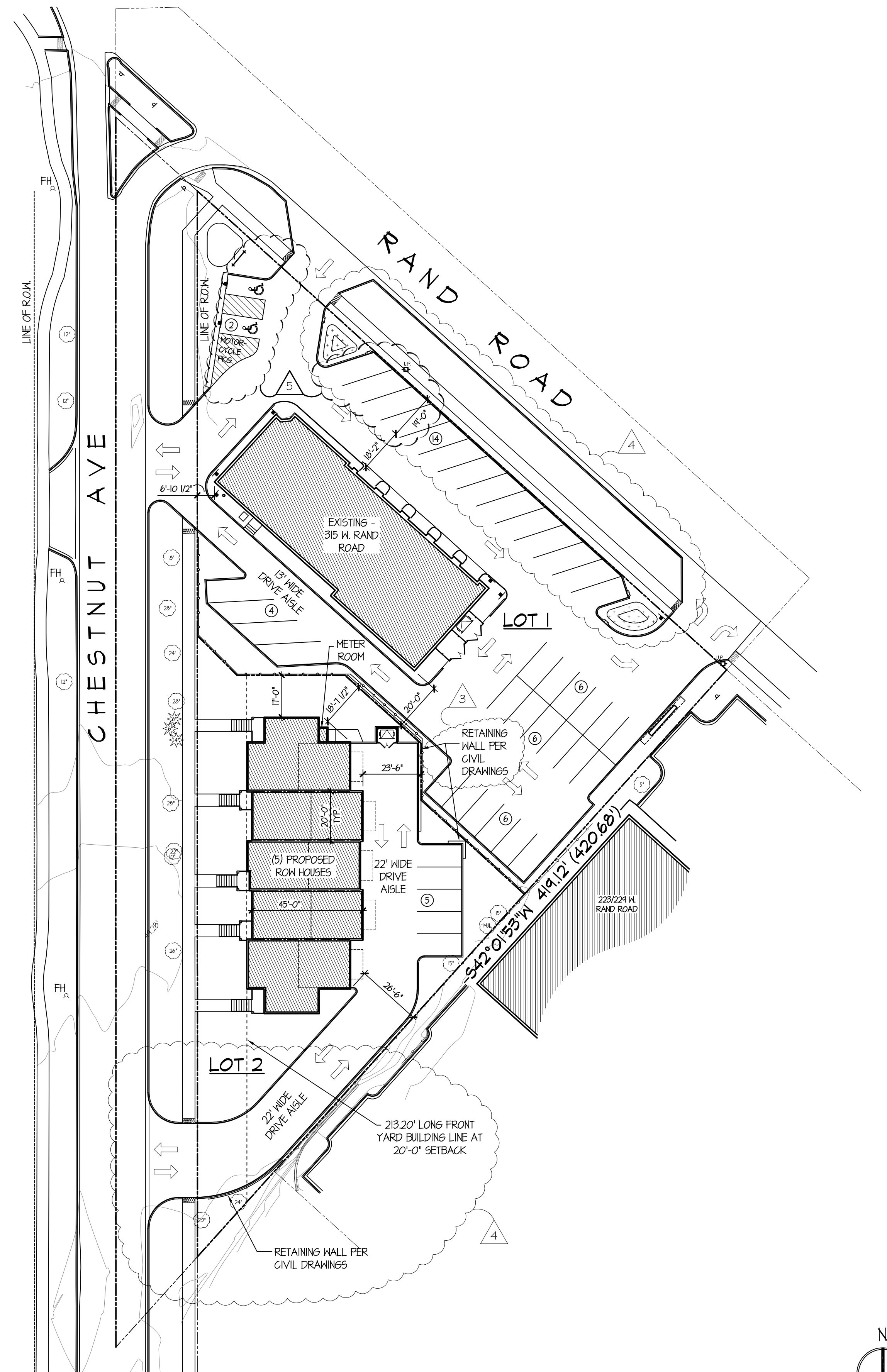


EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PROJECT DATA

EXISTING CONDITIONS

EXISTING ZONING DISTRICTS:	EASTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT WESTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT
EXISTING NEIGHBORING ZONING DISTRICTS:	NORTH = R-6 MULTIPLE FAMILY DWELLING DISTRICT EAST = B-2 GENERAL BUSINESS DISTRICT SOUTH = R-1 SINGLE FAMILY DISTRICT WEST = R-6 MULTIPLE FAMILY DWELLING DISTRICT 4 R-1 SINGLE FAMILY DISTRICT
EXISTING OVERALL LOT SIZE: (BOTH PARCELS)	61,525.74 SQ. FT. = 1.41 ACRES
EXISTING PARCEL USAGE:	NORTH = AUTO REPAIR SHOP (STRADDLES BOTH PARCELS) SOUTH = SINGLE FAMILY RESIDENCE (STRADDLES BOTH PARCELS)

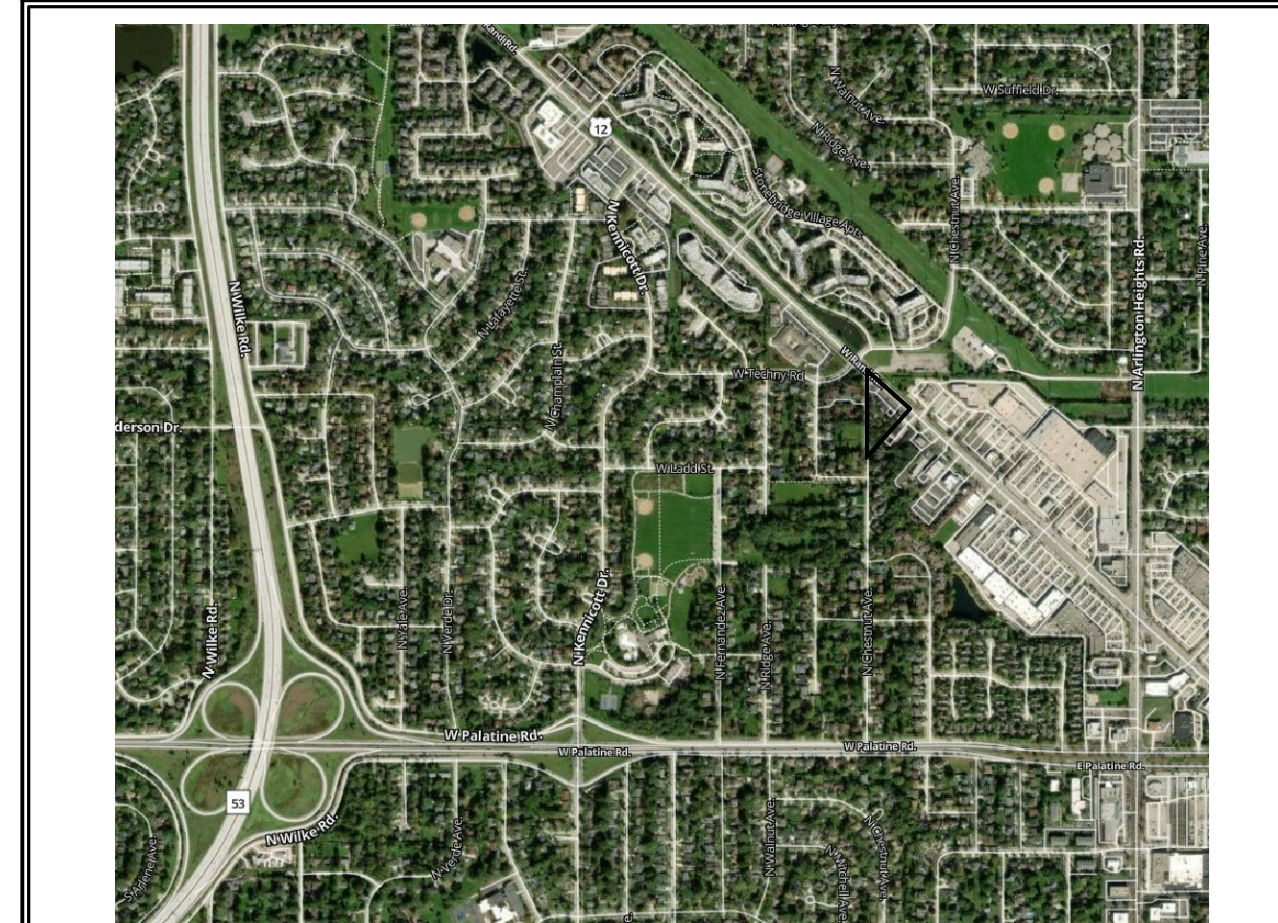
PROP. LOT 1 = ARLINGTON PERFORMANCE CENTER

PROPOSED ZONING DISTRICT:	PJ.D. / B-2 GENERAL BUSINESS DISTRICT
MINIMUM LOT SIZE:	REQUIRED: N/A PROPOSED: 21,964.12 SQ. FT. = 0.64 ACRE
MAX. FLOOR AREA RATIO:	ALLOWED: 250% = 64,918.00 SQ. FT. PROPOSED: 4143.41 SQ. FT. (EXISTING)
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' EXTERIOR SIDE (NORTHEAST) = 20.00' REAR (SOUTHEAST) = 20.00' INTERIOR SIDE (SOUTHWEST) = 21.32' *
PARKING:	REQUIRED: ONE SPACE FOR EACH EMPLOYEE PLUS THREE SPACES FOR EACH SERVICE BAY = 21 STALLS PROPOSED: 37 STALLS, INCLUDING 2 H.C. STALLS

PROP. LOT 2 = 5-UNIT ROWHOME DEVELOPMENT

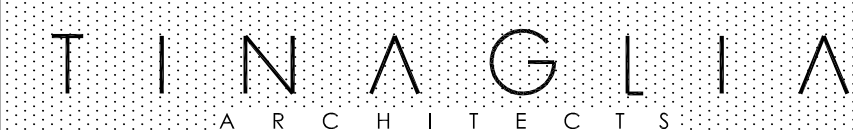
PROPOSED ZONING DISTRICT:	PJ.D. / R-6 MULTIPLE FAMILY DWELLING DISTRICT
MIN. SIZE ZONING DISTRICT:	REQUIRED: 43,560.00 SQ. FT. = 1.00 ACRE PROPOSED: 18,228.56 SQ. FT. = 0.42 ACRE
MIN. LOT SIZE / DENSITY:	REQUIRED: 3,500 SQ. FT. PER 3-BEDROOM DWELLING UNIT PROPOSED: 15,000.00 SQ. FT. = (5) 3-BEDROOM UNITS
MIN. LOT WIDTH @ BLDG. LINE:	REQUIRED: 51 STANDARD LOT 15,000-14,999 SQ. FT. = 40.00' PROPOSED: AT PROP. 20' FRONT YARD BLDG. LINE = 23.20'
MAX. FLOOR AREA RATIO:	ALLOWED: 150% = 21,342.04 SQ. FT. PROPOSED: 12,516.64 SQ. FT. = 68.99%
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' INTERIOR SIDE (NORTHEAST) = 21.32' INTERIOR SIDE (SOUTHEAST) = 21.32'
MAX. BLDG. LOT COVERAGE:	ALLOWED: 35% = 6,318.00 SQ. FT. PROPOSED: 5,082.00 SQ. FT. = 21.86%
MAXIMUM BUILDING HEIGHT:	ALLOWED: 50' MAXIMUM PROPOSED: 34'-10 3/8"
MIN. F.A. PER DWELLING:	REQUIRED: WITH (5) 3-BEDROOM UNITS = 400 SQ. FT. PER DWELLING UNIT PROPOSED: AT 2,245 - 2,191 SQ. FT. EACH
PARKING:	REQUIRED: (2) STALLS PER DWELLING UNIT = (10) SPACES PROPOSED: (2) INT. SPACES PER UNIT = (10) SPACES (5) ADDITIONAL GUEST PARKING

PROJECT LOCATION MAP



© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE • 847 253 0002
www.tinaglia.com



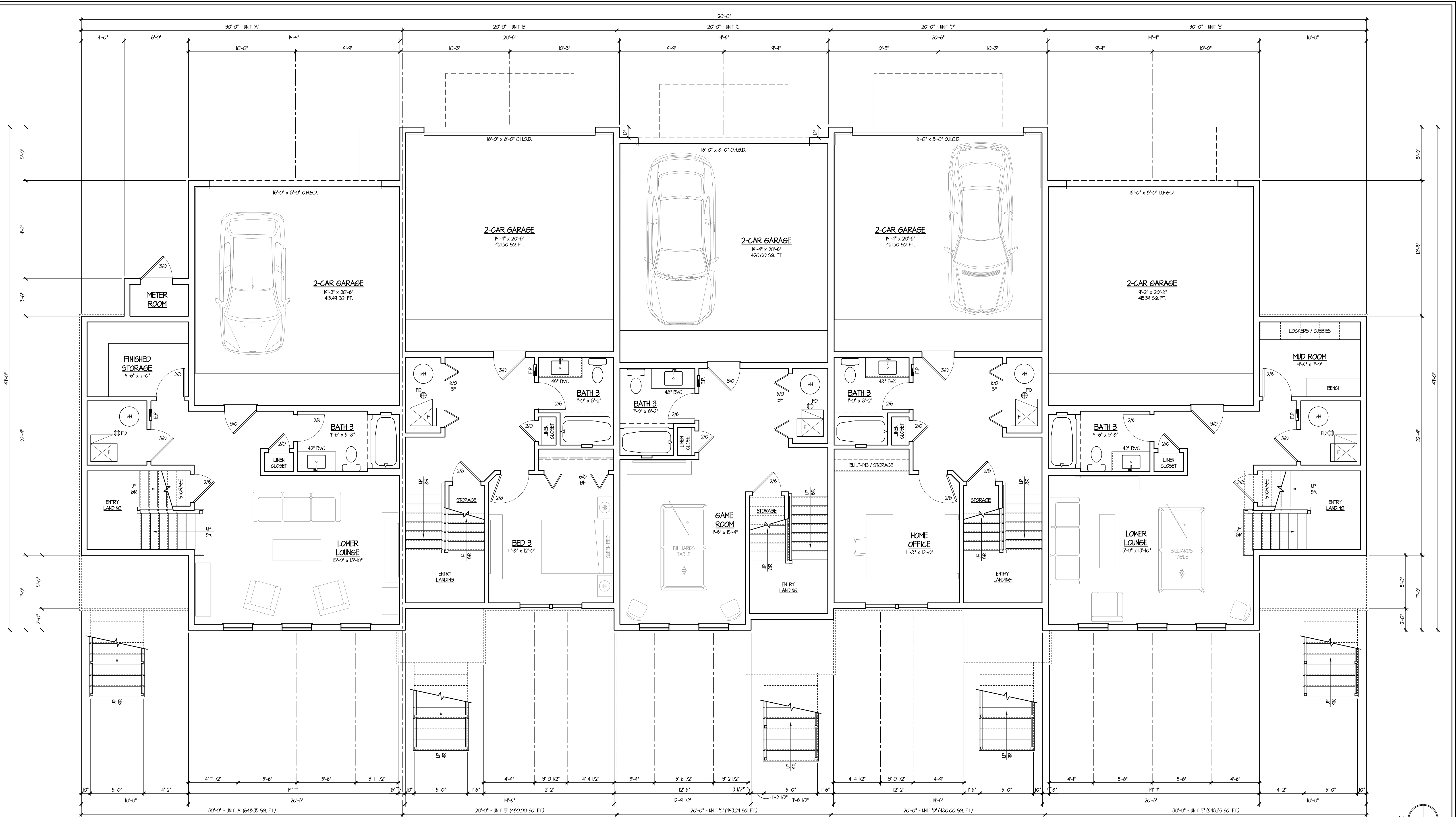
CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P			DRAWN BY: RDL			DATE: 5.31.23		
NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY	
1	CPRC COMMENTS	6.30.23	RDL					
2	PC & DC SUBMITTALS	8.23.23	RDL					
3	PC ROUND 1 COMMENTS	1.16.24	KQB					
4	PC ROUND 2 COMMENTS	3.5.24	KQB					
5	PC ROUND 3 COMMENTS	4.12.24	KQB					

DRAWING TITLE
ARCHITECTURAL SITE PLANS

JOB NO. **416622**
SHEET NO. **CS**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



5-UNIT BUILDING LOWER LEVEL CORE PLAN

BUILDING FOOTPRINT AREA = 5,082 SQ. FT.

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
 814 WEST NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS-IL 60004
 VOICE - 847 253 0002
 www.tinaglia.com

TINAGLIA
 ARCHITECTS

CLIENT
ARLINGTON PERFORMANCE CENTER
 315 W. RAND ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
 CHESTNUT AVE. & RAND ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWN BY: RDL

DATE: 5.31.23

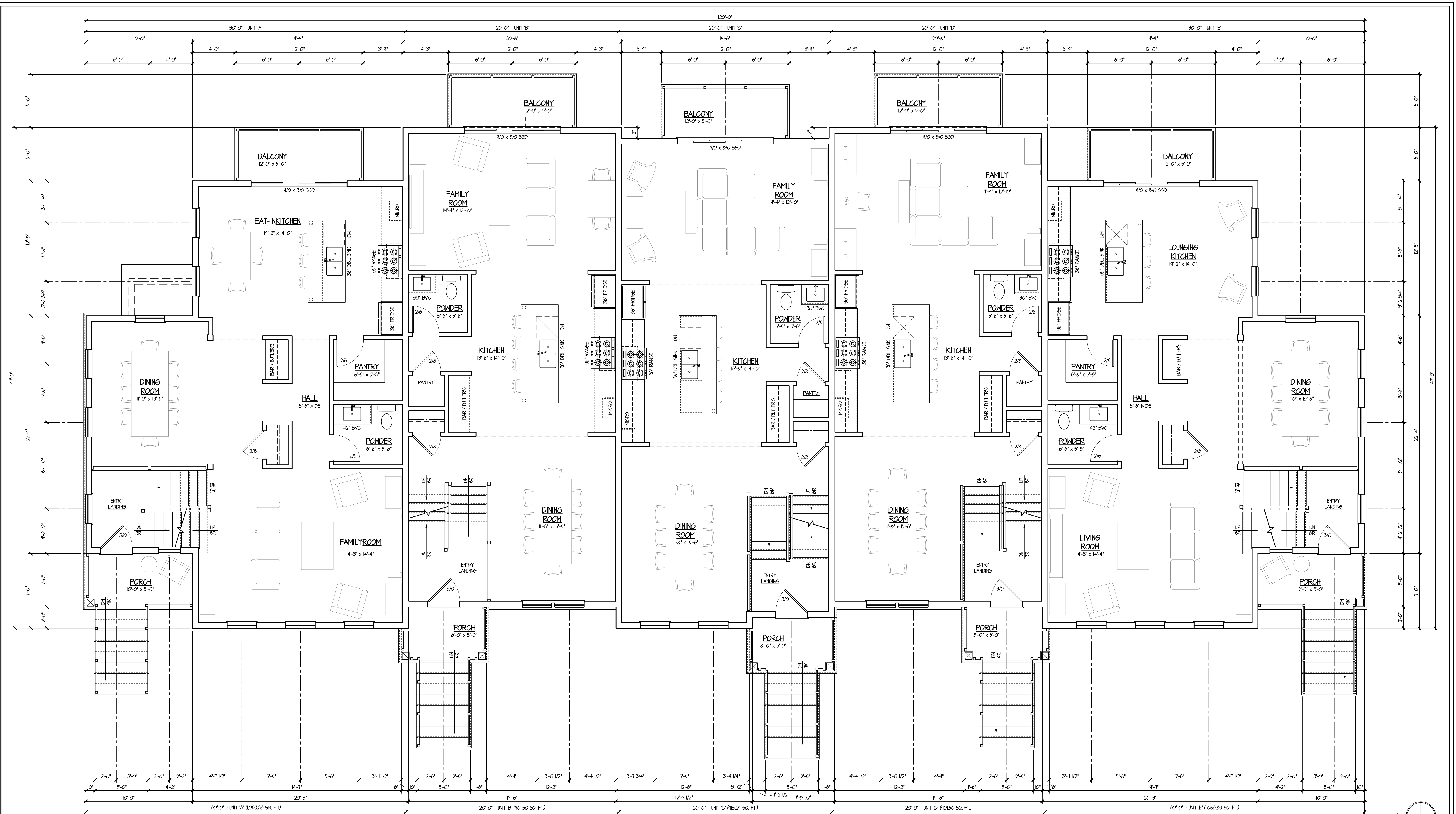
NO.	REVISED PER	DATE	BY

DRAWING TITLE
5-UNIT LOWER LEVEL CORE PLAN

JOB NO. **416622**

SHEET NO. **1.P**
 OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING MAIN LEVEL CORE PLAN

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
www.tinaglia.com



CLIENT
**ARLINGTON
PERFORMANCE CENTER**
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
**NEW ROWHOME
DEVELOPMENT**
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

DRAWN BY: RDL

DATE: 5.31.23

DRAWING TITLE

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

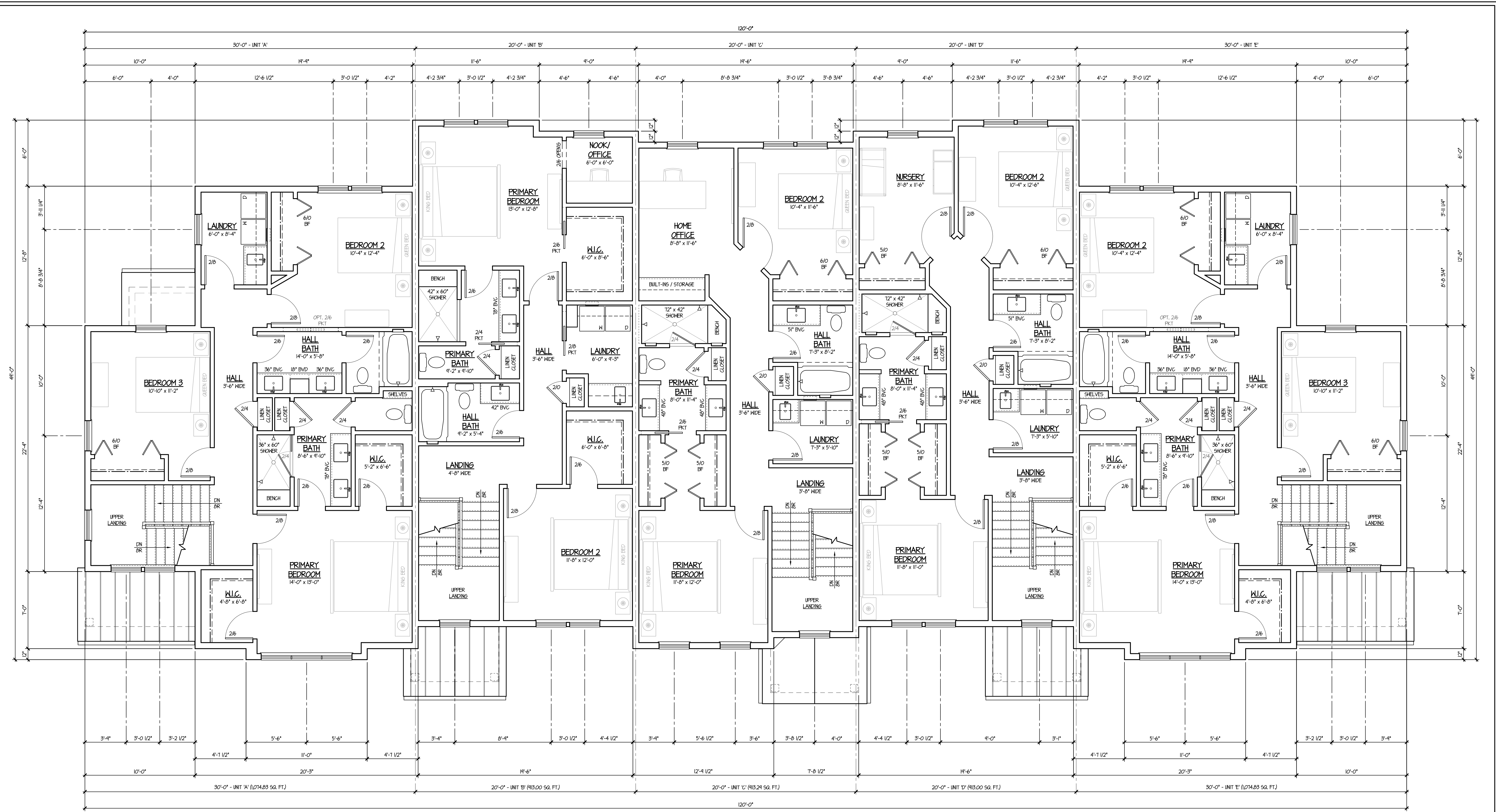
DATE	BY

**5-UNIT MAIN
LEVEL CORE PLAN**

JOB NO. **416622**

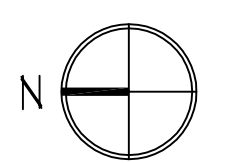
SHEET NO. **2.P**
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING UPPER LEVEL CORE PLAN

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



© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
www.tinaglia.com



CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWN BY: RDL

NO.	REVISED PER	DATE	BY

DATE: 5.31.23

NO.	REVISED PER	DATE	BY

DRAWING TITLE
5-UNIT UPPER LEVEL CORE PLAN

JOB NO. **416622**
SHEET NO. **3.P**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



5-UNIT BUILDING FRONT (WEST) ELEVATION

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS+INC 814 WEST NORTHWEST HIGHWAY ARLINGTON HEIGHTS-IL 60004 VOICE • 847 253 0002 www.tinaglia.com		CLIENT	PROJECT	FILE NAME: 4166-7P	DRAWN BY: RDL	DATE: 5.31.23	DRAWING TITLE	JOB NO. 416622																																												
		ARLINGTON PERFORMANCE CENTER 315 W. RAND ROAD ARLINGTON HEIGHTS, ILLINOIS 60004	NEW ROWHOME DEVELOPMENT CHESTNUT AVE. & RAND ROAD ARLINGTON HEIGHTS, ILLINOIS 60004	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISED PER</th> <th>DATE</th> <th>BY</th> <th>NO.</th> <th>REVISED PER</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CPRC COMMENTS</td> <td>6.30.23</td> <td>RDL</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>PC & DC SUBMITTALS</td> <td>8.23.23</td> <td>RDL</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>PC ROUND 1 COMMENTS</td> <td>1.16.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>PC ROUND 2 COMMENTS</td> <td>3.5.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>PC ROUND 3 COMMENTS</td> <td>4.12.24</td> <td>KQB</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY	1	CPRC COMMENTS	6.30.23	RDL					2	PC & DC SUBMITTALS	8.23.23	RDL					3	PC ROUND 1 COMMENTS	1.16.24	KQB					4	PC ROUND 2 COMMENTS	3.5.24	KQB					5	PC ROUND 3 COMMENTS	4.12.24	KQB				
NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY																																													
1	CPRC COMMENTS	6.30.23	RDL																																																	
2	PC & DC SUBMITTALS	8.23.23	RDL																																																	
3	PC ROUND 1 COMMENTS	1.16.24	KQB																																																	
4	PC ROUND 2 COMMENTS	3.5.24	KQB																																																	
5	PC ROUND 3 COMMENTS	4.12.24	KQB																																																	

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING RIGHT SIDE (SOUTH) ELEVATION

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
www.tinaglia.com



CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P				DRAWN BY: RDL				DATE: 5.31.23			
NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL								
2	PC & DC SUBMITTALS	8.23.23	RDL								
3	PC ROUND 1 COMMENTS	1.16.24	KQB								
4	PC ROUND 2 COMMENTS	3.5.24	KQB								
5	PC ROUND 3 COMMENTS	4.12.24	KQB								

DRAWING TITLE
5-UNIT RIGHT SIDE ELEVATION

JOB NO. **416622**
SHEET NO. **6.P**
OF 10
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

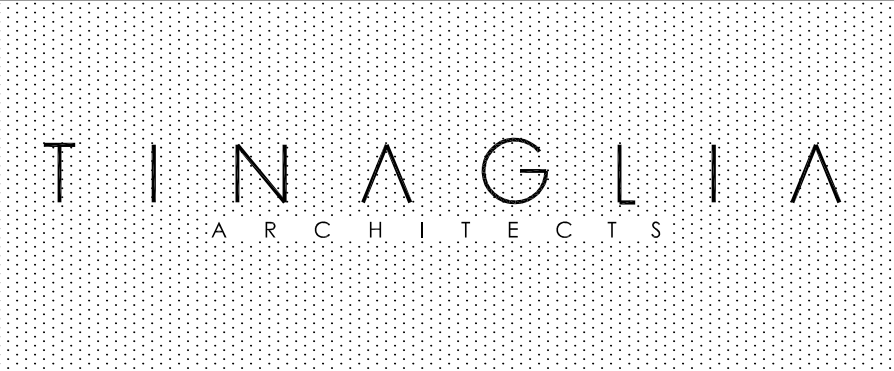


5-UNIT BUILDING REAR (EAST) ELEVATION

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
 814 WEST NORTHWEST HIGHWAY
 ARLINGTON HEIGHTS-IL 60004
 VOICE • 847 253 0002
 www.tinaglia.com



CLIENT
ARLINGTON PERFORMANCE CENTER
 315 W. RAND ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
 CHESTNUT AVE. & RAND ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

DRAWN BY: RDL

DATE: 5.31.23

DRAWING TITLE

NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL				
2	PC & DC SUBMITTALS	8.23.23	RDL				
3	PC ROUND 1 COMMENTS	1.16.24	KQB				
4	PC ROUND 2 COMMENTS	3.5.24	KQB				
5	PC ROUND 3 COMMENTS	4.12.24	KQB				

5-UNIT FRONT ELEVATION

JOB NO. **416622**
 SHEET NO. **7.P**
 OF 10
 PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING LEFT SIDE (NORTH) ELEVATION

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

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT
**ARLINGTON
PERFORMANCE CENTER**
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
**NEW ROWHOME
DEVELOPMENT**
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

DRAWN BY: RDL

DATE: 5.31.23

DRAWING TITLE

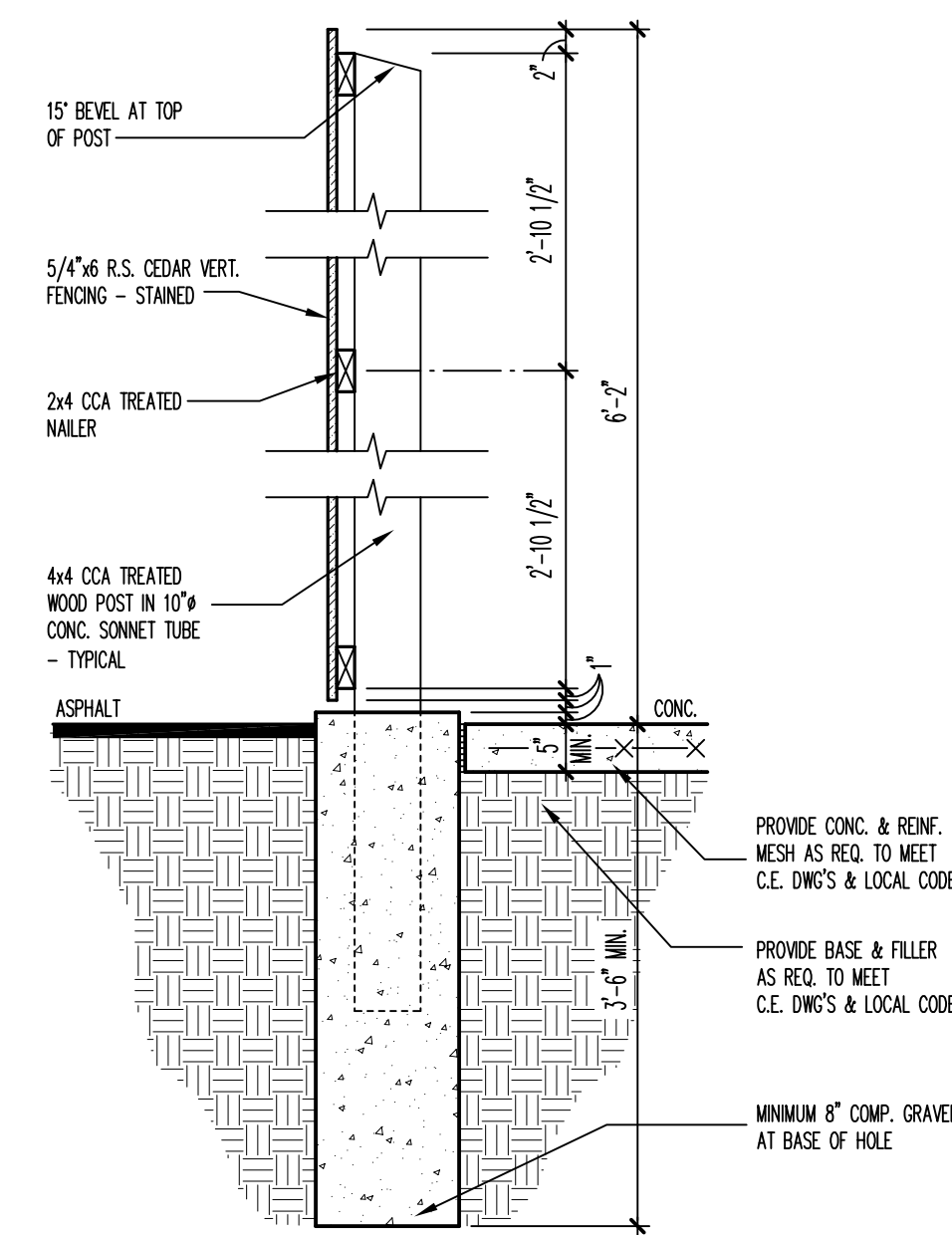
NO.	REVISED PER	DATE	BY	NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL				
2	PC & DC SUBMITTALS	8.23.23	RDL				
3	PC ROUND 1 COMMENTS	1.16.24	KQB				
4	PC ROUND 2 COMMENTS	3.5.24	KQB				
5	PC ROUND 3 COMMENTS	4.12.24	KQB				

**5-UNIT LEFT
SIDE ELEVATION**

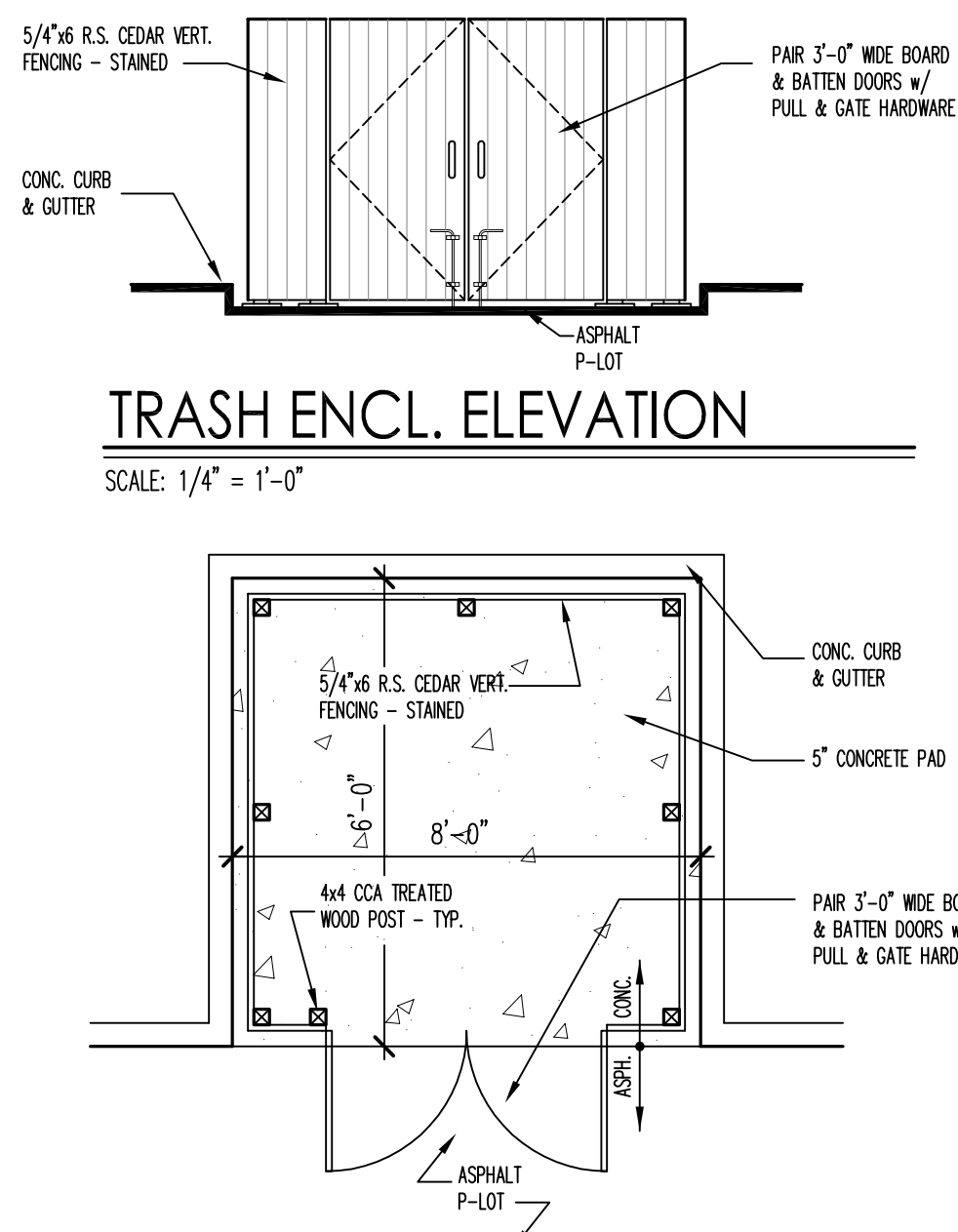
JOB NO. **416622**

SHEET NO. **8.P**
OF 10

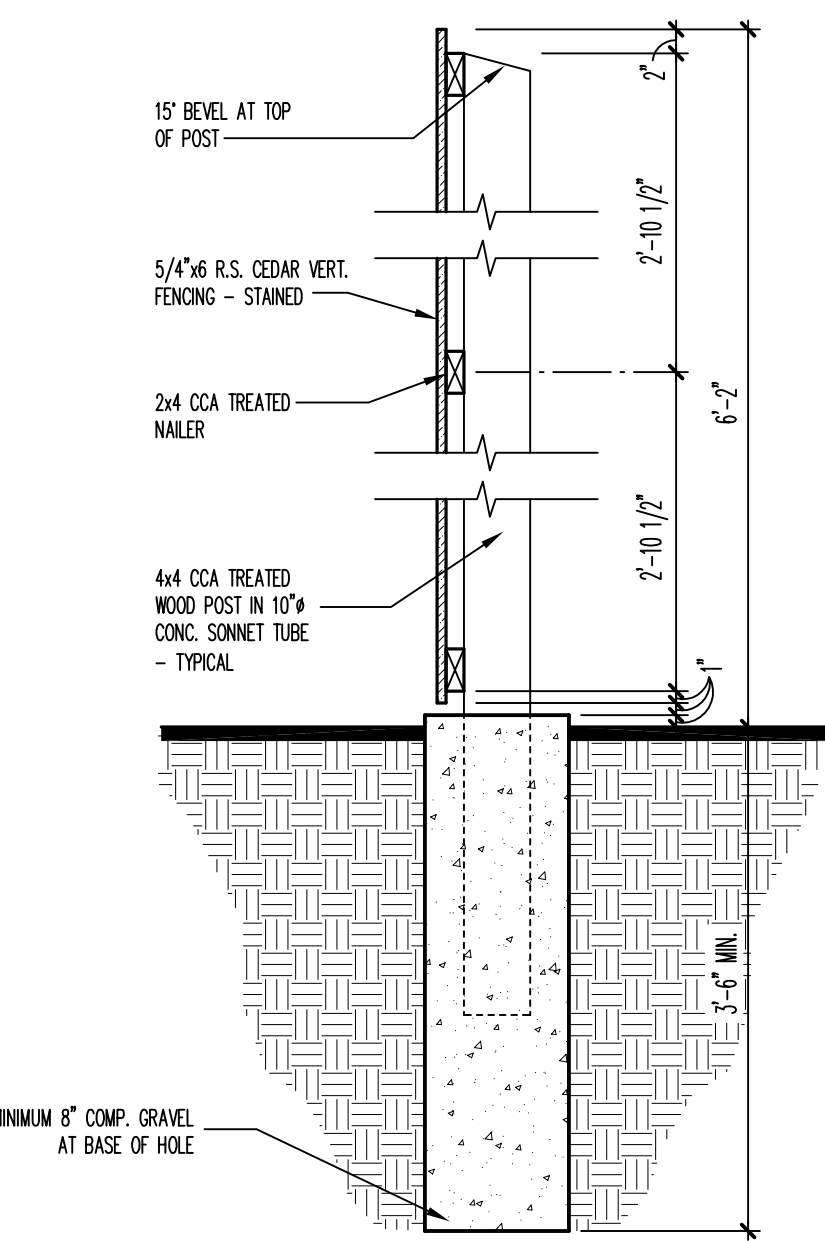
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



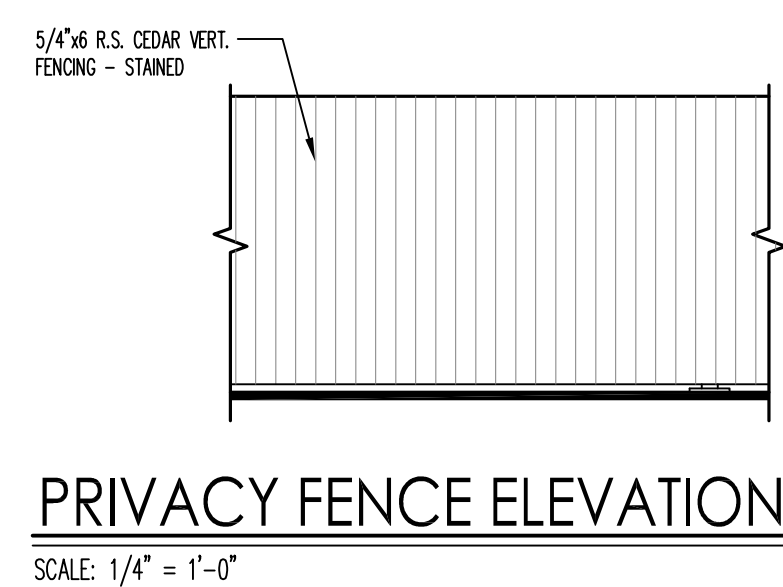
TRASH ENCLOSURE DETAIL
SCALE: 3/4" = 1'-0"



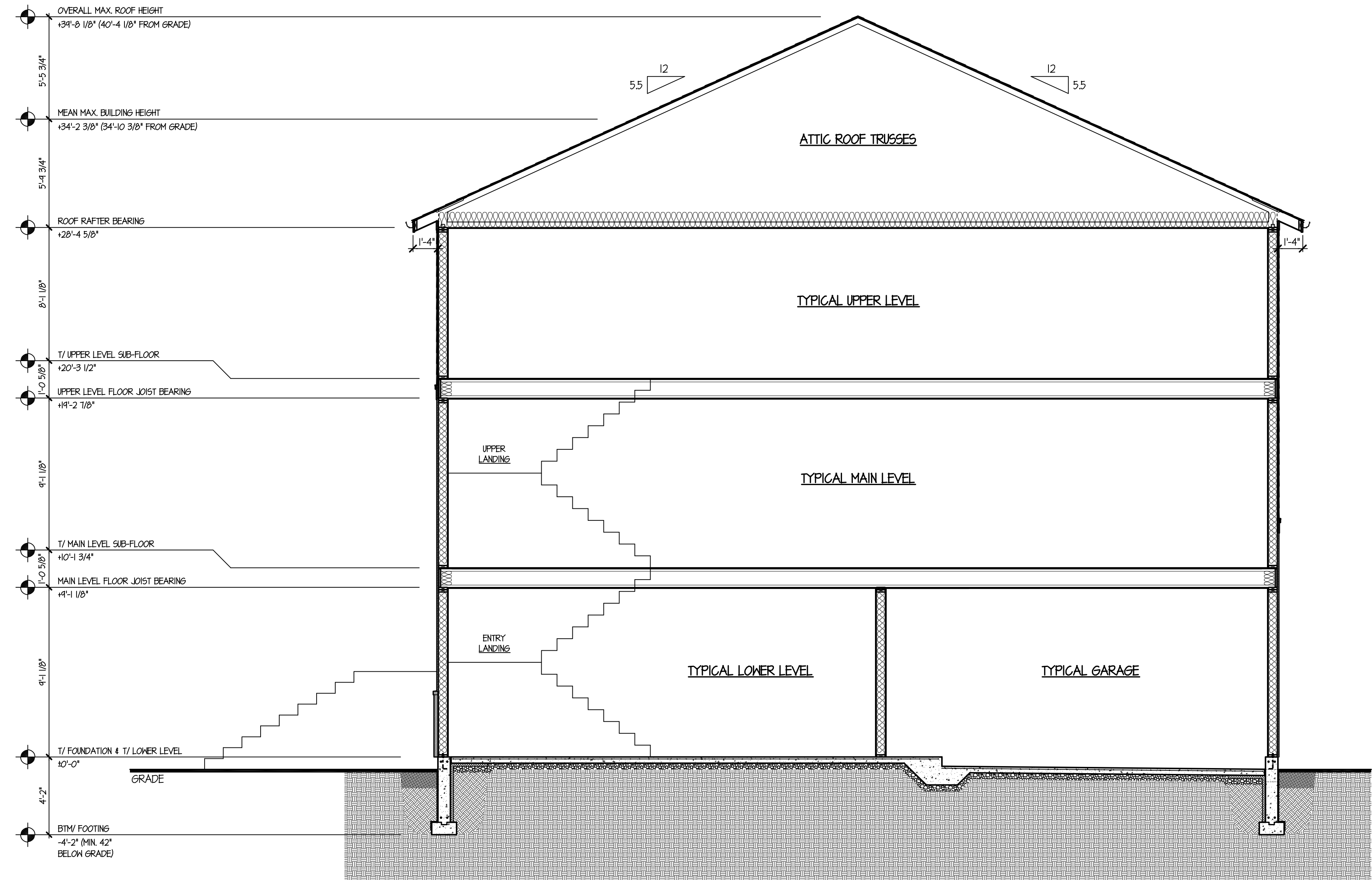
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



PRIVACY FENCE DETAIL
SCALE: 3/4" = 1'-0"



PRIVACY FENCE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

© COPYRIGHT 2023 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P

DRAWN BY: RDL

DATE: 5.31.23

DRAWING TITLE

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

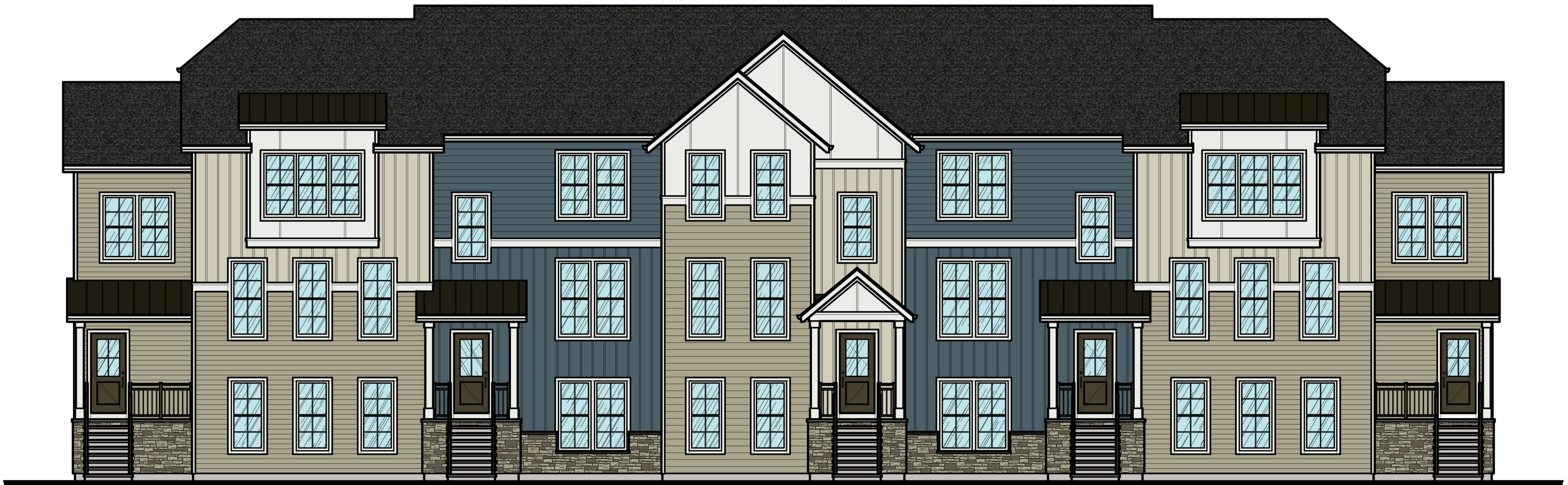
NO.	REVISED PER	DATE	BY

TYPICAL BUILDING SECTION

JOB NO. 416622

SHEET NO. 9.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



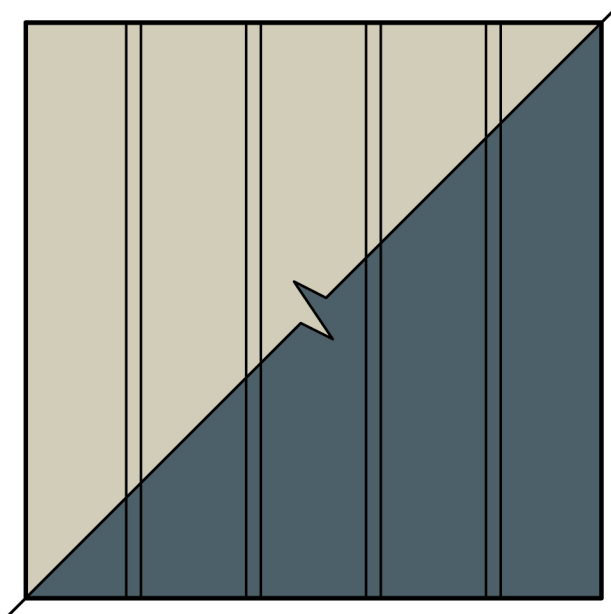
DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

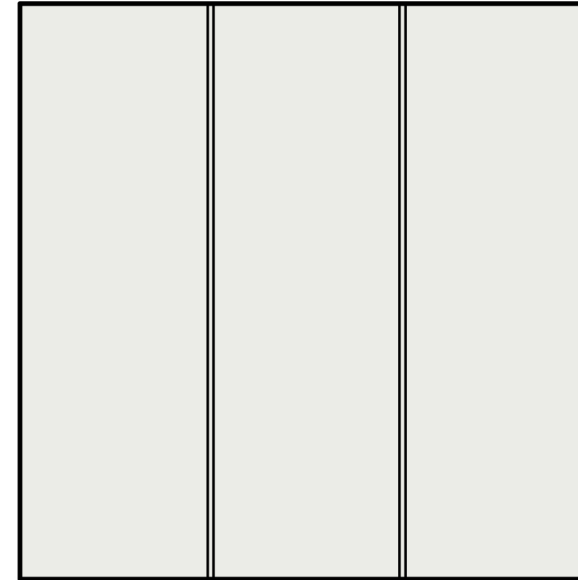
TINAGLIA
ARCHITECTS



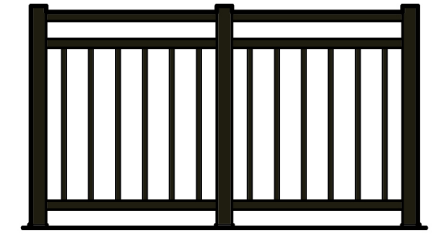
ROOF SHINGLES:
CERTAINTEED "LIFESTYLE SERIES" DESIGNER ASPHALT
ROOF SHINGLES
COLOR = "MOIRE BLACK"



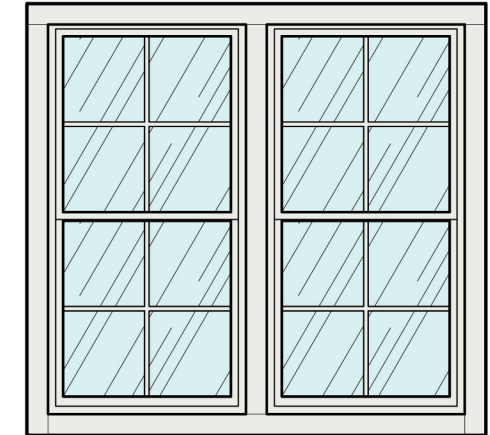
VERTICAL SIDING:
VERTICAL HARDIEPANEL BOARD AND BATTEN SIDING
COLOR = "COBBLE STONE" & "EVENING BLUE"



PANEL SIDING:
HARDIEPANEL SIDING WITH VERTICAL BATTENS AS SHOWN
COLOR = "ARCTIC WHITE"



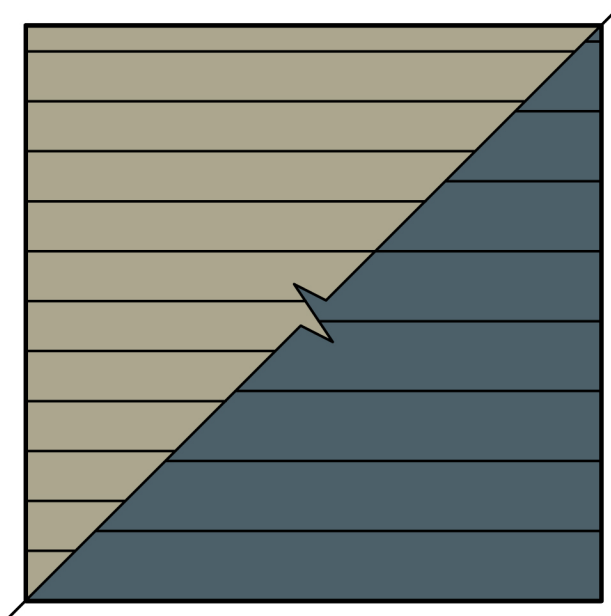
RAILINGS:
ALUMINUM GUARDRAILS & HANDRAILS
COLOR = "DARK BRONZE"



WINDOWS:
PELLA "LIFESTYLE SERIES" ALUMINUM CLAD
DOUBLE HUNG
COLOR = "WHITE"



METAL ROOFING:
"SNAP-CLAD" STANDING SEAM ALUMINUM ROOFING
COLOR = "DARK BRONZE"



HORIZONTAL SIDING:
HARDIEPLANK HORIZONTAL SIDING w/ 5" & 7" EXPOSURE
COLOR = "MONTEREY TAUPE" & "EVENING BLUE"



TRIM:
5/4x HARDIETRIM TRIM BOARDS
COLOR = "ARCTIC WHITE"



STONE:
"VERSETTA STONE" VENEER PANELS
COLOR = "TERRA ROSA"

DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

T I N A G L I A
ARCHITECTS