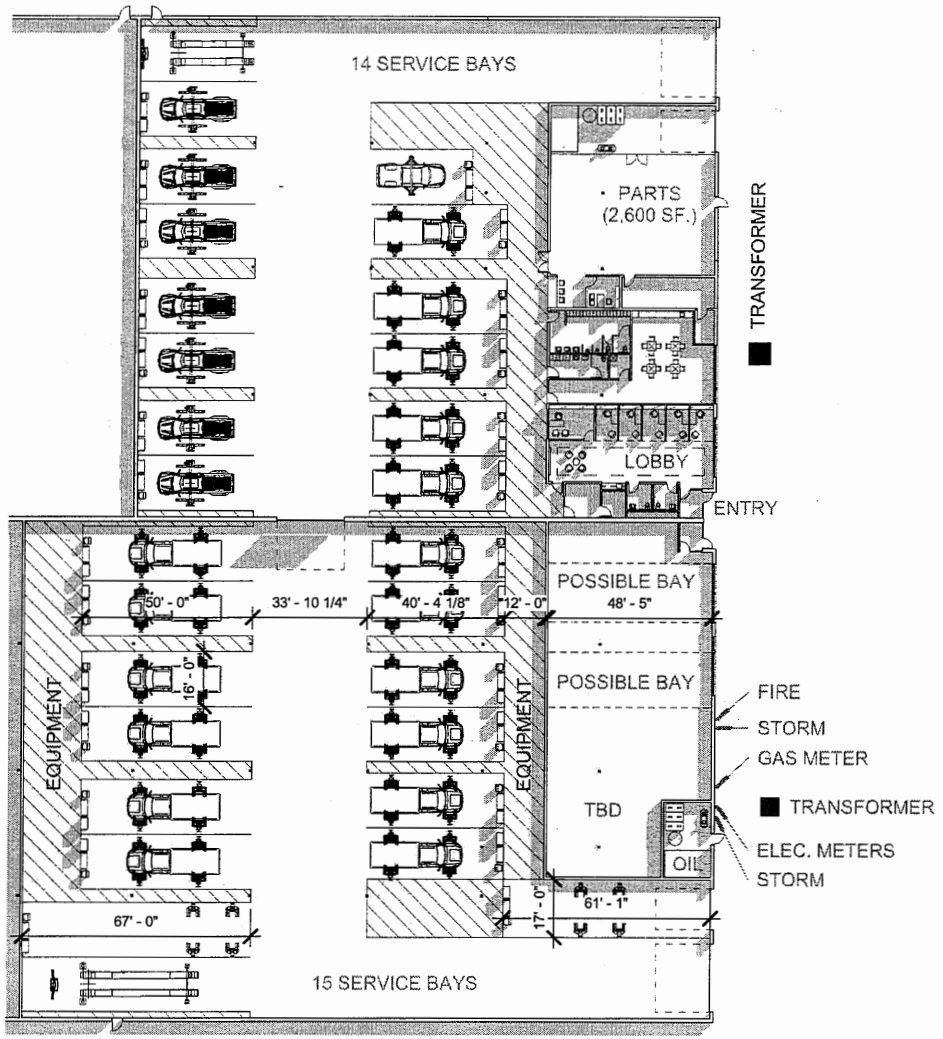
By: _____
Raymond R. Hansen
Illinois Professional Land Surveyor
License Number 035-003540, Expiration Date 11/30/22

RAYMOND R. HANSEN 35-3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS NORTHBROOK, IL

LEGEND	
♿	HANDICAP PARKING SPACE
	OVERHEAD WIRES
	SETBACK/BUILDING LINE
	EASEMENT LINE
	PROPERTY LINE
	OTHER PROPERTY LINE

NOTE: ALL OTHER STRUCTURES ON THE SURVEYED PROPERTY ARE LABELED HEREIN.

GRAPHIC SCALE
SCALE, 1" = 25 FT.



1 | Proposed - Overall First Floor Plan Phase 2
1/32" = 1'-0"

Local Architect to verify in field all existing building conditions and identify any potential issues of concern with dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation requirements with furniture vendor.

Ford PRO™

Arlington Heights

Date
05/24/2023

Issue
Design Control Documents

Project Address
Arlington Heights, IL

Scale 1/32" = 1'-0"
0 8 16 32 64

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Proposed - Overall First Floor Plan Phase 2

A 101b

EVIEW360

CONTEXT PHOTOS

3350 N. Ridge

SUBJECT PROPERTY – 3456 N. Ridge

Existing Ford Dealership, 801 W. Dundee

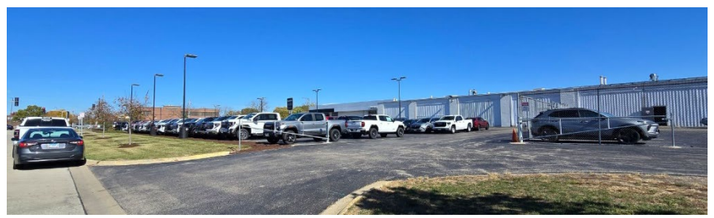
RIDGE AVENUE

3351-3407 N. Ridge

3425 N. Ridge

3441 N. Ridge

Existing Buick Dealership, 777 W. Dundee



EXISTING BUILDING - BEFORE

EXISTING BUILDING - CURRENT

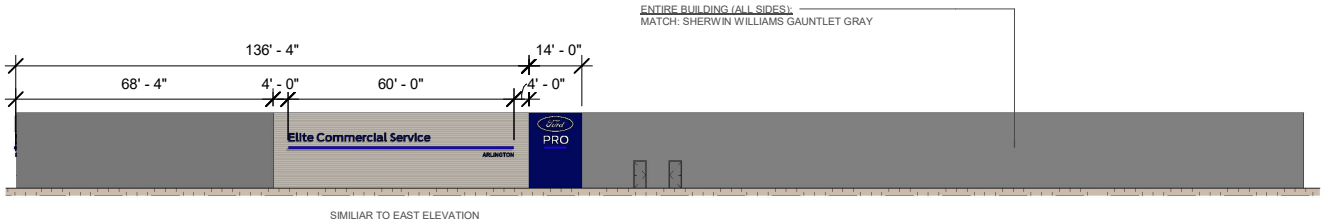
EXISTING NORTH WALL - CURRENT

SIMILIAR TO EAST ELEVATION

2 | North Elevation (Phase 1)

1" = 30'-0"

1 | East Elevation (Phase 1)



2 | North Elevation (Phase 1)
1" = 30'-0"

1 | East Elevation (Phase 1)
1" = 30'-0"

Local Architect to verify in field all existing building conditions and identify any potenial issues of concern with dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation requirements with furniture vendor.

Arlington Heights

Date
05/24/2023

Issue
Design Control Documents

Project Address
Arlington Heights, IL

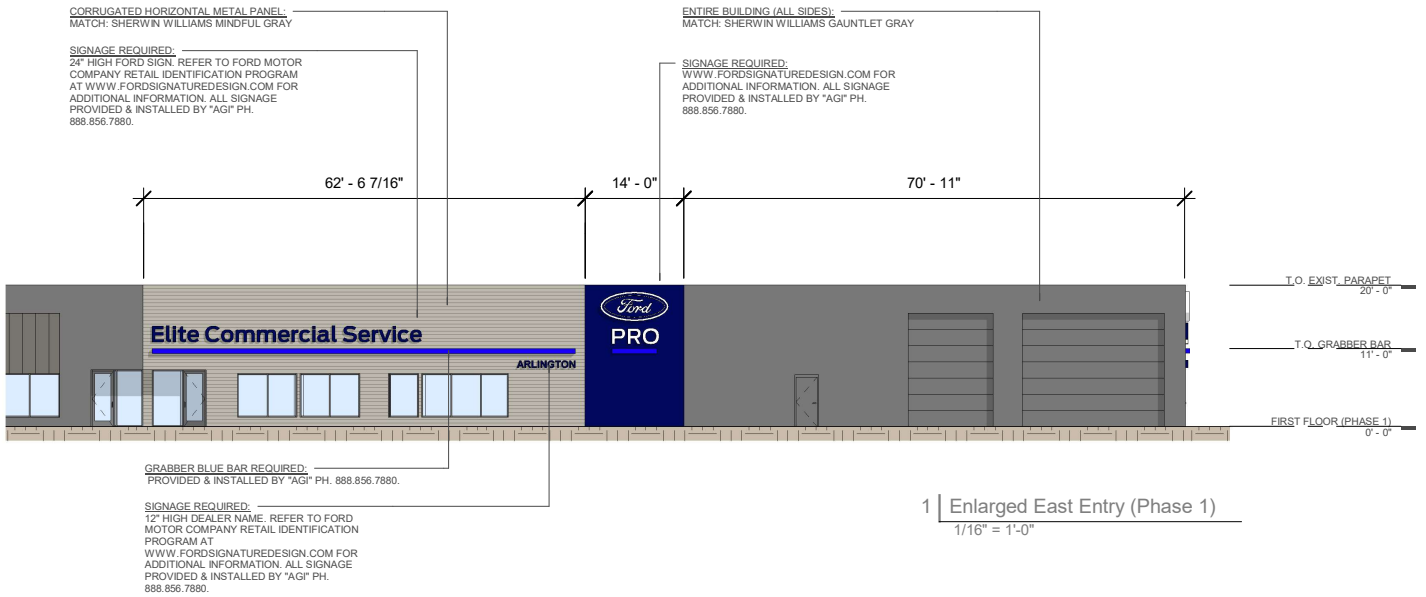
Scale 1/16" = 1'-0"
0 4 8 16 32

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Proposed - Exterior Side Elevations

A 602

EVIEW360



1 | Enlarged East Entry (Phase 1)
1/16" = 1'-0"

Local Architect to verify in field all existing building conditions and identify any potenial issues of concern with dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation requirements with furniture vendor.

Arlington Heights

Date
05/24/2023

Issue
Design Control Documents

Project Address
Arlington Heights, IL

Scale 1/16" = 1'-0"
0 4 8 16 32

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Proposed - Exterior Front Elevation

A 601

EVIEW360

SAMPLE BOARD and MATERIAL LIST

Brick and Overhead Door Paint:
Sherwin Williams ‘Gauntlet Gray’

Corrugated Metal Siding:
Sherwin Williams ‘Mindful Gray’

Aluminum Composite Material (ACM) Panels:
Alpolic ‘Rapt Blue Stock’

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
4/8/2025

Item: DC#24-072 - AH Ford PRO - 3456 N. Ridge Ave. / Sign Variation
Department: Planning & Community Development

Item Description:
Requested Action
1. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the East Elevation facing Ridge Avenue, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the East Elevation facing Ridge Avenue, where 153 sf is the maximum allowed.

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 175 sf wall sign on the East Elevation facing Ridge Avenue, where 0 sf is allowed.

4. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the North Elevation, where no wall signs are allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the North Elevation, where 0 sf is allowed.

6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 185 sf wall sign on the North Elevation, where 0 sf is allowed.

Recommendation
It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Arlington Heights Ford Pro at 3456 N. Ridge Avenue:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the East Elevation facing Ridge Avenue, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the East Elevation facing Ridge Avenue, where 153 sf is

the maximum allowed.

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 175 sf wall sign on the East Elevation facing Ridge Avenue, where 0 sf is allowed.

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for Arlington Heights Ford Pro at 3456 N. Ridge Avenue:

4. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the North Elevation, where no wall signs are allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the North Elevation, where 0 sf is allowed.

6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 185 sf wall sign on the North Elevation, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 9/6/24, received on 1/13/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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.

ATTACHMENTS:

1. DC Staff Report - AH Ford PRO
2. Exhibits - AH Ford PRO Sign Variation

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Arlington Heights Ford Pro - Sign Variation	DC Number:	24-072
Project Address:	3456 N. Ridge Avenue	Petitioner Name:	Katie Davila
Prepared By:	Steve Hautzinger	Petitioner Address:	Bright Light Sign Co. 310 Telser Road Lake Zurich, IL 60047
Date Prepared:	April 2, 2025	Meeting Date:	April 8, 2025

Requested Action:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the East Elevation facing Ridge Avenue, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the East Elevation facing Ridge Avenue, where 153 sf is the maximum allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 175 sf wall sign on the East Elevation facing Ridge Avenue, where 0 sf is allowed.

4. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the North Elevation, where no wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the North Elevation, where 0 sf is allowed.
6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 185 sf wall sign on the North Elevation, where 0 sf is allowed.

ANALYSIS:

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

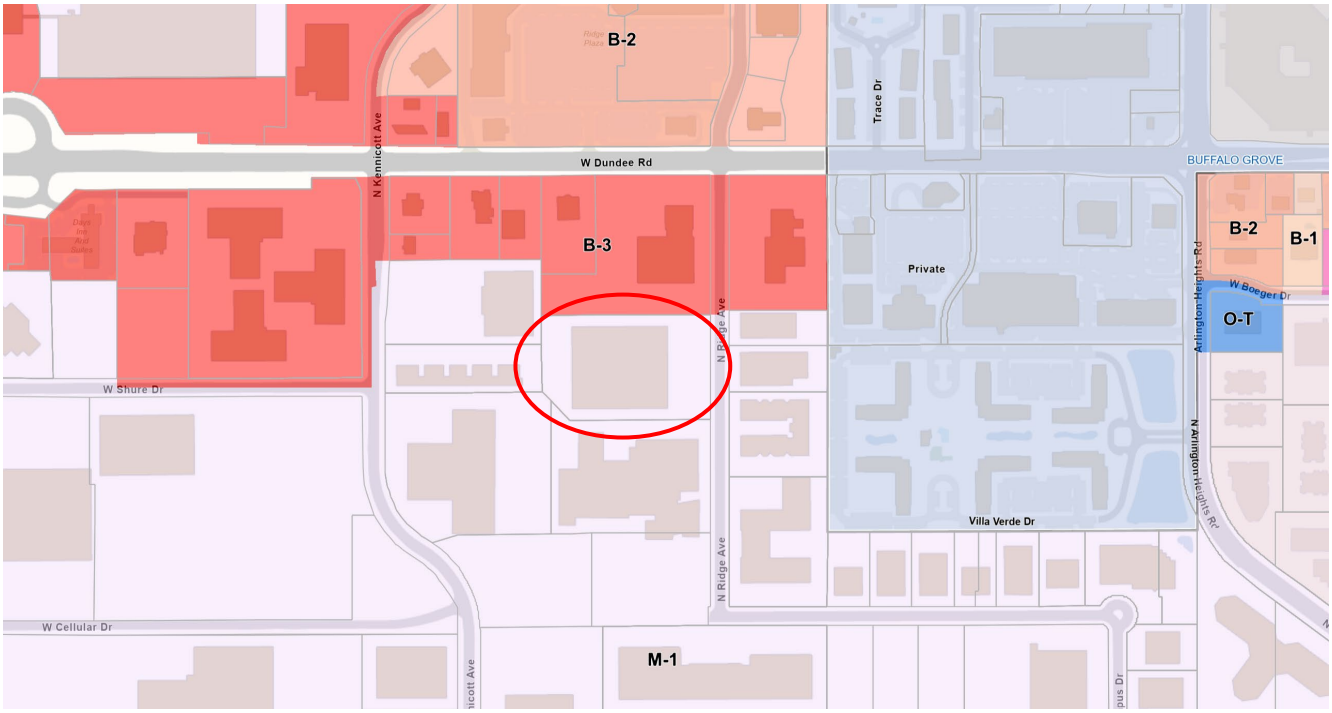
Summary and Background:

Ford Pro is the commercial vehicle branch of the Ford Motor Company. The existing Arlington Heights Ford dealership located at 801 W. Dundee Road recently purchased an existing 110,207 square foot office/light industrial building located directly south of their existing dealership to open a new Ford Pro service and repair center for commercial vehicles. The existing building has four tenant spaces, two in the front and two in the rear, and Arlington Heights Ford combined the front two tenant spaces to create the new Ford Pro service facility.

The plans for the new Ford Pro facility include exterior façade changes consisting of painting the entire brick exterior and all exterior doors in a dark gray color, adding light gray horizontal metal siding to accent the business entrance, and adding new exterior wall signs.

The signage plans include a total of four wall signs with two on the front (east) elevation facing Ridge Avenue, and two on the side (north) elevation. Per code, only one wall sign is allowed per street frontage, so variations are required to allow the additional three signs. Also, per code, 153 square feet if the maximum allowed size for a wall sign on a building that is setback 153 feet from the front property line, so additional variations are required for the size of the signs.

Zoning Map:



Surrounding Land Uses:

Direction	Existing Zoning	*Existing Use*
Subject Property	M-1, Research, Development, and Light Manufacturing District	Multi-tenant: Arlington Heights Ford Pro and Office/Industrial
North	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Heights Ford Dealership
South	M-1, Research, Development, and Light Manufacturing District	General Electric (manufacturing)
East	M-1, Research, Development, and Light Manufacturing District	Multi-tenant Office/Industrial
West	M-1, Research, Development, and Light Manufacturing District	Multi-tenant Office/Industrial and Bowling Alley

Table 1: Proposed Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	SIGNABLE AREA	SIGN SIZE	REMARKS
N01 – East	East Elevation / Ridge Avenue	917 sf	229 sf (25%), (153 sf max per code)	280 sf	Variation Required for Size.
N02/N03/N05 - East	East Elevation / Ridge Avenue	785 sf	196 sf (25%), (153 sf max per code)	175 sf	Variation Required for Size and Quantity.
N01 – North	North Elevation / no frontage	4,185 sf	628 sf (15%), (153 sf max per code)	280 sf	Variation Required for Size and Quantity.
N02/N03/N04 - North	North Elevation / no frontage	1,360 sf	204 sf (15%), (153 sf max per code)	185 sf	Variation Required for Size and Quantity.
TOTAL				920 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter stating that the proposed wall signage is required by Ford Motor Company's global design standards to create continuity across all Ford Pro service centers. The petitioner states that the proposed signs on the North Wall will provide visibility from Dundee Road (across the existing Ford dealership property) to help guide customers to the Ford Pro service center.

Staff Comments:

Staff acknowledges that this new Ford Pro service center is required to comply with Ford Motor Company's global design signage standards. The proposed signs on the East Elevation are large, but they do not look excessive due to the large size of the building. Staff would not be in favor of similar wall signs of this size and quantity on other businesses throughout this commercial area, but Staff does not object to the proposed signs on the East Elevation due to the unique use as well as the unique need to be identified in association with the adjacent Ford dealership.

However, Staff does question the need for the proposed wall signs on the North Elevation. The visibility of the north wall from Dundee Road, across the existing Ford dealership property, is extremely limited. Due to the lack of visibility, Staff feels that the proposed signs on the north wall are unnecessary and excessive.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arlington Heights Ford Pro* at 3456 N. Ridge Avenue:

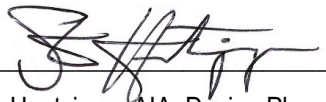
1. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the East Elevation facing Ridge Avenue, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the East Elevation facing Ridge Avenue, where 153 sf is the maximum allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 175 sf wall sign on the East Elevation facing Ridge Avenue, where 0 sf is allowed.

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for *Arlington Heights Ford Pro* at 3456 N. Ridge Avenue:

4. A variation from Chapter 30, Section 30-402.a, Number, to allow two wall signs on the North Elevation, where no wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 280 sf wall sign on the North Elevation, where 0 sf is allowed.
6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 185 sf wall sign on the North Elevation, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 9/6/24, received on 1/13/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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.



April 2, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-072

Eric Kennedy
Architectural Graphics Inc. 9 December 2024

Re: Arlington Heights Ford PRO

3456 N. Ridge Ave

Arlington Heights, IL. 60004

To Whom it May Concern

Arlington Heights Ford, located at the above address, is in the process of building a new Ford PRO Service facility to serve the community in Arlington Heights, IL and surrounding areas. The design for the Ford PRO Elite Service center is based on Ford Motor Company's "Ford PRO" global design. This design includes the prominent use of a Ford Oval, PRO letters, and blue illuminated accent bar mounted onto a blue wall. As well as Elite Commercial Service letters, the Dealer Name (ARLINGTON) and a non-illuminated 8" awning, used to create brand recognition and customer engagement for Ford PRO services.

a. The particular difficulty of peculiar hardship is not self created by the petitioner.

This hardship is not created by the petitioner as the proposed signage is required by Ford in order to create continuity across the Ford PRO family. The sign package components are the standard for Ford PRO sites as dictated by Ford Motor Company. The standards provided by Ford help to differentiate PRO services from the standard dealership brand image.

The overage in quantity of signs per elevation is largely due to these buildings requiring the Ford PRO sign on the blue wall to denote Ford branding, Elite Commercial Services to advertise primary services rendered, and the Dealer Name to help enhance customer confidence garnered by Arlington Heights Ford throughout their years of service to the community.

b. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals, and welfare.
This variation will not create any traffic hazards. Rather, The East facing sign will assist with visibility of the PRO services building for customers traveling North or South along N. Ridge Avenue. The sign package on the North side of the PRO services building will create visibility to customers traveling along Dundee Ave, providing forewarning that customers have a right-hand turn coming up. The variation will not affect adjacent property values as the signage is in line with the two vehicle dealerships to the north.

c. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship.

The variation will allow for signs that are similar in nature to exist and tie into the Arlington Heights Ford dealership to the north. This location has limited visibility from Dundee Rd and is partially concealed from the primary property (Arlington Heights Ford) by a fence and tree line. Therefore, it is important that the signage on the North elevation be allowed to provide a visual cue from the main property that the PRO building is a part of the trusted Arlington Heights Ford

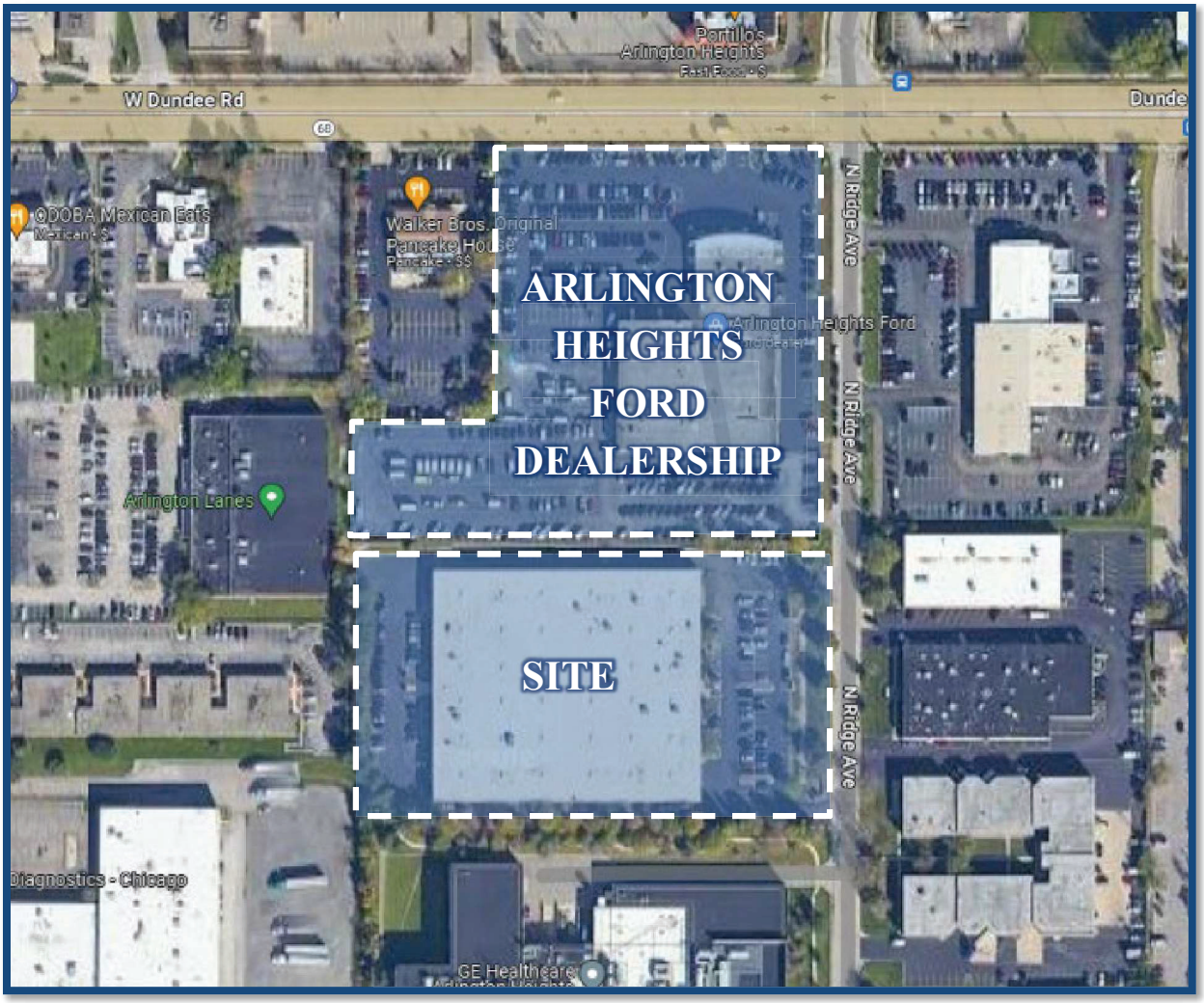
family. The East signage is equally important for customers traveling North along N. Ridge Ave. so they do not miss the PRO building and end up at the primary property.

d. The variation will not alter the essential character of the locality.

This variation will allow for the property to advertise services provided by Ford Motor Company. By allowing the variation and creating cohesiveness between Arlington Heights Ford and Arlington Heights Ford PRO, the character of the property will be enhanced.

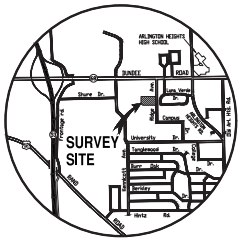
e. The applicant's business cannot reasonably function under the standards of this chapter

The applicant's business is dependent on being compliant with Ford Motor Company branding to function as a Ford PRO service provider. Since the signage is dictated by Ford, the applicant must ensure that the signage sticks as close to branding requirements as possible, to receive corporate approval.



Aerial View of the Building **Figure 1**

ALTA/NSPS LAND TITLE SURVEY

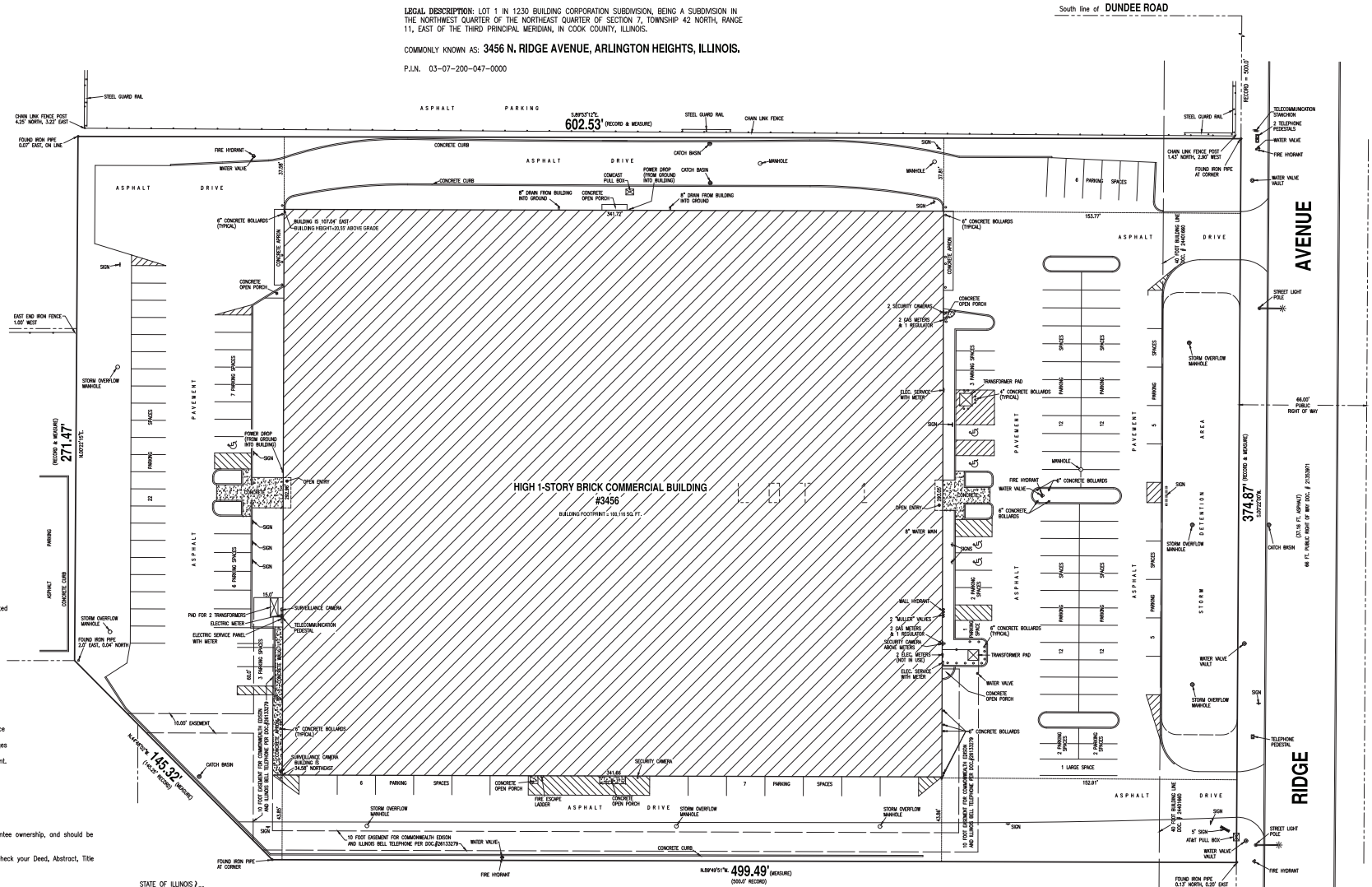


VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION: LOT 1 IN 1230 BUILDING CORPORATION SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **3456 N. RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.**

P.I.N. 03-07-200-047-0000



SITE NOTES:
Area = 220,399 sq. ft.
Area of building footprint = 100,116 sq. ft.
Building height = 20.55 feet above grade (as shown hereon).

Bearings are assumed, based on the West line of Ridge Avenue being South 00°22'00" West.

The surveyed property has direct access to Ridge Avenue, a public right of way.

Flood Zone Designation:
Per Flood Insurance Rate Map No.17031C0063 J,
Effective date August 19, 2008,
The Surveyed Property is located in Zone "X", Area of Minimal Flood Hazard.

Reference:
For matters of title we have relied on Chicago Title Insurance Company's Commitment for Title Insurance, Commitment Number CCH2006788LD, Commitment Date November 6, 2020 for all recorded documents affecting the described parcels.

Survey Related Schedule B Part II Exception Items:
Item G/23 – 40 ft. building line per Document #24401660: plotted.
Item H/24 – 10 ft. wide easement to Commonwealth Edison and Illinois Bell Telephone per Document #26133279 Exhibit A, plotted. Note – Easement as depicted hereon is, in the opinion of the surveyor, following the intent of the easement document.
–All other recorded documents in the referenced title commitment are not survey related and not plotted hereon.

Potential Encroachments: None

Parking Striping Observed:
125 Regular Spaces
1 Large Space
5 Handicapped Spaces
131 Total Parking Spaces

ALTA Table A Items not plotted:
Item 16 – At the time of completion of field work, there was no observed evidence of recent earth moving work, building construction or building additions.
Item 17 – At the time of completion of field work, there were no proposed changes in street right of way lines or evidence of recent street or sidewalk construction.
Item 19 – There are no offsite easements listed in the referenced title commitment.

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

R. R. HANSEN
MEMBER: I.P.L.S.A. N.S.P.S.

SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-5315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design Firm License No. 184.000527-0008

LOCATION 3456 N. RIDGE AVE. SURVEY DATE NOVEMBER 25 20 20
ORDER No. 20-203 ORDERED BY: GINSBERG JACOBS
JAMES B. ALLEN

PC/AA

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STATE OF ILLINOIS } ss.
COUNTY OF COOK }

To: ARLINGTON HEIGHTS FLEX OWNER LLC, a Delaware limited liability company; TG N. Ridge, LLC, an Illinois limited liability company; The Huntington National Bank; Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 14, 16, 17, 19 and 20 of Table A thereof.
The field work was completed on November 25, 2020.

Dated at Northbrook, IL, this 21st day of DECEMBER, A.D., 20 20.

By: _____
Raymond R. Hansen
Illinois Professional Land Surveyor
License Number 035-003540, Expiration Date 11/30/22

RAYMOND R. HANSEN 35-3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS NORTHBROOK, IL

LEGEND	
♿	HANDICAP PARKING SPACE
	OVERHEAD WIRES
	SETBACK/BUILDING LINE
	EASEMENT LINE
	PROPERTY LINE
	OTHER PROPERTY LINE

NOTE: ALL OTHER STRUCTURES ON THE SURVEYED PROPERTY ARE LABELED HEREIN.

GRAPHIC SCALE
SCALE, 1" = 25 FT.

CONTEXT PHOTOS

3350 N. Ridge

SUBJECT PROPERTY – 3456 N. Ridge

Existing Ford Dealership, 801 W. Dundee

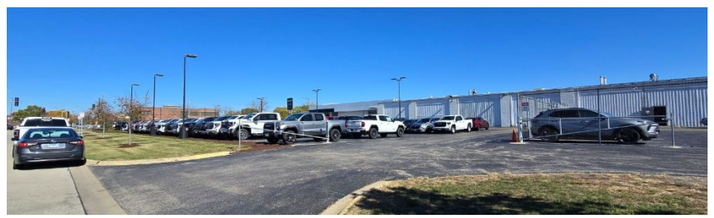
RIDGE AVENUE

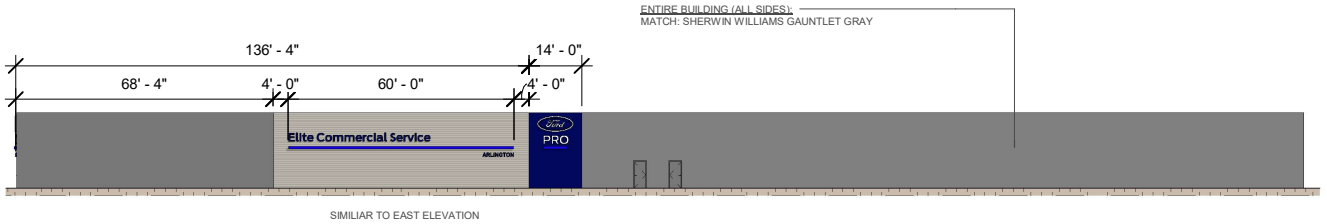
3351-3407 N. Ridge

3425 N. Ridge

3441 N. Ridge

Existing Buick Dealership, 777 W. Dundee





2 | North Elevation (Phase 1)
1" = 30'-0"

1 | East Elevation (Phase 1)
1" = 30'-0"

Local Architect to verify in field all existing building conditions and identify any potenial issues of concern with dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation requirements with furniture vendor.

Arlington Heights

Date
05/24/2023

Issue
Design Control Documents

Project Address
Arlington Heights, IL

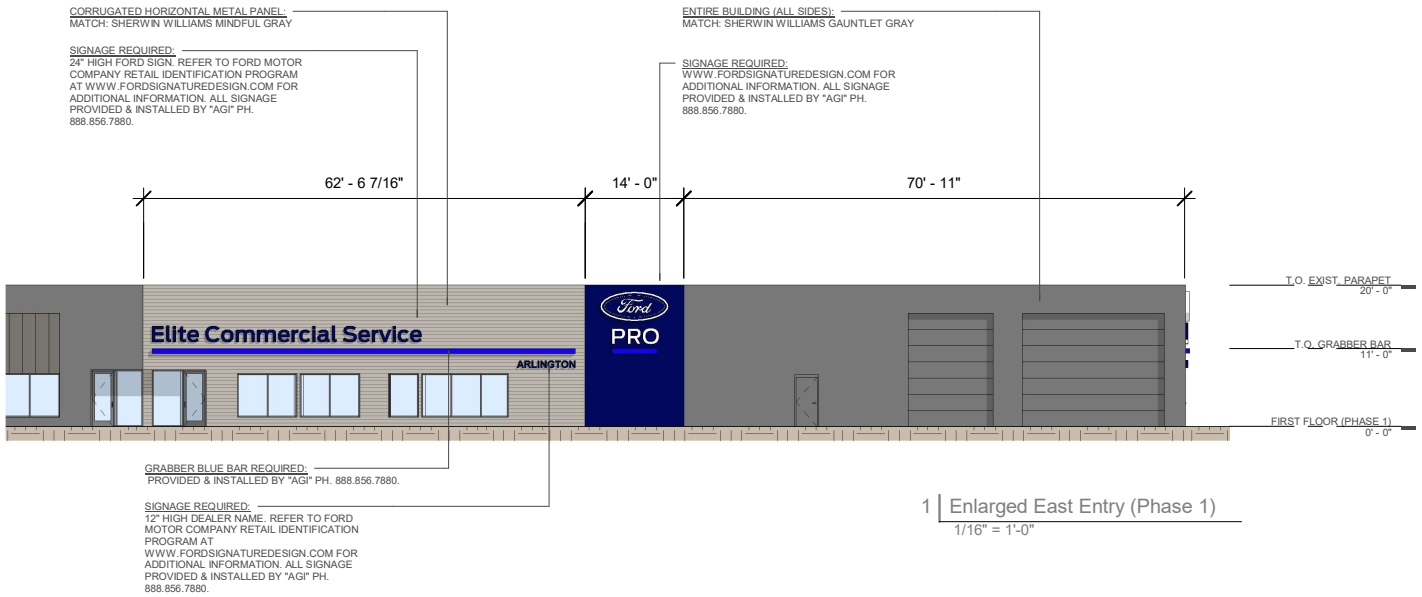
Scale 1/16" = 1'-0"
0 4 8 16 32

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Proposed - Exterior Side Elevations

A 602

EVIEW360



1 | Enlarged East Entry (Phase 1)
1/16" = 1'-0"

Local Architect to verify in field all existing building conditions and identify any potenial issues of concern with dealership facility design, if design is effected.

Architect shall coordinate all furniture power and installation requirements with furniture vendor.

Arlington Heights

Date
05/24/2023

Issue
Design Control Documents

Project Address
Arlington Heights, IL

Scale 1/16" = 1'-0"
0 4 8 16 32

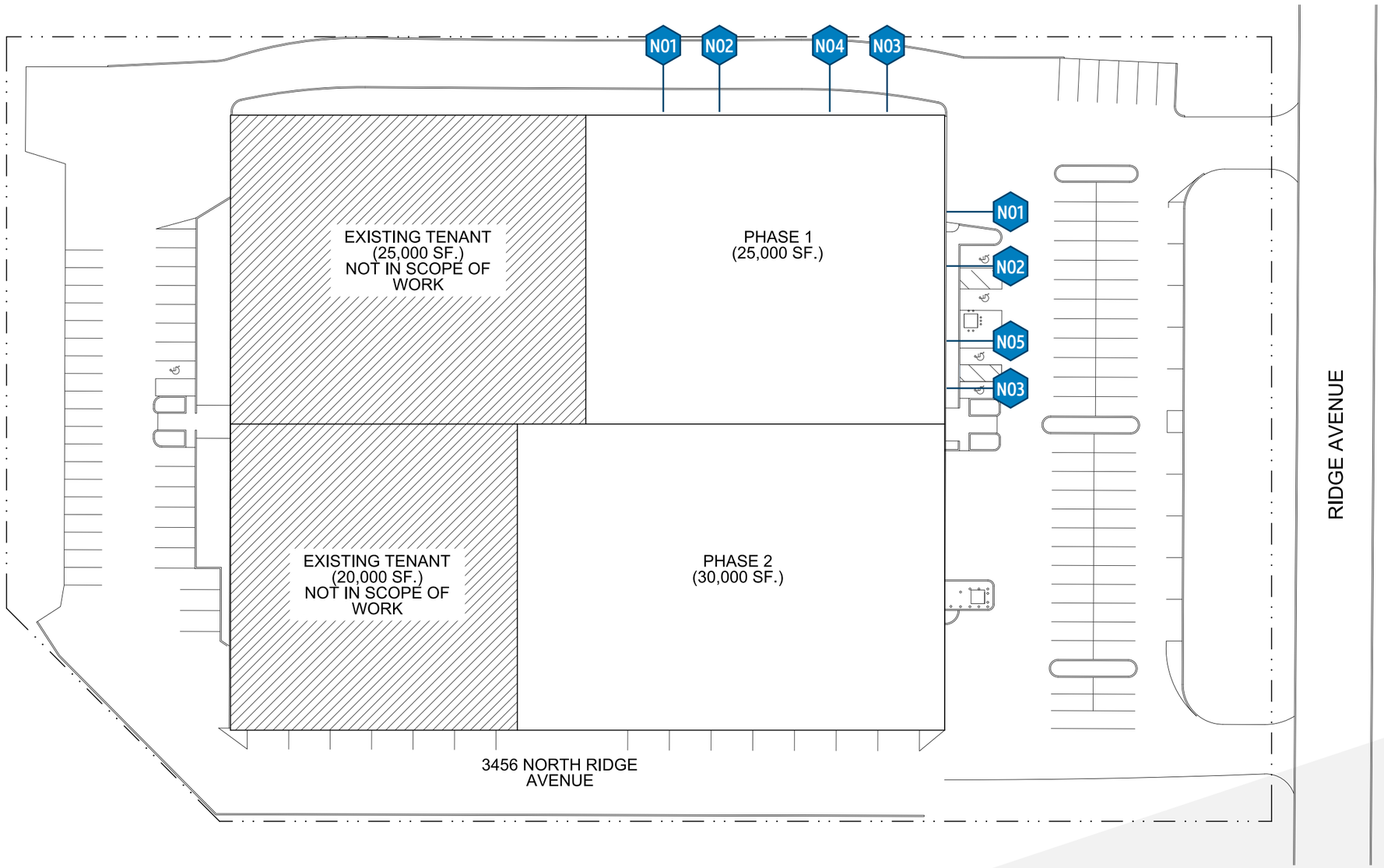
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

Proposed - Exterior Front Elevation

A 601

EVIEW360

SITEPLAN



	QTY.	DESCRIPTION
N01	2	1420 Ford PRO Wall
N02	2	12" PRO Dealer Letters
N03	2	24" ECS Blue Letters
N04	1	8" Blue Grabber Bar (60'-0")
N05	1	8" Blue Grabber Bar (52'-4")

Approved By: Name _____
Date _____

Dealer Code: F41093 **Dealership:** Arlington Heights Ford PRO **City, State:** Arlington Heights, IL **Date:** 09/21/2023

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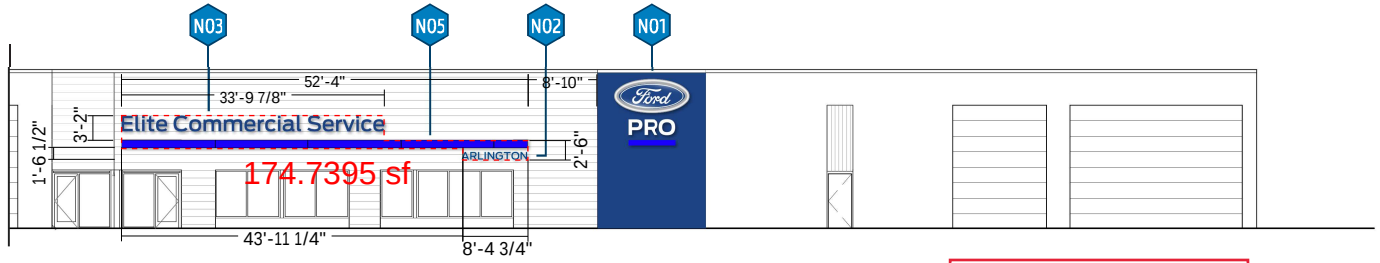
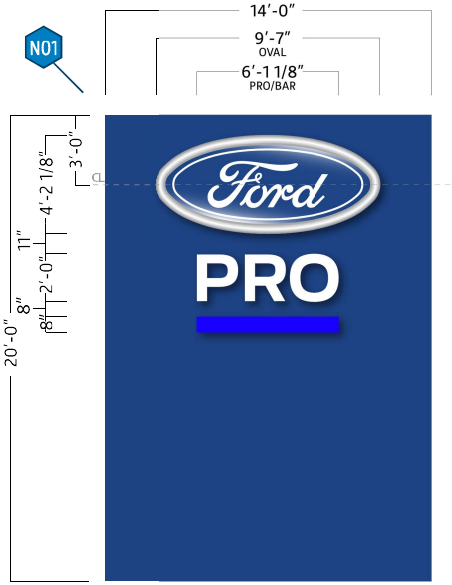
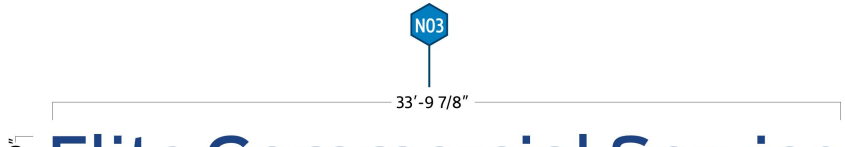
EAST ELEVATION



EAST ELEVATION



1420 FORD PRO WALL
Scale: 3/16"=1'
PENDING ENGINEERING
PLACEMENT ON WALL TO BE CONFIRMED
QTY: 2

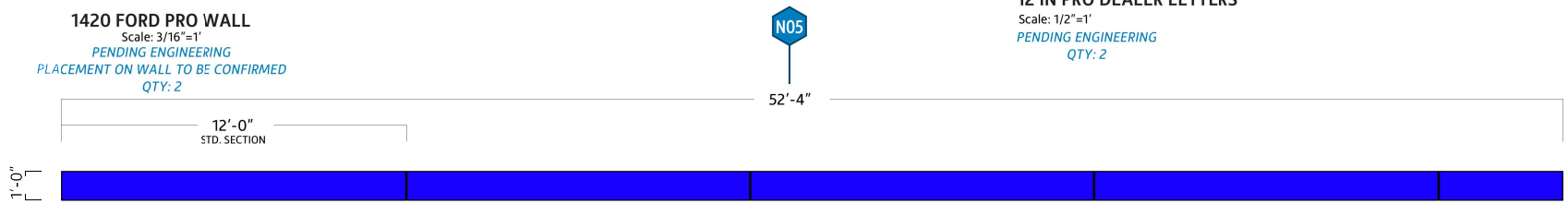


Elite Commercial Service

24 IN ECS BLUE LETTERS
Scale: 3/16"=1'
PENDING ENGINEERING
QTY: 2

ARLINGTON

12 IN PRO DEALER LETTERS
Scale: 1/2"=1'
PENDING ENGINEERING
QTY: 2



8IN DEEP GRABBER BLUE NON-ILLUMINATED SLIM AWNING
Scale: 1/4"=1'
PENDING ENGINEERING

Elevations Scale: 1/16"=1'
Signage Scale: As Noted

Approved By: Name _____
Date _____

Dealer Code: F41093 Dealership: Arlington Heights Ford PRO City, State: Arlington Heights, IL Date: 09/21/2023

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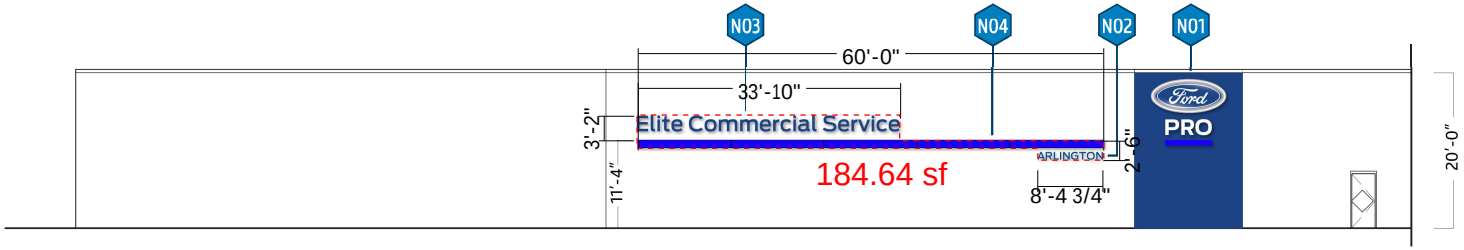
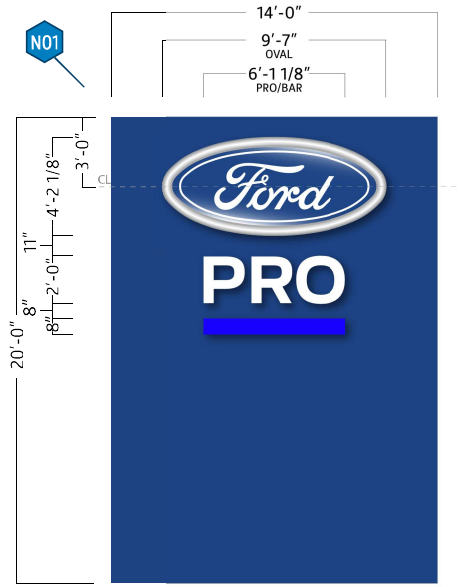
NORTH ELEVATION



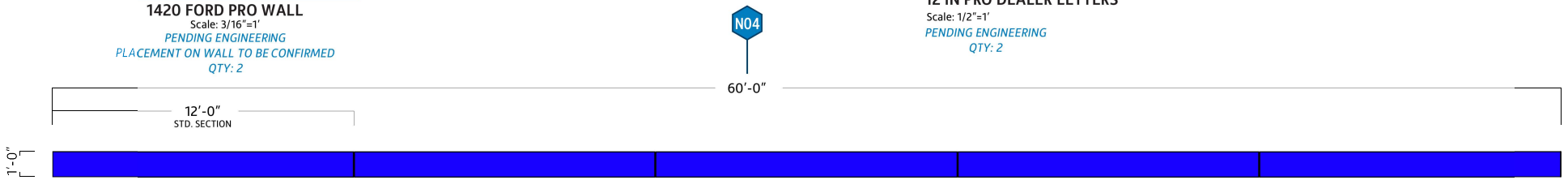
NORTH ELEVATION



1420 FORD PRO WALL
Scale: 3/16"=1'
PENDING ENGINEERING
PLACEMENT ON WALL TO BE CONFIRMED
QTY: 2

24 IN ECS BLUE LETTERS
Scale: 3/16"=1'
PENDING ENGINEERING
QTY: 2

12 IN PRO DEALER LETTERS
Scale: 1/2"=1'
PENDING ENGINEERING
QTY: 2



8IN DEEP GRABBER BLUE NON-ILLUMINATED SLIM AWNING
Scale: 1/4"=1'
PENDING ENGINEERING

Elevations Scale: 1/16"=1'
Signage Scale: As Noted

Approved By: Name _____
Date _____

Dealer Code: F41093 Dealership: Arlington Heights Ford PRO City, State: Arlington Heights, IL Date: 09/21/2023

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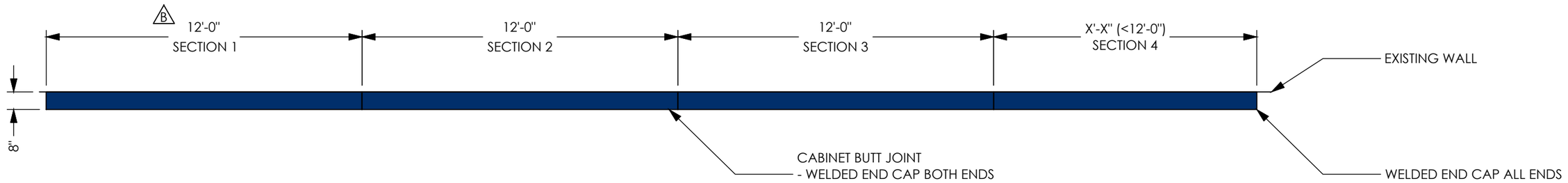
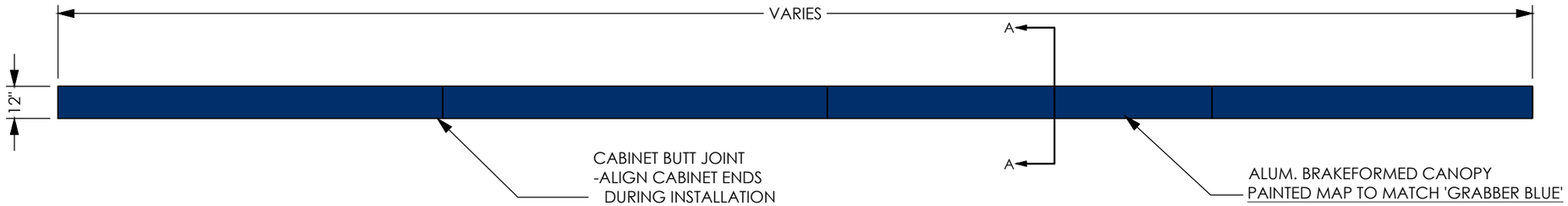
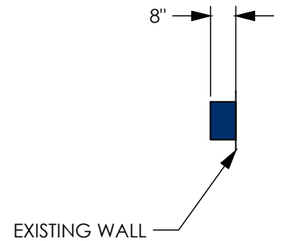
NOTES:
1. SHOP TO PROVIDE TOUCH UP PAINT FOR INSTALLER. TOUCH UP ALL SCREW HEADS
2. OAW TO BE VERIFIED BY PM
3. DRAWING FORMERLY NAMED 73022 - FOR-AW-NI-8-XX (C)

REVISIONS				
REV	DR NUMBER	REV CHANGE	DATE	DRAFTER
B	85196	REVISE TO 12' SECTIONS	12/22/2023	ELL
C	87770	CHANGED PART NAME	05/14/2024	HWBJ



PLAN VIEW





FRONT ELEVATION

Program/Customer: FORD		
Interior/Exterior:	EXTERIOR	
Sign Type:	AWNING	
Engineer:	Matt Smith	
Windspeed:	115 MPH	
Illumination:	NON-ILLUMINATED	
Voltage:	N/A	**SCALE: 1/4"= 1'-0"**

Description: GRABER BLUE SLIM AWNING
Part Number: (C) FOR-PRO-AW-NI-8

ANSI B-SIZE DRAWING-AUTOCAD.09.30.21

C:\AGI PDM\Customers\Ford\Sign Family\Ford PRO\FOR-PRO-AW-NI-8-XX.dwg

VIEW OF NORTH WALL
FROM DUNDEE ROAD
Google

VIEW OF EAST WALL FROM RIDGE AVENUE
(BEFORE FACADE CHANGES)

MATERIAL LIST

1. Petitioner Name: Eric Kennedy
2. Date: 15 October 2024
3. Project: Arlington Heights Ford PRO sign installation
4. Location: 3456 N. Ridge Ave. Arlington Heights, IL. 60004

Ford PRO Building:

Signage:

Ford PRO sign (Oval, PRO letters, blue bar):
- Acrylic face; aluminum sides and backing; internally lit with LEDs

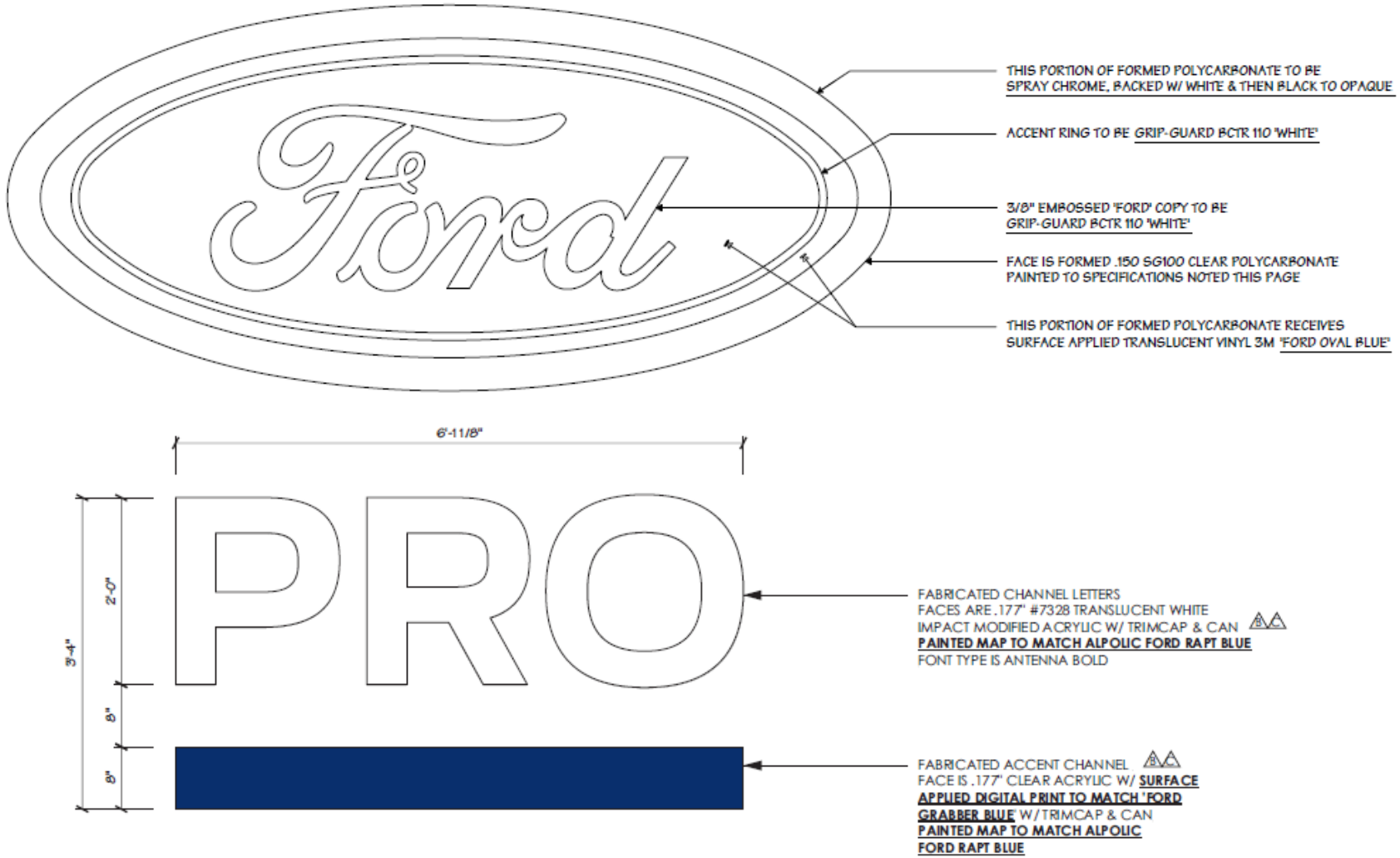
Elite Commercial Services
- Acrylic face covered in Ford Blue vinyl; aluminum sides and backing; internally lit with LEDs

ARLINGTON Dealer Name Letters
- Acrylic face covered in Ford Blue vinyl; aluminum sides and backing; internally lit with LEDs

Non-Illuminated slim awning
- Acrylic face covered in Ford Blue Vinyl; aluminum sides and backing; internally lit with LEDs

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

N01 – Ford PRO wall

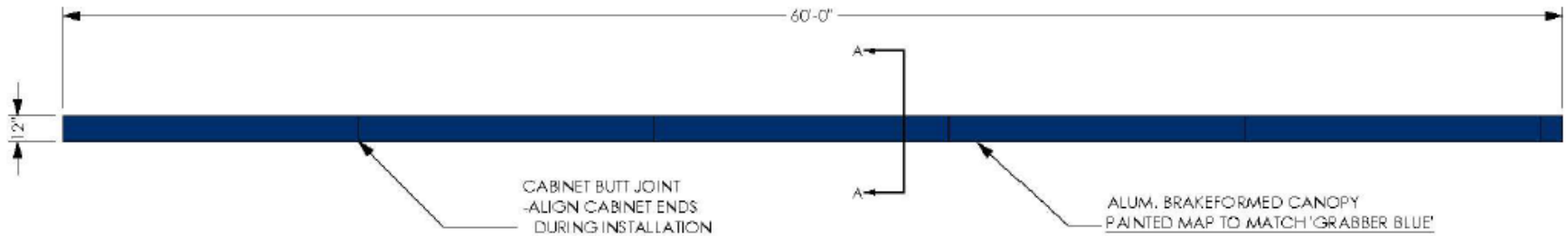


Vinyl:
- 3M Ford Blue – 3M 3630-8328
  - Ford oval background
- Digitally printed vinyl “FORD Grabber Blue”
  - Grabber bar face

Paint:
- Grip Guard BCTR 110 “White”
  - Ford oval lettering
  - Ford oval accent ring
- Alpolic Ford Raptor Blue
  - Aluminum returns for PRO letters and Grabber Bar

Materials:
- Formed .150 SG100 clear polycarbonate
  - Ford oval
- .177 #7328 translucent white acrylic
  - PRO and Grabber bar faces
- .040” aluminum
  - PRO and Grabber Bar sign bodies

N02 – ARLINGTON
N03 – Elite Commercial Services
N04 – Brake formed aluminum awning



Vinyl:
- 3M Ford Blue – 3M 3630-8328
  - Elite Commercial Services and ARLINGTON letter faces

Paint:
- Alpolic Ford Raptor Blue
  - Aluminum returns for Elite Commercial Services and ARLINGTON channel letters

Materials:
- .177 #7328 translucent white acrylic
  - Elite Commercial Services and ARLINGTON sign faces
- .040” aluminum
  - Elite Commercial Services, Awning, and ARLINGTON aluminum returns

3M – Scotchcal - Translucent Graphic Film 3630-8328, Blue

Alpolic – Raptor Ford Blue – painted sample

.177 #7328 translucent white acrylic