Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 12, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/28/23

IV. REPORTS

V. OLD BUSINESS

A. DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown - Continued from 11/14/23

VI. NEW BUSINESS

A. DC#23-066 - Arlington 425-Parking Garage - 26 S. Highland Ave. / CBD Commercial

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
12/12/2023

Item: Minutes - 11/28/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
DC Minutes - 11/28/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 28, 2023

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

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building* Rob Losselyoung, Tinaglia Architects for *Arlington 425/Campbell Building* Therese Thompson, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Rafal Koniecki, Owner of *709 W. Fairview St.* John Krissoff, JP Morgan Chase for *Chase Bank* Eugene Boldt, JP Morgan Chase for *Chase Bank* Amy Ferguson, The Architects Partnership for *Chase Bank* Steve Hautzinger, Planning Staff

DRAFT

REVIEW OF MEETING MINUTES FOR NOVEMBER 14, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 14, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt explained that with only 3 of the 5 commissioners here tonight, a unanimous vote is required for a motion to pass. The petitioner has the option to continue the review of their project to a future meeting where more commissioners are in attendance.

ITEM 1. CBD MIXED-USE RE-REVIEW

DC#23-065 – Arlington 425/Campbell Building – 225 W. Campbell St.

Bruce Adreani, representing *Norwood Builders*, and Rob Losselyoung, representing *Tinaglia Architects*, were present on behalf of the project.

Mr. Hautzinger gave a brief background of the project. The Arlington 425 project received Design Commission approval on March 30, 2021. At that time, three buildings were reviewed and approved: a five-story multi-family residential building facing Chestnut Avenue, a ten-story multi-family residential building facing Campbell Street, and a four-story parking garage abutting the existing municipal garage.

At this time, the petitioner is proposing exterior changes to the design of the Campbell Street building to reduce the cost of construction. The proposed exterior design changes do not require PUD amendment, only Design Commission approval. Therefore, the Village Board would only review the proposed exterior design changes if the petitioner appeals the Design Commission's determination.

On November 14, 2023, the Design Commission reviewed proposed exterior design changes to the originally approved 2021 design. A summary of the changes reviewed on November 14 was as follows:

- The stone at the base of the building was lowered to a single story around the perimeter of the building except for the entry points to the porte cochere at the North and South sides of the building. The stone was previously two stories in height and bumped up to the third floor in small areas at the East and West elevations.
- The brick around the perimeter was lowered into the second-floor area with the reduction in stone height. The brick height was then lowered from the eighth floor down to the sixth floor around the perimeter.
- The brick at the piers for the center section of the North elevation was lowered from the ninth floor to the 7th floor. The brick in the center sections of the East and West elevations was lowered from the ninth floor to the sixth floor.
- The brick was brought down to grade at the two small areas flanking the stone porte cochere entry at the South elevation.
- With stone and brick lowering modifications as identified, the EIFS areas around the perimeter of the building were lowered from the upper two floor to the top four floors.
- The Azek trim entry headers into the porte cochere were adjusted from curved to straight.
- At the East and West elevations, the center bump-out section was widened and an additional vertical column added. Balconies were removed from these elevations and window locations modified to adjust to the proposed floor plan unit layouts.
- Within the brick areas, the window and door headers were switched from brick soldier courses to solid stone headers with color to match sills and additional stone trim elements at the base of the building.
- At the main North elevation, the window section at the center of the building was switched from a full curtain wall assembly to individual floor storefront assemblies and matching horizontal bronze colored aluminum spandrel panels at floor levels.
- Two balcony stacks at the North elevation were slightly adjusted based upon the developed interior unit layouts.
- Bridge connection from the South elevation to the new parking garage was removed.
- Elevator and stair bulkheads for the rooftop amenities space were modified to align with interior core plan updates that were made. The size of these areas were reduced with current plan updates.
- Minor brick / storefront modifications were made to the interior of the porte cochere to align with plan updates for first floor areas and access points.

The Design Commission did not object to the previous changes to the glass curtain wall, the straight arch above the driveway, and the solid stone lintels above the windows. However, the Design Commission did object to the overall proportions of the revised design noting that the building looked "top heavy". The Design Commission also objected to the omitted balconies on the east and west elevations, which left those walls looking flat and mismatched with the north and south elevations. Based on these concerns, the Design Commissioners voted to CONTINUE the project

for re-review, noting that the stone base and brick walls need to be raised to provide a balanced design with a proportional base, body, and top. Additionally, the Design Commission wanted to see the balconies added back to the east and west elevations.

Mr. Hautzinger said that in response to the comments on November 14, the petitioner has submitted a revised design for review tonight. Staff feels the petitioner has done a nice job of addressing all of the Design Commission's concerns from the November 14 review. The stone base and brick walls have been raised, and the building now has very good proportions with a balanced base, body, and top. The balconies have been added back to the east and west elevations, which is consistent with the original design approved in 2021. As reviewed on November 14, the changes to the glass curtain wall, the straight arch above the driveway, and the solid stone lintels above the windows are still included, and are nice enhancements to the design. Staff recommends approval of this revised design as submitted.

Mr. Losselyoung said they had an opportunity to review Staff's comments prior to this meeting, and Mr. Adreani added that they also separated the balconies on the north elevation, which Mr. Hautzinger acknowledged. Mr. Losselyoung said that they appreciated both the commissioners' and the residents' comments at the last review, which they took back and studied further. They feel the design shown tonight provides for a building that not only represents more of what was originally designed, but some better elements as well. The stone base was raised up almost ½-story and now emphasizes the significance of the 2-story porte cochere section and creates a nice transition between the lower retail space and the residential units above. The change to the stone headers at the windows will eliminate the need for extra mortar joints with a brick soldier course, and possible water issues and deterioration in the future. They feel this was a good change and hope the commissioners agree with the changes that were made.

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

PUBLIC COMMENT

Michael Rapp, 37 S. Chestnut Avenue. Since he did not see a rendering of the west elevation being shown , he asked if it will be the same as the east elevation with two rows of balconies coming down, and Mr. Losselyoung said yes. Mr. Hautzinger said that 2-dimensional elevation drawings are included in the packet showing that.

Acting Chair Eckhart closed the public comment portion of the meeting.

The commissioners summarized their comments.

Commissioner Fitzgerald really appreciated the changes, the building looks very close to the original approved version. He liked that the balconies were brought back, and the stone base gives somewhat of an idea that it is 1½ stories, which he felt is a nice compromise. Overall, he liked the project and he thanked the petitioner.

Commissioner Kingsley thanked the petitioner for making the changes and she acknowledged the amount of work that had to be done in such a short amount of time. She appreciated the changes that were made, and as a whole the building looks very good. She asked if the second-story space above the porte cochere is residential, and Mr. Losselyoung said yes. Commissioner Kingsley preferred the stone base go up the full 2-stories instead of only 1½-stories. She acknowledged the petitioner's point of the visual separation of residential and commercial, but she did not feel that was a true reason for the change. She said the two-dimensional drawings show that it almost looks like a crenelation; the line of the stone at the base goes up and down at the windows, and it would be much stronger if it could be above the windows. She pointed out that the original design approved has a strong horizontal above the windows, and it was lower than the porte cochere because the porte cochere had a heavier top. She said that would be a stronger design. Commissioner Kingsley also said she is not in love with the lintels, but if the petitioner wants to do that because of maintenance, then it was okay with her and it works in the project. Mr. Losselyoung presented a color sample of the stone lintels and banding. Commissioner Kingsley had concerns about the color because it was slightly different and whiter than the stone color. She preferred it to be a little more peach or red like the stone color; because it will look white. Mr. Losselyoung said the AZEC color shown on the material board was changed to

EIFS but the color is the same, and the bracket color will be a soft white color that he did not have a sample of tonight. Commissioner Kingsley was okay with the off-white color for the stone lintels and banding as long as the color differentiation between the EIFS and the brackets is similar to the stone and the lintels, and she wanted Staff to review and approve this. Overall, Commissioner Kingsley said the changes are really nice; however, she is hesitant with the change of the stone lintels color and bringing up the base another 1/2 -story.

Acting Chair Eckhardt agreed with most of the comments from the other commissioners. He was unsure about Commissioner Kingsley's comments about raising the stone base up another ½-story, and he understood the petitioner's preference for the entrance to be taller than the rest of the elevation. He was not reading the crenulation up and down as strongly as Commissioner Kingsley, and he questioned why it was not raised up to the level of the stone lintel. The stone lintel coming into the brick at the corner is stronger and he likes it the way it is. He asked if the south elevation will reflect the north elevation with the seven rows of columns and balconies, and Mr. Losselyoung said no, because the building steps in there, and he clarified that there are seven balconies on the south elevation; two on each end and three in the middle. Acting Chair Eckhardt had no further comments and said this is a much better building than what the commissioners saw at the last review.

Commissioner Fitzgerald was okay with the stone as presented tonight and wanted to see the project move forward; he also supported the suggestion made tonight to raise the stone. Commissioner Kingsley had concerns about the current design with regards to the cornice detail at every balcony and window where the triangular piece of stone comes out and a section of stone can be seen. She said this is not a traditional way to do that because that stone is usually seen horizontally, without seeing it cut through. She wanted an explanation from the petitioner about why this detail was chosen. Mr. Hautzinger pointed out for the commissioners consideration that at the last review the stone had been lowered as a continuous sill of the windows, so it was not cut through, which eliminates the crenelation concern. In the current proposal, the petitioner was trying to raise the stone to respond to the commissioners' concerns about having lowered it and the proportions of the overall building, but in Staff's assessment the lowered stone was still a nice strong base that defines the commercial level.

Mr. Losselyoung said they want to emphasize the porte cochere main entry by leaving that the full 2-stories, without having to raise the stone on the rest of the building up the full 2-stories. They felt that by raising the stone to the level that they did, it stays below the balcony height, which to them looked better; however, they did initially raise it up a little higher, but felt it created a horizontal line at the double-hung windows that they did not desire.

Acting Chair Eckhardt referred to the corner of the building where the block between the two pilasters sits by itself, and he suggested the sill that sits below the window become a continuous piece, which he felt would give a stronger line. Commissioner Kingsley pointed out that if the end bay was lowered to the sill, it will hit the edge of the balcony in between the pilasters. Acting Chair Eckhardt said he is okay with the height, he liked where it is going up at the pilasters, but he did not like where it is going between each of the windows, and he would support making the window sill stronger. For him, it was either that or it stays the way it is; he did not necessarily support taking it up all the way up to where it was before, and Commissioner Kingsley questioned why. Acting Chair Eckhardt said he endorsed the idea of the residential portion being similar and continuous to the neighbors above, instead of the residents living on the second-floor having all stone at their windows. Commissioner Kingsley understood that, but for her it is an aesthetic thing and she felt it was not a good reason because there is residential above the porte cochere with stone, and there is residential on the top two floors that are EIFS.

Acting Chair Eckhardt asked the petitioner if they would raise the stone up and Mr. Adreani said that having the porte cochere stand out on its own and the 1/2-story of brick come down to the stone makes the building more attractive. He preferred that the porte cochere stand out visually on the building, rather than being flush with the base all around; the two-story porte cochere identifies the building. Commissioner Kingsley did not like the 9-inch projection of the cut stone, and she suggested making the stone cap less deep and less detailed on everything but the porte cochere. Mr. Losselyoung said the current cove molding detail could be reduced, which could accentuate the importance of the center section of the porte cochere, and minimize the cut stone projection around the base. Mr. Hautzinger asked if there would be a cast stone end piece, or if it would actually be cut, and Mr. Losselyoung said that the crown consists

of multiple pieces and the grout will be visible at the edge, no different than seeing mortar lines if stacked brick was used.

Commissioner Fitzgerald said he would support any of the alternatives that Commissioner Kingsley suggested tonight, including raising the stone up the full 2-stories.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED DESIGN REVISIONS FOR THE *ARLINGTON 425 CAMPBELL STREET BUILDING* AT 225 W. CAMPBELL STREET. THIS RECOMMENDATION IS BASED ON THE REVISED DRAWINGS RECEIVED 11/17/23, COLOR RENDERING RECEIVED 11/21/23, 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 REQUIREMENT THAT THE STONE BASE BE RAISED UP TO TWO FLOORS, AS IN THE ORIGINAL DESIGN APPROVED.
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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt asked Commissioner Kingsley about her previous comments regarding the stone base, and Commissioner Kingsley said that bringing up the stone to two floors is a stronger element, and keeping the crown cornice; however, if it is kept low, then the crown has to be eliminated, leaving just a flat piece of stone with a very small reveal that she felt was not as strong. So she preferred the 2-stories of stone so the crown could remain. She said that returning the crown at each window would not be cost effective, and it will not look good.

Mr. Adreani asked if the stone pieces at the base of the piers above the cornice in the original design should remain, but it was clarified that those small elements were omitted as a requirement of the original approval. Commissioner Kingsley said the motion is to move the 2-story stone base up to the original location, and the base pieces on the columns eliminated.

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

Commissioner Kingsley commented that she forgot to include in the motion that Staff needs to review the color of the off-white brackets that was not provided tonight, but she felt that it is important for Staff to review that the off-white bracket color coordinates with the cast stone lintel color.

DRAFT

ITEM 2. INSTITUTIONAL RE-REVIEW

DC#23-029 – Full Circle Communities-Grace Terrace – 1519 S. Arlington Heights Rd.

Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, and Therese Thompson, representing *Cordogan Clark*, were present on behalf of the project.

Acting Chair Eckhardt clarified for the large amount of public in attendance, that tonight's Design Commission review of this project is only for the architectural design of the building. As architects, the purview of this commission is to look at the architecture of a building, and not zoning, height, density, use, or appropriateness, which are what appears to be the concerns of those present tonight. He apologized for those here tonight who did not understand this. Mr. Hautzinger added that this project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. The Plan Commission hearing for this project was held on November 8, and the required public notification was completed, which the petitioner confirmed.

Many audience members were very upset and vocal about not being aware of this project and not receiving any public notification about the meetings being held. A member of the audience interrupted and said that she lives 1500 feet away from the site and she cannot walk over there because she has a disability; you try to stop your car on Arlington Heights Road and read the sign that is halfway back on the property. She asked how that is going to happen. Mr. Hautzinger continued and said that requirements for public notification include a sign being posted at the property, and mailings to surrounding property owners….. and the same audience member interrupted and said there were no mailings to them and they are 1500 feet away from the site. Acting Chair Eckhardt said there will be a Village Board meeting for this project where residents are allowed to comment about the project, and there will be an opportunity for the public to speak tonight about the design of the building, which will become part of the record.

Another member of the audience asked why this commission is already deciding on the colors and design of a building that might not be approved. Acting Chair Eckhardt explained that projects being reviewed by both the Design Commission and the Plan Commission are required to have a Design Commission review first. The Plan Commission review of this project happened after the first Design Commission review; however, at the first Design Commission review this commission asked for changes to the architecture of the building, which is why the project is being reviewed again tonight. A member of the audience asked what meetings remain left for these residents to voice their concerns, because there is confusion and they are unsure how many opportunities they have left before the final vote.

Ms. O'Connor-Brooks said they received a recommendation against the project from the Plan Commission, and they are proceeding to the Village Board with that recommendation, where the public will all have an opportunity to speak. She respectfully asked that they follow the decorum of this meeting tonight. Mr. Hautzinger said that the ultimate approval of this project will be made by the Village Board. The Design Commission review focuses on the appearance of the building architecturally, and the Plan Commission review includes the review of all matters related to zoning. Those decisions are both forwarded to the Village Board for final deliberation and a vote to either approve or deny the project. The Design Commission and the Plan Commission are recommending bodies to the Village Board.

A member of the audience said that it looks like someone is trying to cheat on the neighbors by not saying anything about what they can do. A different member of the audience said that because they were not aware of the Plan Commission meeting that already happened, who do they address their concerns to regarding matters reviewed by the Plan Commission.

Acting Chair Eckhardt said that the final review of this project at the Village Board will be an opportunity for the public to state their concerns. Ms. O'Connor-Brooks said that the project is tentatively scheduled for Village Board review on December 4 and they are waiting for a confirmation on that date from the Village. They are following all Village requirements in terms of sign posting and mailings sent out to alert everyone to all the appropriate meetings. She was previously told by Staff that public notification for tonight's Design Commission review is not required. They are in full

transparency to do everything as required by the Village. Mr. Hautzinger confirmed that public notification for this project is not required by code for the Design Commission review; however, the Planning Department has posted information on the Village website about this project and this Design Commission meeting, to welcome any comments from the public. That being said, the goal is for this project to be on the Village Board meeting agenda for December 4, with the packet for that meeting to be posted on the Village website by the end of this week. He advised that questions about the project can be directed to the Planning Department. Ms. O'Connor-Brooks also mentioned the option to sign up for email updates on the Village website about this project.

A member of the audience asked why the rules for public notification are only for properties within 250-feet of a site, because only a few of the neighbors received the mailing and many did not and were not aware of the project and the Plan Commission meeting that already happened. He said that he can see this property from his home, yet he did not receive any notification. Both Acting Chair Eckhardt and Mr. Hautzinger said the 250-feet is an industry standard for public notification to surrounding properties. A different member of the audience said that they are all here tonight because of the location of the project, and Acting Chair Eckhardt said that public comments will be allowed tonight at the appropriate time during the review.

Mr. Hautzinger summarized Staff's comments. The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
    - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
    - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
    - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
    - The canopy ceiling height is too low, and the giant fascia is unnecessary.
    - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The north elevation lacks detail.
- The rear east elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
    - A new brick that is less red with more iron spots has been selected.
    - The cast stone color has been changed from "Buffstone" to "Bone".
    - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
    - The canopy columns and fascia have been enlarged.
    - The color of the entry feature and canopy have been changed to all "Cobblestone".
    - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

Staff felt the petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the

design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch in the staff report.

Mr. Hautzinger said that Staff is recommending approval of the architectural design being presented tonight, with these comments and suggestions.

Therese Thompson, thanked Steve for his comments. She clarified that the trim pieces that were added to break up the white panels between the windows on the bays are intended to be on all sides of the building, which did not make it onto the elevations being shown tonight. Overall, their team is happy with the changes that were made from the previous design, and agree that it is a better designed building. She pointed out that the main elevation on the rendering still shows the deeper fascia on the entry canopy, because they feel that it is actually more in scale with the projected two-story entrance element above it. There has been a lot of talk about the ceiling over the entrance, but the ceiling is actually 1-foot higher under the canopy than as shown; the fascia is lower in order to maintain trim alignment with the bays on either side. That was their design rationale there. Acting Chair Eckhardt clarified that the bottom of the fascia aligns with the door, but once you are under the canopy, the ceiling height is higher, and Ms. Thompson confirmed that and said the canopy ceiling height would be 8'-9-1/2".

Ms. Thompson continued and said that they did consider some of the previous suggestions from Staff that were enhancements or changes on the west elevation. The building itself is not a long building and the rhythm that the narrower bays make is actually appropriate for the scale of the elevation, even though there is not a big introductory element on that elevation. When they looked at combining a couple of the bays into a single projected element, they felt it very heavy and too wide for the scale of the elevation overall. The material samples presented tonight include a true Ironspot brick with an overall gray cast to it, and the 'Bone' cast stone color is a better match with the 'Cobble stone' siding and trim. In general, they are very happy with those changes.

Acting Chair Eckhardt opened the meeting to public comments. He asked that comments be limited to architecture if possible and to not repeat the same comments as others.

PUBLIC COMMENT

Michelle Schoot, a resident of Surry Ridge, said that she has done some research on the Design Commission and found that the Design Commission reviews landscaping, engineering and architecture. Acting Chair Eckhardt said this is not correct; for projects that also require a Plan Commission review, the landscaping is reviewed by the Plan Commission, and engineering is reviewed by the Village Engineering department. Ms. Schoot spoke on behalf of her neighbor who will be affected by the project because he is behind the proposed new building. Her neighbor has well water on his property that will be affected once a development like this comes along. She asked if the 3-story height or the width of the building were increased from the last review, and Mr. Hautzinger said the only changes are regarding the exterior materials and colors and details. Ms. Schoot said there are homes located behind this site and this is a residential property, and she is trying to focus on the architecture of the building, but a facade is just a facade; what is inside the building and the exterior of it is much bigger than just the building itself. Since this is a 3-story building

on Arlington Heights Road that will definitely affect the aesthetic of Arlington Heights itself, this area is dedicated for one-story medical buildings. This is in a residential area and the focus of it being a 3-story building will affect all of the residents here with the lighting, which the Plan Commission said will be on 24 hours at the parking lot. So even homes that are not one-story will still be towered by this 3-story building and the lighting from the parking lot. The neighboring residential properties will now be affected because surrounding homes will be blocked by the building, which she has so much to say about, but she is trying to keep her focus on the architecture. She believed that there will be a focus on the landscaping here because they had a pretty picture the last time at the Plan Commission review, and she has been in one of these buildings elsewhere; but the focus should not just be on the façade, we should also be looking at what is happening on the inside of the building. The building will be higher than everyone else, the width and height have not gone down since the last time, and there is still the same towering landscaping that will hit all of the residential area. We are not opposed to the fact that, we all want to help each other, but not at the expense of the residents of Arlington Heights. This is a potential good project in a different area.

In response to those comments, Acting Chair Eckhardt said that the mean height of the new building is 35'-9", which is about 10-feet higher than a typical 2-story single-family home. He explained that the project must meet lighting requirements that include not spilling light onto surrounding properties, and he encouraged the resident with well water to talk with the Village Engineering department to discuss the impacts that this new building might have on his well system.

Ms. Schoot thanked Chair Eckhart for his response and his promise that the lighting will not affect the residents; unfortunately though, if this promise does not come through, she is talking about the lighting from outside in the parking lot that she has seen at another location that she has been to. Acting Chair Eckhardt reiterated that there are lighting requirements for this building with regards to spilling light onto the adjacent residential area, and if the resident feels that this developer has created a problem at another location, she can provide pictures to the Village Board for their attention. Ms. Schoot asked Chair Eckhardt to think about whether or not he would want this building in his neighborhood. She said that she should not have to be the one to go to the other building to take pictures; we trust that our Village staff should do that. Acting Chair Eckhardt understood that some residents are against the building and they are here tonight because they care.

Commissioner Kingsley said this commission is not responsible for ensuring that the lighting for this building is correct; however, there are code requirements that lighting should not shed onto surrounding properties, and in order to get a building permit, the petitioner must submit a lighting diagram to show that this will not happen. She said that as residents, if something is put up by mistake, they should say something. Also, the fact that this property is in your backyard and many of you don't want it, there is a system to stand up for that, which is why you are all here. This commission is listening to the comments tonight, but unfortunately the design commissioners cannot speak to anything but the architecture of the building; however, the commissioners are all residents too and they are here to help the residents with that process. Ms. Schoot said they appreciate that, which is also why she posed the question 'what would you do if it was your neighborhood'.

A member of the audience spoke without giving his name. He reiterated that the height of the building is a concern for him and the light pollution as well. Even though the lighting would not be shining on their properties, it will still be a big glowing building that will definitely change the neighborhood. Acting Chair Eckhardt pointed out that the Plan Commission voted against the project.

Kendall Schafer asked if zoning had to change to allow this building here. Mr. Hautzinger said that part of the Plan Commission review and Village Board approval of this project does require re-zoning from O-T, Office Transitional to I, Institutional. The Plan Commission reviewed that matter and their recommendation will go to the Village Board for their consideration. Ms. Schafer asked when that will happen and Mr. Hautzinger replied that December 4 is the tentative Village Board meeting date. Ms. Schafer said that like many people here tonight, she would have loved to have seen paperwork that this project was going on, and she personally helped bring awareness to her neighbors about this, which is why a lot of them are here tonight. Her overall concern about low-income housing in the area and its effect on their property values; if she knew this was going to happen, she probably never would have bought her

home here 8 years ago.

Phyllis Giolli, 216 E Council Tail. She said that a 3-story building is being reviewed here when there is nothing that high down Arlington Heights Road, it is all one-story buildings. The building does not look right and does not make sense, everything is flat, this building should be one-story. The design is terrible for that specific lot, and she asked if they are taking 2 lots for the project. The petitioner stated that that is not the purview of this commission. Ms. Giolli said there is a section of the 2 lots that is not being used, which is a waste. Acting Chair Eckhardt again stated that the Plan Commission reviewed this project and voted no. Ms. Giolli questioned why we are here tonight talking about a building that did not pass the Plan Commission, it is a waste of time. By coming here tonight, in their eyes they feel that this commission will pass it.

A member of the audience who did not give his name, said it is his understanding that the Village Board votes after they receive recommendations from each of the four commissions, of which this commission is one, and these wonderful people are happy to hear your concerns, even though they might be off the design topic; he asked if this was correct. Acting Chair Eckhardt agreed and said that this commission wants to be respectful of the residents' concerns, but everyone has to understand that this commission is not the Plan Commission or the Village Board.

David Kostich, 1533 S. Douglas. He agreed that the building is too high, there are only one-story buildings there, and there is a parking lot on the east side of the building which is near the residential area. If anything, that parking should be put along Arlington Heights Road, for a 2-story or a 1-story structure. Acting Chair Eckhart replied that parking layouts are the purview of the Plan Commission, and shading can be taken into consideration in terms of the location of the building; if the building were pushed back, the afternoon sun would block the people living on that side of the street. Mr. Kostich reiterated that the parking area should be on the Arlington Heights Road side where there is more traffic and density for traffic. Acting Chair Eckhardt said these comments should be discussed with the Village Board.

Anna Schmitz, 406 E. Noyes Street. She said that it looks silly to not have a door on the front of the building facing Arlington Heights Road because you should enter from the front of the building and have the parking this way; that will preclude any light from coming down off the back of the building into the neighbors' yard. It should not be 3-stories because from Golf Road all the way down to Village Hall, there is only one, 3-story building, and that is right at Golf Road at the Jewel. So it is totally out of character for the neighborhood. Would it not be better to have the parking in the front of the building and the entrance in the front of the building, if the building has to be there at all, to prevent the neighbors from hearing engine noises, people talking, door slamming, conversations in the middle of the night, when you have kids sleeping. This is her opinion, and again, would you want to live in that situation, if you had the parking right next to the back of your house.

Linda Dustin, a resident, thanked the commissioners for the information being given tonight. They came here tonight not knowing very much of anything and it is very disappointing that they missed an important meeting that they could have attended. She referred to the first picture shown tonight of the new building that to her looks like an institution, there are no windows on the side, the colors or something has to be different if it goes through. We have beautiful homes that are taken care of in this neighborhood and this just looks like an institutionalized thing that is going to be put there. Change the colors or do something because this is not appealing to her at all. She has lived in her home for 40 years, and she is already concerned about the amount of traffic coming down Arlington Heights Road from the highway through this corridor and the increase in traffic from this new building, especially near Council Trail where there is already a problem.

David Divito, 210 E. Ryan Ct. He was on the Zoning Board for about 8 years, and it is interesting that landscaping is a Zoning Board function and not a design function. Acting Chair Eckhardt explained that landscaping is under the purview of this commission, with the exception of projects that also go before the Plan Commission. Mr. Hautzinger clarified that it is the Plan Commission and not the Zoning Board that reviews landscaping, and he said the reason for that is because there many code requirements associated with landscaping, it is not just about aesthetics or how the landscape design looks, there are requirements for screening parking, screening between zoning districts, and tree preservation. Mr. Divito said the Design Commission has the right eye for landscape beautification, and all of the other

properties along this corridor of Arlington Heights Road are doing beautification projects. The harmony and the spirt of the neighborhood have been talked about, and if you look at all the buildings that are in front of this they are all nice brick and block, with minimum siding, and they have a lot of diversity; so if something new is going to be put here, let's make sure it looks nice, because this is the south corridor of the Village, the entrance into Arlington heights from I-90. We have an opportunity here to do something properly with this property, and this does not fit. Besides the medical use buildings here, this would be the first residential building that would be seen on this side of the property.

Celina Micko, 125 E. Emerson Street, which is right next to the project. She said that the only source of water on her property is a well and she is concerned about the impacts on it from this project. She presented a letter that she previously sent to Planning Staff about concerns she has about the project, specifically about how the grading difference between this site and her property is going to be resolved. Acting Chair Eckhardt said that grading is not the purview of this commission, and the Village Engineering department will review the grading plans for the project, if and when the project is approved; however, this property cannot change the direction of the water flow that currently exists on the property, without engineering and containment of that water. Ms. Micko said she is very concerned about safety with this building, which is for disabled people and alcoholism and drug disabilities. She said that the height of the building is not compatible with the neighborhood.

Mayur Shah, 309 E. Haven St. He is concerned about the height of the new apartment building that will have 40 units, and the privacy issue for some of the adjacent residents into their bedroom windows. The petitioner clarified that there will be 25 units in the building, not 40. Mr. Shah also said that for someone visiting the Village, it is best viewed at eye level, and this 3-story building does not fit architecturally in this location. He is unsure about the distance between the property and the adjacent homes at the rear of the site. The petitioner said that a 6-foot fence is proposed along the rear of the site with a minimum 8-foot-tall row of evergreens at planting. Acting Chair Eckhardt said the building is not located close to the rear property line, and both a fence and row of landscaping are proposed there to help with some of the privacy issues. Mr. Shah said the homes not blocked today have more sun on their property now than they will in the future. From a health perspective he said that research shows that a building that is occupied by veterans and seniors that has an increased building height that does not allow easy access outside, people tend to be less healthy because they tend to stay within their apartments and just watch tv.

James Kokosues, 131 E. Emerson St. He is concerned about the front of the building that will face the rear of the property because the front entrance of the building will directly face his home. He is concerned that residents of the new building will be able to see into his home, especially from the third floor. He was unsure if this is a design thing or not. He also said that he did not receive anything in the mail about the project and he did not attend the Plan Commission meeting for this project.

Rudy Jacqus, agreed with most of the other residents with regards to the height of this building, which he felt was not compatible with the neighborhood. He understood that lighting is not this commission's purview, but he wanted to point out that even though this building is not allowed to project light onto the surrounding properties, there will still be a problem with ambient lighting, and he referenced how ambient lighting from International Plaza can be seen from his home. He also said that all the other office buildings along Arlington Heights Road are brick, which is an aesthetic that he would like to keep here.

Wendy Kelly, 221 E. Foster Street. She said that back in 2010 when she and her husband were driving through the neighborhood looking for a home, there was no building like this; at that time it was inviting, it was single-family homes, and it was where she wanted to raise her daughter. She lives behind the memory care facility located south of this site, which was only trees when they moved in, there was nothing there, and they could not have been more excited when the memory care facility came in with the right plan for the neighborhood. However, this is not the right plan for the neighborhood; the building is too tall and she had concerns about safety, even with the parking lot and people coming and going that was not there before.

Peter Gayed said he is here representing his parents who have lived in Parkview Court for more than 20 years. He had questions specific to Full Circle Communities and the representatives here tonight. He asked what percentage of

occupied units are given to veterans, who verifies the veterans, what percentage of units are given to disabled persons, and how is that documented. He also questioned some of the language in the ADA guidelines that pertain to those who are perceived to have a disability. He was told these percentages are not made public because of privacy concerns, but he is not asking for names, just percentages. He asked if citizenship is required for admission to this new building and he wondered where the policy for that is coming from. He knows that preference cannot be given to residents of Illinois or nearby areas because this is tied to Illinois Housing Development Authority funding and the petitioner cannot restrict to the immediate neighborhoods.

Acting Chair Eckhardt closed the public comment portion of the meeting. He asked those in the audience not to blurt out questions or comments at this time while the petitioner and architect respond to some of the questions asked by the public. He asked the petitioner to respond to the question about the placement of the front door being on the rear of the building, and Ms. O'Connor-Brooks said these items were covered at the Plan Commission meeting and do not fall under this commission's purview. They intend on covering these items again at the Village Board meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked everyone for being here and for caring about what is in their backyard, and she thanked the petitioner for listening to the commissioner's comments at the last review. She felt the changes made are of great importance and have changed the building for the better. She appreciated that more brick was put on the building, it looks a lot nicer and the petitioner has created something that makes a little bit more sense and is less chaotic. She said the changes made to the front and the back of the building make those elevations look pleasing. She was really happy that the color was changed from the stark white and the redder brick and the cream stone, to something that has a darker brick and a darker trim that is not quite as stark. She agreed with Staff about Option 2 for the canopy entrance and that the level of the canopy is to be raised up, and that the trim depicted on the west elevation will be the same on all sides of the building. Commissioner Kingsley referred to the north elevation where there is only one set of windows, as opposed to the south elevation where there are groupings of windows. She would be in favor of a window being added in the hallway in the center of the north elevation, instead of the paneling shown without windows, and either grouping the two windows on the north elevation to be more consistent with the windows on the south elevation, or slightly separating the two windows on the north elevation and eliminating that bay; however, something should be done with the trim that is similar to what is being done on the west elevation. Commissioner Kingsley acknowledged the comment made about making the building all brick, and while that is something the petitioner could consider, she would still want to see some bays that are not brick; she was not in favor of the entire building being brick. She reiterated that although the changes that were made are pleasing, she wanted to add these additional comments tonight. Commissioner Fitzgerald agreed with the comments from Commissioner Kingsley.

Acting Chair Eckhardt concurred with the other commissioners' comments. He felt that the three tones on the building are better than all brick because all brick would look very institutional. These are residential materials being used on this building, which help to break down the building and make it appear more linear in design than vertical. He agreed with Staff's recommendation to go with Option 2 for the canopy elevation which has a thinner header piece at the entrance. He said the colors are a tremendous change and are very nice; the brick is right, the Hardi cobblestone is a nice soft color, and he appreciated the petitioner making fairly radical changes from the first review. The building really has improved. In response to Staff's sketch of the west elevation that showed suggestions to add some small gable roofs to the top of the elevation, he commented that no one sees a building in flat elevation like that, and the bays have depth and they create shadows, and that is attractive. He asked the petitioner how they felt about these suggestions, and Ms. Thompson said they did look at ganging the pairs of bays together, but felt that they were over-scaled for the overall length of the building which is not very long. She added that because of the width of the bays, the gables that Staff sketched on the smaller end bays are so small that they feel they would be lost when passing by on Arlington Heights Road. She explained that the bay windows are offset 12 inches and the eave is two feet, so the eave over the bay is another 1-foot, which Acting Chair Eckhardt said creates a nice shadow line as well. Acting Chair Eckhardt said he is okay with the design as shown tonight.

DRAFT

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, 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 WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

DRAFT

ITEM 3. SINGLE-FAMILY ADDITION REVIEW

DC#23-064 – 709 W. Fairview St.

Rafal Koniecki, the owner, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to expand an existing single-story home with a full second-floor addition. Also, the existing one-car attached garage will be widened to a two-car garage. The plans comply with all of the R-3 zoning requirements. The existing single-story house is located on a street of all single-story homes, with the exception of one large new home on the west corner of the block. Otherwise, the proposed two-story design will be the first two-story house on this block. Located mid-block, overall the proposed design is thoughtfully done to minimize the impact on the adjacent single-story homes. The hipped main roof keeps the height of the side walls down, and it eases the transition up to the second story. The modest roof pitch fits well with the surrounding context, and the single-story front porch helps to relate to the scale of the adjacent single-story homes. The proposed color palette also fits well with the neighborhood context. Staff felt it would be nice to see the brick on the front of the home turned down the side of the garage; however in this case, there is a constraint of the side setback. Staff recommends approval of the project as submitted.

Mr. Koniecki said that his architect is not here tonight, and that Staff explained the project well.

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

The commissioners summarized their comments. Commissioner Fitzgerald said it is a nice addition that will not look like an addition when it is finished, it will look like it was cohesively planned, which he likes. He also likes that it looks good on all four sides. He had a concern about the front door being a little askew from the windows above, but he liked the way the two gables are centered over the garage and the first-floor window. He had a bigger concern about the 'Arctic White' trim color; he really liked the colors on the base on the home, he liked the roof, he liked the metal, but the white trim color is really bright. Mr. Koniecki said the trim color is more of an off-white color with beige in it, and the paint name submitted is incorrect. Commissioner Fitzgerald wanted the trim color toned down and he suggested one or two tones lighter than the base siding for the home. This color should be approved by Staff. Acting Chair Eckhardt commented that 'Arctic White' is Hardie's brightest white.

Commissioner Kingsley said that it is a nice home and she agreed that the 'Arctic White' color is too bright. She was not too concerned about the front door, but would recommend that it have more width, although in plan she could see that there is not a lot of room to make a sidelight. She had concerns about the details of the cedar columns and Mr. Koniecki said the final details of the columns have not been made, which could include a brick or stone base. Commissioner Kingsley said the columns are very important to how the home will be finished, and woodpeckers will love empty cedar wrapped columns; therefore she wanted to see the final details of the columns reviewed by Staff. She added that she is not in support of a stone base for the columns and preferred brick, and she suggested adding a covering over the back door on the south elevation.

Acting Chair Eckhardt said he initially was going to suggest adding a gable above the front door, but he has since warmed to the idea of the simple roofline across the front elevation, and that the first-floor columns on each side of the entrance door do not align with the gables above. He suggested a garage door that has divided lights, similar to the home, and he asked the petitioner to consider adding a bracket under the roof overhang at the side door. Other than these comments, he liked the home. He also agreed that the columns need to be further detailed and he agreed with Commissioner Kingsley's preference for brick at the base of the columns.

Commissioner Fitzgerald asked for clarification about the main part of the columns; will it be straight up and down or tapered, and Mr. Koniecki said probably tapered. Commissioner Fitzgerald said that tapered columns are more of a craftsman style which this home is not, so he preferred the column design be straight up and down, a simple, classic

DRAFT

square, and he was open to a brick base for the columns; however, he preferred the columns go straight down and sit directly on the stoop. This is an elegant and lighter look that will cost a lot less without taking away from the beauty.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO *709 W. FAIRVIEW STREET*. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 11/13/23, 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 TRIM BE AN OFF-WHITE COLOR AND NOT THE 'ARCTIC WHITE' COLOR AS PRESENTED.
2. A REQUIREMENT THAT THE FINAL DETAILS OF THE FRONT COLUMNS BE REVIEWED AND APPROVED BY STAFF, AND THAT THE AESTHETIC OF THE COLUMNS BE SIMILAR TO THE HOME AND INCLUDE THE COMMENTS, SUGGESTIONS, AND PREFERENCES MADE BY THE COMMISSIONERS TONIGHT.
3. A RECOMMENDATION TO ADD A BRACKET UNDER THE ROOF ABOVE THE EAST DOOR, A CANOPY OVER THE BACK PATIO DOOR, AND DIVISIONS OR MUNTINS IN THE GARAGE DOOR.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'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.
5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Acting Chair Eckhardt clarified for the petitioner that a requirement must be done as part of this approval, and a recommendation is encouraged, but not required.

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

DRAFT

ITEM 4. COMMERCIAL REVIEW

DC#23-055 – Chase Bank – 585 E. Palatine Rd.

John Krissoff, Market Director of Real Estate for *JPMorgan Chase*, Eugene Boldt, Principal Designer for *JPMorgan Chase*, and Amy Ferguson, representing *The Architects Foundation*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a bank with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. The petitioner is proposing to demolish an existing retail building, previously occupied by an AT&T store, to build a new free-standing bank building with two drive-through lanes. The subject property functions as an outlot of the Town & Country Shopping Center, but it is a separate parcel of land and is not part of the shopping center Planned Unit Development (PUD). The site is located on the corner of Palatine Road and Rand Road. The scope of the project includes a complete redevelopment of the site with a new parking area, drive-through lanes, and landscaping.

The proposed design appears to be based on current Chase Bank prototype design standards as seen in the internet examples in the Staff report, with the same materials, colors, and wall signage. However, the proposed design includes a sloped standing seam metal roof over the majority of the building, with one smaller portion of the design having a flat roof. The proposed sloped roof massing combined with the flat roof massing has a somewhat random and odd appearance that is out of context in this location. The prototype examples with varying combinations of flat roof massing are nicely designed with a much more cohesive, modern, and refined appearance.

The proposed palette of exterior materials and colors looks very good, and they are nicely coordinated, but due to the sloping roof, the north wall of brown siding becomes quite tall and monotonous. Additionally, the flat roof portion of the building with tall stone walls is also lacking detail. If the Design Commission agrees with the proposed sloped roof concept, then further design development of the large north wall of brown siding and the tall blank stone walls is recommended. Overall, Staff feels the quality of the proposed design needs improvement and recommends omitting the sloped roof, and revising the design based on the flat roof prototype examples shown in the Staff report.

All exterior mechanical equipment and utility meters are required to be screened from view. The proposed design includes a large rooftop mechanical unit which is located on the flat roof, and fully screened by the tall parapet walls. The design also includes wall mounted utility meters located on the east elevation. The meters appear to be screened by some type of fence, but the petitioner should confirm and clarify the material and appearance of the fencing. According to the roof plan, the proposed design includes the potential to cover the roof with solar panels. While the use of solar energy is encouraged, the proposed solar panels mounted on the sloped metal roof will be highly visible and will have a poor appearance. A revised flat roof design for the building would have the added benefit of fully screening the solar panels with parapet walls on all sides.

Per code, only one wall sign is allowed per street frontage. The subject site has frontage on Palatine and Rand Road, allowing two wall signs. The proposed design includes five wall signs, which is excessive and not allowed. The signs will either need to be revised to comply with code, or if the petitioner feels there is a unique circumstance and hardship, sign variations can be requested. The plans include one small free standing exterior trash enclosure, which is proposed to be built with the same stone to match the building.

Staff recommends the Design Commission require revisions and re-review the proposed design with the comments and suggestions given and included in the Staff report.

Mr. Krissoff said that Arlington Heights is extremely important for them, it is one of their largest customer bases in Chicagoland and Chicagoland is their second largest customer base in the country. This project represents a very significant investment in this community for them as they continue to transform their network from where banking was in the past to where retail banking is going in the future, which includes less transactions and a more consultative

approach with their customers, as well as bringing technology in, and introducing sustainable features. Their design team is here tonight to talk about the design of the new building.

Mr. Boldt said that he is an architect, but his usual role at JPMorgan Chase is to manage their national prototype design, and he is also a resident of the Village for over 20 years. This location is one of their prominent branches and the project started out as more of an overgrown prototype, and the design clearly did not fit well within the site and clearly did not respond well to the context of this prominent intersection. He felt a responsibility to the community to look at the building design again and to re-think how to respond to the unique conditions of this site. The general style of the building which derives from their prototype is best described as contemporary modern, with intentionally simple intersecting masses and a limited use of materials. The intent is to both fit in within the site context and set an example of how to break away from the cookie cutter buildings that surround it. In customizing this design, they reference their brand standard style, but scaled appropriately for this prominent intersection.

Mr. Boldt said that they disagree with Staff's assessment that the quality of the design is an issue. They speak to design quality in a language of simple building massing and refined details as scale appropriately to this particular site, with the bold forms that communicate Chase's brand. They did make some intentional choices for the design of this building that do depart somewhat from their prototype and from the context of the surrounding buildings. The scale of the site with greater frontage and prominence than adjacent sites, combined with the width and traffic volume of both Rand and Palatine Roads, demands that the building be scaled for visibility from the far drive lines and from as far as possible in each direction. The sloping roof design is probably the most significant departure, allowing them to establish a scale that visibly reaches the broad distance of the intersection, while the interior facade is scaled down to the human approach. Part of that design employs wood beam outriggers and soffits reaching outwards to the street, creating a sense that the building is welcoming or pulling the streetscape toward it. Accent lighting can be added to the street facades to enhance the interface of public and private space. Landscaping up to the building façade with the inclusion of a small seating area for pedestrians will soften the boundary between public and private. Further, projecting natural materials toward the public right-of-way communicates their commitment to sustainable development. At the interior side of the site, the lower end of the roof pulls the scale of the building down to human proportions at the entry tower. They have effectively designed a building with two scales, one more grand towards the wide streets and one scaled down to a human approach. The split pitches of the roof abut and forms a focal point at the low end, drawing the eye in or toward the living room and large video screen, further bridging interior and exterior space.

Mr. Boldt said this new building will be LEED certified and ILFI net zero carbon certified. In addition to careful building material selection and structural design choices, the sloping roof and general building massing allows them to maximize energy harvesting and manage stormwater. Run-off will travel the roof toward a single point converging at a planned bio-swale or raingarden near the entrance. They chose to deliberately communicate their commitments to energy conservation by showing how to integrate solar harvesting within the architecture, rather than treating it as an afterthought. At the customer approach, a two-story tower has been designed with an oversized vestibule to clearly define the entrance and anchor the western end of the building. In contrast, the drive-up ATM lanes are pulled to the side of the building with their view from the street and the pedestrian entrance minimized. They will however, be readily accessible directly off the main site entry point, keeping them safely separated from customers approaching on foot. Offices are held to the street side of the building, keeping the custom facing areas activated with foot traffic. The project's program guided them toward upscaling this building from our prototype, applying the design standards for our 3200 square foot pulled prototype to this building with a low flat roof on a simple central rectangular building mass, simply would not address the needs of this building, which would be nearly double that size. In our investigations with various roof forms, a lower, coat, flat roof, while consistent with our smaller buildings, made the walls seem overly long and not as well proportioned. Raising the walls on the street facades provides appropriate scale and some additional visual interest. They also found that the enlarged floor plate with many private offices dictated a larger interior volume with a grander scale for arriving clients. They further decided to punctuate the high, street facing walls with clear storage windows. That move reduces the visual mass of that wall and puts more light into the interior, reinforcing the visual connection of the interior and exterior spaces with continuity of beams and ceiling finishes that extend from inside to outside. These windows will also help reduce other lines of artificial light. Their typical branch design always includes proportionally heavy stone mass, which serves several purposes. As in their standard design, that building mass is

intended to be relatively featureless, providing an anchor to the primary building mass which is much more open and transparent. The anchoring quality of the stone mass is particularly important to branch bank buildups, visually communicating the permanence and solidity of the bank as a community institution, rather than just any business, while also serving some critical functional needs. First, the parapet obscures mechanical equipment. As part of their push toward more sustainable development, they have adopted an all-electric variable refrigerant flow or VRF mechanical system. While this highly energy efficient technology has a much smaller footprint, it is unfortunately also much taller than the old gas fire RTUs. We are lowering the roof structure on the interior, but the BRF unit plus roof curve typically tops out around 8-feet above the roof deck. Combining that requirement with a suitable interior ceiling height and the required interstitial space, we need to grow that end of the building somewhat for it to effectively cover the equipment. Architecturally, the stone wall suitably terminates the sloping roof. They raised it just a bit more to avoid an overlap in the sloping roof above the stone wall coping, which would have been deep and an odd intersection, which Staff actually spoke to. The solid walls also conceal integral shear structures that counteract the structural openness of the adjacent customer space.

Mr. Boldt appreciated the opportunity to speak generally about the design of the building and how they arrived at this unique design solution, but he also wanted to address Staff's comments directly. There were six comments from Staff, a couple of which were general points of clarification. Three of the comments were focused on building design, and he wanted to verbally clarify their design attempt around those issues, and explain why they feel the building design appropriately suits the site and addresses the Village's needs. As he noted earlier, the sloping roof design, while a departure from their prototype, serves several purposes here. They contextually respond to the angles of the streets at the high side by reaching outward toward the wide open space by setting the roof form with the high point facing the primary street frontages they establish a scale that reaches the broad plaza scale distance, while facilitating a much smaller, more approachable scale at the entrance. Sloping the roof also facilitates achievement of their corporate sustainability goals, providing a canvas for a field of visible solar panels and highlighting their stormwater management strategy of incorporating a bio swale for natural stormwater filtration adjacent to the customer entrance. Although they do utilize a flat roof on their typical prototype building, that is not always the case. They do build a lot of these, and there are considerable variations due to site context and other limitations. The example cited in the Staff report is their own prototype rendering used for marketing purposes, and a recently completed project, both of which are around 3200 square feet. This building needs around 6000 square feet and the prototypical massing was just not working well. They did explore a flat roof option as well as other options for pitched roofs, but none really balanced their needs as well as the final design does.

In planning for the interior office spaces, they found that keeping the ceiling low would not lend to the open and spacious feel that they need in the expanded floor plan. The sloping roof adds significant volume to the interior space, appropriate to the increased staff presence and anticipated customer volume. The interior volume would also be preferred for future uses, should they ever leave the property. For enhanced sustainability, they do consider adaptive reuse in the planning of their ground up new builds, especially when it comes to a larger building like this. With regards to Staff's comment that if the Design Commission agrees with the proposed sloped roof concept, which he hopes they do, then the design development of the large north wall, brown siding and the tall stone walls is recommended. They do not feel that the amount of solid wall facing the street is excessive, in fact, they often have problems with having too much glazing to meet energy code and have to dial that back or make other compromises. Their building is designed with just 20% of the linear front edge being a solid wall, floor to ceiling, and that is in the brown siding area not including the stone. Vertically, they provide enough solid wall space to permit a signage band over the interstitial space behind the wall. Because of the added wall height at this project, they have incorporated an additional ribbon of high clear-story glazing which also contributes to minimizing the artificial light. The stone mass on at the south end of the building is intentionally minimally detailed. As in their standard design, that building mass is intended to be relatively featureless, intentionally contrasting with the customer areas. The solidity of that portion of the building visually anchors the structure and is an important feature of our brand's architecture. It also serves the critical infrastructure needs than ever before. They are consistent in that approach with all of their buildings, and this aesthetic is complementary of their brand experience.

Mr. Boldt said it is important to note that the light fixtures, which are really the only decorative feature of the stone mass, can be specified to wash up and down, throwing narrow cones of light across the building to accent the walls at night. They found that decorative lighting and surface mount fixtures provide suitable detail accents. The stone wall was actually pushed out and up just a bit so that it suitably terminates the sloping roof, avoiding an odd overlapping condition. They worked through a few options for that intersection, and landed on a somewhat higher stone wall as the best solution. If facade articulation is a concern, they feel they have addressed that appropriately within the constraints of the overall building style by rhythmically spacing the fenestration, including a thin massing element resembling a residential chimney to break up the facade at the primary quarter, and extending the roof structure structural beams as outriggers under the natural wood soffit, reaching outward over the front yard and providing texture. There is an opportunity for additional fenestration at the west facade. Over the ground floor windows, after experimenting with some options, they decided that the current fenestration design was most consistent with the overall style of the building. In response to Staff's comment to confirm and clarify the fence screening material and appearance of the wall mounted utility equipment on the east elevation, Mr. Boldt agreed and said the utilities will be screened from view with complementary materials as shown in the rendering. With regards to Staff's comments about the proposed solar panels that the Design Commission should evaluate, Mr. Boldt said they are intentionally placing the solar panels on display, visually expressing their company's commitment to sustainable building operations. As such, they have every intent of designing that system to be seen, with considerations for alignment, details, and minimizing exposure of infrastructure. They are currently exploring adjustments to their prototype that would incorporate visible energy production wherever that is permitted. They are currently running a program to add solar panels to existing bank branches and are mounting those directly to sloping roofing, with the intent that it be visible. They would like to do the same here, expressing their direction towards a more sustainable future.

Mr. Boldt understood Staff's comments and concerns about the extent of signage being shown, with code only allowing one wall sign per street frontage. They understand that and agree, and they are going to adjust the final signage submittal to whatever the Design Commission stipulates. Signage is shown on the elevations and renderings for example purposes only, showing how they would address signage on any particular façade, should that be approved. They would not argue that there is a particular hardship nature here per se; however, they would ask the Design Commission to consider the long stretch of street frontage at this site, as well as their choice to place the entrance at the backside of the building, as mitigating factors. That choice keeps the level of traffic away from the street façade and provides an enhanced pedestrian experience with expanded landscape. It seems fair that they would be permitted at least the two street frontage signs, as well as at least one over the walk-up entrance at the rear. With those signs, there would be very few points around the building where more than one sign would be visible at any time. Since the ground sign will be approved by right and if they can have only two more, they would choose signage on Palatine Road and the south facing sign over the entry tower. Mr. Boldt said they also understand the comment in the Staff report that this review deals with the architectural design only and should be not be considered as anything else.

In closing, Mr. Boldt thanked the Design Commission and the Village for this opportunity. He felt the building design responds appropriately to the site context, while pushing the level of design above the surrounding architecture in this area. It is time this prominent intersection has a building that suitably marks its importance as a gateway to the community and that anchors the surrounding ongoing retail development. JP Morgan Chase is looking forward to a long and successful presence as a fixture in the Arlington Heights community.

Acting Chair Eckhardt asked if the sloping roof design is intended to be a new prototype, or is this a one-off for this location. Mr. Boldt replied that as of today it is a one-off, but also a bit of an experiment. There are a couple of experiments going on here, and one is the timber frame construction because typically their buildings are steel; however, this will be a wood building, which led them to the idea of the projecting wood beams that can carry a bigger roof, which then led them in the direction of solar panels on every building going forward. This is an ideal instance where they can show them off to the community and show their commitment to sustainability. Acting Chair Eckhardt also asked about the blue/black light color at the 2-story entry element, and Mr. Boldt said it will be on the interior, which is their standard. He added that this light on the Mt. Prospect branch is the wrong color and not what is proposed for this new building.

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

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont. She did not come here for this project but said it is a really interesting project to see. Her first reaction is that she does not really love it, but it is growing on her the longer she looks at it. This corner needs something different, it is such a funny corner where the Gap used to be and nobody ever went in because the entrance faced Palatine Road and the door was hard to find. She felt a unique design is a great idea here, and the solar panels are an awesome idea, but they did not show up in the picture, and without them she did not like the sloping roof. It would be cool to see how it looks with solar panels. Acting Chair Eckhardt asked about the color of the solar panels and Mr. Boldt replied that they will be a dark color, and if they have control over the color then they will be completely black. Acting Chair Eckhardt was not in favor of a white color for the solar panels. Ms. Menzies had no further questions.

The commissioners summarized their comments. Commissioner Fitzgerald liked the project and felt that this is the proper architecture for the site. He said it is interesting that the building will look different from any angle. He liked the materials and he liked the colors, and had no issues with that. With regards to the flat roof option, he said the roof is interesting, and if there were any changes, it could be interesting if the entrance tower was flat to match the other tower; however, he is not opposed to it because coming from the south or from the southwest, it will just surprise people, which is a good thing. He liked the big landscape beds being shown, and said if there are going to be solar panels on this building, then he wanted them to be visible and part of the architecture, they should be more accepted. With regards to signage, Commissioner Fitzgerald said he has been more lenient with variances in this area of the Village because of the different angles and streets. He encouraged the petitioner to ask for sign variations and suggested looking at variations approved for other buildings in the area. Mr. Boldt said that he could not find a lot of exceptions for businesses in this area, but they want to maximize what they can get with signage, while not overdoing it.

Commissioner Kingsley gave kudos to the petitioner for doing something that is different, and she loved that the petitioner is going to the extent to make the building LEED certified, sustainable, solar panels, and timber construction, which is all pretty cool. She said at first she felt this design belonged in Denver Colorado, but if this is what the petitioner is trying to say and it is being carried all the way through, then she feels better about the design. She understood that the petitioner wants the building to be taller on Palatine and Rand Roads, but she had concerns about the second-floor clerestory windows that face those roads, and that there is nothing up there; the main roof should be lower. She suggesting doing a zigzag angle of a slope and then a clerestory facing north, and then another slope and clerestory facing north, to bring the whole thing down a little bit. She did not mind the big sloping roof and she loved the solar panels, and it actually reminds her of Alvar Aalto's auditorium in Finland that has a sloping metal roof that comes down; however, the chimney element is not doing anything for the building and something has to be done on that. She also said that the solid box element needs to be taller than the roof, so it looks more prominent, and the angled roof at the entry seems a little too tall; why does it have the overhang if the building is sustainable. Commissioner Kingsley also said that the east elevation is a prominent element when going north on Rand Road, and there is not much to see there, it looks like the back of the building. The petitioner commented that there are a lot of existing trees around the building that will remain and help to obscure the part of the building where the drive-up is located. Commissioner Kingsley reiterated her concerns about the height of the entry vestibule and the size of the roof, and sustainability; that tower is going to cast a shadow on a lot of the solar panels and it is facing the wrong way for solar panels; maybe consider it to look a different way. The petitioner said they considered a flat roof there, but found it to be so diminutive and they want that tower to have more presence to it, which the sloping roof achieved.

Commissioner Kingsley also said that she understood the petitioner wanting enough signage on the building, but sometimes a lot of signs are not needed, and the building itself is going to be a sign. She also said that the blue light reminds her of the emergency button in a parking lot. Mr. Boldt said there will be interior lighting that will be visible through the windows, and those lights will be off at night. The cube element that projects at the corner of the building will have a blue ring of light that goes around it, with the vestibule and recessed ceiling terrain in the middle of the

DRAFT

space. He also reiterated that the Mount Prospect bank should not be used as an example of the blue light color because the wrong color is being used there. Commissioner Kingsley also commented that the light fixtures shown on the stone wall might not meet the Village night/sky requirements.

Acting Chair Eckhardt said that to be able to really appreciate the massing of what is being proposed for this building and the juxtaposition of things, a massing model would really help. To him, this building looks like a large Mid-century home with sloping roofs. He liked the project, he liked the sloping roofs, but there are some oddities such as the visibility of the HVAC tower on the south elevation that is coming out of the roof. He understood why it is there, but felt it needed to be a little taller than the wingspan, which is fabulous and beautiful and he loved the elegance of it especially with the timber coming out, the solid box needs to be a foot taller so it looks like it is really engaged into it instead of being so close to the top; it is pinching. Acting Chair Eckhardt liked every aspect of the project, and acknowledged this is a difficult corner to design on, with the two roads coming together and the angle. He liked the sustainability being proposed, and he supports 3 signs for the building; two signs on the upper right and either one of the two signs at the entry. With regards to the blue lighting at the entry, he understood the importance of the color, but the color being used at the Chase bank in Mt. Prospect is hideous and looks like an arcade; it needs to be changed. He did not want to see that color used on this new building, and the petitioner agreed. Acting Chair Eckhardt was okay with the stone wall that serves a dual purpose and is an important element; it also ties the elevation together. He respectfully disagreed with Staff about the sloped roof, which he supports here. He had no further comments.

Mr. Boldt asked if the project will need to come back and if so, can more guidance be given on the entry tower. Acting Chair Eckhardt said that he likes the size of it as long as it is not like a purple people eater or an x-ray machine like the Mt. Prospect branch. Commissioner Fitzgerald was okay with the tower entry as proposed, and the fact that it faces east for the solar panels will still pick up light, although it might not be optimal, but he is still okay with it. He said from the outside, he liked the second-floor windows on the north and west elevation, and the light coming from above in the tower entry will be fascinating. Commissioner Kingsley referenced the Chase Bank in Downtown Arlington Heights where lights are visible through the 2-story windows and said that she could understand where that is important, but said it needs to be detailed well on the inside of this building. Acting Chair Eckhardt said the entry tower is the main entrance to the building and he liked the massing and tall height as proposed. Commissioner Fitzgerald said that it will also take the water onto the other roof, or at a minimum, make it easier to get to the stormwater pond located next to the building. He liked the surprise of the tower entry, which is an interesting way to interact with the building.

Other than the downlights shown, Commissioner Kingsley asked about lighting on the outside of the solid box element on the building. Mr. Boldt said they have not determined what that lighting will be and their concern is how the commissioners feel about it and what code requirements are. However, he could see splashing up lights, especially on the solid portions and maybe splashing across the roofs so this facade gets highlighted at night. Acting Chair Eckhardt said the wood is beautiful and it should be lit because it will have a warm glow to it, and these materials are beautiful. Commissioner Kingsley said this area should be lit from above and not down lit so it looks like a spaceship; it has to be done really well. The petitioner agreed and said that uplighting is their preference to enhance the appearance of that area. Mr. Hautzinger said that to his knowledge, the Village does not require or enforce dark sky compliance for lighting. The petitioner said they prefer the building to be dark sky compliant.

Commissioner Kingsley said that the solid box element on the building should be a 1-foot taller, and the entry could be 1-foot shorter, it is just a little too tall for her. Commissioner Fitzgerald could see the solid box element being 1-foot taller, and he was very open to the tower entry being 1-foot lower. Acting Chair Eckhardt agreed, but did not want it to get much lower, and if it works proportionately, then he was okay with 1-foot; he did not want to see it become junior to the rest of the building.

Commissioner Kingsley said that collecting the rainwater might be something the petitioner should think about on the V portion on the inside opposite the chimney; what is done with that and how it gets from there to the rainwater pool. The petitioner said this is something they considered but have not gotten that far with details.

DRAFT

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR CHASE BANK TO BE LOCATED AT 585 E. PALATINE ROAD. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 9/22/23, EXTERIOR ELEVATIONS RECEIVED 11/15/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE HEIGHT OF THE STONE TOWER BE RAISED 1-FOOT.
2. A RECOMMENDATION THAT THE HEIGHT OF THE ENTRANCE TOWER BOX BE LOWERED 1-FOOT OR SIMILAR, TO BE APPROVED BY STAFF.
3. A REQUIREMENT THAT THE EXTERIOR BUILDING LIGHTING PLAN BE APPROVED BY STAFF.

Commissioner Kingsley wanted the motion to say approximately 1-foot, so the petitioner has some flexibility with the height, and that the motion include a recommendation that the collection of the rainwater be celebrated and detailed, and that the solar panels are supported.

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

1. A REQUIREMENT THAT THE HEIGHT OF THE STONE TOWER BE RAISED APPROXIMATELY 1-FOOT.
2. A RECOMMENDATION THAT THE HEIGHT OF THE ENTRANCE TOWER BOX BE LOWERED APPROXIMATELY 1-FOOT, TO BE APPROVED BY STAFF.
3. A REQUIREMENT THAT THE EXTERIOR BUILDING LIGHTING PLAN BE APPROVED BY STAFF.
4. A RECOMMENDATION THAT THE WATER COLLECTION POINT OF THE ROOF BE CELEBRATED WITH A RAIN CHAIN OR SOMETHING INTERESTING, TO BE APPROVED BY STAFF.
5. A RECOMMENDATION TO INCLUDE THE SOLAR PANELS ON THE BUILDING, AND THAT THEY BE A DARK COLOR, TO BE APPROVED BY STAFF.
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 APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked about the seating wall shown right at the corner of Palatine and Rand Road. Ms. Ferguson replied that this is shown on the site plan and Staff requested them to add a feature there that is pedestrian friendly, so they developed a 2-foot curved, stamped concrete area for people to visit, along with a permanent seating wall that is low maintenance with landscaping. A proposed landscape plan was shown to the commissioners, and it was noted that landscaping will be part of the Plan Commission review.

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

DRAFT

ITEM 5. OTHER BUSINESS

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 9:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
12/12/2023

Item: DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown - Continued from 11/14/23

Department: Planning & Community Development Department

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 208 N. Haddow Avenue. This recommendation is based on the architectural plans received 10/25/23, material list and samples received 9/29/23, and the following:

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

2. Per the Village of Arlington Heights' Single-Family Design Guidelines, the Design Commission should evaluate how the proposed home with a modern aesthetic fits with the historic character of the existing neighborhood.

3. Evaluate the proposed black and white color scheme with large areas of charcoal gray panel siding which will have a bold appearance that may look out of place in this location.

4. Evaluate the proposed attached garage in this neighborhood of predominantly detached garages. A design with a detached garage would be ideal, or the attached garage could be further recessed back from the front wall of the house to diminish its appearance.

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or

land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Public Comments Received as of 2 pm-12/12/23	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Kahler Residence
Project Address:	208 N. Haddow Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	November 7, 2023

PETITION INFORMATION:

DC Number:	23-059(H)
Petitioner Name:	Brad Kahler
Petitioner Address:	309 E. Rand Road, #201 Arlington Heights, IL 60004
Meeting Date:	November 14, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and detached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,904 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20.9 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 20.9 feet Side: 6.6 feet Side: 6.7 feet Rear: 43.1 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,920 SF	3,904 SF
Building Lot Coverage	3,049 SF	3,039 SF
Impervious Surface Coverage Total	4,356 SF	4,005 SF

The subject property is located in the Rec Park neighborhood. The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". It appears that the existing home is in good condition, and the home does appear to be contributing to the historic character of the neighborhood. Due to the character of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.

In regards to the proposed new house, one of the purposes of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed design has a modern aesthetic that the Design Commission should evaluate against the historic character of the neighborhood. The design has a black and white color scheme with large areas of charcoal gray panel siding which will have a bold appearance that may look out of place in this location.

The scale and massing of the proposed home fits well with the surrounding context, but the majority of the homes in this neighborhood have detached garages, so the Design Commission should evaluate the proposed attached garage in this location. A design with a

detached garage would be ideal, or the attached garage could be further recessed back from the front wall of the house to diminish its appearance.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 208 N. Haddow Avenue. This recommendation is based on the architectural plans received 10/25/23, material list and samples received 9/29/23, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission needs to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value". Due to the character of the existing house, Staff encourages a renovation/expansion of the existing house, while maintaining its historic character, in lieu of teardown/new construction.
2. Per the Village of Arlington Heights' Single-Family Design Guidelines, the Design Commission should evaluate how the proposed home with a modern aesthetic fits with the historic character of the existing neighborhood.
3. Evaluate the proposed black and white color scheme with large areas of charcoal gray panel siding which will have a bold appearance that may look out of place in this location.
4. Evaluate the proposed attached garage in this neighborhood of predominantly detached garages. A design with a detached garage would be ideal, or the attached garage could be further recessed back from the front wall of the house to diminish its appearance.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

November 7, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-059(H)

N Pine Ave
N Belmont Ave
N Haddow Ave
N Douglas Ave
S Douglas Ave
N Douglas Ave

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

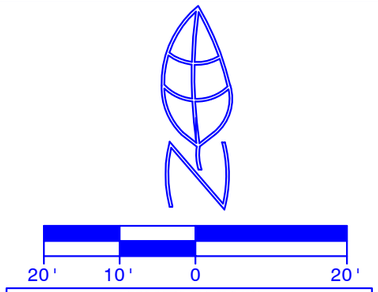
PLAT OF SURVEY

OF

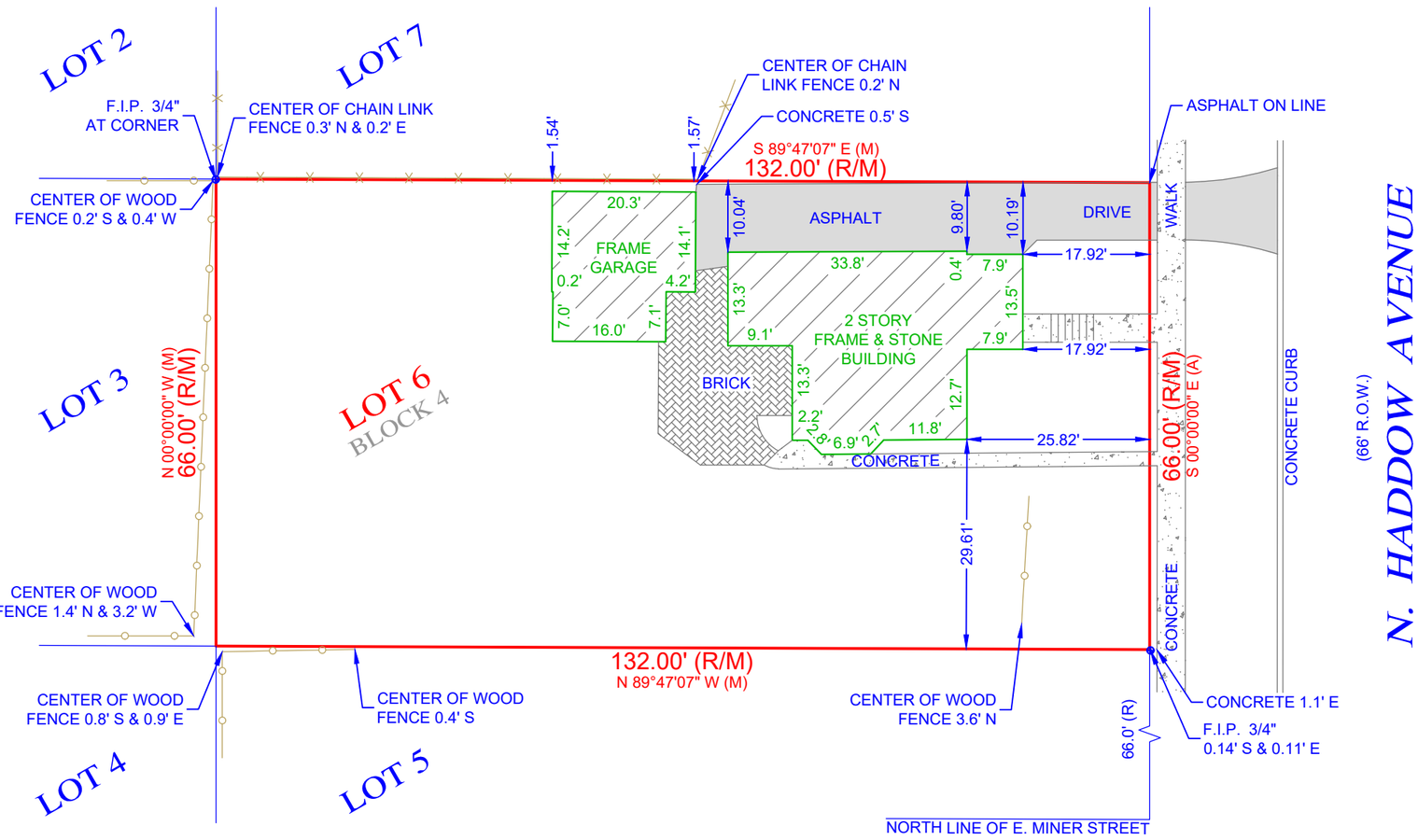
IN BLOCK FOUR (4) OF THE EAST SIDE SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE WEST 600 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AREA OF SURVEY:

"CONTAINING 8,711 SQ. FT. OR 0.19 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF N. HADDOW AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°00'00" E (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 5TH DAY OF SEPTEMBER, A.D., 2023, 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 208 N. HADDOW AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT VINEYARD HOMES, LLC
FIELDWORK DATE (CREW) 08/31/2023 (JB/TR)
DRAWN BY: RE.S. REVISED: JOB NO. 23-08-0417

PIN 03-29-330-007

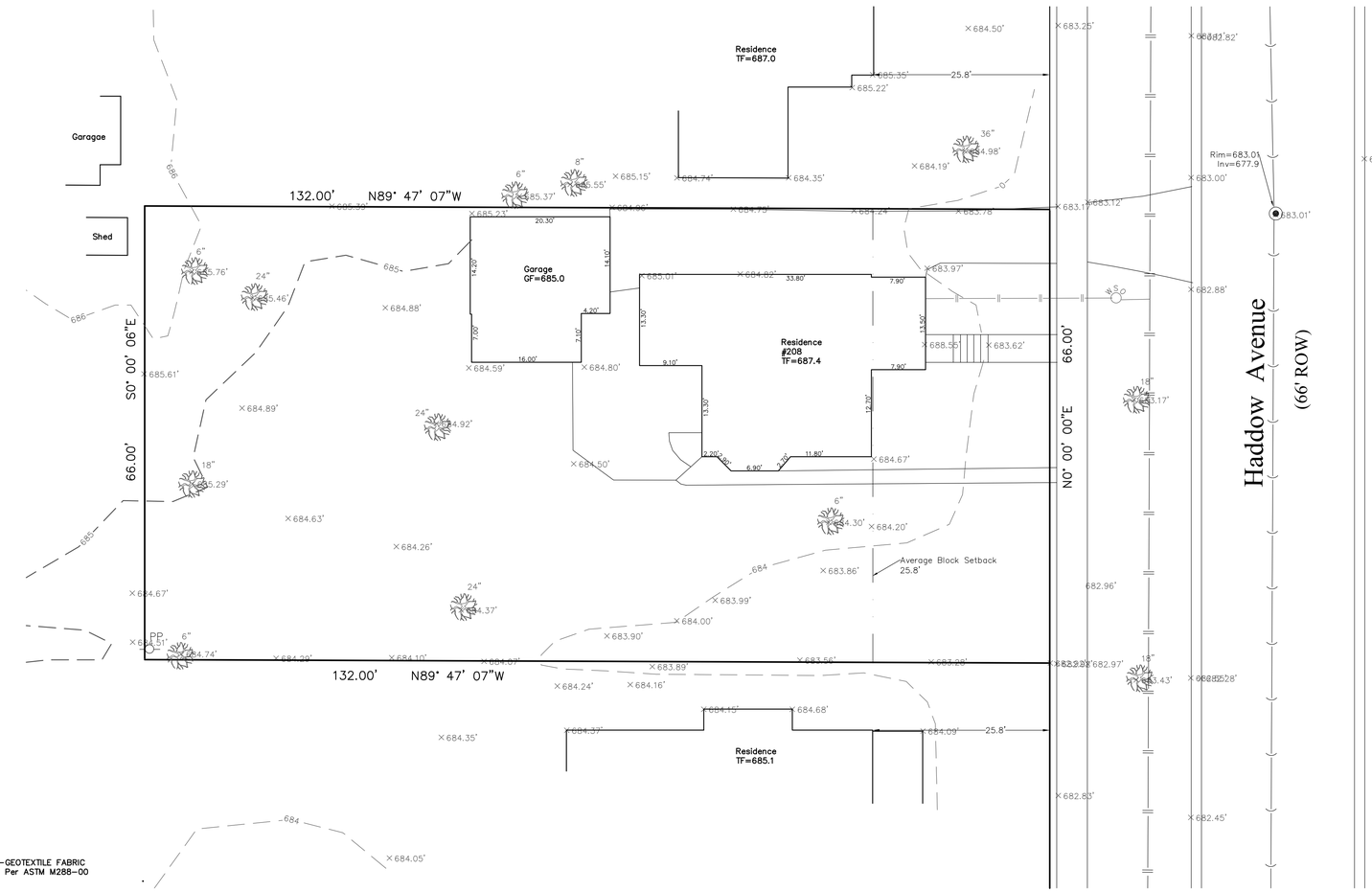
Lot Development Plan - Existing Conditions & Erosion Control

Lot 6 in Block Four of the East Side Subdivision of the South Half of the Northeast Quarter of the Southwest Quarter (except the West 600 feet thereof) of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian,in Cook County, Illinois.

Site Benchmark
Top nut on Fire Hydrant at the Northwest corner of Haddow Avenue and Miner Road.
Elev=682.27 NAVD 88

Legend

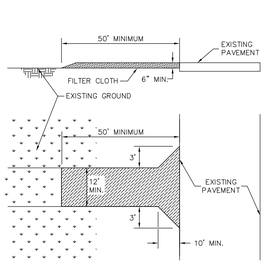
- TF = Top of Foundation
- GF = Garage Floor
- LO = Look Out
- WO = Walk Out
- TC = Top of Curb
- BW = Back of Walk
- FG = Finished Grade
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- CL = Center Line
- x (100.00) = Proposed Elevation
- x 100.00 = Existing Elevation
- = Existingl Contour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



Block Setbacks	
Address	Setback
212	25.8
208	25.8
204	25.8
Average	25.8

Survey Data

Building location, building ties, measured property dimensions and all topographich information is based on the Plat of Survey prepared by Morris Engineering Inc. dated September 5, 2023.



STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)

CONSTRUCTION ENTRANCE SPECIFICATIONS

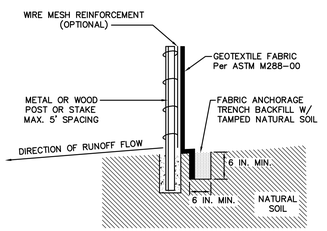
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN (6) INCHES.
3. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Typical Construction Sequencing

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

Utility Note

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



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

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on September 13, 2023 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Bartlett, Illinois,

This 22nd day of September, 2023.

RAYMOND GUERRERO 040213 REGISTERED PROFESSIONAL ENGINEER OF STATE OF ILLINOIS

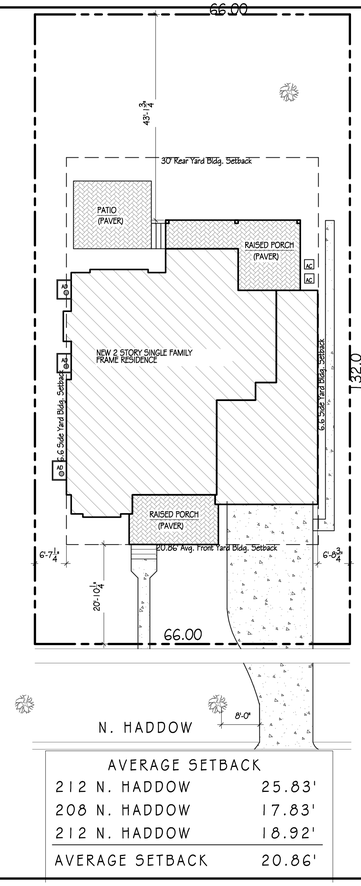
Taurus Engineering, L.L.C.
5N557 Route 59
Bartlett, IL 60103
630-549-5506
taurusenq@sbcglobal.net

Design Firm 184.002441-0002

All dimensions are in Feet and Decimals thereof.

Prepared For:	Property Address:	original plan date	Scale: 1"=10'
Vineyard Homes LLC	208 N Haddow Avenue Arlington Heights, IL	Revision:	Date
	Project #23-015		

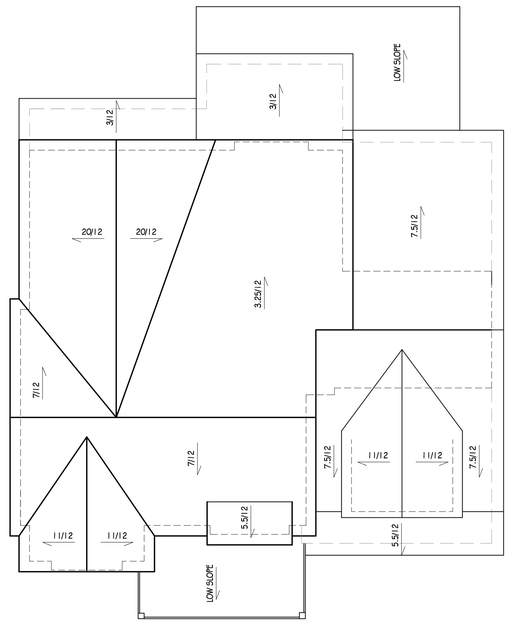
1 = Portable Toilet
2 = Refuse Dumpster
3 = Construction Material Storage
4 = Topsoil Stock Pile
5 = Concrete Washout



AVERAGE SETBACK

212 N. HADDOW	25.83'
208 N. HADDOW	17.83'
212 N. HADDOW	18.92'
AVERAGE SETBACK	20.86'

14 Site Plan scale: 1" = 15'-0"



8 Roof Plan scale: 1/8" = 1'-0"

16 Context Elevations scale: 1/8" = 1'-0"

Copyright Lira and Associates 2023

LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

All designs and documents produced by Lira & Associates are instruments of Lira & Associates' professional service and shall remain the property of Lira & Associates, and may not be; used, copied, reproduced, referenced or forwarded without the direct written consent of Lira & Associates for this project or any other. Doing so shall result in reimbursement for; filing costs, legal fees, architectural fees and all other expenses to Lira & Associates.

MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Certification

Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design Commission
24 Oct 2023

SHEET INDEX:

DC1

EAST MINER STREET

EAST EASTMAN STREET

Property to Left 1

204

Subject Property

208

Property to Right 1

212

Property to Right 2

216

NORTH HADDOW AVENUE

Property Across 1

203

Property Across 2

207

Property Across 3

211

208 N. Haddow Avenue - Existing House proposed for demolition

** MATERIAL SELECTIONS AND COLORS **	
BOARD & BATTEN SIDING:	SMARTSIDE / WHITE
PANEL SIDING:	SMARTSIDE / WHITE
FASCIA & SOFFIT & COLUMNS & BRICK:	CEDAR / CHARCOAL GRAY
WINDOWS & GUTTERS & BRACKETS:	ALUM / BLACK
DOORS & OHD:	FRP / BLACK
ROOF:	ASPHALT / CHARCOAL GRAY
STANDING SEAM ROOF:	ALUM. / BLACK
STANDING SEAM ROOF:	ALUM. / BLACK

East Elevation

South Elevation

Copyright Lira and Associates 2023

LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

All designs and documents produced by Lira & Associates are instruments of Lira & Associates' professional service and shall remain the property of Lira & Associates, and may not be; used, copied, reproduced, referenced or forwarded without the direct written consent of Lira & Associates for this project or any other. Doing so shall result in reimbursement for; filing costs, legal fees, architectural fees and all other expenses to Lira & Associates.

MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design Commission
24 Oct 2023

SHEET INDEX:

DC2

16 South & East Elevations

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

** MATERIAL SELECTIONS AND COLORS **	
BOARD & BATTEN SIDING:	SMARTSIDE / WHITE
PANEL SIDING:	SMARTSIDE / CHARCOAL GRAY
FASCIA & SOFFIT & COLUMNS & BRICK:	CEDAR / CHARCOAL GRAY
WINDOWS & GUTTERS & BRACKETS:	ALUM / BLACK
DOORS & CHD:	FRP / BLACK
ROOF:	ASPHALT / CHARCOAL GRAY
STANDING SEAM ROOF:	ALUM. / BLACK
STANDING SEAM ROOF:	ALUM. / BLACK

West Elevation

North Elevation

Copyright Lira and Associates 2023

LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

All designs and documents produced by Lira & Associates are instruments of Lira & Associates' professional service and shall remain the property of Lira & Associates, and may not be; used, copied, reproduced, referenced or forwarded without the direct written consent of Lira & Associates for this project or any other. Doing so shall result in reimbursement for; filing costs, legal fees, architectural fees and all other expenses to Lira & Associates.

MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Kahler Residence

L&A # 2023

208 N. Haddow
Arlington Hts., IL 60004

New Residence

DATE:
Design Commission
24 Oct 2023

SHEET INDEX:

DC3

16 North & West Elevations

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

MATERIAL SCHEDULE

208 North Haddow Avenue

Roof - Shingle

Roof - Steel
Gutters
Windows

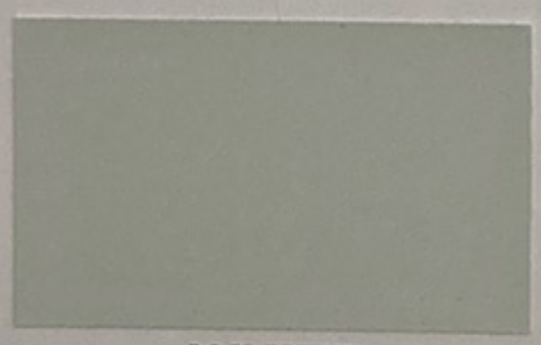
BLACK

Garage Door

Wood Panel Siding
Trim & Fascia

CHARCOAL GRAY

Board & Batten Siding



WHITE

MATERIAL SCHEDULE

208 North Haddow Avenue

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	GAF	Charcoal
Roof	Steel	Midwest	Black
Gutters	Aluminum	ACM	Black
Trim & Fascia	Aluminum	ACM	Charcoal Gray
Wood Panel Siding	Engineered Wood	LP	Charcoal Gray
Board & Batten Siding	Engineered Wood	LP	White
Windows	Aluminum/Fiberglass	Marvin	Black
Garage Door	Steel/Composite	Ideal	Dark Gray

From: Andrea M Hug
To: Planning
Subject: 208 N. Haddow Ave
Date: Tuesday, December 12, 2023 9:10:26 AM

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Save this neighborhood and your reputation!

Do not let this proposed house be built!

I live across the Street from the proposed home designed for 208 N. Haddow Ave. I encourage you not to permit such a monstrosity from invading this neighborhood. Money can be the only thing motivating this proposed mansion.

It certainly is not consistent with the neighborhood of 100-year-old charming homes. This is an historic home built from a Sears Home. The neighboring home to the South shows how this house can be added on to make it a larger home while saving the attracting qualities of this historic home.

I saw the plan that proposes an attached garage in the front of the property rather than a detached garage in the back of the home. This neighborhood has primarily avoided such eyesores. The removal of so many mature trees eliminates the trees that makes a neighborhood such as this one desirable.

About a year ago, this home suffered a tragedy, due to a storm which caused the pipes to freeze. The kitchen was gutted making way for someone to transform it into the kitchen of their dreams, not to tear down the home. It is a lovely home

that has been lovingly cared for 100 years.

Last summer the owner purchased new siding and a new roof was put on recently on the home. A renovation plan could easily keep the quality and character of the neighborhood intact.

I’ve lived in the neighborhood for 26 years and chose this neighborhood because it has character, charm, and beauty. Tearing down this home would remove those attributes, and set a terrible precedence for what Arlington Heights might become. Do not let a tear down change what took 100 years to create.

Please save the integrity of this neighborhood by saying NO to a tear down.

Sincerely,
Andrea Hug
[redacted].

From: Elaine Petricca Schreck
To: Planning
Subject: 208 N. Haddow
Date: Tuesday, December 12, 2023 1:56:19 PM

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To whom it may concern,

I am a Rec Park Neighbor writing to voice my concern for the proposed teardown and new construction at 208 N. Haddow. I am unable to attend tonight's meeting, but do want to add my voice in sharing that I do not think this type of large construction is a positive addition to this particular street/neighborhood as it does not match the surrounding area as well as the current home has for decades. Additionally, I value the historic significance of this Sears home especially in light of the number of similar properties nearby. I fear the precedent this teardown would set for the other smaller or older homes throughout the rest of our neighborhood, and would urge the board to instead recommend a more appropriate renovation to match the style of architecture, lot usage, and overall aesthetic of the majority of other homes in the neighborhood.

Thank you,
Elaine Schreck
[redacted]

James and Susan Wilson-Bulka, [redacted], Arlington Heights, IL 60004

December 12, 2023

Steve Hautzinger AA
Design Planner
Department of Planning and Community Development
Village of Arlington Heights

Hello Mr. Hautzinger,

We have resided in the Recreation Park neighborhood at [redacted], Arlington Heights since 1999. Our property is across from 208 N. Haddow Ave.- the home that is proposed to be demolished. We have reviewed the Nov 7th Staff Design Commission Report and the proposed design of the Kahler Residence and disagree with the demolition of the existing home.

The character of the existing property contributes to the neighborhood's historic appearance and should be preserved. The existing property is in a state where it could be renovated and expanded to maintain that character. The previous owner had mentioned that the existing home is a Sear's home and there are inventory numbers on the beams in the basement.

According to the design by Lira & Associates the proposed demolition would remove three of the four mature trees, standing over 40', that contribute to the 'park like atmosphere' of the neighborhood. Not only do these large trees aesthetically contribute, but they also provide shade, being West of our home, and shelter for many of the existing and migratory birds that pass through our village. Within the past year, the property at 216 N. Haddow had the mature trees removed, which noticeably diminished the neighborhood's atmosphere.

The proposed new construction's color scheme, large dark panels and vertical siding would conflict with the neighborhood's overall appearance. The proposed attached garage is also out of character with predominantly detached garages in the neighborhood. The overall design may be more attractive and very well suited in an existing neighborhood with that similar aesthetic.

For these reasons we disagree with the demolition of the existing home and the new construction of the proposed building and suggest renovation/ expansion of this property to maintain the neighborhood's historic character.

Best regards,

James Bulka

Susan Wilson-Bulka

Susan Wilson-Bulka

From: Mary Schoenbeck
To: Planning
Subject: 208 Haddow Home
Date: Tuesday, December 12, 2023 10:48:47 AM

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Steve Hautzinger, my name is Mary Schoenbeck and I live at [redacted], in the Rec park neighborhood. I am writing in regards to the proposed tear down of the 208 Haddow property. We have live in this neighborhood for more 40 years and the character of this historic area is worth keeping. The home at 208 Haddow has been well maintained and is a beautiful home. I know that there is need to restore some of the inside of the house. As a neighbor I hoped whoever bought the home would keep the initial space intact and or add on an addition in keeping with the scale of the other homes on the block.
Thanks for your careful consideration.
Mary Schoenbeck

Design Commission
12/12/2023

Item: DC#23-066 - Arlington 425-Parking Garage - 26 S. Highland Ave.

Department: Planning & Community Development Department

Requested Action

Approval of design revisions to a previously approved new parking garage in the Downtown. The purpose of the meeting is for review of exterior architecture only.

RECOMMENDATION

It is recommended that the Design Commission require revisions and re-review the proposed design for the Arlington 425 Parking Garage at 26 S. Highland Avenue. This recommendation is based on the drawings received 12/1/23, material list received 12/5/23, 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 that the design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:

a. Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.

b. A full five-story façade on the north elevation.

c. Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.

d. The exterior walls of the bike room, sprinkler room, and dog wash require further design development.

2. A recommendation to replace the proposed metal fence generator screening with a brick wall to match the design and detailing of the garage, to be adequately tall to fully screen the generator.

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, any other zoning and/or

land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Parking Garage - Proposed Design	Exhibits
3/30/21 Previously Approved Arlington 425 Plans - FOR REFERENCE ONLY	Exhibits
DC Minutes - 3/30/21	Minutes
DC Minutes - 3/12/19	Minutes
Public Comment Received as of 2 pm - 12/12/23	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington 425 – Parking Garage
Project Address: 26 S. Highland Avenue

Prepared By: Steve Hautzinger
Date Prepared: December 7, 2023

PETITIONER INFORMATION:

DC Number: 23-066
Petitioner Name: Stephen Messutta
Petitioner Address: CCH LLC
838 Busse Highway
Park Ridge, IL 60068

Meeting Date: December 12, 2023

Requested Action(s):
Approval of design revisions to a previously approved new parking garage in the Downtown. The purpose of the meeting is for review of exterior architecture only.

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

This project has been reviewed by the Plan Commission and approved by the Village Board for Rezoning, PUD (Planned Unit Development), Land Use Variation, and other variations. Because this project required Plan Commission review, 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****."*

Background and Summary:
The Arlington 425 project received Design Commission approval on March 30, 2021, and zoning approval on May 3, 2021 per Ordinance 21-013. At that time, three buildings were reviewed and approved: a five-story multi-family residential building facing Chestnut Avenue, a ten-story multi-family residential building facing Campbell Street, and a new parking garage abutting the existing municipal garage. Two versions of the parking garage, four-stories and five-stories, were reviewed and approved. At that time, the petitioner was proposing to build the four-story garage as Phase 1, with an option to expand the garage with a fifth story if needed.

At this time, the petitioner has made changes to the parking garage plans and exterior design, presumably to reduce the cost of construction. A detailed review of the revised garage plans has not yet been completed to verify zoning compliance, but it appears that the plans are substantially compliant with the approved 2021 plans, therefore not requiring an amendment to the PUD. If it is determined that a PUD amendment is required, then public notification will be required prior to a meeting with the Plan Commission. If it is confirmed that PUD amendment is not required, then the proposed exterior design changes will only require Design Commission approval, and the Village Board would not review the exterior design unless the petitioner were to appeal the Design Commission's determination.

The following is a general summary of the current proposed design changes:

- The body of the parking garage is proposed to be changed from a highly detailed architectural grade precast concrete with brick exterior and decorative metal railings, to a simplified painted precast concrete structure.
- The stair and elevator towers are proposed to be reduced in size. The same materials and detailing from the approved 2021 design will be used, but the glass curtain wall features are proposed to be replaced with simpler single windows.

Additionally, the detailing at the top of each tower is only on the two exterior walls, where the existing stair towers have cornice and brick detailing wrapping all four sides.

- The north garage elevation has been changed from either a four or five-story design, to a split four and five-story design.
- An enclosed bike room, sprinkler room, and dog wash have been added with plain painted precast concrete exterior walls.
- The pedestrian bridge has been omitted.
- An exterior generator on grade with metal fence screening has been added to the plans.

Staff Comments:

Staff recognizes the economic challenges in today's market, and Staff supports the development team's efforts to move this important development forward. However, overall, the proposed revised parking garage design with painted precast concrete panels is a downgrade from the previously approved 2021 design, which included an architectural grade precast concrete with brick exterior and decorative metal railings throughout to match the existing municipal garage.

The proposed painted precast concrete panels on the body of the garage are intended to match the north and south walls of the existing municipal garage. However, the original precast concrete municipal garage was built in the mid 1980's. By the early 2000's, the appearance of the garage was looking dated, and the capacity of the garage was becoming inadequate. A complete renovation and expansion of the garage was then completed, including new updated decorative architectural precast concrete walls with brick veneer, decorative metal railings, and highly detailed stair towers on the east and west ends of the structure. The north and south walls from the original 1980's structure remain, but they were painted to match the colors of the new architectural precast concrete and brick facades. In regards to the current development, Staff does not agree with matching the old, dated portion of the original 1980's municipal garage. The existing painted precast concrete walls require significant maintenance to maintain the painted finish. If the design of the new garage is intended to match the existing municipal garage, then it should match the new updated decorative brick façades with architectural grade precast concrete walls.

Additionally, the proposed exterior painted precast concrete first floor walls of the enclosed bike room, sprinkler room, and dog wash are prominent, lacking detail, and have a poor appearance. The massing of the north elevation looks very awkward with a partial fifth floor, and the massing of the south stair tower is awkwardly narrow. The revised simplified stair tower designs need to be evaluated by the Design Commission, but the proposed two-sided design at the top floor is unacceptable.

It is recommended that the proposed parking garage design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:

- Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.
- A full five-story façade on the north elevation
- Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.
- The exterior walls of the bike room, sprinkler room, and dog wash require further design development.

Staff is open to creative solutions for comparable but less expensive design solutions on portions of the garage, such as possibly on the west elevation, which will have limited visibility once the Chestnut building is completed. However, if a simpler west façade is approved, then an interim landscape plan should be required including large trees to soften the appearance of the garage wall until such time that the Chestnut building is completed.

Finally, in regards to screening the new exterior generator, the proposed location of the generator is highly visible from the internal circular driveway. The proposed black metal fence enclosure has a poor appearance. It is recommended that the metal fence enclosure be replaced with a brick wall to match the design and detailing of the garage, to be adequately tall to fully screen the generator.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed design for the Arlington 425 Parking Garage at 26 S. Highland Avenue. This recommendation is based on the drawings received 12/1/23, material list received 12/5/23, 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 that the design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:
    a. Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.
    b. A full five-story façade on the north elevation.
    c. Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.
    d. The exterior walls of the bike room, sprinkler room, and dog wash require further design development.
2. A recommendation to replace the proposed metal fence generator screening with a brick wall to match the design and detailing of the garage, to be adequately tall to fully screen the generator.
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, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

December 7, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-066

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

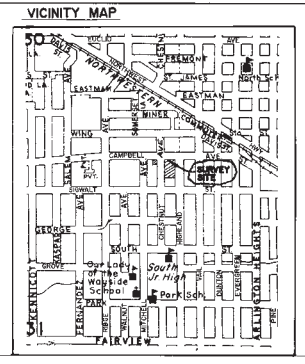
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

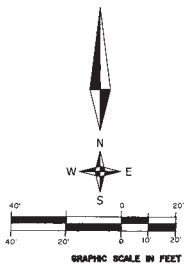
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

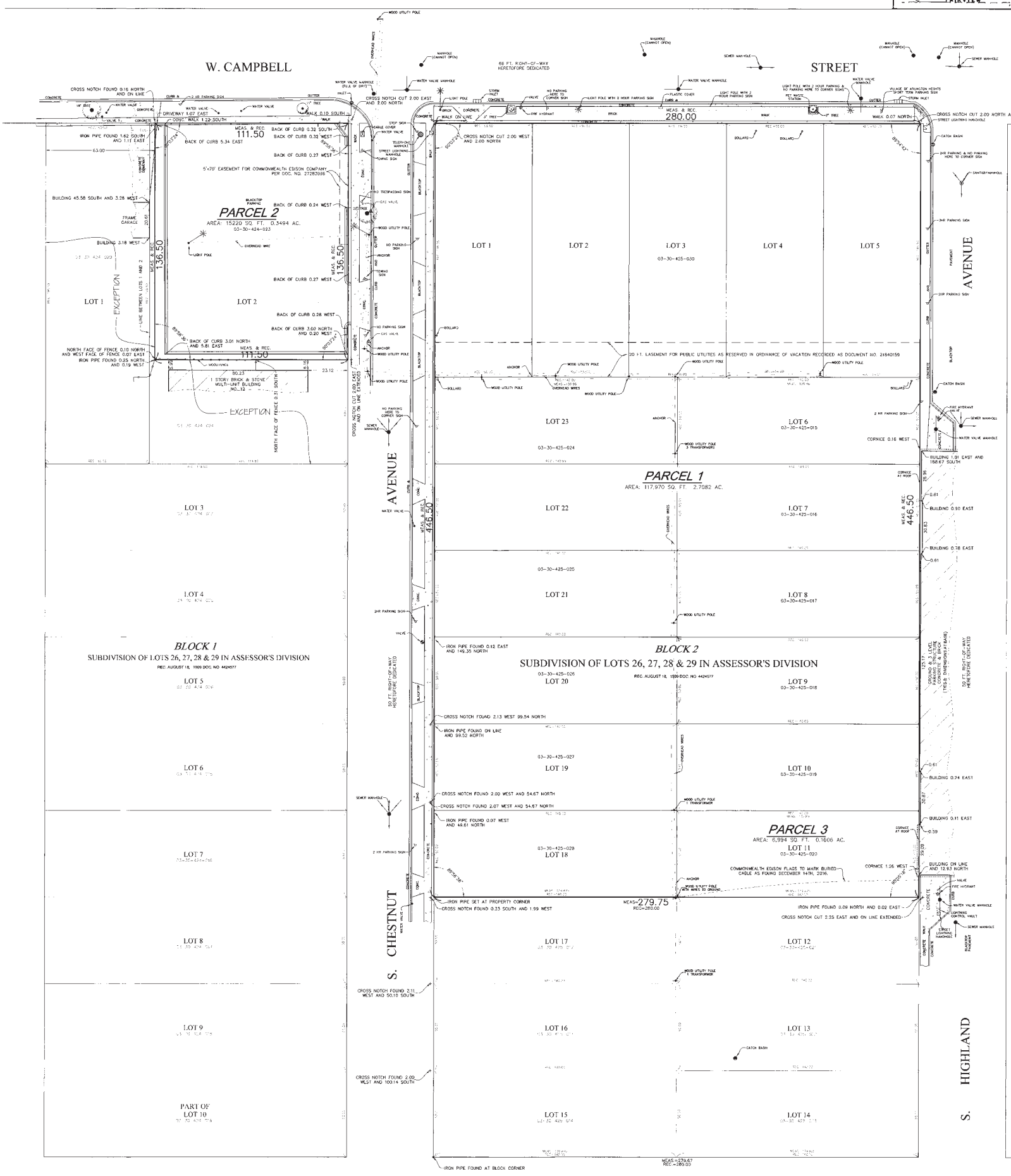
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY: 140,184 SQ. FEET OR 3.2181 ACRES

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: *CCH LLC A/N ILLINOIS LIMITED LIABILITY CO.*

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

UTILITY INFORMATION IS BASED UPON FIELD MEASURMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTANCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED. EXCEPT INSOFAR AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

WARNING
GAS MAINS ARE CONSIDERED "CLASSIFIED INFORMATION" PLEASE CALL "JULIE" AT 1-800-892-0123 TO HAVE UTILITIES MARKED ON THE GROUND AT THIS LOCATION AND WE WILL ADD THAT INFORMATION TO THIS DRAWNING

NO BUILDINGS OR FOUNDATIONS ARE VISIBLE ON THE SURVEYED PROPERTY. THIS DOES NOT PRECLUDE THE EXISTENCE OF BURIED FOUNDATIONS OR OTHER STRUCTURES NOT VISIBLE.

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1410 0089655884 UL HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2016 IN THE PREPARATION OF THIS SURVEY.

IN REGARDS TO SCHEDULE "B" EXCEPTIONS OF SAID TITLE COMMITMENT:

ITEM 13

EASEMENT GRANTED TO COMMONWEALTH EDISON RECORDED OCTOBER 5,1984 AS DOCUMENT 27283996. (SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.02-0.3''	0.33-0''
0.03-0.5''	0.35-0.42''
0.04-0.7''	0.38-0.4''
0.05-0.8''	0.40''
0.06-0.9''	0.42''
0.07-1.0''	0.50''
0.08-1''	0.42-0.5''
0.09-0.1''	0.42-0.5''
0.10-0.2''	0.5-0.6''
0.11-0.3''	0.52''
0.12-0.4''	0.53-0''
0.13-0.5''	0.54-0''
0.14-0.6''	0.55-0.57''
0.15-0.8''	0.58-0.61''
0.16-0.9''	0.62-0.7''
0.17-1.0''	0.69-0''

IN REGARDS TO TABLE "A" ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

ITEM 2 OF TABLE "A"

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT	*03-30-424-023-0000*
217 W. CAMPBELL	*03-30-425-015-0000*
217 W. CAMPBELL	*03-30-425-016-0000*
217 W. CAMPBELL	*03-30-425-017-0000*
26 S. HIGHLAND	*03-30-425-018-0000*
30 S. HIGHLAND	*03-30-425-019-0000*
34 S. HIGHLAND	*03-30-425-020-0000*
15 S. CHESTNUT	*03-30-425-024-0000*
17 S. CHESTNUT	*03-30-425-025-0000*
21 S. CHESTNUT	*03-30-425-026-0000*
29 S. CHESTNUT	*03-30-425-027-0000*
33 S. CHESTNUT	*03-30-425-028-0000*
217 W. CAMPBELL	*03-30-425-030-0000*

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.
ITEM 13 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv., TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK:SS

HEREBY CERTIFIED TO: CCH LLC; AN ILLINOIS LIMITED LIABILITY COMPANY

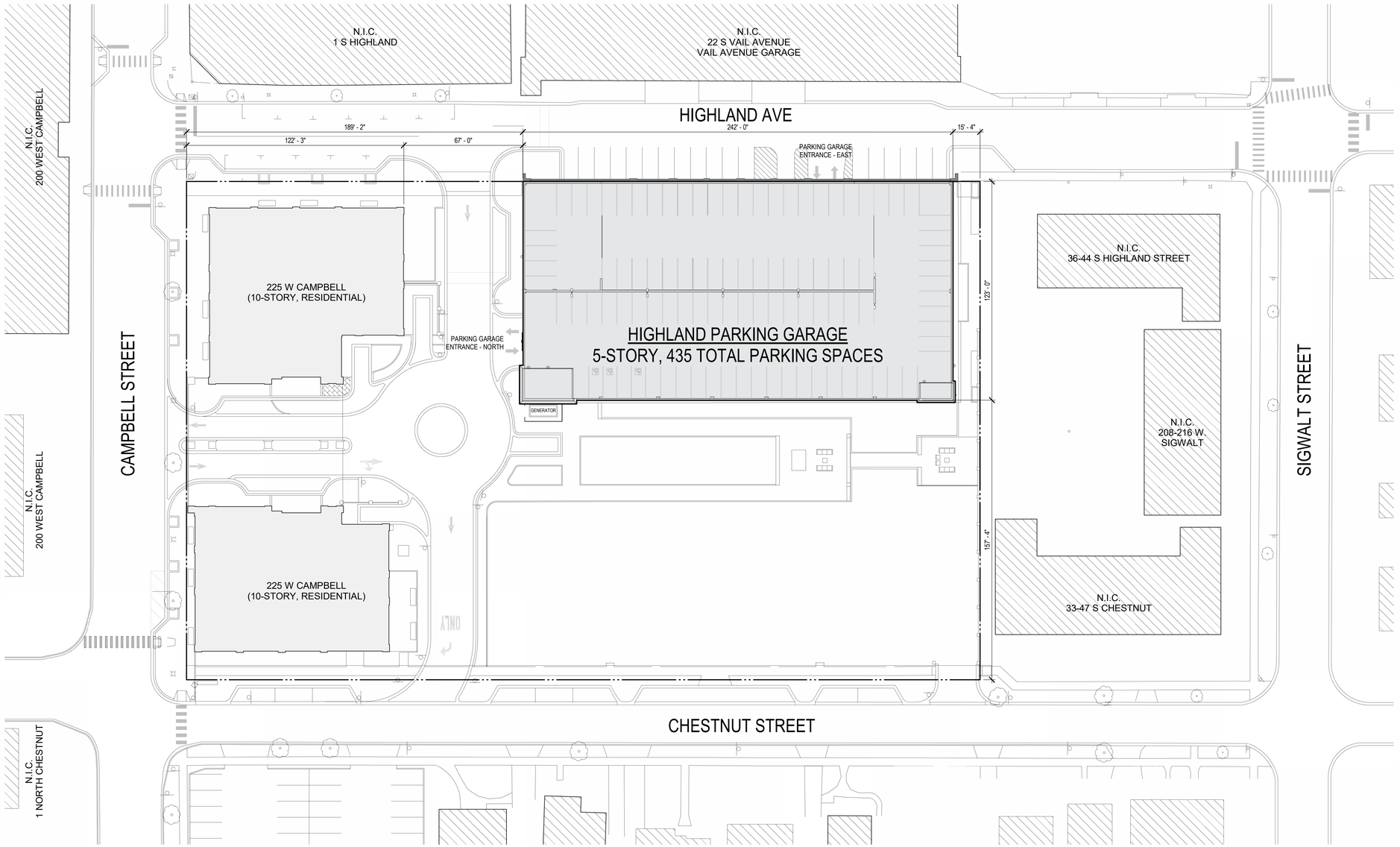
CHICAGO TITLE INSURANCE COMPANY

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, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP: DECEMBER 20, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018



1 SITE PLAN
SCALE: 1" = 30'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 30'
0 7.5' 15' 30' 60'

PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
SITE PLAN
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A01

302 W CAMPBELL

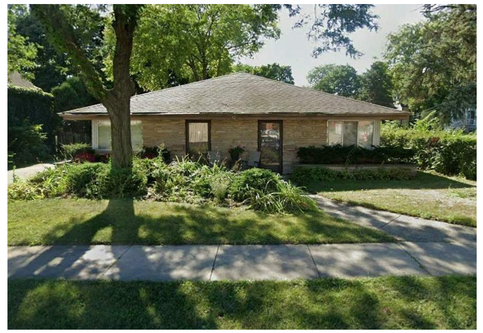
1 N CHESTNUT

200 W CAMPBELL

NORTH - SURROUNDING PROPERTIES

36 S CHESTNUT

26 S CHESTNUT



12 S CHESTNUT

EAST - SURROUNDING PROPERTIES

104 S HIGHLAND

212 W SIGWALT

215 W SIGWALT

SOUTH - SURROUNDING PROPERTIES

VIEW EAST

VIEW SOUTHWEST

VIEW NORTH

SUBJECT PROPERTY

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE

SITE CONTEXT

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A02

Existing Municipal Garage

Northwest Elevation

South Elevation

Southeast Elevation

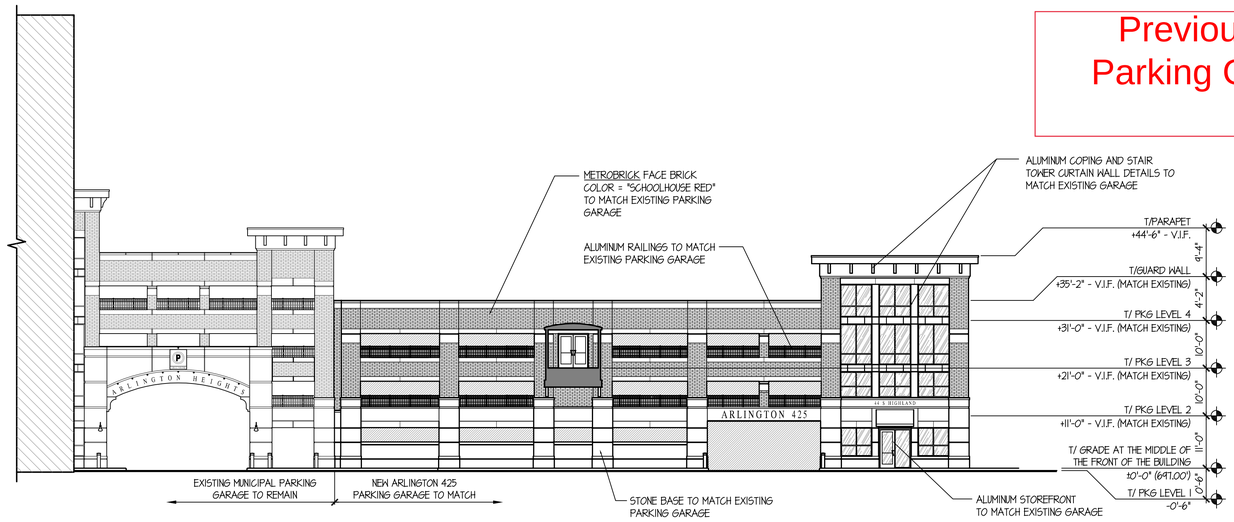
East Elevation

Detail View of Architectural Precast Concrete with Brick Veneer and Decorative Metal Railings versus Painted Precast Concrete

Previously Approved 4-Story
Parking Garage Design from
3/30/21

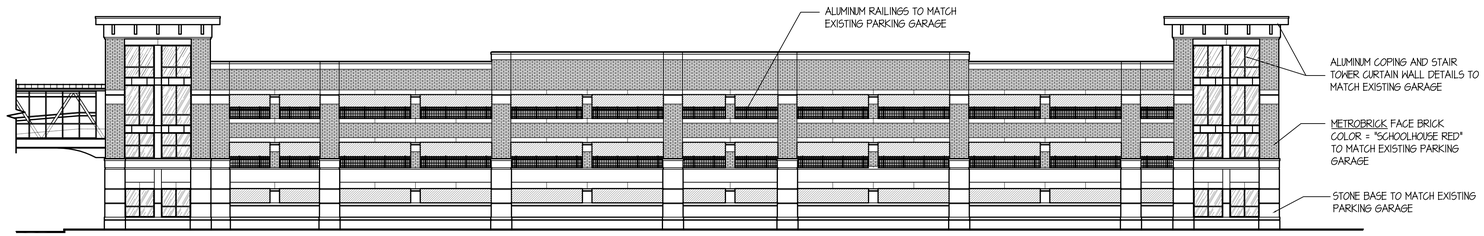
Previously Approved 4-Story
Parking Garage Design from
3/30/21

Previously Approved 4-Story Parking Garage Elevations from 3/20/21



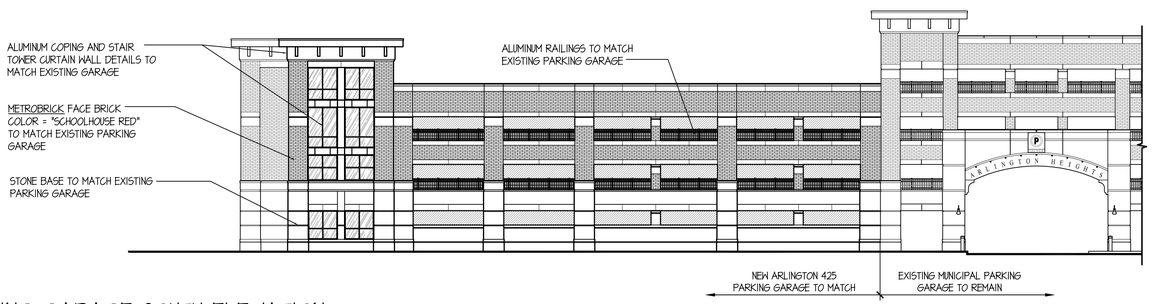
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

© COPYRIGHT 2020 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE ELEV'S

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

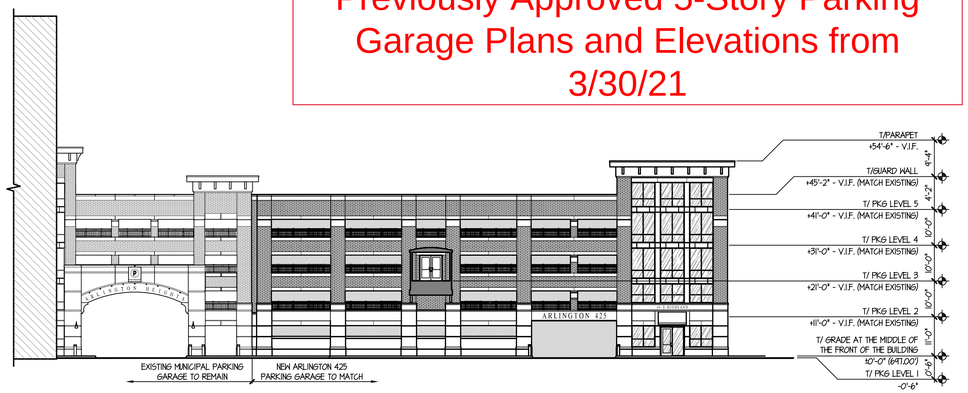
SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Previously Approved 5-Story Parking Garage Design from 3/30/21

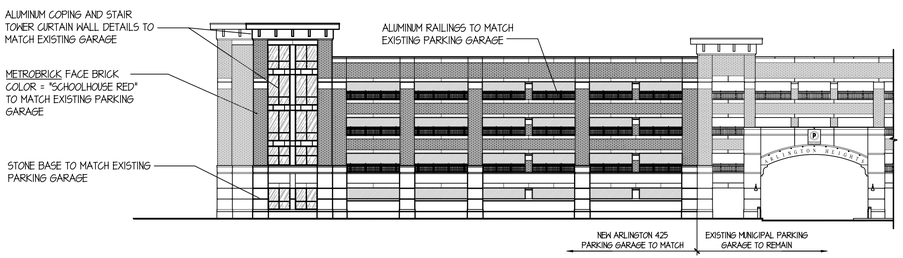
Previously Approved 5-Story Parking Garage Design from 3/30/21

Previously Approved 5-Story Parking Garage Plans and Elevations from 3/30/21

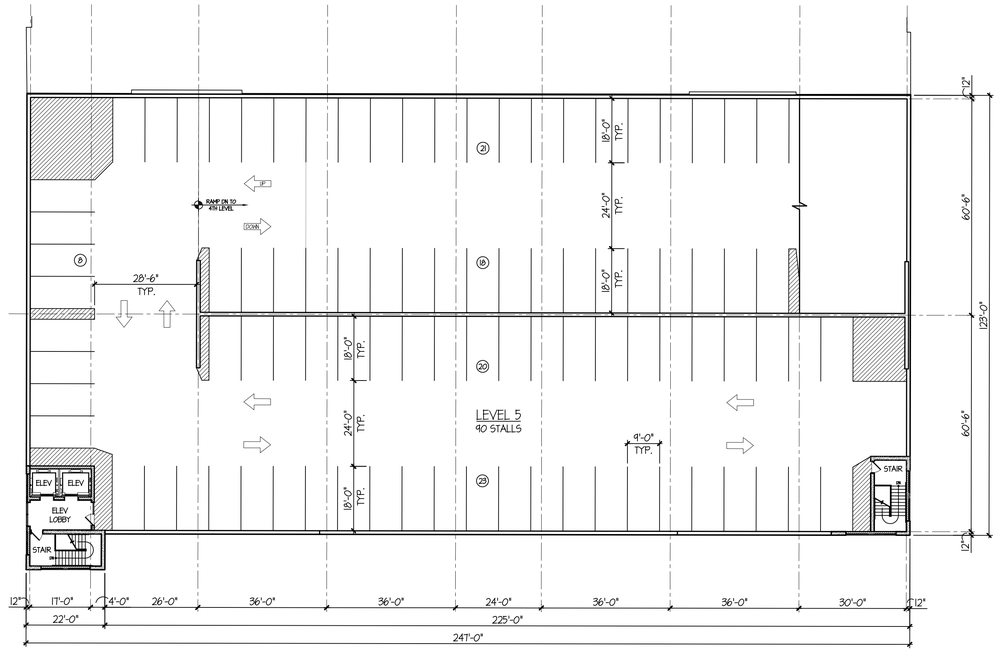


NORTH ELEVATION

WEST ELEVATION



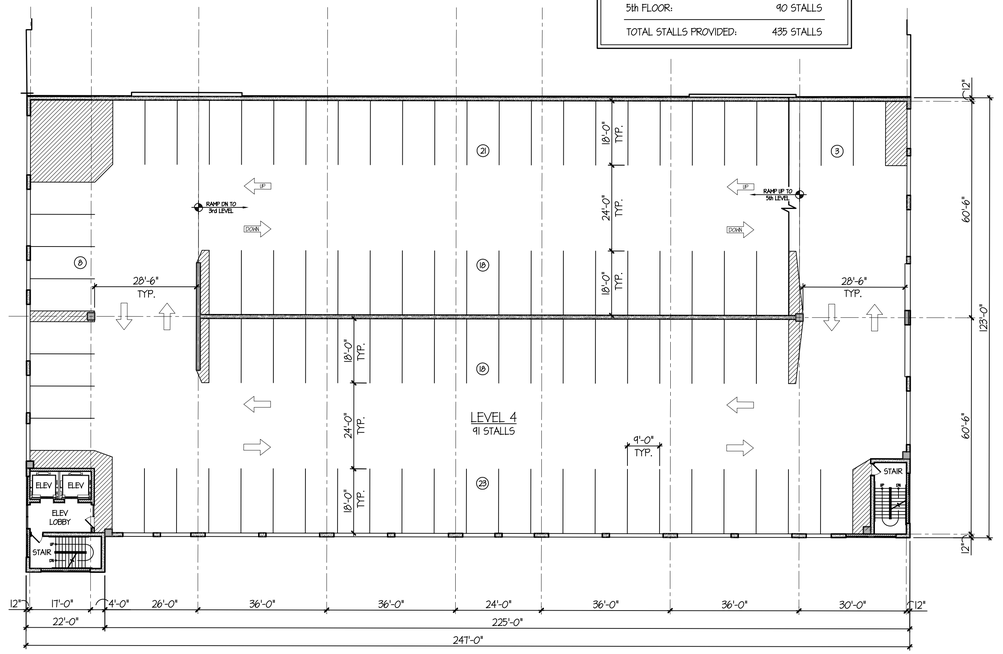
SOUTH ELEVATION



FIFTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

5-LEVEL PARKING GARAGE	
1st FLOOR:	75 STALLS
(OF WHICH 56 ARE COMMERCIAL ONLY)	
2nd FLOOR:	91 STALLS
3rd FLOOR:	88 STALLS
4th FLOOR:	91 STALLS
5th FLOOR:	90 STALLS
TOTAL STALLS PROVIDED:	435 STALLS



FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE ELEVATIONS & FLOOR PLANS FOR ALTERNATE 5-STORY DESIGN

SCALE: 1" = 20'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND ALT.
GARAGE w/ 5th FL.

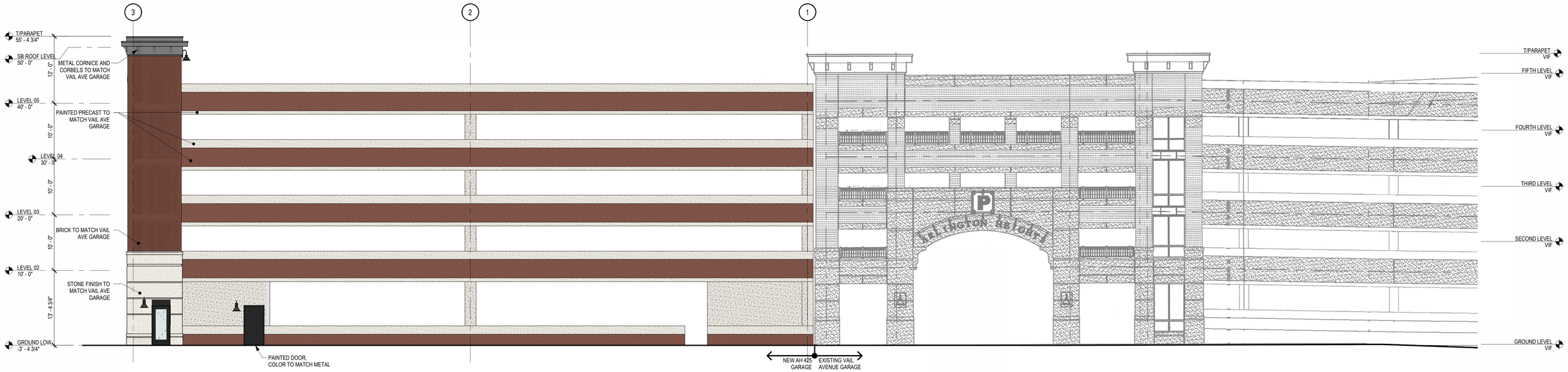
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 3.22.21

NO.	REVISED PER	DATE	BY

JOB NO. 388315

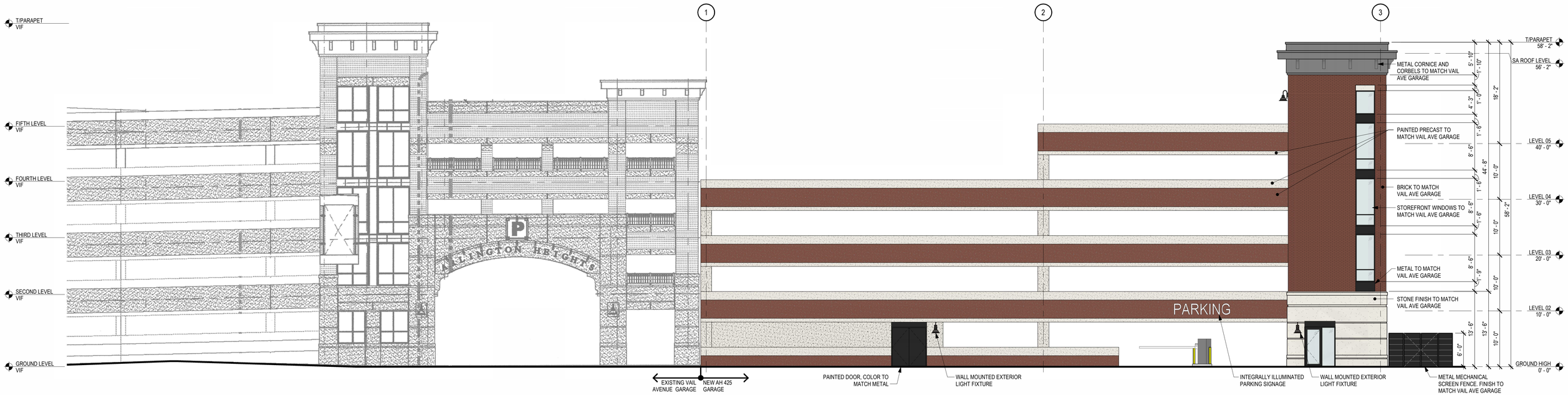
SHEET NO. HL.A
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Current Proposed Design



1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

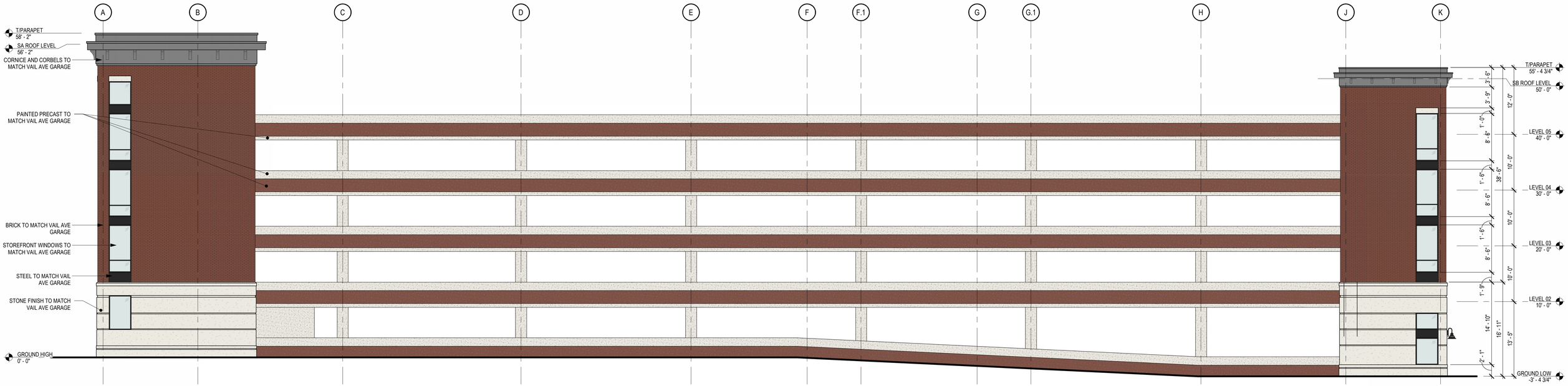
SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
BUILDING ELEVATIONS
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A07

Current Proposed Design



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
BUILDING ELEVATIONS
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A08

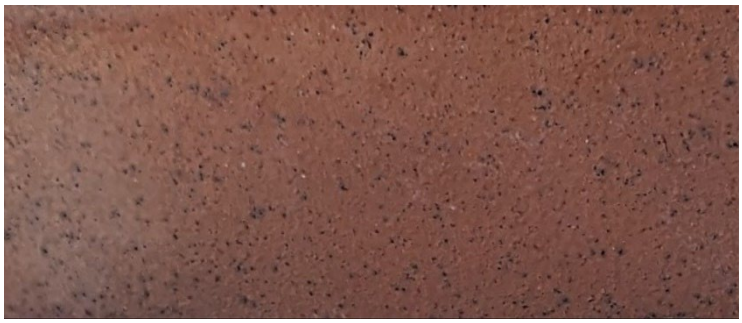
MATERIAL LIST

PETITIONER NAME:	CCH, LLC.
DATE:	DECEMBER 01,2023
PROJECT:	ARLINGTON 425
LOCATION:	44 S. HIGHLAND AVENUE

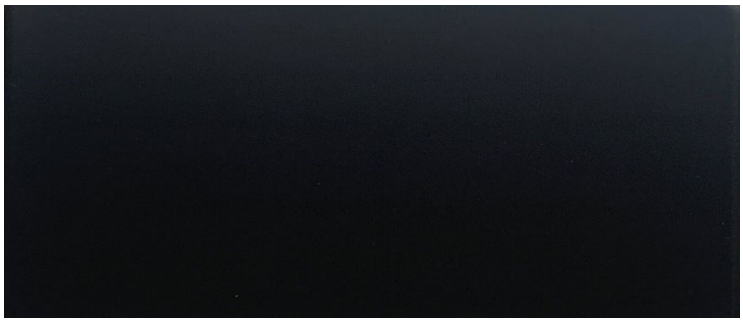
BRICK:	THING BRICK (BRICK SIZE TO MATCH VAIL AVE PARKING GARAGE) COLOR: TBD, TO MATCH EXITING VAIL AVE PARKING GARAGE
STONE FINISH PANEL:	TO MATCH EXISTING VAIL AVE PARKING GARAGE
STOREFRONT WINDOWS:	ALUMINUM STOREFRONT WINDOWS: FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE
CORNICE & BRACKETS:	ALUMINUM WRAPPED & COMPOSITE TRIM COLOR: TO MATCH EXISTING VAIL AVE PARKING GARAGE
PAINTED PRECAST PANEL:	PRECAST CONCRETE PANEL FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE COLOR: 'RED', TO MATCH EXISTING VAIL AVE PARKING GARAGE
PAINTED PRECAST PANEL:	PRECAST CONCRETE PANEL FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE COLOR: 'TAN', TO MATCH EXISTING VAIL AVE PARKING GARAGE

MATERIAL BOARD

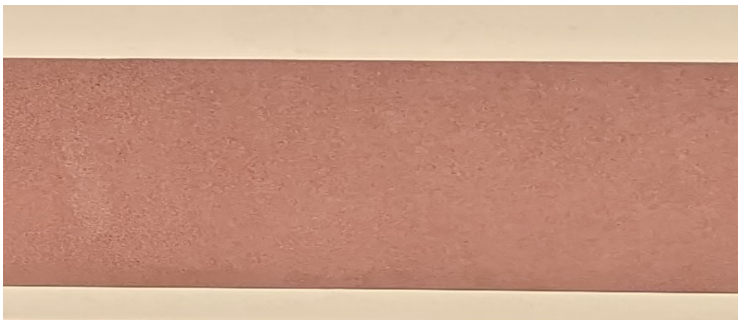
STONE FINISH PANEL



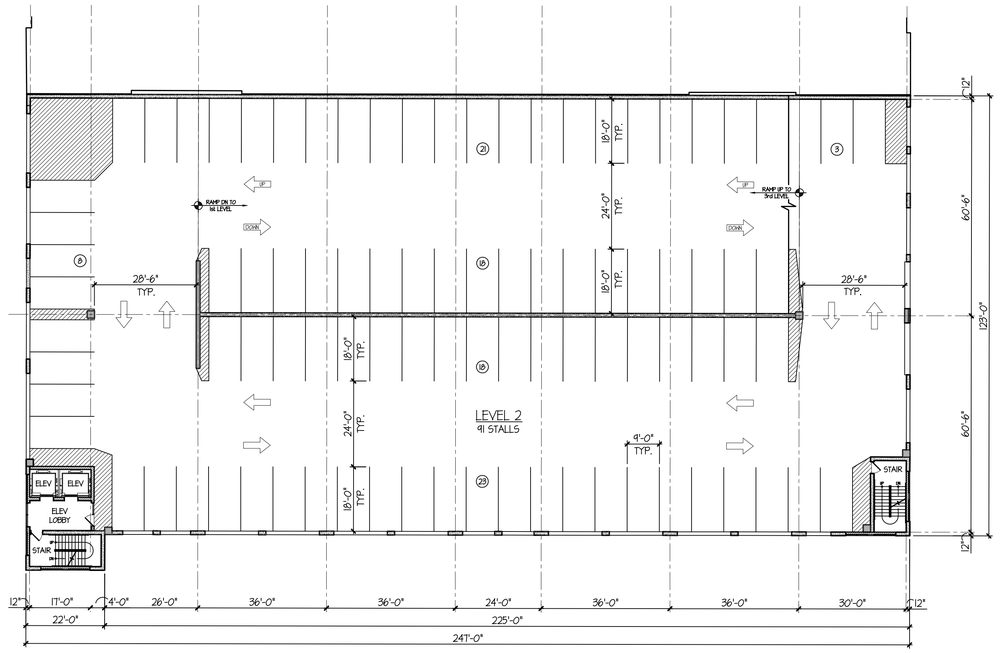
BRICK

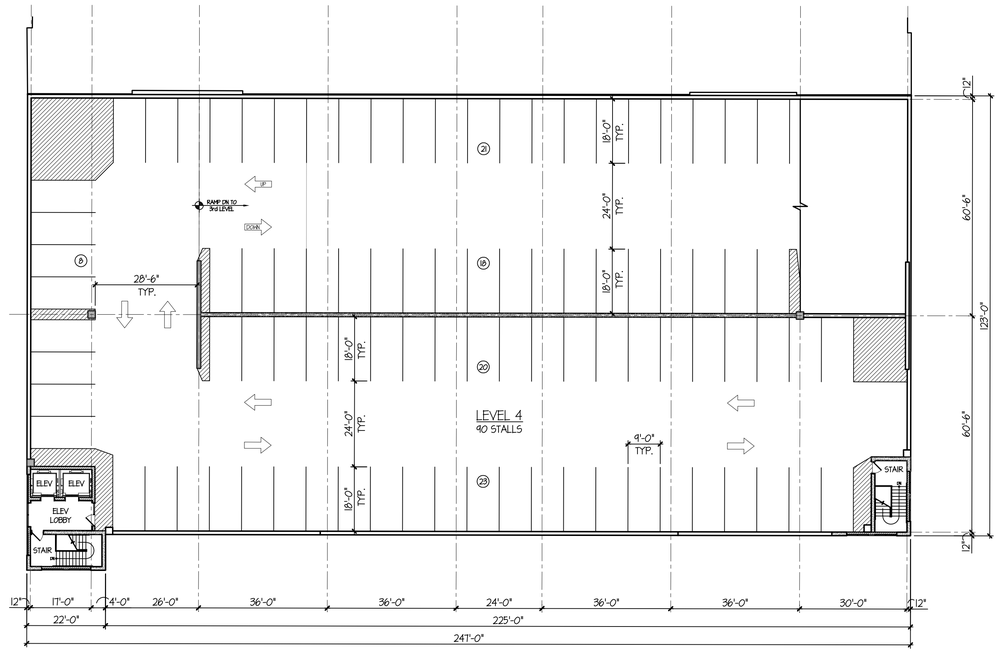


STOREFRONT WINDOWS, CORNICE, & BRACKETS



PAINTED PRECAST PANEL

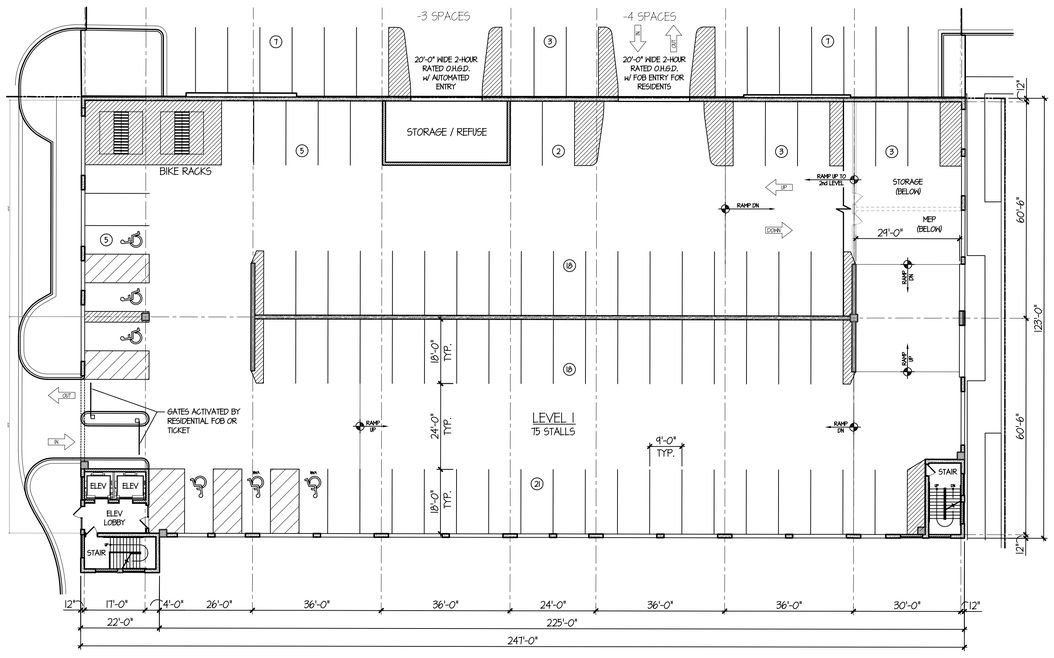




SECOND LEVEL PARKING GARAGE PLAN

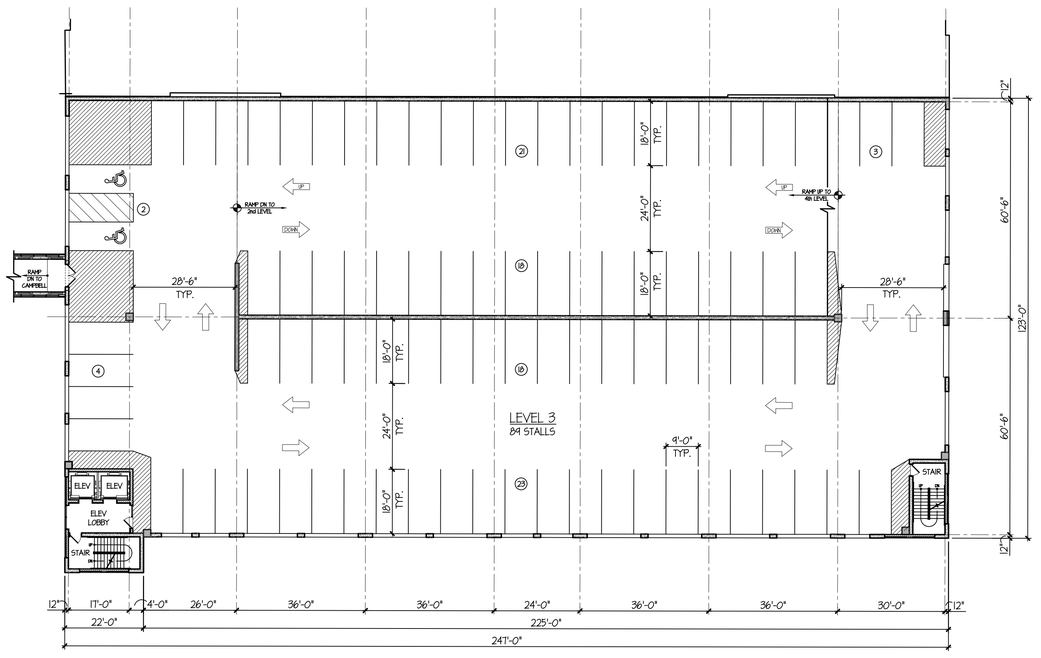
30,600 SQ. FT.

Approved Parking Garage Plans from 3/30/21



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTURE & INTERIORS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

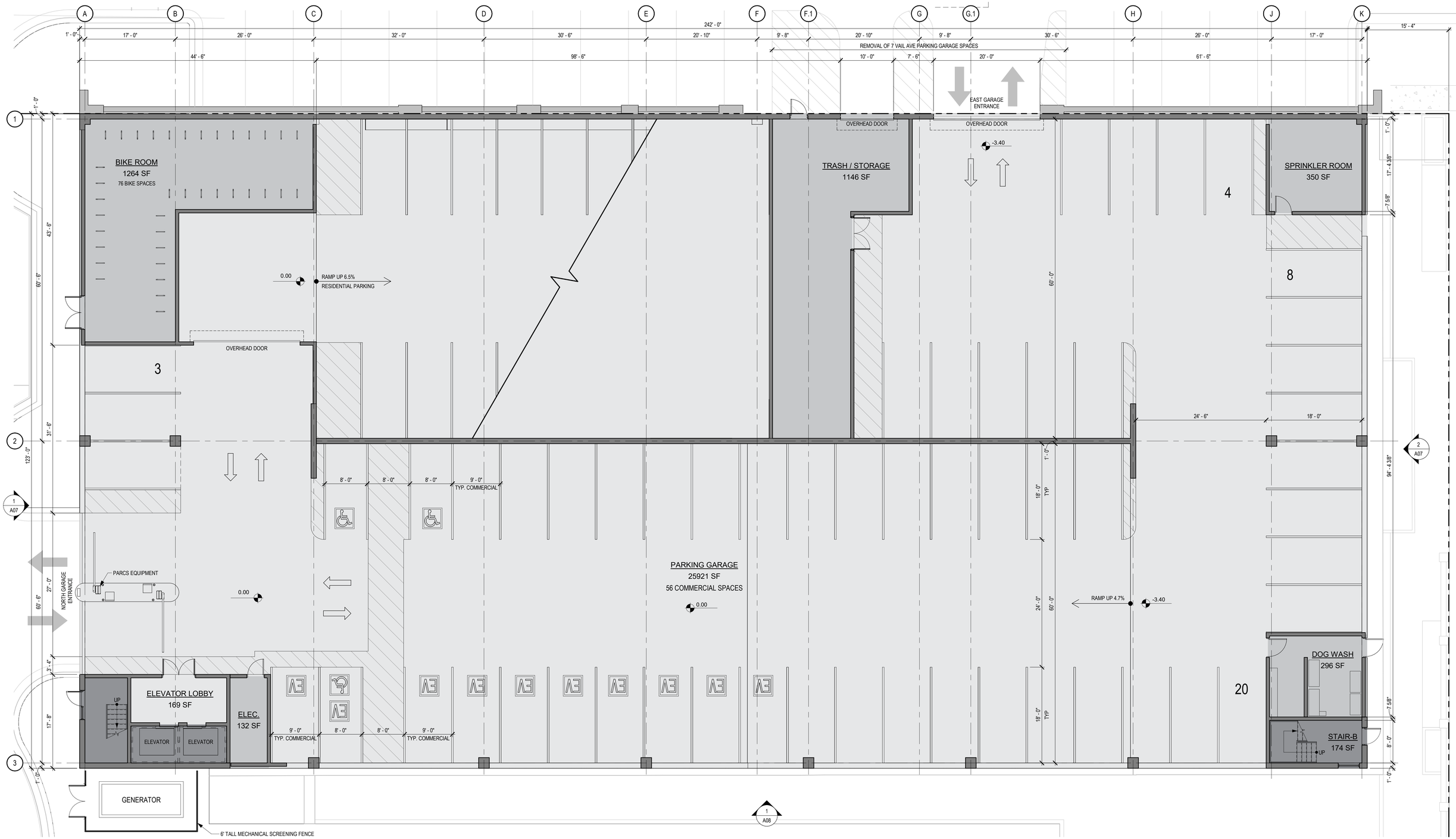
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
1	DC SUBMITTAL	2.10.21	KQB
2	PC REVISIONS	2.19.21	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



1 GROUND FLOOR PLAN

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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

PROJECT

CCH, LLC.

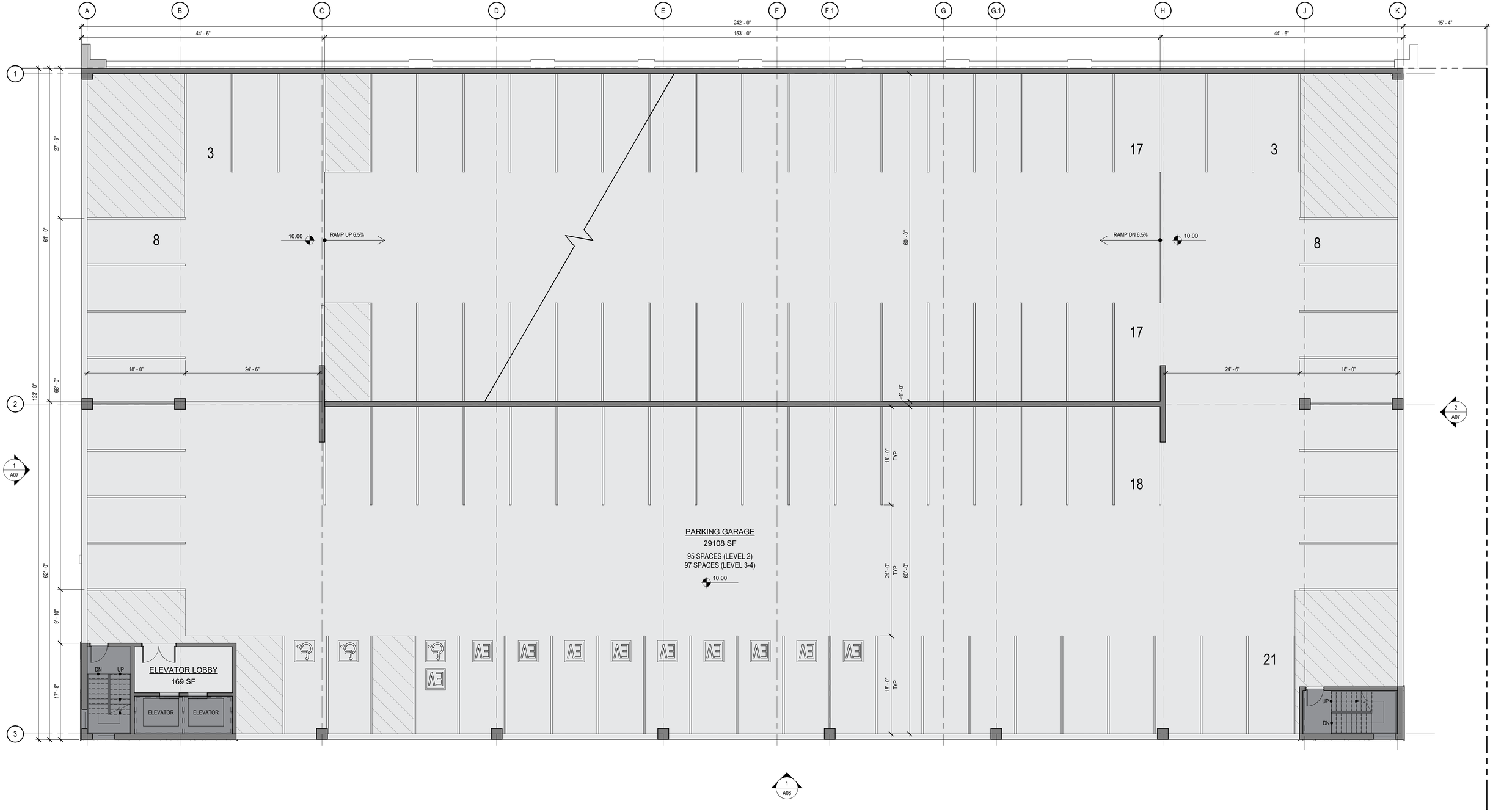
ARLINGTON HEIGHTS 425 GARAGE

GROUND FLOOR PLAN

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A03



1 TYPICAL FLOOR PLAN (FLOORS 2-4)
SCALE: 1/8" = 1'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

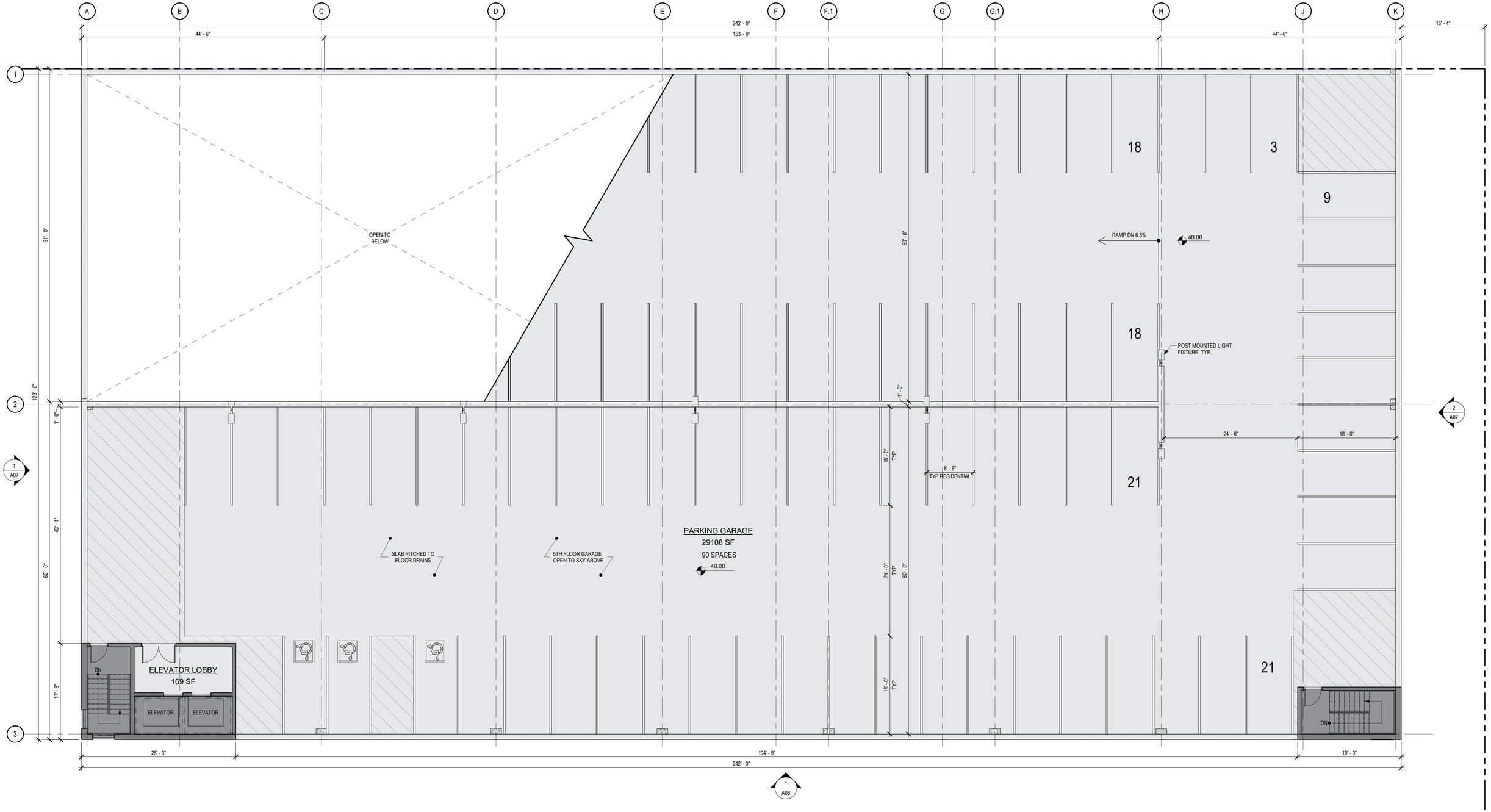
N
PROJECT

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
TYPICAL FLOOR PLAN
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A04



1 FIFTH FLOOR PLAN

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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

CCH, LLC.

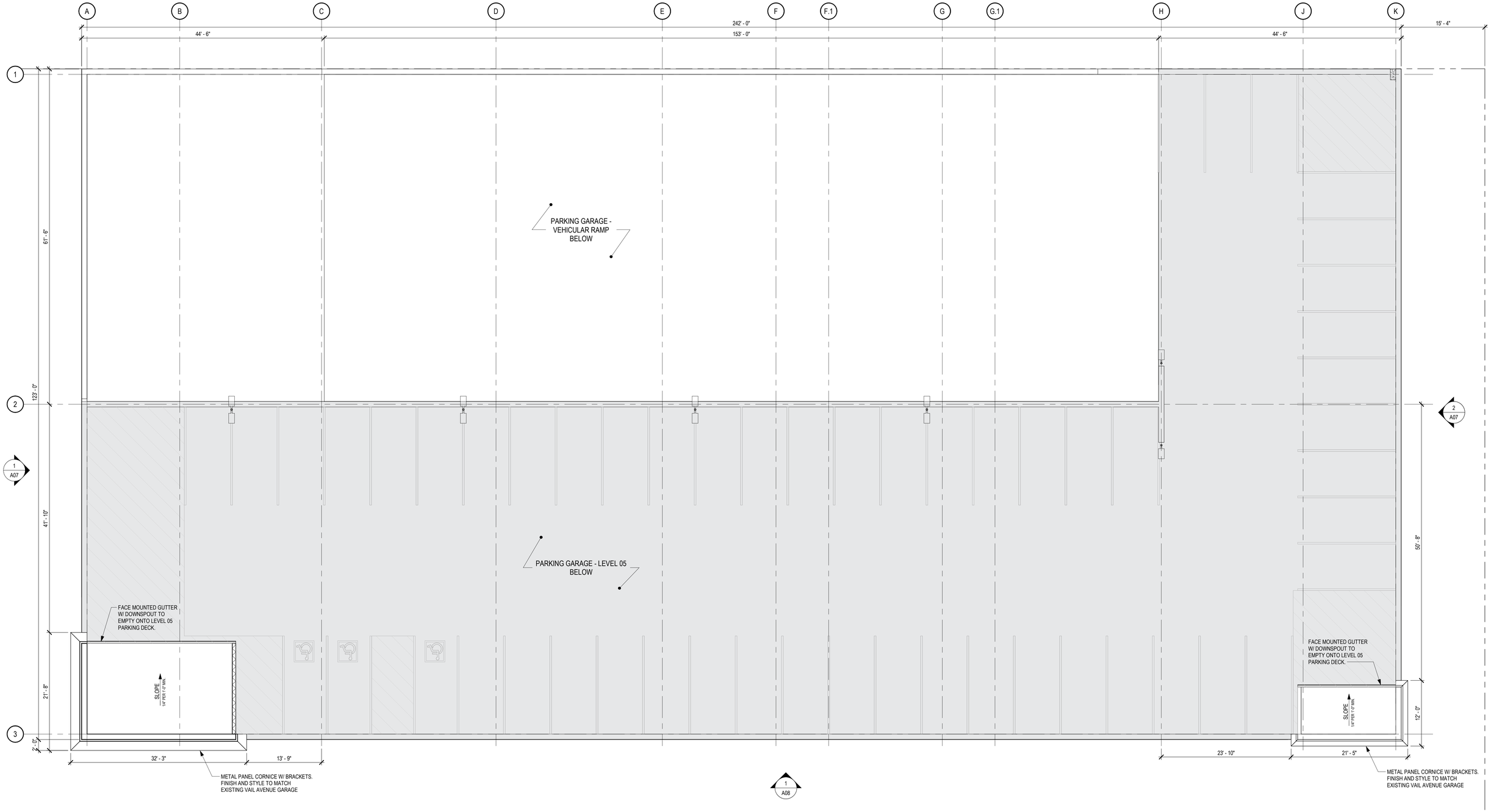
ARLINGTON HEIGHTS 425 GARAGE

FIFTH FLOOR PLAN

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A05



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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
ROOF PLAN
S. HIGHLAND AVE

December 01,2023 Project #: 23055

A06

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

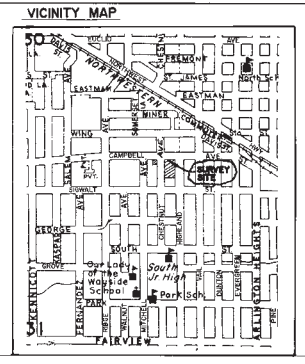
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

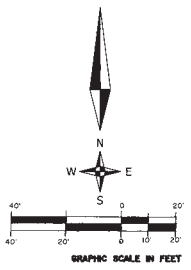
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

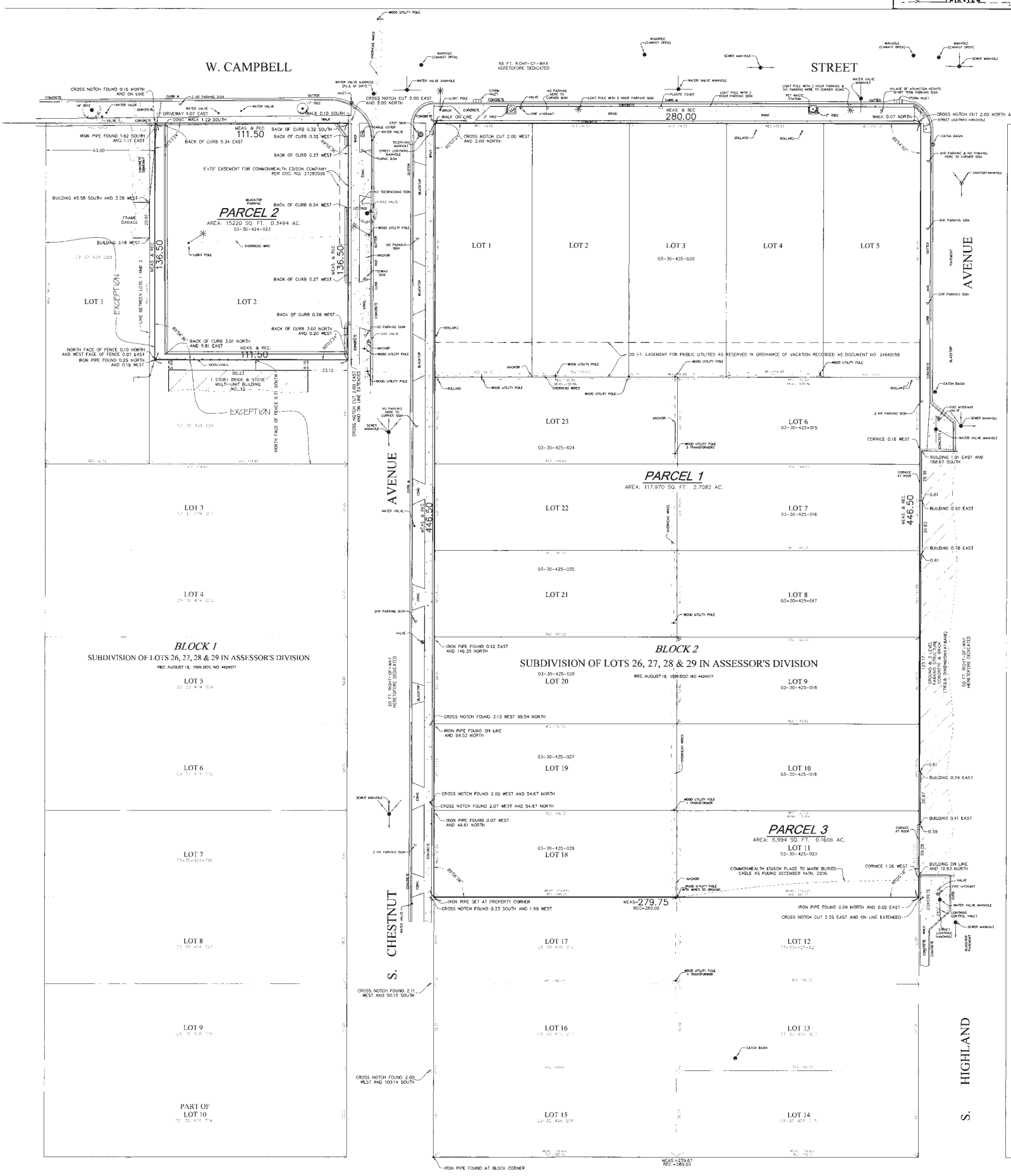
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY: 140,184 SQ. FEET OR 3.2181 ACRES

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: *CCH LLC A/N ILLINOIS LIMITED LIABILITY CO.*

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

UTILITY INFORMATION IS BASED UPON FIELD MEASURMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTANCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED. EXCEPT INSOFAR AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

WARNING
GAS MAINS ARE CONSIDERED "CLASSIFIED INFORMATION" PLEASE CALL "JULIE" AT 1-800-892-0123 TO HAVE UTILITIES MARKED ON THE GROUND AT THIS LOCATION AND WE WILL ADD THAT INFORMATION TO THIS DRAWNING

NO BUILDINGS OR FOUNDATIONS ARE VISIBLE ON THE SURVEYED PROPERTY. THIS DOES NOT PRECLUDE THE EXISTENCE OF BURIED FOUNDATIONS OR OTHER STRUCTURES NOT VISIBLE.

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1410 0089655884 UL HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2016 IN THE PREPARATION OF THIS SURVEY.

IN REGARDS TO SCHEDULE "B" EXCEPTIONS OF SAID TITLE COMMITMENT:

ITEM 13

EASEMENT GRANTED TO COMMONWEALTH EDISON RECORDED OCTOBER 5,1984 AS DOCUMENT 27283996. (SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.02-0.3''	0.33-0''
0.03-0.5''	0.35-0.42''
0.04-0.7''	0.38-0.4''
0.05-0.8''	0.40''
0.06-0.9''	0.42''
0.07-1.0''	0.50''
0.08-1''	0.42-0.5''
0.09-0.1''	0.42-0.5''
0.10-0.2''	0.5-0.6''
0.11-0.3''	0.52''
0.12-0.4''	0.53-0''
0.13-0.5''	0.54-0''
0.14-0.6''	0.55-0.57''
0.15-0.8''	0.58-0.61''
0.16-0.9''	0.62-0.7''
0.17-1.0''	0.69-0''

IN REGARDS TO TABLE "A" ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

ITEM 2 OF TABLE "A"

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT	*03-30-424-023-0000*
217 W. CAMPBELL	*03-30-425-015-0000*
217 W. CAMPBELL	*03-30-425-016-0000*
217 W. CAMPBELL	*03-30-425-017-0000*
26 S. HIGHLAND	*03-30-425-018-0000*
30 S. HIGHLAND	*03-30-425-019-0000*
34 S. HIGHLAND	*03-30-425-020-0000*
15 S. CHESTNUT	*03-30-425-024-0000*
17 S. CHESTNUT	*03-30-425-025-0000*
21 S. CHESTNUT	*03-30-425-026-0000*
29 S. CHESTNUT	*03-30-425-027-0000*
33 S. CHESTNUT	*03-30-425-028-0000*
217 W. CAMPBELL	*03-30-425-030-0000*

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.
ITEM 13 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv., TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK:SS

HEREBY CERTIFIED TO: CCH LLC; AN ILLINOIS LIMITED LIABILITY COMPANY

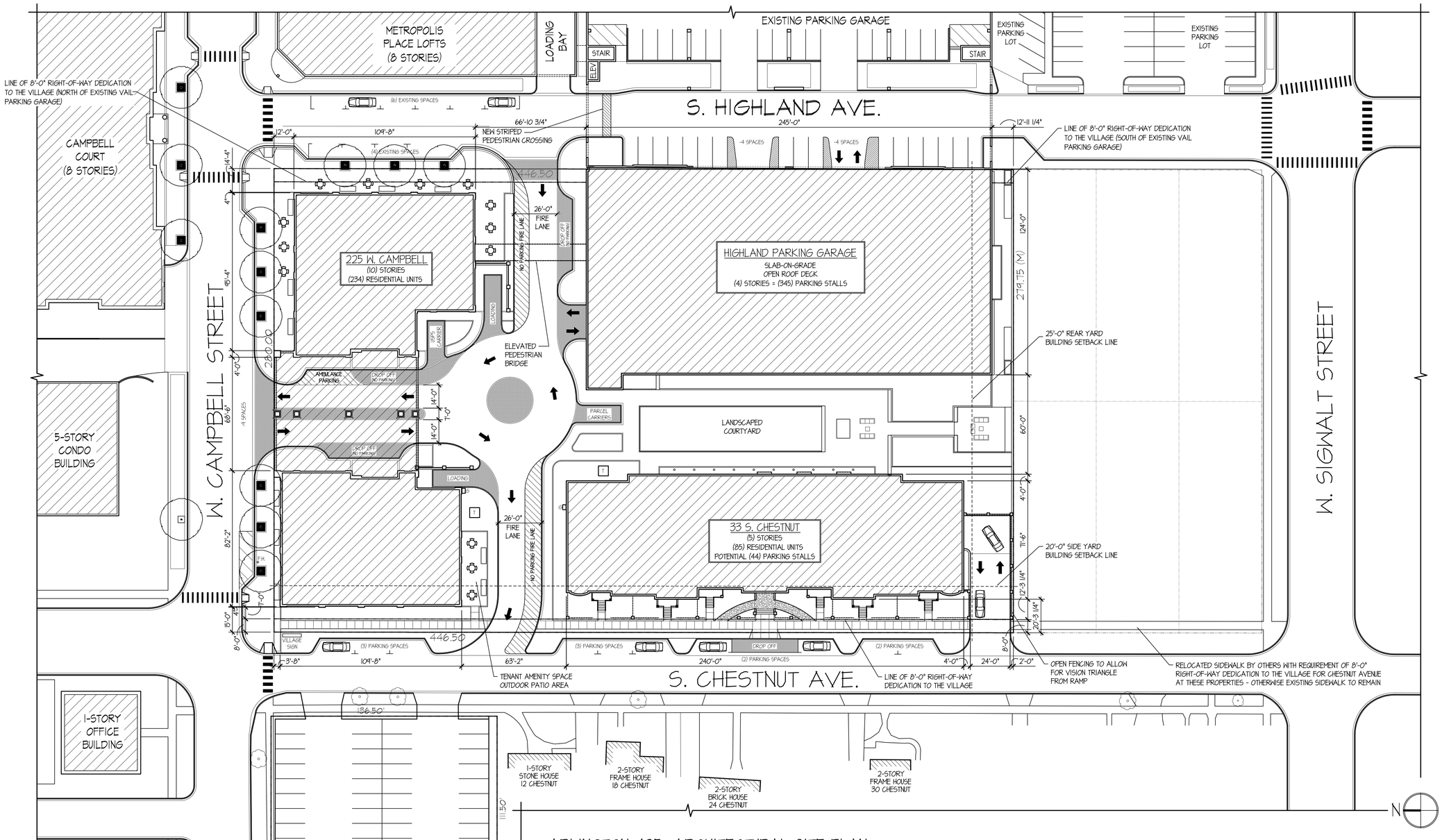
CHICAGO TITLE INSURANCE COMPANY

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, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP: DECEMBER 20, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

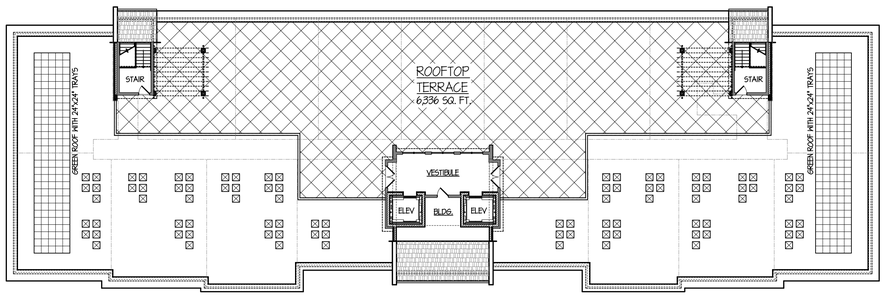
JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

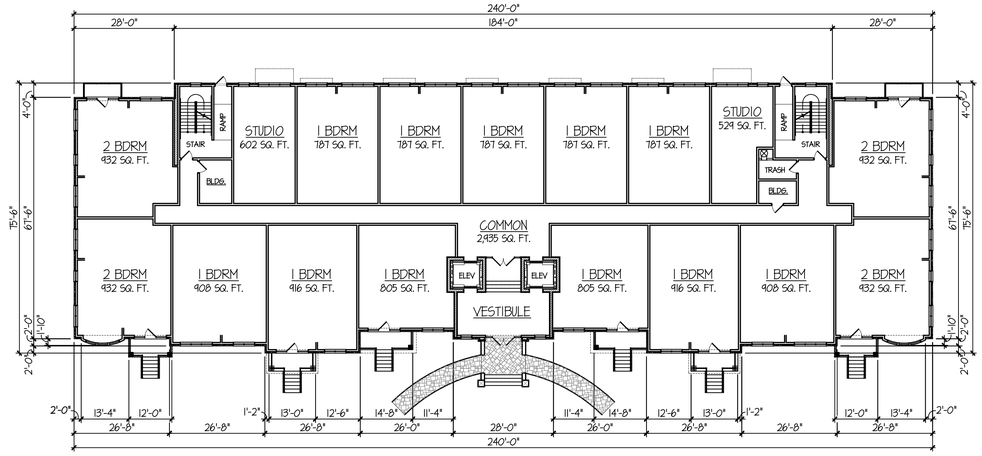
220 W CAMPBELL

44 S HIGHLAND
ARLINGTON ARMS



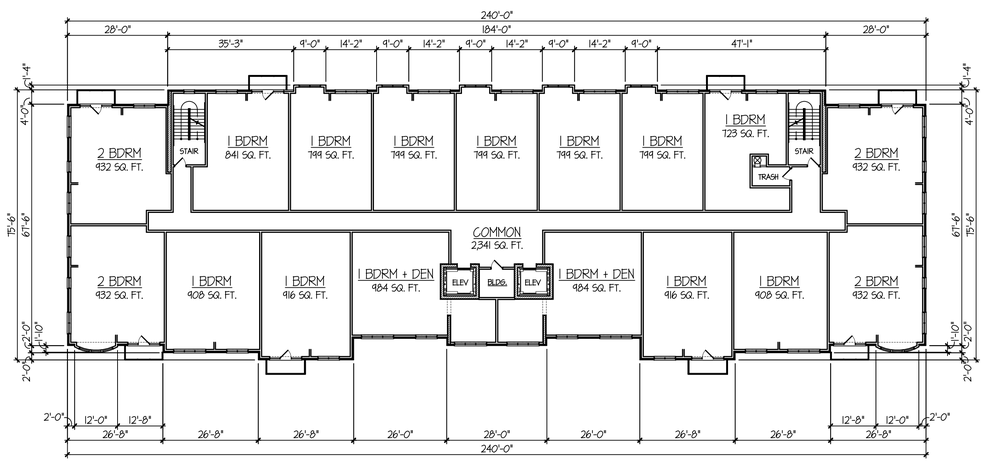
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



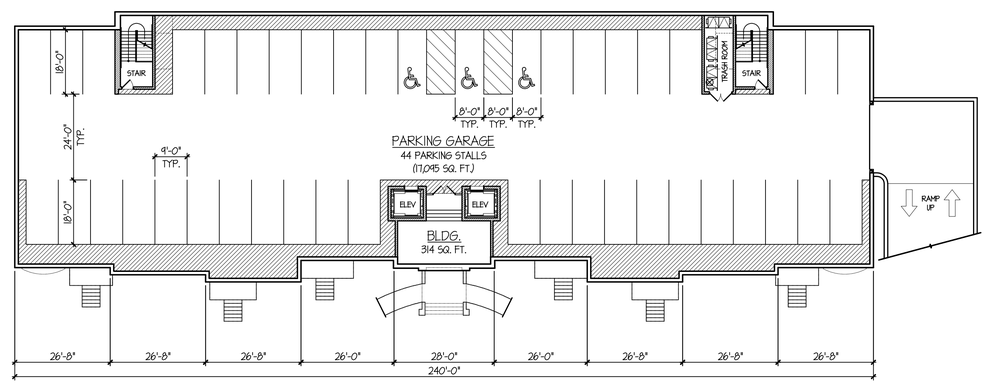
FIRST FLOOR PLAN

17,184 SQ. FT.



TYPICAL 2nd, 3rd, 4th & 5th RESIDENTIAL LEVEL FLOOR PLANS

17,212 SQ. FT. AT FLOOR 5
17,244 SQ. FT. AT FLOOR5 2, 3 AND 4



UNDERGROUND PARKING GARAGE PLAN

17,161 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: 33 S. CHESTNUT FLOOR PLANS

SCALE: 1" = 20'-0"

© COPYRIGHT 2020 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
FLOOR PLANS

FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CH.1
OF 11

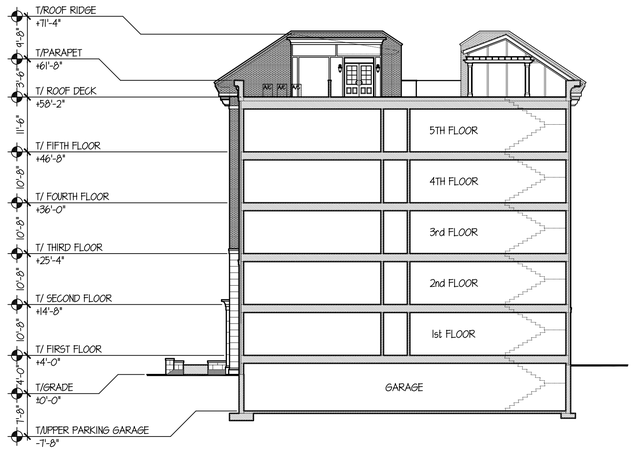
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"

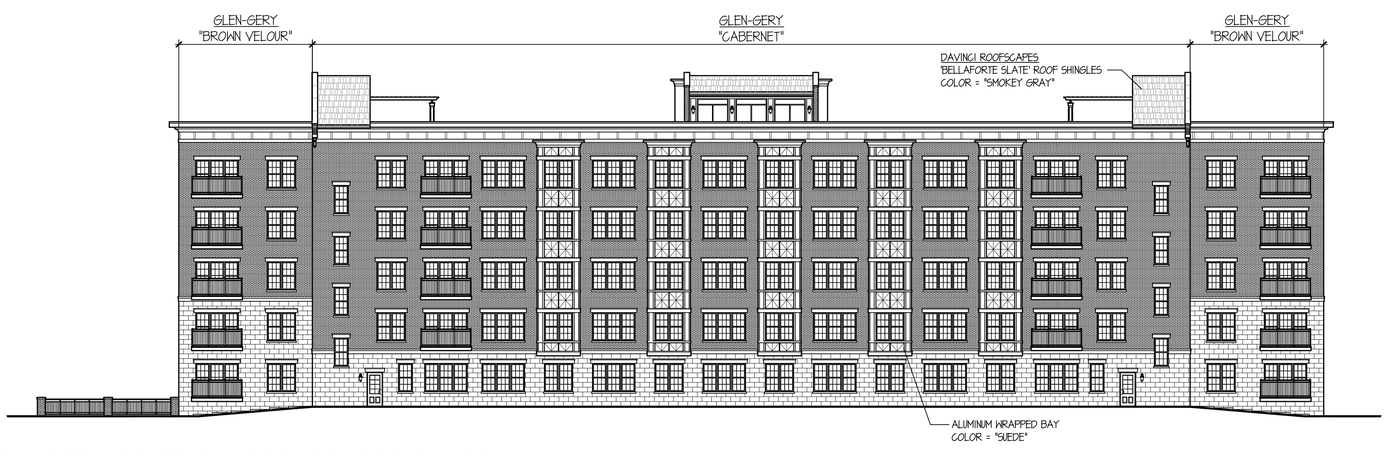
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



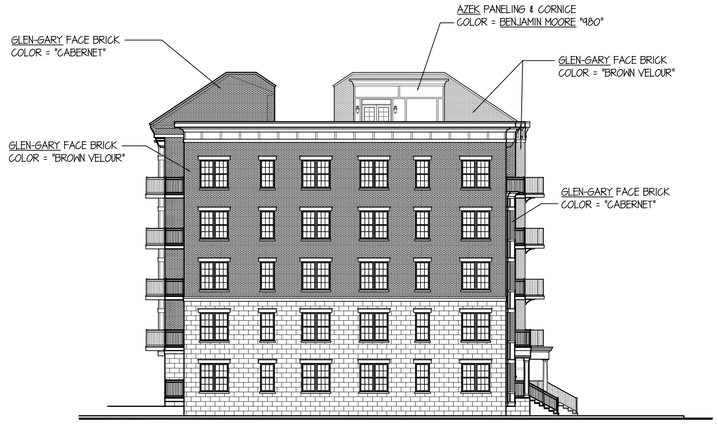
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

© COPYRIGHT 2020 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

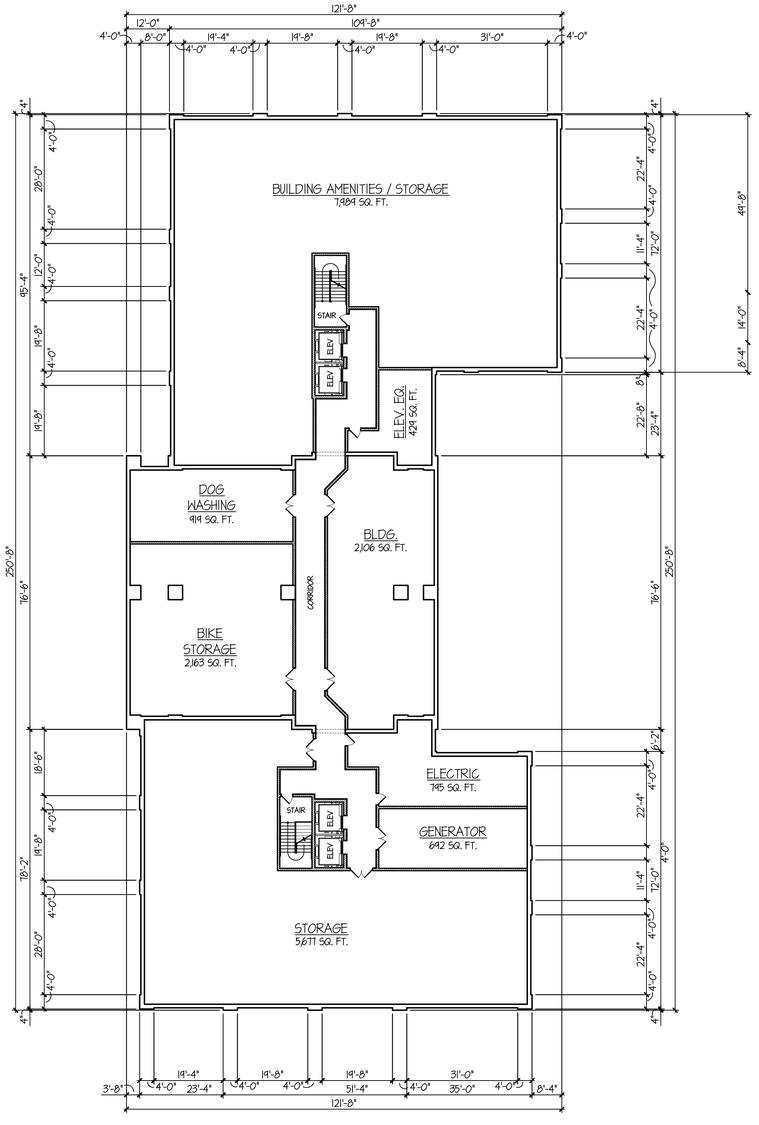
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

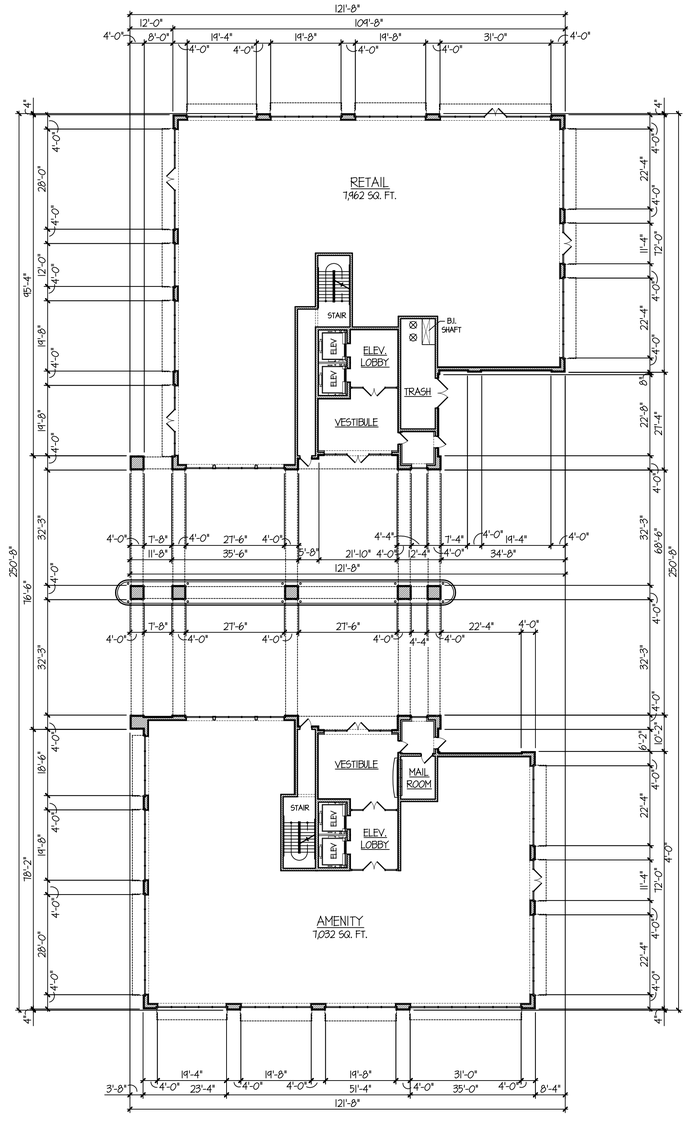
SHEET NO. OF 11 CH.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,300 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
FLOOR PLANS

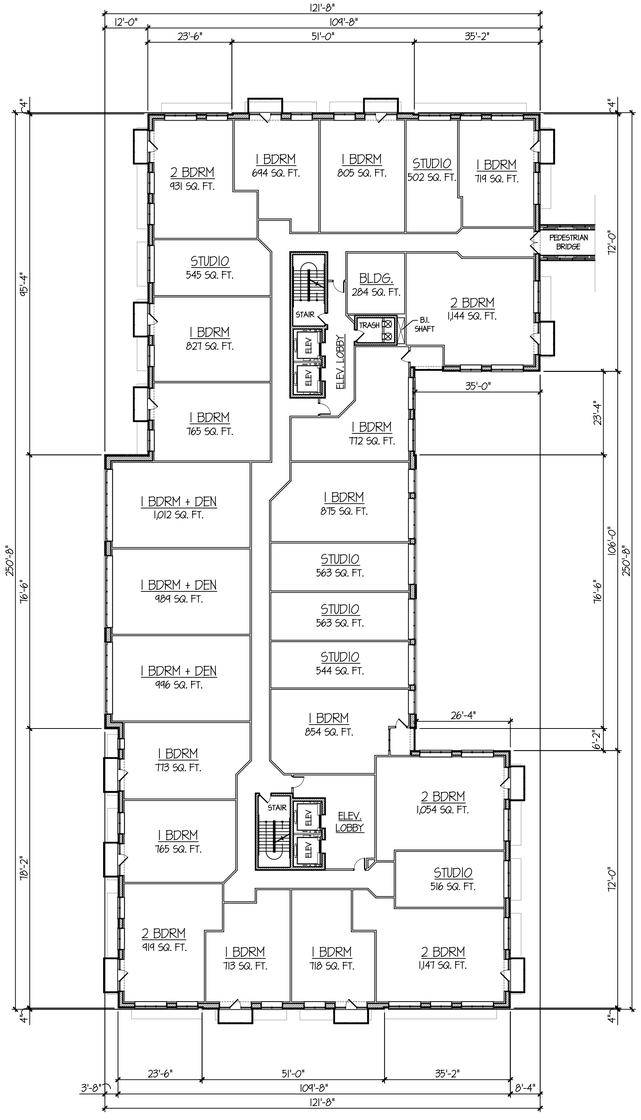
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

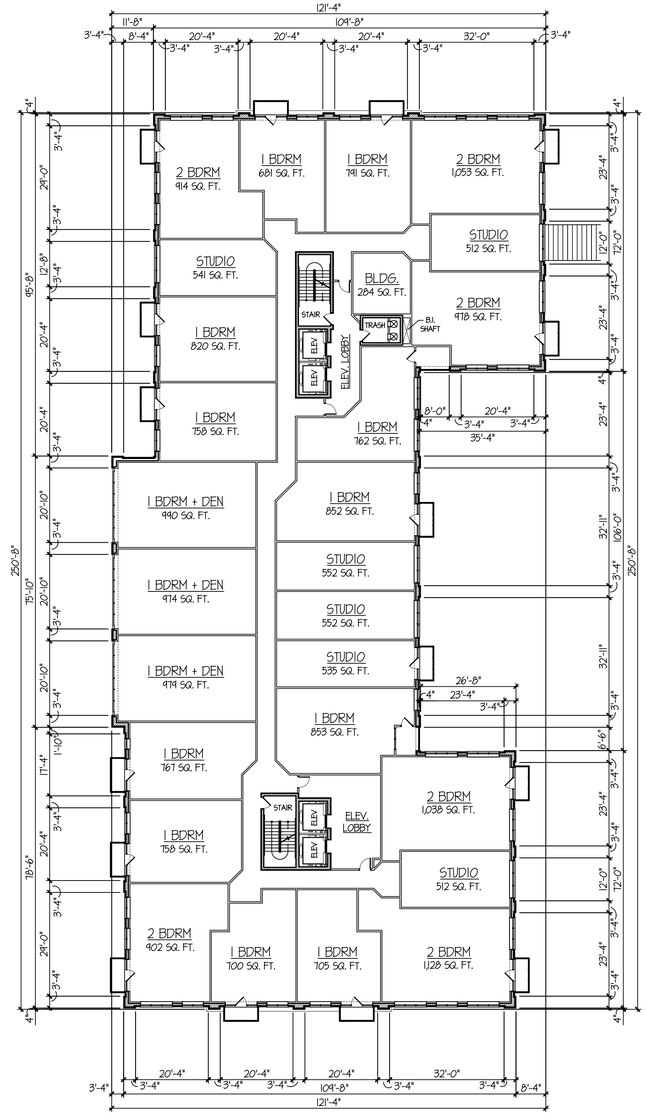
JOB NO. 388315

SHEET NO. CA.1
OF 11

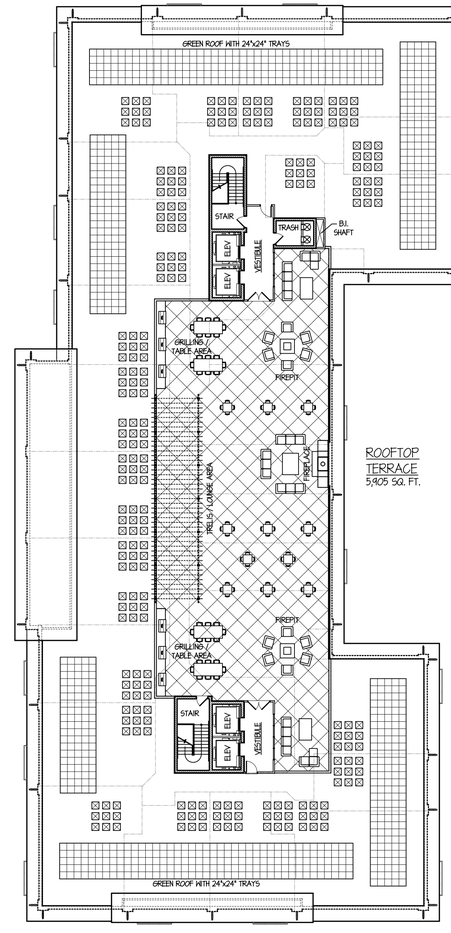
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN — 24,733 SQ. FT.



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-10) — 24,424 SQ. FT.



ROOF TERRACE PLAN — 7,302 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTURE & DESIGN

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL FLOOR PLANS

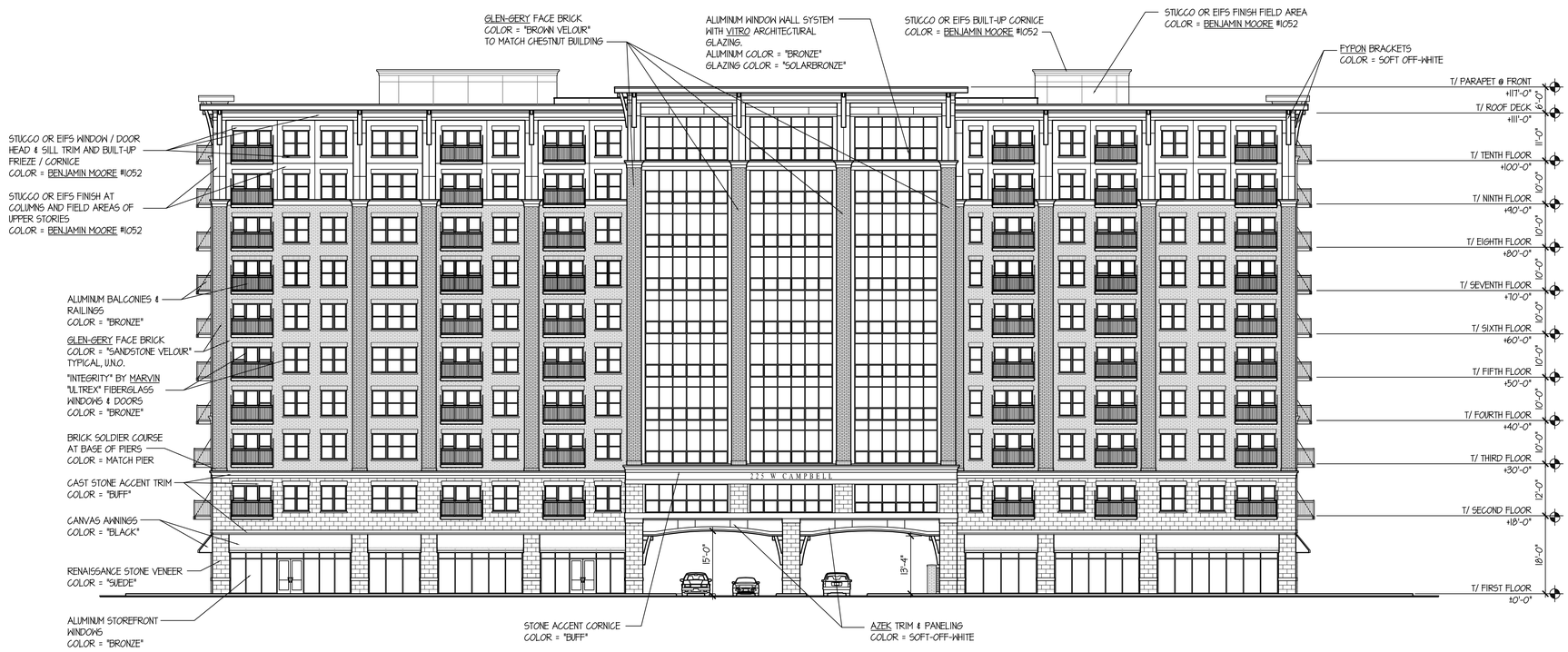
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

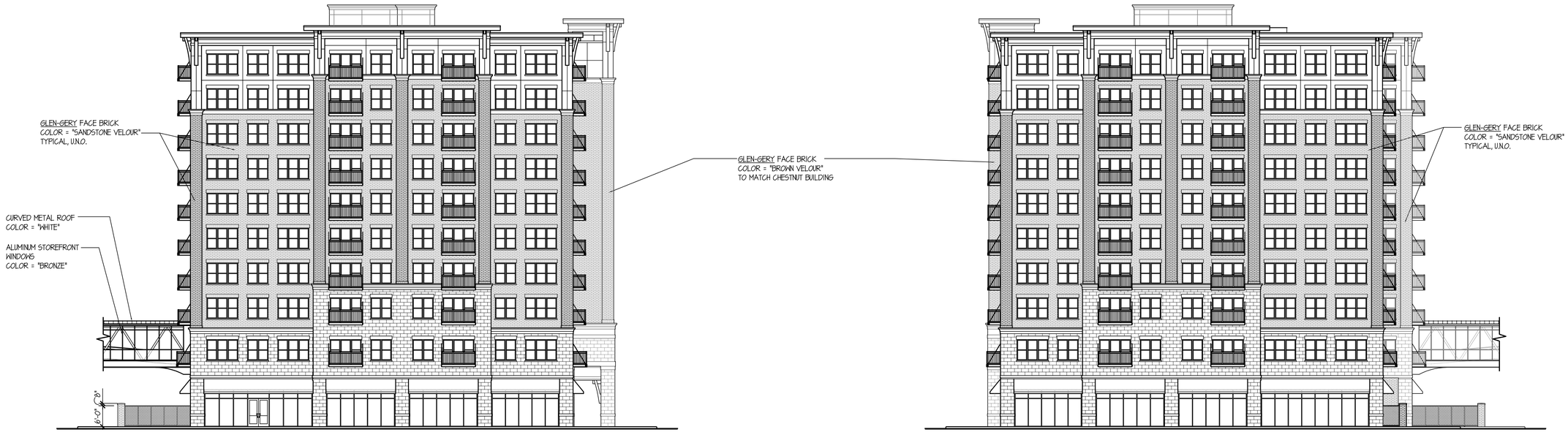
SHEET NO. CA.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"

ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

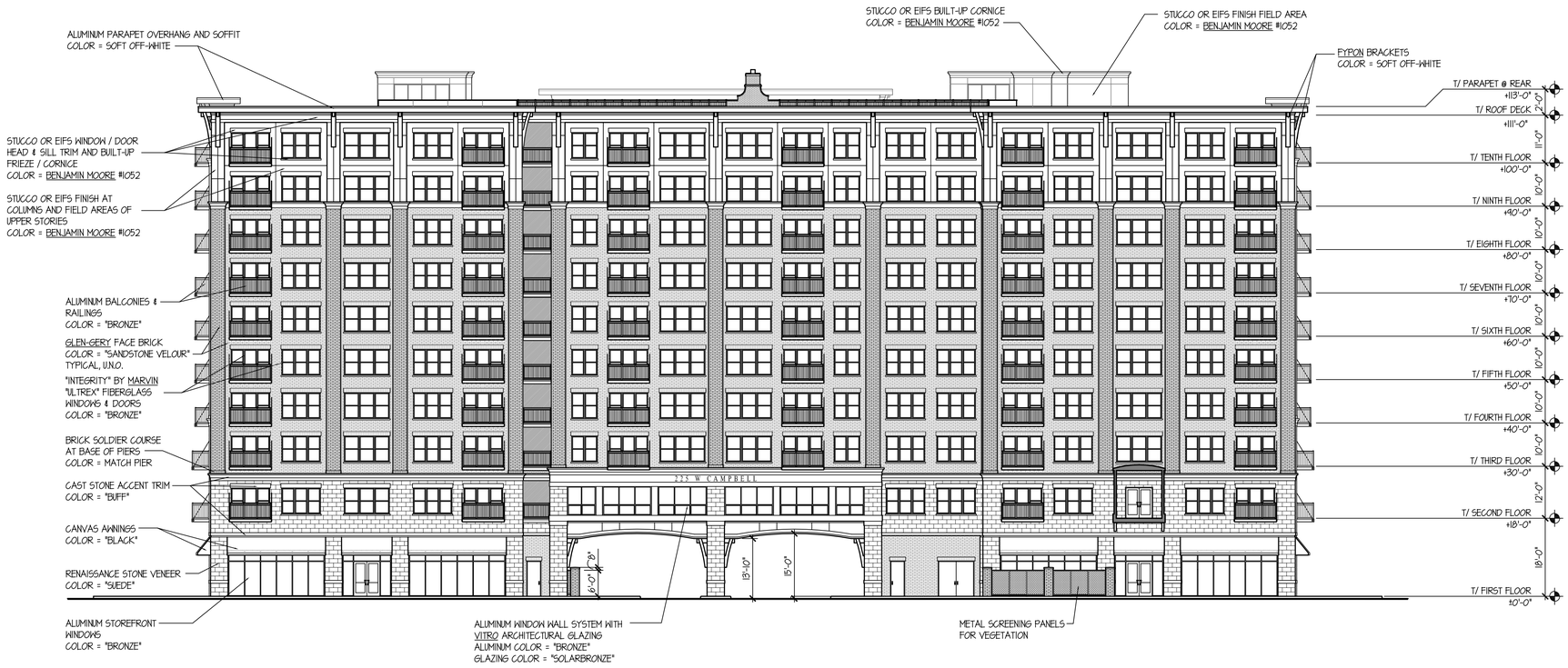
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 11.17.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

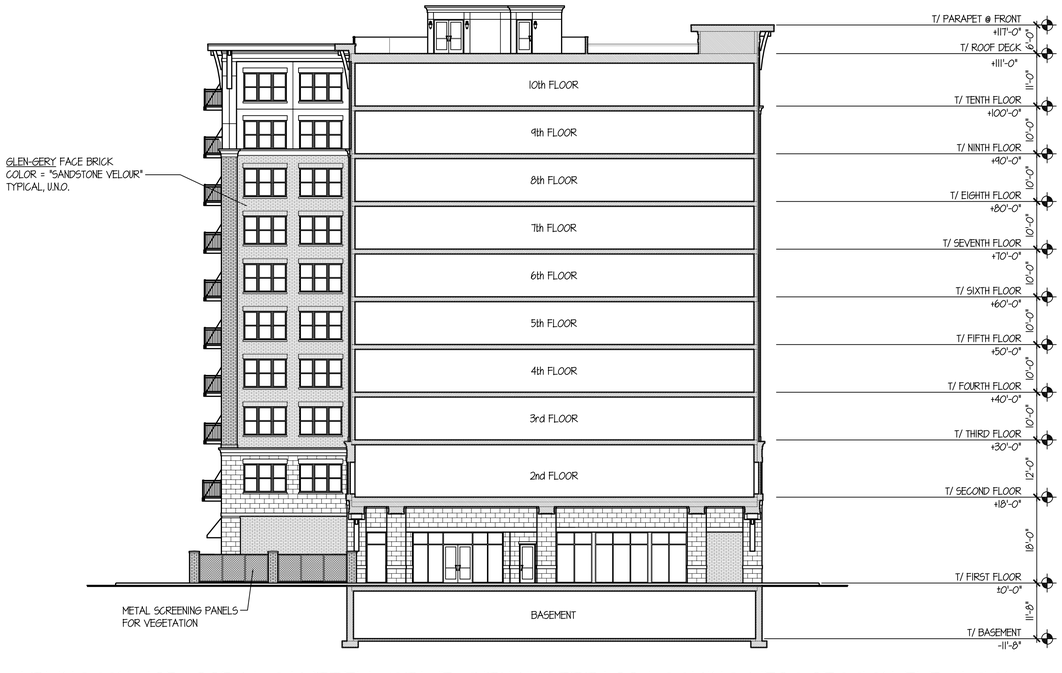
SHEET NO. CA.3
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



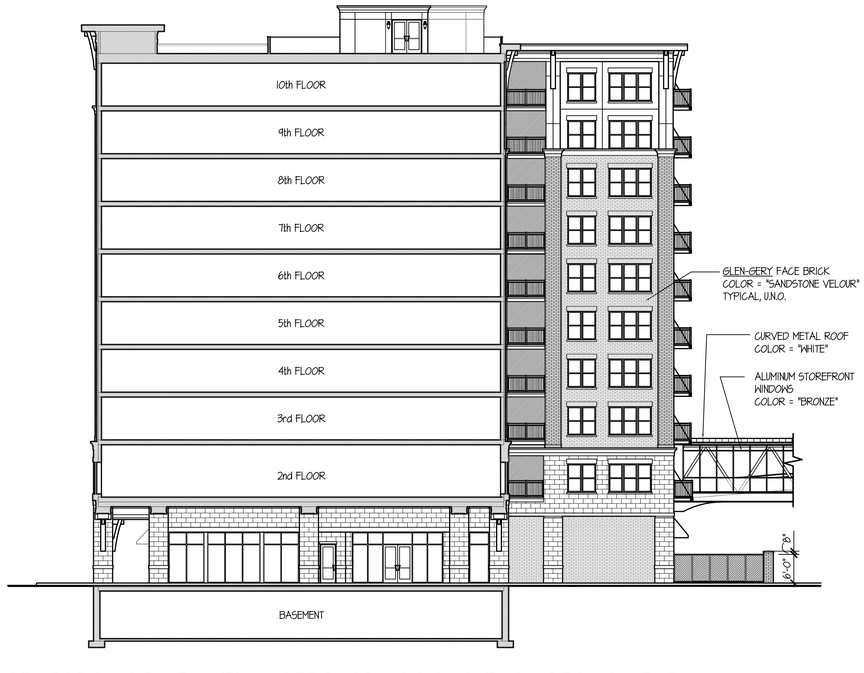
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 9.15.20

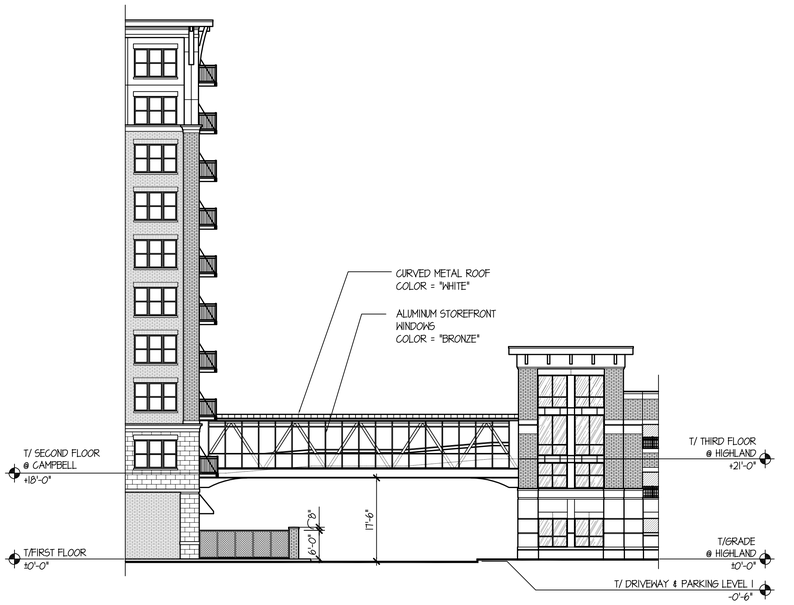
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CA.4
OF 11

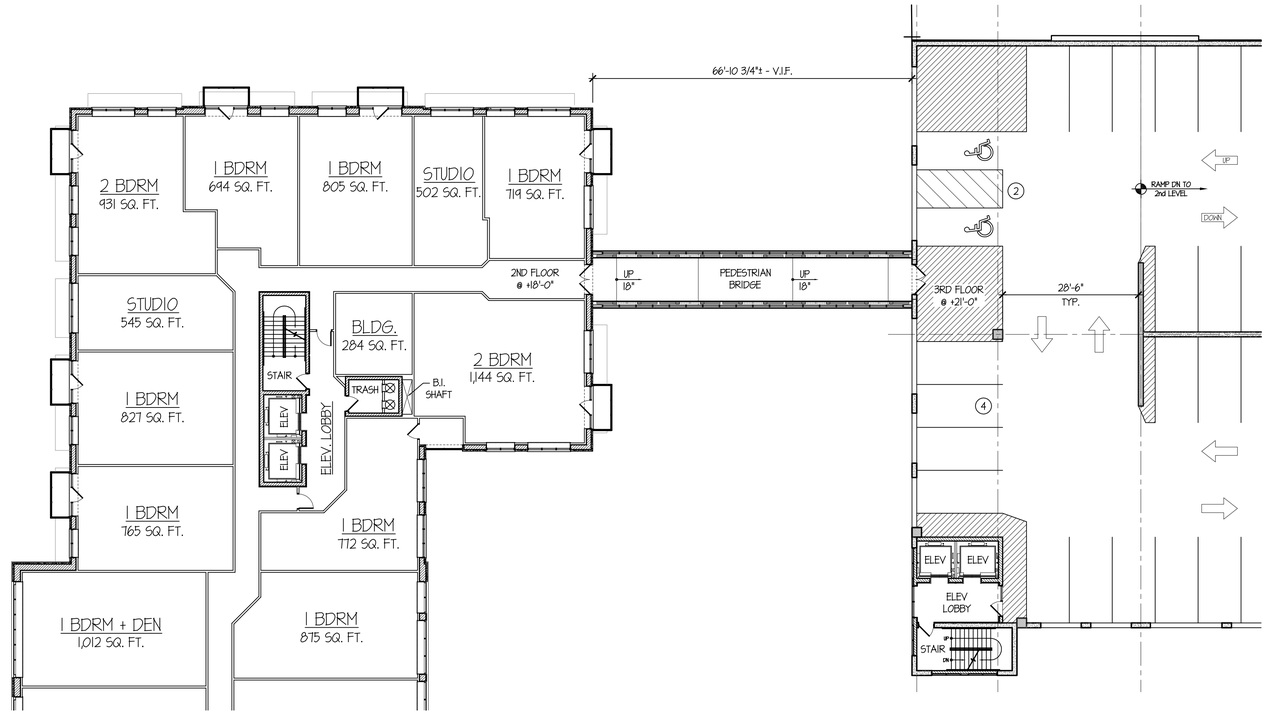
© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



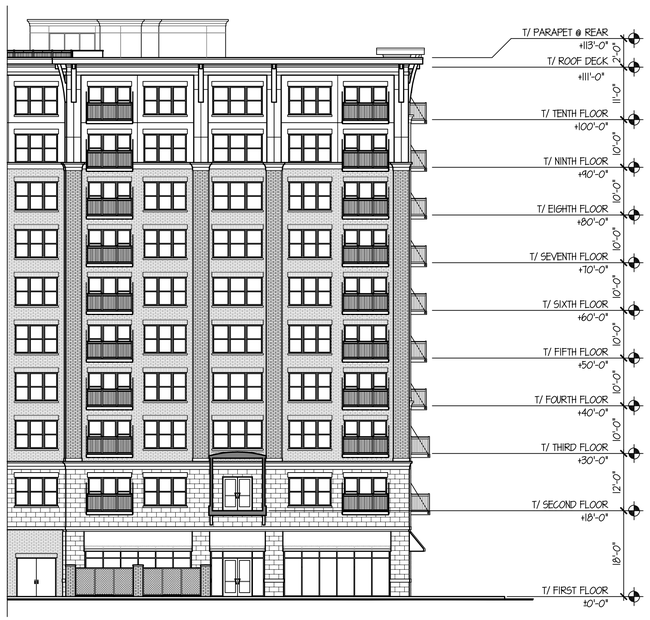
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



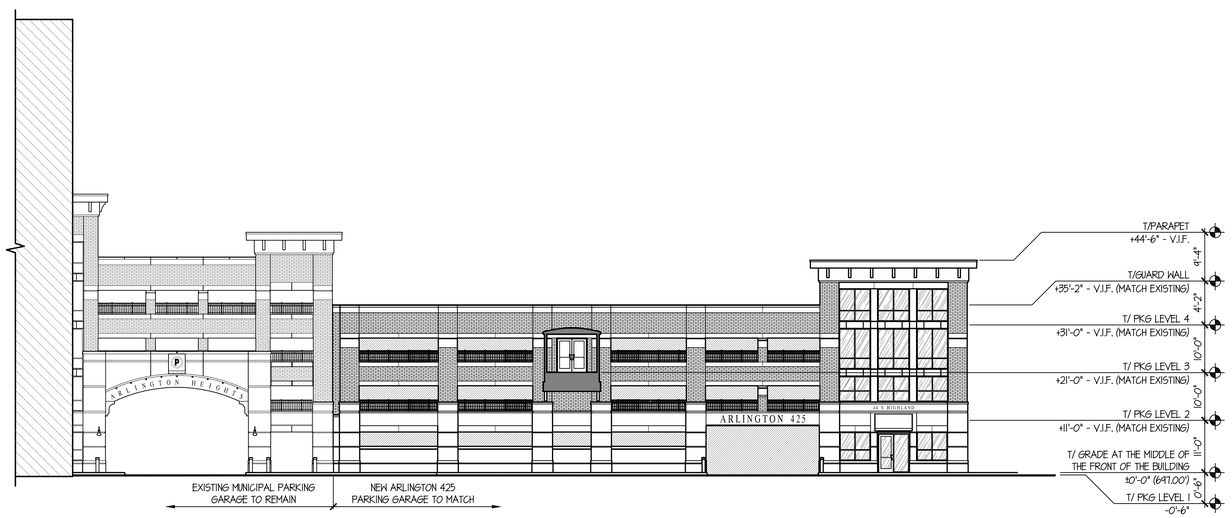
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELEVS.

FILE NAME 3883-PedBridge_2-19-21
DRAWN BY RDL DATE 2.19.21

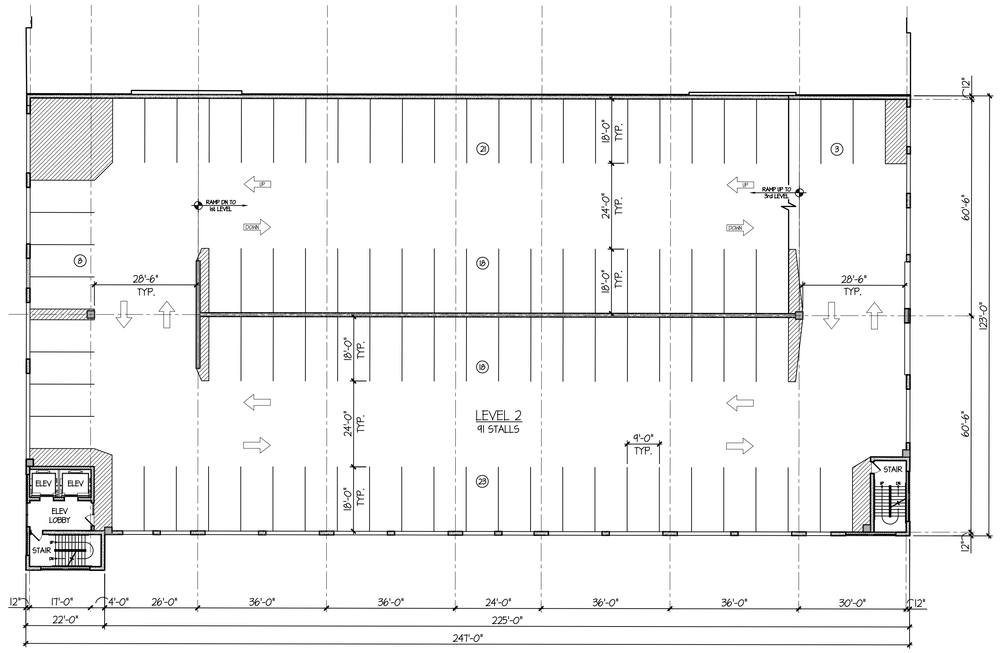
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. PB.1
OF 11

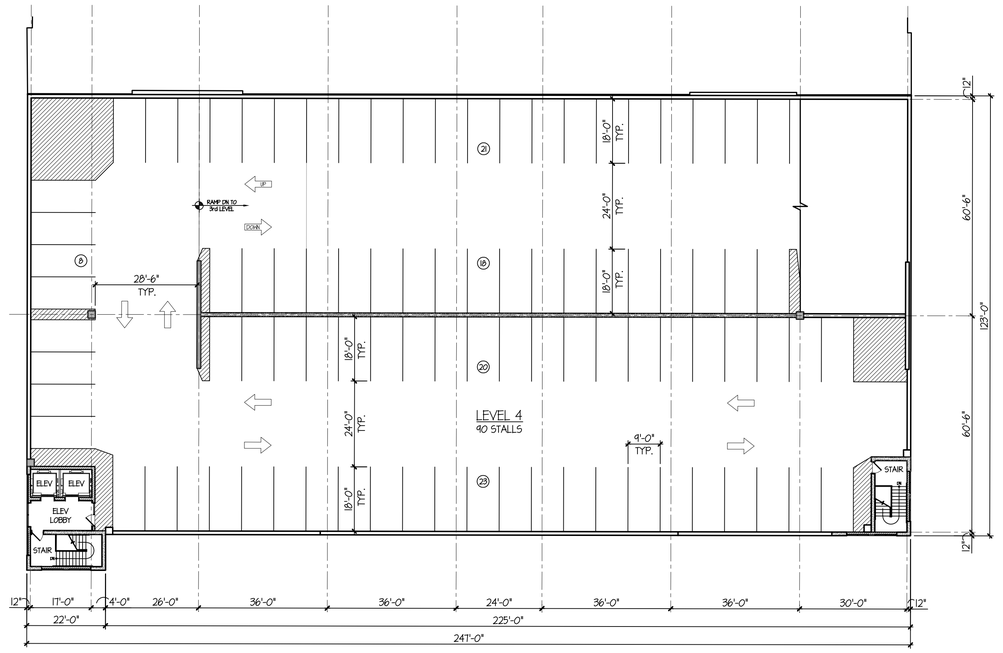
© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



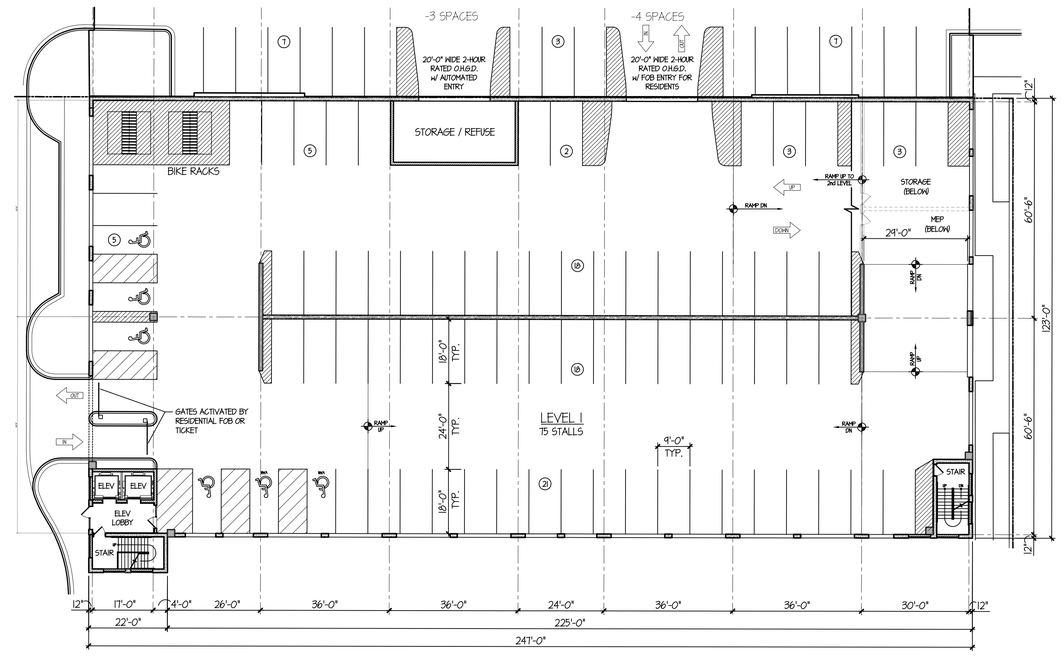
SECOND LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



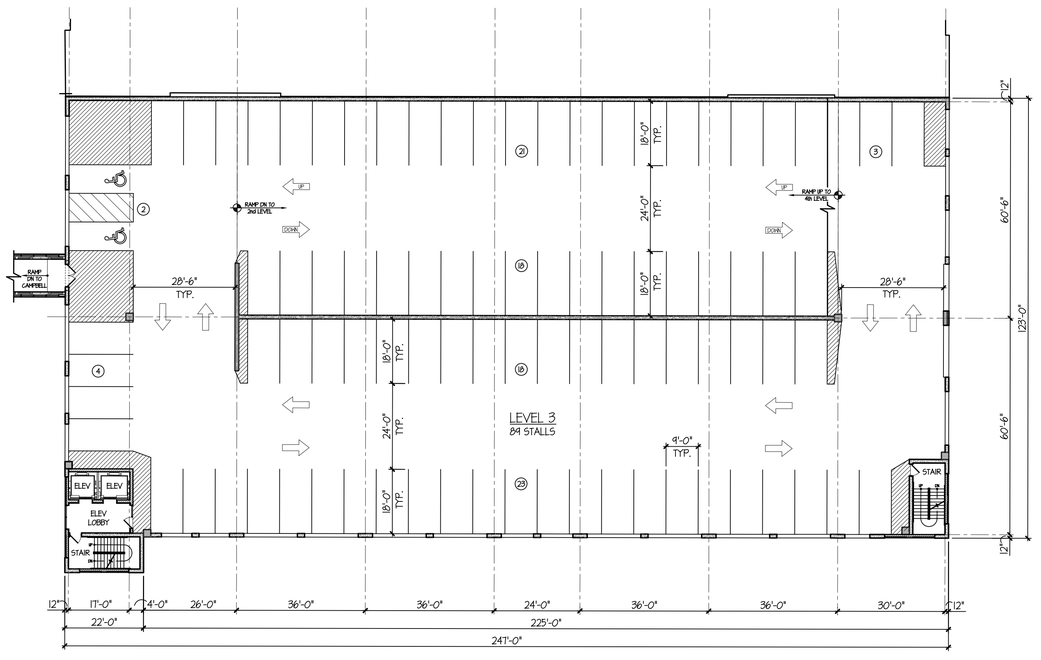
FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

© COPYRIGHT 2021 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTURE

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

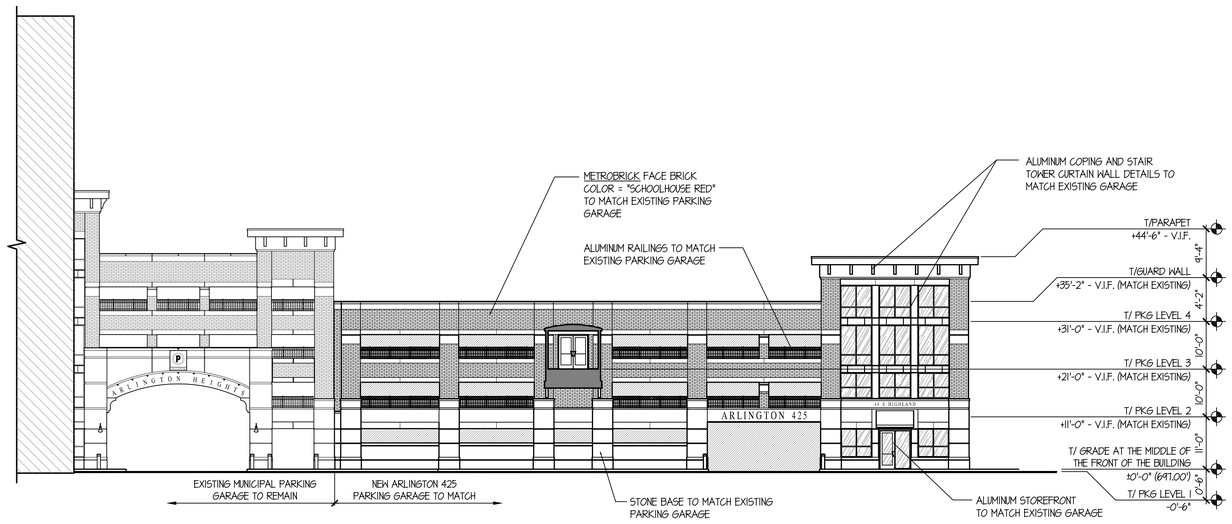
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
1	DC SUBMITTAL	2.10.21	KQB
2	PC REVISIONS	2.19.21	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

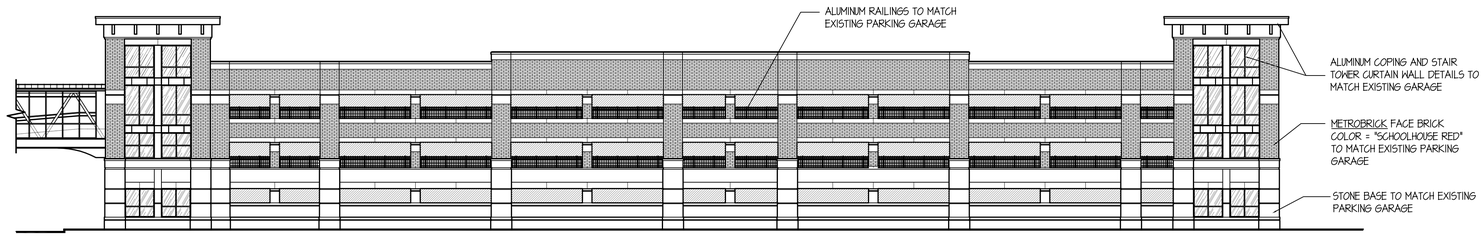
SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



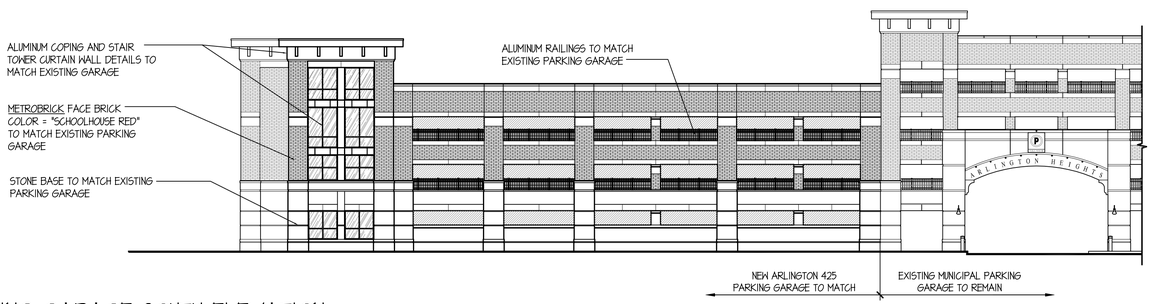
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

© COPYRIGHT 2020 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

33 S. CHESTNUT AVENUE

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY BRICK
COLOR: "CABERNET"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "CAFE"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

TRIM, PANELING & PARAPET: AZEK TRIM & PANELING
COLOR: PAINTED BENJAMIN MOORE "980"

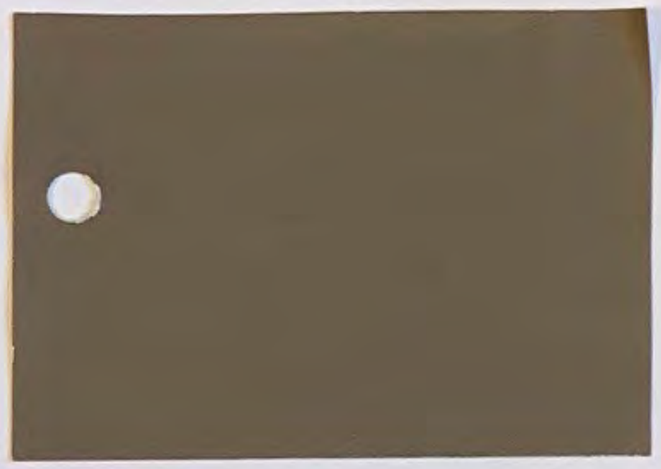
WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

ROOF: DAVINCI ROOFSCAPES 'BELLAFORTE SLATE' ROOF SHINGLES
COLOR: "SMOKEY GRAY"

ARLINGTON 425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS

ROOF SHINGLES

BALCONIES & RAILINGS

FIBERGLASS WINDOWS

ALUMINUM BAY WINDOWS

BRICK

STONE

BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

STONE: CAST STONE TRIM ACCENT PIECES
COLOR: "BUFF"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: FIELD, ACCENT & CORNICE / FREIZE
COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: SOFT OFF-WHITE

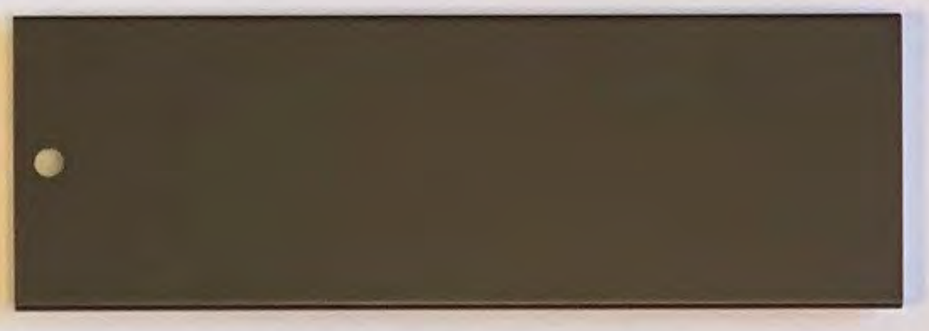
BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE

ARLINGTON 425

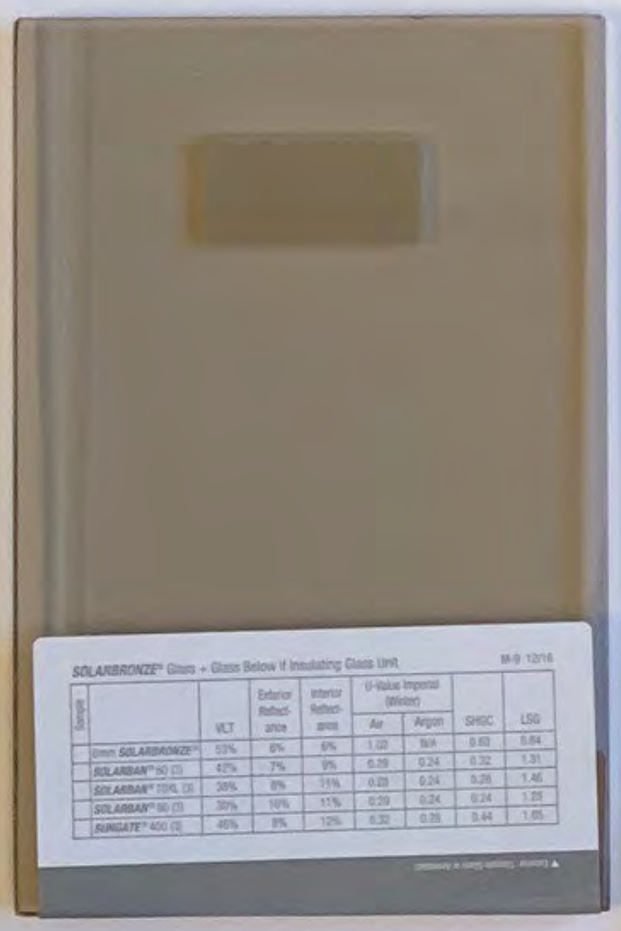
LIVE | SHOP | DINE

225 WEST CAMPBELL STREET

ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING

"AZEK" PANELING

BRICK

STONE

BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

44 S. HIGHLAND AVENUE

BRICK: METROBRICK
COLOR: "SCHOOLHOUSE RED"
TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: CLEAR GLAZING OR FROSTED SPANDREL PANEL
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

RAILINGS: ALUMINUM RAILINGS
COLOR: "BRONZE"
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

CORNICE & BRACKETS: ALUMINUM WRAPPED & COMPOSITE TRIM
COLOR: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

PEDESTRIAN BRIDGE ROOF: STANDING SEAM METAL ROOFING
COLOR: "WHITE"

ARLINGTON 425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE

CURTAIN WALL WINDOWS,
ALUMINUM RAILINGS,
CORNICE & BRACKETS

BRICK

STONE

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MARCH 30, 2021

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow
Also Present:	Mike Firsel, Firsel & Ross for *Arlington 425* Rob Losselyoung & Kelli Bruckbauer, Tinaglia Architects for *Arlington 425* Bruce Adreani for *Arlington 425* Jason Bergwerff, Apex Design Build for *Hawkeye Chiropractic* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR MARCH 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF MARCH 9, 2021. MOTION CARRIED.

ITEM 1. CBD MIXED-USE REVIEW

DC#21-017 – Arlington 425 – Sigwalt/Chestnut/Highland Ave.

Mike Firsel, representing *Firsel Ross,* Bruce Adreani, the developer, and Rob Losselyoung and Kelli Bruckbauer, representing *Tinaglia Architects* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing two new buildings and a new parking garage on the vacant northern three-fourths of Block 425 in the Downtown. This project previously received Design Commission approval on March 12, 2019, as well as zoning approval on June 3, 2019 per Ordinance 19-019. At this time, the petitioner has made changes to the project, so Design Commission re-review and zoning amendments are required.

In 2019, the project was comprised of a 4-story apartment building facing Chestnut Avenue, a 9-story mixed-use building facing Campbell Street, and a 13-story apartment building with parking garage facing Highland Avenue.

A summary of the primary design changes to the project are as follows:

- Highland Building. The entire residential tower above the parking garage has been omitted. The garage has been redesigned as a 4-story structure abutting the existing municipal garage. Similar to the 2019 approval, the architectural style, materials, and details have been designed to match the existing municipal garage.
- Chestnut Building. The Chestnut building has been changed from a four-story building to a five-story building. The exterior design and materials remain the same as approved in 2019.
- Campbell Building. The Campbell building has been changed from a nine-story building to a ten-story building. The exterior design and materials remain the same as approved in 2019, except for some minor changes to the window arrangement at the second floor. Also, a pedestrian bridge connection to the parking garage has been added on the back of the building at the second-floor level.

Mr. Hautzinger explained for clarification to those participating in tonight's meeting, including the public, that the purview of the Design Commission is to review the building designs and signage. The Design Commission will be looking at the appearance of the the buildings in terms of aesthetics, architectural design, and style. The height of the buildings will not be reviewed by this commission tonight; however, this project is scheduled for Plan Commission review tomorrow night, and all matters regarding zoning, building heights, parking, site design, will be reviewed then. Mr. Hautzinger welcomed public attendance and comment at tonight's meeting, but encouraged that the comments should be focused on the design of the buildings.

Mr. Hautzinger continued with Staff comments. All requirements from the 2019 Design Commission approval have been addressed and incorporated in the current plans. A detailed summary titled "2019 Design Commission Conditions of Approvals" has been included in the Design Commission packet.

In regards to the architectural designs, the designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, except for the addition of one additional story to the body of each building which is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

In 2019, the garage design was approved to match the existing garage. The current redesigned smaller version with stair towers at each corner is nicely done to match the detailing of the existing garage. The only comment regarding the proposed garage design is that the small green awning above the pedestrian entry into the main stair tower has a random and understated appearance. A more substantial canopy is recommended in lieu of the small fabric awning to better fit with the overall garage design.

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The

Chestnut and Campbell buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it is recommended to be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.

With regards to signage, each building has wall-mounted street addresses above the main building entrance. The parking garage also has an "ARLINGTON 425" wall sign above the vehicular entry. The proposed signs are nicely designed and appear to be code compliant. However, the petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

Staff recommends approval of the project with recommended conditions as summarized in the Staff Report.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Mike Firsel presented an additional rendering showing an optional 5-story parking garage, which will be almost perfectly symmetrical to the existing Vail Street garage, making it difficult to tell the difference between the two buildings. They fully agree with all of Staff's recommendations tonight and will work with Staff to modify the awning above the pedestrian entry into the main stair tower of the garage, as well as with the signage. The lack of change in the architecture of these 2 buildings was intentional because they love the design of the buildings previously approved and feel they fit in with the downtown and surrounding area extremely well. The glass tower building proved to be such an exorbitant cost, which caused the plan to be modified. To mitigate some of the loss of the 125 units in the Highland building, one level each was added in the other 2 buildings. He and his team were happy to answer any questions.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said that there was.

PUBLIC COMMENT

John Peck and Maria Venewitz, 39 S. Mitchell Avenue. Mr. Peck wanted to understand why the Design Commission is not evaluating the height of the buildings, particularly the height of the Chestnut building and how it meets the guidelines for harmony and compatibility, especially since there is now high-density residential boarding with single-family homes.

Mr. Hautzinger replied that in terms of harmony and compatibility, the Design Commission should be considering how the proposed designs relate to the context and the surroundings; however, the Municipal Code regarding Boards and Commissions are set up by purview and responsibilities, with the height and zoning being under the purview of the Plan Commission and ultimately the Village Board, and the Design Commission purview being to review how the building style and design fits in with the surrounding context.

Mr. Peck said that from previous experience, he was unsure if the Plan Commission knew this. He said that a lot has changed since developments started to gain attraction on this site, starting with the CA Ventures project a few years ago where the Design Commission evaluated height and the impact of its transition on the surrounding neighborhood. The community was satisfied with the previously approved design of the Chestnut building and its 4-story height. The guidelines appear to have changed because when these same issues come up at the Plan Commission review, they say the issues are under the purview of the Design Commission. Mr. Peck also said that Staff has said a lot tonight about being on board with the changes, yet there is no mention of the community. The only recent community event regarding this development was in December, which he felt was basically a check the box type of event that allowed the developer to say that they have met with the community, but nobody could speak freely and only allowed to put their questions in through the chat, and even then, they were not all answered, and they were often paraphrased to the advantage of the developer. Mr. Peck asked how the community can be incorporated into these decisions, again, coming back to the original design of this development which the community finally got to an agreement on what the transition should look like, specifically with the Chestnut building.

Mr. Hautzinger said that these meetings are the public's primary opportunity to participate and provide input. Written input in advance of the meetings is also welcome, and the Planning Department is always available to answer any questions. The public meetings are hosted so the Boards and Commissions can hear the community's input directly. The public has every right to give input tonight on the designs, and the Plan Commission will be meeting tomorrow to hear any comments about the height or other zoning concerns. Once the Design Commission and Plan Commission reviews are completed, the project will be scheduled for Village Board review, which allows another public meeting opportunity to provide input from the public. Mr. Peck said he will be attending the Plan Commission review tomorrow and he hoped that his comments tonight will be shared with the Plan Commission because he was probably not the only resident who had these same concerns.

Melissa Cayer, 1207 S. Ridge Avenue. She asked if there are townhomes located at the south end of this site along Sigwalt. Mr. Hautzinger replied that the aerial image being shown tonight does not include the 3 new townhome buildings that are currently under construction at the south end of the site (Sigwalt 16).

Brian Garrish, lives in the Metropolis building at 1 S. Highland Avenue, directly across from this site. He pointed out the shadows that are shown in the rendering and asked if they are an accurate depiction of where sunlight will fall on each building. He asked if a study was done regarding sun/shadows in the future. Mr. Losselyoung replied that the shadows shown on the rendering were for effect only, and a study on sun exposure/shadows has not been done. Mr. Garrish suggested super-imposing a rendering of the new townhomes at the south end of this site to help understand and visualize the traffic flow because of the already busy traffic flow on Highland. He said that both the outdoor dining in the downtown and this new development are fantastic for the Village; however, he is very interested in the circulation pattern because of the new density coming on Highland Avenue, which is already very very busy. He was also curious how this has been addressed in the overall design, which could be a question for the Plan Commission. Mr. Firsel said they are happy to address these concerns tomorrow night at Plan Commission; traffic and parking is a major component of the development of this project.

There was no further public comment.

The commissioners summarized their comments. Commissioner Eckhardt agreed with Staff's representation that the buildings have not substantially changed in major elements. He said that this commission previously spent a significant amount of time reviewing the Chestnut building, and he is okay with it as proposed tonight because it is not much different. He agreed with the resident's suggestion that a contextual rendering showing how this development relates to the new townhomes at the south end of the site be prepared for tomorrow night's Plan Commission review, because a lot of people will be interested to see the entire site. Commissioner Eckhardt said he was okay with the revised design of the buildings, and the parking garage that mimics the neighboring building. He preferred the 5-story option for the parking garage because it matches up with its neighbor, and he asked if the new bridge connection is a dark bronze color, and the petitioner confirmed that it is. Commissioner Eckhardt also said that the canopy at the parking garage entrance needs more strength and to be more substantial. He had no further comments.

Commissioner Kingsley agreed with most of the comments made by Commissioner Eckhardt. She asked to see the east facade of the Chestnut building to confirm if it mimics the other façade. The 5 stacked bays were pointed out and she asked if that was the same as previously approved, which Mr. Losselyoung confirmed. Commissioner Kingsley liked the new stair towers on the parking garage, and she asked about the type of glass being proposed. Mr. Losselyoung said the tower will be a combination of clear glass and spandrel panels because there are elevator shafts behind some of the glass in the tower. Commissioner Kingsley also asked if the metal color of the bridge is going to match the cap and the metal of the garage. Mr. Losselyoung said they envision most of the bridge base to be the bronze color to match the new buildings, and a roof cap that matches the parapet areas of the existing garage and the new parking garage. He added that the roof structure of the pedestrian bridge will be the darker color to match the towers of the parking garage, and the sides and structure of the pedestrian bridge will be the bronze color. Commissioner Kingsley asked why the bronze color was not proposed on the parking garage and Mr. Losselyoung

replied that they want to match the existing parking garage colors, which is black. Commissioner Kingsley had some hesitation with that; having the bronze and the black; however, she wanted to hear how the other commissioners felt about that. She agreed with the suggestion for some type of canopy over the door into the parking garage, and she suggested something to match the cornice material, although black might be too overbearing with the bronze connection. Lastly, Commissioner Kingsley felt the previous comments about sun exposure and context elevations are good points, and she felt that a context elevation in all four directions of the surrounding area would really help people understand the density of this development, as well as a section through it. It might even help residents to embrace some of the green space and things that this development might be offering. Commissioner Kingsley had no further comments.

Commissioner Seyer agreed with the comments made by the other commissioners. When it came to any exposed metal on the bridge, he preferred a darker color. He was very much in favor of the new design and did not see any noticeable difference with respect to the increased height, and the removal of the third building is a great improvement on the overall massing of this development. So far, he is in favor of the revised design from an aesthetic point of view, which is really the goal of this commission; to look at it from a design perspective and how it is a positive architectural impact to the neighborhood. He is in favor of the revisions being presented tonight.

Chair Fitzgerald agreed with the comments made so far. His comments are specific to the parking garage. He asked if the new parking garage will be used by the public or strictly for residents, and Mr. Firsel replied that the parking garage is for residential use only; for the residents' guests and customers of Arlington 425. Chair Fitzgerald was in favor of something nicer above the entrance door to the parking garage, something matching the top of the stair tower would be appropriate, and he was okay if it coordinates with the bridge that connects the two buildings together. Something metal to mimic the cornice at the top would be nice. If the covering remains canvas as shown, he preferred a dark color and felt the covering should be larger to cover both the entrance door and the two windows on each side. Chair Fitzgerald was also in agreement that all utilities on the outside of the building would be somehow hidden. He had no further comments.

Commissioner Seyer commented on the aerial rendering that shows a grey color tone on top of the garage that is a bit confusing with regards to what is proposed and what is existing. The grey color looks like a portion of the existing garage, and he encouraged more realism with regards to what is actually on top of the garage roof, so it does not unnecessarily bog down questions and negative weight to the project. Mr. Firsel understood the point made and suggested revising the aerial rendering to show the striping of the parking spaces on top of the parking garage.

Mr. Hautzinger commented that there are hands raised from the public at this time.

PUBLIC COMMENT

Brian Garrish asked if any changes were made on the ground floor of the buildings facing Campbell Street. Mr. Firsel said that east of the Porte cochiere will be approximately 7,900 sf of retail, hopefully a restaurant with outdoor seating on the corner, and further west between the Porte cochiere and the corner will be general retail. The retail component from the west portion of the Porte cochiere has been removed due to lack of interest as well as the close proximity to residential. This portion of the ground-floor is now intended for building amenities, rather than retail use. They did not want to alter the overall appearance of the building, so it will be finished as shown tonight. Mr. Garrish asked if this area will ever become retail and Mr. Firsel replied never say never; if a tenant is interested and the necessary parking can be accommodated, they would consider it. Mr. Garrish asked if the top floor of the building is an amenity to the residents of the building, or part of a future restaurant, and Mr. Firsel said it is strictly amenities for residents of Arlington 425; as of today, it is not a public space. Mr. Garrish asked if Highland Avenue will remain a two-way street and Mr. Firsel said that it will. Mr. Garrish pointed out that the additional parking for residents only, with increased traffic in this area, needs to be taken into consideration. Mr. Firsel said that they will be expanding on that discussion at the Plan Commission review tomorrow night. Mr. Garrish said that it is a very good-looking project.

Tom Smatta, lives in the 200 W. Campbell building. He said that the height of the 4-story parking garage looks short and squatty, and he suggested carrying the walls up higher, so it matches the existing garage. There does not need to be a 5-story garage, just 5-stories of wall.

Deborah Steven, 421 W. Campbell Street. She missed a lot of the meeting so far, but she asked how many units will be in each of the new buildings on Campbell and Chestnut, and whether the units will be condos or rentals. Mr. Firsel said the Campbell building will have 234 units, and right now the Chestnut building will have 85 units; however, that is the maximum number allowed and the market demand will determine the size of those units and whether they are rentals or condos. The Campbell building will be all apartments, with 12 of the units being affordable units.

John Peck, 39 S. Mitchell Avenue. He asked for clarification on the amount of retail space on the ground-floor of the Campbell building because he was excited when the project was originally presented with a lot more than what is shown tonight. Although the petitioner indicated tonight that things could change prior to construction with regards to the amount of retail, he asked if that was possible once the building is built and handed over to a building management company. He felt that retail space was important to the vitality of the neighborhood and the downtown area. Mr. Firsel replied that there is a very strong likelihood that the space will remain as amenities as shown tonight. He added that the entire project originally contained 36,000 sf of retail and office space, which was changed to 7,500 sf of retail space and no office space.

Kerry Dwyer, 30 S. Chestnut Avenue, lives directly across from the building that will be developed on Chestnut. She referred to the Chestnut building rendering and asked if there is a plan to widen the street, because with construction of the new townhomes at the south end of this site, that side of Chestnut is being widened to create niches for parking cars, but the street is not being widened. At present, parking is not allowed on Chestnut because of the construction. She asked what the intended purpose is for traffic flow, and how will residents living across the street from this development to be able to easily get in and out of their driveway. Mr. Firsel replied that there will be parking along Chestnut as well as pull-off-to-the-side parking, although not the entire length of the street. There will also be accommodations for several vehicles to park along Chestnut pulling off the main roadway so it will still be a 2-way street. Ms. Dwyer asked if there will be parking restrictions for those spaces or will residents of the new Chestnut building be allowed to park in these spaces overnight; what is the plan to monitor street parking once those bump-outs are available again. Mr. Firsel said the Village would make this decision and they would agree with that decision. Mr. Hautzinger reiterated his comments from the beginning of this meeting regarding the purview of the Design Commission versus the Plan Commission. Matters being raised about parking are under the purview of the Plan Commission and he encouraged the resident to attend both the Plan Commission and Village Board meeting to provide her input. Ms. Dwyer also asked if the height and density of the Chestnut building is under this commission's purview and Mr. Hautzinger said that height, density, and number of units will all be discussed tomorrow night at the Plan Commission review.

Ed Morris, 1 N. Chestnut Avenue, with his unit on Campbell street. He asked about the new building being increased to 10-stories and whether there will still be a restaurant on the top floor. Mr. Firsel said there will no longer be a restaurant on top of the building.

There was no further public comment.

Chair Fitzgerald asked if there was any other comments or discussion from the commissioners, and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS FOR THE TWO PREVIOUSLY APPROVED NEW MULTI-STORY BUILDINGS AND THE NEW PARKING DESIGN FOR *ARLINGTON 425*. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/26/21, REVISED DRAWINGS CA.3 & CA.4 RECEIVED 3/19/21, MATERIAL BOARDS AND MATERIAL LISTS RECEIVED 3/1/21, REVISED MATERIAL LIST FOR 225 W. CAMPBELL RECEIVED 3/19/21, 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 REQUIREMENT FOR A LARGER ENTRANCE CANOPY AT THE GARAGE ENTRANCE, TO BE A MINIMUM OF THE ENTRANCE DOOR PLUS THE 2 SIDELIGHTS, AND BE A NOBLE MATERIAL.
2. A REQUIREMENT THAT ALL EXTERIER UTILITY METERS BE SCREED APPROPRIATELY AND BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT ANY CHANGES TO THE CHESTNUT BUILDING; DETAILS, ELEVATIONS, OR CONFIGURATIONS, THAT OCCUR BETWEEN NOW AND PRIOR TO THE FINAL PLAN, MUST RETURN TO THE DESIGN COMMISSION FOR A RE-REVIEW.
4. A REQUIREMENT THAT THE BRIDGE DESIGN TO THE PARKING GARAGE HAVE DARKER METAL TONES AND THE ROOF OF THE BRIDGE BE FURTHER EXPLORED BY THE ARCHITECT TO CREATE A DECORATIVE PATTERN, BECAUSE OF ITS VISIBILITY FROM THE RESIDENTS FROM ABOVE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification on Condition #3. Commissioner Eckhardt said the Chestnut building will be the last building to be constructed, which could be 2 years from now, and right now the petitioner is undecided if the building will be condos or rentals; however, since that decision is not under the purview of the Design Commission, he wanted the approval of the Chestnut building tonight to include a requirement that once the petitioner finalizes the use of this building, any changes to the exterior of the building, no matter how minor, must return to the Design Commission.

Mr. Hautzinger also said that Staff included a condition that all applicable conditions of approval from the previous March 12, 2019 approval still pertain. Commissioner Eckhardt said he would amend the motion to include this condition.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

6. ALL APPLICABLE CONDITIONS OF APPROVAL FROM MARCH 12, 2019 AS SUMMARIZED IN THE '2019 DESIGN COMMISSION CONDITIONS OF APPROVALS' SHOULD APPLY.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
(THERE WAS NO AUDIO RESPONSE FROM COMMISSIONER ECKHARDT, POSSIBLE TECHNICAL ISSUE)
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Firsel thanked everyone for their time and the questions from the public. He said that tomorrow night will be a much more expansive meeting, covering many of the other issues raised tonight.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 12, 2019

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt Jonathan Kubow
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Arlington Block 425* Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425* Steve Ross, Firsel Ross LLC for *Arlington Block 425* Edin Lepuzanovic for *924 N. Walnut Ave.* Heather Moss & Matt Shimkus, Owners of *915 N. Walnut Ave.* Joe & Jon Zivoli, for the *Elm Shopping Center* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 26, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 26, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD MIXED-USE RE-REVIEW

DC#18-104 – Arlington Block 425

Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Steve Ross, representing *Firsel Ross LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, with the zoning to be discussed at the Plan Commission review on March 27, 2019. Because this project is going to the Plan Commission, the role of the Design Commission is limited to the review of the building and signage only tonight.

This project received a preliminary Design Commission review on December 11, 2018 and a formal Design Commission review on February 12, 2019, at which time the project was continued to allow design concerns to be further studied and addressed by the petitioner. Highlights of the Design Commission feedback from the February 12 meeting are as follows:

- Chestnut Avenue Building:
  - The Design Commission was in favor of the design as submitted.
  - There was one recommendation to consider a nicer roofing material above the main entrance, such as faux slate shingles.

- Campbell Street Building:
  - There were concerns about the stone base terminating in the middle of the second floor windows, which created a castle-like crenellation appearance. It was encouraged to raise the stone to above the second floor windows.
  - Similarly, there was concern about the castle-like crenellation appearance at the top of the brick piers at the eighth floor.
  - The detailing of the curtain wall feature on the north elevation was discussed. It was recommended to add a horizontal break across the eighth or ninth floor line to give more hierarchy to the top of the building.

- Highland Avenue Building:
  - There was concern about the understated appearance of the main building entrance on the north elevation. It was encouraged to enhance the entry design with additional detailing for a more grand appearance.
  - Further design development of the first floor on the south elevation was encouraged to break up the appearance of the blank wall.
  - One commissioner felt that the top glass portion of the building needed better integration with the masonry garage base.
  - Two of the commissioners encouraged adding the curved central bay feature on the east elevation to match the west elevation.

Based on the feedback received at the February 12 Design Commission meeting, the petitioner has made the following changes to the proposed design:

- Chestnut Avenue Building:
  - The asphalt shingles have been changed to a black faux slate roofing material.

- Campbell Street Building:
  - The stone base has been raised to above the second floor windows, and transoms have been added to the second floor windows.
  - The brick piers at the eighth floor have been lowered to align with the top of the brick wall.

- A horizontal break has been added across the ninth floor line to give more hierarchy to the top of the building.
- The exterior material at the top floors has been changed from PVC panels to EIFS.

- Highland Avenue Building:
  - The design of the main building entrance on the north elevation has been enhanced with a grand appearance that works well with the design.
  - Inset metal screens for vegetation have been added across the first floor on the south elevation, which work well to break up the appearance of the blank wall.
  - The decorative Azek cornice at the top of the glass curtain walls has been changed to a simple aluminum parapet cap.
  - A flat glass curtain wall has been added in the middle of the east elevation.

Staff comments on the revisions are as follows:

- Chestnut Avenue Building:
  - Overall, the proposed design is very nicely done, and the faux slate roofing is a nice enhancement to the design.
  - The petitioner needs to clarify the material and finish of the ramp walls going down to the garage. The renderings illustrate brick, and the architectural drawings show a large-format running bond. It was previously mentioned that this will be a concrete form liner. If so, the finish/color needs to be confirmed.
  - Staff recommends approval of the design as submitted, with clarification of the ramp wall material and finish.

- Campbell Street Building:
  - The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
  - Staff recommends approval of the design as submitted.

- Highland Avenue Building:
  - For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
  - The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
  - Signage should be developed for the parking garage so as to promote available customer parking for the development.
  - Staff recommends approval of the design, with these recommendations.

Additional Staff comments include all mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Staff recommends a condition of approval stating that where possible, all equipment and meters should be inside the buildings; however, for equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens. Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

Chair Fitzgerald asked about any variations being requested for this project, and Mr. Hautzinger said that he did not have a prepared summary of variations; however, in general, the petitioner is seeking approval to rezone a portion of the site in the center of the block, PUD approval is required, and a land use variation to allow residential units on the first floor of the Chestnut building in the B-5 district.

Mr. Ross said that revised plans were submitted, and both Rob and Kelle from Tinaglia Architects could respond to any questions or comments from the commissioners. Mr. Losselyoung clarified that the material and finish of the ramp walls of the Chestnut building are intended to be form liner walls with brick piers around the opening. The ramp walls will be finished in a color to match the stone at the base of the building, with the form liner pattern as shown on the architectural drawing.

PUBLIC COMMENT

Susan Catlin said that she lives on Wing Street. She commented that the parking garage looks like a municipal parking garage; it does not look any different than the Municipal parking garage. She asked who the architect is for the Highland building, and Chair Fitzgerald replied that the same architect is designing all 3 buildings. Ms. Catlin felt the building looked too much municipal. She has lived in downtown Arlington for 14 years and said this looks really bad.

Kathleen Gabriel, 115 N. Pine Avenue. She stated that her comments are going to be more appropriate for March 27th. She has lived in Arlington Heights her entire life and has seen all the development, and is concerned that Arlington Heights is taking the term 'heights' very very literally. We are becoming a town of towers and aesthetically, she found the proposed project institutional looking, just like many other buildings in town. The concentration of this project makes her claustrophobic just thinking of the heavy, heavy concentration of all the buildings in a relatively small space. She is very familiar with this area and is concerned about the largeness of the project, and will attend the Plan Commission hearing on March 27th with more specific comments.

Keith Moens, 636 S. Cleveland Avenue. He is trying to ascertain what the number of affordable units will be in this project. The petitioner replied that the affordable housing component is currently being discussed with Staff and will be part of a Housing Commission hearing in the near future.

The commissioners gave their comments.

Commissioner Eckhardt had no issues with the Chestnut building and appreciated the roof change to simulated slate, which he felt was elegant and rich looking. He also appreciated and supported the form liner being used, along with brick and stone, which was a nice detail. He had no other issues with the Chestnut building. He appreciated that his previous comments about the Campbell building were addressed, and he asked for clarification of the material and color in the rendering of the bright white crown above the second-floor window, as well as the pilasters and the columns. Mr. Losselyoung said that what appears as white in the rendering will actually be more of a light grey limestone color, and the color of the pilasters and columns will be buff; the color difference would be much softer than as shown in the rendering. Commissioner Eckhardt was okay with the rear of the building, and had the same comment about the top of the building with the bright white pieces; he was disappointed that a sample was not presented tonight and felt the motion should include a review of a comparison of the buff and the trim color. In response to the resident comment that the parking garage looks like a municipal garage, Commissioner Eckhardt explained that the intent is to pick up the same architecture as the existing municipal garage, which he felt was appropriate because it would send a clear message that it is a parking garage. He liked the improvements that were made to the entrance of the Highland building, he supported a variation for signage above the second-floor ceiling height as shown, and he added a suggestion to enhance the sign with LED lighting. Commissioner Eckhardt also supported the details of the glass box on the corners, which is true to the aesthetic of the building, and he suggested the curved bay element on the west elevation also be on the east elevation, at least at the top 3 or 4 floors at a minimum. In conclusion, Commissioner Eckhardt was okay with the Highland building as proposed. He had no further comments and was ready to make a motion tonight.

Commissioner Kingsley thanked the petitioner for the hard work that went into the project and the changes that were made. With regards to the Campbell building, she was pleased to see that the piers were brought up. She pointed out where the buff color material and the limestone would be located on the building and asked if the light grey color of the limestone would be cool or warm in nature. Mr. Losselyoung said that either could be used. Commissioner Kingsley referred to the material sample board that had really warm materials, and had concerns that a grey limestone color

could be too stark. She felt the color should be reconsidered to ensure its compatibility with the other materials being proposed. In general, she really liked the color palette, which blends itself with the Arlington Heights aesthetic, but felt that care should be taken with the selection of the limestone to make sure it is more of a warm buff color, and lighter than the one being shown. Commissioner Kingsley was not in favor of using EIFS for the horizontal band through the curtain wall because the materials will wear differently and not look the same. She was also not in favor of using EIFS for the walls on the top 2 floors. With regards to the detailing of the second floor window heads, she suggested the petitioner look at how high the header will be and the tightness between the header and the stone band; maybe they should be separated. She also suggested getting rid of the white bases of the brick piers at the third floor line, which she felt were not appropriate.

With regards to the Highland building, Commissioner Kingsley appreciated the effort put into the entrance, and she liked the signage shown above the second-floor. Mr. Losselyoung reviewed the materials and colors proposed for the building, and Commissioner Kingsley asked if the buff color would be lighter or similar to the color on the Campbell building, and if the EIFS color would match the Campbell building. Mr. Losselyoung said that the buff stone color would be lighter, but the EIFS color would match the white color at the top of the Campbell building. Commissioner Kingsley said she was not in favor of the white color on either the Highland building or the Campbell building, and she was not in favor of the EIFS. She appreciated the cornice detail that was done at the top portion of the Highland building, but she was not in favor of the design in general; it was not cohesive. Commissioner Kingsley had no further comments.

Commissioner Kubow said that although he was not at the previous review of this project, he has reviewed both the meeting minutes and the plans that were presented and he appreciates all the time and consideration the petitioner put into responding to the commissioner's comments and concerns that are reflected in the design being presented tonight. He felt the buildings were better looking than before. Additionally, he felt the petitioner did a great job with overall site planning for the project in terms of density, transitioning, and the architecture. The designs nicely transitioned from west to east with a more traditional look, and more contemporary architecture towards the Highland building where there is more density. He appreciated the color palette as well, which he agreed is very much an ode to Arlington Heights, and felt the petitioner paid close attention to the Design Guidelines and the Village Comprehensive Plan.

In general, Commissioner Kubow wished the project was a little more contemporary in design. He asked about the window color and if the same color would be used on all 3 buildings. Mr. Losselyoung said that the windows on all 3 buildings would be bronze, and the tower on the Highland building would have a slight window tint for the floor to ceiling windows, with opaque spandrel panels. Commissioner Kubow referred to the Campbell building and he liked the modern curtain wall element as a transition from traditional to more modern, as well as the consistency in the material palette. He really liked both the Campbell and the Chestnut building, which address the issue of transition; however, he was struggling with the tower on the Highland building, although he understood what was trying to be accomplished. He asked if the Village was requiring the new parking garage to match the existing parking garage, and Mr. Hautzinger said no, this was the petitioner's choice. Commissioner Kubow liked the cornice detail, he was not against the white color, and felt the EIFS was a fine product to use; however, he was struggling with the lack of separation aesthetically from the Village garage. He also appreciated what was done with the entrance, making it more grand, and the height of the signage made no difference to him. In terms of the curved versus flat pieces, he was fine with flat on both sides for consistency, or he was also fine with curved on one side and flat on the other side. He had no other comments at this time.

Commissioner Seyer applauded the efforts of the petitioner to take the comments made by the commissioners and bring them into this latest design. He had no objections to the Chestnut building; it looked nice and the scale was appropriate. He liked the improvements that were made to the Campbell building, both in design and materials, with the exception of the white color of the cornice that was a little bit off and contrasting to the warm colors in the renderings. He recommended changing the white color to an off-white color instead. With respect to the Highland building, Commissioner Seyer acknowledged the changes that were made with respect to the integration of the glass and the parking, which he felt were better; however, he felt the white color at the top of the building should be a color more

complimentary to the rest of the palette. The spandrel glass seemed fairly transparent, and he cautioned the petitioner about the challenges of making a shadow box in the way it is shown in the rendering; more thought should be given to what that color is, especially in a mock-up to get the desired consistent appearance as shown in the rendering. With respect to the center bay, Commissioner Seyer questioned why the curve was there to begin with because it was foreign to the entire massing of the building. To him, the curve was odd; however, he liked the idea and supported the idea of matching it on both sides of the building. He added that although he was not objecting to the signage location aesthetically on the Highland building, he felt more thought should be given to how successful that sign location will be for the address, people driving up to the building will not be able to see the address because it is so high, especially with the canopy blocking the view of the sign.

Chair Fitzgerald liked the entire campus of 3 buildings and the way they match the existing buildings around the site. He liked how the Highland building is more modern and in the middle of everything, and will eventually be bordered on all four sides. He also liked that the Highland building matches the existing Village garage, making the garage less obvious. He was okay with the location of the building address on the Highland building, and he liked the details of the entrance; the height of it, the width of it, and felt it would solve the issues previously brought up by the commissioners. Chair Fitzgerald also liked the curved wall glass element on the Highland building; the building looked like it could have been an old building and then additions were done to it to bring it to be old versus modern, which he liked. He was okay with the flat element on the east side of the building; either way was fine with him, and he agreed with the concerns about the white color at the top of the building and wanted to see a warmer color. He also agreed with Staff's comments about hiding mechanical and utility equipment. Overall, Chair Fitzgerald liked the project and felt it was exciting, especially how each building was designed for a specific market of residents.

Commissioner Eckhardt felt that it should be a requirement that the top of the Highland building not be white.

Commissioner Kingsley wanted to clarify that comments about the garage on the Highland building matching the adjacent Village parking garage were brought up at previous meetings, where it was said that this was the petitioner's intent. She felt this was a huge challenge, to try to match the existing garage. She also agreed with Commissioner Seyer's comments that the curved element on the Highland building was unnecessary; she liked the building better without the curve.

Commissioner Kubow reiterated Chair Fitzgerald's comment that the Highland building would at some point be surrounded by something being built at the south end of this parcel; therefore, not much of the parking garage would be visible. He also agreed with Commissioner Kingsley's comment that it is difficult design challenge to attach to the existing garage, and how to approach that in terms of design. In general, Commissioner Kubow really liked this development and was excited to see something built here; the Village needs the density. He hoped the Village trustees make the right decision this time.

There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS for 33 S. CHESTNUT AVENUE, 225 W. CAMPBELL STREET, AND 44 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 3/01/19, 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. CHESTNUT BUILDING:
    A. A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.
    B. A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.
2. CAMPBELL BUILDING:

   A. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
   B. THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
   C. A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.
3. HIGHLAND BUILDING:
   A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING.
   B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.
   C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.
   D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.
   E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.
   F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked if landscaping and lighting between the building should be discussed tonight, and Mr. Hautzinger replied that site design elements and landscaping will be reviewed by the Plan Commission. Commissioner Kingsley suggested the motion include a statement that the lighting should be pleasing, not harsh, and integrated with the design of all 3 buildings; less is more.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. AS A NOTE TO THE PLAN COMMISSION AND VILLAGE BOARD, THE LANDSCAPING INTEGRATION, SOFT LIGHTING, AND LIGHTING IN GENERAL NEEDS TO BE STUDIED CAREFULLY IN AND AROUND THE BUILDINGS FOR PEDESTRIAN USE.

With regards to the Highland building, Commissioner Eckhardt suggested adding to the motion an option for the petitioner to either add another curved bay window or eliminate both of them, since the commissioners have voiced differing opinions. Chair Fitzgerald was okay with that option. Commissioner Seyer said that he and Commissioner Kingsley were okay with them both being flat, if that was the direction the petitioner wanted to pursue. Commissioner Kubow agreed as well.

Mr. Hautzinger asked for clarification regarding the requirement about the ramp walls for the Chestnut building. Commissioner Eckhardt just wanted the record to show a requirement to treat the ramp walls with the brick and stone

form liners and coloration. Mr. Losselyoung clarified that there will be brick piers above as posts for the guard rails, and the ramp walls below will be a form liner wall.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISISONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. HIGHLAND BUILDING:
    A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING, OR AS AN OPTION TO THE PETITIONER, EITHER ELIMINATE THE BAY WINDOW ON THE WEST ELEVATION, OR ADD A BAY ON THE EAST ELEVATION, OR MAKE THEM BOTH THE SAME FLAT.

Commissioner Kingsley asked for clarification that the vote is for all 3 buildings in one vote, and Chair Fitzgerald said that it is.

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

From: Aaron Coon
To: Hautzinger, Steve
Subject: Arlington 425 parking deck
Date: Monday, December 11, 2023 8:31:21 PM
Attachments: IMG_7106.jpg

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Steve,

I'm not planning to attend tomorrow night's meeting. I do have three questions for the architect. I also have one question for you.

My question about the review process is; Will the design changes go before the Village Board for review, as this is clearly a bait and switch strategy? I do not see VE changes here based on the extent of the revisions. This is a completely different garage than what was approved and presents a very unsightly west elevation for as long as the Chestnut building remains undeveloped.

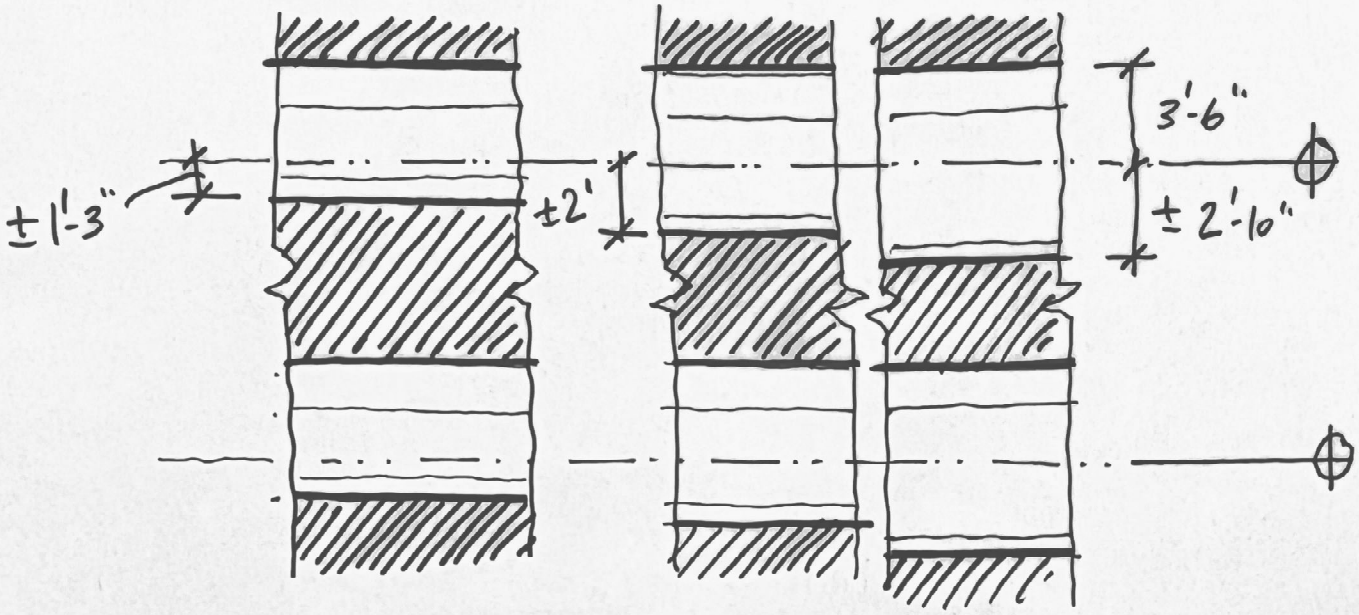
My questions are below for the architects. I've also attached a reference sketch, tracing all three spandrel panels adjacent to each other.

1. Why are there two different heights for the spandrel panels on the south and west elevations?

2. Why are the bottom of the spandrel panels not in alignment with the bottom height of the existing spandrel panels of the Vail St. Garage? It appears that the floor levels and the top elevation of the spandrels are in alignment.

3. Will the floor support beams and double T's be visible or is the design intent that the spandrels are concealing the edges, as they do in the Vail St. Garage?

Thanks,
Aaron Coon
[redacted].



WEST ELEV.

SOUTH ELEV.

EXIST. SOUTH ELEV. EAST OF HIGHLAND AVENUE

PROPOSED DESIGN