



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 11, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 11/27/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-101 - 534 W. Ridge Ct. - SF/Teardown
- B. DC#18-103 - Arlington Town Square - 70 S. Arlington Heights Rd. - Sign Variation

VII. OTHER BUSINESS

- A. Arlington 425 Development - Highland Ave/Campbell St/Chestnut Ave - PRELIMINARY REVIEW

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 11/27/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/27/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 27, 2018

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Andy & Voula Behlis, Owners of *1518 W. Thomas St.*
Jeff Eichhorn & Beth DeBaker, DeBaker Design Group for *1209 N. Dunton Ave.*
Aidan Quinn, AKA Architects for *Goddard School*
James Cazares for *European Crystal Hotel*
John Powers, Dryvit Systems for *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF NOVEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that a positive vote from all 3 commissioners is required for approval of a project tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#18-066 – 1518 W. Thomas St.

Andy & Voula Behlis, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The proposed front setback is 35 feet, where 50 feet is required; therefore, the plans will either need to be revised or a variation requested from the Zoning Board of Appeals. The petitioner stated that he will be seeking a variation through the Zoning Board of Appeals. The proposed design does comply with all other R-E zoning requirements.

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

Overall, the proposed new house raises numerous design concerns that the Design Commission should evaluate:

- **Scale and Massing.** Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 16-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.
 - o It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
- **Large Terrace.** The design includes a huge 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood.
 - o It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
- **Bedroom Wing.** The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.
 - o It is recommended that the layout be revised to significantly reduce the length of the bedroom wing.
- **Panoramic Doors.** The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.
 - o It is recommended that the large panoramic doors be replaced with smaller scale French doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
- **Front Entry Gable.** The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.
 - o Additional design development of the front entry is recommended. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
- **Exterior Materials.** The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.
 - o Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
- **Driveway.** The design includes a large concrete driveway across the entire front yard.
 - o It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

Staff recommends the commissioners consider these comments summarized as items 1 through 7 in the Staff report, requiring revisions and a re-review of the project.

Mr. Behlis said that he and his wife have lived in the home for a couple years and want to build a raised ranch home, similar to the home they built and lived in in Addison. He responded to the comments made by Staff. He questioned the 50' front yard setback requirement, which he believed should be 43' because that is the average setback of the 3 homes on the block. Mr. Hautzinger replied that the average that was calculated by the petitioner for the corner home

was a measurement to the detached garage, which is an accessory structure, and the measurement should have been to the home, which is the primary structure. Mr. Behlis also clarified that the interior ceiling height would be 12' and not 16' as stated by Staff, which Mr. Hautzinger understood and agreed with. In response to Staff comments about the west wing of the home, Mr. Behlis explained that there will be 3 bedrooms measuring approximately 14' in width and another 5' for the hallway, for a total of 20' of width along the west elevation that he felt was appropriate in size.

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

Commissioner Eckhardt said that the proposed design is unique and he asked the petitioner to talk about the aesthetic of the home and whether it was designed by an architect. Mr. Behlis said that he designed the proposed home himself, as well as his previous home in Addison that was similar but not located across the street from a park. Commissioner Eckhardt said that a lot of great architecture is designed by non-architects, such as Thomas Jefferson, and he had no issue with a homeowner designing their own home; however, he felt the front elevation was not quite there yet. He liked the balance of the big windows and the glass railings, but felt the gable above the front door was odd and needed further study, and there is a lot of empty space above the window. Commissioner Eckhardt felt the front elevation needed to be more majestic, and Mr. Behlis explained that the panoramic doors are at 10' and the interior ceiling height is 12'.

Commissioner Eckhardt also reviewed the proposed colors and materials and said that although he could visualize the new home for the most part, a colored rendering would have been helpful. Mr. Behlis replied that his previous home in Addison has the same black pre-cast and EIFS being proposed, and could be seen on the internet for reference. Commissioner Eckhardt said his concerns were not with the colors or materials, but with the massing of the front door. Mr. Hautzinger clarified that the front door is recessed back, and the gable above is aligned with the wall, based on the side elevations. Commissioner Eckhardt liked that the front entry was recessed and suggested bringing the front of it forward to engage the stairs and create a cover. He felt the entire area needed further study.

Commissioner Eckhardt also said that the orientation of the new home to face the park made a lot of sense, and he questioned why a private courtyard was not created with the bedrooms on both sides, instead of all on the same side. Mrs. Behlis said their preference is to have all the bedrooms on one side of the home and Mr. Behlis added that moving a bedroom to the east side of the lot would result in the loss of green space in the yard, as well as a loss of terrace space on the back of the home. Commissioner Eckhardt had no other comments at this time.

Commissioner Kubow said that overall, he liked the material palette and the white and black colors, and he understood the petitioner's thesis for the design; focusing south towards the park and getting a lot of natural light. He also agreed with Commissioner Eckhardt's concerns about the front entry and that it needs something more, but he was unsure what. Even with a high floor-to-ceiling height, all he sees on the front elevation is the 4' band of pre-cast and the roof, which is the opposite of what should be happening; there should be less roof and more of the vertical face of the home. His biggest issue is with the west elevation, which seems really awkward, and although he understood why the petitioner wants all the bedrooms on one side, context is important. The new home does not have to match the adjacent home, but it should be respectful of the homes next to it. Commissioner Kubow also pointed out that the material palette is completely different than surrounding homes, which is fine, but there should be a way to be consistent with the architecture and dimensions of what is around the home. Additionally, the long wall on the west elevation feels severely out of place.

Mr. Behlis pointed out that windows are being proposed along the west elevation to offset the length of the long wall, and larger windows could be added if necessary. Commissioner Kubow thought that landscaping along the west elevation could help, and Mr. Behlis said that landscaping is being proposed along the terrace on the front elevation that will be as tall as the pre-cast stone base, and the same could be done along the west elevation. He felt the windows being proposed along the 108' long west elevation would offset the commissioners' concerns, and he reiterated his suggestion to increase the size of the windows or add another large picture window. Commissioner Kubow felt that a change in the roofline, such as adding a gable, might help give the elevation more definition, and Mr. Behlis reiterated his suggestion to replace the 6 transom windows with 3 picture windows along the west elevation.

Commissioner Kubow said that a three-dimensional rendering showing the colors and the context would have been beneficial and maybe help sell him a little more on the proposed design. For him, he just sees a big, 2 dimensional, flat, huge wing that just feels awkward as currently shown. He felt the proposed design could be adjusted without completely redesigning the home, making it more accommodating and softening it. He suggested the petitioner work with his architect on that. He also reiterated that something needs to change on the front elevation to help draw your eye, instead of staring at the roof and the 4' stone band at the entrance; make it a little bigger, or bring it out further and add columns on either side.

Chair Fitzgerald did not want some of his small comments to sound like he did not like the home; he was intrigued with the home and felt it was nice. He agreed with the other commissioners that further work needs to be done with the front doors and the front entrance; perhaps it needs to be lower, or the doors taller without a transom. He did not mind the large bi-fold doors on the front elevation, but to him, the front entrance seemed secondary, and he pointed out the vacant space above it as an area that needs further tweaking. Chair Fitzgerald also asked why the entire home was up 4', which seems really high, and when looking at the home from the street, the 4' will still be visible even with landscaping. He felt this would be intrusive to the neighbors, and although he was not exactly opposed to it, he was wondered if it needed to be lowered. This could also be an issue for discussion by the Zoning Board of Appeals if the petitioner moves forward with a variation request. Mr. Behlis said that they showed the design to the neighbors, and one of the neighbors is here tonight. Chair Fitzgerald also felt the driveway needed to be softened, and although he was not opposed to the length of the west elevation, he agreed with Commissioner Kubow's suggestion to add another gable on that elevation. Submitting a landscape plan would help the commissioners see how the west elevation would be softened.

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

PUBLIC COMMENT

Mike Calandro, 1512 W. Thomas Street. He lives east of the home and is in support of the project, although he has no windows that actually face the new home because his garage is located adjacent to the new home.

Commissioner Eckhardt reviewed the floor plan, pointing out the recessed area inside the front entrance that opens to 12' and the exact line of that opening with regards to the elevation and how it meets the gable up above; it does not appear to work structurally. He was trying to figure out the relationship of how the pediment over the entrance lands to the ground because it appears to float, which is bothersome and needs to be worked out. Mr. Behlis said that the front door could be flush to the rest of the home, the gable brought forward, and columns added by the stairs. Commissioner Eckhardt said the detail of the eave is similar to a 1970's home, not a modern detail for today. He felt the proposed design needs some additional care with the details; it is potentially there, but not yet, and it is really important for the home.

With regards to the very long west elevation and very long roof, Commissioner Eckhardt felt there were lots of ways to camouflage a long wall, and he suggested creating another gable at the back end of the elevation, similar to the gable at the front end. He felt the petitioner's architect should at least show options to the petitioner, and showing them in 3 dimension or in a massing model would instantly be apparent to the petitioner what the elevation and roofline will look like. He was not trying to discourage the petitioner from the proposed design, but encourage adding more details to the front elevation and front entry.

Commissioner Kubow recommended the petitioner work with his architect to come up with a few ideas, just some sketches that could be brought back to Staff, who can review them before it comes back to the commissioners. Focusing on the front door, he suggested removing the gable and flattening it out, and adding a gable above each set of panoramic doors, putting the focus more on the big open area on the front elevation. Mr. Behlis was concerned about taking away from the 10' height of the panoramic doors, which he felt was an awesome feature on the home.

Commissioner Kubow reiterated his suggestion that the petitioner work with his architect and come up with a few ideas for the front elevation and the west elevation. The home needs a little more design work and brought back.

Chair Fitzgerald said that there were some great ideas given tonight for the west elevation, which he was okay with and liked, and landscaping was a must for him as well. He still felt something needed to be done with the front entrance, and added a suggestion to raise some kind of a shed dormer instead of the gable being proposed. He also agreed with the suggestion for a 3-D view of the new home, because once it is built it cannot be changed. He asked for clarification on the height of the front elevation and the front gable, which was said to go back 5', and commented that this was even more unusual to him because he thought the entire wall was recessed 5'.

Chair Fitzgerald asked the petitioner what his original design looked like before the gable was added in response to Staff's comments, and Mr. Behlis replied that the entire roofline on the front elevation went straight across and the front doors were flush to the panoramic doors. Chair Fitzgerald said that he preferred that design, or exploring something bigger at the front entry that is not traditional like what is currently proposed.

Mr. Behlis said he would eliminate the gable above the front door and create a roofline going forward towards the staircase to create a canopy, and make the doors flush with the panoramic doors. Commissioner Eckhardt said that he liked the recessed front entry because it defines the front door and gives it protection from the rain; he discouraged the petitioner from pulling the front doors forward. Mr. Behlis said the front doors would not be pulled forward; a canopy to the front would be created.

Chair Fitzgerald presented options to the petitioner for coming back with revisions. A date specific could be made tonight that would not involve posting a sign for public notice, or it could be left open until such time as the petitioner is ready to come back, which would require posting a public notice sign again. Mr. Behlis suggested coming back in a couple of months, and he was considering going before the Zoning Board of Appeals prior to coming back here.

Commissioner Eckhardt told the petitioner to come back with a front elevation that they liked, so the commissioners could review it and given an opinion. Commissioner Kubow presented an idea for the petitioner to consider that he found on Google, which included columns done in a modern way. Mr. Behlis asked that a date specific in two months be made tonight, and Mr. Hautzinger said that would be January 22, 2019.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1518 W. THOMAS STREET (DC#18-066) TO THE DESIGN COMMISSION MEETING ON JANUARY 22, 2019.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#18-100 – 1209 N. Dunton Ave.

Jeff Eichhorn & Beth DeBaker, representing *DeBaker Design Group*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence to allow construction of a new two-story residence with a detached two-car garage. The proposed design does comply with the R-3 zoning requirements. This neighborhood has a variety of houses, including single-story and two-story homes, with many of them being older historic homes. This particular block is primarily historic two-story homes, but the subject property happens to be surrounded by smaller scale mid-century single-story homes. The existing house, proposed to be torn down, is a two-story home that has historic character that fits well with the other older homes on the street. The house is in need of maintenance but appears to be in decent condition.

The proposed new house is a beautifully designed and detailed traditional style two-story house with wrap-around front porch that will fit in very well in this neighborhood. The design has excellent massing and detailing on all sides of the house, including a nicely designed detached garage. The only concern with the proposed design is the proposed 48-foot front setback, which places the house well behind the average 28.5-foot setback on this block. The petitioner has set the house back to preserve two existing trees in the front yard. Preservation of mature trees is always encouraged, but in this case, it is recommended that the new house be located on the average setback line to better align with the context of the neighborhood. Staff recommends approval of the design, but the Design Commission should evaluate the value of preserving these trees versus the odd setback of the house in this location.

Ms. DeBaker responded to the front yard setback issue. She said that in addition to saving the existing trees in the front yard, the neighboring properties are both a courtyard style facing into the property, and they do not want to cut off the natural light into the main living space at the front of the home. Mr. Eichhorn added that the wrap around porch from the front elevation to the south elevation presents more front yard living than typical, which is another reason the client wanted the new home pushed back.

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

PUBLIC COMMENT

Satish Degala, 1213 N. Dunton Avenue. He lives directly north of the property and his concern is with the trees in the front yard, not the setbacks. One of the trees is a disaster, always dropping large limbs, and the limbs stretch across and over his roof; he hoped that it would be removed. He also asked about the height of the fence shown on the drawings, and how drainage would be managed on the north side of the new home, which currently runs into the walkway into his backyard. Mr. Eichhorn replied that the specifics of the fence have not yet been designed, and a civil engineer will engineer the site and a drainage plan then designed. Chair Fitzgerald explained that engineering and grading concerns should be directed to the Village Engineering department. The commissioners encouraged the neighbor to photograph proof of drainage concerns prior to construction of the new home. Mr. Eichhorn said he was happy to hear about the current situation and work with their engineer to resolve any issues.

Commissioner Kubow said that overall, it was a fantastic design and he loved it. He also understood why the home was pushed back and he was not concerned about the home being brought forward if the existing trees end up being removed. He also liked the design of the garage, especially the column, and he appreciated that the garage was rendered. He approved of the project as proposed.

Commissioner Eckhardt referred to the proposed home as a "new old house", and he felt the petitioner did a wonderful job with the design. He had no comments and would not change anything.

Chair Fitzgerald agreed with everything already said, and added that he felt the existing trees in the front yard should be removed and the petitioner be given the option of moving the home forward if they want. He explained that when a shade tree grows into an evergreen, the evergreen is not going to live very long, and when it dies there will be an enormous hole in the side of the other tree. Chair Fitzgerald also commented that Village code may not allow both a walkway that connects the front door to the sidewalk and from the public sidewalk to the driveway. He felt it was a beautiful home that will look like it belongs here.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1209 N. DUNTON AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 10/16/18 AND RECEIVED 10/26/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY 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.

Chair Fitzgerald wanted to add a statement about giving the petitioner to option of moving the home forward if they choose.

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

2. A RECOMMENDATION THAT, AT THE OWNER'S OPTION, THE DESIGN COMMISSION DOES NOT OBJECT TO THE EXISTING TREES IN THE FRONT YARD BEING REMOVED TO ALLOW THE NEW HOME TO BE MOVED FORWARD.

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

ITEM 3. COMMERCIAL SCHOOL REVIEW

DC#18-097 – Goddard School – 1316 N. Arlington Heights Rd.

Aidan Quinn, representing *AKA Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for exterior modifications to an existing commercial building. This project requires Plan Commission review and Village Board approval for Rezoning, PUD, Land Use Variation, and other variations to allow redevelopment of the site as a new day care facility. Because this project is going to the Plan Commission, the role of the Design Commission is limited to architecture and signage only.

There are two buildings on the subject property, a two-story single-family residence and a commercial building, formerly Sylvia's Flower Shop. The petitioner is proposing to demolish the former residence in its entirety, and renovate the commercial building with a complete interior and exterior makeover to convert it into a day care facility.

The scope of the exterior building improvements include the following:

- Replacement of all exterior materials with new stone base, thin-brick veneer, and fiber cement siding and trim.
- New windows throughout.
- A small classroom addition at the southeast corner.
- New covered porches/porch columns at the front and rear classrooms.
- New canopy above the new main entrance on the south end of the building.

The existing vacant single-family residence (to be demolished) is located in front of the existing commercial building, which blocks the view of the commercial building and creates an odd appearance from the street. The existing commercial building has an overall nice massing and composition, and the proposed exterior improvements will create an excellent fresh appearance for this building. The proposed exterior materials and details have a rich appearance and they are very nicely coordinated.

The petitioner is proposing one new 28 sf ground sign facing Arlington Heights Road. The proposed sign is a simple design supported by two 4x4 aluminum posts. Per Chapter 30 sign code, the maximum allowed size is 24 sf. In general, the sign is nicely designed, but it is recommended that the sign panel be reduced to 24 sf to comply with code, and that the base of the sign be enhanced with stone to match the building.

Staff recommends approval of the proposed design for the exterior modifications for the new school, with the recommendation to reduce the size of the ground sign panel to 24 sf to comply with code, and enhance the base of the ground sign with stone to match the building.

Mr. Quinn responded to the comments about the ground sign and said they would consider enhancing the base of the ground sign with stone; however, they were planning to add landscaping at the base of the sign, which could hide the stone. He had no additional comments.

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

Commissioner Eckhardt said that the renderings really help to show what is going on, but also show how the pavement goes right up against the building along the drop off/pick up area, and he recommended added planting areas there to help soften the building as it hits the walks. He is very familiar with this building and felt the proposed design brings the building to life and maintains the farmhouse charm, while keeping the important elements. He said the design was well done.

Commissioner Kubow agreed and said it was an impressive transformation of the existing building. It is completely different, looks fantastic, and the color palette is warm and welcoming. He also agreed with the comment about adding

landscaping along the drop off/pick up areas to make it more welcoming. He also suggested adding an architectural element above the door on the east elevation, which almost feels like a front entrance, although he acknowledged that doing so could draw people to think that was the drop-off area. Mr. Quinn clarified that these doors are an exit for the classrooms and they do not want to confuse them for an entrance. Commissioner Kubow understood and suggested adding landscaping there, which Mr. Quinn was not opposed to. Commissioner Kubow also said that the flat element above the new covered entrance on the south did not fit with the architecture and felt out of place with all of the low sloping roofs, and Mr. Quinn replied that they want to make this element stand out as the entrance, with possible future signage on it. Commissioner Kubow reiterated that other than adding more landscaping to help soften some of the harder areas of the building as previously suggested, he felt this was a great transformation of the existing building.

Chair Fitzgerald agreed with most of what was said. He did not feel that more landscaping was necessary at the main entrance because it does not face the street; he was open to it, but was also okay with leaving it as proposed. On the east elevation that faces Arlington Heights Road, he suggested more landscaping along the east wall, as well as a small amount where the fence is located to help soften that area. He also commented that although the exit doors along the east elevation are not meant to be welcoming, he felt the flat white doors should be a more attractive material, which is a requirement for him. Mr. Quinn was not opposed to the doors being a more traditional type design/material. Chair Fitzgerald also liked the colors being proposed and felt the design looked great and will be an enormous improvement.

Mr. Hautzinger suggested painting the exit doors the same color tone as the brick to down play their prominence. Chair Fitzgerald said he was open to that but did not want to see flat steel doors, but rather something decorative to go with the rest of the building, which could be reviewed and approved by Staff. To avoid someone mistaking these as the entrance, Commissioner Eckhardt agreed with painting the exit doors to match the adjacent siding, as opposed to white doors that could encourage entry. With regards to the south entry canopy, Commissioner Eckhardt liked that it indicates it is the main entrance, but suggested more cabinet framing on the canopy, rather than one big flat surface as currently shown on the drawings, which is not realistic. This could be approved by Staff. Mr. Quinn did not see a problem with breaking up the canopy face with additional detailing.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS FOR GODDARD SCHOOL TO BE LOCATED AT 1316 N. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 10/23/18, 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 TO ADJUST THE COLOR AND PROFILE OF THE FLAT, WHITE FRONT FACING EXIT DOOR SO THAT IT HAS A MORE DECORATIVE APPEARANCE.
2. A RECOMMENDATION TO ADD LANDSCAPING ALONG THE FRONT WALL OF THE BUILDING.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY 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 Kubow commented that he was okay with the petitioner adding landscaping to the ground sign, or with not adding landscaping; however, he would require some type of base to match the sign. His requirement would be to either add landscaping or some type of base that would be the same material as proposed for the building. Chair

Fitzgerald was okay with the ground sign either way but pointed out that code requires landscaping at the base of a ground sign, which Mr. Hautzinger confirmed. Chair Fitzgerald also wanted the recommendation to add landscaping along the front wall of the building to be a requirement, and approved by Staff. Mr. Hautzinger asked that the landscaping comment remain as a recommendation because of the potential conflict with Plan Commission comments regarding landscaping. Commissioner Eckhardt concurred with the comments made by the other commissioners regarding the sign.

Mr. Hautzinger suggested adding a recommendation to add a stone base to the ground sign. Commissioner Eckhardt was concerned that adding a stone base could create site line issues with small children running around the site or walking pedestrians being blocked by the sign. Mr. Quinn felt this would not be an issue because they are maintaining the required 12' visibility triangle. Mr. Hautzinger clarified that the 12' visibility triangle is for vehicular visibility clearance, but there is a pedestrian walkway there so he recommended moving the sign and the 12' visibility triangle back away from the sidewalk. Commissioner Eckhardt said he was in favor of the stone base, to the extent that it did not create a hazard.

Chair Fitzgerald asked Staff if the commissioners were voting on a variation to allow the ground sign to be larger, or would the sign meet code, and Mr. Quinn said the sign would meet code.

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

4. A RECOMMENDATION TO REDUCE THE GROUND SIGN SIZE TO COMPLY WITH CODE AND ADD A DECORATIVE STONE BASE.

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

ITEM 4. COMMERCIAL REVIEWDC#18-102 – European Crystal (Chez) Hotel – 519 W. Algonquin Rd.

James Cazares, representing *European Crystal Hotel* and John Powers, representing *Dryvit Systems*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Land Use Variation allowing a hotel in the M-2 zoning district. 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 build a new six-story, 61 room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility has been demolished to accommodate the new hotel tower.

This project was previously reviewed and approved by the Design Commission on three separate occasions. In 2016, the petitioner was proposing a 10-story building with 160 hotel rooms. However, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Finally, in June of 2018, the Design Commission approved the design for an 9-story, 60 room hotel. The 2016 and 2017 designs were sleek and modern to create a new image and main entrance for the facility, but the 2018 concept retained the existing main banquet entrance on the west side of the building and the hotel tower was designed with traditional details and materials to match the existing banquet building.

At this time, the petitioner is seeking approval for a modified version of the traditional design concept that was approved in June. The floor plans have been revised to accommodate more hotel rooms per floor, so the height of the building has been reduced from 8-stories to 6-stories without losing any hotel rooms. The current design is consistent with the previously approved design in regards to the overall style and detailing. However, the following changes have been made:

- The stone base has been reduced from two-stories to one-story.
- The stucco exterior on the top floor has been omitted.
- The pattern of the window grids have been simplified.
- The brick exterior has been changed to a faux EIFS brick product.

Overall, the revised design is nicely done. The only concerns are:

- The rear elevation does not have windows on the top floor, so it looks somewhat top-heavy and unfinished. It is expected that a wall sign will be located on the blank wall, but a sign variation may be required to allow a sign on a wall without street frontage. Further design development of this area may be necessary. Consider the possibility of false windows with spandrel glass or additional EIFS banding to break up the blank wall area.
- The Design Commission should evaluate the proposed faux EIFS brick product. The petitioner is proposing this product in order to match the existing brick, which is no longer available. However, the Village's Design Guidelines discourage excessive amounts of EIFS wall cladding and fading of the EIFS color over time is a concern. It is recommended that real brick be used with as close of a color match to the existing brick as possible.

Staff recommended approval of the proposed design with consideration given to the comments regarding the top floor of the rear elevation and providing real brick instead of faux EIFS brick.

Mr. Cazares gave a slide presentation of the project. They are trying to match the existing building with the new facade of the addition, with a design similar to what was first proposed. He has worked closely with Staff to consider all their recommendations, and made modifications to those recommendations. The proposed elevations were presented, with cast stone on the first-floor, and a faux Dryvit brick for the top floors. A thin veneer or a masonry brick was originally proposed; however, while looking at the site, it was determined that the two buildings abutting each other and the dilemma of running the existing banquet facility while trying to put masonry on 68-feet of the building becomes an issue.

After further research, he found a 4-story boutique hotel in Columbus, Ohio that used this same faux Dryvit brick, and a representative familiar with that project and that hotel is here tonight to answer any questions.

Mr. Cazares continued his presentation. A sign is being proposed in the center of the south elevation, and he is open to adding windows there as suggested by Staff, although he preferred adding real windows, with screening to the service areas to allow for light to go through. Windows were originally proposed on the first-floor at the front desk; however structural issues would not allow windows so they were removed and a hand painted mural will now be located behind the front desk, as well as a seating area with a small fireplace for waiting guests. The proposed floor plans and interior layouts and room designs were shown, with the rooms becoming a little longer. A rooftop terrace is being proposed on the sixth floor, with a very preliminary design being shown tonight; this will be very unique and restricted for patrons of the hotel and banquet facility only. The existing ballrooms will be removed, and a portion of the existing building on the north elevation has already been demolished.

Mr. Cazares also presented pictures of what was done with the faux Dryvit system on the hotel in Columbus, Ohio, which was very restricted on space. He explained that his banquet facility is currently open and they continue to have about 120 events planned during the construction period, so their main goal is to erect the addition as fast as possible, clad the exterior, and complete landscaping to accommodate their customers. He commented that there is no cost savings with this Dryvit product compared to masonry, but he prefers it because it exactly matches the existing banquet building.

Chair Fitzgerald asked the commissioners if they had questions about the faux Dryvit material, and Commissioner Kubow asked what the warranty is. Mr. Powers came forward and explained the two different things that relate to warranty. The standard system that would be utilized has a 10-year standard warranty, and ultimately that warranty is renewable forever and would include everything from the sheathing out, and could include the sealants as a part of that. At the end of the original warranty term, the building owner can have a third party forensic firm architect visit the building to perform any needed maintenance, and then that warranty is re-issued to the original owner for another 10 years. At 10-20 years, it can be renewed forever. The second part of that as it relates to the Dryvit brick being proposed for this building, the standard warranty is for 25 years. Mr. Powers also gave an explanation as it relates to the technology of this product and the mandated energy codes across the United States. This product is associated with Dryvit, but ultimately it is an innovative continuous insulation (CI) masonry offering that could be used over an existing building because of the light weight of the Dryvit system, which is 2 pounds per square foot, and utilizes the same masonry mortar that is used with conventional clay or thin brick. It is designed to be used for the design life of the building; that is the life expectancy of it at this point, and is a good fit for this project.

Commissioner Eckhardt said he was very familiar with Dryvit installation and the issues associated with it in past years. He asked if it is a pre-fabricated product and Mr. Powers said that it can be, and he explained that the simple fundamental fact is that back in the mid 90's when there was a rapid growth in residential homes primarily on the southeast coast, there were issues with water intrusion, primarily related to windows, lack of flashing and other things. In the year 2000, the codes basically updated not only the residential but the commercial codes that now mandate the use of the air, water, vapor, thermal system. At that same time, Dryvit and other EIFS manufacturers complied with those requirements and now use moisture drainage systems that are well tested. Furthermore, it has now become the standard for all claddings to meet that same requirement. The key is making sure that it is an assembly; the codes today are based upon assemblies, not single components. With that in mind, new brick can actually be a panelized assembly done in a controlled environment off-site, or and it can be a full composite panel depending on the structure design. Commissioner Eckhardt asked how this project would be done, and Mr. Powers said it was not determined yet, but both systems would work with the addition being proposed.

Commissioner Eckhardt asked about the surface of the faux Dryvit system that appears to have some significant thickness, and Mr. Powers said that the surface is an acrylic technology. Commissioner Eckhardt also asked if the faux bricks are made on the flat surface with a template, and Mr. Powers replied that it is a proprietary process at this point that is patented, but ultimately the brick is extruded. Commissioner Eckhardt commented that Dryvit is dependent about the skill of the installer, and Mr. Powers agreed, stating that the most important decision of a building

owner is the contractor they choose to work with. He added that the second part of that is the assurances from the design professional's participation to ensure that that assembly is correctly designed to be functional when doing a mock-up. From that perspective, specific to new brick, it is adhesively attached in a manner that meets energy codes. Mr. Powers also explained the 2 drainage planes incorporated into the product.

Commissioner Eckhardt asked about the type of mortar used with this faux Dryvit system and how the new bricks stand up to a cleaning. Mr. Powers replied that the same cleaning process is used as regular masonry; there are products that have been fully tested for use over the top of this system. Standard colors for new brick use the exact same inorganic pigments that clay brick would use. The new brick is all about addressing the energy codes, the assembly testing, and the fire requirements. Commissioner Eckhardt asked how long this product has been in the United States and where was it first introduced. Mr. Powers said that a man who worked for Dryvit was with a competitor in China who changed their business model and he happened to see a technology that was similar to this, although not thought out to the extent being talked about now. He brought that technology back and started his own company and then brought it to Dryvit. With regards to a window opening, Commissioner Eckhardt asked what the recommended setback from the face of this product to the face of a window would be, and Mr. Powers said the distance is dictated by the window manufacturer; however, a 3-inch exposure could be easily handled if necessary. The commissioners had no other questions for Mr. Powers.

Commissioner Kubow loved the first design proposed by the petitioner, which was very modern, and he also liked what was being proposed tonight, which probably fits more with Arlington Heights. The color of the brick and the stone base would fit in nicely in the Downtown, and acts as almost a gateway from the highway into the Village. He felt the interior design was amazing, and he was glad that renderings were presented showing how fantastic the addition will look. With regards to the design, he recommended adding windows on the south (rear) elevation as suggested by Staff, and he would support a wall sign on the south elevation, as shown on the drawings.

Commissioner Eckhardt liked the current design, the stone element at the base of the building, and the massing. He questioned the vertical white elements on the pilasters, which Mr. Cazares said would be in the same color to match the gray cast stone. Mr. Hautzinger added that the plans indicate the bands to be an EIFS material. Commissioner Eckhardt concurred with Commissioner Kubow regarding the windows on the south elevation and support of a wall sign on the back of the building. He felt the building looked fine and the interior was great. With regards to the proposed faux EIFS brick, it appears to be a good product that has impact resistance that the older traditional EIFS did not have; however, he cautioned the petitioner to do his appropriate homework.

Chair Fitzgerald agreed with everything that was said.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE *EUROPEAN CRYSTAL (CHEZ) HOTEL* TO BE LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/13/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ADD WINDOWS AT THE TOP FLOOR ON THE SOUTH (REAR) ELEVATION ADJACENT TO WHERE THE SIGNAGE IS SHOWN.
2. PRELIMINARY SUPPORT FOR A SOUTH FACING WALL SIGN AT THE TOP OF THE BUILDING, IF IT IS DETERMINED THAT A SIGN VARIATION IS REQUIRED.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS.

IT IS THE PETITIONER'S RESPONSIBILITY 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.

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

DRAFT

ITEM 5. GENERAL MEETING

Mr. Hautzinger updated the commissioners about the recent sign code modifications that were brought before the Village Board. The five different modification categories were approved, with a few minor adjustments, most notably on the awnings where the commissioners recommended against allowing additional information on the awnings. After much discussion with the Village Board, it was decided to allow that.

Commissioner Eckhardt asked about electronic signage for schools and churches. Mr. Hautzinger replied that this type of signage is currently allowed only with a variation, and possible modifications to that portion of the sign code would be brought to the commissioners for discussion in the future.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 8:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#18-101 - 534 W. Ridge Ct. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 534 W. Ridge Court. This recommendation is subject to compliance with the plans received on 11/8/18, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 534 W. Ridge Ct.
Project Address: 534 W. Ridge Ct.
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2018

PETITION INFORMATION:

DC Number: 18-101
Petitioner Name: John Sorenson
Petitioner Address: U.S. Shelter Homes
31632 N. Ellis Drive
Volo, IL 60073
Meeting Date: December 11, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with one-car attached 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 8,858 square feet and the proposed residence will have approximately 3,406 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.8 feet Side: 7.8 feet Rear: 30 feet	Front: 30.5 feet Side: 9.18 feet Side: 8.53 feet Rear: 38.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,981 SF	3,406 SF
Building Lot Coverage	3,100 SF	2,110 SF
Impervious Surface Coverage Total	4,429 SF	3,055 SF

The existing neighborhood consists of primarily single-story homes with a mix of one car and two car attached garages. There have been numerous teardowns previously completed throughout this neighborhood, however the proposed teardown will be the first on this street.

Overall, the proposed design is nicely done and is consistent with other newer homes approved in this neighborhood. Features such as the single-story front porch and single-story garage roof help the design to fit in with the adjacent single-story homes. The low-pitched gables fit well with the low-pitched roofs on the adjacent homes. The only comment on the design is that the proposed gray mist siding color is quite bright and cool as compared to the color tones of the other houses on the street. Consider a warmer gray siding color to better fit with the character of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 534 W. Ridge Court. This recommendation is subject to compliance with the plans received on 11/8/18, and the following:

1. Consider a warmer gray siding color to better fit with the character of the neighborhood.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

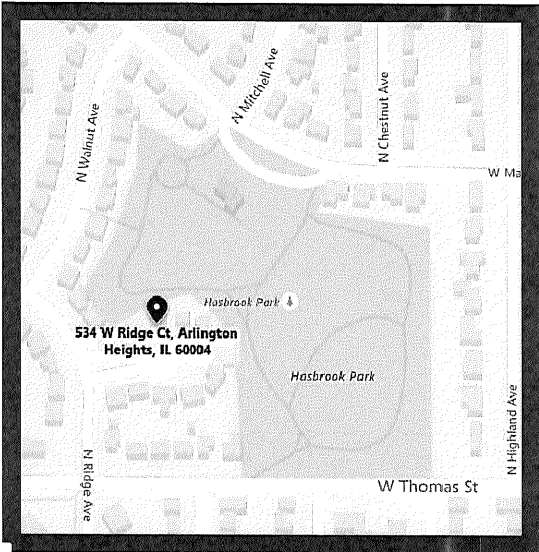
_____, December 6, 2018

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

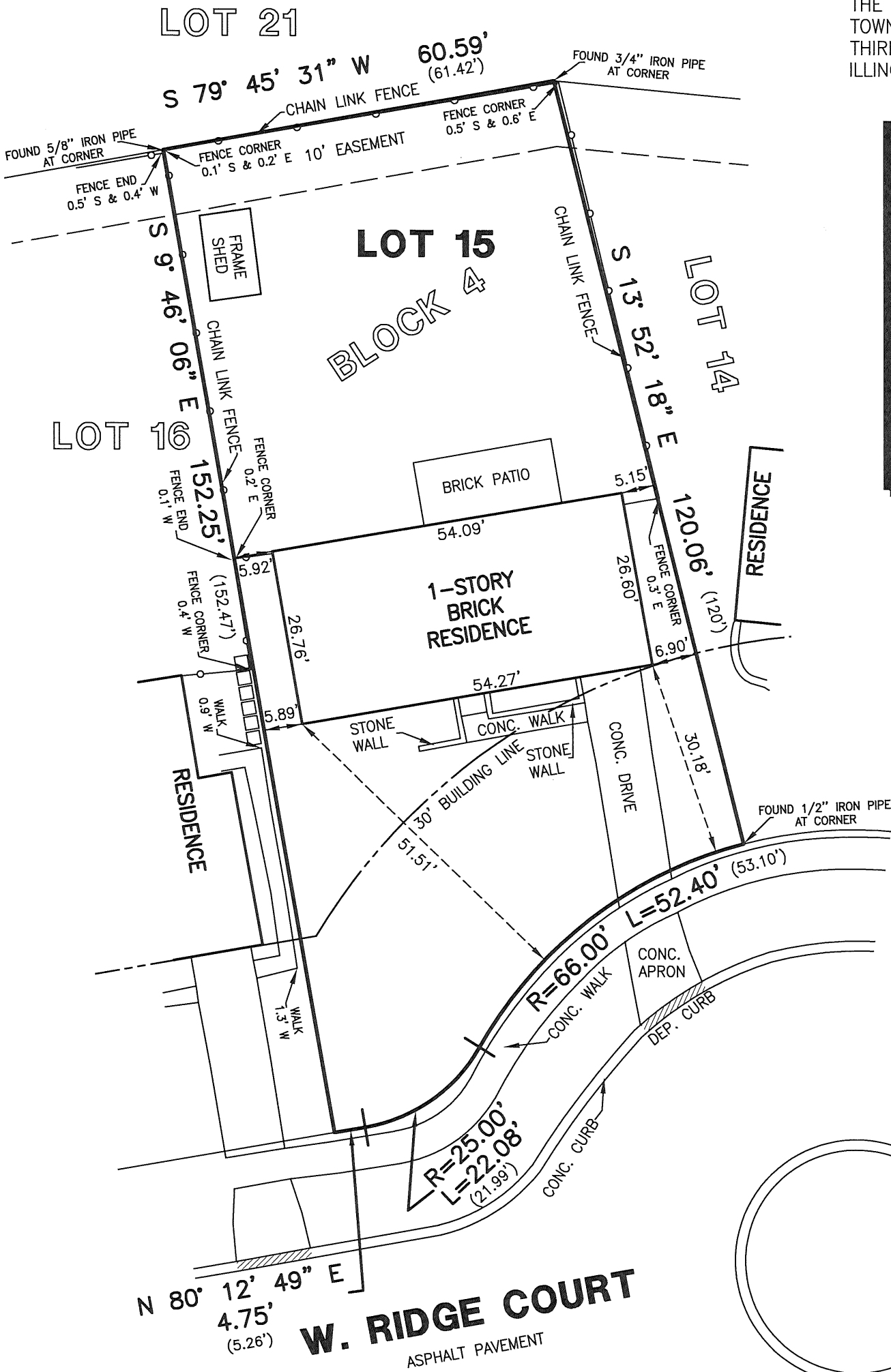
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-101

PLAT OF SURVEY

LOT 15 IN BLOCK 4 IN HASBROOK SUBDIVISION
UNIT NO. 2, OF PART OF THE EAST HALF OF
THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.



LOCATION MAP
NOT TO SCALE



AREA

8,858 Sq. Ft. OR 0.20 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- U.S. SHELTER
- ORIGINAL FIELD WORK COMPLETED- 10-30-18

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF NOVEMBER, A.D., 2018.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-18.



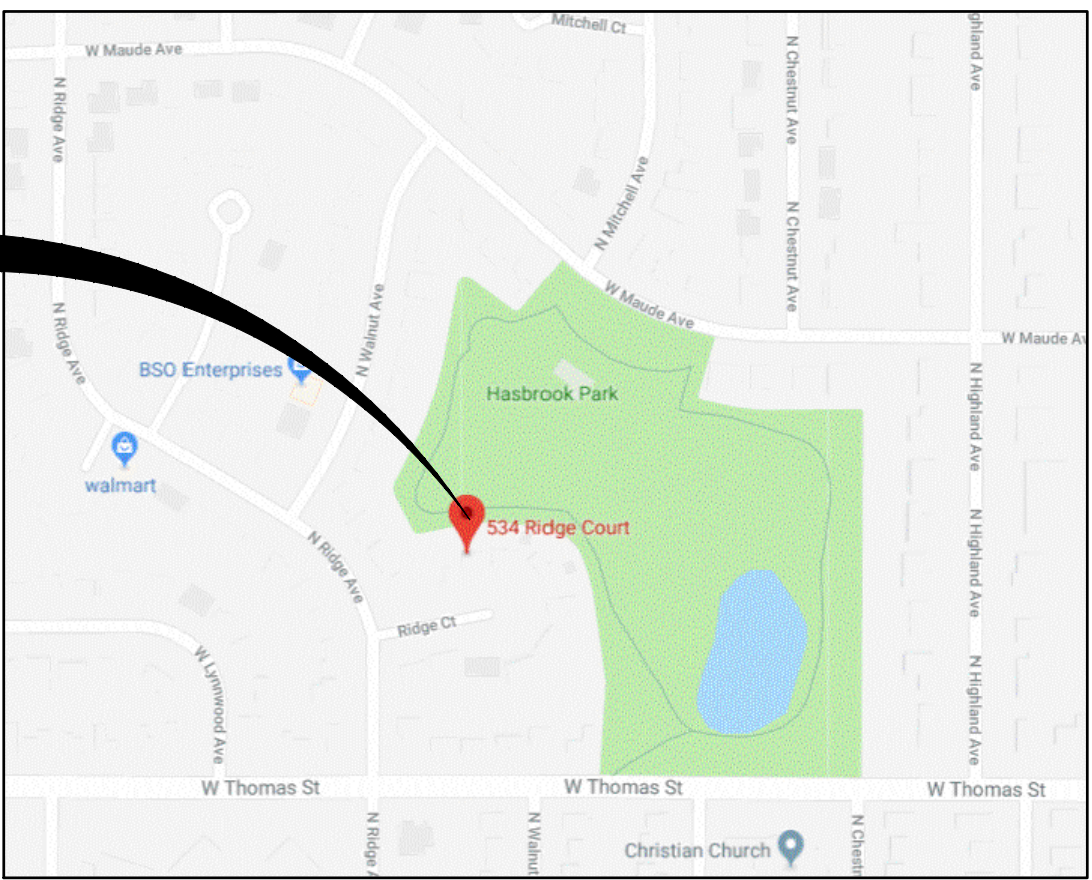
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0887

SCALE: 1"=20'
DRAWING No. 64260
SHEET 1 OF 1

534 W. RIDGE CT. - ARLINGTON HEIGHTS, ILLINOIS

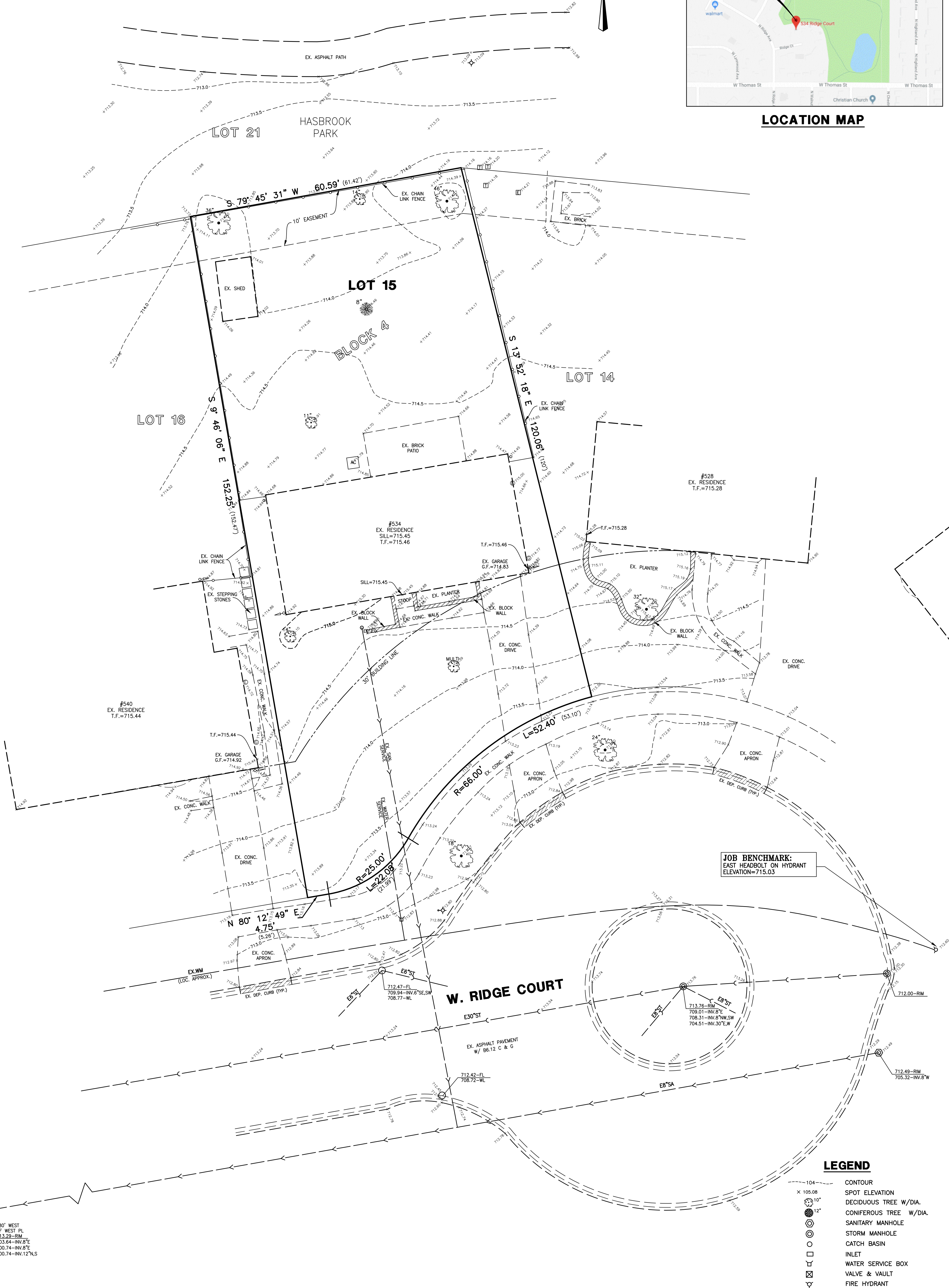
PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 15 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 2, OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

PROJECT LOCATION



LEGEND

- 104 --- CONTOUR
- x 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA--- SANITARY SEWER
- E12"ST--- STORM SEWER
- E6"W--- WATER MAIN
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #39 3" DIA. ALUMINUM DISC
AT THE NORTHEAST CORNER OF
ARLINGTON HEIGHTS ROAD AND OLIVE ST.
ELEVATION=703.13

DESIGNED BY:	WS	DATE:	11-08-18
CHECKED BY:	DRF	DATE:	11-08-18
APPROVED BY:	DRF	DATE:	11-08-18

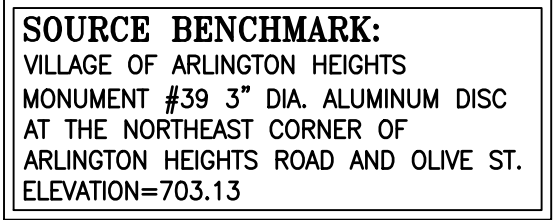


GREENGARD, INC.
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111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING NO.: 64260
SHEET 1 OF 2

534 W. RIDGE CT. - ARLINGTON HEIGHTS, ILLINOIS
EXISTING TOPOGRAPHY

LOT 15 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 2, OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DESIGNED BY: DRF/MS		DATE: 11-08-18	 GREENGARD, INC. <i>Engineers • Surveyors • Planners</i> 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0687 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995	SCALE: 1"=10'	534 W. RIDGE CT. - ARLINGTON HEIGHTS, ILLINOIS
CHECKED BY: DRF		DATE: 11-08-18		DRAWING No. 64260	SITE PLAN
APPROVED BY: DRF		DATE: 11-08-18		SHEET 2 OF 2	
DRAWN BY:	DATE:	REVISIONS			

534 W. Ridge CT, Arlington Heights IL. – SURROUNDING PROPERTIES



1509 N. Ridge



540 W. Ridge CT



Subject, 534 W. Ridge CT



528 W. Ridge CT



524 W. Ridge CT



520 W. Ridge CT



545 W. Ridge CT



539 W. Ridge CT



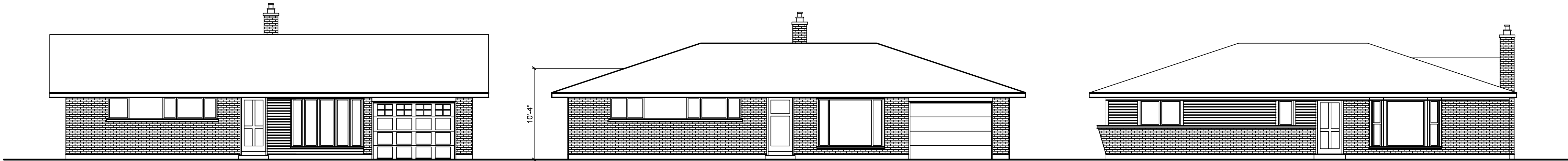
533 W. Ridge CT



527 W. Ridge CT



523 W. Ridge CT



1 EXISTING CONTEXT ELEVATION
1/8" = 1'-0"



2 PROPOSED CONTEXT ELEVATION
1/8" = 1'-0"

REV.	DATE	ISSUE
—	11.07.18	DESIGN COMMISSION REVIEW
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

EXISTING CONTEXT ELEVATION,
PROPOSED CONTEXT ELEVATION

NEW SINGLE FAMILY RESIDENCE:
534 RIDGE CT.
ARLINGTON HEIGHTS, IL

DATE: 11.07.18

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

JOB NO.: 1878

- MATERIALS LEGEND**
1. ASPHALT SHINGLE ROOFING
 2. PRE-FINISHED 7.21" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FASCIA
 3. 4" PRE-FINISHED ALUM. GUTTER AND DOWNSPOUT. SPLASH AT GRADE
 4. PRE-FINISHED 5.50" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FRIEZE
 5. PRE-FINISHED 5.50" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE TRIM
 6. PRE-FINISHED 3.64" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE CORNER BOARD
 7. PRE-FINISHED 5.84" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE LAP SIDING
- 4" EXPOSURE
- SMOOTH FINISH
 8. SURFACE-MOUNTED LIGHT FIXTURE. VERIFY HEIGHT WITH OWNER/ARCHITECT.
 9. CONCRETE FOUNDATION WALL AND FOOTING
 10. 12" X 12" SQUARE PERMACAST COLUMN FOR PAINT
 11. PRE-FINISHED STANDING SEAM METAL ROOFING
 12. PRE-FINISHED 76 SERIES SMOOTH LP SMARTSIDE FINISH BOARD
 13. 36" H. COMPOSITE RAILING
 14. 4" H. "THIN" CONCRETE SILL
 15. CONCRETE PORCH AND STEP - BROOM FINISH
 16. GARAGE DOOR
 17. STEPPED CONCRETE FOUNDATION WALL
 18. CONCRETE STOOP AND STEPS - BROOM FINISH
 19. FLASHING (TYP.)
 20. CONTINUOUS RIDGE VENT (TYP.)
 21. PRE-FINISHED 7.21" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FASCIA W/
PRE-FINISHED 2.50" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE TRIM
- CUT BACK TO 10.34" W.
 22. "THIN" VENEER STONE
 23. PRE-FINISHED LP SMARTSIDE CEDAR TEXTURE SHAKE
 24. COMPOSITE BRACKET

ADDRESS NUMBERS NOTE:
ADDRESS NUMBERS SHALL BE AT LEAST 6" IN HEIGHT



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

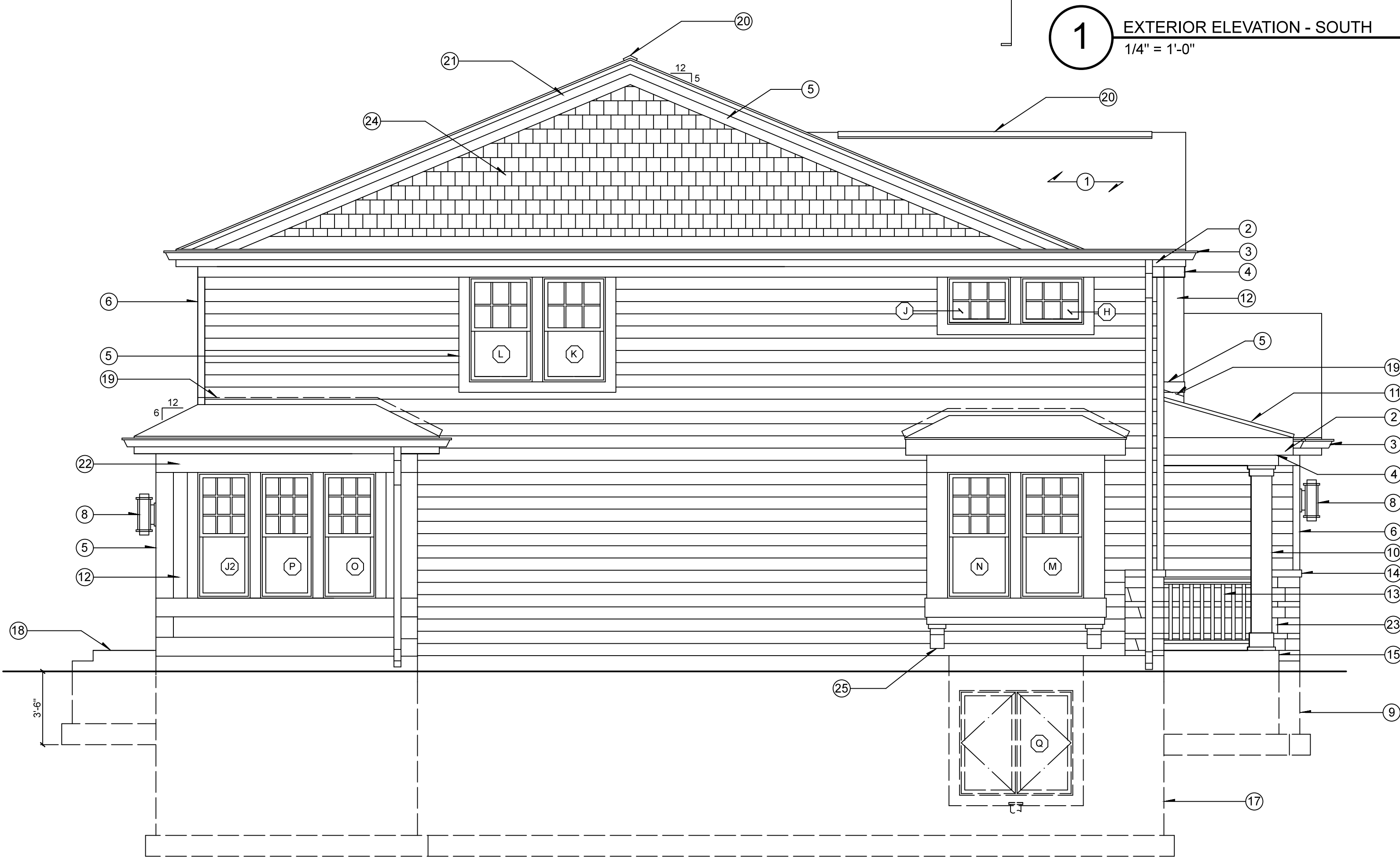
WINDOW SCHEDULE				
MARK	TYPE	R. O.	LIGHT (S.F.)	VENT (S.F.)
A	ICA2531	2'5" X 2'7-5/8"	4.5	4.7
B	ICA2531	2'5" X 2'7-5/8"	4.5	4.7
C	ICA2531	2'5" X 2'7-5/8"	4.5	4.7
D	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
E	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
F	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
G	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
H	IAWN3727	3'1" X 2'3-5/8"	4.2	4.3
J	IAWN3727	3'1" X 2'3-5/8"	4.2	4.3
K	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
L	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
M	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
N	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
O	ITDH3072	2'6-1/2" X 6'0-1/4"	14.1	6.9
P	ITDH3072	2'6-1/2" X 6'0-1/4"	14.1	6.9
Q	ICA33482W E	5'5" X 3'11-5/8"	21.1	22.2
R	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
S	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
T	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
U	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
V	ITDH3660 E (TEMPERED)	3'0-1/2" X 5'0-1/4"	13.2	7.2
W	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
X	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
Y	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
Z	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
A2	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
B2	NOT USED			
C2	ITDH3660 E (TEMPERED)	3'0-1/2" X 5'0-1/4"	13.2	7.2
D2	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
E2	ITDH3660 E	3'0-1/2" X 5'0-1/4"	13.2	7.2
F2	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
G2	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
H2	ITDH3672 E	3'0-1/2" X 6'0-1/4"	17.1	8.9
J2	ITDH3072	2'6-1/2" X 6'0-1/4"	14.1	6.9
K2	CUSTOM SIDELIGHT	1'6" X 8'0"	6.2	0.0
L2	PATIO DOOR IFD5080XX	5'0" X 8'0"	24.2	37.6
M2	CUSTOM SIDELIGHT	1'6" X 8'0"	6.2	0.0

NOTES:

1. ALL WINDOWS AND DOORS TO BE MARVIN INTEGRITY WOOD-ULTRIX AND TO HAVE THE FOLLOWING:
 - WINDOWS AND PATIO DOORS SHALL MEET SECTION R612.5 & R612.6
 - U-FACTOR: 0.32
 - SHGC: 0.28
 - L&E2 WARGON INSULATING GLASS
 - SIMULATED DIVIDED LIGHT GRILLES (SDL)
 - EXTERIOR CLAD FINISH - TO BE SELECTED
 - INTERIOR WOOD FINISH - PRIME FOR PAINT
 - OPERABLE WINDOWS/DOORS TO HAVE REMOVABLE INSECT SCREEN
 - JAMB EXTENSION AS REQUIRED
 - HARDWARE - TO BE SELECTED
 - GLASS AT PATIO DOORS OR BELOW 18" ABOVE FINISHED FLOOR SHALL BE TEMPERED
2. PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS INCLUDING WINDOWS WHERE AN EDGE IS WITHIN 24" OF EITHER EDGE OF A SWINGING DOOR, WINDOWS LOCATED LESS THAN 60" ABOVE A STAIRWAY LANDING OR WALKING SURFACE, WINDOWS WITH AN AREA OF GREATER THAN NINE SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, OR WINDOWS IN WET LOCATIONS.
3. WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR THE SURFACE, BELOW SHALL NOT HAVE ANY OPENING LESS THAN 24" ABOVE FINISHED FLOOR IN THE ROOM.

"E" DENOTES EMERGENCY EXIT

- ROOF PEAK
EL.: +29'-7"
- T/O SECOND FLOOR
EL.: +11'-10 1/2"
- T/O FIRST FLOOR
EL.: +1'-6"
- GRADE
EL.: 0'-0"
- B/O FOOTING
EL.: -3'-6"
- B/O FOOTING
EL.: -8'-11 1/2"



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

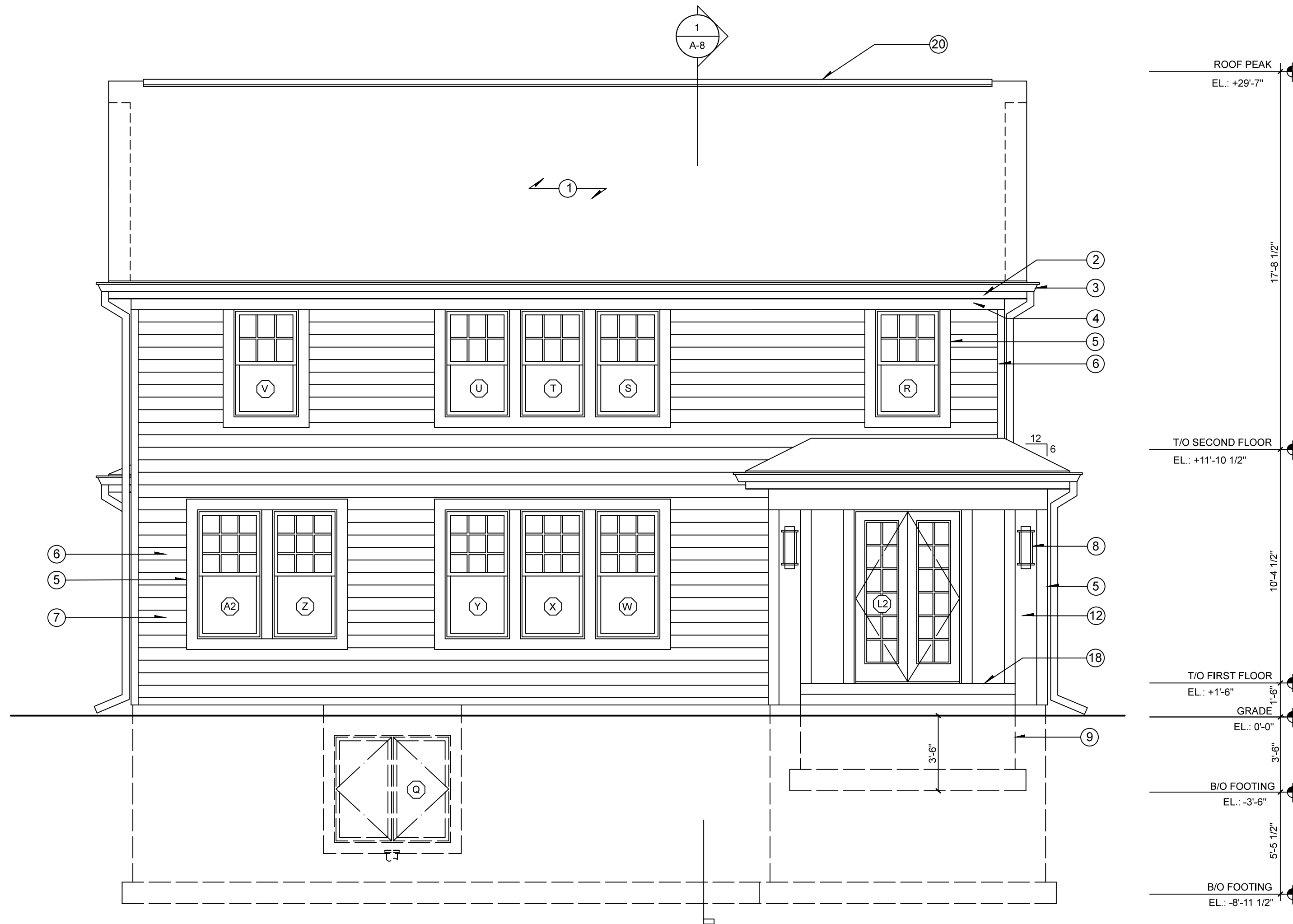
REV.	DATE	ISSUE
---	11.07.18	DESIGN COMMISSION REVIEW
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

EXTERIOR ELEVATIONS, MATERIALS
LEGEND, WINDOW SCHEDULE

NEW SINGLE FAMILY RESIDENCE:
534 RIDGE CT.
ARLINGTON HEIGHTS, IL

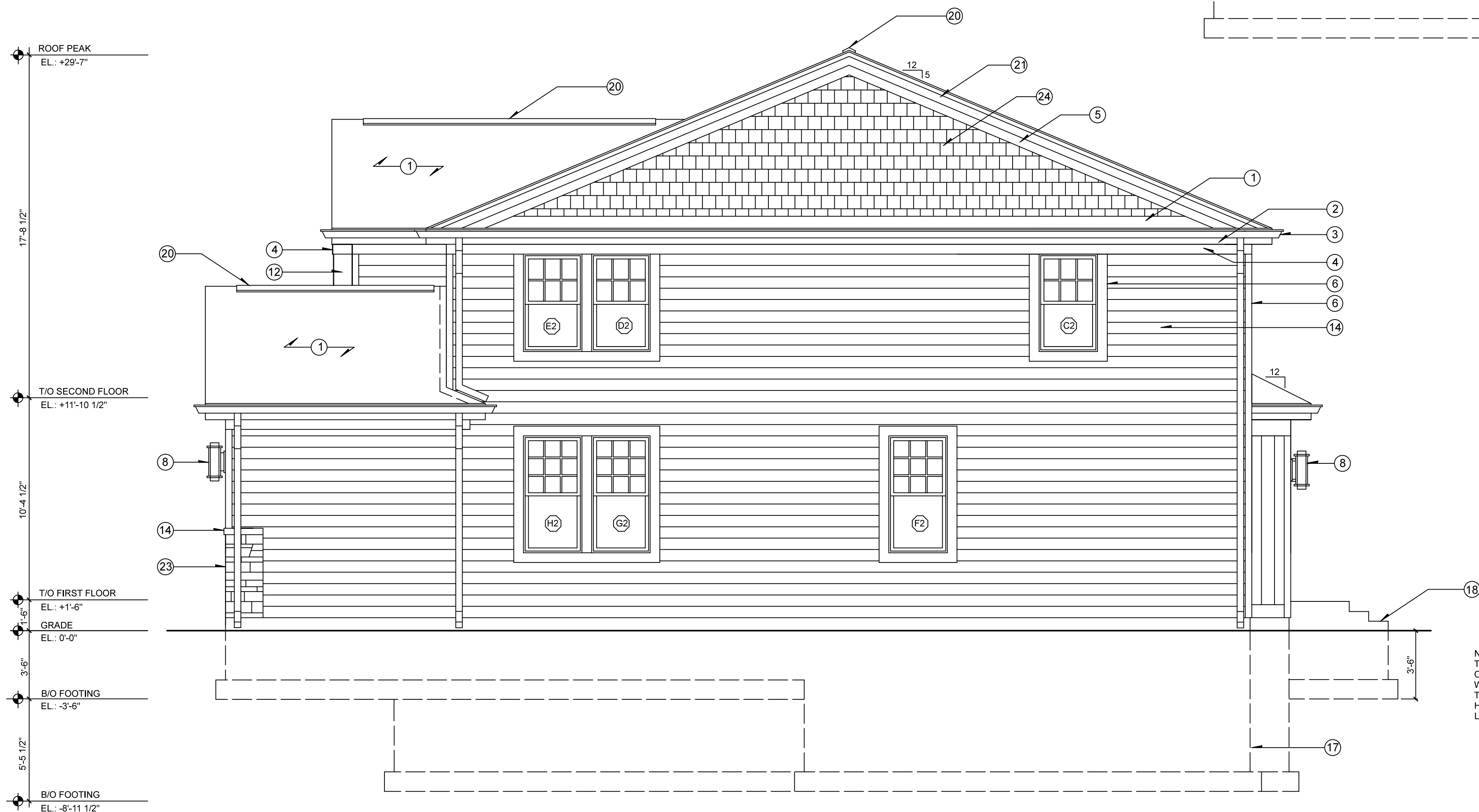
MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PRE-FINISHED 7.21" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FASCIA
3. 4" PRE-FINISHED ALUM. GUTTER AND DOWNSPOUT. SPLASH AT GRADE
4. PRE-FINISHED 5.50" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FRIEZE
5. PRE-FINISHED 5.50" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE TRIM
6. PRE-FINISHED 3.50" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE CORNER BOARD
7. PRE-FINISHED 5.84" 76 SERIES LP SMARTSIDE LAP SIDING
- 4" EXPOSURE
- SMOOTH FINISH
8. SURFACE-MOUNTED LIGHT FIXTURE. VERIFY HEIGHT WITH OWNER/ARCHITECT.
9. CONCRETE FOUNDATION WALL AND FOOTING
10. 12" X 12" SQUARE PERMACAST COLUMN FOR PAINT
11. PRE-FINISHED STANDING SEAM METAL ROOFING
12. PRE-FINISHED 76 SERIES SMOOTH LP SMARTSIDE FINISH BOARD
13. 36" H. COMPOSITE RAILING
14. 4" H. THIN CONCRETE SILL
15. CONCRETE PORCH AND STEP - BROOM FINISH
16. GARAGE DOOR
17. STEPPED CONCRETE FOUNDATION WALL
18. CONCRETE STOOP AND STEPS - BROOM FINISH
19. FLASHING (TYP.)
20. CONTINUOUS RIDGE VENT (TYP.)
21. PRE-FINISHED 7.21" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FASCIA W/
PRE-FINISHED 2.30" W 440 SERIES REVERSIBLE SMOOTH LP SMARTSIDE TRIM
22. PRE-FINISHED 11.21" W 540 SERIES REVERSIBLE SMOOTH LP SMARTSIDE FRIEZE
- CUT BACK TO 10-3/4" W
23. THIN VENEER STONE
24. PRE-FINISHED LP SMARTSIDE CEDAR TEXTURE SHAKE
25. COMPOSITE BRACKET



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

NOTE:
THE EXTERIOR VENT TERMINATIONS
OF THE 90+ FURNACE AND FAN ASSIST
WATER HEATERS SHALL BE THROUGH
THE ROOF OR TOWARD THE REAR OF THE
HOUSE AND NOT LESS THAN 15' TO ANY
LOT LINE.



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

REV.	DATE	ISSUE
—	11.07.18	DESIGN COMMISSION REVIEW
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

EXTERIOR ELEVATIONS, MATERIALS
LEGEND, DAYLIGHT PLANE

NEW SINGLE FAMILY RESIDENCE:
534 RIDGE CT.
ARLINGTON HEIGHTS, IL

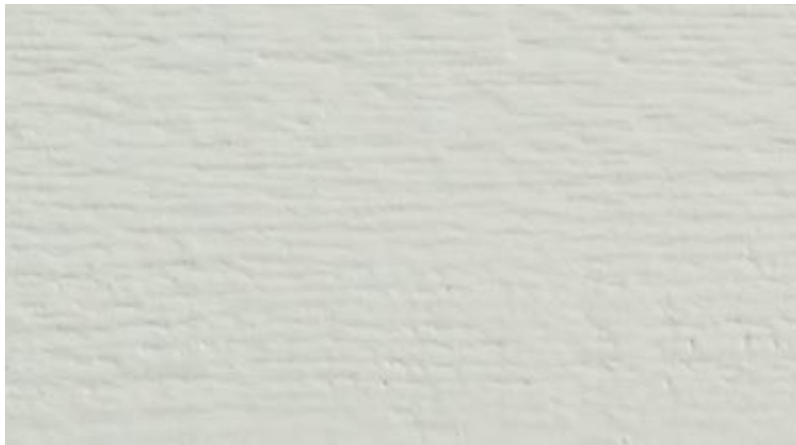
DATE: 11.07.18

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

JOB NO.: 1878

Single Family Home Exterior Selections			
Address: 534 W. Ridge CT			
5-November-2018			
Material Schedule			
<u>Item</u>	<u>Material</u>	<u>Manufacturer</u>	<u>Color/Selection</u>
Roof	Architectural Shingle	Owens Corning - Artisan Series	Estate Gray
Siding / Wall Shake	Wood	LP Smart Siding / Shake	Gray Mist
Gutters/Fascia/Soffit	Aluminum	American Construction Metals	"White" Rainware Colors
Windows	Vinyl	Jeld Wen	White
Garage Door	Steel	Clopay	White
Stone	Rademan Stone	Fond Du Lac	"Stone Ridge"
Exterior Trim	Wood	LP Smart Trim	White - SW7006

LP "Gray Mist"



Owens Corning "Estate Gray"



Rademan Stone – Fond Du Lac “Stone Ridge”





Item: DC#18-103 - Arlington Town Square - 70 S. Arlington Heights Rd.

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Arlington Town Square at 70 S. Arlington Heights Road:

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

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6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

This recommendation is subject to compliance with the plans dated 11/28/18 and received 12/3/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Consider adding external illumination to the two ground signs facing Arlington Heights Road.

2. The courtyard artwork shall be for aesthetic interest only. It shall not be used to promote or advertise Arlington Town Square or any other businesses, and the final design shall be submitted for Design Commission approval.

3. If the fountain signage is backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.

4. Consider adding lighting to the Office Center signage.

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.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Town Square
Project Address: 70 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: November 30, 2018

PETITION INFORMATION:

DC Number: 18-103
Petitioner Name: Jim Sutphen
Petitioner Address: Abbell Associates
30 N. LaSalle Street, Suite 2120
Chicago, IL 60602
Meeting Date: December 11, 2018

Requested Action(s):

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

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6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

ANALYSIS:

Summary

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

Arlington Town Square is an existing multi-tenant shopping center in the Downtown. It includes approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding.

The sign package includes the following:

1. **Development Identification Canopy Sign at Evergreen Avenue.** The petitioner is proposing a new canopy above the entrance ramp to the underground public parking garage with signage as follows:
 - a. "ARLINGTON TOWN SQUARE" development identification signage is proposed on the top of the canopy, which complies with the 20% sign size allowed by code for canopies.
 - b. The canopy will also include new internally illuminated "PUBLIC PARKING" signage. The signage font and color is designed to complement other new "public parking" signage planned by the Village to be installed at public parking surface lots and garages throughout the Downtown. The proposed 53 sf of signage is comparable in size to the existing 33 sf "ARLINGTON HEIGHTS" sign that spans above the parking garage entrance on Vail Avenue. However, the proposed sign will be internally illuminated, whereas the Vail garage sign is externally illuminated.
 - c. Two new 9 sf blade signs mounted perpendicular to the walls on each side of the ramp will replace the existing flush mounted signs.

Per Chapter 30, Section 30-103.d, public parking signs are exempt as non-advertising signs designed for public safety and convenience as approved by the Village Manager. Therefore, variations are not required, but final Village Manager approval and sign permits are required.

2. **Entrance Identity Signage on Arlington Heights Road.** There are two existing raised planters flanking the entrance driveway from Arlington Heights Road. Two new ground signs are proposed to be installed within these planters to highlight the entrance to the shopping center. Variations are required to allow two ground signs, where only one ground sign is allowed per street frontage, as well as to allow 40 feet separation between the signs, where 800 feet is required.
3. **Courtyard Shops Entrance Sign.** There is an existing "COURTYARD" sign above the entrance to the south courtyard that was approved by variation in 2004. The sign is proposed to be upgraded with a new painted perforated metal screen and new metal "COURTYARD SHOPS" signage. The proposed upgrades will be a nice enhancement to the existing sign, and they are substantially compliant with the previously approved variation. New variations are not required.
4. **Courtyard Shops Directory Signage.** There is an existing 13 sf wall-mounted "COURTYARD" directory sign at the entrance to the south courtyard that was approved by variation in 2004. A new internally illuminated larger 67 sf directory sign is proposed to replace the existing sign, so the existing variation needs to be amended to allow the proposed larger sign.
5. **Courtyard Artwork Installation.** The petitioner is proposing to enhance the courtyard with overhead strings of lights and a large artwork piece mounted on the back wall. The petitioner has indicated that the final artwork design will not be used to promote or advertise Arlington Town Square or any of the businesses. The final artwork piece is required to be submitted for Design Commission approval, which is consistent with past practice.
6. **Town Square Fountain.** A 45 sf "ARLINGTON TOWN SQUARE" development identification sign is proposed to be added to the existing fountain feature that is located along the internal drive aisle in the middle of the shopping center. A painted perforated metal screen is proposed to be added between the existing brick piers. A variation is required to allow the 45 sf development identification sign.
7. **Office Center Signage.** Arlington Town Square has office tenants located on the second floor. The existing entrance to the office lobby is understated with a small green canvas awning. The petitioner is proposing to enhance the prominence of the office lobby with new dark gray fiber cement wall cladding. Additionally, a new black metal canopy with "OFFICE CENTER" signage is proposed to highlight the office entry door. Variations are required to allow signage on top of the canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning, as well as to allow signage that exceeds 20% of the canopy face.

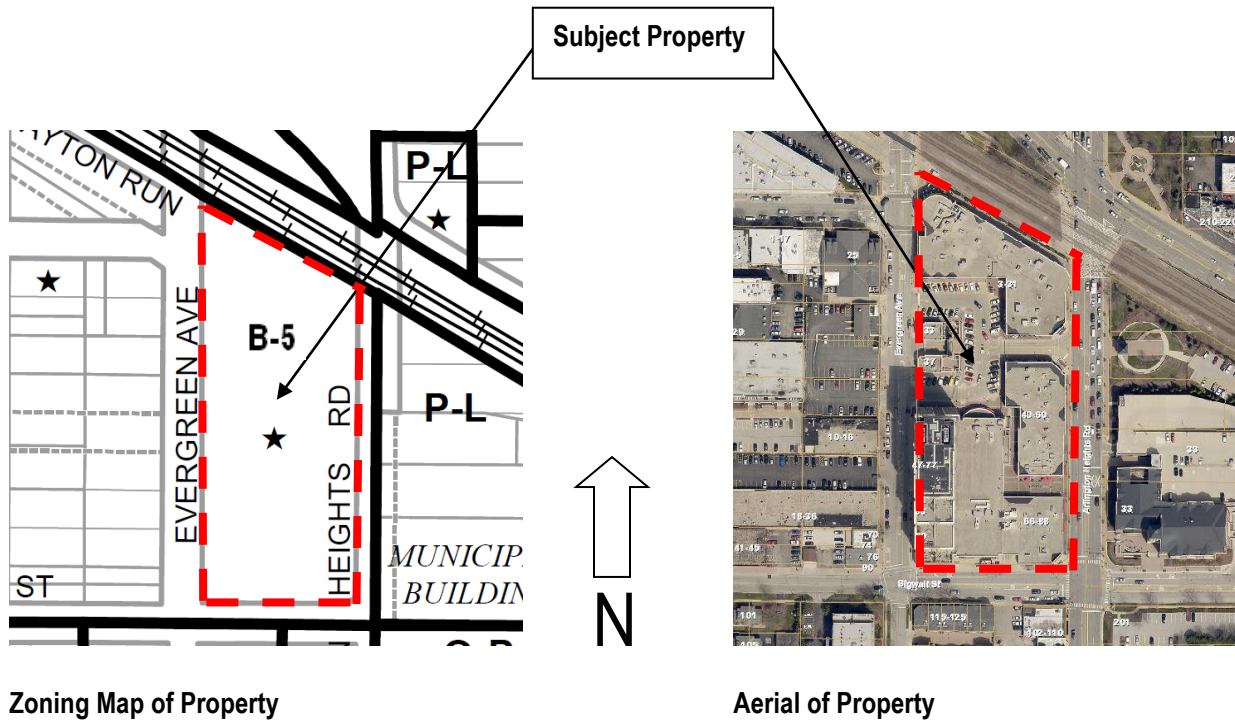


Table 1: Sign Package Summary

SIGN TYPE	FRONTAGE	SIZE	REMARKS
"Public Parking" Canopy and Blade Signs	Evergreen Ave.	37 sf "Public Parking" 9 sf "P" blade signs 16 sf "Arlington Town Square"	Exempt (non-advertising for public convenience) Complies with Code.
Ground Sign 1	Arlington Heights Road	10 sf	Complies with Code.
Ground Sign 2	Arlington Heights Road	10 sf	Variations Required for Number and Separation Distance.
Courtyard Sign	Internal Drive Aisle	33 sf	Complies with 2004 Variation.
Courtyard Directory	Internal Drive Aisle	67 sf	Amendment to 2004 Variation is required.
Art Piece	Courtyard / Arlington Heights Road	500 sf	Shall not be used as Signage. Final design requires Design Commission approval.
Fountain Sign	Internal Drive Aisle	45 sf	Variation required to allow the sign.
"Office Center" Canopy	Internal Drive Aisle	30 sf	Variations required for Size and Signage located on Top of Canopy.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards for granting a sign variation.

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

The petitioner has submitted a letter stating the need for proper signage, and that the lack of signage has caused hardships for leasing as well as for the success of some existing tenants.

Staff agrees that this development needs better branding and wayfinding signage. The need for signage is not self-created, it is due to the unique layout of the shopping center. Overall, the proposed signage package is very nicely designed, and it will be a nice enhancement to the property.

- The ground signs facing Arlington Heights Road will help to guide customers into the development, and the request for two signs is justified based on the existing layout of the entrance drive and planters. The signs are small and tastefully designed. Consider adding external illumination so that the signs will be visible in the evening.
- The larger directory sign is justified to improve wayfinding to the courtyard shops which lack visibility from the internal drive and surrounding roads.
- The new development identification sign at the existing fountain will be a nice focal point, further reinforcing "Arlington Town Square" as the name of the shopping center. The size of the proposed sign fits well with the existing structure, and the sign is internal to the site. If the letters are backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
- The proposed office entry signage is also nicely designed, and it is needed to guide visitors to the office lobby. Consider adding lighting to the signage.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arlington Town Square* at 70 S. Arlington Heights Road:

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

This recommendation is subject to compliance with the plans dated 11/28/18 and received 12/3/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Consider adding external illumination to the two ground signs facing Arlington Heights Road.
2. The courtyard artwork shall be for aesthetic interest only. It shall not be used to promote or advertise Arlington Town Square or any other businesses, and the final design shall be submitted for Design Commission approval.
3. If the fountain signage is backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
4. Consider adding lighting to the Office Center signage.
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.

December 3, 2018

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-103



November 19, 2018

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Town Square Shopping Center
Sign Variance Request

Steve:

As Managing Agent for Arlington Town Square Shopping Center, we are hereby submitting the required sign variance request due to the following:

Arlington Town Square has lacked proper signage exposure to certain parts of the project which has caused hardship to our leasing efforts and has been detrimental to sales for some of the existing retail tenants. Our proposed signage will not cause any traffic concerns, will be harmonious with other signage at the center, and will be consistent with the design guidelines outlined by the Village of Arlington Heights.

Thank you in advance for your consideration and we look forward to beginning this project enhancement as soon as possible.

Sincerely,

ABBELL ASSOCIATES, LLC
(as managing agent for Arlington Town Square)

James M. Sutphen, CDP, CSM
Partner/Director of Development and COO

ALTA / NSPS LAND TITLE SURVEY

SHEET 1 OF 2

OF
ARLINGTON TOWN SQUARE

PARCEL 1:

LOTS 3, 4 AND 6 IN ARLINGTON TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

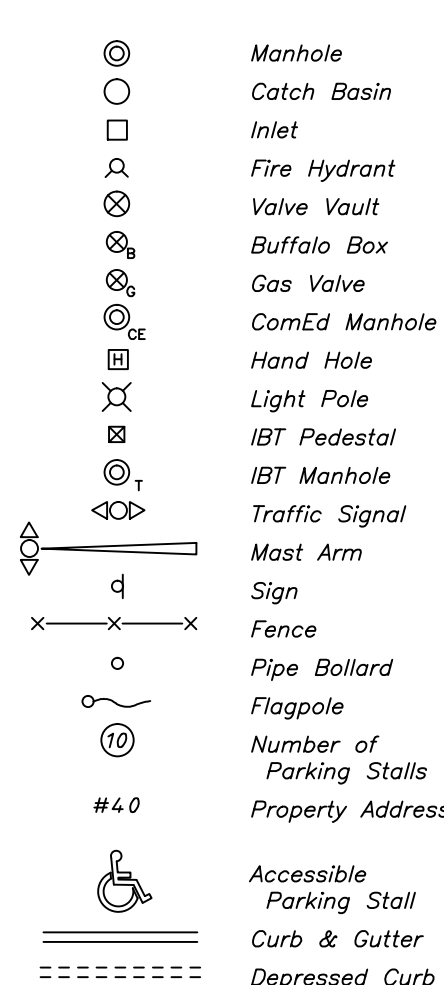
PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT 9608894. FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, COMMON WALLS, CEILING AND FLOORS, UTILITIES, FUTURE FACILITIES, MECHANICAL ROOM, ELEVATOR, USE OF PART OF THE CONDOMINIUM IMPROVEMENTS, ROOF, MAINTENANCE OF COMMERCIAL OWNED FACILITIES, SIGNS AND CANOPIES, ENCROACHMENTS, MECHANICAL AND EQUIPMENT ROOMS, STORAGE ROOM, DELIVERIES, DUCTS AND VENTS, ELEVATORS AND STAIRWAYS, CECO VAULT AND ACCESS TO SAID VAULT AND CONTROL PANELS OVER AND UPON THE PUBLIC PARKING GARAGE PARCEL AND THE CONDOMINIUM PARCELS LOCATED ON LOTS 1, 2, 5, 7 AND 8 IN AFORESAID SUBDIVISION.

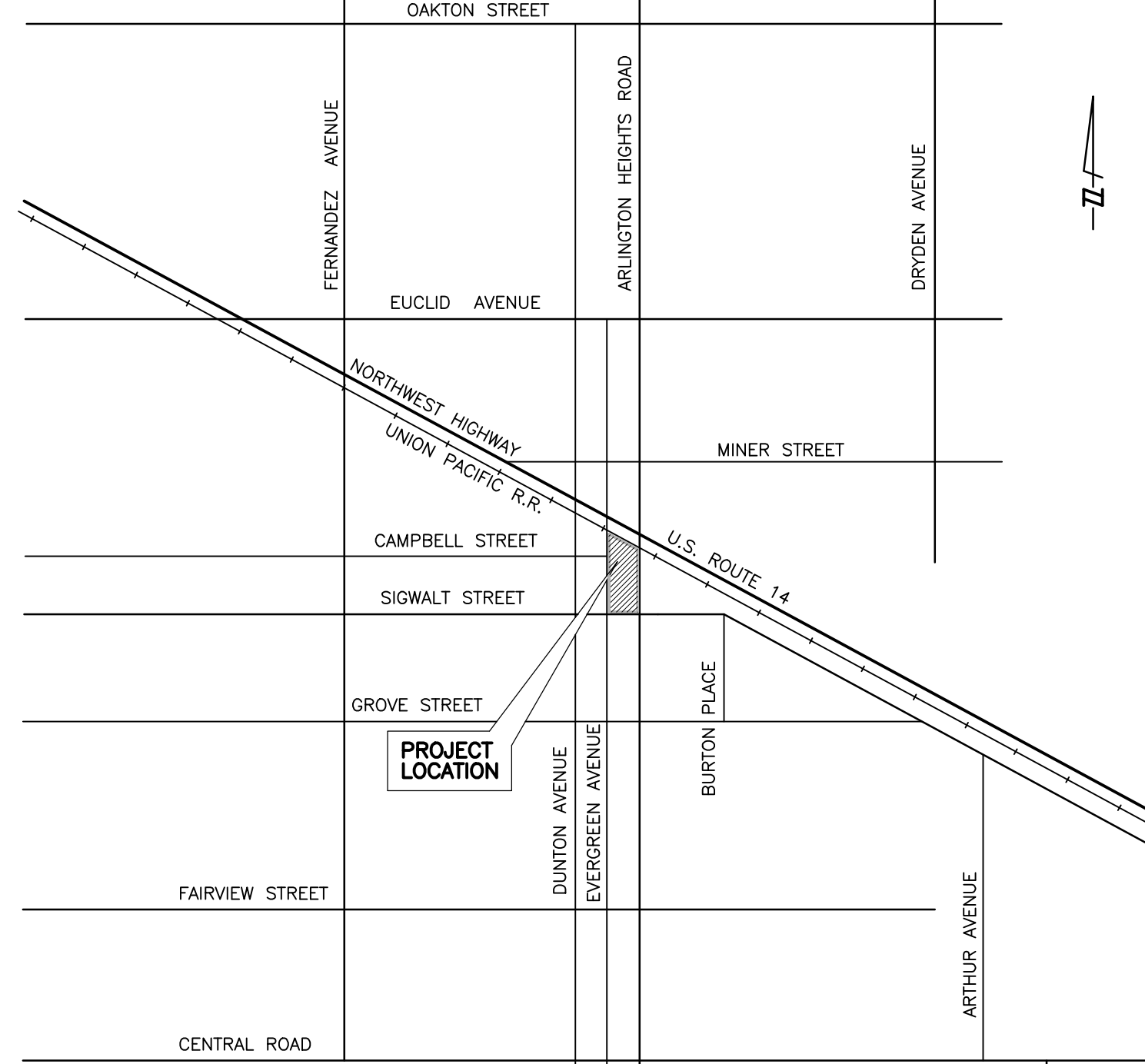
20 10 0 20 40

SCALE: 1" = 20'

LEGEND



DETAIL "A"



VICINITY MAP
NOT TO SCALE

Surveyor's notes:

- Refer to the plat of Arlington Town Square for upper and lower limits of the property described as Parcel 1 herein. The ownership of Lots 4 and 6 is limited to the ground only. The parking garage exists underneath these lots and the condominium building exists above these lots, both being owned by others. This plat is also the basis of bearings shown for Parcel 1.
- Underground utilities are not shown herein.
- SEE SHEET 2 OF 2 FOR PARCEL 2.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Area determined to be outside the 0.2% annual chance floodplain".
- The property described as Parcel 1 herein has buildings with addresses 40, 42, 50, 56, 58, 60, 66, 70, 76 and 88 S. Arlington Heights Road and 3, 11, 15, 19, 21, 23, 27, 31, 33, 37, 41, 45, 47, 53, 61, 65, 67, 71, 75 and 85 S. Evergreen Avenue, Arlington Heights, IL 60005-1698. The locations of these addresses are shown on the survey.
- In regards to Table A Item 5(b) - No zoning report was provided.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company Commitment for Title Insurance Order No. 2010 890012643 NCF with an Effective Date of March 31, 2016.

With respect to Schedule A of said commitment:

PARCEL 3 - Parcel 3 described on this sheet is blank in nature over adjacent property as well as above and below the subject property connected to the development the subject property is apart.

With respect to Schedule B of said commitment:

Exception R - Ordinance - Doc No. 86519193 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception S - Ordinance - Doc No. 91669470 - Blanket in nature over portions of PARCEL 1 & PARCEL 3 subject property and other property.
Exception T - Dedication for Public Street - Doc No. 98281581 - This area is now entirely located within the current Signal Avenue R.O.W.
Exception U - Ordinance - Doc No. 97825234 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception V - Ordinance - Doc No. 97596330 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception F - Ordinance - Doc. 96975228 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception G - Storm Sewer Easement - Doc. No. 98281581 - Platted hereon.
Exception H - Appended document to Plat of Subdivision- Doc. 98281581- Not a platable.
Exception I - Note concerning "Right in Right Out" Access- Doc. 98281581 - The location of said built access is noted and shown hereon.
Exception J - Terms, Covenants and Conditions set by EOA - Doc. 9608894. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception K - Terms, Covenants and Conditions set by Redevelopment Agreement - Doc's 99432616, 99432616, 99432617, 99432618. Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception L - Terms Conditions and Provisions of Amended Plat of Subdivision- Doc. 9205833 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other

PARKING SUMMARY

Regular Spaces 47
Accessible Spaces 3
TOTAL 50

GROUND LEVEL AREA SUMMARY

Lots 3 and 4 149,090 Sq. Ft. 3.42293 Ac.
Lot 6 6,586 Sq. Ft. 0.15119 Ac.
TOTAL 155,676 Sq. Ft. 3.57392 Ac.

Lot 3 at underground level = 1,177 Sq. Ft. = 0.02702 Ac.

PARKING SUMMARY
(UNDERGROUND PARKING GARAGE)

100 Regular Spaces - available subject to a 3-hour limit
94 Regular Spaces - available subject to a 3-hour limit but restricted to Permit parking on Monday-Friday (5:00 am to 6:00 pm)
8 Accessible Spaces

BUILDING AREA SUMMARY

Lot 4 - Retail 2,731 Sq. Ft.
Lot 6 - Retail 6,618 Sq. Ft.

State of Illinois
County of Cook

To: TBD
Fidelity National Title Insurance Company its successors and/or assigns.

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, 6a, 7a, 7b(1), 8, 9 and 10a of Table A thereof. The field work was completed on August 19, 2016.

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schramburg, Illinois, August 25, 2016.

By: _____ Illinois Professional Land Surveyor No. 3696



HAEGER ENGINEERING
consulting engineers • land surveys

100 East 39th Parkway, Schaumburg, IL 60173
Tel: 847.294.6600 Fax: 847.294.6608
Illinois Professional Design Firm License No. 184-003192
www.haegerengineering.com

Ordered By: WBOMT 2007-C33 Evergreen Avenue LLC
Order No. 10-0716

EXPIRES 11-30-16

10-0716-B
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ARLINGTON TOWN SQUARE

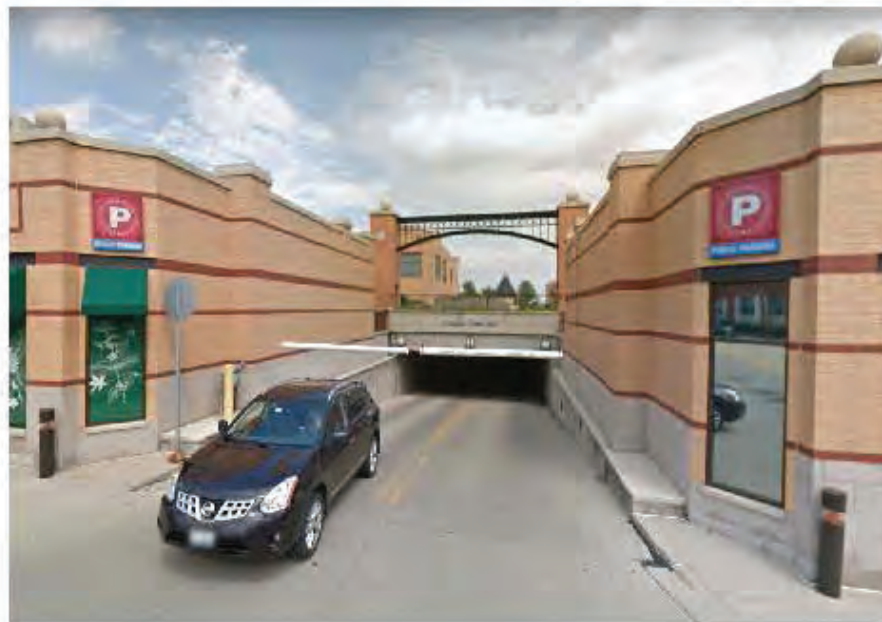


S I G N V A R I A T I O N S

NOVEMBER 28 . 2018

CITY OF ARLINGTON HEIGHTS, IL

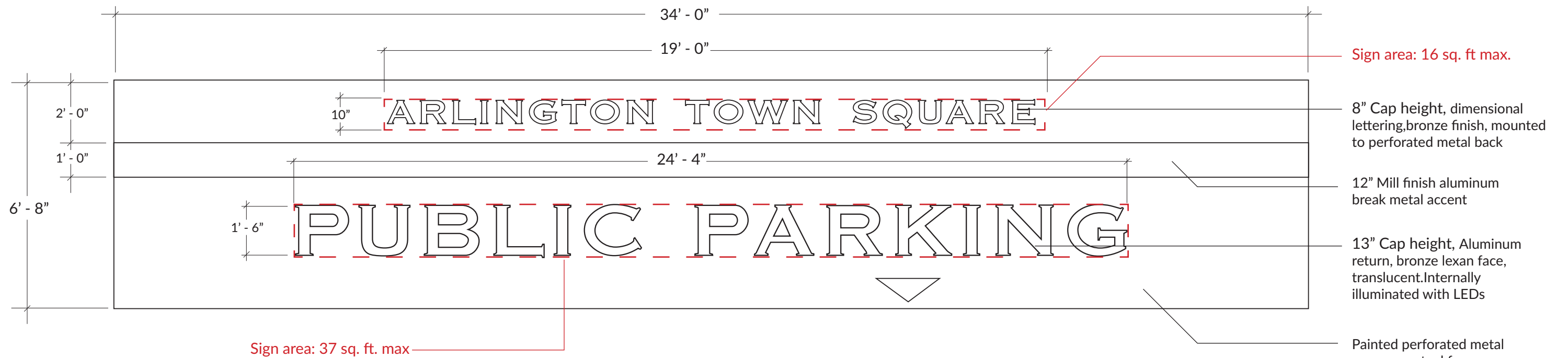
SHIVEHATTERY
ARCHITECTURE+ENGINEERING



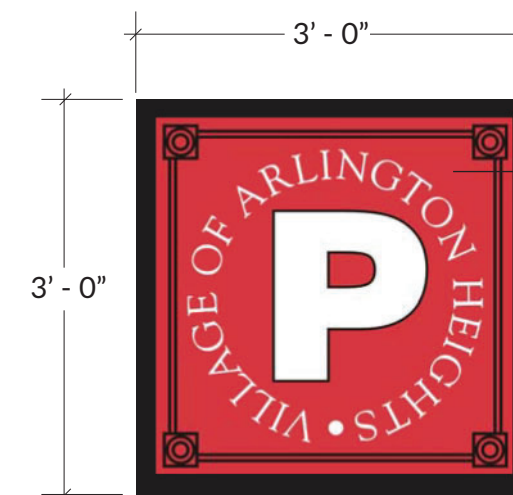
EXISTING CONDITIONS



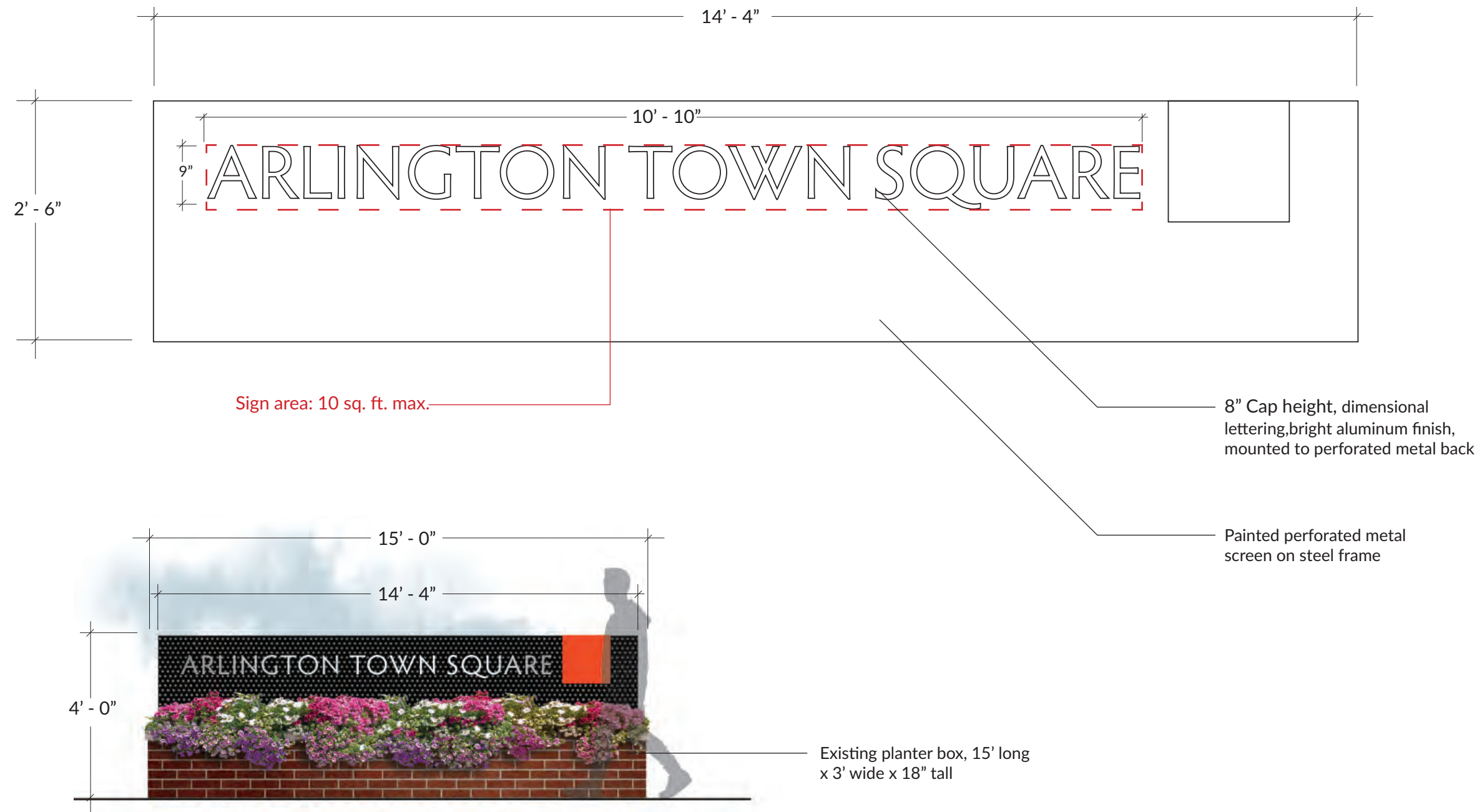
EXISTING CONDITIONS



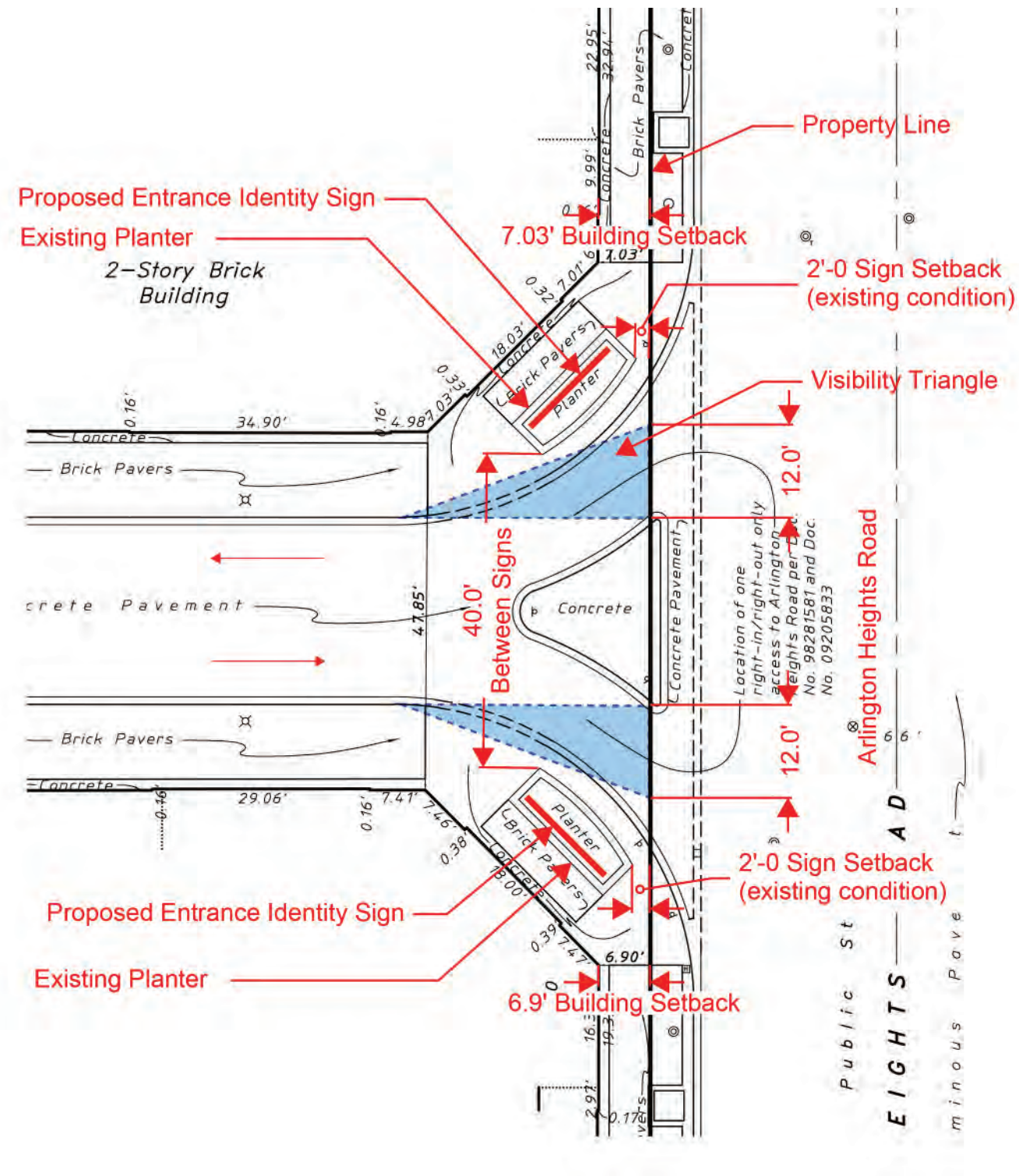
Min. 12' - 0"



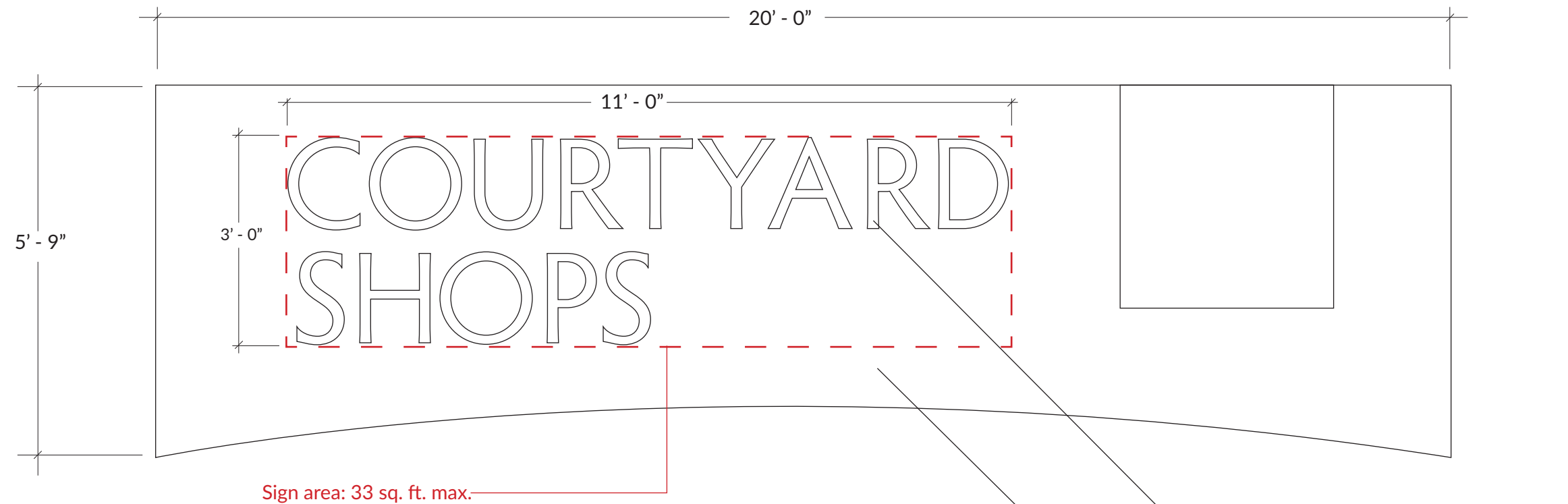
PUBLIC PARKING ACCESS AT S. EVERGREEN AVE



ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD



ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD



16" Cap height, dimensional
lettering, bright aluminum finish,
mounted to perforated metal back

Painted perforated metal
screen on existing
steel frame



Existing



Proposed

COURTYARD SHOPS ENTRANCE SIGNAGE



Existing sign: 2' w X 4' h

Utilize existing structure as base for perforated metal signage

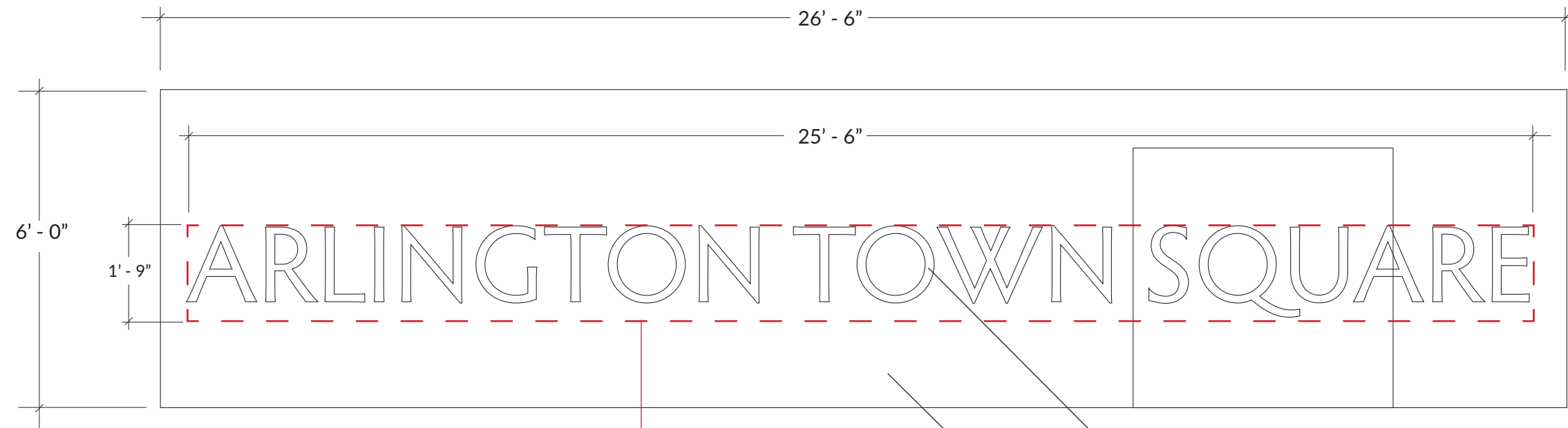
Provide new directory signage



COURTYARD SHOPS DIRECTORY SIGNAGE



COURTYARD ARTWORK INSTALLATION



Sign area: 45 sq. ft. max.

17" Cap height, dimensional lettering, bright aluminum finish, mounted to perforated metal back

Painted perforated metal screen on existing steel frame

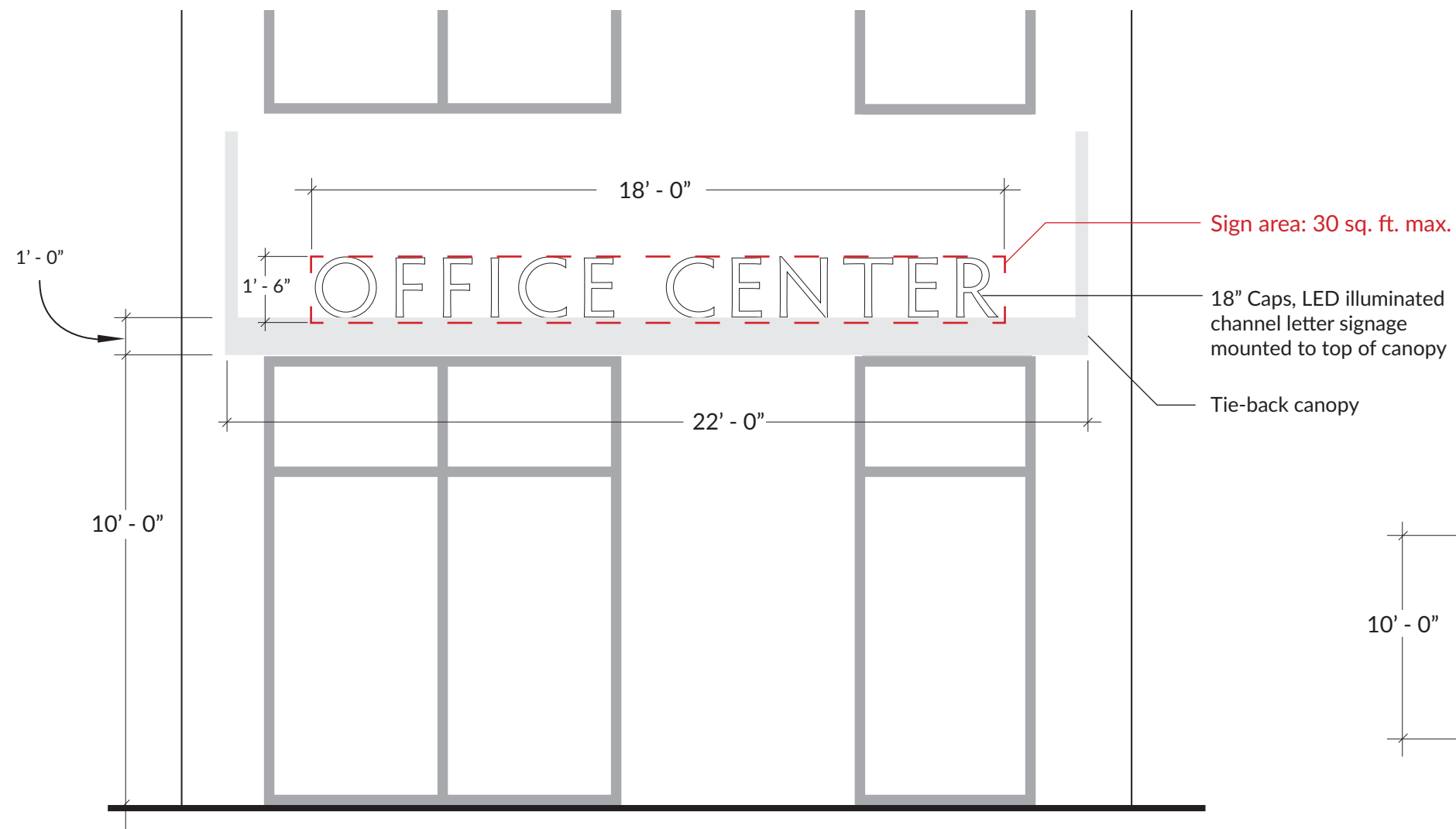
LED illuminated channel letter signage on painted perforated metal screen on steel frame, suspended between existing columns

Top of sign to elevated platform: 22' - 0"

Elevated platform to ground: 4' - 0"



TOWN SQUARE FOUNTAIN



OFFICE CENTER SIGNAGE

Materials List

1. Petitioner: Shive-Hattery (Emily Naylor)
2. November 13, 2018
3. Project: Arlington Height Town Square
4. Location: 70 S. Arlington Heights Road

Public Parking Signs:

- Backing: Painted perforated metal screen on steel frame suspended between buildings
- “Public Parking” aluminum return, bronze Lexan face, translucent. Internally illuminated with LED lighting
- Aluminum mill finish break metal accent band
- “Arlington Town Square” dimensional lettering, bronze finish, mounted to metal backing

Entrance Identity Signs on Arlington Heights Road:

- Backing: Painted perforated metal screen on steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shops Entrance Signage:

- Backing: Painted perforated metal screen mounted to existing steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shopes Directory Sign:

- Metal signage system with interchangeable destination.
- Routed letters with white Lexan backing
- Painted metal cabinet, internally illuminated

Courtyard Artwork:

- Materials are undetermined but possibilities include:
 - Outdoor quality stretched vinyl with an aluminum extrusion (short-term solution)
 - Painted metal face affixed to a steel or aluminum structure (long-term solution)

Town Square Fountain Sign:

- Backing: Painted perforated metal screen on steel frame suspended between columns
- Lettering shall be bright aluminum finish, mounted to perforated metal backing, Illuminated channel letter

Office Center Signage:

- Lettering shall be bright aluminum finish, mounted to top of canopy, Illuminated channel letter





Item: Arlington 425 Development - Highland Ave./Campbell St./Chestnut Ave. - Preliminary Review

Department: Planning & Community Development

Preliminary review of the proposed architectural designs for three new multi-story apartment buildings in the Downtown.

ATTACHMENTS:

Description	Type
Block 425 - Exhibits	Exhibits
Block 425 - Context Photos	Exhibits

BY
JOHN M. HENRIKEN
415 E. GOLF ROAD - SUITE 400 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL: 224-975-7833 FAX: 224-975-7834
WWW.HENRIKENSURVEYS.COM

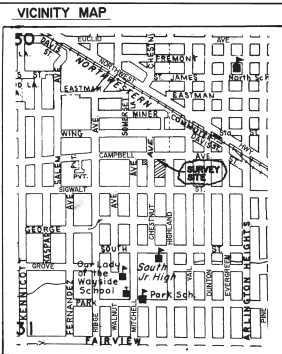
OF

PARCEL 1:
LOTS 1 TO 10 AND TOWNSHIP 21 N TO 23 N BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 31, IN SUBDIVISION OF LOT 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 63.1 FEET AND EXCEPT THE SOUTH 60.1 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 28 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.

TOTAL AREA OF SURVEY: 104,184 SQ. FEET OR 3.181 ACRES



UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE 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.

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 DRAWING

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 008965884 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 EDITION RECORDED OCTOBER 5, 1984 AS DOCUMENT 27283996
(SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BEL

TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE
OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

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

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT 03-30-424-025-0000
217 W. CAMPBELL 03-30-425-015-0000
217 W. CAMPBELL 03-30-425-016-0000
217 W. CAMPBELL 03-30-425-017-0000

30 S. HIGHLAND	03-36-425-016-0000
30 S. HIGHLAND	03-36-425-019-0000
34 S. HIGHLAND	03-36-425-020-0000
13 S. CHESTNUT	03-36-425-024-0000

17 S. CHESTNUT	03-30-425-010-0000
25 S. CHESTNUT	03-30-425-026-0000
29 S. CHESTNUT	03-30-425-027-0000
33 S. CHESTNUT	03-30-425-028-0000

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE I

UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE C

WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ
FROM 1 PERCENT ANNUAL CHANCE FLOOD.

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE 1: THIS INFORMATION IS TO BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO ITEM 11, SOURCE 2. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED. SEE ALSO THE COMMENTS TO TABLE "A", ITEM 11, SOURCE 1.

IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL
THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL
THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST

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 PLAN 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

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2014.

DATE OF PLAT OR MAP DECEMBER 20, 2016.

ALLIANCE PROFESSIONAL LAND SURVEYOR, NO. 0005
LICENSE EXPIRES NOVEMBER 30, 2018.

ORDER NUMBER: 160326

ORDERED BY: CC/LEC AN/ILLINOIS

HERBON ARE BUILDING LINES AND EASEMENTS AS

CONSULT LOCAL AUTHORITIES FOR BUILDING LINE
ESTABLISHED BY LOCAL ORDINANCES

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT

NOT DISCREPANT IMMEDIATELY.

PROPERTY RIGHTS OF FARMERS IN THE 19TH AND 20TH CENTURIES IN NORTH DAKOTA

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 3883-24P

DRAWN BY RDL DATE 11.13.18

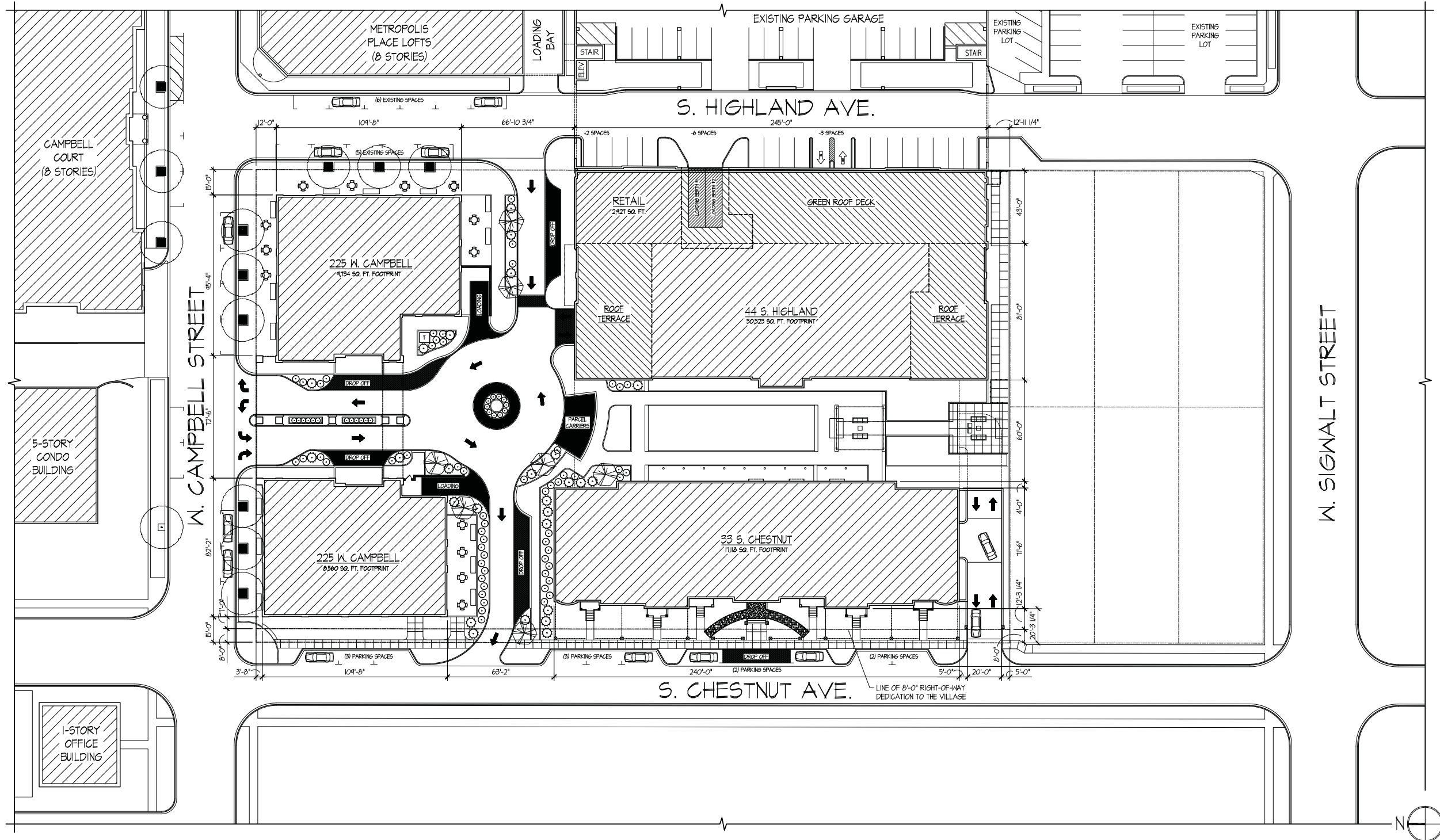
NO.	REVISED PER	DATE	BY
1	TRUCK TURNING REQ.	11.21.18	RDL
2	DESIGN DEVELOPMENT	11.27.18	RDL

JOB NO. 388315

SHEET NO.
OF 12

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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

NO.	REVISED PER	DATE	BY
CS	COVER SHEET AND ARCHITECTURAL SITE PLAN		
CP.1	CONTEXTUAL SITE PLAN		
HL.1	44 S. HIGHLAND BUILDING FLOOR PLANS		
HL.2	44 S. HIGHLAND BUILDING ELEVATIONS		
HL.3	44 S. HIGHLAND BUILDING ELEVATIONS		
HL.4	44 S. HIGHLAND BUILDING SECTIONS		
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		
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS		
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS		

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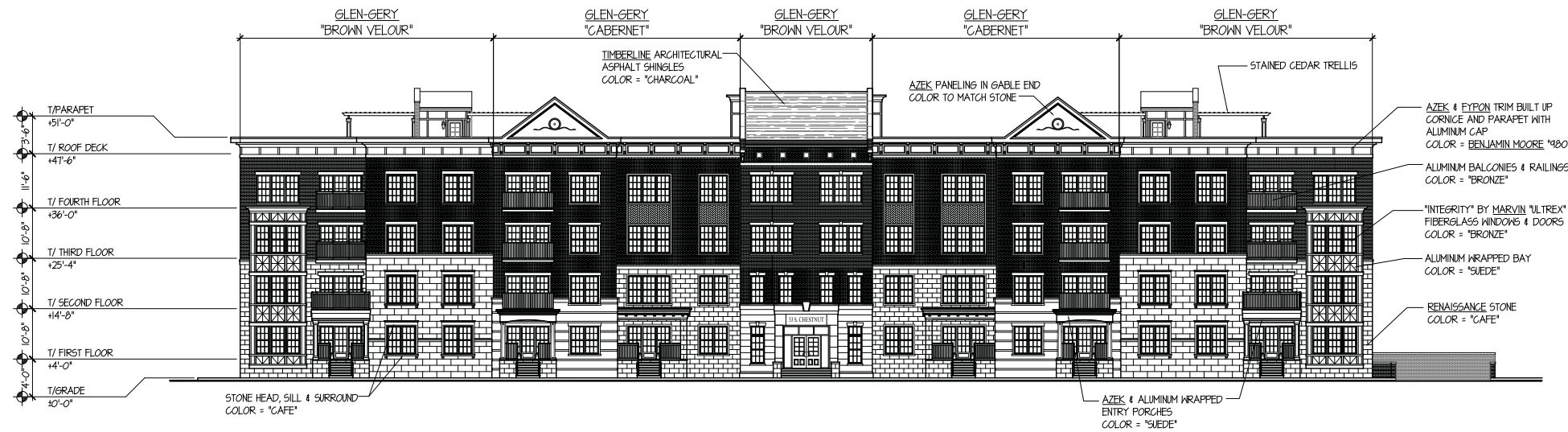






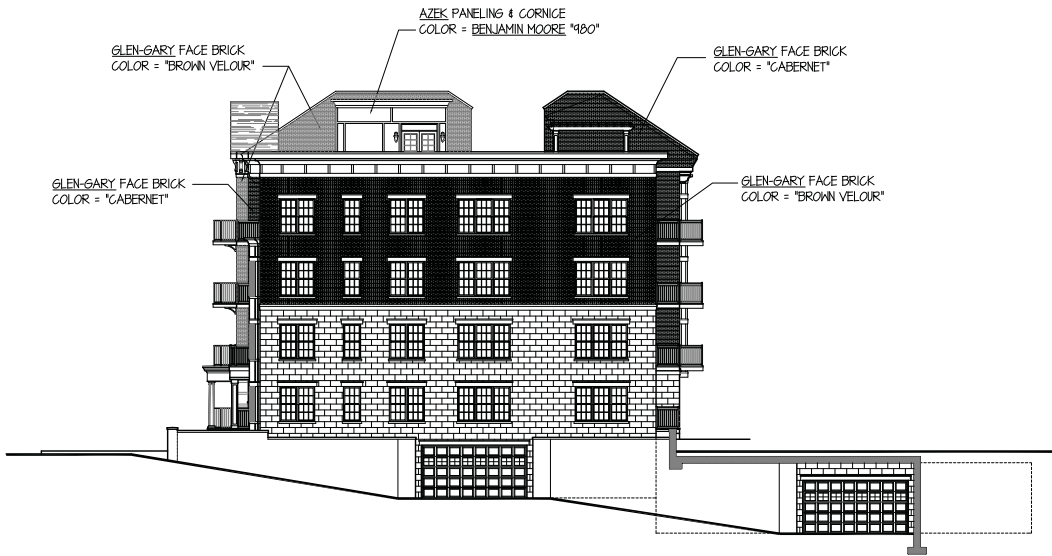


PROFESSIONAL DESIGN FIRM LICENSE #184-002934



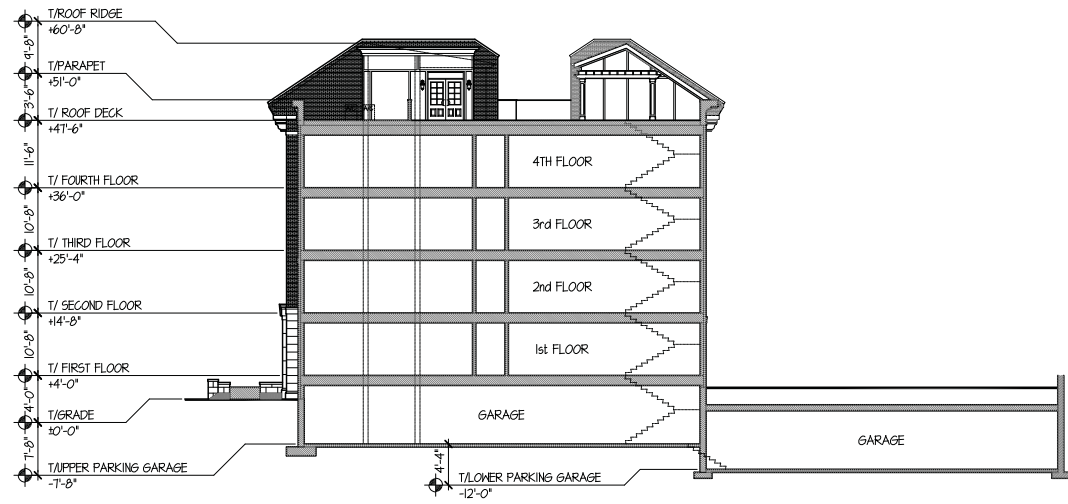
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



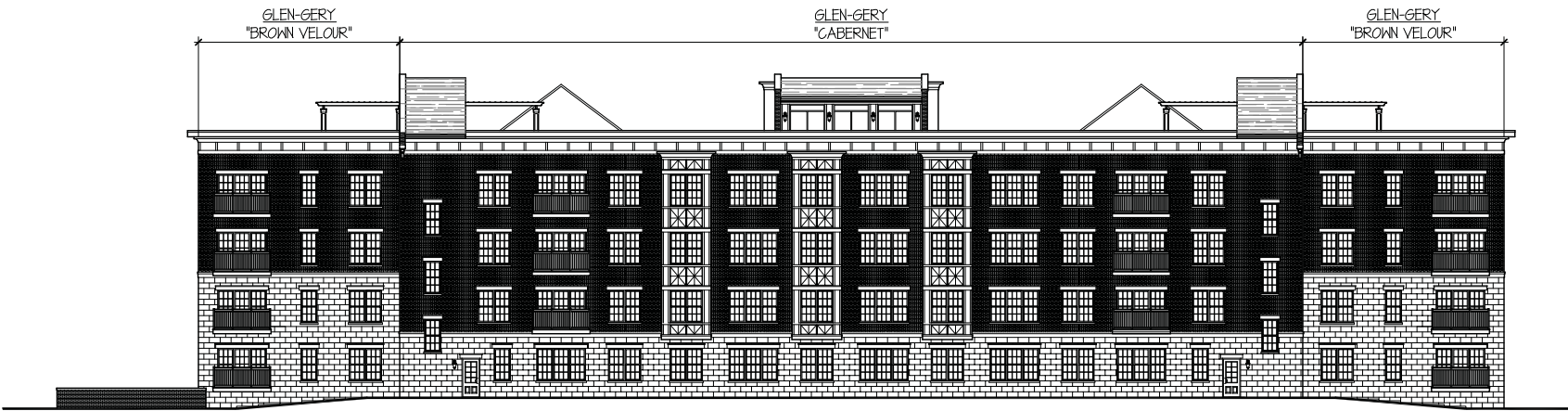
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SCALE: 1" = 15'-0"



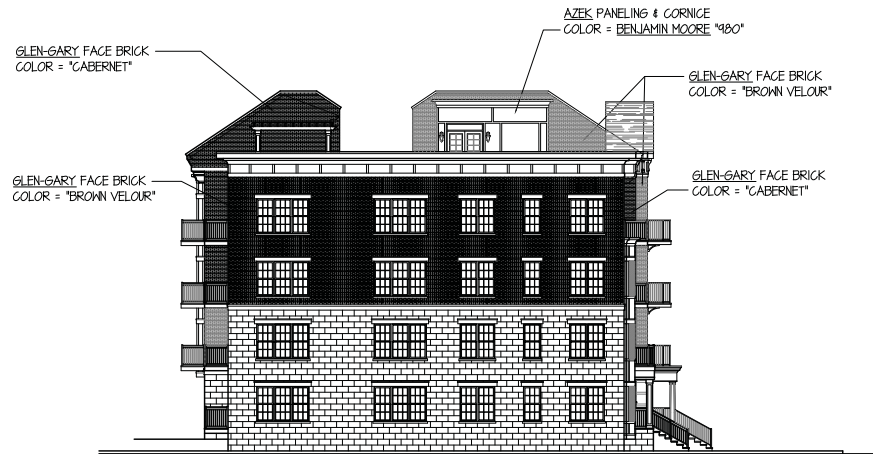
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

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"

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ARLINGTON HEIGHTS • IL 60004
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DATA • 847 253 3063
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TINAGLIA
ARCHITECTS

CLIENT

CCH, LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
ELEVATIONS

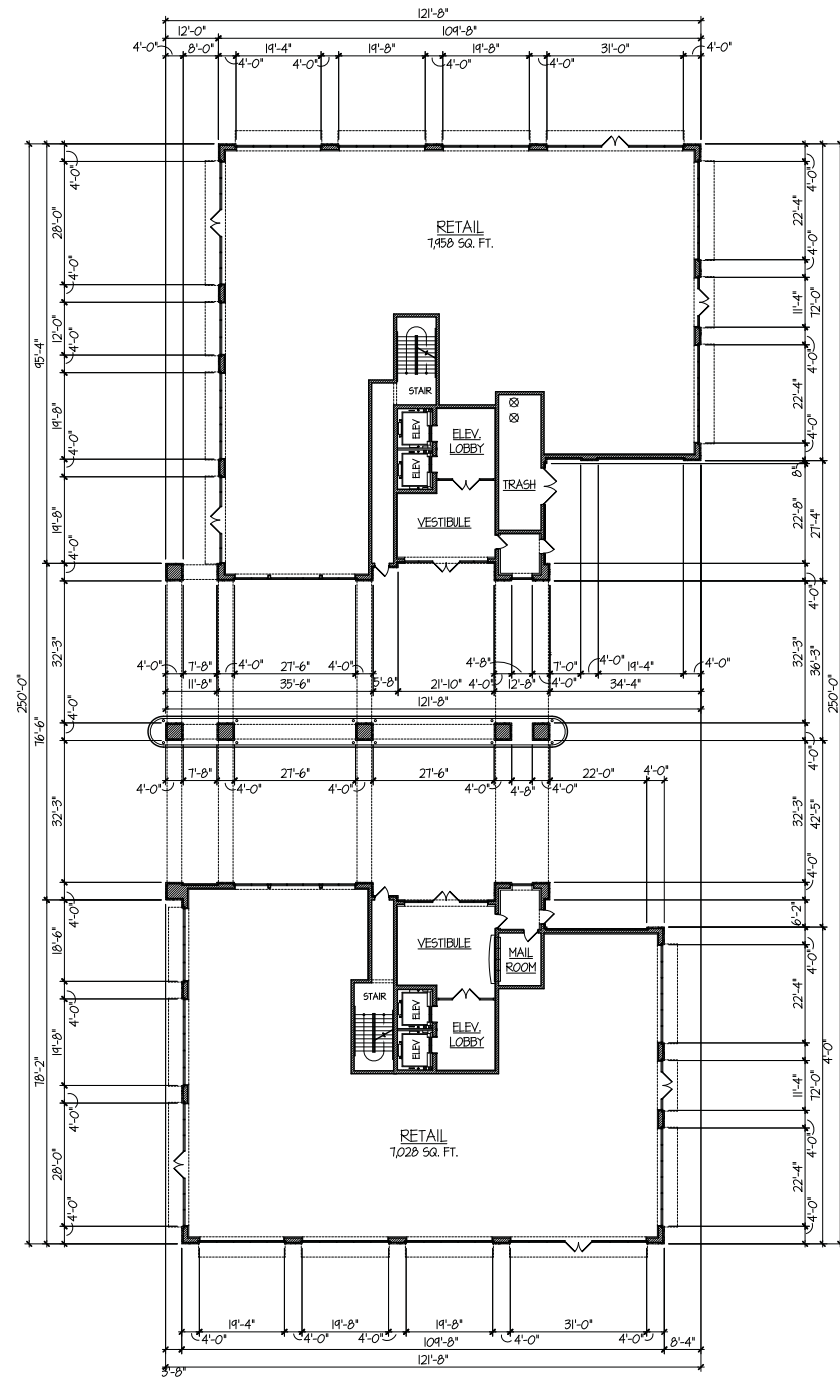
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NO.	REVISED PER	DATE	BY	

JOB NO. 388315

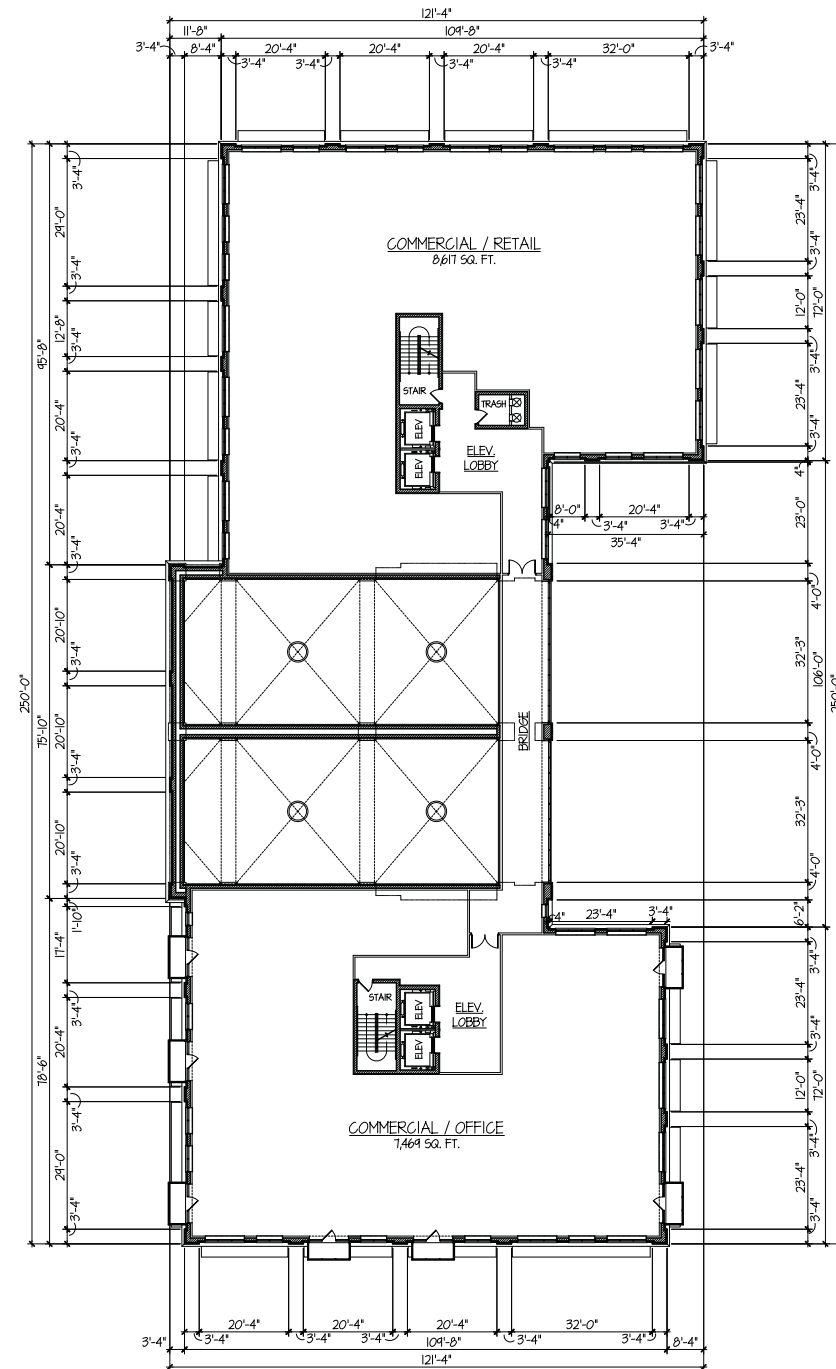
SHEET NO. OF CH.2

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

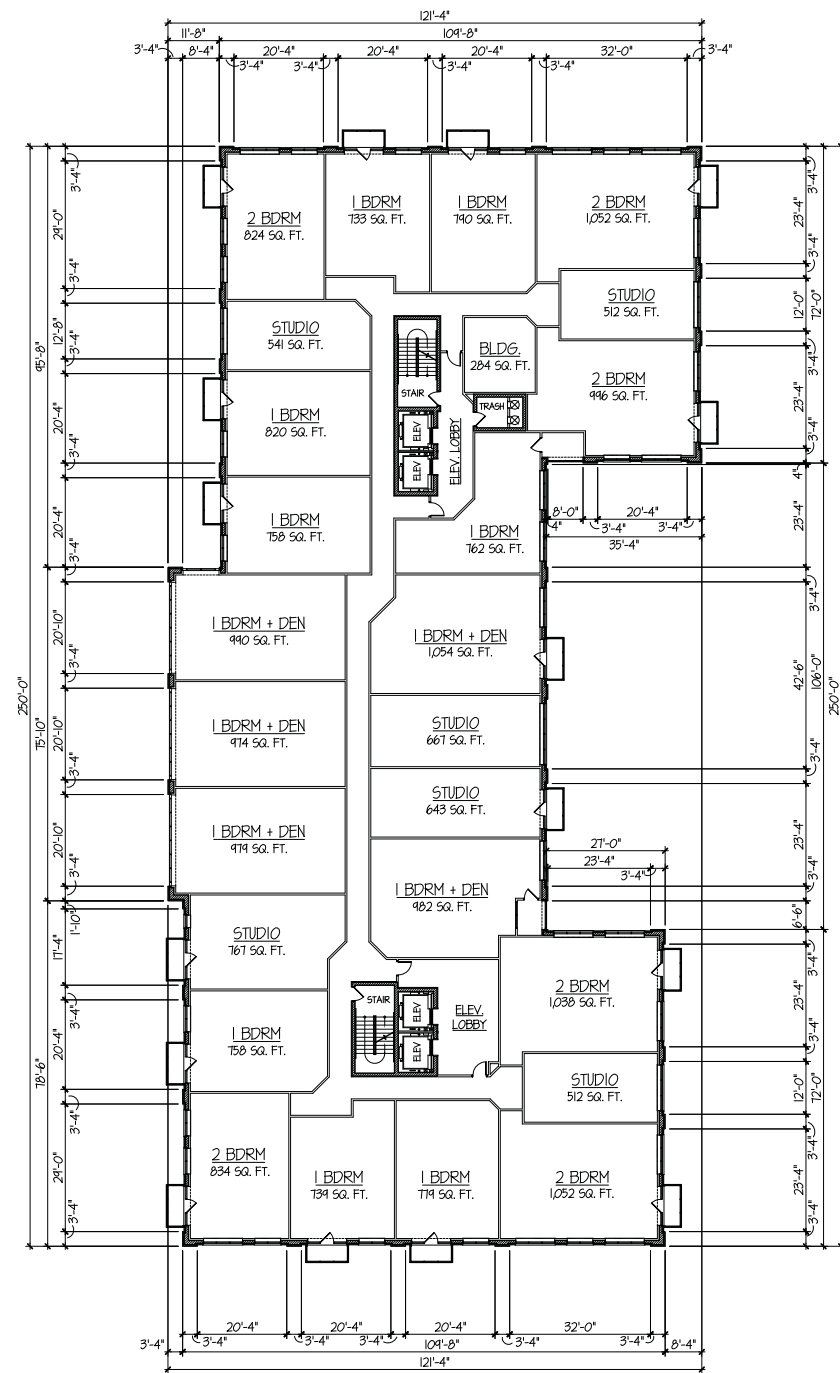
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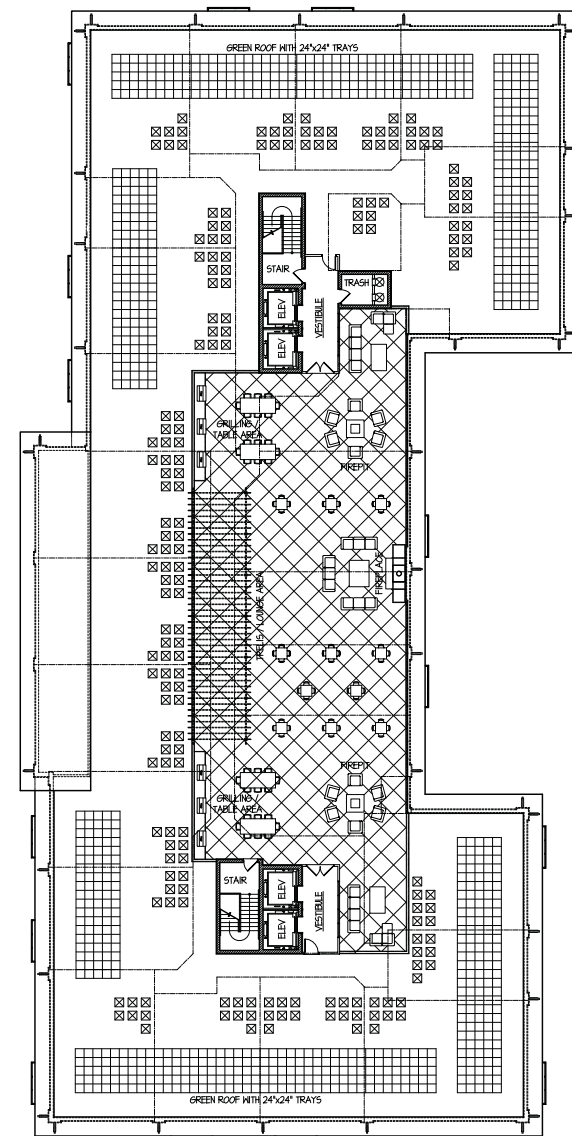
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SHEET NO. OF CA.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-9)



ROOF PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

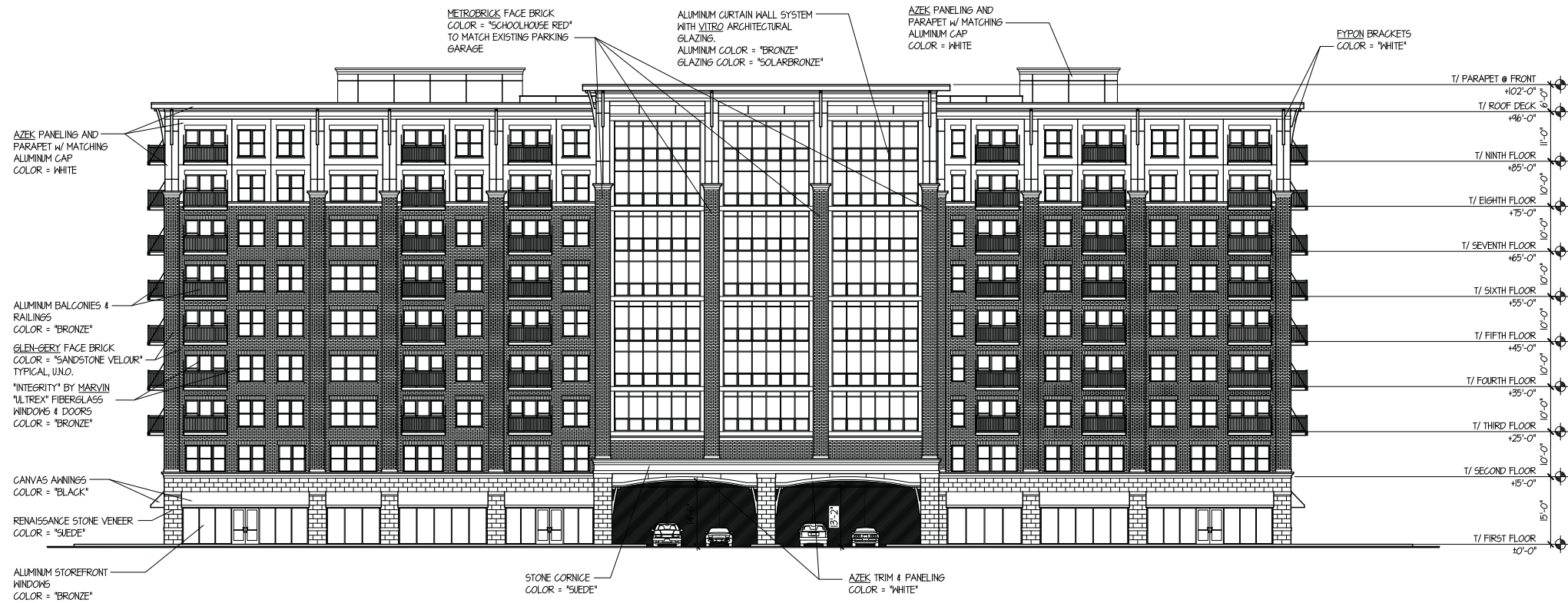
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DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY

JOB NO. 388315

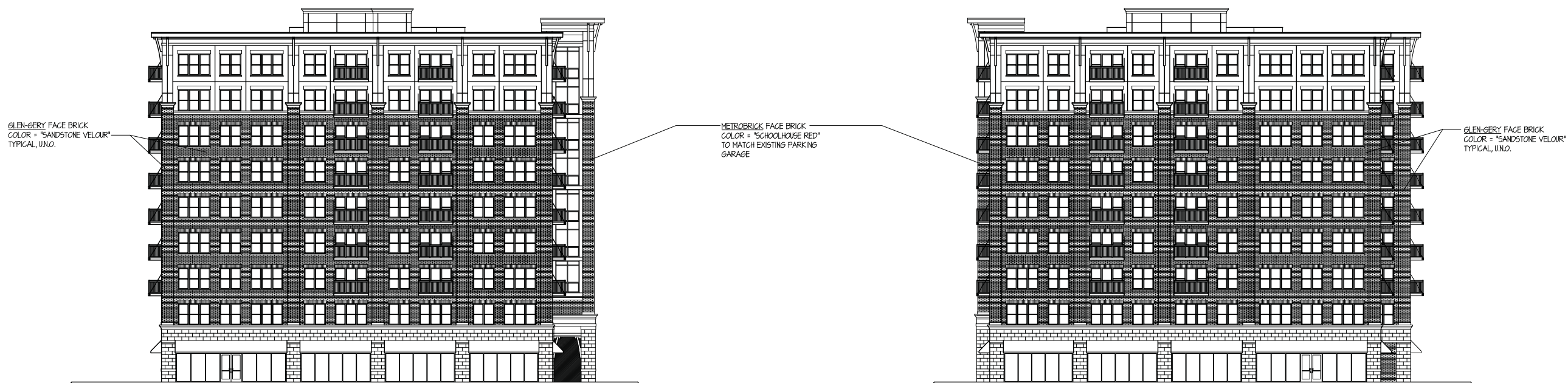
SHEET NO. OF CA.2

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"

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CLIENT

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

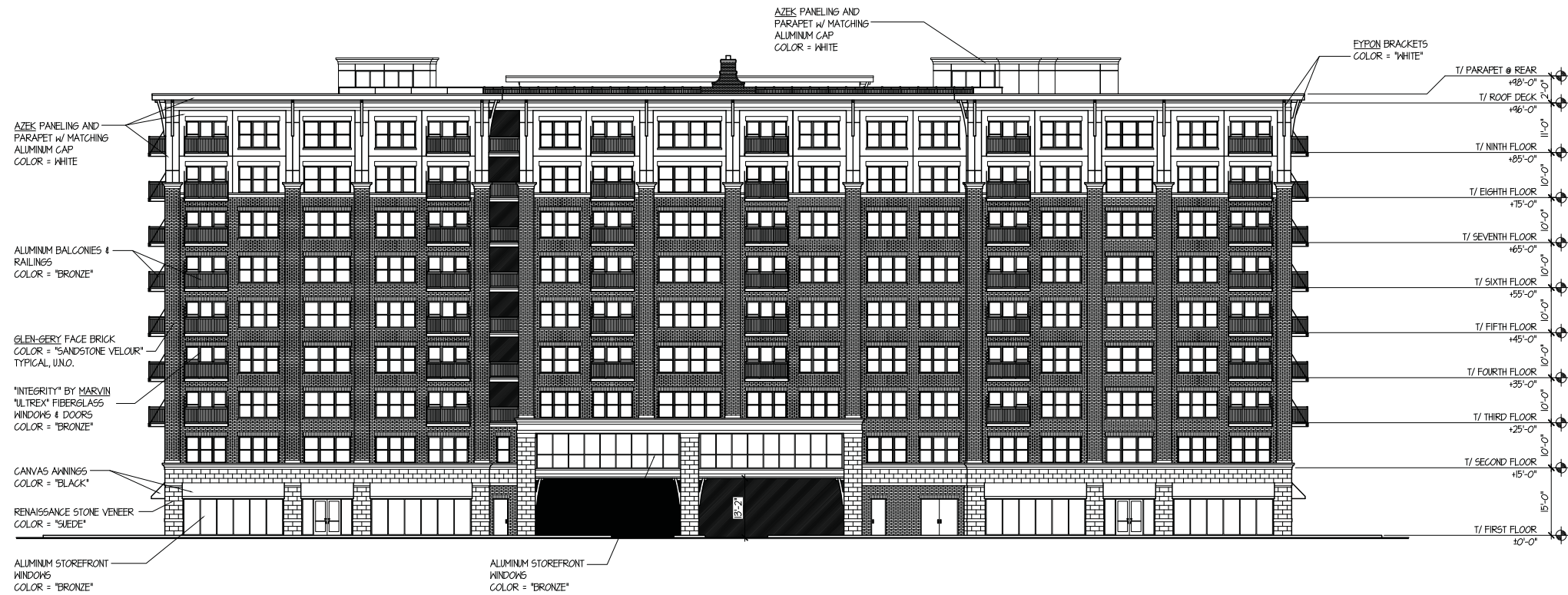
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JOB NO. 388315

SHEET NO. CA.3
OF

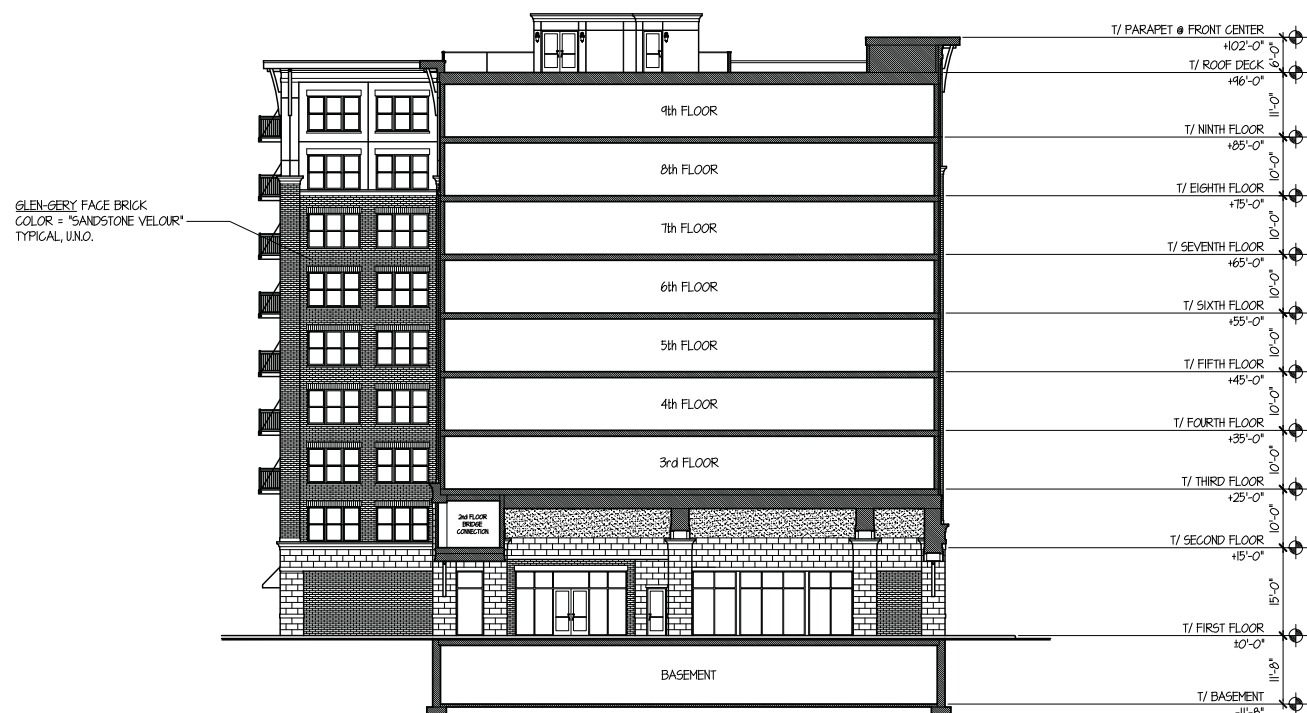
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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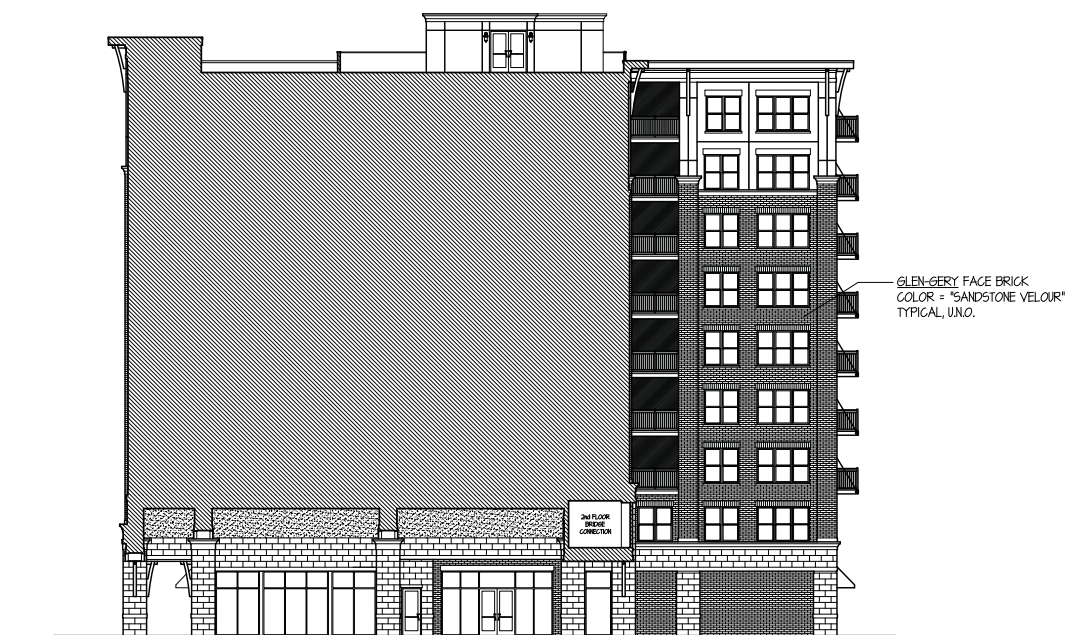
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL COURTYARD LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL COURTYARD LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

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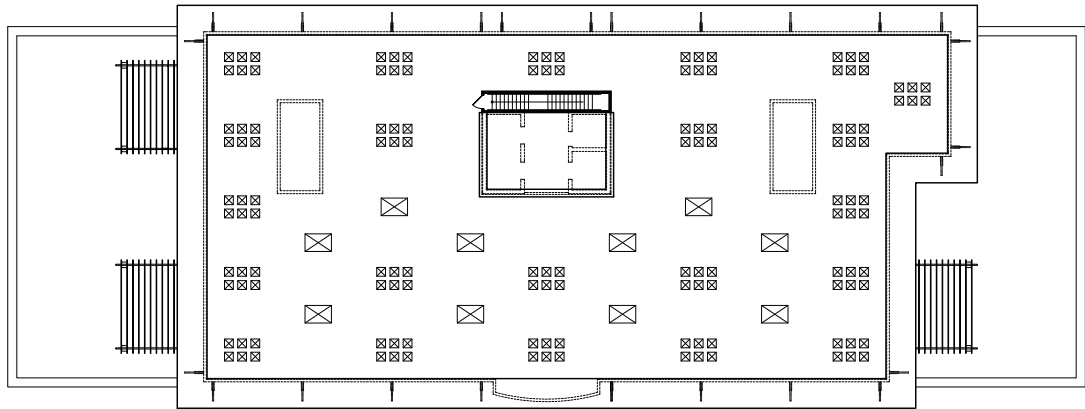
NO.	REVISED PER	DATE	BY

JOB NO. 388315

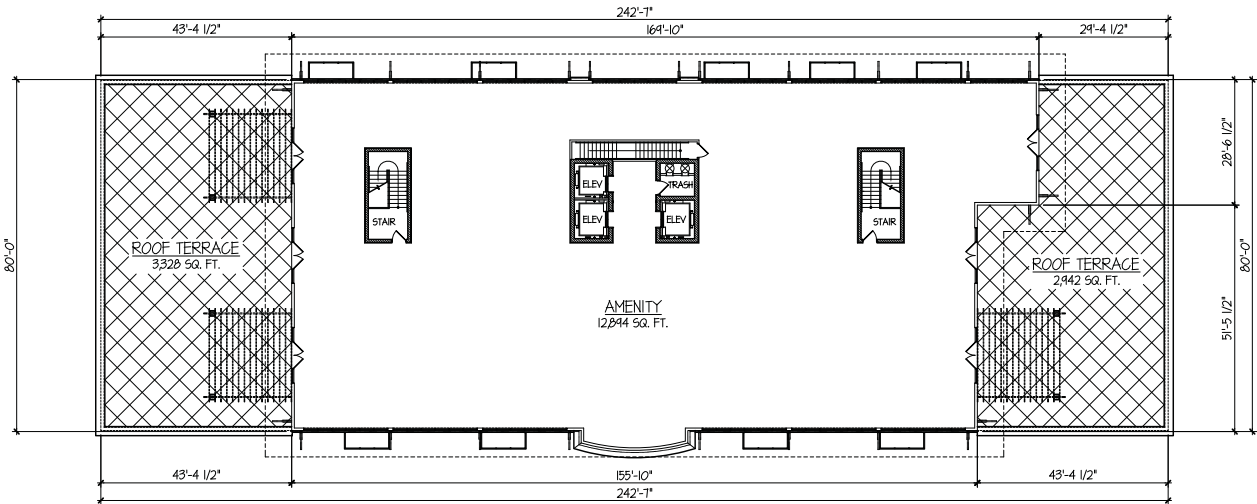
SHEET NO. CA.4
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

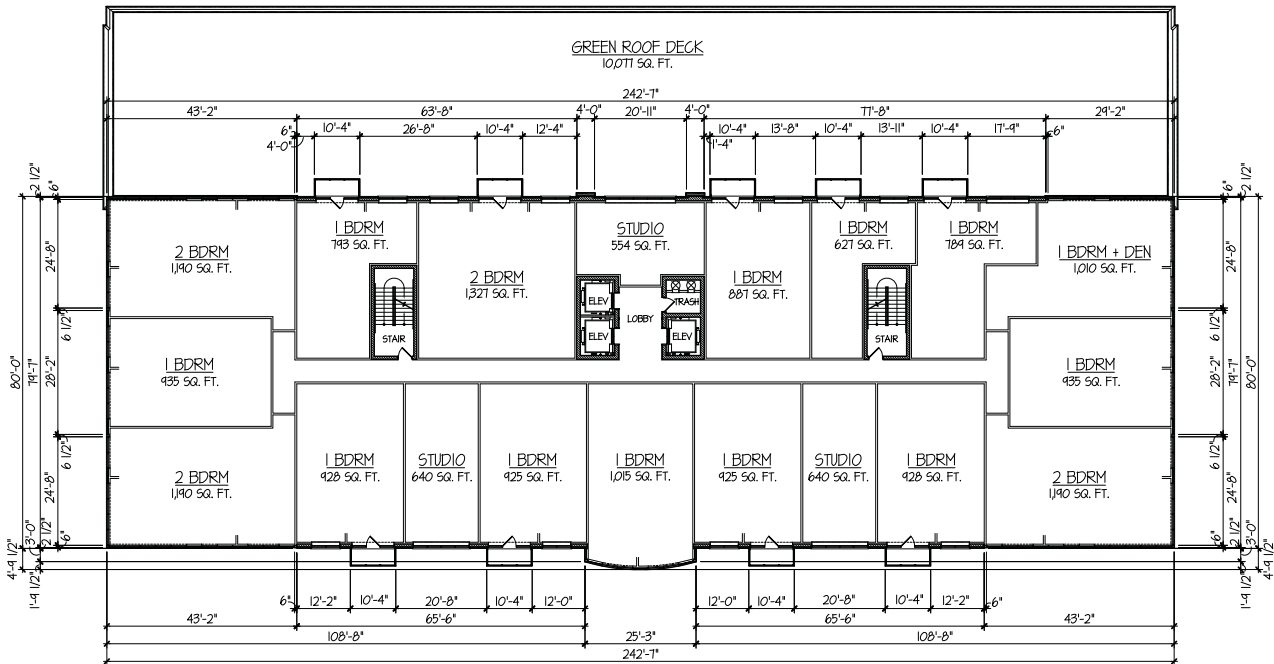
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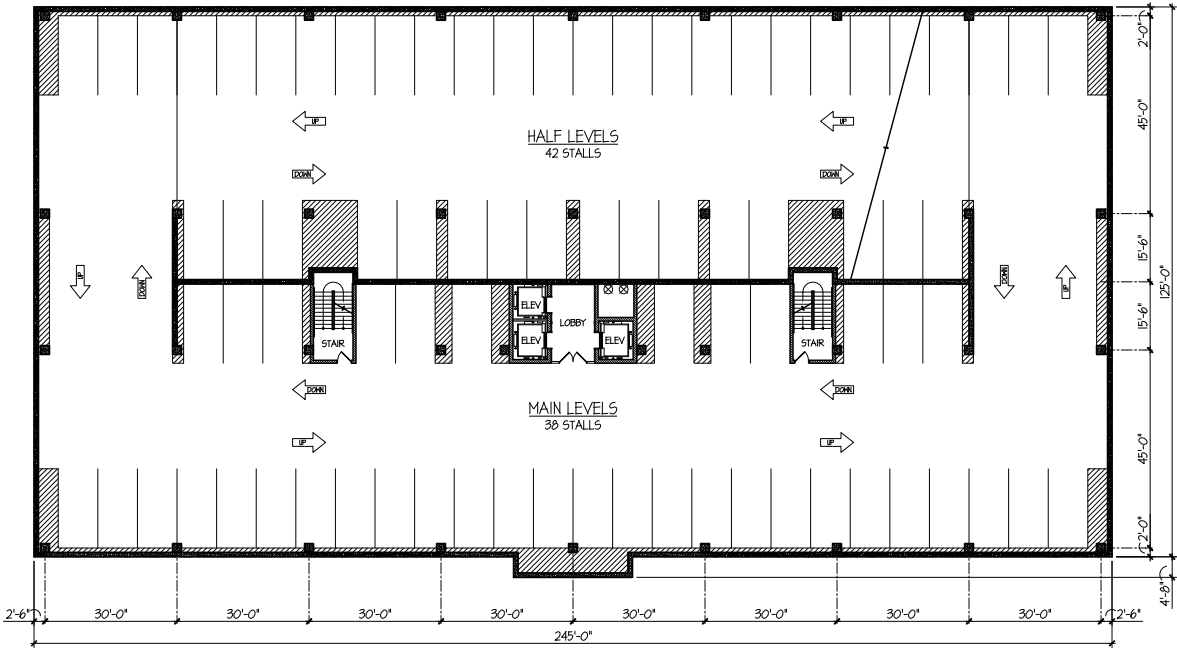
ROOF PLAN



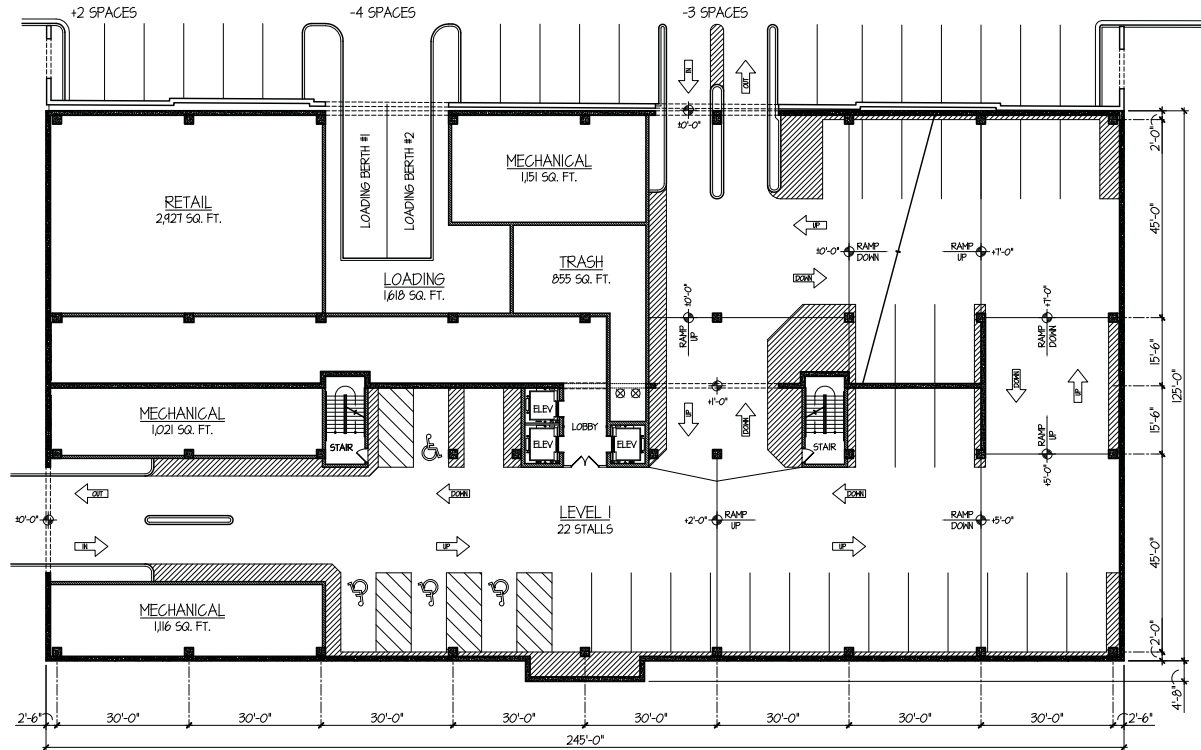
AMENITY / ROOF TERRACE LEVEL FLOOR PLAN



TYPICAL RESIDENTIAL LEVEL FLOOR PLAN



TYPICAL UPPER FLOOR PARKING GARAGE PLAN



GROUND FLOOR PARKING GARAGE PLAN

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ARCHITECTS

CUENT

CCH, LLC

838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
FLOOR PLANS

FILE NAME 3883-24P

DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
2	DESIGN DEVELOPMENT	11.27.18	RDL

JOB NO. 388315

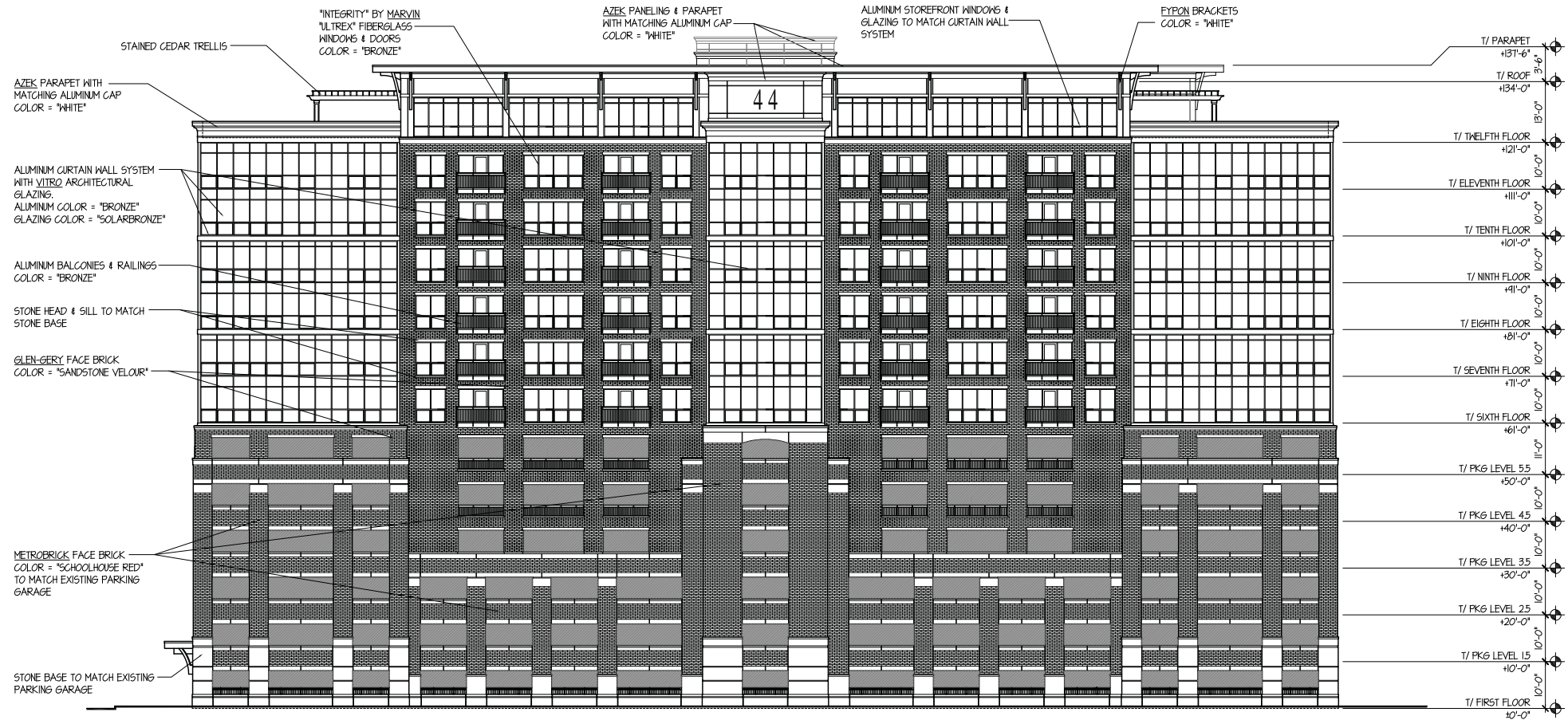
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

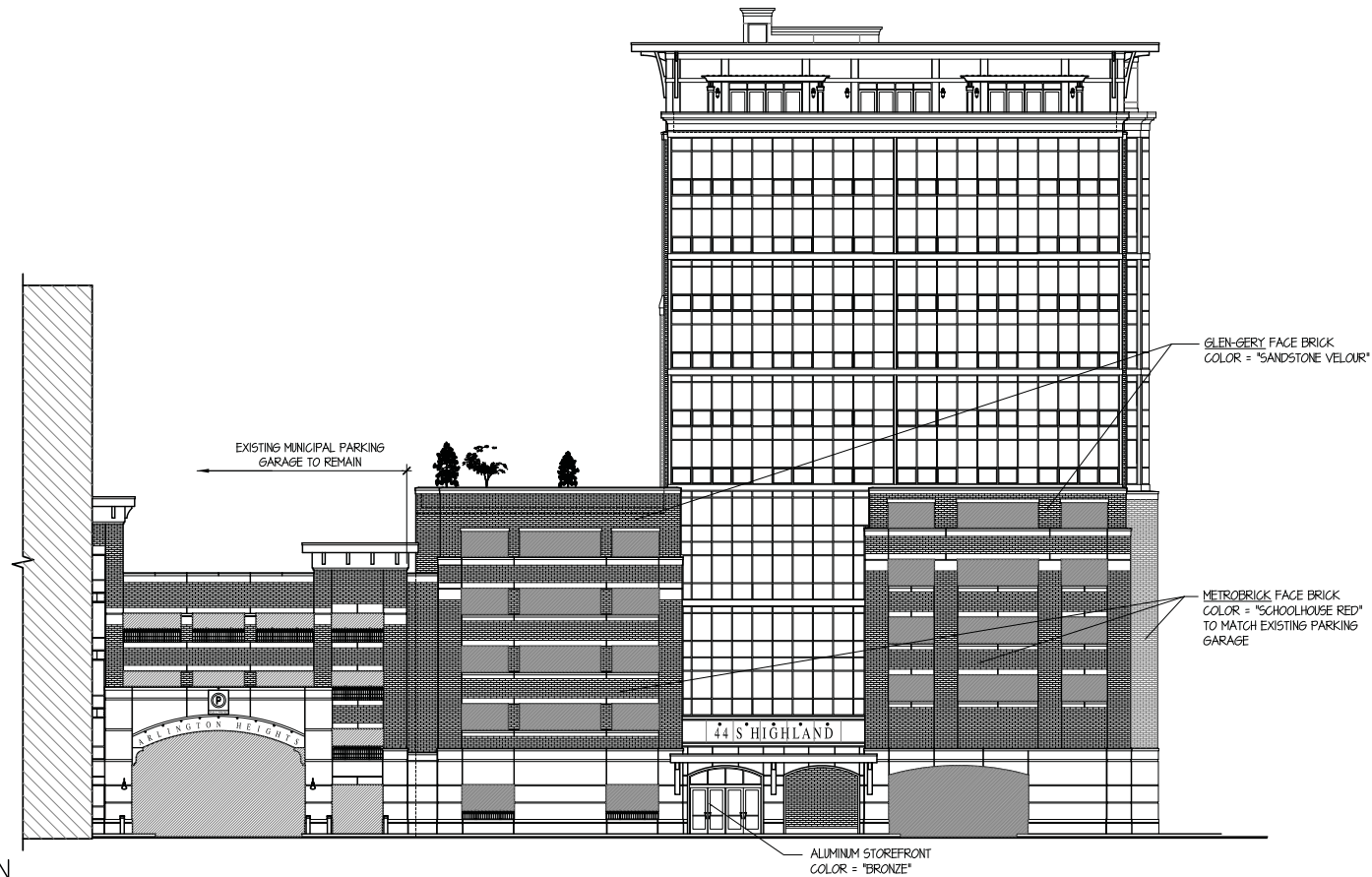
ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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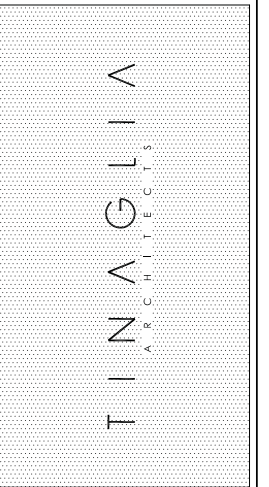


ARLINGTON 425: 44 S. HIGHLAND WEST ELEVATION
SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND NORTH ELEVATION
SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

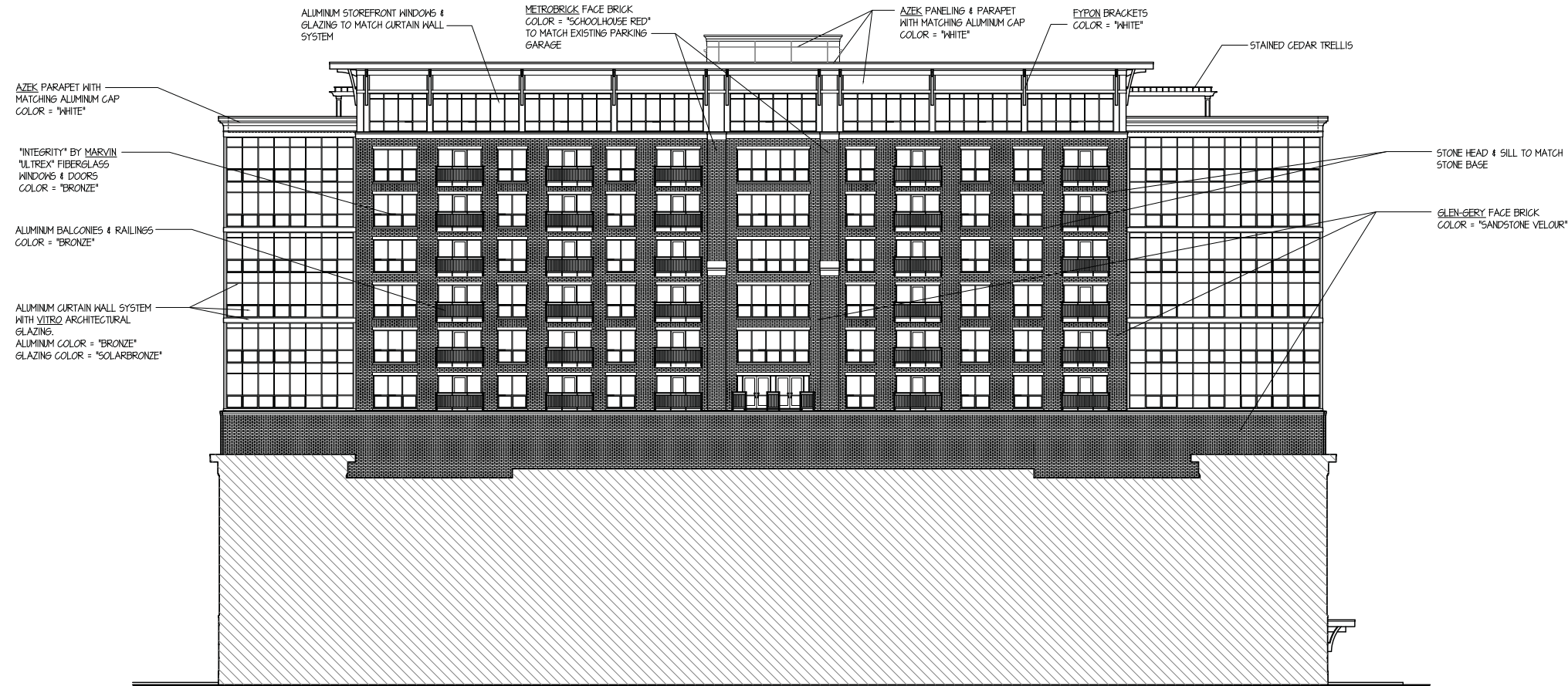
NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. OF HL.2

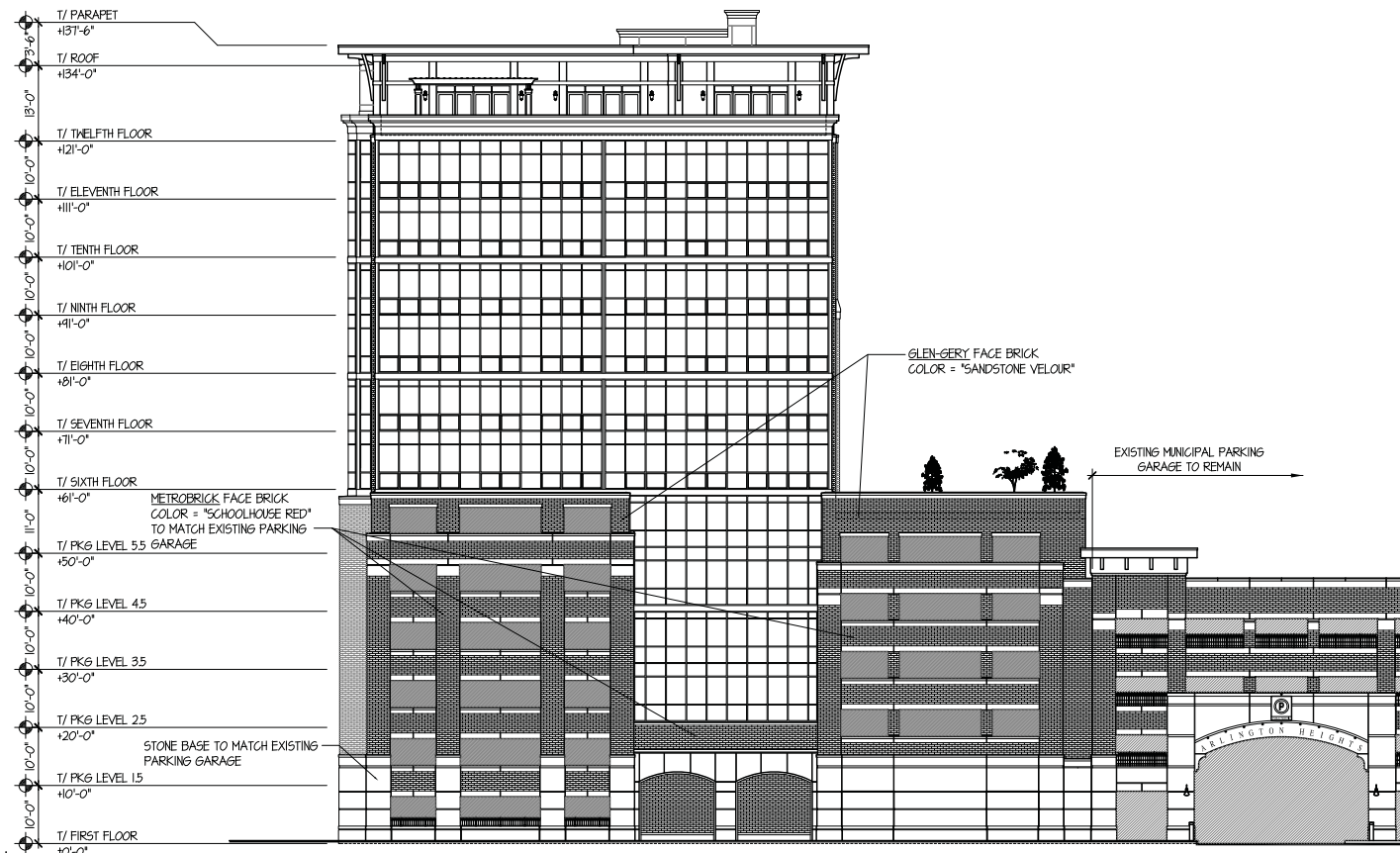
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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ARLINGTON 425: 44 S. HIGHLAND EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND SOUTH ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425

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MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P

DRAWN BY RDL

DATE 11.13.18

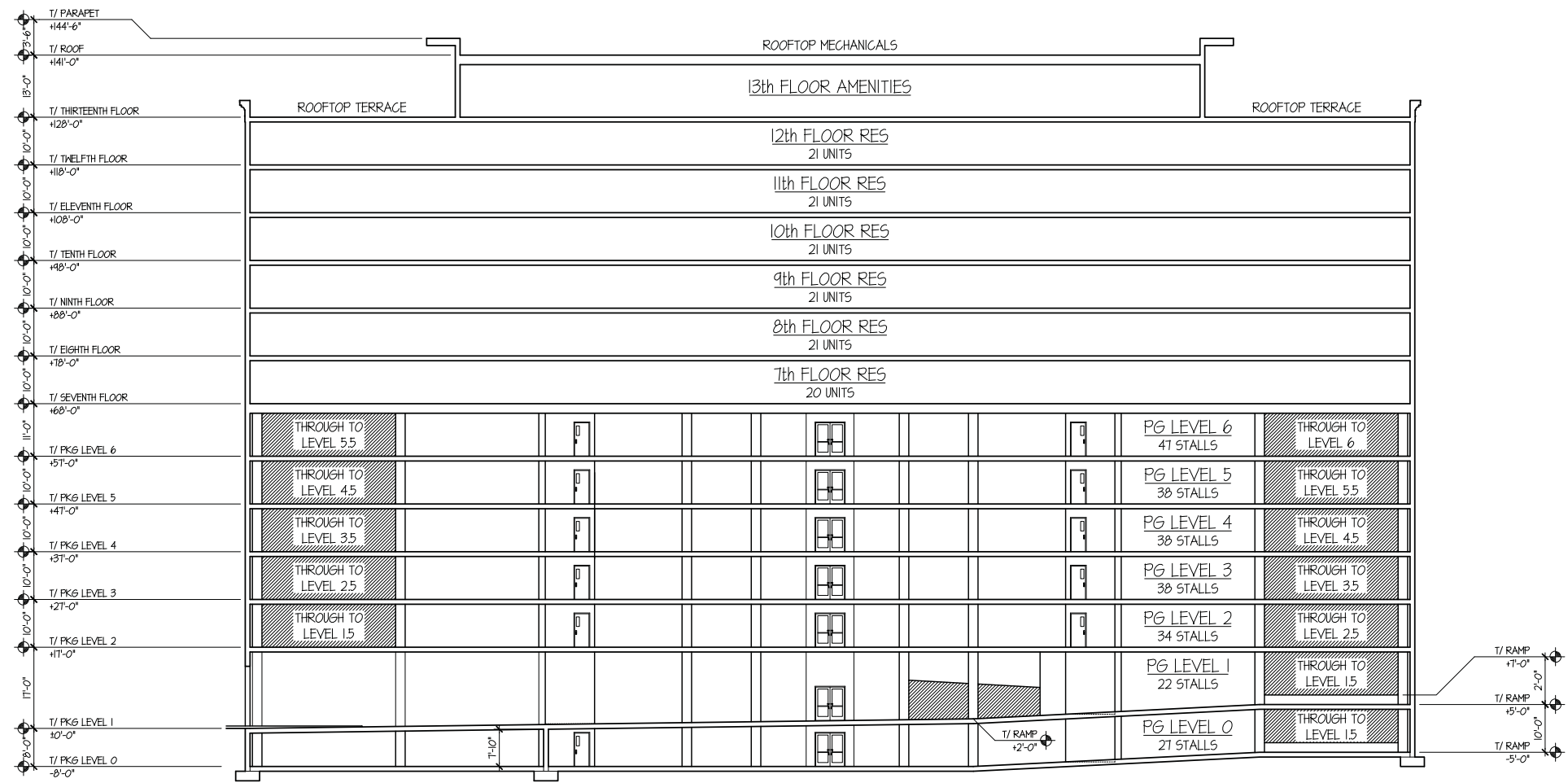
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JOB NO. 388315

SHEET NO. OF HL.3

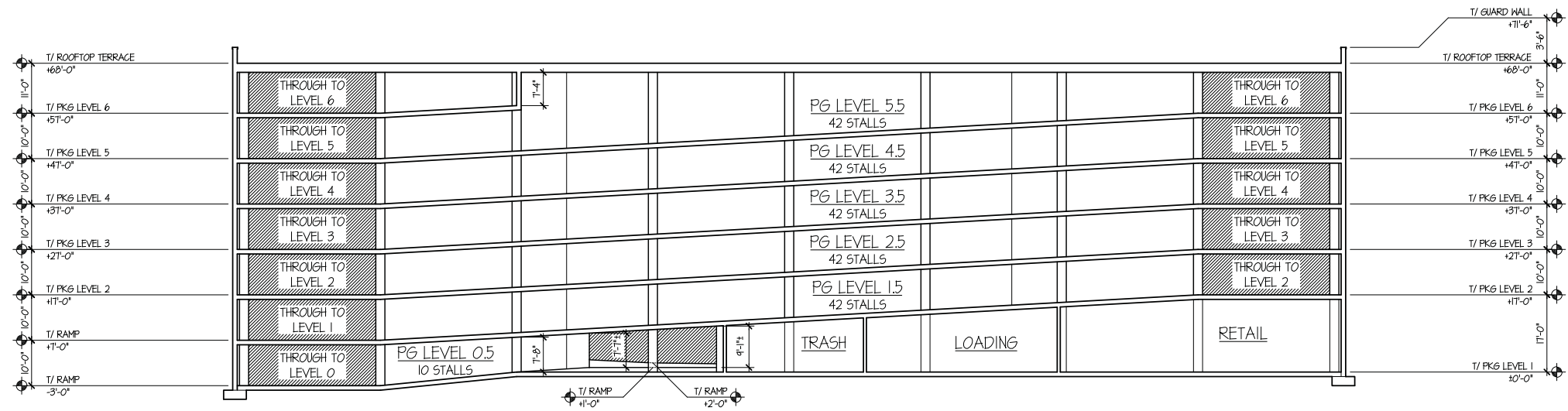
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ARLINGTON 425: 44 S. HIGHLAND BUILDING NORTH SOUTH SECTION LOOKING EAST

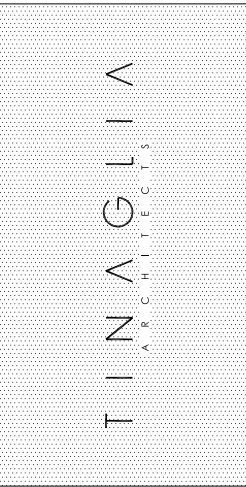
SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND BUILDING NORTH SOUTH SECTION LOOKING EAST

SCALE: 1" = 15'-0"

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DRAWING TITLE

HIGHLAND BLDG.
SECTIONS

FILE NAME 3883-24P			
DRAWN BY RDL		DATE 11.27.18	
NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. OF HL.4
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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: TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES
COLOR: "CHARCOAL"



ARLINGTON

425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS



ASPHALT ROOF SHINGLES



BALCONIES & RAILINGS



FIBERGLASS WINDOWS



ALUMINUM BAY WINDOWS



BRICK



STONE



BRICK

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

**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"

PANELING: AZEK PANELING
COLOR: PAINTED BENJAMIN MOORE "1052"

PARAPET & TRIM: AZEK TRIM
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"



ARLINGTON

425

LIVE | SHOP | DINE

225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



"AZEK" PANELING



BRICK



BRICK

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

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

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

**UNIT WINDOWS
& DOORS:** INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: AWNING
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"

**TRIM, PANELING
& PARAPET:** AZEK TRIM & PANELING
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"

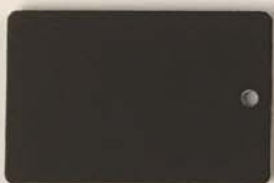


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

Context Photos
Chestnut Building
60 feet

















Context Photos
Campbell Building
80 feet

















Context Photos
Highland Building
120 feet















