



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
May 13, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 4/22/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 832 N. Forrest Ave. / SF-Addition - DC25-029
 - B. Slick City - 780 W. Dundee Rd. / Commercial - DC25-022
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

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

VIII. ADJOURNMENT

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

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 22, 2025

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald

Members Absent: Scott Seyer
Kirsten Kingsley

Also Present: John Anstadt, J. Anstadt Architecture for 448 N. Vail Ave.
Robert & Corrine Draper, Owners of 448 N. Vail Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR APRIL 8, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF APRIL 8, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#25-021 – 448 S. Vail Ave.**

John Anstadt, representing *J. Anstadt Architecture*, and **Robert & Corrine Draper**, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a renovation and second floor expansion to an existing one-and-a-half-story house. An existing two-car detached garage will remain. The plans do comply with the R-3 single-family zoning requirements for size and lot coverage, but on April 14, 2025, the project received approval from the Zoning Board of Appeals for a 12-foot variation to allow a deck and pergola with an exterior side yard setback of 5.4-feet, where 17.4 feet is required by code.

The existing house has a charming cottage style that contributes to the historic character of the neighborhood. Staff commends the petitioner for the proposed renovation/addition in lieu of teardown/new construction. Overall, the proposed second floor expansion and new color scheme are nicely designed to maintain and complement the home's existing character. The new dormer on the front elevation is a very nice addition to the façade. The new dormers on the south elevation are also nicely designed, but the mismatched single versus double windows looks out of balance. Staff recommends that both dormers have a single window for a more cohesive appearance.

The Design Commission should also evaluate the appearance of the raised deck along the south wall which faces Park Street. A raised deck such as this is unusual facing the street, and is more common in a backyard. The deck and pergola are nicely designed and detailed, so Staff is not strongly opposed, but an alternative option to consider would be a smaller stoop/portico with steps down to a patio on grade.

Overall, Staff recommends approval of the design for the proposed addition, with the comments and recommendations given for the commissioners' consideration.

John Anstadt said the owners love their home, they love the character of it and everything about it, and they are trying to contain that. The idea is to expand the second-floor to create more usable space, and add the dormers in the second-floor. They are not opposed to a single window on the left dormer as suggested by Staff, if it is determined to be a better feel for the home. With regards to the raised deck, he said the first-floor is relatively small square footage, and the goal is to try to expand the livable space within the existing envelope by having the deck at the same height as the first-floor. Lowering the deck down to grade with a stoop and multiple steps would separate the deck space from the livable home space, and would function completely different than if it were the same level as the first-floor of the home. The posts and other details of the deck were purposely added to keep with the Cottage-style character of the existing home. There is an existing patio on the back side of the home, so they are trying to differentiate from that with the raised deck being proposed.

Mr. Draper said there is not a lot of interior kitchen/dining area, so the raised deck is an attempt to extend that space and make it more easily accessible to the outdoors. The back of the home has bedrooms, which is not conducive to connecting to outdoor space. They are okay with changing both dormers to only one window, but asked if the window could be slightly larger than the single window currently shown. **Mr. Anstadt** clarified that there could be one, 3-foot wide window in each dormer. **Mr. Draper** also said that having a stoop/portico with steps down to a patio instead of the raised deck would increase the amount of permeability and concrete around the home. Ultimately, they want an extended, continuous footprint from the indoor to the outdoor space. **Mr. Anstadt** had no further comments and

welcomed any questions.

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

The commissioners summarized their comments. **Commissioner Eckhardt** was okay with the two dormers on the south elevation and different size windows in each one as currently shown. He pointed out there is an existing parkway tree on the south elevation that is very large and will help screen the raised deck. He completely agreed with the homeowner's idea to make the outdoor space part of the house circulation, and not detach it with stairs that go down to grade. He said the south elevation is their backyard and faces the park across the street; the raised deck is in the right place. He was in support of the project as submitted.

Commissioner Fitzgerald liked the addition and everything being done. He wanted the two dormers on the south elevation to have matching size windows, because this is a corner home and the three dormers are visible at one time and right now there are 3 different sizes of windows. He was okay with the windows in the dormers being a size decided by the petitioner, but the window size should be the same in each dormer on the south elevation. He loved the pergola and the raised deck, which look like it could have always been there, and is an inviting communication out to the neighborhood; it blends beautifully. He loved the colors chosen for the home and the roof details with adding some metal. This is a really nice project.

Chair Kubow agreed with the comments given by the commissioners. He loved the colors of the existing home, it is very charming, and he loved what is being proposed tonight. He is indifferent to the dormers and was fine as shown. He loved the raised deck, which makes a lot of sense; however, he was concerned about the precedence it might create with other corner homes.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED RENOVATION/ADDITION TO THE SINGLE-FAMILY HOME LOCATED AT 448 S. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 2/27/25, RENDERINGS AND REVISED MATERIAL LIST RECEIVED 4/11/25, 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 THAT THE WINDOWS IN THE TWO DORMERS ON THE SOUTH ELEVATION BE THE SAME SIZE.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt said the ZBA approved this variation, and he felt the Village code for corner lots is very restrictive, especially for homes like this that are built in this era and are on 50' wide lots. It is a real hardship and he is happy that these homeowners are letting this home really work. He did not want to send the message that approving this project is a dangerous situation, because he does not feel that it is. **Mr. Hautzinger** said that a variation was required for the raised deck, and if another resident proposes to do the same thing a variation would be required as well. Variations are reviewed on a case-by-case basis and there must be a hardship or unique circumstance. **Chair Kubow** said that the raised deck works very well with this particular home; he was just saying in general, to be cautious moving forward with these types of projects on a corner lot.

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

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 6:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
5/13/2025

Item: 832 N. Forrest Ave. / SF-Addition - DC25-029

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed renovation/addition at 832 N. Forrest Avenue. This recommendation is based on the plans received on 4/18/25, and the following:

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

ATTACHMENTS:

1. Staff Report DC25-029
2. Exhibits - 832 N Forrest Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kroner Residence
Project Address: 832 N. Forrest Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 6, 2025

PETITION INFORMATION:

DC Number: 25-029
Petitioner Name: Marie Jung
Petitioner Address: Home Services Direct Inc
1111 N Yale Avenue
Villa Park, IL 60181
Meeting Date: May 13, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing first and second floor additions to an existing one-and-a-half-story house. An existing two car attached garage will remain. The property has a total land area of 29,700 square feet and the proposed residence with addition will be approximately 5,195 square feet. The plans do comply with the R-E single-family zoning requirements as summarized below.

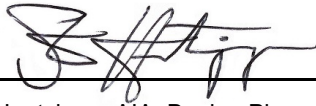
	ALLOWED	PROPOSED
Setbacks	Front: 50 feet max Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50.3 feet Side: 15.8 feet Side: 10 feet Rear: 183 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	8,910 SF	5,195 SF
Building Lot Coverage	8,910 SF	3,873 SF
Impervious Surface Coverage Total	14,850 SF	5,935 SF

The subject property is on a street of large lots, where the minimum lots size is 20,000 sf and the minimum lot width is 100 feet. Many of the original homes on this street have either been expanded with additions or replaced with new larger two-story houses. The scale of the proposed expanded house fits comfortably on the large lot and with the surrounding context. However, the Design Commission should evaluate the massing of the proposed design which is unusual with an off-center dormer above the existing garage and a divided second floor. The proposed materials and colors for the house are also quite busy, with a combination of white horizontal siding, black vertical siding, white stucco, and buff limestone used on different parts of the house. The trim on the house is specified to be black, which is a bold look with white siding and white gutters. The Design Commission should evaluate the proposed massing and materials, which Staff recommends should be simplified for a more cohesive appearance.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed renovation/addition at 832 N. Forrest Avenue. This recommendation is based on the plans received on 4/18/25, and the following:

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



May 6, 2025

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

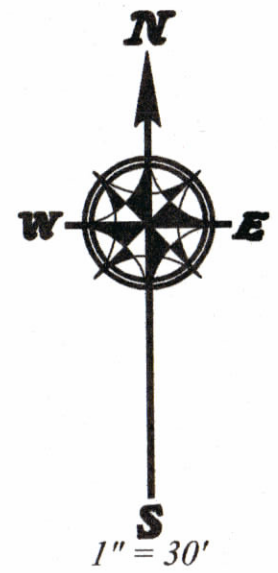
Cc: Petitioner, DC File 25-029



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

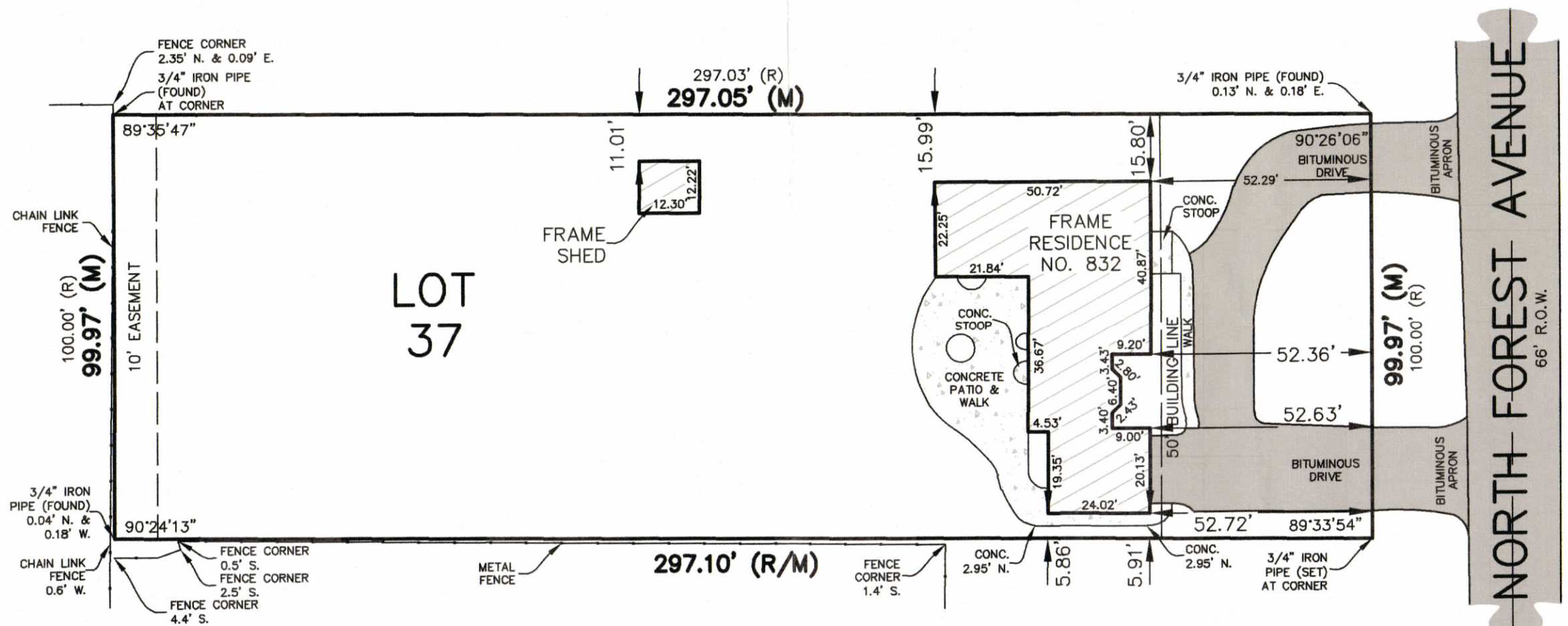


PLAT OF SURVEY

OF

LOT 37 IN C.H. TAYLOR'S ARLINGTON TOWN GARDENS, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1946 AS DOCUMENT NUMBER 13735491, IN COOK COUNTY, ILLINOIS.

AREA = 26,698 ± S.F. / 0.68 ACRES



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 24-1270

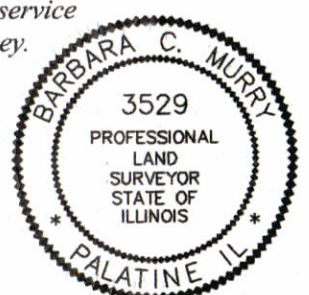
Survey Made For: Jennifer M. Baratta
Attorney at Law P.C.

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

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: October 23, 2024

Palatine, Illinois: October 24, 2024



Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2024

Project Number: 24127000

Field Book: 386L38-39

Drawing File: 24127000.dwg

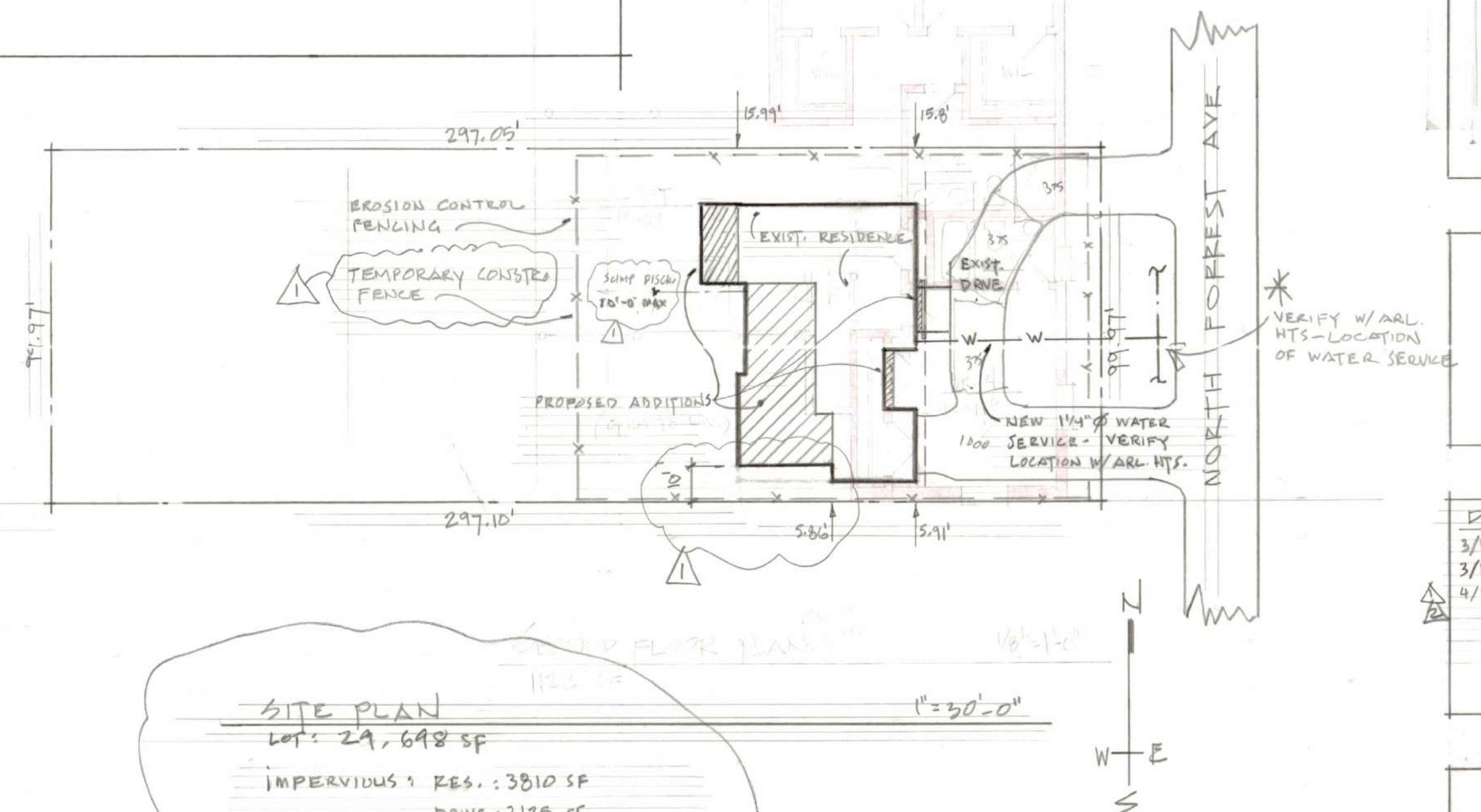
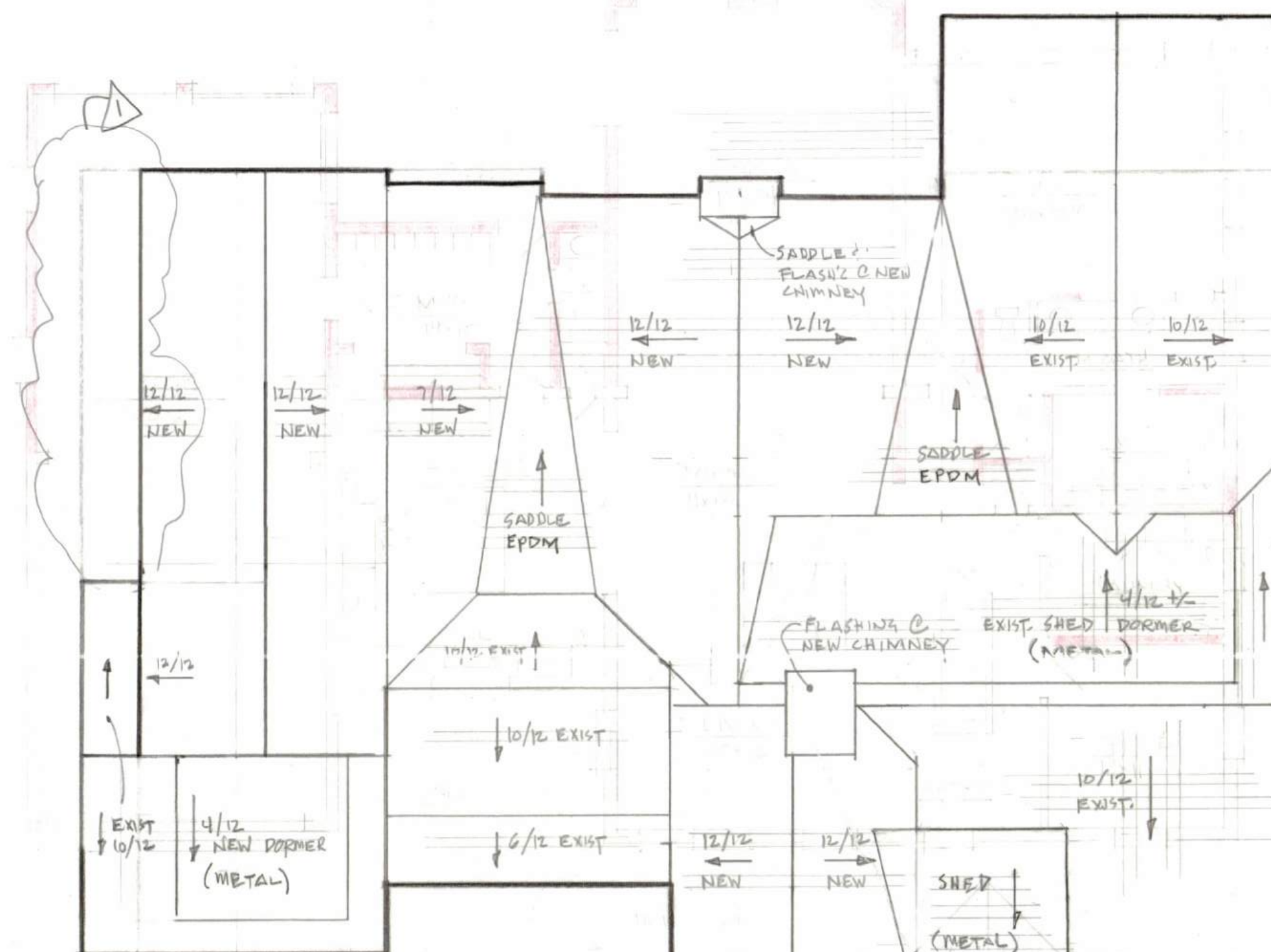
Item	Material	Manufacturer	Color
Roof	Asphalt Shingles - Architectural GALVALUME METAL	Owens Corning Duration Flex	Onyx - Black
Exterior: Stone STUCCO	Limestone Plaster STUCCO	Echelon Masonry Cordova Stone	Buff WHITE
Exterior: Siding	Siding - gables and dormers	LP. VERTICAL & HORIZONTAL	White - HORIZONTAL Black - VERTICAL
Gutters / Trim / Fascia	White, prefinished alum gutters and downspouts. (6") White prefinished trim White painted wood trim and	Gutters / DS: .032 gauge Trim: LP	BLACK
Windows	Glass and aluminum cladding	Marvin	Black frames, sash and muntins
Garage Doors	Wood, raised panel	Raynor (or equal)	BLACK

Assembly	Detail	R Value Required	Actual R Value	U Value Required	Actual U Value
Exterior Wall	Section	R: 20 + 5 c _i	R:20 2 x 6 studs at 16" oc 5 1/2" FG (20) or Open Cell Foam + R:5ci Thermax sheathing (3/4")		
Exterior Crawl Space	Section	R: 20 cavity	R:20 2 x 6 studs at 16" oc 5 1/2" FG (20) or Open Cell Foam		
Basement exterior walls	Section	R: 20 cavity	R:20 2 x 6 studs at 16" oc 5 1/2" FG (20) or Open Cell Foam		
Roof	Section	R: 49	7.5" Closed Cell Foam R:49 Or 16" FG Batts, R:49		
Exterior Windows	Specification	Marvin, clad	Insulating, Low-E, Argon filled, Label to remain for inspection	U: .30	U: .30
Exterior Glass Doors	Specification	Marvin, clad	Tempered, Insulating, Low-E, Argon filled	U: .30	U: .30
Floor exposed to exterior	Section	R:30 cavity	R:30 @ FJ (24" width at perimeter) 10" FG (R:30) or open cell foam		

MARK C. SWANSON
001-010772
STATE OF ILLINOIS
LICENSED ARCHITECT

[illegible]

1. Climate and Geographical Design Criteria: Wind load: 115 mph / 3 sec. gust and 30 psf snow load.
2. Current Residence does NOT have a sprinkler system and the new addition will not as well.
16. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4" in diameter. (Railings to be at 36" ht., with ballusters with less than 4" openings.)



SHEET
1
Of 13
Kroner



732 N Forrest Ave



800 N Forrest Ave



828 N Forrest Ave



832 N. Forrest Ave



900 N Forrest Ave



904 N Forrest Ave



916 N Forrest Ave

N. Forrest Ave



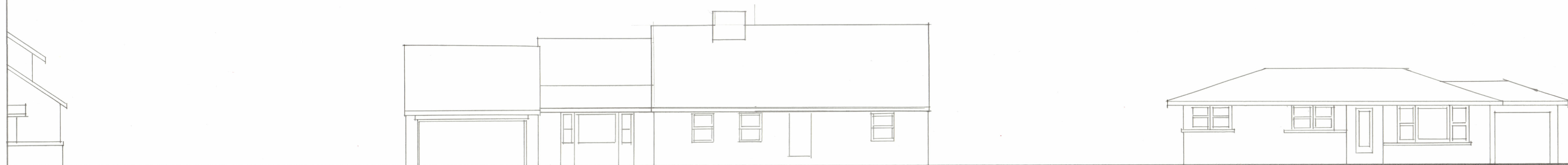
833 N Forrest Ave



835 N Forrest Ave



901 N Forrest Ave



52'-2"
(SEE BELOW)

832 N. FORREST (EXISTING)

38'-9"

38'-9"



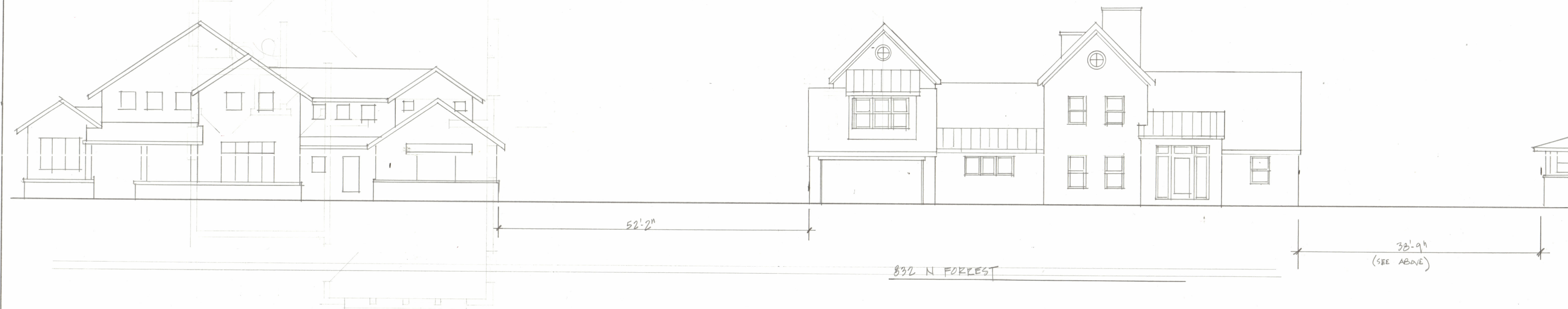
52'-2"

832 N. FORREST (EXISTING)

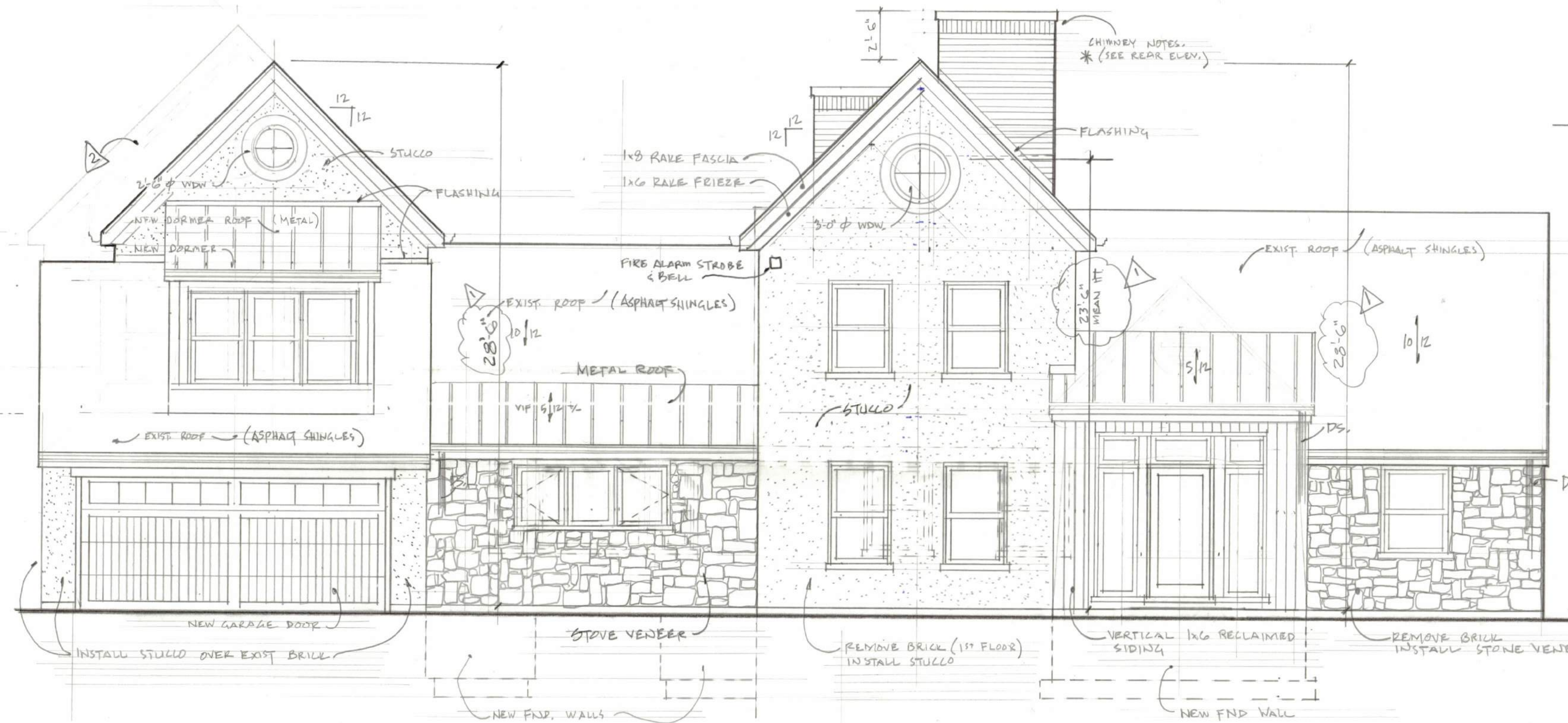
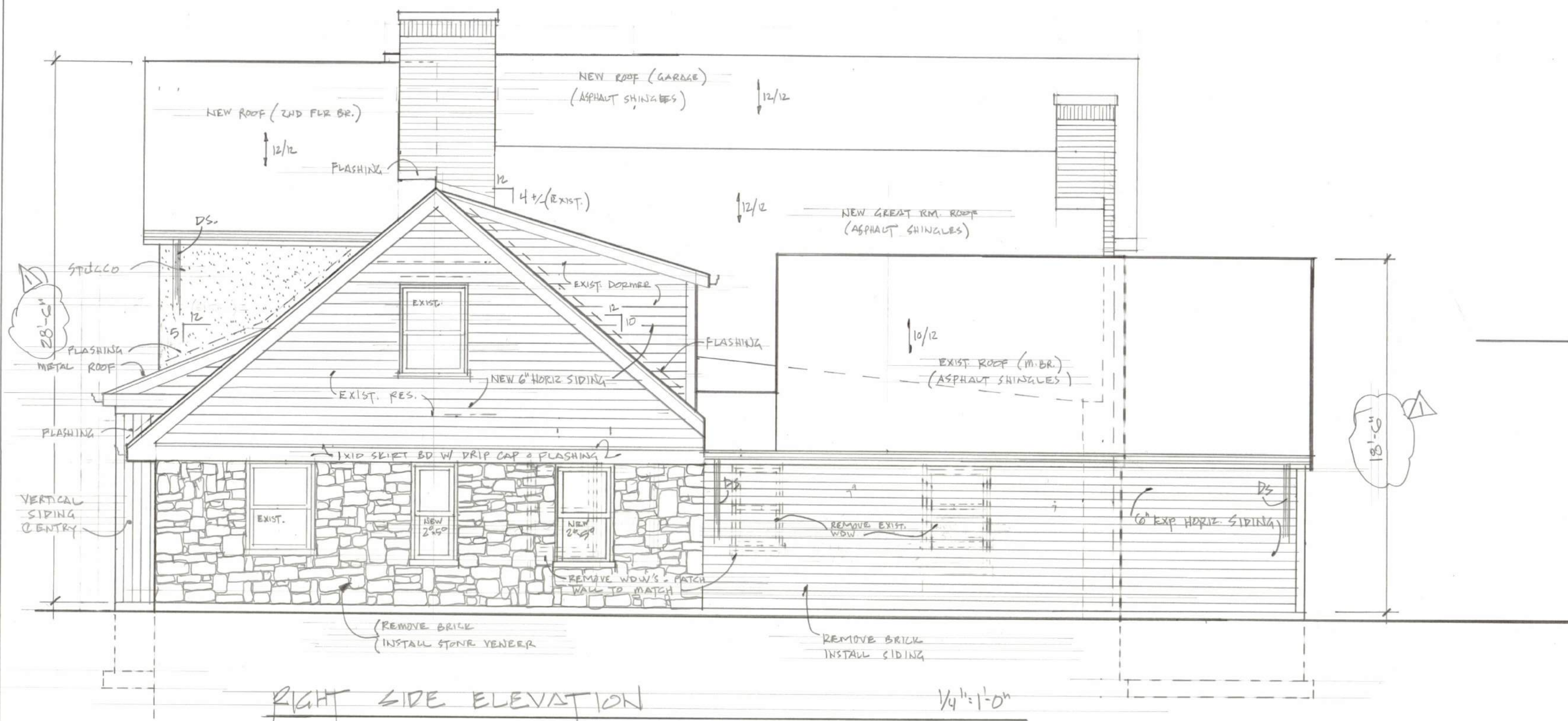
38'-9"

(SEE ABOVE)

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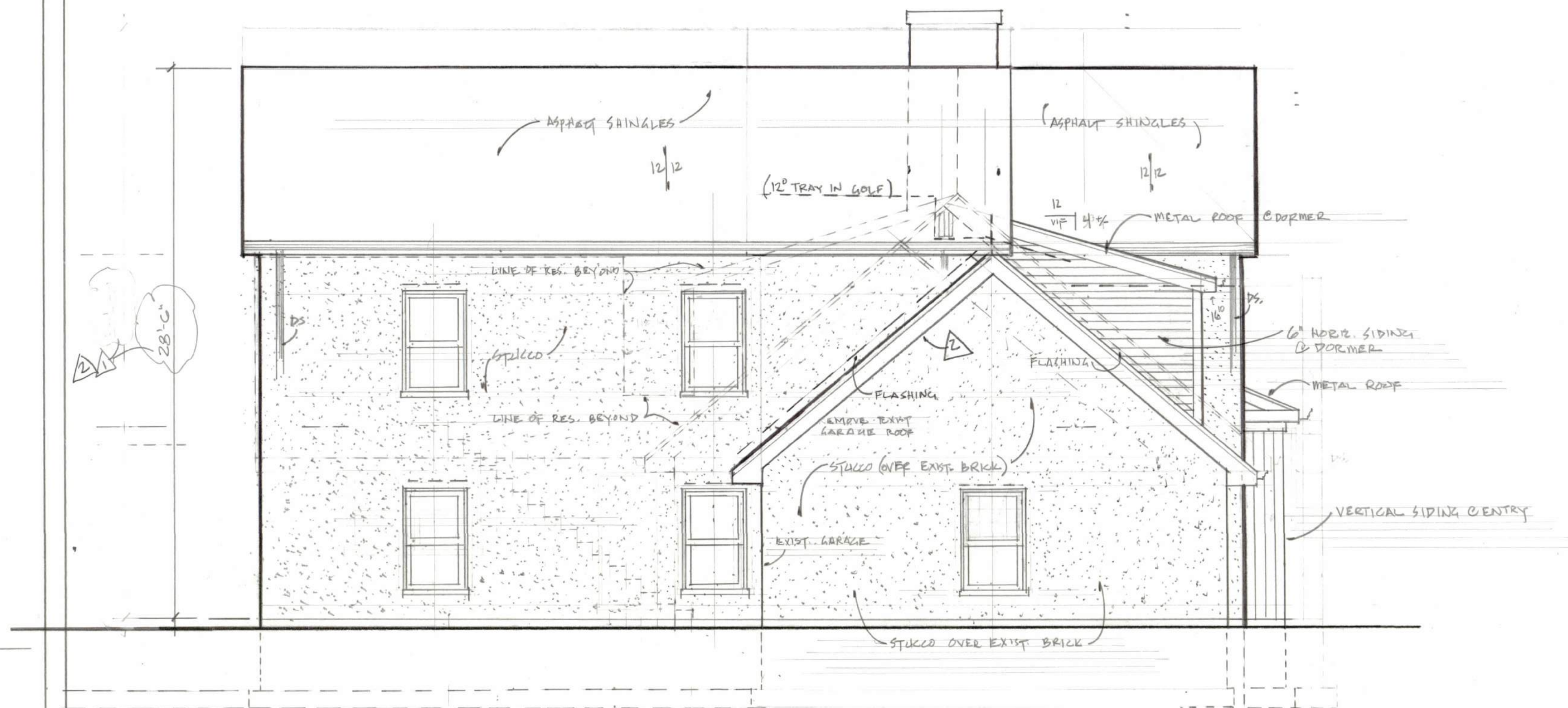


Proposed Addition For
Mr. Brett Kroner
832 N. Forrest
Arlington Hts., IL 60004

Mark Swanson, Architect
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Barrington, IL 60010

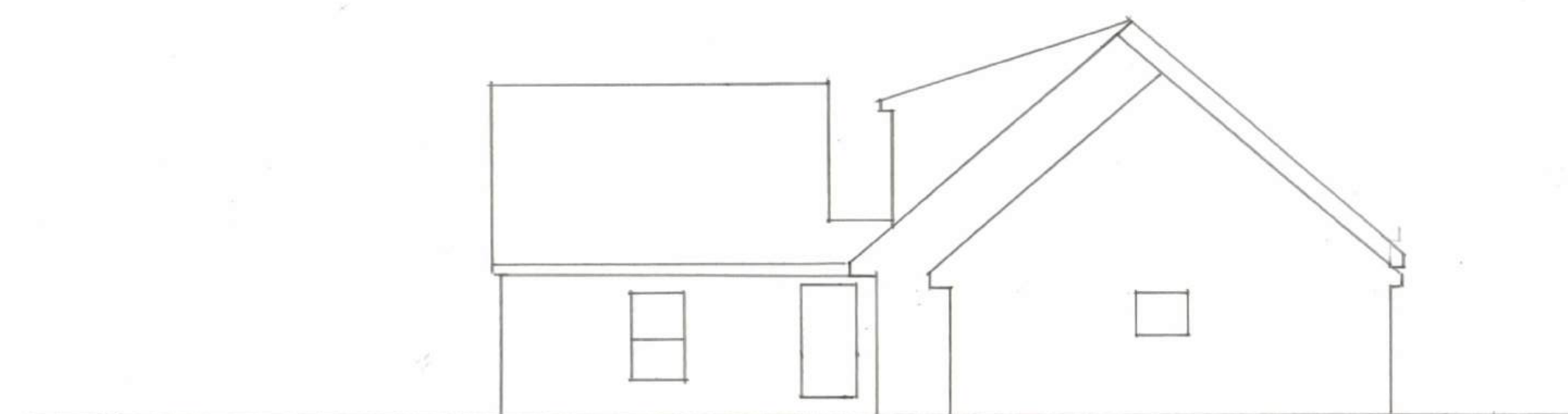
DATE
3/11/25 DEMO
3/19/25 PERMIT
4/8/25 REV. 1

SHEET
10
Of 13
Kroner



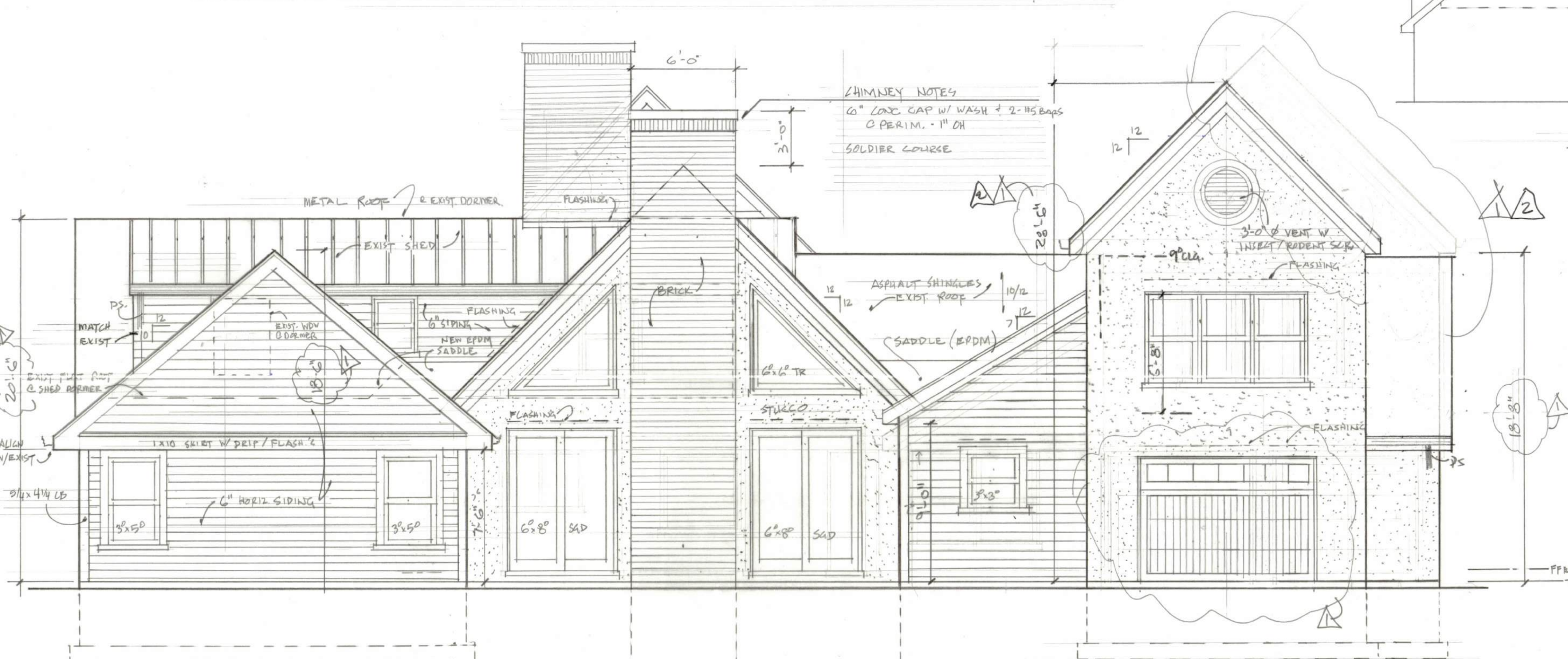
LEFT SIDE ELEVATION

1/4"=1'-0"



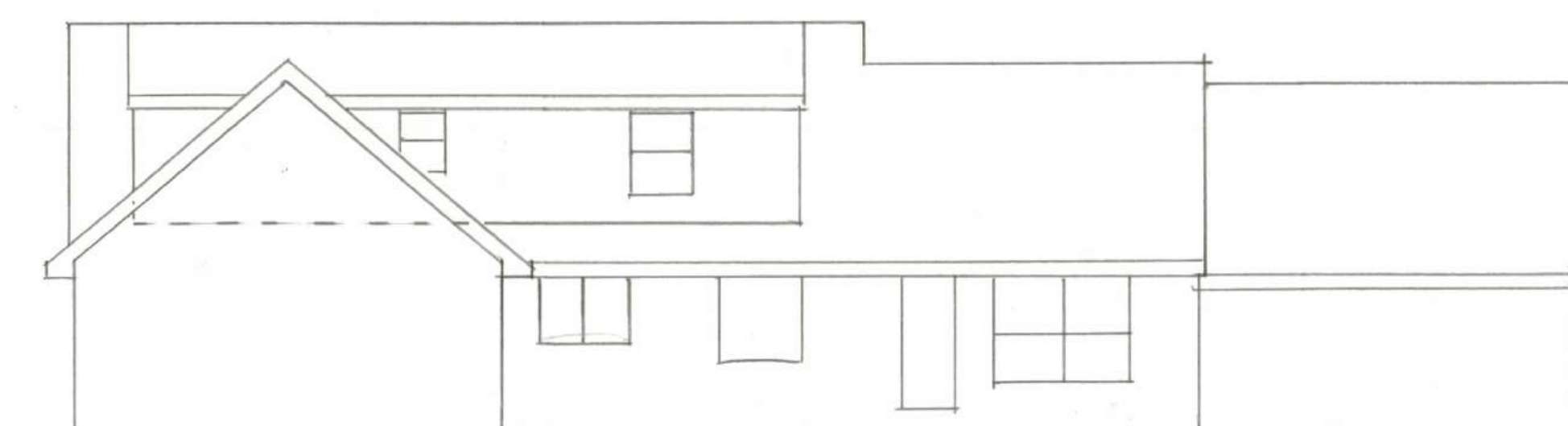
EXIST LEFT SIDE ELEV.

1/8"=1'-0"



REAR ELEVATION

1/4"=1'-0"



EXIST REAR ELEV.

1/8"=1'-0"

Proposed Addition For

Mr. Brett Krone
832 N. Forrest
Arlington Hts, IL 60004

Mark Swanson, Architect
NCARB, IL

224-563-8494

www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE

3/11/25

3/18/25

4/6/25

DEMO

PERMIT

REV. 1

SHEET

11

Of 17
Kroner

Materials Board

832 N. Forrest Ave



Roofing: Owens architectural asphalt shingles
Color: Onyx black



Siding: Cordova Stone
Color: Buff Ground Face



Siding: LP Smartside
Smooth, Horizontal
Color: Snowscape White



Siding: LP Smartside
Smooth, Vertical
Color: Abyss Black



Trim/Fascia
Smooth
Color: Abyss Black/Black



Gutters/Downspouts
Color: white



Window: Marvin aluminum
Color: Black



Wood door
Color: black



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
5/13/2025

Item: Slick City - 780 W. Dundee Rd. / Commercial - DC25-022

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for a facade renovation to an existing retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural facade design for Slick City located at 780 W. Dundee Road. This recommendation is subject to compliance with the plans received 3/4/25, color rendering received 4-7-25, 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.

ATTACHMENTS:

1. Staff Report - Slick City
2. Exhibits - Slick City

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Slick City
Project Address: 780 W. Dundee Road
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 25-022
Petitioner Name: Terry Adams
Petitioner Address: JTS Architects
1821 Walden Office Square,
Suite 205
Schaumburg, IL 60172
Meeting Date: May 13, 2025

Date Prepared: May 2, 2025

Requested Action(s):

Approval of the proposed architectural design for a facade renovation to an existing retail 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 requires Plan Commission review and Village Board approval for a PUD Amendment and a Special Use to allow an Amusement Facility, Large in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is proposing exterior modifications to an existing free-standing retail building at the Ridge Plaza Shopping Center. The building is approximately 30,000 square feet. The petitioner, Slick City, is proposing a new indoor amusement facility with indoor slides, sport courts, and climbing attractions. To accommodate the indoor space requirements for the proposed use, the roof and walls of the existing building are being raised, adding approximately twelve feet of height to the exterior appearance.

Architectural Design:

The wall height extension is proposed to be a tan EIFS on top of the existing brown brick on all four sides of the building. The main entrance wall is proposed to be painted blue, and will include a new black metal canopy to highlight the entry doors. Yellow fabric awnings are proposed above the storefront windows to further enhance the design. Overall, Staff feels that the appearance of the proposed wall extension fits well with the existing building, and the proposed colorful façade design is nicely done and appropriate to highlight this unique amusement type business.

Rooftop Mechanical Screening:

All rooftop mechanical equipment is required to be screened from view. The new parapet walls are sufficiently tall to provide full screening of all rooftop equipment on all sides of the building.

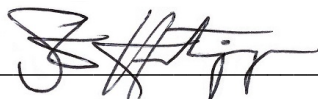
Signage:

Per code, one wall sign is allowed per street frontage. The maximum size of the sign is limited to 25% of the wall area on which the sign is mounted. A separate sign permit application is required to verify that the size of the sign is code compliance, but overall the proposed sign design works very well with the colorful façade.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural façade design for *Slick City* located at 780 W. Dundee Road. This recommendation is subject to compliance with the plans received 3/4/25, color rendering received 4-7-25, 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.



May 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, Darko Bojin, Planner, Petitioner, DC File 25-022

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL A

PARCEL 1: LOT 6 IN WESTRIDGE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1985 AS DOCUMENT 85084774, EXCEPT THAT PORTION, DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF LOT 6, ALSO BEING THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 00 DEGREES, 24 MINUTES, 15 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 123.00 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 30 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00 DEGREES, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 177.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 59 MINUTES, 46 SECONDS WEST, A DISTANCE OF 50.15 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS EAST, A DISTANCE OF 34.30 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 46 SECONDS EAST, A DISTANCE OF 1.73 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 14 SECONDS EAST, A DISTANCE OF 237.32 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 30 SECONDS EAST, A DISTANCE OF 106.54 FEET; THENCE SOUTHERLY ALONG THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID LOT 5: THENCE SOUTH 00 DEGREES, 25 MINUTES, 31 SECONDS WEST, A DISTANCE OF 16.35 FEET; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 00 DEGREES, 24 MINUTES, 15 SECONDS WEST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 64 DEGREES, 06 MINUTES, 42 SECONDS WEST, A DISTANCE OF 56.44 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 5 IN WESTRIDGE UNIT 1, RESUBDIVISION OF LOT 4 OF WESTRIDGE UNIT 1, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1986 AS DOCUMENT 86102638, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1, AS FOLLOWS: EASEMENT FOR THE USE, MANAGEMENT, OPERATION, MAINTENANCE, RECONSTRUCTION AND REPAIR OF THE COMMON AREA; PERPETUAL EASEMENT FOR THE MAINTENANCE, REPAIR, RECONSTRUCTION OF ANY FACILITIES LOCATED IN SUCH PROXIMITY TO THE SERVED ESTATE THAT SUCH FACILITIES CAN AS A PRACTICAL MATTER, BE SO MAINTAINED, REPAIRED OR RECONSTRUCTED MOST ADVANTAGEOUSLY FROM SAID SERVED ESTATE; EASEMENT FOR PARKING AND PASSAGE OF VEHICLES OVER THE PARKING AREA AND ROADWAYS; EASEMENT FOR PASSAGE OF PEDESTRIANS OVER THE PARKING AREA, ROADWAYS AND WALKWAYS; PERPETUAL EASEMENT FOR ABUTMENT TO THE OTHER PARTY'S BUILDING; EASEMENT FOR THE RIGHT OF SELF HELP IN PERFORMING CERTAIN OBLIGATIONS REQUIRED OF ADJOINING OWNERS; PERPETUAL EASEMENT FOR THE RIGHT TO CREATE CERTAIN ENCROACHMENTS ONTO ADJOINING PROPERTY; PERPETUAL EASEMENT FOR THE RIGHT TO INSTALL AND USE COMMON UTILITY FACILITIES AND FUTURE OTHER PIPES, LINES, CONDUITS, WIRES, CABLES AND OTHER UTILITY FACILITIES (SAID UTILITY EASEMENTS TO BE EXCLUSIVE INsofar AS THEY RELATE TO PIPE(S) WHICH ARE LATERAL(S) TO SERVICE THE BUILDING IN QUESTION) LOCATED WITHIN 5.00 FEET OF THE BUILDING LINE OF THE GRANTEE AND ANY OTHER PIPE(S) NOT A COMMON UTILITY FACILITY, AND NON-EXCLUSIVE INsofar AS THEY RELATE TO COMMON UTILITY FACILITIES) OVER, UPON, ALONG AND ACROSS PART OF: LOT 5 IN WESTRIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY THAT CERTAIN RIDGE PLAZA OPERATING AGREEMENT DATED JUNE 24, 1985 AND RECORDED JULY 3, 1985 AS DOCUMENT 85088497 AND RECORDED NOVEMBER 22, 2006 AS DOCUMENT 0632648027 AND AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT 0631731082, IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1, AS FOLLOWS: EASEMENT FOR THE PARKING AND PASSAGE OF VEHICLES OVER THE PARKING AREA AND ROADWAYS AND THE PASSAGE OF PEDESTRIANS OVER THE PARKING AREA, ROADWAYS AND WALKWAYS (EXCEPT AS NOTED IN PARAGRAPH 1, A OF DOCUMENT 86012640) AND PERPETUAL EASEMENT FOR THE RIGHT TO INSTALL AND USE COMMON UTILITY FACILITIES AND FUTURE OTHER PIPES, LINES, CONDUITS, WIRES, CABLES AND OTHER UTILITY FACILITIES (SAID UTILITY EASEMENTS TO BE EXCLUSIVE INsofar AS THEY RELATE TO PIPE(S) WHICH ARE LATERAL(S) TO SERVICE THE BUILDING IN QUESTION) LOCATED WITHIN 5.00 FEET OF THE BUILDING LINE OF THE GRANTEE AND ANY OTHER PIPE(S) NOT A COMMON UTILITY FACILITY, AND NON-EXCLUSIVE INsofar AS THEY RELATE TO COMMON UTILITY FACILITIES) OVER, UPON, UNDER, ALONG AND ACROSS PARTS OF: THAT PART OF LOT 4 IN WESTRIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREE, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 22.50 FEET ALONG THE WEST LINE OF SAID LOT TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 17.26 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE, CONVEX TO THE WEST, HAVING A RADIUS OF 181.40 FEET, AN ARC DISTANCE OF 66.92 FEET TO A POINT OF TANGENT; THENCE NORTH 21 DEGREES, 32 MINUTES, 24 SECONDS EAST, A DISTANCE OF 122.42 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE, CONVEX TO THE EAST, HAVING A RADIUS OF 247.40 FEET, AN ARC DISTANCE OF 51.97 FEET; THENCE SOUTH 75 DEGREES, 20 MINUTES, 34 SECONDS EAST, A DISTANCE OF 137.95 FEET; THENCE SOUTH 11 DEGREES, 42 MINUTES, 51 SECONDS WEST, A DISTANCE OF 69.29 FEET; THENCE SOUTH 12 DEGREES, 59 MINUTES, 18 SECONDS EAST, A DISTANCE OF 64.76 FEET; THENCE SOUTH 00 DEGREES, 24 MINUTES, 15 SECONDS WEST, A DISTANCE OF 80.55 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS WEST, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS, LOT 1 IN WESTRIDGE UNIT 1, RESUBDIVISION OF LOT 4 OF WESTRIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1986 AS DOCUMENT 86102638, CREATED BY THAT CERTAIN RIDGE PLAZA OPERATING AGREEMENT DATED JUNE 24, 1985 AND RECORDED JULY 3, 1985 AS DOCUMENT 85088497, AS CONFIRMED BY THE IRVING FEDERAL SAVINGS AND LOAN ASSOCIATION RECIPROCAL EASEMENT AGREEMENT DATED FEBRUARY 1, 1986 AND RECORDED MARCH 14, 1986 AS DOCUMENT 86102640, IN COOK COUNTY, ILLINOIS.

PARCEL C:

LOTS 2 TO 4, INCLUSIVE, IN WESTRIDGE UNIT 1, RESUBDIVISION OF LOT 4 OF WESTRIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1986 AS DOCUMENT 86102638, IN COOK COUNTY, ILLINOIS.

PARCEL D:

LOT 2 IN WESTRIDGE UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1989 AS DOCUMENT 89075667, IN COOK COUNTY, ILLINOIS.

Contains 22.97 Acres

Line	Bearing	Distance
L1	S00°25'31"W	16.35'
L2	S45°00'00"W	8.00'
L3	S64°06'42"W	56.44'
L4	S89°59'30"W	30.00'
L5	S21°32'24"W	12.57'
L6	S00°24'15"W	40.24'
L7	S89°59'46"E	1.73'
L8	N00°00'14"E	34.30'
L9	S89°59'46"E	50.15'
L10	N00°24'15"E	22.51'
L11	N00°24'15"E	17.26'
L12	S12°59'18"E	64.76'
L13	S00°24'15"W	80.55'
L14	S00°00'30"E	22.50'

Parking Summary
1267 regular parking spaces
43 handicap parking spaces
1310 regular parking spaces

Note: The 11 parking spaces within the exception have not been counted.

Curve	Arc	Radius
C1	12.77"	378.05'
C2	91.26"	247.40'
C3	66.92"	181.40'
C4	66.92"	181.40'
C5	51.97"	247.40'
C6	39.29"	247.40'

Note: This survey has been prepared in coordination with Fidelity National Title Insurance Company's order no. 2010 999011712 NCF, having an effective date of September 23, 2013.

Note: According to the Flood Insurance Rate Map No. 17031C0063J, having an effective date of August 19, 2008, this property is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain.

Note: According to the Village of Arlington Heights, Interactive GIS Zoning Map, this property is classified as a General Business District (B2).

Note: Per schedule B, Item AW 57, this property is subject to a sidewalk easement along the most easterly 15' of Lot 5 and Lot 6, where it coincides with the public utility easement, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item R 26, this property is subject to the building line over the westerly 25' and the southerly 25' of Lot 6 and 25' over the northwest, northeast and southeast corners of Lot 6, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item S 27, this property is subject to an easement over the north 10' and the east 15' of Lot 4 and the west 15' of Lot 6 for public utilities and drainage purposes, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item T 28, this property is subject to an easement over the north 10', the east 15' and the west 15' of Lot 4 and the west, northeast, and southeast 15' of Lot 6 in favor of Northern Illinois Gas Company, its successors and assigns for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item U 29, this property is subject to an easement over the north 10', the east 15' and the west 15' of Lot 4 and the west, northeast, and southeast 15' of Lot 6 for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item V 30, this property is subject to an easement over all the land (excepting therefrom the areas designated "exception to blanket easement") reserved for and granted to the Village of Arlington Heights for public utilities and communications and natural gas services, together with right of access, granted to Northern Illinois Gas Company, the Commonwealth Edison Company, the Illinois Bell Telephone Company, Cablenet and their respective successors and assigns, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item W 31, this property is subject to an easement over all the land (excepting therefrom the areas designated "exception to blanket easement") for the purpose of serving the subdivision and other property with the electric and communications and natural gas services, together with right of access, granted to Northern Illinois Gas Company, the Commonwealth Edison Company, the Illinois Bell Telephone Company, Cablenet, and their respective successors and assigns, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item X 32, this property is subject to a water main easement over the northeasterly 10' of Lot 6, 10' in width, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774.

Note: Per schedule B, Item Y 33, this property is subject to terms, provisions and conditions contained in the Ridge Plaza Operating Agreement dated December 1, 1984 and known as trust no. 109245, and Federated Department Stores, Inc., recorded July 3, 1985 as Doc. No. 85088497 and rerecorded November 22, 2006 as Doc. No. 0632648027.

Note: Per schedule B, Item Z 34, this property is subject to an easement in, upon, under, over and along a strip of land 10' in width, 5' either side of a line substantially shown on exhibit "A" attached to the plat of this survey, for the purpose of installing and maintaining all equipment necessary for the purpose of serving the land and other property with gas service together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded April 3, 1989 as Doc. No. 89143826. Dimensions are not legible on said exhibit "A". Easement has been shown as scaled from exhibit.

Note: Per schedule B, Item AA 35, this property is subject to a reciprocal easement recorded March 14, 1986 as Doc. No. 86102640, made by LaSalle National Bank, as trustee under trust no. 109245, and Irving Federal Savings and Loan Association and the terms, provisions and conditions contained therein.

Note: Per schedule B, Item AB 36, this property is subject to an easement agreement dated June 17, 1985 and recorded July 2, 1985 as Doc. No. 85084788 made by and between LaSalle National Bank, as trustee under trust no. 109857 for public utility easement over a 20' triangle in the southwestern corner of Lot 4 and over a 20' triangle in the southeasterly corner of Lot 6 of Westridge Unit 1 subdivision.

Note: Per schedule B, Item AC 37, this property is subject to a detention easement, as shown on the plat of Westridge Unit 1 subdivision recorded July 2, 1985 as Doc. No. 85084774, over that part of Lot 4 (a.k.a. Lot 5 in the Resubdivision of Lot 4 in Westridge Unit 1).

Note: Per schedule B, Item AD 38, this property is subject to a building line as shown on plat of resubdivision recorded March 4, 1986 as Doc. No. 86102638 over the south 25' of Parcel A-2 and over the westerly 25' of Parcel C.

Note: Per schedule B, Item AE 39, this property is subject to an easement over the land as for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, as shown on the plat of resubdivision recorded March 14, 1986, as Doc. No. 86102638.

Note: Per schedule B, Item AF 40, this property is subject to an easement in favor of Northern Illinois Gas Company, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto as recorded as Doc. No. 86102638. Affects the east 15' and the north 10' of Parcel A-2. Also a 20' square in the southwest corner of Parcel A-2. The westerly 15' of Parcel C and the north 10' of Lot 4 of Parcel C.

Note: Per schedule B, Item AG 41, this property is subject to easements for public utilities and drainage, over the east 15' of Parcel A-2, the north 10' of Parcel A-2, a 20' square in the southwest corner of Parcel A-2, the west 15' of Lot 4 of Parcel C, the north 10' of Lot 4 of Parcel C, and the west 15' of Lot 3 of Parcel C, and the westerly 15' of Lot 2 of Parcel C.

Note: Per schedule B, Item AH 42, this property is subject to a blanket easement for serving the land and other property with electric, communications and natural gas services, made to Northern Illinois Gas Company, Commonwealth Edison Company, Cablenet and Illinois Bell Telephone Company by the plat of resubdivision recorded as Doc. No. 86102638.

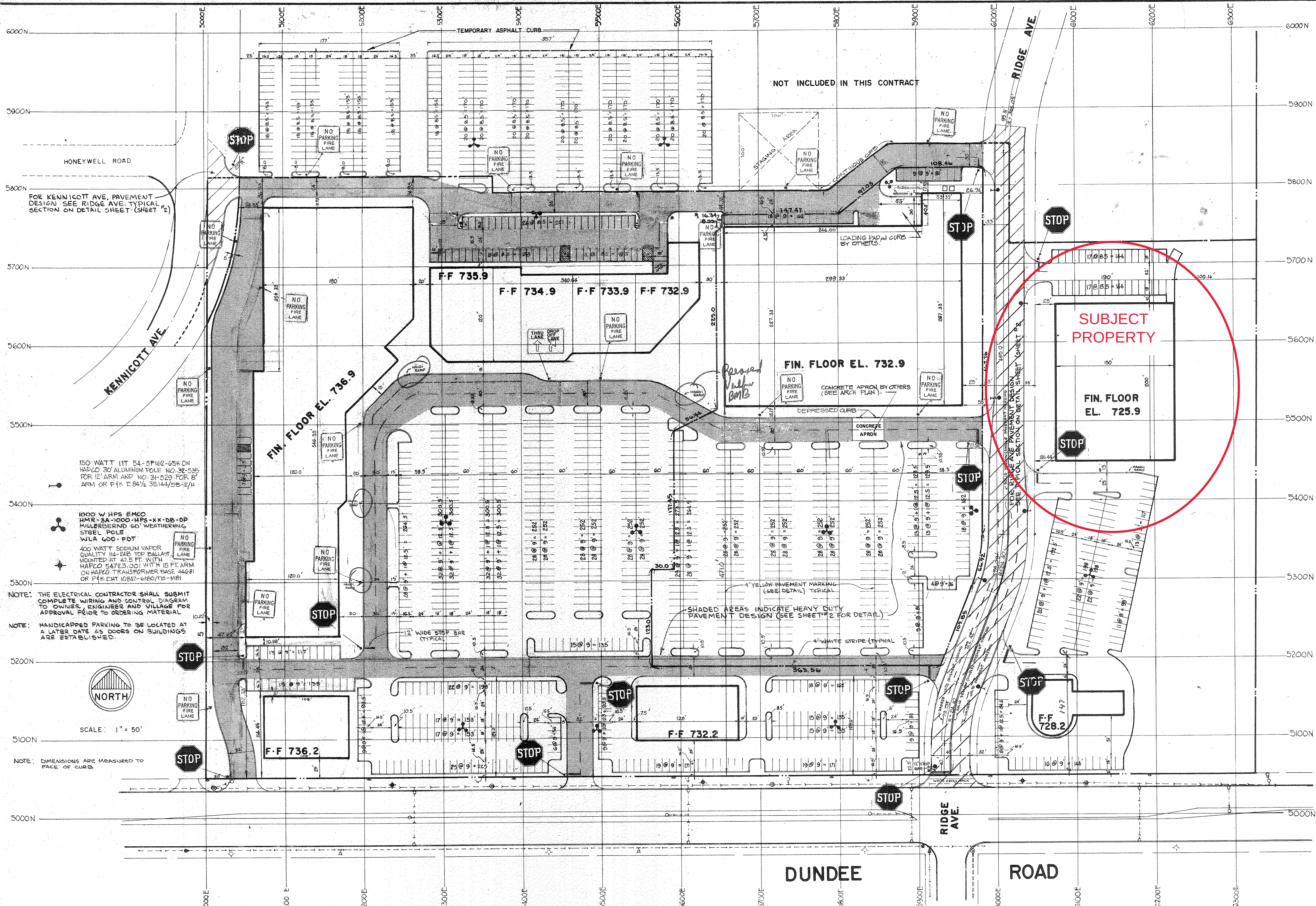
Note: Per schedule B, Item AI 43, this property is subject to a blanket easement for public utility purposes, including water, sewer, drainage, lighting and construction purposes, made to the Village of Arlington Heights as recorded in plat of resubdivision, Doc. No. 86102638.

Note: Per schedule B, Item AJ 44, a notice of requirements for storm water detention was recorded December 13, 1985 as Doc. No. 85323516.

Note: Per schedule B, Item AK 45, this property is subject to a 25' building line as shown on plat of Westridge Unit 1 subdivision recorded February 17, 1989 as Doc. No. 89075667, along the west line of the land.

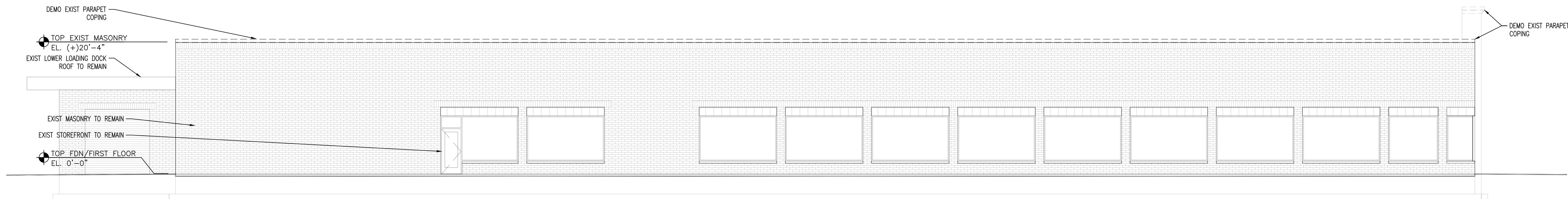
Note: Per schedule B, Item AL 46, this property is subject to an easement, recorded as Doc. No. 85208186 to Commonwealth Edison Company and Illinois Bell Telephone Company over the southerly portion of the land as shown on plat of Westridge Unit 4 recorded February 17, 1989 as Doc. No. 89075667. This easement is not dimensioned and has been shown as scaled from said subdivision plat.

CLIENT: Brixmor Property Group

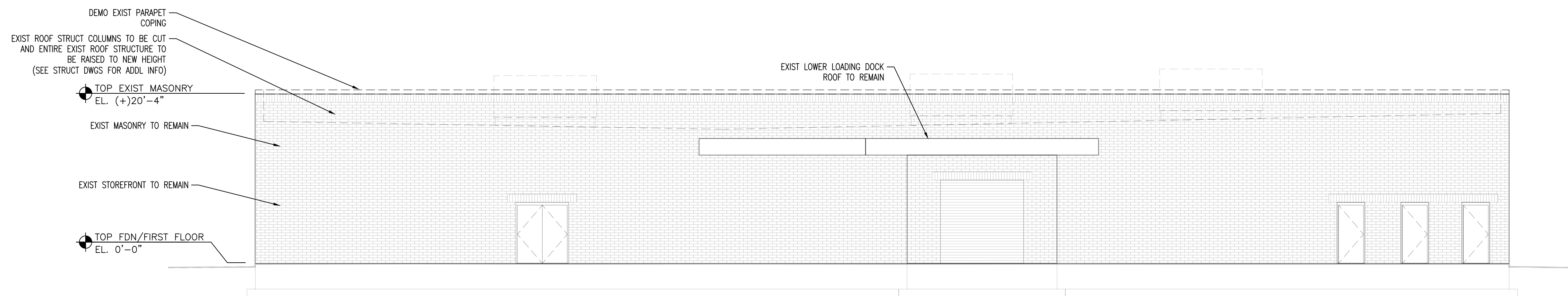




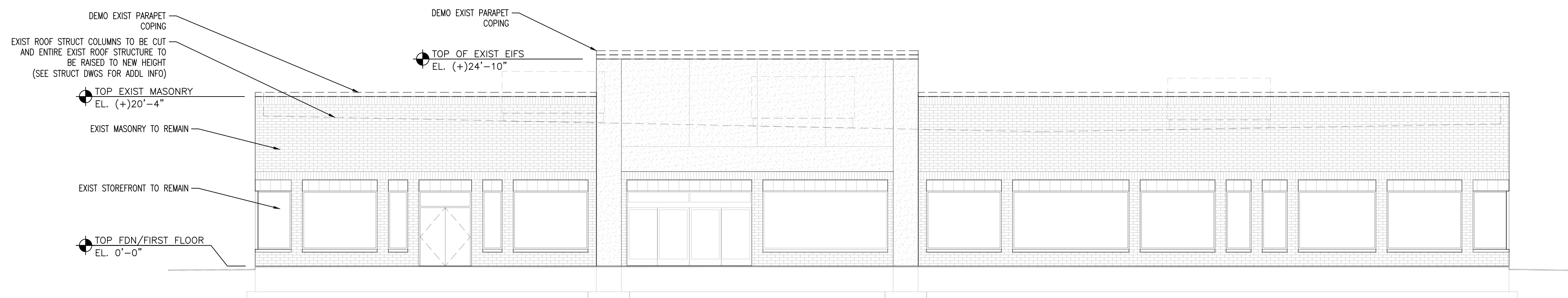
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3 EXIST / DEMO EXTERIOR ELEVATION - WEST
1/8"=1'-0"



4 EXIST / DEMO EXTERIOR ELEVATION - NORTH
1/8"=1'-0"



1 EXIST / DEMO EXTERIOR ELEVATION - SOUTH
1/8"=1'-0"

EXISTING ELEVATIONS

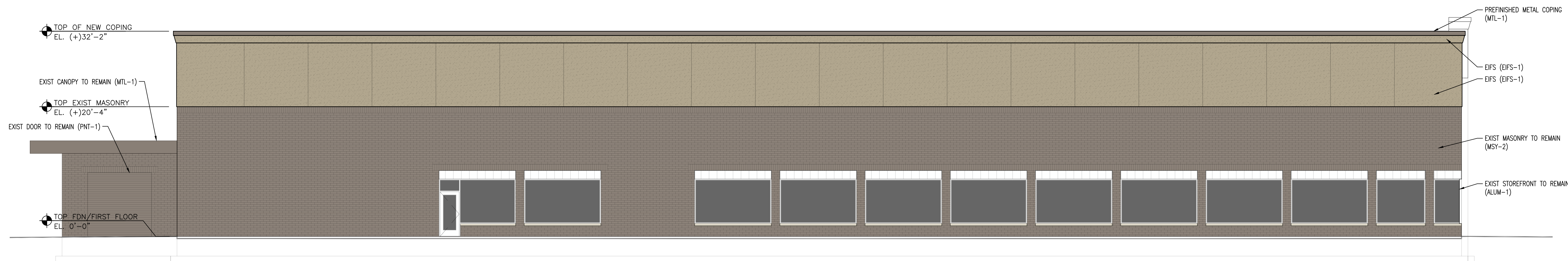
NOT FOR CONSTRUCTION

BRIXMOR PROPERTY GROUP
RIDGE PLAZA - LANDLORD WORK
862-902 Dundee Road
Arlington Heights, Illinois 60004

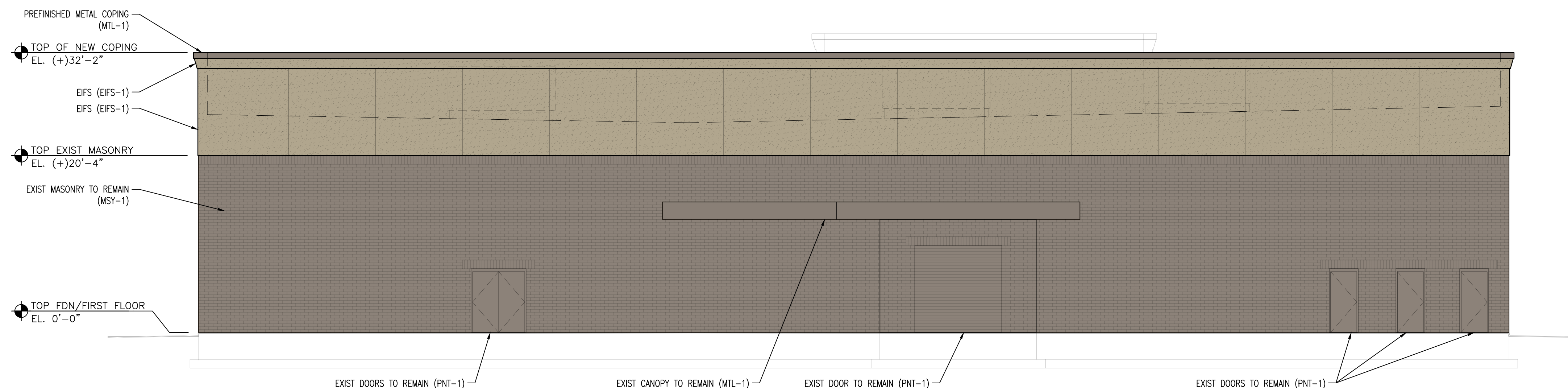
JTS Architects
1821 Walden Office Square .
Suite 205
Arlington Heights . IL 60004
847 . 952 . 9970
www.jtsarch.com

DATE	SUBMITTED FOR
12/30/24	DESIGN REVIEW
02/12/25	AH DESIGN REVIEW
SHEET TITLE	
EXIST / DEMO EXTERIOR ELEVATIONS	
DATE	
JOB NO. 3400	
SHEET	

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



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



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

PROPOSED ELEVATIONS

EXTERIOR DESIGN NOTES

1. EXISTING ONE STORY MASONRY VENEER COMMERCIAL USE BUILDING TO HAVE EXISTING ROOF STRUCTURE RAISED 8 FEET ABOVE CURRENT ROOF STRUCTURE HEIGHT. NEW METAL STUD / EIFS PARAPET WALL TO EXTEND FROM TO OF EXIST MASONRY TO REMAIN TO A MIN OF 6 FEET ABOVE HIGH POINT OF ROOF DECK. EXIST MASONRY, WINDOWS AND DOORS TO REMAIN.
2. EXIST RTU HEIGHT IS "X"-Y" ABOVE ROOF DECK (INCL CURB), WHICH IS LOWER THAN PROPOSED NEW PARAPET HEIGHT.
3. EXIST PARKING LOT TO REMAIN (NO WORK)
4. EXIST LANDSCAPING TO REMAIN (NO WORK)
5. EXIST TRASH CURB TO REMAIN (NO WORK)
6. EXTERIOR FINISH AREA BREAKDOWN:
 EXIST MASONRY
 EXIST EIFS
 EXIST DOORS/WINDOWS
 NEW EIFS
 TOTAL AREA

EXTERIOR FINISH LEGEND

ALUM-1	CLEAR ANODIZED
MTL-1	DARK BRONZE
EIFS-1	STO, PEARL GREY, FINE FINISH
EIFS-2	MM
MSY-1	EXISTING FACEBRICK VENEER
PNT-1	MATCH MTL-1



EIFS-1 (NEW)

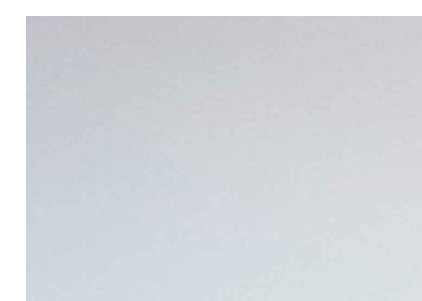
EIFS-2 (EXIST)



MTL-1 / PNT-1 (EXIST/NEW)



MSY-1 (EXIST)



ALUM-1 (EXIST)



NOT FOR CONSTRUCTION
END

GROUP

BRIXMOR PRO
RIDGE PLAZA - LANDLORD WORK
862-902 Dundee Road
Arlington Heights, Illinois 60004

1821 Walden Office Square .
Suite 205
Arlington Heights . IL 60004
847 . 952 . 9970
www.jtsarch.com

JTS | Architects
Arlington

SHEET TITLE
EXTERIOR
ELEVATIONS

DATE
JOB NO. 3400
SHEET

A3.0

1 1.1 2 3 4 5 5.9 6

F E.9 F E.9

E E

D D

C C

B B

A.1 A A

1 1.1 2 3 4 5 5.9 6

1 FIRST FLOOR PLAN - EXIST / DEMO
1/8"=1'-0"

DEMO EXIST INTERIOR PARTITION ONLY
AS REQUIRED FOR NEW WORK TO
EXIST STRUCT COLUMNS
(SEE STRUCT DWGS FOR ADDL INFO)

DEMO EXIST COLUMN ENCLOSURE
ONLY AS REQUIRED FOR NEW WORK
TO EXIST STRUCT COLUMNS
(SEE STRUCT DWGS FOR ADDL INFO)

DEMO EXIST INTERIOR DOOR/FRAME ONLY
AS REQUIRED FOR NEW STRUCT COLUMN
(SEE STRUCT DWGS FOR ADDL INFO)

DEMO EXIST ROOF ACCESS LADDER

DEMO EXIST EXTERIOR FURR-OUT
PARTITION ONLY AS REQUIRED FOR NEW
WORK TO EXIST STRUCT COLUMNS
(SEE STRUCT DWGS FOR ADDL INFO)

DEMO EXIST EXTERIOR FURR-OUT
PARTITION ONLY AS REQUIRED FOR NEW
STRUCT COLUMNS
(SEE STRUCT DWGS FOR ADDL INFO)

NOT FOR CONSTRUCTION

N

BRIXMOR
Property Group

SHEET TITLE
EXIST/DEMO
FLOOR PLAN

A1.0

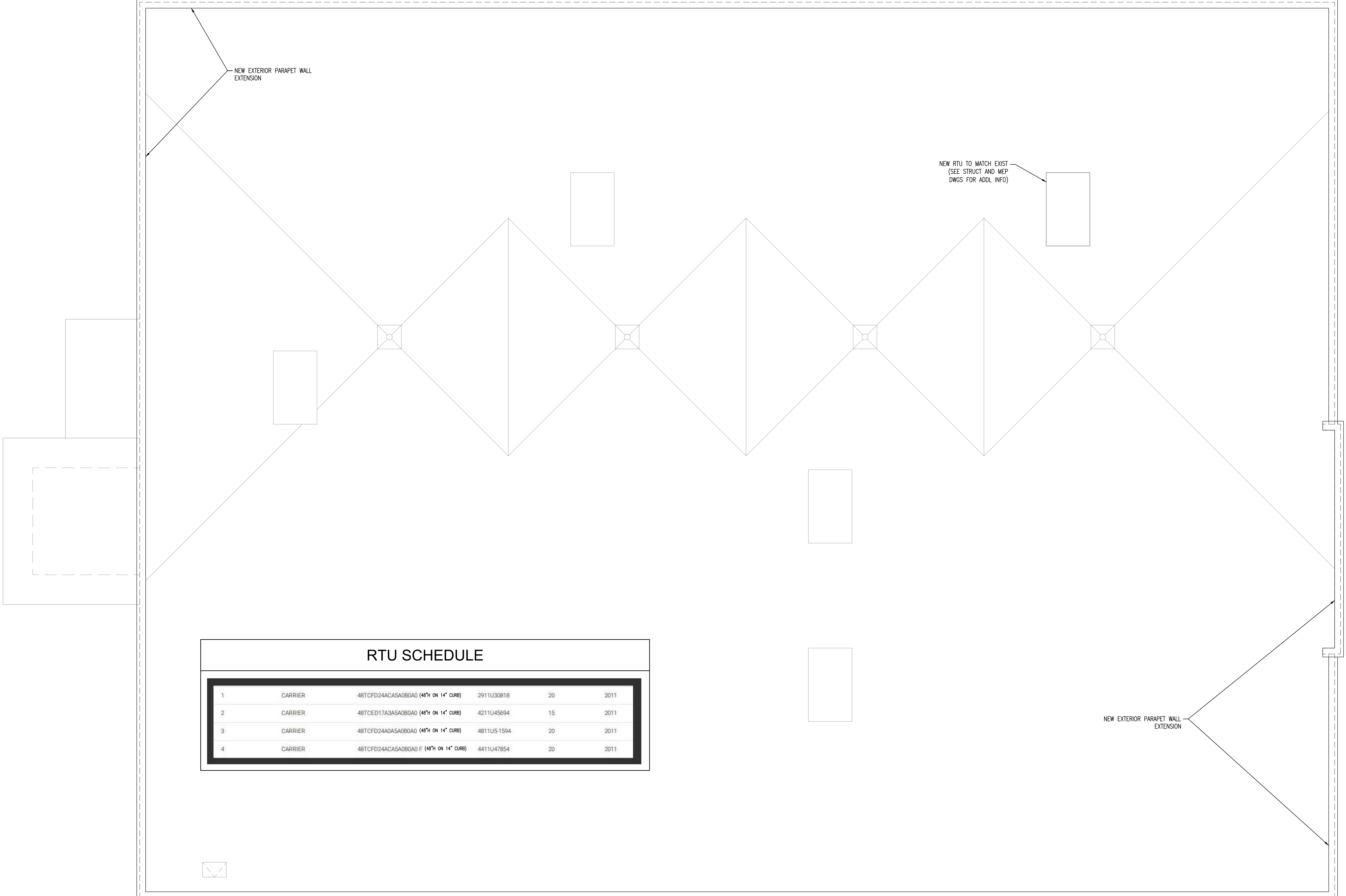
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RTU SCHEDULE						
1	CARRIER	48TCFD24ACASAOB0A0 (48"i ON 14" CURB)	2911U30818	20	2011	
2	CARRIER	48TCED17A3ASAOB0A0 (48"i ON 14" CURB)	4211U45694	15	2011	
3	CARRIER	48TCFD24A0ASAOB0A0 (48"i ON 14" CURB)	4811U5-1594	20	2011	
4	CARRIER	48TCFD24ACASAOB0A0 F (48"i ON 14" CURB)	4411U47854	20	2011	

1 ROOF PLAN
1/8"=1'-0"

NOT FOR CONSTRUCTION

SHEET TITLE
ROOF PLAN
DATE
JOB NO.
3400
SHEET
A2.1

BRIXMOR PRO
RIDGE PLAZA - LANDLORD WORK
862-902 Dundee Road
Arlington Heights, Illinois 60004

GROUP

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