Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 24, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/26/23

B. Minutes - 10/10/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 2023 Alan F. Bombick Award Presentation

B. DC#23-052 - Arlington Heights Gateway - 1, 11 & 15 E. Algonquin Rd. / Mixed-Use

C. DC#23-029 - Full Circle Communities-Grace Terrace - 1519-1625 S. Arlington Heights Rd. / Institutional

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

A. Public Comment

IX. ADJOURNMENT

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

Design Commission
10/24/2023

Item: Minutes - 9/26/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes - 9/26/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 26, 2023

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

Members Present:	Ted Eckhardt, Acting Chair Scott Seyer Kirsten Kingsley
Members Absent:	John Fitzgerald Jonathan Kubow, Chair
Also Present:	Kevin Davis, Fairfield Homes for *1222 N. Walnut Ave.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 22, 2023

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 22, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt stated that with only 3 of the 5 commissioners present tonight, a majority vote from all 3 commissioners is needed for approval of a project.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-040 – 1222 N. Walnut Ave.

Kevin Davis, representing *Fairfield Homes,* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached two-car garage to allow construction of a new two-story home with an attached, three-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single-story houses with detached garages. However, there are three teardowns with attached two-car garages and two second-floor additions previously completed on this block. The subject property is located across the street from two of the newer two-story homes.

Overall, the proposed design is nicely done in a traditional style which will generally fit well in this location. The single-story front porch and single-story garage roof helps the home to fit in with the scale of the adjacent homes, and the hipped main roof limits the height of the side walls. However, the proposed three-car front loading garage would be the only three-car garage on the block, which the Design Commission should evaluate. The amount of garage makes the front porch look small, but it helps that the porch projects out in front of the garage wall. To soften the impact of the three-car garage, it is recommended that the third car garage space be further recessed from the front garage wall.

Staff recommends approval of the proposed architectural design with a recommendation to further recess the third car garage space from the front garage wall.

Mr. Davis had no comments to add. Acting Chair Eckhardt asked him to respond to Staff's comments to recess the third car garage. Mr. Davis said there are point loads and costs related to recessing the garage; however, he did not see a problem with a slight recess, but a major push back might be a problem.

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

PUBLIC COMMENT

A member of the audience who lives directly south of this site wanted to know how much space will be left on each side of the new home. Mr. Hautzinger presented the proposed site plan that showed a setback of 6.4 feet to the property line on the side south of the home, which meets code. With regards to the third car garage being proposed, the adjacent neighbor said that the recently built home across the street sold for $1.2 million with a 2-car garage. He asked about the square footage for this new home, and Mr. Hautzinger said the proposed home is 3,549 sf, which per code does not include 400 sf of the garage area in the total square footage.

Public comment was closed.

The commissioners summarized their comments. Commissioner Kingsley thanked the petitioner for the nicely drawn drawings. She agreed with Staff's concerns about the third car garage on this side of the street, which has at least 5 homes in a row that are single-story. She felt the garage should be pushed back to at least the face of the two-story portion of the home, which will make the home look a lot narrower. She asked about the ceiling height on the first and second-floor of the home, and Mr. Davis said the first floor is 9-feet and the second-floor is 8-feet. Commissioner Kingsley said it would be nice if the eave lines of the new home line up with the other surrounding homes. She liked the board and batten on the second-floor, but suggested continuing or wrapping it around the side of the home, or changing to horizontal siding on the second-floor. She liked the front porch, but suggested increasing the usable depth of it for better functionality. She asked Staff if the required frontyard setback is 20-feet and why 37-feet is being proposed for the new home. Mr. Hautzinger replied that the platted 20-foot building line governs, however, none of the homes on the block are at 20-feet, so the proposed front yard setback is appropriate. He added that the front yard

setback is measured to the front of the front porch, which is 33.8-feet. Commissioner Kingsley reiterated that in this neighborhood, the front of all the homes line up; therefore, she felt the home should be pulled closer to be more in line with the other homes, and the porch to be deeper, if possible.

Commissioner Seyer said it is a nice design and it feels appropriate. He recommended the third garage stall be pushed back an additional 1.5-feet to create a 3-foot setback, but he was okay with it either way. He asked for clarification if the roofing to the left of the garage gable is just a saddle that is recessed back, which Mr. Davis confirmed. Commissioner Seyer said he could see the small area of board and batten siding to the right of the garage gable changed to horizontal siding, to be more consistent with the materiality, and he was unsure how pulling the porch forward might impact the rooflines. He had no further comments.

Acting Chair Eckhardt said this home is a perfect opportunity to push a third car garage further back, with a combination of taking out 1-foot and pushing the stall back to achieve a 3-foot setback. He liked the idea of making the garage line up with the home, but felt it might not be that noticeable. He agreed with the suggestion to increase the depth of the front porch, and he pointed out that the drawings show 5'-10" to the outer edge, which is 2-feet away from being a great front porch. A combination of moving the home forward and adding a little bit of depth to the porch will also help to take away from the wall of garages. He encouraged a motion that makes this a very strong recommendation, as well as a requirement for a bigger setback from the third-car garage stall to a minimum of 3-feet or more. Acting Chair Eckhardt said it is a great home and he was okay either way on the mix of siding.

Mr. Davis referred to the side elevation and said he was unsure he could meet the required window egress in the bedroom if the roofline was pushed back. Acting Chair Eckhardt replied that only one 1 egress window is required, and 2 are currently shown. Mr. Davis understood and agreed. Commissioner Kingsley added that the garage bay could get shorter as well, and the back wall could remain where it is. Commissioner Seyer agreed with Commissioner Kingsley's recommendations and felt that the setback of the third-garage should be a requirement.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1*222 S. MITCHELL AVENUE*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/11/23, REVISED SITE PLAN RECEIVED 9/12/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE THIRD-CAR GARAGE BAY BE PUSHED BACK TO ACHIEVE A SETBACK OF 3-FEET, TO BE ALMOST IN LINE WITH THE FRONT WALL OF THE HOUSE.
2. A REQUIREMENT THAT THE VERTICAL BOARD AND BATTEN SIDING ON THE SECOND-FLOOR OF THE HOME ABOVE THE THIRD-CAR GARAGE BAY BE CHANGED TO HORIZONTAL SIDING, AND THE REMAINING BOARD AND BATTEN ON THE FRONT OF THE HOME CAN REMAIN.
3. A RECOMMENDATION TO EXTEND THE FRONT PORCH TO INCREASE THE DEPTH, AND REDUCE THE ROOF PITCH TO 3/12 TO KEEP THE GUTTER HEIGHT WHERE IT IS.
4. A RECOMMENDATION THAT SOME TYPE OF COVERING BE PUT OVER THE BACK DOOR ON THE REAR OF THE HOME.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

DRAFT

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

Mr. Davis asked for clarification on the siding requirement and Mr. Hautzinger explained.

DRAFT

ITEM 2. OTHER BUSINESS

Public Comment

Mary Ann Crosby-Anderson, has lived at 728 N. Dunton for 27 years, and she has been a resident of the HANA neighborhood for 36 years. She has attended a few Design Commission meetings since 2020, and is always impressed with the amount of thought and conscientiousness put into the reviews of projects that come before this commission. Many of her fellow neighbors of the HANA neighborhood are also here tonight.

In 2020, the home across the street from her was torn down and a new home was built. Since then, a different developer built a new home at 710 N. Dunton on a vacant lot and is currently building a new home at 720 N. Dunton, also on a vacant lot. Residents of her neighborhood are concerned about information they have obtained about this developer also purchasing other existing homes and vacant lots on that same 8-house strip. It seems like their block is in a state of flux, and they are all concerned. She and her neighbors started to meet as a historical preservation committee, to research and learn more about the current process of approving homes in the Village. They are not here tonight to ask the commission for anything, but to present certain aspects of what they found in their research.

After reviewing documents and information obtained from various Village departments and Staff, she learned that Design Commission approval is needed before a home can be demolished and a new home can be built. Design Commission approval can be administrative only, without any notification of the neighbors, or a full Design Commission review that involves posting a public meeting sign on the property. If the Design Commission approves a project, then a Certificate of Appropriateness (COA) is issued, and if they do not approve a project, then a petitioner can appeal directly to the Village Board. After attending Design Commission meetings, she noticed that comments from Staff at the beginning of each project review do not evaluate the pluses and minuses of the home being torn down, and the commissioners have said that they do not have the authority to prevent a home from being torn down, and can only review the design of a new home. She said they did more research and found that in Chapter 28 of the Municipal Code, both in 2003 and a revision in April of 2018, it states under Section 13.7c, that the Design Commission will issue a Certificate of Approval if "the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value". They were very encouraged when they found this in the Municipal Code, and she presented copies of this page to the commissioners. Based on this section of the Municipal Code, they believe the Design Commission does have the authority to deny the issuance of a COA for the reason that if the existing property or structure is determined to have significant architectural, historical, aesthetic, or cultural value.

Ms. Crosby-Anderson said that they are here tonight to ask the commissioners to put this information on their radar for future reference. They hope that in the future, when faced with a situation at a full Design Commission review, that the commissioners are able to place more emphasis on this information and feel empowered to use their authority to deny demolitions that fall under Section 13.7c. They are very worried about beautiful homes in their community that they think are architecturally, historically, aesthetically, or culturally valuable, and they are worried that very soon a developer will want to knock them down and built a new home. They hope the commissioners will be aware of this section of the Municipal Code and help them preserve their neighborhoods' historic character. She thanked the commissioners for everything they do and hoped the information presented tonight helps them in their future reviews.

Laurie Turpin-Soderholm, 717 N. Dunton Avenue. She also thanked the commissioners for everything that they do and for allowing them to speak tonight. This is such an important commission and she loves attending these meetings and learning so much. To provide perspective and to highlight why this part of the Municipal Code is important, she wanted to briefly show the impact of teardowns in the historic district. In 2004, the School of the Art Institute graduate students provided a study in which they listed and categorized homes within a set range in a historic district. Their HANA group has now checked this list against where we stand today, literally walking the entire 13-page list of addresses, and noting the changes since 2004. Of the 517 homes on the original list, 378 homes are still intact, 87 have been remodeled or in some way renovated, but 52 of these homes have been demolished and replaced with new construction, which is roughly 10% of the homes in the last 19 years. When this study was done, the homes were categorized as either Exceptional, Noteworthy, Contributing, or Unrated. Of the 52 homes that were demolished, 2

were noted as Exceptional, 10 as Noteworthy, and 35 as Contributing, and 5 as Unrated. The HANA community is very concerned about the loss of historic homes in Arlington Heights, especially on Dunton Avenue, which many people consider to be a jewel in the Village's crown. This street has been referred to by Chicago television reporters during July 4th live coverage, as a scene from a Norman Rockwell painting. She said we are all here tonight because we care, we care about preserving the history of Arlington Heights, and we hope this commission will take community interest into consideration, per Section 13.7, with these very special homes that come before the commission for review.

Tom Gaynor, 208 W. Fremont St. He thanked the commissioners for everything that they do. HANA is a very collaborative organization and he is proud to serve as the HANA Board President. He attended the Village Housing Commission a few weeks ago and heard significant discussion about affordable housing as it pertains to the Eastman project, specifically the 'in lieu of 3 units' for that project. Mr. Gaynor said that in the last 19 years since the School of the Art Institute study was done, there have been 657 single-family home teardowns in the Village, which is roughly 2000 units of housing. This does not appear to be on anyone's radar, and he expressed to the Housing Commission that since their responsibility is affordable housing and the Design Commission's responsibility is teardowns, it would be interesting if both commissions got together to figure out, based on the Village's priorities that includes affordable housing, how to consider these two matters in a more holistic way. He felt there was opportunity here to do the right thing for the balance of affordable housing that the Village is looking for. It is concerning that just in the HANA neighborhood, 10% of the homes were torn down, and without a better perspective in place going forward, we may find ourselves without the character that this Village once had. HANA will continue to be here, be collaborative, and be very respectful of this commission and all the commissions.

Keith Moens, reiterated the comments about teardowns and its effects on affordable housing. Teardowns have been adversely impacting neighborhoods severely, just look at Virginia Terrace and Hasbrook Park. In his opinion, the teardown previously reviewed tonight should probably not have been approved because it just did not fit in. Teardowns in the Village have trended lower over the last few years, so this might be the time to start enforcing Section 13.7c of the Municipal Code and putting some restrictions on teardowns, from an affordable housing standpoint, rather than waiting for it to get out of control like back in 2003 when everything was being torn down.

Mr. Gaynor said that in the spirit of collaboration and creating a possible new perspective on teardowns, we do not want contractors who are buying properties to think it is just a business opportunity; we should somehow convey to them that certain properties are not going to be allowed to be torn down because of its historical nature; no surprises should be the mantra.

Public comment was closed.

Mr. Hautzinger provided a comment regarding collaboration between the Housing and the Design Commission. He reported that whenever a teardown that has been approved by the Design Commission comes through for building permit, the applicant is charged an affordable housing fee for that teardown, with the money going into a fund that to his knowledge is used to assist people in the community with affordable housing.

Acting Chair Eckhardt gave the commissioners a few minutes to discuss their thoughts on this matter. Commissioner Kingsley said she has a background in historic preservation, and over 20 years ago this commission saw that teardowns were coming, and some people made noise about it; however, it is very difficult to make changes with ordinances, etc. The Design Commission was established in 1995 and it is a very good commission, but the best part is having residents in the community who care. There are many times at Design Commission meetings when there are no members of the public present, with the exception of Mr. Moens, who always attends these meetings to remind the commissioners of the importance of teardowns. Commissioner Kingsley said that she loves everything that residents bring to this commission and she loves when residents are involved because what they are doing is really important. To her knowledge, the report that was done by the School of the Art Institute was a result of teardowns in Arlington Heights being brought to the school's attention. The Village did not request that this report be done, the School of the Art Institute created it on their own, and the Village of Arlington Heights has not adopted it. She felt the study was a great tool, but as a commissioner on this commission, she found that difficult because the Village has not

adopted the study. As a Village, she felt there should be a list of homes, characteristics, or something to help this commission determine whether or not a home has historical, architectural, or cultural importance. Commissioner Kingsley also said that it was important to remember that when someone buys a property, they have the right to do what they want with it, as it pertains to the Municipal code that refers to zoning restrictions. This commission looks at design which is considered subjective, and she felt the commission needed more tools and the community should continue to be active and present at these meetings, it is really important. She referenced the recent down-zoning approved in this neighborhood that was a direct result of community activism. She felt the HANA group is a great example of looking out for their neighborhood, and she encouraged spreading this throughout all neighborhoods in the Village. She thanked the residents for being here tonight.

Commissioner Seyer echoed the comments from Commissioner Kingsley; this commission appreciates all of the public comments and the time spent to attend tonight. Resident input about homes this commission reviews has been impactful, and in some situations has directly changed the outcome of a project. He said there is a bigger picture here that is tricky, with every instance being its own criteria, and the big picture has to come into play at some point. This commission wants to preserve character of a neighborhood and does not want every home looking the same; however, some homes that come before this commission to be torn down, no longer meet code, are extremely inefficient, and are not conducive to today's standards. This commission cannot deny a teardown just because of the number of teardowns being done. He urged this commission to look at the big picture.

Commissioner Kingsley asked Staff how Section 13.7c would affect a project that is also going to the Plan Commission. Mr. Hautzinger clarified that Section 13.7c is under the 'Design Commission' section of Chapter 28, so that authority is specifically given to the Design Commission, with the Design Commission being the first stop for any new development.

Acting Chair Eckhardt referenced the 'Design Guidelines' that were created to establish and clarify the parameters of the Design Commission and their duties, because there needs to be a standard and this commission tries to use that standard. However, there is an aesthetic issue associated with reviewing projects that come before this commission, and there is no official Village landmark on historic homes. He explained 'spot zoning', where some streets have their own zoning classification within another zoning classification, which would prevent and further regulate the development. However, the Village feels that spot zoning is not desired, although spot zoning is what those present tonight are committed to keeping their neighborhood unchanged. Every person has the same rights to build according to the current Municipal Code, which does not really talk about aesthetics, with the exception of the Design Commission who determines whether or not a design is compatible, which this commission has argued. Until there is something in the code that this commission can work with, the commissioners have to follow what is in the Municipal code, which is basically about height, square footage, setbacks, etc.

Acting Chair Eckhardt was sympathetic to what is being said tonight by the public. He wanted the code to be clearer than it currently is, because there are homes in the Village that do have historic significance and should be recognized with a discussion by this commission. If this commission rejected every home they believe to have an inkling of historic character, he felt that residents would complain to the Village Board and there would be a discussion. However, he felt there was potential for new law with this matter, and the sooner this issue gets addressed the better. Other communities have done so with their historic buildings. This commission supports the efforts to save a home and add on to it instead of tearing it down, and they support the efforts to construct new homes as well; everyone has the same rights to do what they want with their property. He also felt there is a commitment from some builders to not tear homes down and to add on to them instead. With regards to affordable housing, Acting Chair Eckhardt said this is an important issue; however, he felt that in Arlington Heights it falls under the category of well-intended but not realistic.

Mr. Gaynor said that the HANA group is a collaborative bunch who are very motivated and more than willing to do anything to further engage in this matter; they feel this matter should be Village-wide and not just in their neighborhood. Chapter 6 (Historic Preservation) of the Comprehensive Plan not only summarizes the study that was done by the School of the Art Institute, but it also talks about how historic preservation is key to the character of the Village. Since the Village has already started down the path of historic preservation with the study that was done, he would suggest

moving things along on this, and they are open for guidance from the commissioners on this matter.

Commissioner Kingsley encouraged the residents to learn about Certified Local Governments (CLG), which is an organization that helps with historic preservation in a Village; however, the Village needs to be part of that organization because the only way to protect a building is to do so at the local level.

Acting Chair Eckhardt reiterated that the Village should be able to say that there are specific historic homes in the Village, and the process for residents to achieve something like that is through the Village Board. Mr. Gaynor asked if there is any precedent as to how to do this, and Acting Chair Eckhardt suggested starting a conversation with Staff to help the residents determine what they ultimately want to achieve with historic preservation.

With regards to affordable housing, Mr. Moens agreed that Arlington Heights is very well intended on achieving affordable housing; however, he did not agree that it is not realistic, because if it is well intended, it can be realistic and has to be realistic, and this commission is a good start in preserving affordable units in the Village.

While being respectful of this commission, Mr. Gaynor said that their level of enthusiasm about historic preservation and teardowns in their neighborhood is off the scale, and they want to make certain that the upcoming proposed teardown on North Dunton does not pass under the radar. Acting Chair Eckhardt encouraged the residents to bring correct representation of that particular street, block or even two blocks, because voices heard in the audience of this commission do make a difference.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
10/24/2023

Item: Minutes - 10/10/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes - 10/10/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS POLICE BUILDING
200 E. SIGWALT ST.
OCTOBER 10, 2023

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Scott Seyer Kirsten Kingsley John Fitzgerald
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Chestnut Rowhomes* Christopher Plummer, Owner of the property at *315 W. Rand Rd/2201 N. Chestnut Ave* Cathleen Deligio, Mastercraft Builders for *716 N. Dunton Ave.* John Nelson, Architect for *716 N. Dunton Ave*. Steve Hautzinger, Planning Staff

Chair Kubow acknowledged the large number of people in the audience tonight and said that anyone who wanted to speak during Public Comment, should sign in on the sign-in sheet.

DRAFT

ITEM 1. MULT-FAMILY REVIEW

DC#23-050 – Chestnut Rowhomes – 315 W. Rand Rd. & 2201 N. Chestnut Ave.

Rob Losselyoung, representing *Tinaglia Architects,* and Christopher Plummer, owner of the property, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the architectural design for a new multi-family row home building. This project does require Plan Commission review and Village Board approval, so the Design Commission should only look at the architectural design of the building. The site is triangular and made up of two lots. The property currently has an existing automotive repair building that faces along Rand Road, and a single-family home to the rear of the property facing Chestnut, which is owned by the automotive repair facility. The petitioner is proposing to demolish the existing single-family home in order to build a new three-story, 5-unit townhome building, with the front elevation to face Chestnut.

The proposed design is a traditional style with a variety of colors and materials that add a lot of interest to the design, and there is a nice level of detailing on all sides of the building, which is always encouraged. The surrounding context in this location has little significance; there are vacant properties across the street, as well as some existing townhome buildings, and the nearest single-family home is about 110-feet away to the south. The site plan includes an outdoor dumpster for trash, and the petitioner has included a fenced enclosure to conceal that from view. Staff is recommending approval of the project as submitted.

Mr. Losselyoung said that the owner of the property initially came to them wanting to rezone the property from its current residential zoning to be more in context with the commercial properties along Rand Road and the transitional residential property from the commercial into the single-family homes. There are some townhomes across the street from the site, and a privately owned retention basin; therefore, this project fits in nicely with that transition between the commercial properties and the residential single-family homes that are down the street. They tried to create an elevation that was very neighborhood friendly, with the walk-up stairs, the porches on the front, a nice neutral palette of colors, undulating rooflines, and a variety of materials around the entire building.

The commissioners summarized their comments. Commissioner Fitzgerald said the project is nicely designed and he agreed that it looks good on all four sides. He liked the colors and he liked the interest. His only comment was about the two end units inside of the door where he suggested adding a window or some other type of architectural detail there.

Commissioner Eckhardt agreed with the comments from Commissioner Fitzgerald. He asked about the white elements shown on the rendering, and Mr. Losselyoung replied that it is Hardie siding in 'Arctic White', which is a slightly off-white color with a little grey. Commissioner Eckhardt was concerned that the Arctic White will appear much brighter in reality, and he suggested using a less bright white color.

Commissioner Kingsley said it is a nicely designed project. She was glad to see that the facade is undulated and activated so it brings down the scale of the building. She suggested also bringing down the gutter of the middle unit on the back of the building to avoid problems with water. On the rear elevation, she asked about the balconies, and Mr. Losselyoung explained that the deck portion of the balconies will be wood, with bronze aluminum railings to match those on the front of the building. Commissioner Kingsley had concerns about the level of the stair entry, which seems imposing for someone walking on the sidewalk. She suggested widening the stairs to make it more inviting because right now it did not invoke a feeling of gathering. Doing this will eliminate some of the railings on the front of the building. She further suggested adding a window next to the front doors of the units, especially the end units, which will make the porches more inviting. She asked if the trim will be smooth and Mr. Losselyoung said yes. Commissioner Kingsley was unsure about the blue color being proposed, which seems like a stark contrast to the other colors, and she suggested a lighter blue or a darker earth tone color instead. Lastly, Commissioner Kingsley commented about the frieze board that runs through the windows; if the trim does not wrap around the corner, she

would prefer that it make sense with the heads of the windows and the bottom of the windows connecting them.

Commissioner Seyer agreed with the comments from the other commissioners. This is a very nice design, and he liked the massing and the comments made about the windows are great. With respect to the colors, the material board presented looks like the colors were all photoshopped, instead of a photo of the actual materials being proposed. He was not in favor of this because it is not realistic and he wanted to see a real material palette submitted for final approval. Other than that, he liked everything about the design. Mr. Hautzinger said that photos of the actual materials is a requirement and samples of the proposed materials should have been brought to this meeting; however, Staff can follow-up with the petitioner after this meeting to confirm the actual colors being proposed and that compatibility of the colors is acceptable. He added that the 'Evening Blue' color is a very popular color, and it is quite dark.

Commissioner Kingsley asked if a context elevation is required for this project, especially showing the scale of what is across the street, which she felt would help to see the context. Mr. Hautzinger replied that typically it is only required for single-family projects, and because the nearest single-family home is over 100-feet away and there is nothing across the street, it did not seem applicable in this case. He reiterated that this project is also being reviewed by the Plan Commission, which will include a review of the building height.

Chair Kubow did not have much more to add to the comments from the other commissioners. He said the decks were well placed; however, he recommended increasing the depth to 5 or 6-feet. Also, although landscaping is not the purview of this commission because of Plan Commission review of the project, he felt that the size and scale of this project is similar to the Sigwalt 16 townhome project, which he felt did a really amazing job with landscaping. He also asked about exterior lighting for the building and Mr. Losselyoung replied that there will be sconces at the garages and at the front entry porches.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW CHESTNUT ROWHOMES TO BE LOCATED AT *315 W. RAND ROAD & 2201 N. CHESTNUT AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/8/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO MAKE THE BALCONIES 5-FEET DEEP FOR MORE USABILITY.
2. A RECOMMENDATION TO SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW, AS IT PERTAINS TO THE COMMENTS MADE TONIGHT ABOUT QUALITY.
3. A REQUIREMENT TO SUBMIT ACTUAL COLOR SAMPLES OF THE PROPOSED SIDING COLORS TO STAFF FOR REVIEW, INCLUDING THE NEXT SHADE DOWN TO 'ARCTIC WHITE', AND NEXT LIGHTER SHADE TO 'EVENING BLUE'.
4. A RECOMMENDATION TO WIDEN THE FRONT ENTRY STAIRS FROM 4-FEET TO 5-FEET WIDE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

DRAFT

Mr. Hautzinger asked that the first item in the motion be changed from a requirement to a recommendation regarding the balcony depth to avoid any possible conflict with the Plan Commission's zoning review, unless the Design Commission does not like the way the balconies look at 4-feet deep. This recommendation will go to the Plan Commission. He also commented that a landscape plan is required as part of the Plan Commission review and it will be reviewed in detail by Staff and the Plan Commission.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO CHANGE ITEM 1 AS FOLLOWS:

1. A RECOMMENDATION TO INCREASE THE DEPTH OF THE BALCONIES TO 5-FEET FOR MORE USABILITY.

Commissioner Kingsley said that the 'Evening Blue' color is a lot less bright, it had a lot of richness to it, and she agreed that it is in keeping with the 'Cobblestone' color; therefore, she did not necessarily want that color to be lighter.

Commissioner Seyer asked if the motion included a recommendation to add windows at the end units at the front door, and Commissioner Eckhardt said he would add it to the motion.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO ADD ANOTHER ITEM AS FOLLOWS:

6. A RECOMMENDATION TO ADD WINDOWS ON THE END UNITS NEXT TO THE ENTRY DOORS.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-051 – 716 N. Dunton Ave.

Cathleen Deligio, representing *Mastercraft Builders*, and Don Nelson, the Architect for the project, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval to demolish an existing two-story home to allow construction of a new two-story home. The subject property is in the Historical Arlington Neighborhood Association (HANA) neighborhood.

Mr. Hautzinger said that in 2004, a community preservation report was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago. This report was prepared to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as Exceptional, Notable, or Contributing. The existing home is 1 of 38 homes in the report that was rated as Exceptional. This property was platted in 1874 and according to the report, the home was built pre-1890. Additionally, the State of Illinois conducted a historic structures survey in the early 1970s. The survey identified architecturally interesting properties throughout Illinois, and this subject house was identified by the State of Illinois as one of 30 significant historic structures in the Village of Arlington Heights.

Chapter 28 of the Village Municipal Code, Section 13.2, states that for demolition in residential zoning districts, design review is required prior to a demolition permit being issued. That review would include verifying that the proposed redevelopment is in character with the neighborhood, that it meets the criteria and the Design Guidelines, and that the proposed redevelopment would not adversely affect the neighborhood. Section 13.7 of Chapter 28 states that the Design Commission will issue a Certificate of Approval if a: the applicant's plans achieve the purpose and intent of the Design Guidelines; b: the proposed design is compatible with the character of neighboring buildings contributing to a favorable environment in the Village; and c: the existing property or structure is determined not to have significant architectural, historical, aesthetic or cultural value. If the Commission denies the issuance of a Certificate of Approval, no building permit or demolition permit will be issued on the application, except by the direction of the Village Board.

Additionally, the Village of Arlington Heights has a Comprehensive Plan, which is a long range plan looking ahead towards goals of the Village. The current Comprehensive Plan discusses historic preservation, with one goal being to preserve physical resources of historic value, which exemplify cultural, political, economic or social heritage of Arlington Heights, with the policy being that whenever specific land areas and/or existing structures come under review, consideration should be given to identify for possible preservation purposes for any buildings that meet certain criteria; one of which is structures that exhibit a high quality of architectural design reminiscent of the past. Another goal of the Comprehensive Plan regarding historic preservation is to preserve and protect existing and future residential neighborhoods in the Village, with the policy being to preserve and renovate housing of historic or aesthetic value.

In regards to Section 13.2 Design Review, 'for demolition in residential zoning districts', Staff is opposed to the proposed development plan that includes demolition of this existing historic home due to the home's significant historical quality. Staff evaluated the proposed redevelopment and determined that it is not in character with the neighborhood and it does not meet the criteria in the Design Guidelines because it is not in character with the neighborhood due to the proposal including the demolition of the existing historic home. 'The proposed redevelopment will not adversely affect the neighborhood', Staff feels that demolition and redevelopment of this property would have an adverse effect on the neighborhood due to the loss of the existing historic home.

In regards to Section 13.7 Issuance of a Certificate of Approval, a. 'the applicant's plans achieve the purpose and intent of the design guidelines', Staff feels the proposed new house would not fit in with the character of the existing historic neighborhood as well as the existing house does in this location. b. 'the proposed design being compatible with the character of the neighboring buildings contributing to a favorable environment of the Village', Staff feels the new house in this location would not be as compatible as the existing historic house due to the architectural quality of

the existing house which fits with the character of the surrounding historic homes in this location and neighborhood. c. 'the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value', since the existing house is rated Exceptional in the Community preservation report and since this house was included in the State of Illinois Historic Structure Survey, Staff feels the existing property does have significant historical and cultural value. Additionally, the house has a unique and distinctive design with ornate detailing that has architectural and aesthetic value within this historic neighborhood. The house is in a prominent location, it is valued by many of the residents in the neighborhood for its historical quality. The house could be updated and expanded while still maintaining the historic character. For these reasons, Staff recommends the existing house should remain and be preserved.

Staff acknowledged the reports submitted by the petitioner to show the existing conditions of the house and citing numerous repairs and maintenance required for the house. In Staff's evaluation, based on the limited information provided, the issues do not appear to be justification for demolition. Staff recommends that the petitioner seek an alternate lot appropriate for a teardown redevelopment and that the existing home be preserved and updated. Mr. Hautzinger explained that during an initial discussion about this project. Staff verbally discouraged the petitioner on 5/23/23 in a phone conversation from planning a teardown/redevelopment of this property, and again in writing on 8/23/23.

In conclusion, Staff recommends the Design Commission deny this proposal tonight, based on that the proposed redevelopment is not in compliance with Chapter 28, Section 13.7 a, b, and c, and that the existing historic house should remain and be preserved based on its significant architectural, historical, aesthetic and cultural value.

Cathleen Deligio, representing Mastercraft Builders and Carpentry spoke on behalf of the project. She said that Mastercraft is a recognized leader in the construction of custom designed residential dwellings throughout the Chicagoland Metropolitan area. Much of its work involves redevelopment projects within older neighborhoods with existing homes that have exceeded their useful life and where intense remodeling or rehabilitation are cost prohibitive. Mastercraft prides itself on striking the right balance in its redevelopment work to ensure new homes fit within the existing neighborhood, and its architectural plans work to ensure the exterior design, size, dimensions, and interior layouts of each new home to blend in with the existing neighborhood.

Ms. Deligio said that the existing home located at 716 N. Dunton is approximately over 140 years old. She submitted to the commission, the following additional reports that speak to the condition of the existing home. Beginning with the report from ALTA Engineering, which includes photos of the exterior and interior of the home, Ms. Deligio read the evaluation/recommendation that was given by ALTA Engineering. It read, "In our opinion, the condition of this residence is poor. The lack of maintenance and repair has significant water to infiltrate the building and allowed the structure to deteriorate. The work necessary to correct and restore the integrity of the structure is significant and includes the following: new drain tile and sumps, new waterproofing of the basement walls, remove and replace the basement walls, the basement could be deepened. As an option, the existing basement walls can be reinforced and braced with additional wall structure, the deteriorated or damaged wood beams should be replaced or reinforced to eliminate several of the temporary columns, the chimney should be removed and replaced, the exterior brick should be patched or tuckpointed, the exterior wood porches including the foundations should be removed and replaced, the wood railings, trim, and architectural elements should be replaced, the wood windows and trim should be replaced, the interior wood floors should be shimmed or leveled to reduce unevenness. With the amount of work required to restore the structure of the building, the repair of the building may be cost prohibitive. Demolition may be a necessary option." This report was signed by the president of ALTA Engineering.

Ms. Deligio also presented a letter from the Architect, John Nelson, who was here tonight to speak. She also presented a report from Tropical Environmental, whom she hired to do a mold and asbestos report, which determined that asbestos was found in the home, as well as active mold spores. Ms. Deligio read Page 1 of the report into the record as follows:

"Please find this as a letter of explanation of the laboratory results received for the asbestos and mold sampling conducted at the above structure, as requested. Asbestos materials found positive for asbestos are: Flat roof over the

west addition to the house, Grey Mastic located on the chimney and the front buildout, Window glazing located on the windows for the main part of the structure (original windows), Window and door caulk located on the exterior sides of the main structure. Mold in air (taken in basement of structure) counts exceeding the background (baseline) sample taken outside the structure are: Aspergillus/Penicillium. Active mold spores identified by swab sampling (located on basement ceiling) are: Aspergillus/Penicillium". This report was signed by the president of Tropical Environmental.

Mr. Nelson spoke to the letter he submitted. He visited the home with his engineer/inspector to look at what could be seen at the surface, and they cited code violations against the 2018 International Residential Code and the 2017 National Electrical Code. They are not saying that the home should be torn down or anything like that, but they do cite code violations that were found, to note what has to happen to this house if it remains. A dollar amount is not used in their report because he is not capable of doing that; however, he is just citing code violations, which are numerous, with 65 items cited just in the National Electric Code that need to be addressed. He also pointed out that the pictures submitted do not show what is happening to the houses on either side of this home, with one house recently built and the other home currently under construction. Both homes were approved by this commission. So with that, the suggestion is that it is hard to put this house in a position to be saved, but that is not to say that it is impossible, it is just to say that it is hard and technically infeasible. That's essentially it.

Ms. Deligio said that the structure of this home, as John has mentioned, both internally and externally, is in very poor condition, and its internal floor plan does not address the needs of a modern family. The home was reconfigured many years ago through the construction of a poorly designed addition at the rear of the home. The addition did not respect or even consider any of the architectural features of the original home. She did not have a date on when the addition was done. The home has been utilized as a two-flat dwelling for many years, and it contained a poorly designed makeshift kitchen area that is non-code compliant to support the two-flat concept, which was removed when purchased in 2019. It still has two separate electrical meters. All of the home's current systems and structural components, including but not limited to: its electrical service, plumbing, heating service and structural supports, are obsolete and not code compliant. The home was built on a crumbling brick foundation system that is damaged beyond repair. The basement area floods during heavy rainstorms. It has no drain tiles or other drainage systems. When the home was purchased in 2019, the seller specifically remarked that the home needed to be torn down, as it is beyond repair. None of the home's prior owners have invested any money in the upkeep of the property, nor made any necessary capital repairs and/or improvements. It is not financially or physically feasible to rehabilitate this home. The costs associated with such work, even if undertaken, cannot provide for any reasonable return. Some of the structural deterioration within the home, including its foundation, is simply beyond repair, which is stated in the ALTA Engineering report that the foundation is buckling in and how it has been patched.

Ms. Deligio continued her comments. She said that per Chapter 28 of the Municipal Code, Section 13.7, the Design Commission is charged by the Village Board to review plans for demolition and redevelopment of residential properties throughout this community. The issuance of a Certificate of Approval is conditioned upon findings by the Commission that the following conditions have been met: The applicant's plans achieve the purpose and intent of the Design Guidelines, and the proposed design is compatible with the character of the neighboring buildings contributing to a favorable environment in the village, and the existing property is determined not to have a significant architectural, historical, aesthetic, or cultural value.

Ms. Deligio said that they built the new home at 710 N. Dunton and they are currently building the new home at 720 N. Dunton, so there will be 3 new homes on that section of the property, which is right across the street and a few doors down from another new home. Mastercraft believes in earnest that its redevelopment plan meets or exceeds all of the design guidelines, its plans are compatible with the character of the neighborhood in which the construction will take place, the proposed new home will contribute to the vitality of Arlington Heights as a premier residential designation in the Northwest suburbs. The property to be redeveloped does not possess any significant architectural, historical aesthetic for cultural values. Mastercraft asserts that no significant community value exists that would preclude the demolition of this dilapidated structure. It is important to note that the Village Board inserted the word 'Significant' as a limiting measure to the Design Commission in determining whether one or more of the four elements is present to deny the issuance of the Certificate of Approval for a demolition permit. The dictionary defines the term 'Significant'

as part of importance or of consequence. It recognized synonyms are consequential, momentous, or weighing. The use of the limiting term 'significant' is important because it does not represent the conscious decision by the Village Board to respect property rights and petitioners who are otherwise entitled to a fair return on the redevelopment of their properties. Though many properties may have some architectural, historical, aesthetic, or cultural value, few have the significant value required by the ordinance. As to whether the subject property has any architectural value, Mastercraft has found none. The original home was not constructed by a well-known architect, the architectural plans for the original dwelling, both interior and exterior, are not unique and merely reflect the period of time in which the construction took place. Though the original facade of the home is interesting, its style in and of itself is not a significant architectural feature. Architecture by its very nature, involves unique elements of design, form, and function. There is nothing of consequence associated with the architecture of this residence. Any special architectural province associated with the home was otherwise destroyed years ago through the poorly designed and constructed home addition. Mastercraft has found no evidence of any historical significance either associated with this property, no historical events have taken place on the property, the home played no critical role in the development of Arlington Heights as a place of worship, a government center, or mercantile center, a school, or a place for some other consequential activity of note. No famous people have resided in this home. The property and home have merely served as a single-family home from its inception and ultimately a non-code conforming two-flat that was out of character with the original building and neighborhood. The existing building has no significant aesthetic value, as noted above, the building both interior and exterior is in very poor condition. The home has no meaningful aesthetic character from which any form of preservation can be justified. Mastercraft has found no cultural value associated with this property, the lack of any historical events or historical uses associated with this home indicate that the property has served no meaningful role in the development of Arlington Heights, parks, letters and related scholarly pursuits, which are the principle elements associated with a community's culture.

Ms. Deligio said that based on the pictures provided from the reports, both of the porches would need to be removed and one side porch only has 7-feet, so there is only 2-feet to get off of the side porch because it abuts the new neighboring home. When she developed the home next door at 710 N. Dunton, most of the pavers had to be removed, leaving only one row going to the back of the home. They have no foundation structure, as the architect has indicated in his report, so those have to be removed and redone. The windows are original in the front, and a few new windows throughout the house would have to be redone. The basement is the main concern because it does not support, it has intense spalling. Mr. Nelson explained that an attempt to shore up the existing foundation wall with some concrete was made, but it did not work. On the northwest portion of the house there is some failing coming through, there is spalling on the inside throughout the basement. In a penetration test, beams and the joists are soft, probably owning to the moisture that is there. The adjustable columns that are about 4 to 6-feet on center are supported by 4 x 4, which is certainly very temporary and not acceptable as a design requirement found in Section 311 of the 2018 International Residential code.

Ms. Deligio asked if anyone had any questions at this time. Chair Kubow appreciated the presentation and said that there will now be a discussion by the commissioners and then public comments. After that, any questions or discussion from the commissioners for the petitioner would occur.

The commissioners summarized their comments. Commissioner Seyer thanked everyone for coming tonight and he appreciated this project being brought before the commission because it has enlightened him a lot about the area and the existing home. He felt the existing home shows some historic character in the surrounding neighborhood, which is important, but he could certainly appreciate that there is a lot to do with maintaining or bringing it up to a current state, these are very historic homes. Speaking from his own experience, his firm renovated the Tribune Tower, taking it from an unused office building of historic importance to condominiums, which is extremely unique. Therefore, he felt this home could be something amazing, but he understood the financial constraints of doing that. He wanted to limit his comments tonight to what is being presented with respect to the design of the new home. Because of the importance of the site and the existing home, he could not make a decision without seeing an actual 3D rendering of the proposed home. Only a 2-dimensional elevation has been presented, while this commission has seen much more than that on a much less sensitive site. All he could go by when looking at this project and whether he votes for or against it, is what is going to replace the home that will get demolished. Looking at the context elevation submitted, he felt the

homes on either side of this property are quite nice and fit in to the context, at the very least with respect to the heights; however, when he looks at the design of the new home at 716 N. Dunton, there is nothing that relates to the new homes on either side of it, and it was quite massive in scale. Looking at the proposed new home and everything presented, which again is nothing rendered or shown, he felt it was kind of a generic home that might actually be more like a modern farmhouse, which this commission has seen so many times for so many other projects. The design does not fit here, in his opinion. Commissioner Seyer went back to some of the comments expressed about quality architecture, which should be unique; however, he saw nothing unique about what is being presented on the design of the new home. If the petitioner is proposing something that is a respectful nod towards the historic significance of the existing home, then he would be more sympathetic, but his decision is based almost entirely on the proposed design, which he felt just did not fit; therefore, he was against it. He acknowledged the large amount of people here tonight who are against this project, and if this project went forward, it would put the homeowner in a really difficult position where the entire neighborhood did not want that new home there. The new homeowners will not be appreciated or be able to have anything to do with their neighborhood, and the best part of the neighborhood are the people there. In conclusion, Commissioner Seyer said that he could not support this project, on those topics and those items, because in the end, the petitioner is going to want that approval, otherwise the home buyer is going to be in a terrible position; please don't do that to them.

Commissioner Kingsley concurred with the comments from Commissioner Seyer. She felt the existing home has a lot of value and it is hard to put a label on a home to say that it has exceeded its life. Many people in this neighborhood live in older homes, many people have bought homes that have mold, many people have bought homes that have had asbestos, whether you tear down a home or keep it, you have to deal with the asbestos. Many people in this room and many people around the Village and elsewhere have original windows in their home, and they can be made efficient. Therefore, she did not think that is a reason to say that the home cannot be preserved. It may cost quite a bit, but tearing it down, doing the abatement, and then building a new home is also going to cost quite a bit. Most people who buy an older home deal with that, they do some structural intervention, they redo all the electrical, it is what they do because they love the home.

Commissioner Kingsley said that a Design Commission application requires existing floor plans and elevations be submitted, and that information was not included in the packet tonight, which would have been quite helpful. The existing home is probably a smaller home with 3 bedrooms and 2 bathrooms, but without floor plans she was unsure. The proposed new home has 3 bedrooms and 3 baths, with new millwork that will not be patterned like the existing oak millwork in the home. Many people want new homes because it is easier to not have to deal with shoring up and replacing things, and fewer people want to do the hard work of preservation; however, those people are out there. She did not think this can be a reason that the existing home has to be torn down. She said the existing home has been there a really long time, it was indicated in the 1970's report and then again in 2004, which is significant and adds value to the neighborhood. She felt it was better when there were 2 vacant properties on each side of this home because that is how it was meant to be on the site, but that did not mean that the home should be demolished now. Commissioner Kingsley said that is where she is at right now; the design of the proposed new home is not of higher value, while the existing home has a lot of value to the neighborhood.

Commissioner Eckhardt asked about the sideyard setbacks for the new home, and Mr. Hautzinger replied that one side is at 5-1/2-feet and the other side is at 11.9-feet, which Mr. Nelson confirmed. Commissioner Eckhardt also asked about the comments that were made regarding the pavers being removed for construction of the new home next door, and Mr. Nelson explained that the plat of survey for 716 N. Dunton shows an encroachment into the side yard setback on the 50-foot wide lot. Commissioner Eckhardt said that some of these issues were self-created by the petitioner for wanting to build 3 homes on 3 lots that previously only had one home on all 3 lots; however, these are all buildable lots and he understood why the petitioner chose to build 3 homes here. Commissioner Eckhardt said that he could not sleep at night if he allowed the existing home to be torn down. He had no further comments.

Commissioner Fitzgerald agreed with the comments from the other commissioners. He said the existing home has architectural value and it is a beautiful home that is not built anywhere anymore. The existing home looks wonderful

even in bad shape, and for him, it would be great if someone would come in and fix it. He said the existing home is exceptional, unique, and significant to the neighborhood; therefore, he is against demolishing it.

Chair Kubow said there were a lot of comments tonight and he appreciated the commissioners' passion and thoughts towards the Village and renovations. This commission sees houses every other week that are allowed to be demolished, it happens constantly, but never in his 10 or 11 years on this commission has a home that is considered exceptional and part of the historic survey that was done been brought in front of them. Therefore, he agreed with the commissioners; he was not comfortable in allowing this home that is deemed exceptional, 1 of only 38 in the Village, to be torn down. He appreciated all the reports submitted and he understood the hardship of what the petitioner bought; the home is in rough shape and there is a lot of work to do, but that is not this commission's problem, the petitioner bought it. This is a home that was built in the late 1800's and he just could not in his good conscious allow a home like that to be torn down.

PUBLIC COMMENT

Mary Ann Crosby-Anderson, presented a slide presentation that she and some other members of the audience will speak to. She lives at 728 N. Dunton Avenue, which is 3 houses away from the subject home. She and her husband moved to Arlington Heights 36 years ago, they moved from the city and they chose to move to a more historic area of the suburbs, and in particular Arlington Heights. She thanked the Design Commission for all their hard work and for listening to all the details and seeing their faces at many meetings. She knows that this is an appointed volunteer position and the commissioners do it well. She also thanked Steve Hautzinger for his work for the Village. She is here tonight to ask the Design Commission to deny approval of the demolition of the Italianate home at 716 N. Dunton, and to deny the subsequent new construction. Her argument is based on what has already been mentioned; Sections 13.2 and 13.7 of the Municipal Code. She gave a bit of background: their neighborhood has been in a state of flux for awhile, with a lot of teardowns in the two blocks of 700, 800, and 900 N. Dunton, as well as new construction. In addition to that, this house is now being proposed to be torn down, and they are also aware that another house located 2 houses away could potentially come up for demolition/new construction. That home is also an 'Exceptional' house in the same report. Because they are concerned about this, a group of neighbors including herself and her husband, have begun to meet for the past couple months and decided to research the current Village approval process for the demolition and new construction of single-family homes. For the sake of the audience, in case they are not aware, this is what their group found: To demolish an existing single-family home, this commission has to approve it before a demolition permit and a building permit for new construction is issued, and if the commission approves it, then the petitioner can apply for demolition and building permits. If the Design Commission does not approve it, the petitioner can appeal to the Village Board. If this house at 716 N. Dunton is demolished, there is no recourse, it is never going to come back. These sections of the Municipal Code allow the Design Commission to deny a demolition, it is in this commission's purview and in your opinions. They first found these sections in the code in 2003, and it was most recently revised in 2018. So based on the content of the Municipal Code, they again are asking the commissioners to deny this demolition. She said there are several other people who want to talk about the architectural, historical, aesthetic and cultural significance of the home, to plead to you that it does indeed have architectural, historical, aesthetic, and cultural significance. They believe that if this home is demolished, it will adversely affect their neighborhood. She lives 3 houses away and she does not want to see the home gone. She lives in an old house and she knows the work that goes into it. This denial is in the commission's power, authority, and responsibility, based on the Village code. Again, she respectfully requests that this commission use their authority to please protect this home and to protect our neighborhood and our community. She thanked the commission for what they do.

Kurt Skrudland continued with the slide presentation. He lives at 735 N. Vail Avenue. He and his wife are longtime residents of Arlington Heights and live on the same block as the house at 716 N. Dunton. He is an architect and has been designing single-family houses almost exclusively for over 30 years. Over that time, he has designed a fair number of new houses and many renovations in Arlington Heights; however, the vast majority of his work for many years has been on the North Shore of Chicago and in the historic districts of those communities. When working in those communities, he often works with preservation or Design Commissions similar to this one. When there is a request for a teardown, it is determined on a case-by-case basis and it depends on the character of the existing

residence. Sometimes the question of whether a house should be preserved or torn down is unclear; however, with this house on Dunton, it is not complicated because it compares in character and quality with some of the better houses in those communities. There is no possibility that this house would be allowed to be demolished if it were located there. His license allows him to do structural work for single-family residences and he regularly surveys and documents the conditions of older historic homes. Unless there is something unusual, he does all the structural engineering necessary for renovation himself, so he has significant experience with this. Given this experience, he is qualified to comment on the condition of this home at 716 N. Dunton. The developer submitted a report from an Engineering commissioned environmental survey to assess the condition of the residence. In his experience, the issues cited are nothing unusual or surprising, they are very common and they are what he would expect to deal with in the renovations he works on. Therefore, he did not think the report actually makes a case for demolition; instead, it is a positive report in support of renovation. During the estate sale at 716 N Dunton when the house was opened to the public, he took the opportunity to informally survey the interior and exterior the house. Overall, he found the house to be in amazingly good shape, and he believes its longevity is partly due to its exceptional design. As you can see, the roofs are simple, the whole structure with the intersecting roofs and walls essentially interlock and buttress themselves; it is essentially like a church would be built with a cruciform shape. The exterior wood details, the majority of which are protected by the roofs and overhangs, are highly detailed and especially well preserved. As one would expect some of the unprotected wood details have been replaced or repaired overtime, but that work was done respectfully and can be replicated where necessary. The roofs are straight and the masonry craftsmanship and material itself is of high quality and is in excellent condition. The interior of most houses of this vintage would have been renovated beyond recognition by now, but as you can see, the house has retained much of its original character. The code violations that the architect cited are not relevant. The home is grandfathered in and you are not required to update those existing non-complaint conditions. The current code only applies to whatever addition might be built and the elements being replaced. Stylistically, the house at 716 N Dunton is an excellent example of Italianate architecture. He is not aware of another historic home in Arlington Heights that has a higher quality design or detail than this one. He felt it was safe to say that nothing like it will be built again, it is irreplaceable. He believes that Arlington Heights is on the verge of losing all of the historic fabric that remains in this community, unique and beautiful residences like this contribute greatly to the character of Arlington Heights, and for many of us they are a major part of the reason why we live here. The people that have turned up tonight are evidence of this. If this house does not qualify as having significant architectural, historical, aesthetic, or cultural value, honestly, he did not know what does. Thank you for your attention.

Tom Gaynor continued with the presentation. He lives at 208 W. Fremont Street, and he has been there for 41 years. He is currently serving as the HANA Board president. As you know, HANA is 625 households north of the Downtown Central Business District. It is an all-volunteer organization and as president, he is one of the residents there. He does not represent HANA in any way, but what HANA does is communicate issues of neighborhood importance. There is a terrific network as you can see, and when information comes up that affects their neighborhood, that information is provided, such as information for this meeting, to their neighbors who would like to participate in this community effort. The HANA Board will never come out with a position statement, because that is not what they do; they do not speak on behalf of their neighbors. He just wanted to be clear on that. Mr. Gaynor explained that they recently had down-zoning approved by the Village Board this summer, which is a terrific way to shore up the southern border of HANA, and they really appreciate the Design Commission's full support of that effort. The teardown issue has been on HANA's radar for decades, so they decided to understand the process of teardowns in the Village. What they found was everything that was talked about earlier; the School of Art Institute of Chicago study, the Village Ordinance that talks about the criteria by which teardowns are evaluated, and this commission of experts that have the responsibility to review the merit of homes based on the ordinance. Arlington Heights already has this framework in place by which we can do a great job of historic preservation, which is really great to see because they were not aware of that. He referred to the slide presentation that shows, through a Freedom of Information Request to the Village, they found that there were 43 homes in HANA that have been torn down in the last 19 years, with 2 homes being Exceptional, and 6 homes being Notable. The residents of HANA now know how this process works and that there are opportunities for them to weigh in and help get to the right decision on teardowns in their neighborhood. So going forward, anytime there is a proposed teardown of any nature in their neighborhood, they will be more engaged in the process. From a historic preservation standpoint, HANA does have the majority of the older homes in town, but there are a lot of older homes in other parts of the Village that are of historic nature, and we really should figure out how to do something at the Village

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level to do the right thing. Of the 517 homes in the School of Art Institute of Chicago study that were noted, 52 of those homes were torn down. We have to be aware as a Village that our character could slowly be diminished by these one-at-a-time teardowns.

Tina Kanter said that her family lived in the Scarsdale neighborhood for 30 years and they raised their two daughters there. They had the opportunity to move and after they sold their home and were in transition, they decided to find a home to rent in the Village, and had always admired the home at 716 N. Dunton. She and her family had the privilege of renting and living in this home for four years, from May 2019 to June 2023. They were amazed at the beauty and intricate details of the woodwork both inside and outside, the two beautiful porches, the charm and warmth of the home with the 10' ceilings, beautiful built-in cabinets, a built-in bookcase in the dining room, the grand and beautiful staircase that she loved decorating, and the gorgeous floor boards, wood trim and doors, and wood floors. The quality and workmanship cannot be replicated today, and it reminds her of the old adage 'they don't make them like they use to', which is certainly true in this case. Along with everyone else, she felt there was no reason for the home to be destroyed, perhaps only to continue to try to bring in other homes that really don't fit in the area and to continue to build new homes in a historical district instead of preserving the neighborhood's rich character will only help erase a key part of the history here. She said that they loved living in this home, it is very livable, and she was sad to leave.

Laurie Turpin-Soderholm, 717 N. Dunton Avenue, lives directly across the street from this home. She wanted to briefly address 716 N. Dunton Ave. in terms of its importance to our history and culture. She referred to the slide presentation and said that in the 1870s, Arlington Heights at that time known as Dunton, was small but bustling. It had a burgeoning downtown and a train that went to Chicago. Residents watched the Great Chicago Fire from Asa Dunton's roof on what is now Arlington Heights Road. Approximately 2 years later, noted portrait photographer C. H. Hanchett built the house at 716 N. Dunton. Hanchett must have done well for himself, besides having 3 working studios in Illinois, he had this large ornate house built in brick, when everyone else was building wooden farmhouses. It included a closet lined in zinc and designed for a shower, which must have been a luxury since complete water systems did not come to town until 1903. Eventually, Mr. Hanchett sold the house and moved closer to one of his other studios, and the house was sold to Carl & Sarah Bellindor, who purchased it in the early 1890s, leaving their farm in Mount Prospect to move into town. In 1923 their daughter Martha and her young family moved in with them. In fact, one of their daughters, Iona, was just three years old when she moved into her grandparent's big home, and she lived there until 2018 when she passed way at the age of 98. The Bellindor family were known for their generosity. During the Great Depression they often provided hot meals to the so-called hobos who came to their back door, and to help neighbors through hard times, they gave away parcels of their own remaining farmland, so others could provide for their families. Over the years, they provided a safe and warm home to widowed or otherwise needy women in the separate apartment built into the house. They were not people who were famous, they did not hold office, they were not influential business people or industrialists. But they were the kind of people who built this town with their generosity, their love of family, and service to others in the community. 716 N. Dunton for many years was known as a place of great safety, warmth and generosity. Since the 1870s, our country has been through multiple wars, including two world wars, the Cold War, two global pandemics, the Great Depression, as well as the invention of electricity, the automobile, the telephone, the airplane, the space shuttle, the Internet. It has seen 28 presidents, the turn of two centuries, one millennial, and Y2K. 716 N. Dunton Avenue has survived it all. In some ways it is like comfort food, providing a sense of stability and strength to our community in times of turmoil and uncertainty. Perhaps it is the brick used to build the home that helps this solid structure ground us. To lose a piece of local culture and history of this magnitude would be like cutting the very heart and soul out of our community. Some people may say it's just an old building; those people are wrong. Buildings tell stories, they are a testament to those who came before us, what was important to them and what they have passed on to us. They live and breathe and connect us to our past and all that made us what we are today. The fact that we are all here tonight, makes it clear that 716 N. Dunton reminds us and even teaches us that we are a community made up of neighbors who value our past and work together for our future. There are many lovely bedroom communities in our area, but we have all chosen to live in this beautiful community, with its history and diverse neighborhoods and our beautiful old homes with the character that cannot be built into new homes. Visitors love our downtown, they love visiting our historical museum, strolling through our historic neighborhoods that we all cherish. We are in fact a Norman Rockwell painting. But this cannot happen in a community made-up entirely of subdivisions, and this is why Arlington Heights is such a desirable place to live, work and shop. The home at 716 N. Dunton Avenue, with its firm standing in

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our collective cultural history, its documented architectural significance and importance to the stability of the neighborhood, is an icon and a local landmark. We ask the Design Commission to consider carefully the neighborhood and the community of large. The loss of this home would not just negatively impact the look and feel of our neighborhood, irreparably changing it, but it would also affect the desirability of living here, which would impact our entire community. We ask you to put first the interests of the people who live here, go to school here, pay taxes here, and are committed to Arlington Heights. Development is important, and especially in other neighborhoods where the development actually contributes to that neighborhood. Not all teardowns are bad, and just because a house is old does not mean necessarily it needs to be saved. As I hope you have heard tonight, this is not the case here. Development at the expense of our history will permanently and irreversibly harm this neighborhood and this community. Please don't let Dunton Avenue, the jewel and the historic crown of Arlington Heights, become a subdivision of million dollar cookie-cutter new builds. Please help us to ensure that our history, culture, and community, remains at the heart of who we are in Arlington Heights, and not outside developers who make permanent changes and drive away as soon as the check clears. Our collective neighbors ask our Design Commission to use the authority given to them to deny this demolition and save this home. Because we care about this place that we've chosen to live, we care that 716 N. Dunton continues to speak to us, continues to share our history, and in fact shares our future. For all the people who have written to share their concern, have signed their petition, and have forgone an otherwise pleasant evening at home to be here, we ask you to hear us and deny this demolition. Thank you.

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

Ms. Deligio commented that the photos submitted by Ms. Kanter of the staircase decorated for the holidays do not show how the stairs were in fact broken, the bathrooms are undersized, the basement floods, there is no central air conditioning; there are many items in the home that have not been shown. Ms. Kanter said that while she and her family lived there, they never had an instance of flooding from rain and they did not see any broken stairs when they left.

Ms. Deligio said that she has been told to possibly put the home back up for sale. If HANA wants to buy it at the value that we believe we need to because of the loss of income, then HANA can approach and we will look at it carefully. But for us to be able to do what everyone thinks should be done, is not feasible. She could not sell the house because basically we would have to cut off the back room to put up a garage, which would be establishing the house at a very nominal amount of square footage, besides the porches have to be taken out and reconstructed. So really, there is nothing that is of value except for maybe the front windows that are original, and the couple of corbels underneath, but the top rake is deteriorating and has to be replaced. She submitted all the reports because she wanted to come informed because she is not a person to demolish, she has renovated homes in Chicago and other areas, but the life expectancy at some point has to end, and this one has not been taken care of and in fact the original owner said that the home that was very similar to this one was demolished, 2 houses were demolished at the corner of Dunton to do a library, and she said that was a sin.

Chair Kubow asked if Staff had any comments at this time and there were none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *716 N. DUNTON AVENUE*, BASED ON ITS HISTORICAL VALUE, AND THE CONSTRUCTION OF A NEW HOME.

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

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ITEM 3. OTHER BUSINESS

Public Comment

There were no comments from the audience.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
10/24/2023

Item: 2023 Alan F. Bombick Award Presentation

Department: Planning & Community Development Department

2023 Alan F. Bombick Excellence in Design Awards

Single-Family Award – Papanicholas Residence, 801 N. Forrest Ave.

Commercial Award – Consumers Credit Union, 950 E. Rand Rd.

ATTACHMENTS:

Description	Type
Exhibits	Exhibits

2023
Alan F. Bombick Award
for Excellence in Design



Arlington Heights Design Commission

Single-Family Award

Papanicholas Residence, 801 N. Forrest Avenue







Commercial Award

Consumers Credit Union, 950 E. Rand Road



Design Commission
10/24/2023

Item: DC#23-052 - Arlington Heights Gateway - 1, 11 & 15 E. Algonquin Rd. / Mixed-Use

Department: Planning & Community Development Department

Requested Action

Approval of the architectural design for a new mixed-use commercial/multi-family building.

RECOMMENDATION

It is recommended that the Design Commission approve the design of the mixed-use building to be located at 1, 11, & 15 E. Algonquin Road and 2355 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 9/18/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the green fins on the end walls of the building which have a somewhat random appearance.

2. Further refinement and design development of the obelisk focal point features is recommended. The Design Commission should evaluate the proposed obelisks design and scale. The lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.

3. Provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code,

building code and sign code requirements.

5. All signage shall comply with the Sign code, Chapter 30.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits
Obelisk Light Fixtures	Exhibits
Preliminary Review Plans 8/22/23	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Arlington Heights Gateway	**DC Number:**	23-052
Project Address:	1, 11, & 15 E. Algonquin Rd 2355 S. Arlington Heights Rd	**Petitioner Name:**	Mike Morceri
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Morceri & Roszak 145 S. Wells Street Chicago, IL 60606
Date Prepared:	October 13, 2023	**Meeting Date:**	October 24, 2023

Requested Action(s):
Approval of the architectural design for a new mixed-use commercial/multi-family building.

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

This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is seeking approval of the architectural design for a new eight-story mixed-use building with 300 residential apartment units and approximately 25,000 sf of commercial space. Floors two through three include indoor parking. The development site consists of several parcels of land located at the southeast corner of Arlington Heights Road and Algonquin Road, which total approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this review, is located at the corner of Arlington Heights Road and Algonquin Road on a parcel of land approximately 3.65 acres in size. The site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant.

This proposed master redevelopment plan is conceptual at this stage and subject to change as this project moves forward. Future phases of the development could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

Preliminary Design Commission Review:
This project received a preliminary Design Commission review on August 22, 2023. Overall, the proposed design was very well received by the Design Commission who felt the design was fun, exciting, and well thought out. They liked the color palette of materials and felt that the building would be a very nice front door to Arlington Heights. The only concerns raised were that the black balconies should be delicate and the obelisk site features seemed tall and needed further design development.

Architectural Design:
Overall, the proposed building design has a nice modern aesthetic that will work very well in this location. The building's unique shape floor plan (including the retail, parking garage, and residential floors) generates a very interesting overall form and massing. The zig-zag chevron theme is interesting and well-integrated throughout the design at the main corners of the building as well as in the bump-out bays along all of the main walls. The garage levels are nicely integrated and concealed into the overall design. The dark brick and three-tone layering of siding colors from white to dark gray is nicely coordinated and balanced. The

only comment on the building design is that the green fins on the end walls have a somewhat random appearance which the Design Commission should evaluate. One option to consider could be a more integrated use of the fins to create interest and add color to the design in a more consistent and pronounced way.

Obelisks:
The proposed development includes two large 40-foot tall obelisk site sculptures to be located at the corners of Arlington Heights Road & Algonquin Road and Algonquin Road & Tonne Drive. The obelisks are intended to be focal point site design features at the key corners of the development. They are proposed to be made of white painted steel with programmable color changing decorative uplighting. While Staff does want to see focal point design features in these key locations, the proposed sculptures seem overly large and somewhat random. Further refinement and design development of these focal point features is recommended. The Design Commission should evaluate the proposed obelisks design and scale. The lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.

Equipment Screening:
All mechanical equipment and utility meters are required to be screened from view. Water and electrical meters will be located inside the building. Gas meter(s) are proposed to be located within a mechanical equipment corral on the south side of the building. The equipment corral is currently shown with an open style fence. A 6' tall solid fence should be provided to screen the view of this equipment. The fence requirements will be coordinated as a site design element through the Plan Commission review.

In regards to rooftop mechanical equipment, the building design includes a continuous parapet wall, however it is quite low which may be inadequate for screening all rooftop equipment. The petitioner will need to provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

Sustainable Design:
Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided a list of sustainable features that will be incorporated into the design and construction of the proposed building and site. Some of the highlights include a high-performance building envelope, landscaped green roof areas, and rooftop solar panels.

Signage:
At this time, there is no signage proposed for the project. Separate permits are required for all signage.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the design of the mixed-use building to be located at 1, 11, & 15 E. Algonquin Road and 2355 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 9/18/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the green fins on the end walls of the building which have a somewhat random appearance.
2. Further refinement and design development of the obelisk focal point features is recommended. The Design Commission should evaluate the proposed obelisks design and scale. The lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.
3. Provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
5. All signage shall comply with the Sign code, Chapter 30.

_____ October 13, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-052


Crambourne Way
S Reserve Dr
62
S Arlington Heights Rd
W Algonquin Rd
S Tonne Dr
Private
Private
Private
Private
E Algonquin Rd
I-90
Ramp
Interstate Highway 90
Interstate Highway 90
Ramp

PROJECT LOCATION MAP (NOT TO SCALE):



2355 S Arlington Heights Rd, Arlington Heights, IL 60005

PIN: 08-16-401-018-0000
08-16-401-030-0000
08-16-401-039-0000
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000

PROJECT SCOPE OF WORK:

CONSTRUCTION OF A NEW 8 STORY RESIDENTIAL APARTMENT BUILDING.

THE PROJECT INCLUDES: GROUND FLOOR RETAIL, ACCESSORY PARKING, RESIDENTIAL APARTMENTS, AMENITY SPACES, AND OTHER RELATED ANCILLARY SPACES.

THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK WITHIN THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS AND AN OUTLINE OF MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION. THE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF WORK. IN GENERAL, WHERE DISCREPANCIES IN PLAN OR DIMENSIONS EXIST BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL DICTATE. HOWEVER, THE REVIEWER OF THESE DRAWINGS SHALL NOTIFY THE ARCHITECT OF ANY SUCH DISCREPANCIES FOR CLARIFICATION.

BUILDING TABULATIONS:

PER HUD MAP GUIDE: A.5.5.1.3. TABULATION OF UNITS, BUILDINGS, AND PARKING SPACES WITH GROSS SQUARE FOOTAGES AND NET RENTABLE SQUARE FOOTAGES, INCLUDING:

a. NUMBER OF UNITS FOR EACH TYPE;
b. NUMBER OF UNITS AND TYPE IN EACH BUILDING;
c. NON-RENTAL LIVING UNIT; AND
d. NUMBER OF PARKING SPACES, OPEN, COVERED, COMMON AREA GARAGE SPACES, IN-UNIT GARAGE SPACES (GARAGE PART OF DWELLING UNIT AND AVAILABLE ONLY TO TENANT OF THAT UNIT), AND ACCESSIBLE STANDARD, VAN AND COVERED SPACES.

APPLICABLE CODES:

- CURRENT EDITION OF THE ARLINGTON HEIGHTS MUNICIPAL CODE: INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - ICC 2018 INTERNATIONAL BUILDING CODE (CHAPTER 23)
  - ICC 2018 INTERNATIONAL RESIDENTIAL CODE (CHAPTER 23)
  - ICC 2018 INTERNATIONAL FIRE CODE (CHAPTER 27)
  - ICC 2018 INTERNATIONAL MECHANICAL CODE (23)
  - ICC 2018 INTERNATIONAL FUEL GAS CODE (23)
  - ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (CHAPTER 23)
  - NFPA 2017 NATIONAL ELECTRICAL CODE (CHAPTER 23)
  - ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (CHAPTER 26)
- ILLINOIS PLUMBING CODE (CHAPTER 23)
- ILLINOIS ENERGY CONSERVATION CODE
- ILLINOIS ACCESSIBILITY CODE
- ILLINOIS ELEVATOR SAFETY RULES
- NFPA 2015 LIFE SAFETY CODE (OSFM)
- FAIR HOUSING ACT DESIGN MANUAL (FHADM) - **SAFE HARBOR**

HUD I.D. NUMBER: _____

PROJECT TEAM STAMPS AND SIGNATURES:

LANDSCAPE ARCHITECT:

PLUMBING ENGINEER:

STRUCTURAL ENGINEER:

ELECTRICAL ENGINEER:

MECHANICAL ENGINEER:

FIRE PROTECTION ENGINEER:

OWNER:
PROJECT ARCHITECT:
ARCHITECT ADMINISTERING CONTRACT:
CONTRACTOR:
LENDER:
BONDING COMPANY:

BUILDING ENVIRONMENTAL AND PERFORMANCE CRITERIA:

THIS PROJECT WILL FOLLOW THE GENERAL REQUIREMENTS AND PROCEDURES FOR COMPLIANCE AND CERTIFICATION PER THE ENERGY STAR MULTIFAMILY NEW CONSTRUCTION PROGRAM. THis DESIGNATIONS INDICATES THAT THE DESIGN HAS MOVED BEYOND AWARENESS AND COMMITMENT TO SOUND ENERGY AND ENVIRONMENTAL DESIGN PRACTICES AND HAS DEMONSTRATED GOOD PROGRESS IN REDUCING ENVIRONMENTAL IMPACTS.

DRAWING ISSUE SCOPE:

90% CONSTRUCTION DOCUMENTS

J.U.L.I.E. NOTICE:

CONTRACTOR MUST NOTIFY **JULIE** AT 811 NO LESS THAN 48 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) BUT NO MORE THAN 14 CALENDAR DAYS IN ADVANCE OF THE START OF THE EXCAVATION OR DEMOLITION.

CONCEPT RENDERING:



ARLINGTON HEIGHTS GATEWAY - PHASE 1
90% CONSTRUCTION DOCUMENTS

ARLINGTON HEIGHTS, IL
SEPTEMBER 15, 2023

CITY STAMP

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SIGNATURE/SEAL

© COPYRIGHT 2023 THOMAS ROSZAK ARCHITECTURE, LLC

ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY PERSONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-865-0364

GENERAL CONTRACTOR
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216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
COVER SHEET

SCALE

SHEET NUMBER
G-000

DATE
09/07/2023

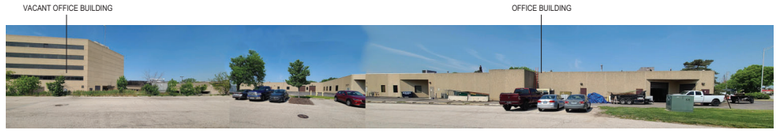


13 PANORAMA LOCATION DIAGRAM
3/4" = 1'-0"

TRUE NORTH



VIEW 12 - NORTH VIEW - NEW ACCESS RD



VIEW 11 - WEST VIEW - SOUTH TONNE DR



VIEW 10 - WEST VIEW - SOUTH TONNE DR



VIEW 9 - SOUTH VIEW - EAST ALGONQUIN RD



VIEW 8 - SOUTH VIEW - EAST ALGONQUIN RD



VIEW 7 - EAST VIEW - SOUTH TONNE DR



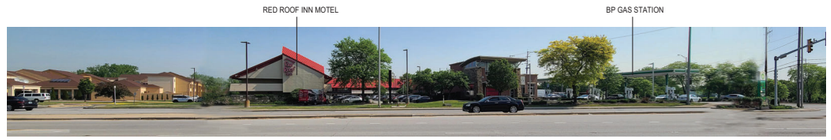
VIEW 6 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



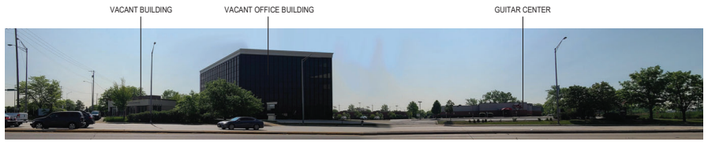
VIEW 5 - SOUTH VIEW - WEST ALGONQUIN RD



VIEW 4 - WEST VIEW - SOUTH ARLINGTON HEIGHTS



VIEW 3 - NORTH VIEW - WEST ALGONQUIN RD



VIEW 2 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 1 - WEST VIEW - SOUTH ARLINGTON HEIGHTS RD

CITY STAMP:

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
303 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

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Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
SITE PANORAMAS

SCALE
3/4" = 1'-0"

DATE
09/07/2023

SHEET NUMBER
G-101



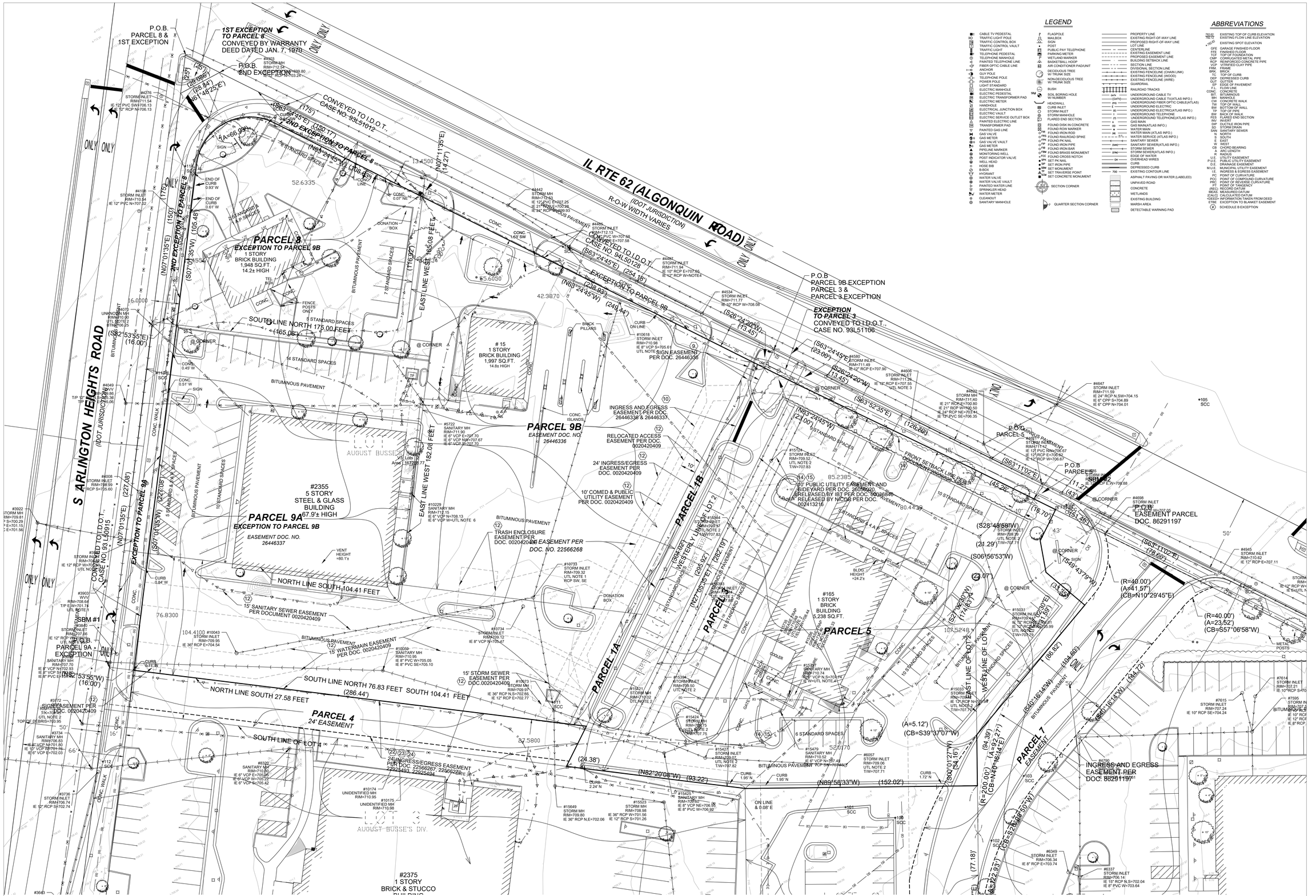
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **SITE PLAN - ALL PHASES** | Date: 06/14/2023

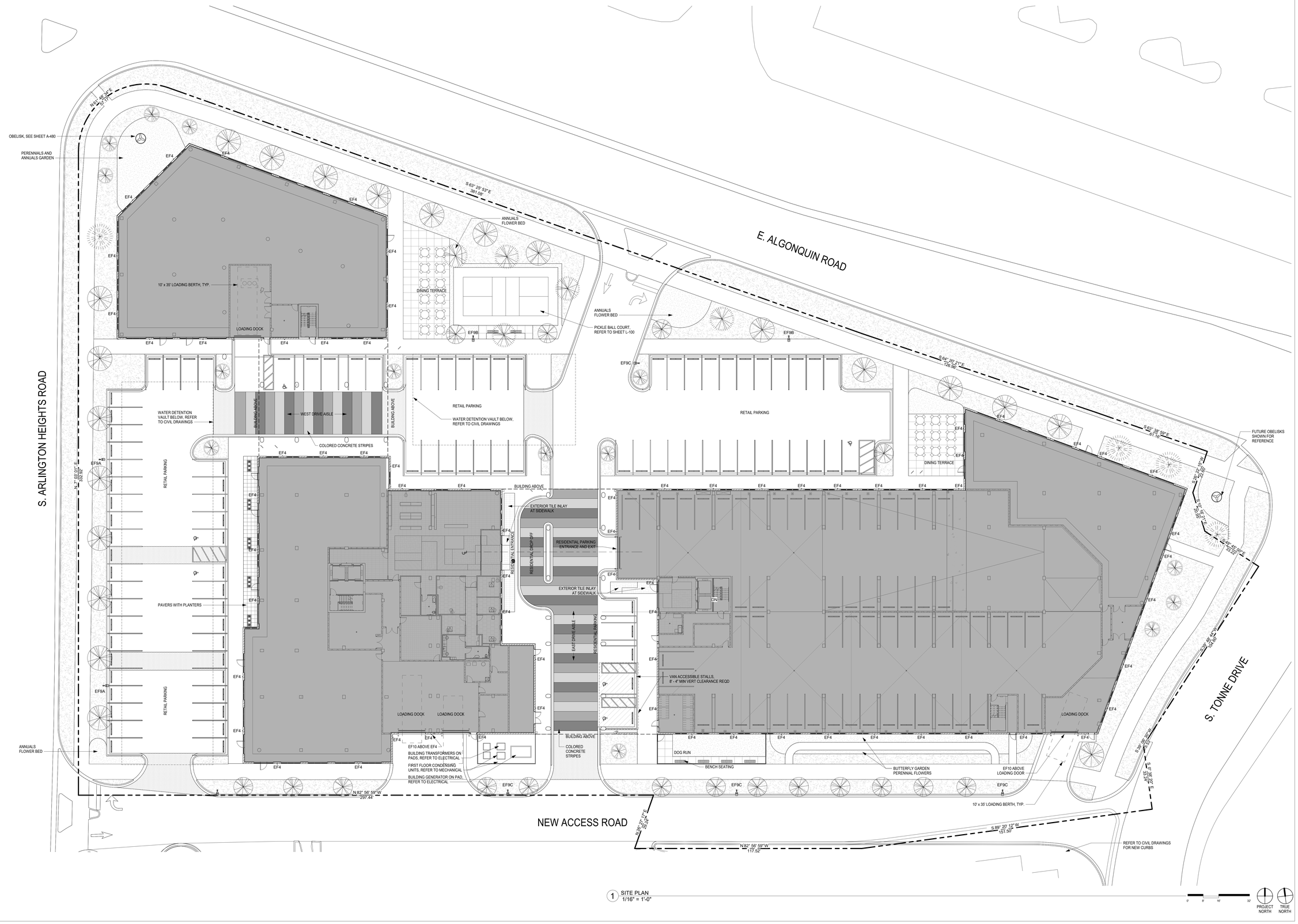
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

BRADFORD ALLEN

Thomas Roszak Architecture, LLC

145 S. Wells Street, 700, Chicago, IL 60606


P.O.B.
PARCEL 8 &
1ST EXCEPTION
1ST EXCEPTION TO PARCEL 8
CONVEYED BY WARRANTY
DEED DATED JAN. 7, 1970
P.O.B.
2ND EXCEPTION
CONVEYED TO I.D.O.T.,
CASE NO. 93L51012
2ND EXCEPTION TO PARCEL 8
PARCEL 8
EXCEPTION TO PARCEL 9B
1 STORY
BRICK BUILDING
1,948 SQ.FT.
14.2± HIGH
IL RTE 62 (ALGONQUIN ROAD)
(IDOT JURISDICTION)
R-O-W WIDTH VARIES
ONLY ONLY
S ARLINGTON HEIGHTS ROAD
(IDOT JURISDICTION)
CONVEYED TO I.D.O.T.,
CASE NO. 94L50128
EXCEPTION TO PARCEL 9B
P.O.B
PARCEL 9B EXCEPTION
PARCEL 3 &
PARCEL 3 EXCEPTION
EXCEPTION
TO PARCEL 3
CONVEYED TO I.D.O.T.,
CASE NO. 93L51106
SOUTH LINE NORTH 175.00 FEET
(S82°53'55"E)
(16.00')
(N07°01'35"E)
(176')
(S07°01'35"W)
(105.48')
(N07°01'35"E)
(150')
(S07°01'35"W)
(227.08')
(N07°01'35"E)
(175')
(S07°01'35"W)
(227.08')
(N07°01'35"E)
(150')
(S07°01'35"W)
(176')
(N07°01'35"E)
(14.27')
(S63°24'45"E)
(254.16')
(N63°24'45"W)
(238.93')
(N63°24'45"W)
(240.34')
(S63°24'45"E)
(23.00')
(S26°24'20"W)
(13.45')
(S63°52'35"E)
(126.60')
(N63°24'45"W)
(23.00')
(S63°11'02"E)
(45.28')
(S63°11'02"E)
(78.60')
(S28°48'58"W)
(21.29')
(S06°56'53"W)
(22.07')
(S27°40'00"W)
(174.83')
(S49°43'79"W)
(33.32')
(R=40.00')
(A=41.57')
(CB=N10°29'45"E)
(R=40.00')
(A=23.52')
(CB=S57°06'58"W)
(S63°11'02"E)
(78.60')
(S63°16'14"W)
(44.72')
(S63°16'14"W)
(94.39')
(A=92.27')
(CB=N40°46'14"E)
(R=200.00')
(CB=N40°46'14"E)
(S00°16'14"W)
(86.82')
(S00°01'27"W)
(54.16')
(A=5.12')
(CB=S39°37'07"W)
(N89°56'33"W)
(152.02')
(N82°20'08"W)
(93.22')
(S00°01'27"W)
(R=200.00')
(CB=S05°27'50"W)
(S22°37'37"E)
(77.18')
(N82°53'55"W)
(16.00')
(N82°53'55"W)
(16.00')
(N82°53'55"W)
(16.00')
SOUTH LINE NORTH 76.83 FEET
(286.44')
SOUTH LINE NORTH 104.41 FEET
NORTH LINE SOUTH 27.58 FEET
NORTH LINE SOUTH 104.41 FEET
EAST LINE WEST 165.08 FEET
EAST LINE WEST 182.08 FEET
WEST LINE OF LOT 2
PARCEL 9A
67.9± HIGH
EXCEPTION TO PARCEL 9B
EASEMENT DOC. NO.
26446337
PARCEL 9B
EASEMENT DOC. NO.
26446336
PARCEL 1A
PARCEL 1B
PARCEL 4
24' EASEMENT
PARCEL 5
PARCEL 7
EASEMENT
#2355
5 STORY
STEEL & GLASS
BUILDING
#2375
1 STORY
BRICK & STUCCO
BUILDING
15
1 STORY
BRICK BUILDING
1,997 SQ.FT.
14.8± HIGH
#165
1 STORY
BRICK
BUILDING
5,238 SQ.FT.
SBM #1
SBM #2
SBM #3
SBM #4
SBM #5
SBM #6
SBM #7
SBM #8
SBM #9
SBM #10
SBM #11
SBM #12
SBM #13
SBM #14
SBM #15
SBM #16
SBM #17
SBM #18
SBM #19
SBM #20
SBM



1 SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH

TRUE NORTH

CITY STAMP

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ILLINOIS
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REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

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No.	Date	Description
3	8/10/2023	ADDENDUM #1
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

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MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

KEY PLAN

SHEET TITLE
SITE PLAN

SCALE
As indicated

DATE
09/07/2023

SHEET NUMBER
A-100



SOUTHWEST CORNER STREET VIEW



NORTHWEST CORNER STREET VIEW



NORTHEAST CORNER STREET VIEW



SOUTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
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FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
CONCEPTUAL RENDERINGS

SCALE

DATE
09/07/2023

SHEET NUMBER
G-013



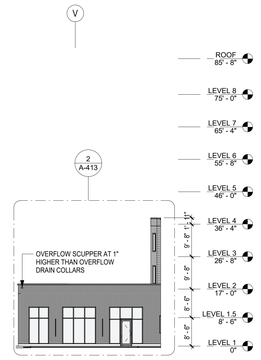
9 SOUTH DRIVE AISLE EAST ELEVATION
1/16" = 1'-0"



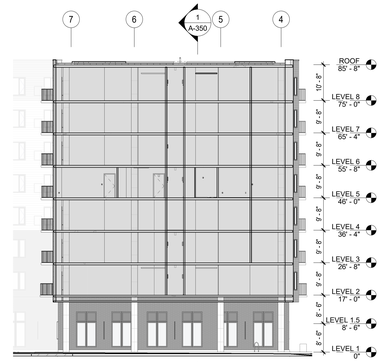
8 SOUTH DRIVE AISLE WEST ELEVATION
1/16" = 1'-0"



7 RETAIL C NORTH ELEVATION
1/16" = 1'-0"



6 RETAIL C WEST ELEVATION
1/16" = 1'-0"



5 WEST DRIVE THROUGH SOUTH ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



3 NORTH RETAIL A ELEVATION
1/16" = 1'-0"



2 NORTH WEST CORNER ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR/ ROOF CONSTRUCTION ASSEMBLIES
3. BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED TO REDUCE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR EXTERIOR WALL MATERIAL UTILIZED. AS RECOMMENDED BY NCMA TEK 10-2C AND 10-4.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. ADDITIONALLY, GLAZING WITHIN 24" OF A DOOR AND WITH SILL LESS THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY
   A. GLAZING IN ACCORDANCE WITH ANSI-Z-97.
6. PROVIDE ALUMINUM TRIM AT ALL FIBER CEMENT SIDING CHANGES IN PLANE AND OPENINGS, BOD: EasyTrim Systems
7. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS SURROUNDING SIDING TYPE, TYP.
8. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS
9. REFER TO A-426 FOR GUARDRAIL SYSTEM TYPES.

MATERIALS LEGEND

ARCHITECTURAL CMU - (BR-1)
- USAGE: FULL DEPTH (8" NOMINAL) WALLS
- BOD: COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "MONARCH" 4"H x 8"D x 16"W
- BOND: RUNNING

ARCHITECTURAL CMU - (BR-2)
- USAGE: VENEER (4" NOMINAL)
- BOD: COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "8" THRU-WALL MONARCH" 4"H x 4"D x 16"W
- BOND: RUNNING

FIBER CEMENT SIDING - (SD-1)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: ARCTIC WHITE
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

FIBER CEMENT SIDING - (SD-2)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: GRAY SLATE
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

FIBER CEMENT SIDING - (SD-3)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: NIGHT GRAY
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

PAINTED ALUMINUM
- COLOR: GREEN

CITY STAMP

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ILLINOIS
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#001 019175
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FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
WEST AND NORTH ELEVATIONS

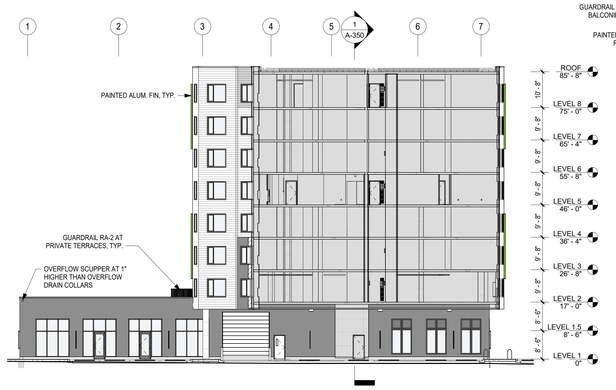
SCALE	SHEET NUMBER
As indicated	A-300
DATE	
09/07/2023	

MATERIALS LEGEND

- ARCHITECTURAL CMU - (BR-1)
  - USAGE: FULL DEPTH (8" NOMINAL) WALLS
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SM)
  - SIZE: "MONARCH" 4"H x 8"D x 16"W
  - BOND: RUNNING
- ARCHITECTURAL CMU - (BR-2)
  - USAGE: VENEER (4" NOMINAL)
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SM)
  - SIZE: "8" THRU-WALL MONARCH" 4"H x 4"D x 16"W
  - BOND: RUNNING
- FIBER CEMENT SIDING - (SD-1)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: ARCTIC WHITE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-2)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: GRAY SLATE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-3)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: NIGHT GRAY
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- PAINTED ALUMINUM
  - COLOR: GREEN

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES
3. BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED TO REDUCE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR EXTERIOR WALL MATERIAL UTILIZED. AS RECOMMENDED BY NCMA TEK 10-2C AND 10-4.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. ADDITIONALLY, GLAZING WITHIN 24" OF A DOOR AND WITH SILL LESS THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY
   A. GLAZING IN ACCORDANCE WITH ANSI-Z-97.
6. PROVIDE ALUMINUM TRIM AT ALL FIBER CEMENT SIDING CHANGES IN PLANE AND OPENINGS. BOD: EasyTrim Systems
7. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS SURROUNDING SIDING TYPE. TYP.
8. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS
9. REFER TO A-426 FOR GUARDRAIL SYSTEM TYPES.



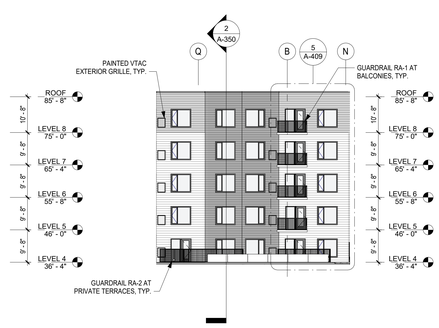
7 WEST DRIVE THROUGH NORTH ELEVATION
1/16" = 1'-0"



6 LEVEL 4 POOL AMENITY WEST ELEVATION
1/16" = 1'-0"



5 LEVEL 4 POOL AMENITY NORTH ELEVATION
1/16" = 1'-0"



4 LEVEL 4 POOL AMENITY EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION - OVERALL BUILDING
1/16" = 1'-0"



2 RETAIL C EAST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

CITY STAMP

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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PERSONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
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LANDSCAPE ARCHITECT
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V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
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330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-985-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
EAST AND SOUTH ELEVATIONS

SCALE	SHEET NUMBER
As indicated	A-301
DATE	
09/07/2023	

Thomas Roszak Architecture, LLC

BA BRADFORD ALLEN

ARLINGTON HEIGHTS GATEWAY
PHASE 1

JAMES HARDIE - HARDIE BOARD



ARCTIC WHITE



GRAY SLATE



NIGHT GRAY



COUNTY MATERIALS
HERITAGE COLLECTION BRICK
SLATE

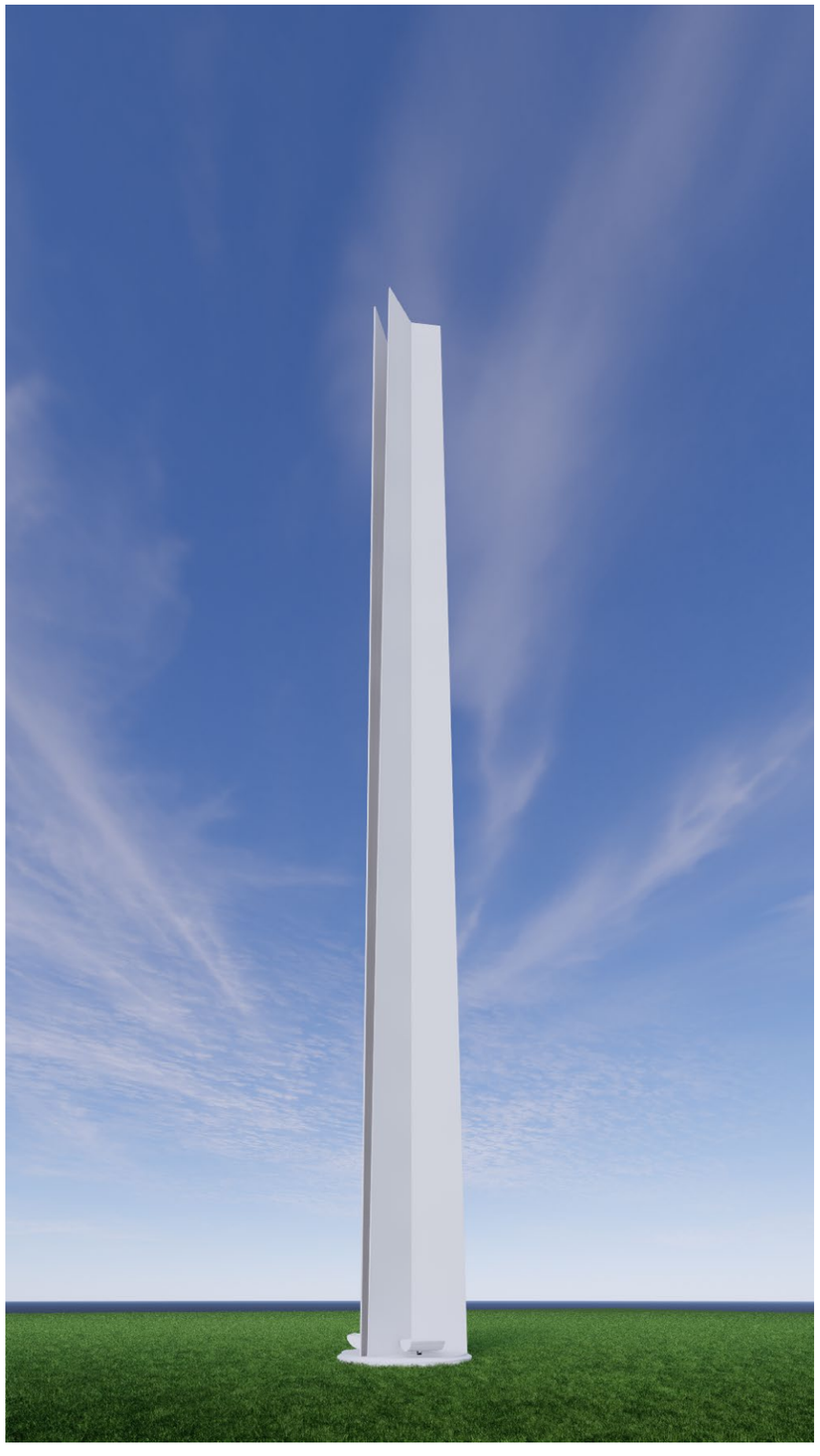


MATTE BLACK
WINDOW FRAMING
METAL RAILINGS

BENJAMIN MOORE
ROSEMARY GREEN 2029-30
ACCENT MULLIONS

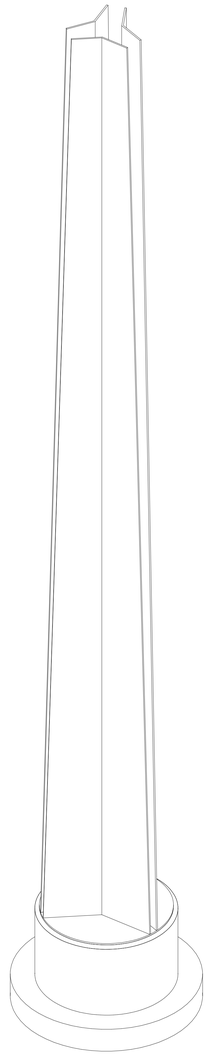
1. Petitioner Name: *TR Management + Consulting, LLC*
   As agent for Bradford Allen Arlington Heights Development, LLC
2. Date: *09/15/2023*
3. Project: *Arlington Heights – Phase 1*
4. Location: *2355 S. Arlington Heights Rd.*
5. Project and Exterior Material Description: *Multi-family Residential Building with Tenant Amenities, Parking Garage Podium, Surface Parking, and Retail Space:*
   a. **Brick:** County Materials "Heritage Brick" Collection, Color: "Slate"
   b. **Siding**: James Hardie "Hardie Board" in three colors: "Arctic White", "Gray Slate", "Night Gray"
   c. **Siding Trim:** EasyTrim Reveals Fiber Cement Trim, Aluminum Edge Trim
   d. **Windows:** Vinyl Windows with black exterior frames.
   e. **Glass:** Insulated Glass Units (IGU) with low-e coating and clear glass. Glazing will be semi-translucent at parking garage. Glazing will be low-iron at Retail.
   f. **Storefront:** Aluminum storefront system, black.
   g. **Accents:** Painted metal fins at angled facades, color: BM 2029-30
   h. **Pavement - Surface Parking:** Asphalt
   i. **Pavement - Accent Parking:** Interlocking Pavers
   j. **Pavement - Drive Aisles:** Concrete with three shades of grey pigmented stripes

Thomas Roszak Architecture, LLC
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http://www.roszak.com + mmoceri@roszak.com

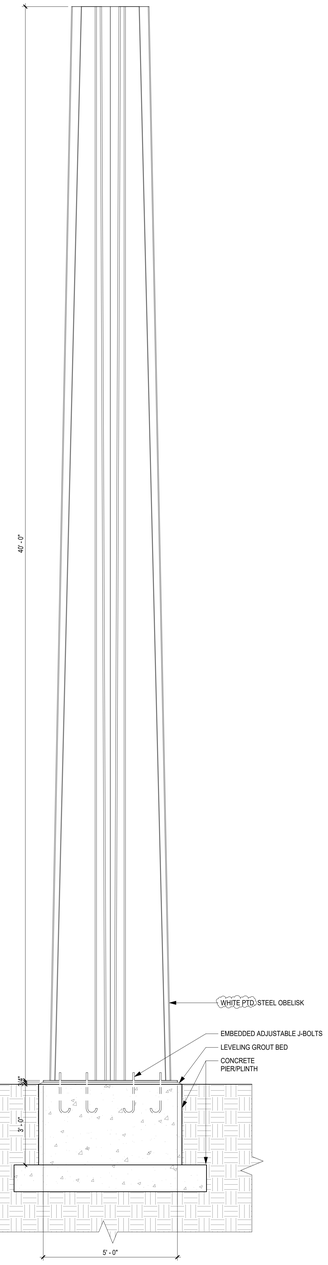




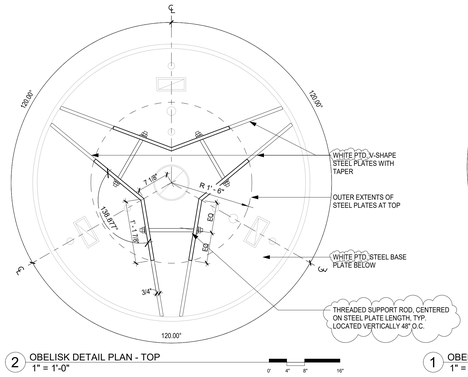
ARLINGTON HEIGHTS PHASE I	Sheet Title: **OBELISKS - DAY AND NIGHT**	Date: 10/04/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



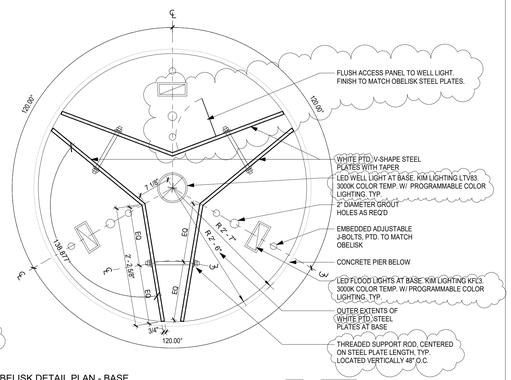
4 OBELISK ISOMETRIC



3 OBELISK ELEVATION
1/2" = 1'-0"
0' 6" 12" 24"



2 OBELISK DETAIL PLAN - TOP
1" = 1'-0"
0' 4" 8" 16"



1 OBELISK DETAIL PLAN - BASE
1" = 1'-0"
0' 4" 8" 16"

CITY STAMP

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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO CODE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
9	10/04/2023	ASK-005
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's

ARLINGTON HEIGHTS PHASE I

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Arlington Heights, IL 60005

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Bradford Allen
300 S. Wacker Dr. 35th Floor
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Tel: 312-994-5700

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Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
OBELISK DETAILS

SCALE
As indicated

DATE
09/26/2023

SHEET NUMBER
A-480

1. Petitioner Name: *TR Management + Consulting, LLC*
   As agent for Bradford Allen Arlington Heights Development, LLC
2. Date: *10/03/2023*
3. Project: *Arlington Heights – Phase 1*
4. Location: *2355 S. Arlington Heights Rd.*
5. Project and Sustainable Features Description: *Multi-family Residential Building with Tenant Amenities, Parking Garage Podium, Surface Parking, and Retail Space:*
   a. **Sustainable Rating System:** The project is seeking ENERGY STAR Multi-Family New Construction Certification.
      i. Requirements: Building envelope high thermal resistance and low air infiltration, tested in field.
      ii. Building Appliances: ENERGY STAR rated
   b. **Other Sustainable Design Features**:
      i. Reuse of neglected site
      ii. Energy efficient thermal envelope – continuous insulation and stud cavity insulation at all walls. Double-pane insulated glass units at all windows.
      iii. Interior and exterior lighting power reductions - 100% LED lights with common area lights operated on motion sensors or timers
      iv. High-efficiency plumbing – Fixtures shall be Water Sense rated or have equivalent flow requirements.
      v. Efficient Electric heat-pump type heating and cooling in residential units
      vi. Electric Vehicle charging station for over 30 stalls installed at construction with capacity for additional future chargers.
      vii. Stormwater management vaults under exterior parking reduce burden on local watershed system.
      viii. Exterior green spaces with indigenous grasses and perennials.
      ix. Landscaped green roof
      x. High SRI (solar reflective index) roof surfaces to reduce heat island effect.
      xi. Photovoltaic array for electric power production
      xii. Low VOC (volatile organic compound) interior materials and finishes

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KFL3

ARCHITECTURAL FLOOD

Architectural
FLOODLIGHT COLLECTION

FEATURES

- Lumen range from 10,000 to 20,000 lm
- Color Temperature 3000K, 4000K, 5,000K at 70 and 80 CRI
- Yoke and Threaded Knuckle, and Slipfitter Knuckle mounting options
- 6 beam distributions and beam angles including: Narrow 17°x17°, Medium 26°x26°, Medium Flood 62°x62°, Wide 80°x81°, Horizontal 53°x21°, and Vertical 21°x53°

c UL us LISTED

IP66

DLC LISTED



KFL3 White

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

RELATED PRODUCTS

Ouro Pavilion PGL8

SPECIFICATIONS

CONSTRUCTION

- One piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 with vents and .100" minimum wall thickness
- Separate internal driver compartment rated for IP66 ingress protection
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BLS) Black Gloss Smooth, (BLT) Black Matte Textured, (DBS) Dark Bronze Gloss Smooth, (GTT) Graphite Matte Textured, (LGS) Light Gray Gloss Smooth, (PSS) Platinum Silver Smooth, (VGS) Verde Green Smooth, (WH) White, and (CC) Custom Color (Include RAL#).
- Lens is impact resistant 1/8" tempered glass with anti-reflective coating
- Lens has a one-piece extruded vulcanized silicone gasket
- Lens frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Lens frame has a one-piece O-ring extruded vulcanized silicone gasket
- Mid-frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Mid-frame secures to Lens Frame and housing by stainless steel recessed Allen-head screws
- Silicone gaskets throughout
- All external fasteners are stainless steel

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories recognized
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories recognized
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

ELECTRICAL (CONTINUED)

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10,000k in parallel, 20,000k in series
- SF for 120, 277, 347 Line volts
  DF for 208, 240, 480 Line volts
- Wiring: No. 18AWM rated 105°C, wet rating.

CERTIFICATIONS AND LISTINGS

- UL 1598 Standard for Luminaires.
- IP66 certified.
- RoHS compliant.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	9,411–21,710
Wattage Range	90–175
Efficacy Range (LPW)	100.3–125.8
Reported Life (Hours)	L70/60,000
Weight	30 lbs 13.6 kg
EPA Front View / Side View	1.85 / .60

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KFL3

ARCHITECTURAL FLOOD

ORDERING GUIDE

Example: KFL3-60L-135-3K7-MF-UNV-K-GT-BD

CATALOG #

HOUSING

KFL3

Housing		LED Engine		CCT/CRI		Beam Spread		Voltage		Mounting		Color	
KFL3	Architectural Floodlight	**40L-90**	90W, 10,000 lm	**3K7**	3000K, 70 CRI	**N**	Narrow	**UNV**	Universal 120–277V	**Y**	Architectural Yoke	**BLS**	Black Gloss Smooth
		60L-135	135W, 15,000 lm	**3K8**	3000K, 80 CRI	**M**	Medium	**347**	347V	**K**	Threaded Knuckle	**BLT**	Black Matte Textured
		80L-175	175W, 20,000 lm	**4K7**	4000K, 70 CRI	**MF**	Medium Flood	**480**	480V	**S**	Slipfitter Knuckle	**DBS**	Dark Bronze Gloss Smooth
				4K8	4000K, 80 CRI	**WF**	Wide Flood					**DBT**	Dark Bronze Matte Textured
				5K7	5000K, 70 CRI	**HF**	Horizontal Flood					**GTT**	Graphite Matte Textured
				5K8	5000K, 80 CRI	**VF**	Vertical Flood					**LGS**	Light Grey Gloss Smooth
												LGT	Light Grey Matte Textured
												PSS	Platinum Silver Gloss Smooth
												VGT	Verde Green Matte Textured
												WHS	White Gloss Smooth
												WHT	White Matte Textured
												Color Option	
												CC [1]	Custom Color

Control Options		Options		Opical Options	
PC	Button Photocontrol	**SF**	Single Fuse 120, 277, 347 Line Volts	**BD**	Barn Doors
NXWE	NX Wireless Enabled	**DF**	Double Fuse 208, 240, 480 Line Volts	**HS**	Half Glare Shield

Mounting Accessories

Mounting Accessories		Accessories Color	
JBR 2/3/21/24 [2]	Brass In-Grade Architectural Junction Box	**BLS**	Black Gloss Smooth
JBR 4/5 [2]	Composite In-Grade Architectural Junction Box	**BLT**	Black Matte Textured
JBR30 [2]	(2) ½" NPT in bottom, (2) 19" long stakes Brass In-Grade Staked Junction Box	**DBS**	Dark Bronze Gloss Smooth
JBR32 [2]	(2) ½" NPT in bottom, (2) 19" long stakes with 9' cord Brass In-Grade Staked Junction Box	**DBT**	Dark Bronze Matte Textured
J-27N	Surface Mount	**GTT**	Graphite Matte Textured
JB1	Architectural Junction Box	**LGS**	Light Grey Gloss Smooth
M2B	Twin Mount Tenon	**LGT**	Light Grey Matte Textured
M3E	Triple Mount Tenon	**PSS**	Platinum Silver Gloss Smooth
PT	Post Top Mount	**VGT**	Verde Green Matte Textured
PT2	Twin Post Top Mount	**WHS**	White Gloss Smooth
SPT	Side Pole Mount Tenon	**WHT**	White Matte Textured
SM2	Stanchion Mount Tenon	**Color Option**	
SM18	Stanchion Mount	**CC** [1]	Custom Color
SPM	Side Pole Mount		
SMT	Surface Mount Tenon		
WM	Wall or Ceiling Mount		
WM1	Wall Mount		
WM2	Wall Mount Tenon		

Notes:

1 Consult factory for custom color, marine and corrosive finish options

2 See pages 8 for all JBR options and ordering logic

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KFL3

ARCHITECTURAL FLOOD

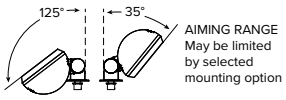
DELIVERED LUMENS

LEDs #	Nominal Watts	Nominal Lumens	Distribution	Beam Angles	3000K 70CRI			4000K 70CRI			5000K 70CRI		
					Lumen	Center Beam Candlepower	lm/w	Lumen	Center Beam Candlepower	lm/w	Lumen	Center Beam Candlepower	lm/w
40L	90	10,000 lm	N	17° x 17°	9447	82353	104.4	9710	84646	107.3	10080	87871	111.6
			M	27° x 28°	9883	34135	109.2	10159	35088	112.2	10546	36425	116.5
			MF	62° x 63°	9941	10543	109.8	10217	10835	112.9	10607	11249	117.1
			WF	81° x 81°	10699	7957	118.2	10997	8178	121.5	11416	8490	125.8
			HF	53° x 21°	9458	16271	104.5	9721	16724	107.4	10092	17362	111.6
			VF	21° x 53°	9411	16308	104.0	9673	16762	106.9	10042	17401	111.1
60L	135	15,000 lm	N	17° x 17°	13951	125164	104.7	14339	128645	107.6	14886	133553	111.6
			M	27° x 27°	14488	50783	108.7	14891	52195	111.7	15459	54186	116.1
			MF	62° x 62°	14753	16207	110.7	15164	16658	113.8	15742	17293	117.6
			WF	80° x 80°	15738	11759	118.1	16176	12086	121.4	16793	12547	125.8
			HF	53° x 21°	13709	23862	102.9	14091	24529	105.7	14628	25464	110.2
			VF	21° x 53°	13610	23691	102.1	13990	24352	105.0	14523	25280	109.3
80L	175	20,000 lm	N	17° x 17°	18241	164445	103.8	18749	169024	106.7	19464	175470	110.7
			M	26° x 26°	18966	67733	107.9	19495	69623	111.0	20238	72276	115.0
			MF	62° x 62°	19035	20901	108.3	19565	21483	111.4	20311	22302	115.5
			WF	80° x 81°	20346	15200	115.8	20913	15624	119.0	21710	16219	123.7
			HF	53° x 21°	17615	31364	100.3	18106	32238	103.0	18796	33467	107.1
			VF	21° x 53°	17679	31509	100.6	18171	32386	103.4	18864	33621	107.5

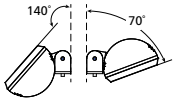
CRI Lumen Multiplier	
CCT	80 CRI
3000K	0.9119
4000K	0.8941
5000K	0.8625

AIMING INFORMATION

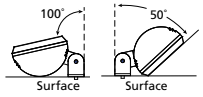
THREADED KNUCKLE



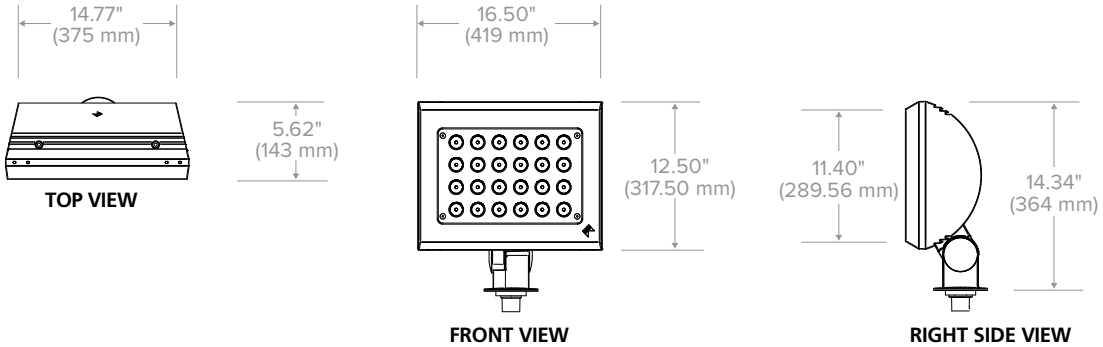
YOKE AIMING RANGE



YOKE AIMING RANGE WITH GROUND RESTRICTIONS



DIMENSIONS



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KFL3
ARCHITECTURAL FLOOD

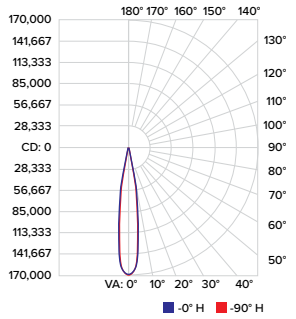
PHOTOMETRY

KFL3-80L-175-4K7-N

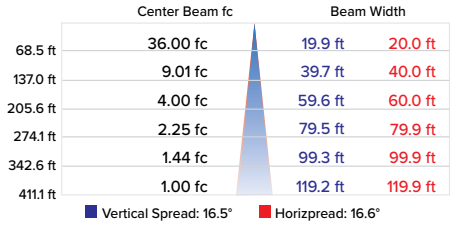
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**18749**
Watts	**175.7**
Efficacy	**106.7**
Beam Angles (H x V)	**17° x 17°**
Center Beam Candlepower	**169024**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

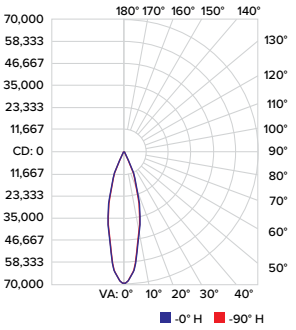
Zone	Lumens	% Total
0-10	10,366.2	54.90%
10-20	5,828.3	30.90%
20-30	1,066.3	5.70%
30-40	476.1	2.50%
40-50	402.6	2.10%
50-60	328.4	1.70%
60-70	239.9	1.30%
70-80	133.9	0.70%
80-90	28.2	0.10%

KFL3-80L-175-4K7-M

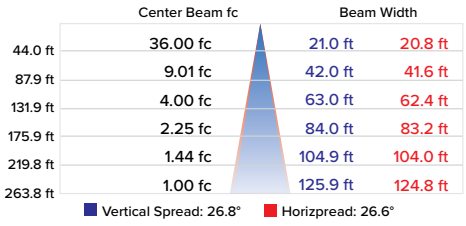
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**19495**
Watts	**175.7**
Efficacy	**111.0**
Beam Angles (H x V)	**26° x 26°**
Center Beam Candlepower	**69623**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

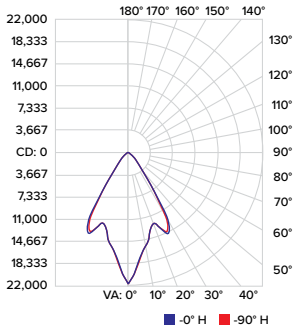
Zone	Lumens	% Total
0-10	5,158.4	26.40%
10-20	8,367.7	42.80%
20-30	4,026.0	20.60%
30-40	1,019.0	5.20%
40-50	395.9	2.00%
50-60	281.9	1.40%
60-70	182.3	0.90%
70-80	90.8	0.50%
80-90	20.2	0.10%

KFL3-80L-175-4K7-MF

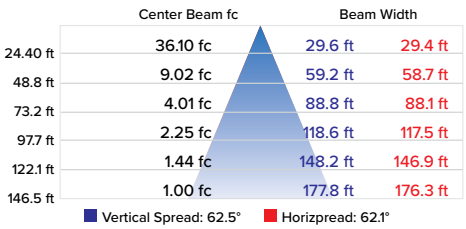
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**19565**
Watts	**175.7**
Efficacy	**111.4**
Beam Angles (H x V)	**62° x 62°**
Center Beam Candlepower	**21483**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

Zone	Lumens	% Total
0-10	1,654.6	8.40%
10-20	3,949.9	20.20%
20-30	6,536.7	33.40%
30-40	4,257.1	21.70%
40-50	1,649.4	8.40%
50-60	782.3	4.00%
60-70	484.1	2.50%
70-80	218.0	1.10%
80-90	51.9	0.30%

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KFL3
ARCHITECTURAL FLOOD

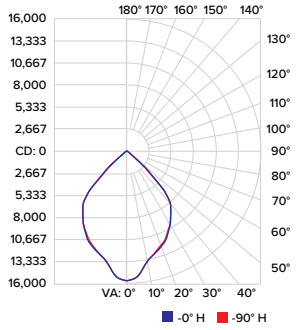
PHOTOMETRY CONTINUED

KFL3-80L-175-4K7-WF

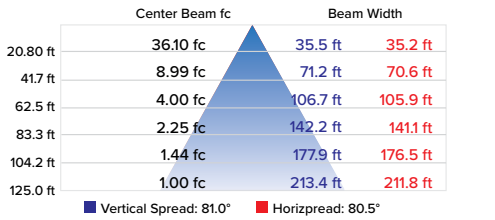
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**20913**
Watts	**175.7**
Efficacy	**119.0**
Beam Angles (H x V)	**80° x 81°**
Center Beam Candlepower	**15624**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

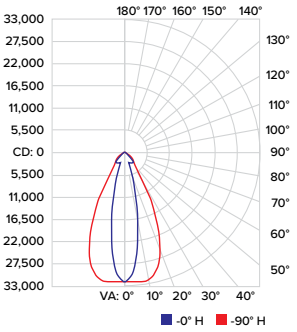
Zone	Lumens	% Total
0-10	1,397.1	6.70%
10-20	3,594.0	17.20%
20-30	5,113.7	24.40%
30-40	5,699.6	27.20%
40-50	4,076.9	19.50%
50-60	823.6	3.90%
60-70	148.6	0.70%
70-80	63.6	0.30%
80-90	17.4	0.10%

KFL3-80L-175-4K7-HF

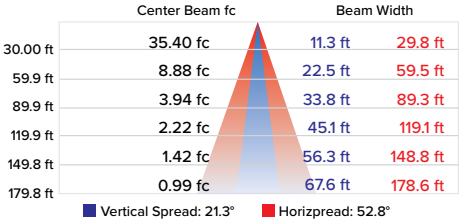
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**18106**
Watts	**175.7**
Efficacy	**103.1**
Beam Angles (H x V)	**53° x 21°**
Center Beam Candlepower	**32238**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

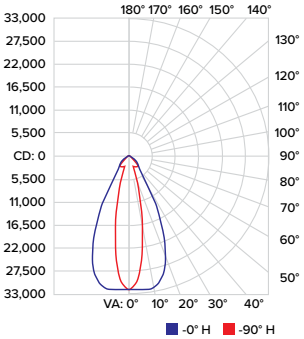
Zone	Lumens	% Total
0-10	2,726.4	15.00%
10-20	4,825.7	26.60%
20-30	3,051.4	16.80%
30-40	2,195.1	12.10%
40-50	2,387.1	13.20%
50-60	1,738.1	9.60%
60-70	830.2	4.60%
70-80	327.8	1.80%
80-90	61.8	0.30%

KFL3-80L-175-4K7-VF

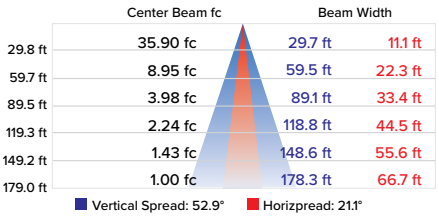
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**18171**
Watts	**175.7**
Efficacy	**103.4**
Beam Angles (H x V)	**21° x 53°**
Center Beam Candlepower	**32386**

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

Zone	Lumens	% Total
0-10	2,734.1	15.00%
10-20	4,838.7	26.60%
20-30	3,056.1	16.80%
30-40	2,212.7	12.20%
40-50	2,387.2	13.10%
50-60	1,743.8	9.60%
60-70	837.6	4.60%
70-80	332.8	1.80%
80-90	63.8	0.40%

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KIM LIGHTING®

DATE: LOCATION:

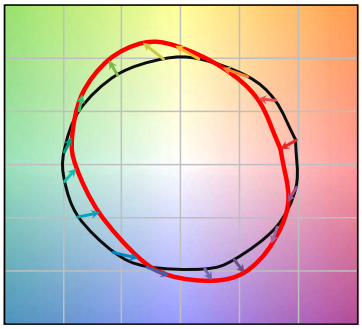
TYPE: PROJECT:

CATALOG #:

KFL3
ARCHITECTURAL FLOOD

TM-30 DATA

COLOR VECTOR GRAPHIC

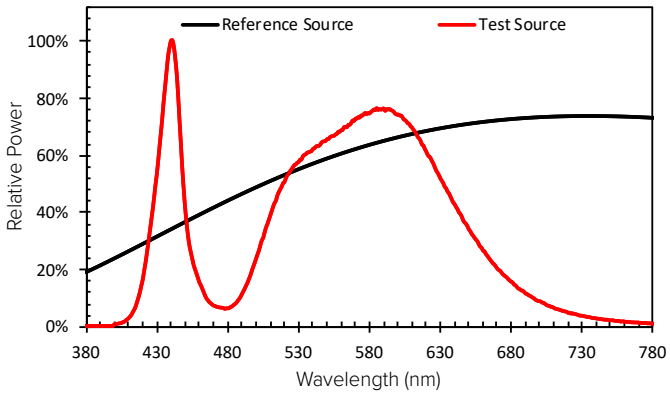


Reference Illuminant — Test Source

TEST SOURCE

R_f	68
R_g	99
CCT(K)	3947
D_{UV}	0.0004
x	0.3831
y	0.3793
CIE R_a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Electrical													Dimming			
Light Engine	System Watts	Drive Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
40L	90	700 mA	120-480	50/60	0.75	0.43	0.38	0.32	0.26	0.19	>0.9	20	10% to 100%	0mA	1mA	0V	10V
60L	135				1.13	0.65	0.56	0.49	0.39	0.28							
80L	175				1.46	0.84	0.73	0.63	0.50	0.36							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Hours	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	95.95%	94.71%	93.16%	87.84%	> 60,000

CRI Multiplier	
CCT	Multiplier
3000K	0.9119
4000K	0.8941
5000K	0.8625

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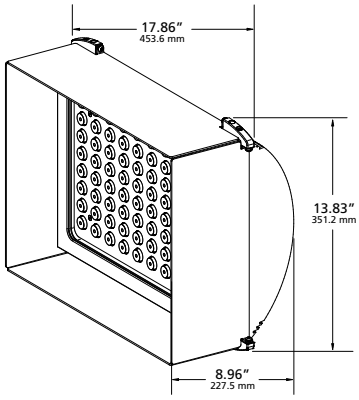
KFL3
ARCHITECTURAL FLOOD

PRODUCT EXCEPTIONS & DETAILS

OPTICAL OPTIONS

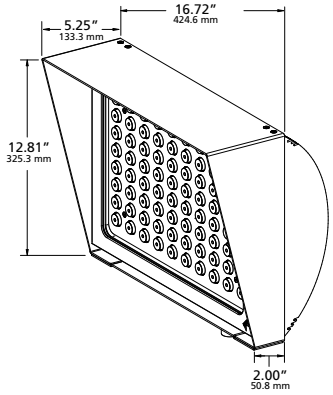
BARN DOORS (BD)
- Formed 3/32" thick aluminum. Each door is hinged to a cast, low copper (<0.6% Cu) aluminum frame, and locks by set screws. Doors are individually removable. Barn Door assembly mounts to predrilled door frame holes. Assembly will be painted to match fixture housing

CAUTION:
- Not recommended for ground mounted fixtures in vandal prone areas



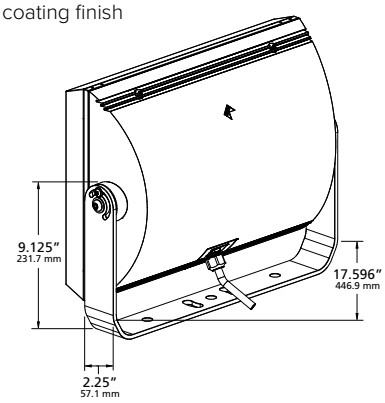
HALF GLARE SHIELD (HS)
- Formed 3/32" thick aluminum. Mounts to predrilled door frame holes. Can be mounted along the top or bottom of the fixture to shield the lamp and lens from view. Assembly will be painted to match fixture housing

CAUTION:
- Not recommended for ground mounted fixtures in vandal prone areas

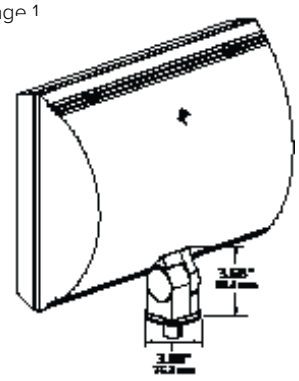


MOUNTING OPTIONS

ARCHITECTURAL YOKE (Y)
- Architectural Yoke Mount used for surface mounting applications. Secured to surface using three 1/4" bolts
- Yoke is stainless steel material with powder coating finish

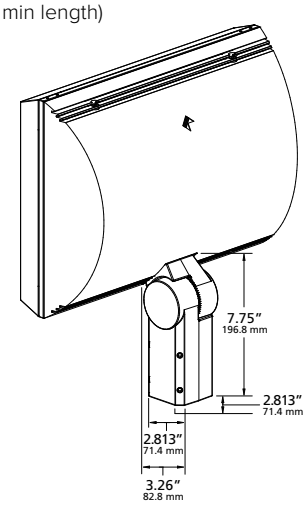


THREADED KNUCKLE (K)
- Threaded Knuckle is die-cast aluminum with integral locking teeth providing 5° adjustment intervals. Stainless steel allen-head screw with spring locking washer and 1/2" NPSM. Clear anodized prior to chromate conversion coating for added corrosion resistance
- Threaded Knuckle mounting used in conjunction with mounting accessories listed on page 1



SLIPFITTER KNUCKLE (S)
- Slipfitter Knuckle is die-cast aluminum with integral locking teeth providing 5° adjustment intervals. Stainless steel hardware Allen-head screw with spring locking washer and four set screws. Clear anodized prior to chromate conversion coating for added corrosion resistance

NOTE:
- Slips over 2" pipe-size tenon (2 3/8" O.D. x 3 1/2" min length)



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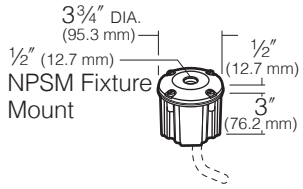
KFL3
ARCHITECTURAL FLOOD

PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

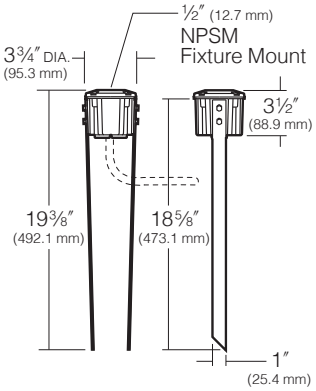
BRASS IN-GRADE ARCHITECTURAL JUNCTION BOX (THREADED KNUCKLE MOUNT ONLY)

- **JBR-2** (2) ½" NPT in bottom
- **JBR-3.** (2) 3/4" NPT in bottom
- **JBR21** (2) ½" NPT in sides (2) ½" NPT in bottom
- **JBR24** (4) ½" NPT in sides (2) ½" NPT in bottom
- Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume. NOTE: All side taps provided with plugs. Creates a flush-mounted appearance. May be cast in concrete for increased stability. **CAUTION:** Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



BRASS IN-GRADE STAKED JUNCTION BOX (THREADED KNUCKLE MOUNT ONLY)

- **JBR-30 (**2) ½" NPT in bottom, (2) 19" long stakes Brass In-Grade Staked Junction Box
- **JBR-32**. (2) 19" long stakes
- Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume. Creates a flush-mounted appearance. May be cast in concrete for increased stability. **CAUTION:** To assure a rigid installation, Staked Junction Box must be set in concrete (by others). Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.

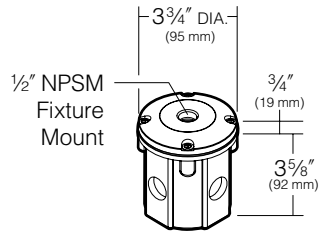


COMPOSITE IN-GRADE ARCHITECTURAL JUNCTION BOX

- **JBR-4** (2) ½" NPT knock-outs in bottom (4) ½" NPT knock-outs on sides at 90°
- **JBR-5** Same as above but with brass cover
- Composite box with ½" NPSM fixture mount and composite cover. Internal set screw provided for locking position. 19 cu in. internal volume.

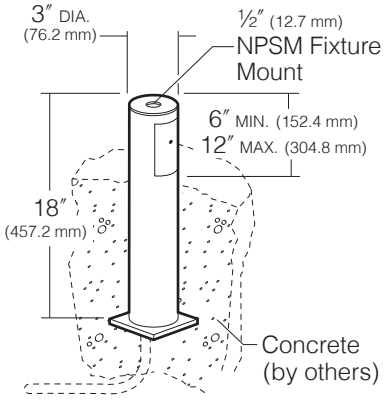
NOTE: May also be used to hard mount low voltage fixtures.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



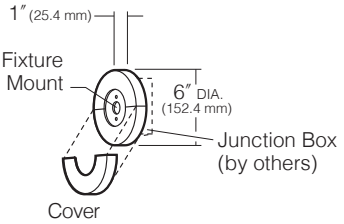
STANCHION MOUNT (SM18) (THREADED KNUCKLE MOUNT ONLY)

- 3" O.D. by .188" wall cast low copper (<0.6% Cu) aluminum with 1/2" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead. **CAUTION:** To assure a rigid installation, stanchion must be set in concrete (by others).



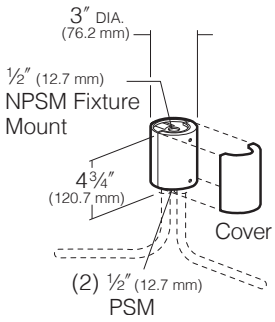
WALL OR CEILING MOUNT (WM) (THREADED KNUCKLE MOUNT ONLY)

- Electro zinc steel mounting plate adapts to standard 4" square or octagonal Junction Boxes. Fixture mounts to cast low copper (<0.6% Cu) aluminum upper cover which attaches to mounting plate. Lower cover half provides splice access. Dielectric sealing compound provided for wall interface.



ARCHITECTURAL JUNCTION BOX (JB1) (THREADED KNUCKLE MOUNT ONLY)

- Die-cast, low copper (<0.6% Cu) anodized aluminum with 1/2" NPSM fixture mount. Internal set screw provided for locking position. Two 1/2" NPSM in bottom, 17 cu in. internal volume. **CAUTION:** Junction Box must be installed high enough to avoid contact with soil or standing water.



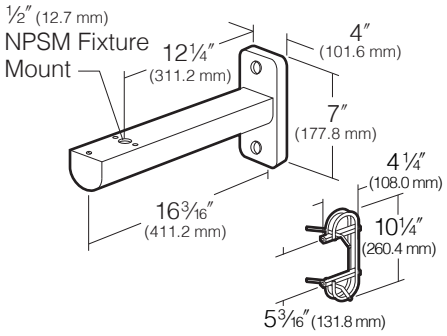
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PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

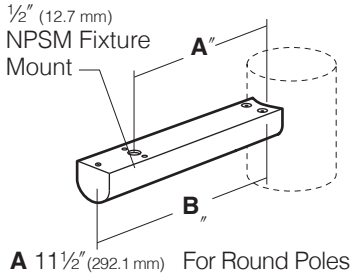
WALL MOUNT (WM1) (THREADED KNUCKLE MOUNT ONLY)

- Extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" dia. mounting holes. Optional Wall Embedment Bracket (WEB) provides 3/8-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive fixture attachment bolts. Component EPA: 0.3.



SIDE POLE MOUNT (SPM-X) (THREADED KNUCKLE MOUNT ONLY)

- Available for Round and Square Poles. Extruded aluminum arm. Internal set screw fixture lock. Removable end cap for wiring access. For use with other Kim Site/Roadway Luminaires as an additional mid-pole floodlight. X in Side Pole Mount Cat. No. indicates 3", 3-1/2", 4", 5" or 6" pole dia. Example: SPM-4/BL is for 4" round pole with Black finish. For square poles, omit -X. NOTE: Field drilling of Poles is required. Component EPA: 0.3.

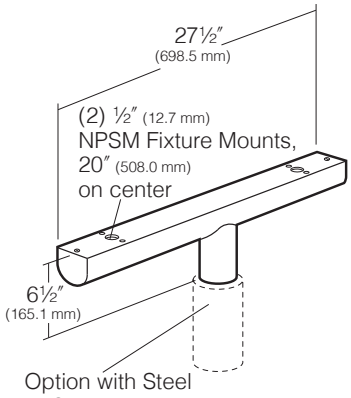


A 11½″ (292.1 mm) For Round Poles
12″ (304.8 mm) For Square Poles

B 15⅜″ (390.5 mm) For Round Poles
15⅞″ (403.2 mm) For Square Poles

TWIN MOUNT (TM2) (THREADED KNUCKLE MOUNT ONLY)

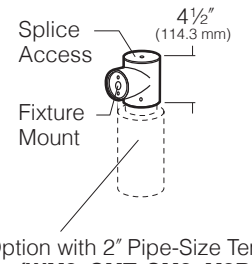
- Extruded aluminum arm. Internal set screw fixture locks. Can be mounted on a SM2, SMT, or Steel Kim Pole with steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access. CAUTION: Approved for mounting to poles with steel tenons only. Component EPA: 0.6.



Option with Steel 2″ Pipe-Size Tenon (50.8 mm) **(SM2, SMT,** or **KIM Pole)**

POST TOP MOUNT (PT) (THREADED KNUCKLE MOUNT ONLY)

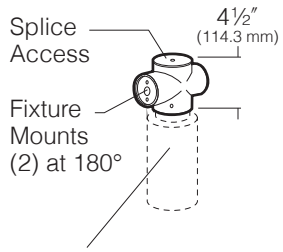
- Cast aluminum mount for pole or other mounting option with 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" minimum length). Fixture attaches with concealed internal studs, mounting is with 1/4-20 allen set screws. Top cap provides splice access. Component EPA: 0.7.



Option with 2″ Pipe-Size Tenon (50.8 mm) **(WM2, SMT, SM2, M2B, M3E,** or **KIM Pole)**

TWIN POST TOP MOUNT (PT2) (THREADED KNUCKLE MOUNT ONLY)

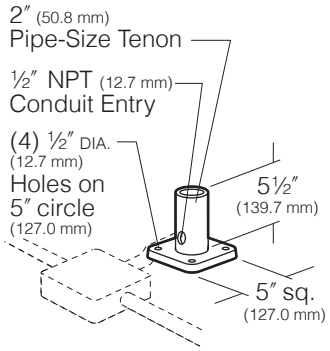
- Cast aluminum mount for pole or other mounting option with 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" minimum length). Fixture attaches with concealed internal studs, mounting is with 1/4-20 allen set screws. Top cap provides splice access. NOTE: Not for use with SMT, SPT, WM2, M2B, or M3E options. Component EPA: 0.1.



Option with 2″ Pipe-Size Tenon (50.8 mm) **(SM2** or **KIM Pole)**

SURFACE MOUNT TENON (SMT/BL)

- (2" tenon for optional heavy duty swivel mount only)
- 2" pipe-size tenon (2-3/8" O.D., 2" I.D.) welded to a cast aluminum plate. Plate has four 1/2" mounting holes, and tenon has one 1/2" NPT for side conduit entry. Black finish.
- NOTE: Not for use with PT2, M2B, or M3E options. May be wall mounted if horizontal fixture adjustment is not required. For wall mounting with horizontal fixture adjustment, use WM2.



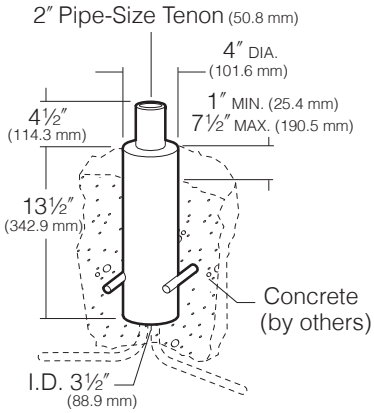
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KFL3
ARCHITECTURAL FLOOD

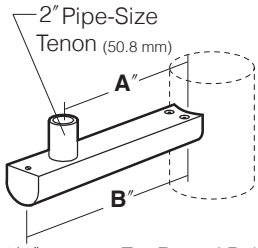
PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

STANCHION MOUNT TENON (SM2/BL)
- (2" tenon for optional heavy duty swivel mount only)
- 4" O.D. cast low copper (<0.6% Cu) aluminum stanchion with 2" pipe-size tenon (2-3/8" O.D., 1-3/8" I.D.) for mounting a single fixture or multiple top-mounts. Black finish.
- CAUTION: Multiple top-mounts must not be used in locations where people can climb on fixtures and mounting arms. To assure a rigid installation, stanchion must be set in concrete (by others).



SIDE POLE MOUNT TENON (SPT-X)
- (2" tenon for optional heavy duty swivel mount only)
- Available for Round and Square Poles. Extruded aluminum arm with one 2" pipe-size tenon (2-3/8" O.D., 2" I.D.). Removable end cap for wiring access. For use with other Kim Site/Roadway Luminaires as an additional mid-pole floodlight. X in Side Pole Mount Cat. No. indicates 3", 3-1/2", 4", 5" or 6" pole dia. Example: SPM-4/BL is for 4" round pole with Black finish. For square poles, omit -X. NOTE: Field drilling of Poles is required. Not for use with PT2 option. Component EPA: 0.3.

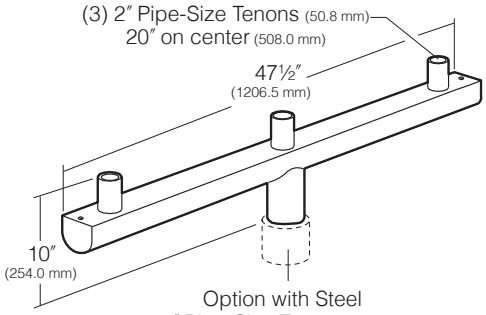


A 11½″ (292.1 mm) For Round Poles
12″ (304.8 mm) For Square Poles

B 15⅜″ (390.5 MM) For Round Poles
15⅞″ (403.2 MM) For Square Poles

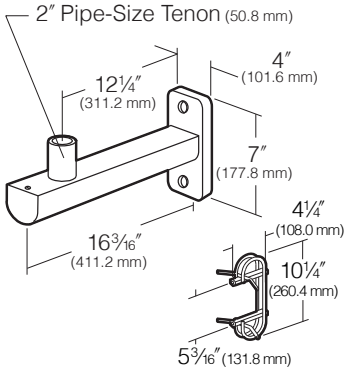
Triple Mount Tenon (M3E)
- (2" tenon for optional heavy duty swivel mount only)
- Extruded aluminum arm with three 2" pipe-size tenons (2-3/8" O.D., 2" I.D.). Can be mounted on a SM2, SMT, or Steel Kim Pole with steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access.

CAUTION: Approved for mounting to poles with steel tenons only. Not for use with PT2 option. Component EPA: 1.0.

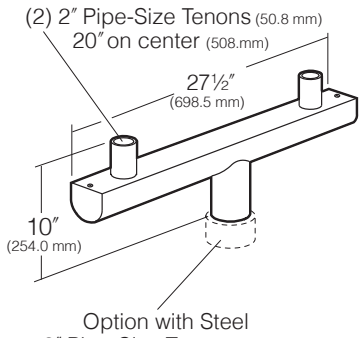


Option with Steel
2″ Pipe-Size Tenon (50.8 mm)
(SM2, SMT or **Steel KIM Pole)**

WALL MOUNT TENON (WM2)
- (2" tenon for optional heavy duty swivel mount only)
- 2" pipe-size tenon (2-3/8" O.D., 2" I.D.) welded to an extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" mounting holes. Optional Wall Embedment Bracket (WEB) provides 3/8-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive fixture attachment bolts. Component EPA: 0.3.



TWIN MOUNT TENON (M2B)
- (2" tenon for optional heavy duty swivel mount only)
- Extruded aluminum arm with two 2" pipe-size tenons (2-3/8" O.D., 2" I.D.). Can be mounted on a SM2, SMT, or Steel Kim Pole with a steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access. CAUTION: Approved for mounting to poles with steel tenons only. Not for use with PT2 option. Component EPA: 0.6.



Option with Steel
2″ Pipe-Size Tenon (50.8 mm)
(SM2, SMT or **Steel KIM Pole)**

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTV83

INGRADE

LIGHTVAULT 8

FEATURES

- Sealed IP68 LED light engine
- Bluetooth connectivity for remote control aiming and dimming
- Free Mobile App for Android and iOS
- Easy to install and pair devices
- Advanced thermal management provides long life in excess of 100,000+ hours
- Runs cool to the touch - less than 40°C

c UL us LISTED IK09 IP68



Lightvaut8 Flat Frame, Stainless Steel, Rock Guard, Half Shield, Eyeball

CONTROL TECHNOLOGY

Bluetooth®

RELATED PRODUCTS

LTV8FF RGBW LTV8FF LTV8SS RGBW

SPECIFICATIONS

HOUSING

- Pour Box rough-in housing for installation below grade
- High temperature UV resistant thermal plastic, 3/16" minimum wall, black
- Includes a splice box with molded plastic splice cover and silicone gasket
- Two 1" NPT in bottom for through wiring on LTV83. 107 cu. in. splice area for LTV81
- 52 cu. in. splice area for LTV82. 24 cu. in. splice area for LTV83
- Rough-in housing supplied with a protective aluminum debris shield and includes an orientation label for proper installation alignment. This allows for clean and easy installation in concrete pad or soil. Pour Box can be shipped separately as a quick-ship if requested
- One-piece impregnated cast bronze component module is fully sealed and secured to the face trim from the underside
- A high temperature, anti-siphon, IP68 sealed cable extends from the component module to the splice box inside the housing
- The fully assembled component module is secured to the housing with (4) ¼-20 tamper-resistant and high grade stainless steel fasteners
- Slip Resistant Lens (SR) and Rebar Cage Anchor (RCA81)
- When installed in concrete, fixture will withstand drive-over by vehicles weighing up to 4,500 lb.
- Optional Rebar Cage Anchor (RCA8x)
- Face trim has 1/16" 304 stainless steel plate with M33 brushed finish shall cover the cast bronze Lens Frame and provide a flat surface

OPTICS

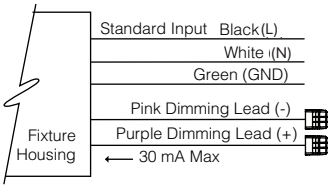
- Spot (SP), Narrow Flood (NF), and Wall Wash (WW) optical modules are adjustable up to 15° utilizing a Bluetooth enabled motor assembly
- Clear 5/16" thick tempered glass lens and silicone gasket is retained securely within the component module
- Optional Prismatic Lens (PL) available

ELECTRICAL

- All electronic components are UL and CSA recognized and are mounted directly to the component module for maximum heat dissipation and modularity. Driver is IP67 with -30°C minimum temperature rating
- Product comes standrd with a UL Recognized 10kA surge protector

CONTROLS

- Standard fixtures dimming range is from 10% to 100% and be compatible with 0-10V, user-defined, control devices



BLUETOOTH

- Integral Bluetooth module used to adjust optics and dim fixture to desired setting when paired with KIM LTV8 Remote App via cellular/tablet device
- Fully qualified Bluetooth 1.1, 1.2, 2.0, 2.1. Bluetooth v2.0+EDR compatible with Android devices running Android Gingerbread API level 9 forward. Bluetooth 4.0 LE compatible with iOS devices - iPhone 4S and later, 5th generation iPod touch, the iPad Mini and the 3rd generation and later of the full size iPad with iOS 5 or later

BLUETOOTH (CONTINUED)

- Bluetooth Apps are available for Apple iOS and Google Android mobile devices and are downloadable via the internet at Apple App Store or Google Play

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and UL8750 25°C ambient operation
- SASO Certified for LTV82/83
- IP68 rated
- IEC 66262 Mechanical Impact Code IK09
- CISPR 15 Compliant, per product standard EN 55015:2013

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	622–2616
Wattage Range	14–44
Reported Life (Hours)	L70/60,000

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTV83

INGRADE

ORDERING GUIDE

Example: LTV83-SS-NF-18L-4K-UV-SR-RCA83

CATALOG #

HOUSING

LTV83							
Model	**Style**	**Distribution**	**Source**	**Color Temperature**	**Voltages**	**Lens Options [2]**	**Rebar Cage Anchor**
LTV83 7.9375" Dia., EB is 7.4375" Dia.	**FF** Flat Frame **SS** Stainless Steel **HS** Half Shield **RG** Rock Guard **EB** Eyeball [1]	**SP** Spot **NF** Narrow Flood **WW** Wall Wash	**12L** 12 LEDs **5L** 5 LEDs (EB only)	**3K** 3000K **4K** 4000K **5K** 5000K	**UV** 120-277V	**PL** Prismatic Lens **SR** Slip-Resistant Lens	**RCA83** for LTV83

1 Eyeball fixture comes only with 5 LED.
2 All lens options are integral parts of component module and must be installed at factory.

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LTV83

INGRADE

DELIVERED LUMENS

LTV83FF

Optical Module	Source	Color Temp.	Absolute Lumens	Center Beam Candle Power*		Total System Watts	Max. Amps	Beam Angle (50%) H x V	Field Angle (10%) H x V	NEMA Type
SP	12L	3K	1151	14996	UV	14W	.117 for 120V .067 for 208V .058 for 240V .051 for 277V	12.7 x 12.7	26.3 x 26.3	2H x 2V
		4K	1180	15382						
		5K	1195	15564						
NF		3K	988	1204				50.3 x 50.3	81.2 x 81.2	5H x 5V
		4K	1013	1235						
		5K	1025	1250						
WW		3K	1222	2611				52.3 x 20.8	93 x 53.6	5H x 4V
		4K	1253	2679						
		5K	1258	2709						

LTV83SS

Optical Module	Source	Color Temp.	Absolute Lumens	Center Beam Candle Power*		Total System Watts	Max. Amps	Beam Angle (50%) H x V
SP	12L	3K	1151	14996	UV	14W	.117 for 120V .067 for 208V .058 for 240V .051 for 277V	12.7°
		4K	1180	15382				
		5K	1195	15564				
NF		3K	988	1204				50.3°
		4K	1013	1235				
		5K	1025	1250				
WW		3K	1222	2611				52.3°
		4K	1253	2679				
		5K	1258	2709				

LTV83RG

Optical Module	Source	Color Temp.	Absolute Lumens	Center Beam Candle Power*		Total System Watts	Max. Amps	Beam Angle (50%) H x V
SP	12L	3K	715	8778	UV	14W	.117 for 120V .067 for 208V .058 for 240V .051 for 277V	12.9°
		4K	733	9010				
		5K	741	9107				
NF		3K	622	754				47°
		4K	638	774				
		5K	645	784				
WW		3K	761	2101				46°
		4K	779	2155				
		5K	787	2178				

LTV83HS

Optical Module	Source	Color Temp.	Absolute Lumens	Center Beam Candle Power*		Total System Watts	Max. Amps	Beam Angle (50%) H x V
SP	12L	3K	1113	14962	UV	14W	.117 for 120V .067 for 208V .058 for 240V .051 for 277V	12.7°
		4K	1141	15348				
		5K	1154	15521				
NF		3K	870	1205				47.3°
		4K	892	1238				
		5K	902	1251				
WW		3K	1134	2597				58.5°
		4K	1162	2665				
		5K	1176	2696				

KEY: FF = Flat Frame, SS = Flat Frame, RG = Rock Guard, HS = Half Shield, EB = Eyeball, SP = Spot, NF = Narrow Flood, WW = Wall Wash (PicoPrism™), 36L = 36 LEDs, 18L = 18 LEDs, 16L = 16 LEDs, 12L = 12 LEDs, 3K = 2800K to 3175K, 4K = 3800K to 4600K, 5K = 4600K to 5600K, UV = Universal Voltage shall range from 120V-277V with a ±10% tolerance.
* The SP and NF are based on Candela exiting unit straight up. The WW is for highest candela angle.

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTV83

INGRADE

LTV83EB

Optical Module	Source	Color Temp.	Absolute Lumens	Center Beam Candle Power*	Voltage	Total System Watts	Max. Amps	Beam Angle (50%) H x V
SP	5L	3K	523	7748	UV	6W	.05 for 120V .029 for 208V .025 for 240V .022 for 277V	12.7°
		4K	536	7941				
		5K	541	8030				
NF		3K	400	686				38.4°
		4K	410	704				
		5K	415	713				
WW		3K	699	1830			.083 for 120V .048 for 208V .042 for 240V .036 for 277V	51.9°
		4K	717	1876				
		5K	725	1898				

KEY: FF = Flat Frame, SS = Stainless Steel, RG = Rock Guard, HS = Half Shield, EB = Eyeball, SP = Spot, NF = Narrow Flood, WW = Wall Wash (PicoPrism™), 36L = 36 LEDs, 18L = 18 LEDs, 16L = 16 LEDs, 12L = 12 LEDs, 5L = 5 LEDs, 3K = 2800K to 3175K, 4K = 3800K to 4600K, 5K = 4600K to 5600K, UV = Universal Voltage shall range from 120V-277V with a ±10% tolerance.
* The SP and NF are based on Candela exiting unit straight up. The WW is for highest candela angle.

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

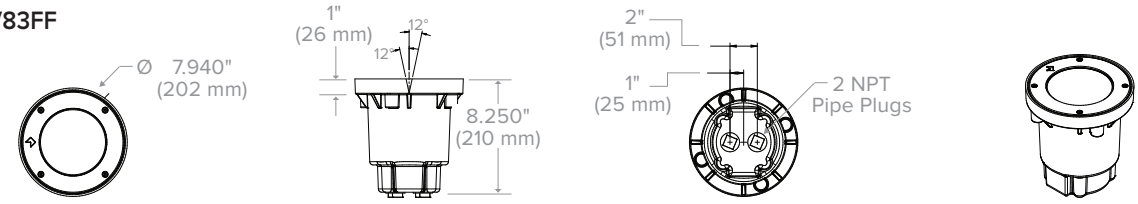
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LTV83

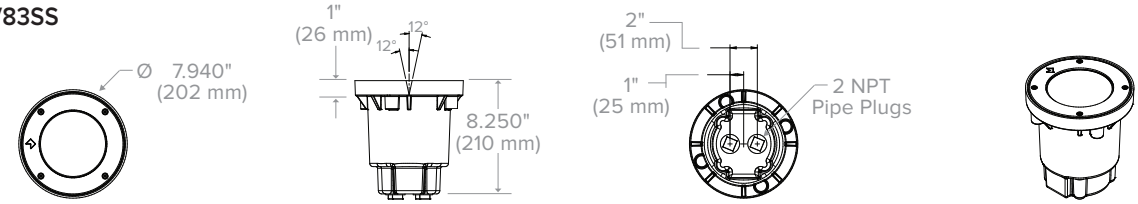
INGRADE

DIMENSIONS

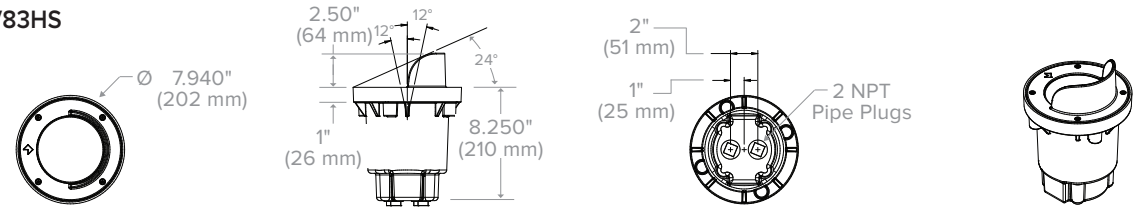
LTV83FF



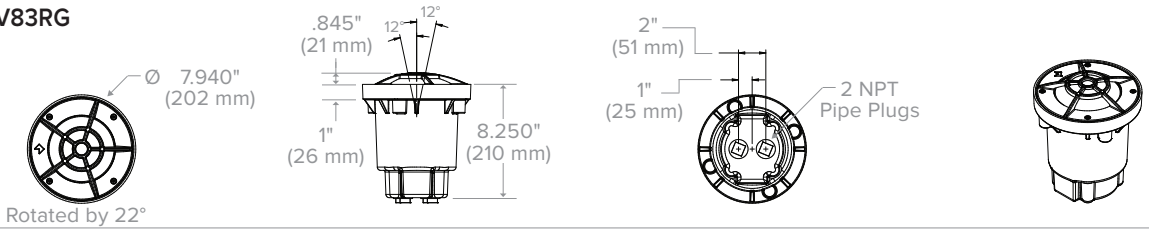
LTV83SS



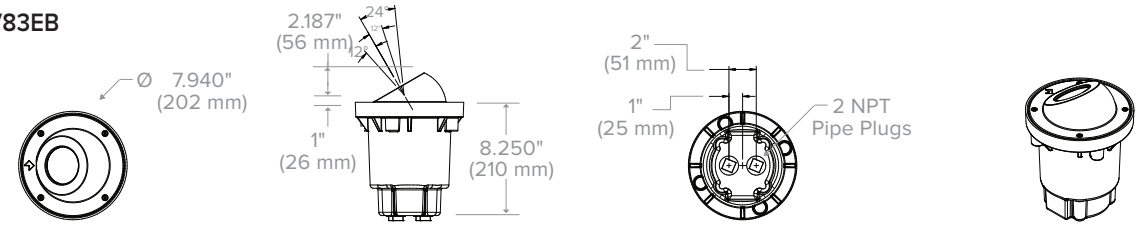
LTV83HS



LTV83RG



LTV83EB



LIGHT DISTRIBUTIONS:



Spot (SP) Narrow Flood (NF) Wall Wash (WW)

ELECTRICAL DATA

Spectroradiometric

	3K	4K	5K
Correlated Color Temp. CCT (K)	2800K to 3175K	3800K to 4600K	4600K to 5600K
Color Rendering Index (CRI)	≥72	≥72	≥72
Power Factor	>.90	>.90	>.90

L70 Data

	Calculated	Reported*
350 mA	100,000	60,000

*Based on test duration.

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BRADFORD ALLEN ARLINGTON HEIGHTS
PHASE I

EARLY REVIEW PACKAGE
06/14/2023



RENDERING - STREET LEVEL SOUTHWEST CORNER

BA BRADFORD ALLEN

Thomas Roszak Architecture, LLC

Moceri+Roszak

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

PROJECT:

Bradford Allen Arlington Heights Phase I (the “project”) is ***an 8-story, 300-unit multi-family for-rent apartment building with street level retail.*** The project architecture, facades and massing will have ***a contextual, welcoming and dynamic design,*** and physical features in conformance with the new Overlay District. Verdant landscaping includes shade trees, ornamental trees, shrubs, perennials and annuals all around the buildings and parking areas. The project transforms a 3.79 acre lot with 1 to 5 story vacant and dilapidated retail and office buildings into ***an eco-friendly attractive residential complex, sparking new retail and streetscape vibrancy*** at this part of Arlington Heights, (AH), a suburban community that is enjoying ***a new and steady influx of residential units***. Arlington Heights needs ***more quality housing***. The project is in the new Overlay Zoning District, and seeks to comply with ordinance in terms of use, height, bulk, setbacks, unit density, and parking requirements.

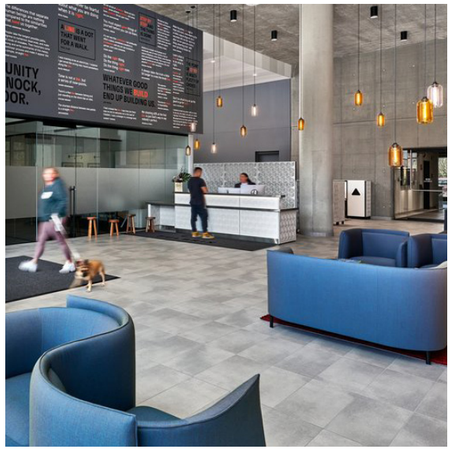
ASSEMBLAGE:

Bradford Allen acquired the commercial buildings at 2355 S Arlington Heights Road and 15 East Algonquin Road in 2007, and 1 and 111 East Algonquin Road in 2014. All tenants subsequently vacated the buildings requiring Bradford Allen to identify the highest and best use of the property going forward. Through this process, Bradford Allen was ***actively engaged with the Village of Arlington Heights and its Department of Planning & Development.*** These efforts resulted, in large part, to the commissioning of the South Arlington Heights Road Corridor Plan in 2018. This plan, along with political lobbying, led to ***a favorable zoning overlay for the subject area in 2019***. Then, in 2020, the Village approved a Tax Increment Financing (“TIF”) district for this area, further enhancing the value of the Property as a redevelopment. Advances with the Village and proper land assemblage have attracted the interest of development partners, Moceri+Roszak, to ***redevelop the site into its highest and best use.***















BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **SITE PLAN - ALL PHASES** | Date: 06/14/2023

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

BRADFORD ALLEN

Thomas Roszak Architecture, LLC

145 S. Wells Street, 700, Chicago, IL 60606





SOUTHWEST CORNER, LOOKING NORTHEAST



NORTHWEST CORNER, LOOKING SOUTHEAST



ALGONQUIN RD, LOOKING SOUTHWEST



SEC OF ALGONQUIN RD & TONNE RD, LOOKING SOUTHWEST

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **EXISTING SITE PLAN & STREET VIEWS** | Date: 06/14/2023 | BA BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

RESIDENTIAL & RETAIL:

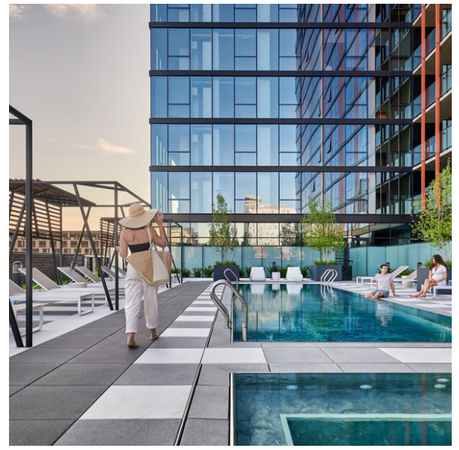
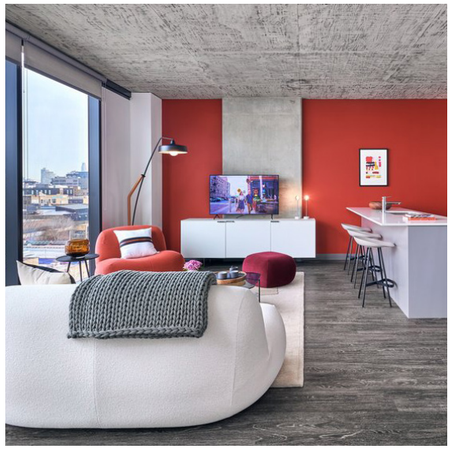
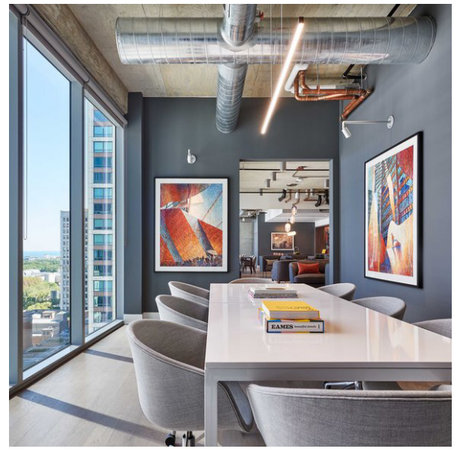
Residential units range from ***550 SF studios to 1,300 SF 3-bedroom units***, with an ***average unit size of 844 SF***. Along the street fronts on Arlington Heights Road, Algonquin Road and the new access road, the ***25,000 SF of retail*** will include uses such a coffee shop, dining restaurants, or other service-oriented retail uses.

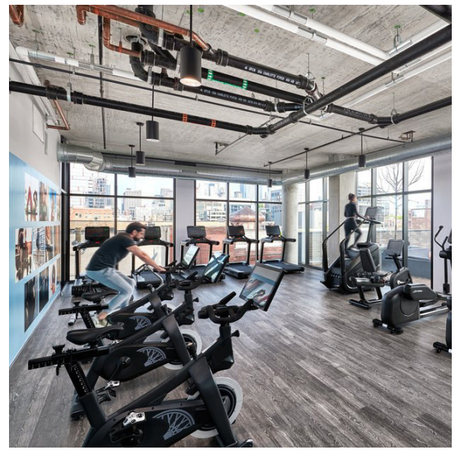
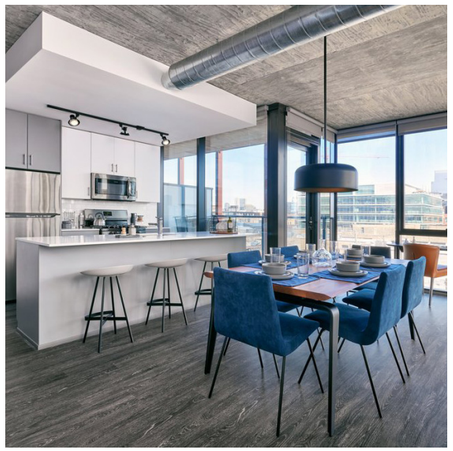
AFFORDABLE HOUSING:

Affordable housing units will be provided for 10% of the total units, or 30 of the total 300 units, on site. These will be supplied per the AH affordable housing requirements at 60% AMI.

AMENITIES:

This building will include ***over 24,000 SF of indoor and outdoor amenities***. The amenities include: an outdoor pool and spa with a gracious sundeck. Furthermore, fitness area and yoga studio, a golf simulator, social and media room, a library, a business center and “work from home” conference rooms, dog walk and dog spa, trellises and private grilling, a chef’s kitchen, and indoor/outdoor dining areas.

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **NARRATIVE - RESIDENTIAL & AMENITIES**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

PHASE 1	UNITS				PARKING	
	COUNT	SIZE (SF)	SF/FLOOR	%	SPOTS/UNIT	SPOTS REQ.
STUDIO	48	556	4,448	16.0%	1	48
1 BED	150	760	19,000	50.0%	1.5	225
2 BED	90	1,075	16,125	30.0%	2	180
3 BED	12	1,275	2,550	4.0%	2	24
TOTAL	300		42,123	100.0%	TOTAL REQUIRED	477
					TOTAL PROVIDED	480

RETAIL PARKING COUNT			
LOCATION	SIZE (SF)	PARKING REQUIRED	PARKING PROVIDED
RETAIL A	10,025	33	33
RETAIL B	9,103	30	30
RETAIL C	5,541	18	18
TOTAL	24,669	81	81



HONEYLOCUST - SHADE TREE

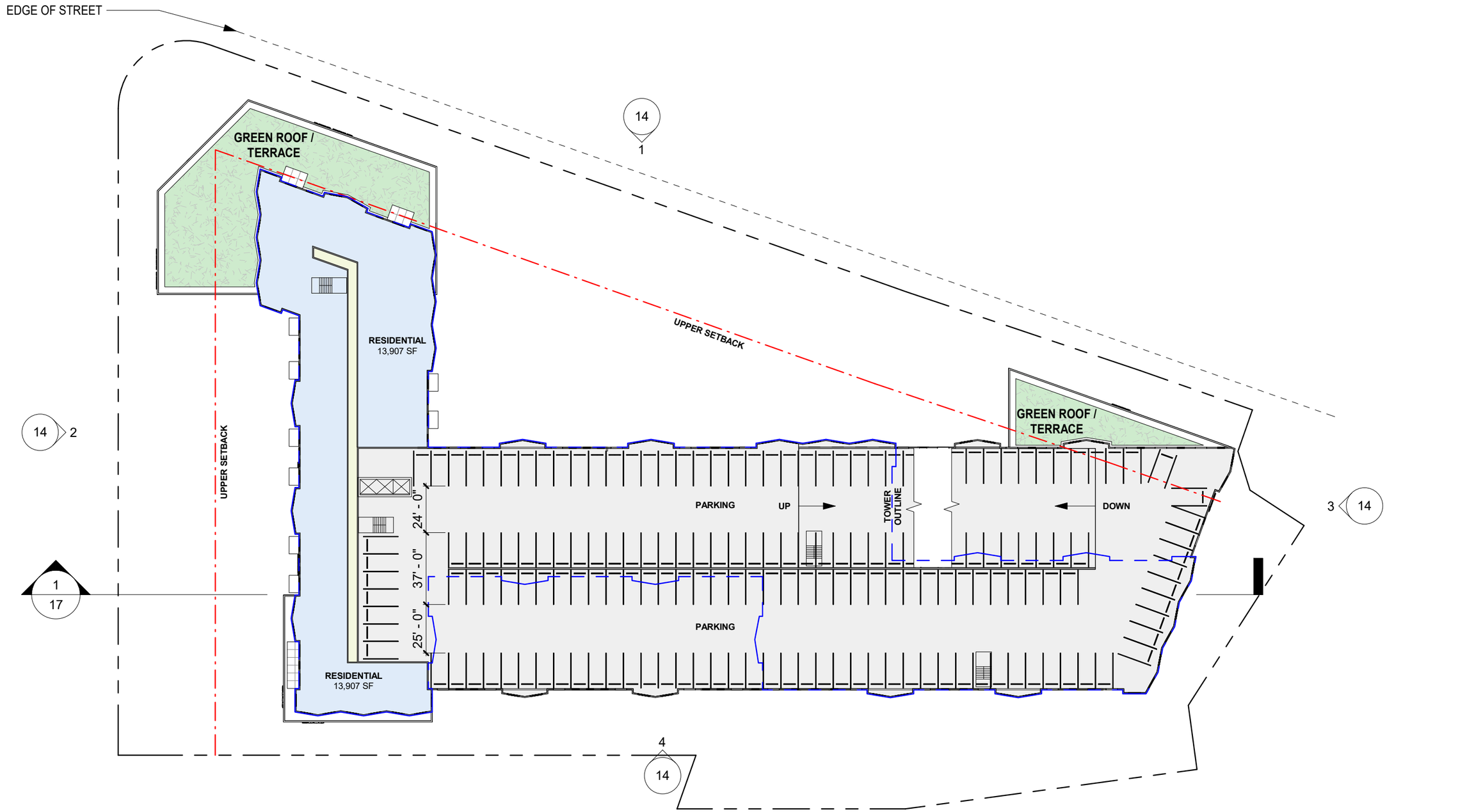
EASTERN REDBUD / WHITE FLOWERING DOGWOOD - ORNAMENTAL TREE

6

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **SITE PLAN / LEVEL 1 FLOOR PLAN** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606



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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 2-3 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

EDGE OF STREET

14
1

UPPER SETBACK

14
2

UPPER SETBACK

RESIDENTIAL
40,984 SF

AMENITIES
4,819 SF

SUNDECK 1 2 15 3

POOL

5 15 4
GREEN ROOF /
TERRACE

3 14

1
17

4
14

0' 25' 50' 100'

8

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 4 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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EDGE OF STREET

14
1

UPPER SETBACK

UPPER SETBACK

RESIDENTIAL
45,802 SF

14
2

1
17

2
1 15 3

5 15
4

3 14

4
14

0' 25' 50' 100'

9

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 5-8 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

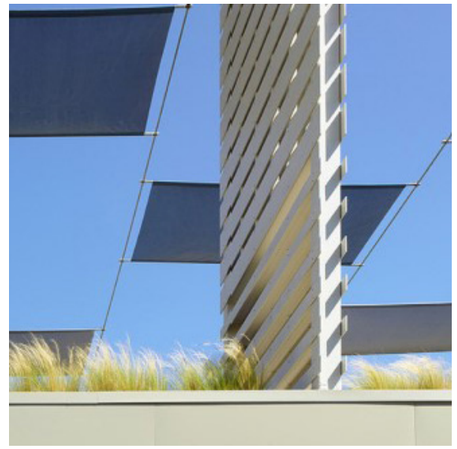
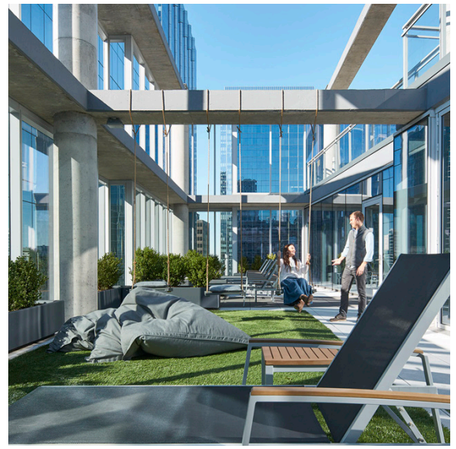
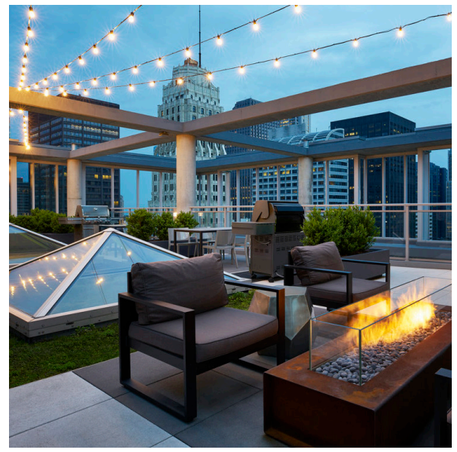
DESIGN NARRATIVE

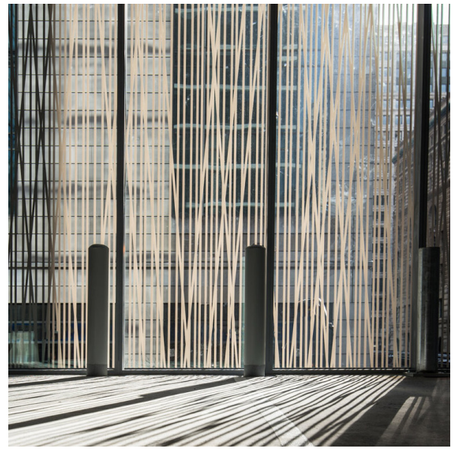
MARKET:

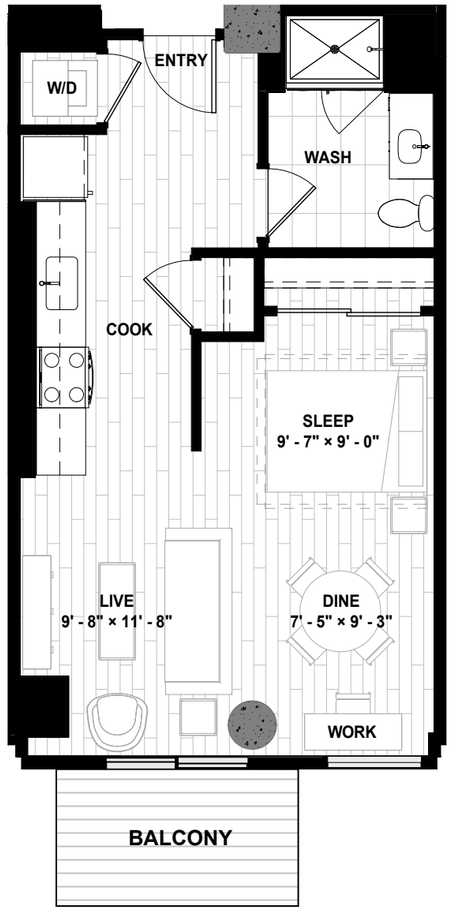
The market units will rent for about ***$3.00/sf,*** and the affordable units will follow the prescribed rent index at 60% AMI. The apartment rental demand in this suburban market has ***enough demand to absorb all of these new units in a 12-18 month period***.

SUSTAINABLE:

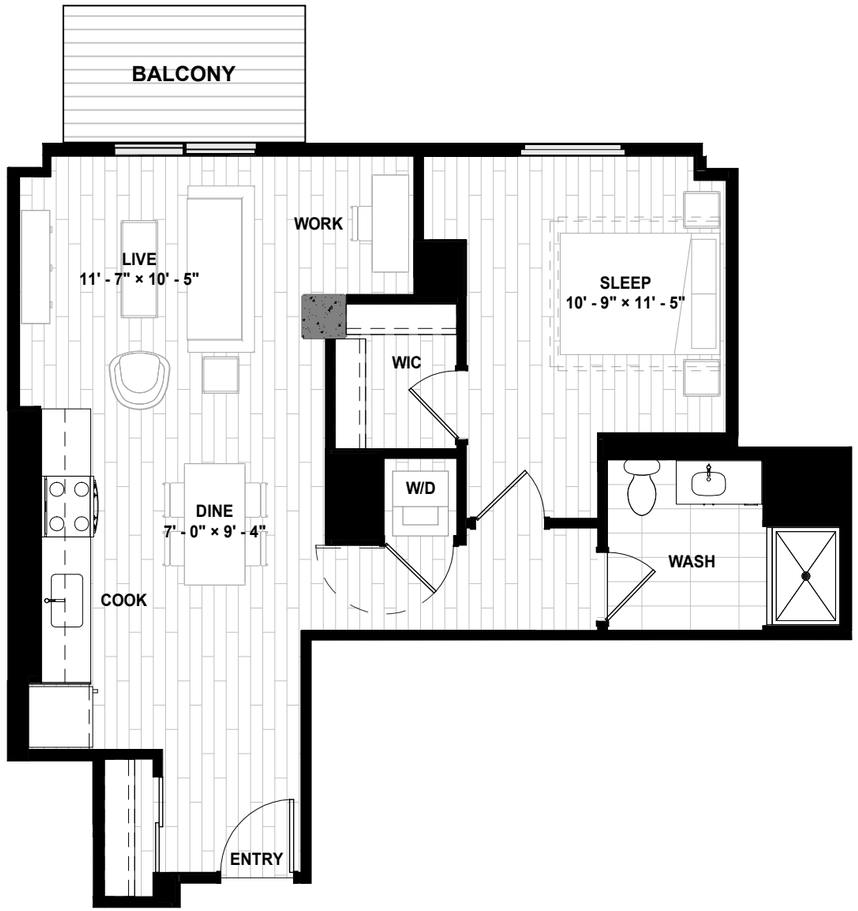
Seeking ***Enterprise Green Communities certification***, Bradford Allen Arlington Heights Phase I is a 485,000 SF urban infill mixed-use project that will ***invigorate a once neglected corner lot***. Many ***energy-efficient and eco-friendly strategies*** will be utilized in the design of this project, including energy efficient improvements to the thermal envelope, interior and exterior lighting power reductions, high-efficiency plumbing, and heating and cooling utilizing efficient heat-pumps. ***Electrical charging stations*** will be located conveniently. Parking areas will provide storm water detention via vaults or permeable pavers. Planted with indigenous grasses and perennials, the ground level provides residents with ***abundant outdoor green space*** and a dog walking area. Additionally, the roof of the residential serves as ***a green roof and array area for solar panels***.



TYPICAL STUDIO PLAN
1 BATHROOM, 556 SF



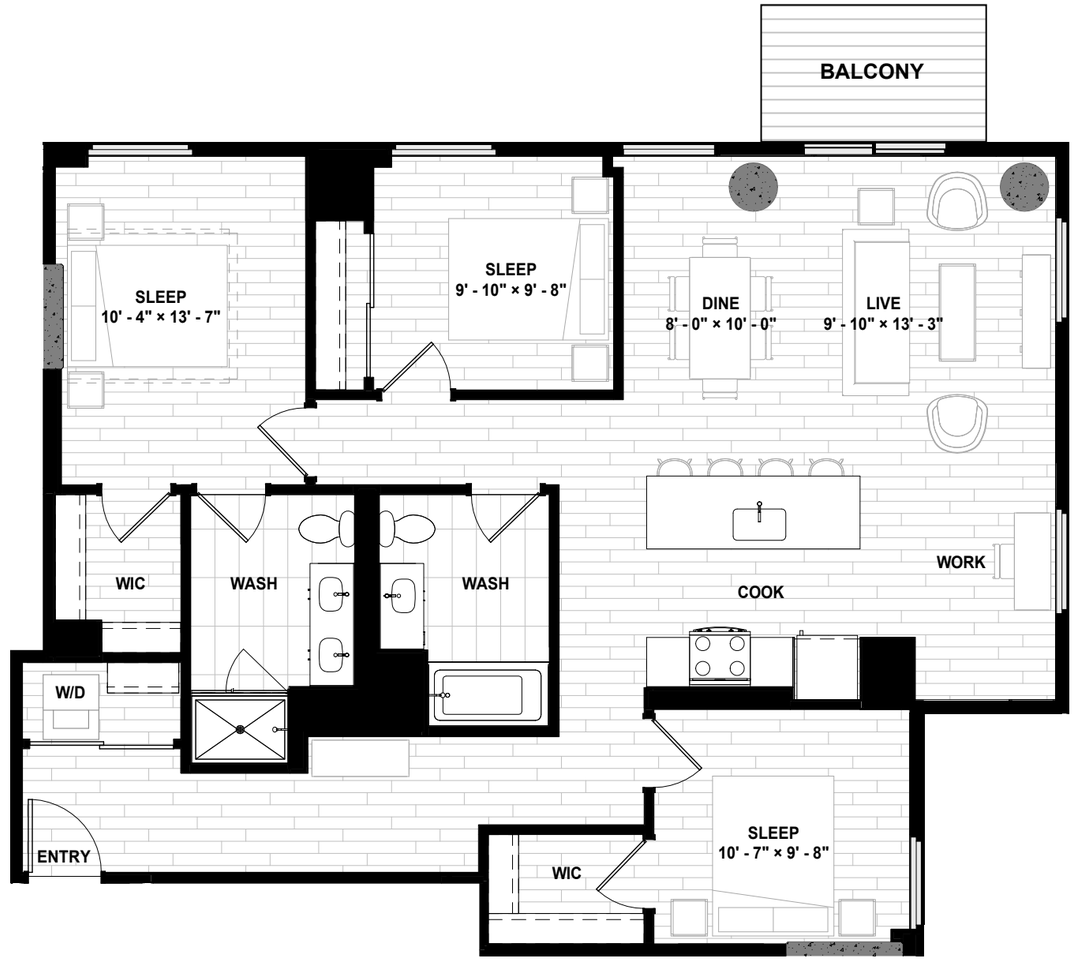
TYPICAL 1 BEDROOM PLAN
1 BATHROOM, 760 SF

0' 2.5' 5' 10'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **TYPICAL UNIT FLOOR PLANS**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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TYPICAL 2 BEDROOM PLAN
2 BATHROOMS, 1,075 SF



TYPICAL 3 BEDROOM PLAN
3 BATHROOMS, 1,275 SF

0' 2.5' 5' 10'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **TYPICAL UNIT FLOOR PLANS** | Date: 06/14/2023 | BA BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

DESIGN:

These modern and urbane residences are ***smart and desirable in the marketplace: straightforward, efficient, well-lit, and enjoyable.*** Further, they become ***catalysts that contribute to the rejuvenation and safety*** of this overlooked area. This project will replace vacated buildings and parking lots with new residences and retail that will ***transform this sparsely populated area into an attractive community bustling with life, openness, and healthy green space.***

The project takes on a promising site near the I-90 expressway, and on two busy streets, Arlington Heights and Algonquin Roads. By using high-quality materials and innovative design, the project ***enhances the public realm***. ***Pedestrian friendly and human scale detailing*** at the street level will make the experience for users very positive. A building of delineated massing enables ***abundant sunlight*** to transition graciously across the site and in context with the larger neighborhood as a whole. Exterior building façade materials will include fiber-cement siding, brick masonry, steel balconies, and glass windows, all carefully detailed. ***Design excellence is incorporated into the selection of high quality and innovative building materials and detailing to provide architectural delight***. The white chevrons in key parts of the elevations provide a nice highlight to the other longer elevations which are delineated with light, medium and dark grays, ***providing rhythm and creating elegant, proportional and residential scale***. The chevron geometry is accented by the green fins, that depict prairie grass blowing in the wind. The base of the building is anchored by variegated gray colored brick that handsomely complements the smooth siding panels, and provide depth and texture. Any part of the garage that is not wrapped by retail or residential uses will be fenestrated with the same materials and window openings to appear congruent to the overall design. The top roof is a TPO system with ***large expanses of green and colorful sedum and a solar PV array to harness the sun***.









4 BUILDING ELEVATION - SOUTH
1" = 40'-0"



2 BUILDING ELEVATION - WEST
1" = 40'-0"



3 BUILDING ELEVATION - EAST
1" = 40'-0"



1 BUILDING ELEVATION - NORTH
1" = 40'-0"

0' 20' 40' 80'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING ELEVATIONS** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

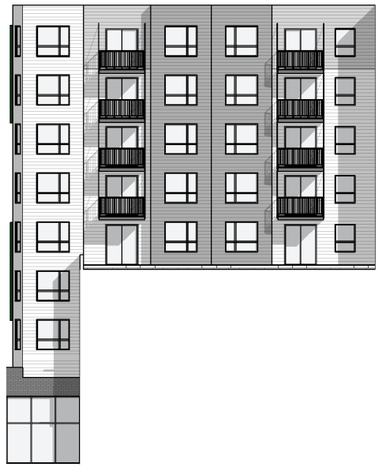
145 S. Wells Street, 700, Chicago, IL 60606



4 ELEVATION - NE TERRACE - SOUTH
1" = 30'-0"



5 ELEVATION - NE TERRACE - WEST
1" = 30'-0"



1 ELEVATION - SW TERRACE - WEST
1" = 30'-0"



2 ELEVATION - SW TERRACE - NORTH
1" = 30'-0"



3 ELEVATION - SW TERRACE - EAST
1" = 30'-0"

0' 15' 30' 60'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING ELEVATIONS** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

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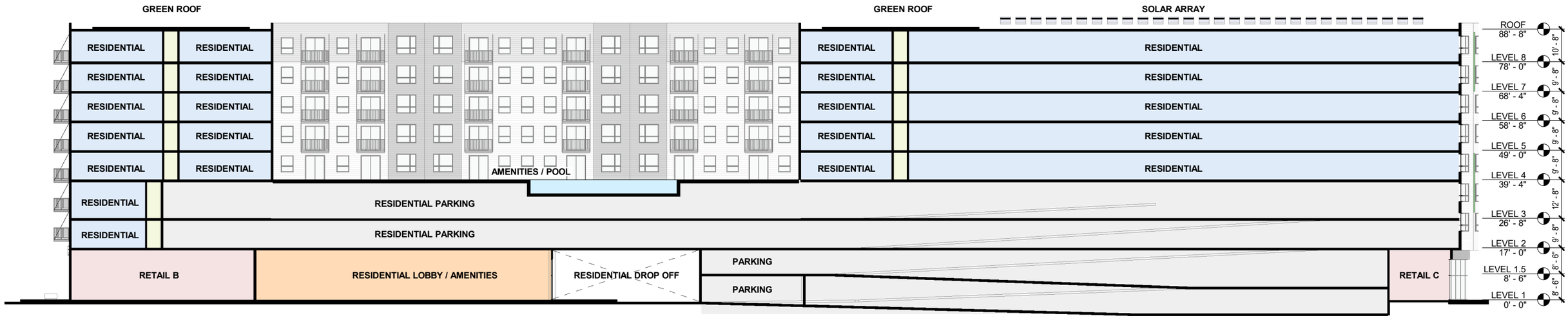


1 ENLARGED BUILDING ELEVATION - SW CORNER
1/16" = 1'-0"

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **ENLARGED BUILDING ELEVATION** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

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1 BUILDING SECTION - EAST/WEST
1/32" = 1'-0"

0' 20' 40' 80'

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING SECTION - EAST/WEST** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

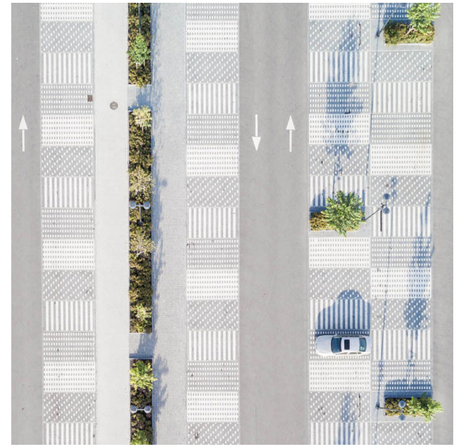
LANDSCAPE:

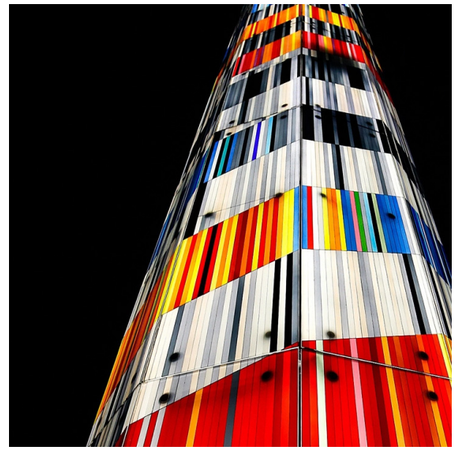
Our intent is to ***create a safe and inviting public realm*** including high quality paving materials, lighting, wayfinding, plantings, obelisk-sculptures, and bench furnishings. Shade trees and ornamental trees will provide shade and visual interest. A butterfly garden will be provided, as well as many pockets of perennial and annual flower beds.

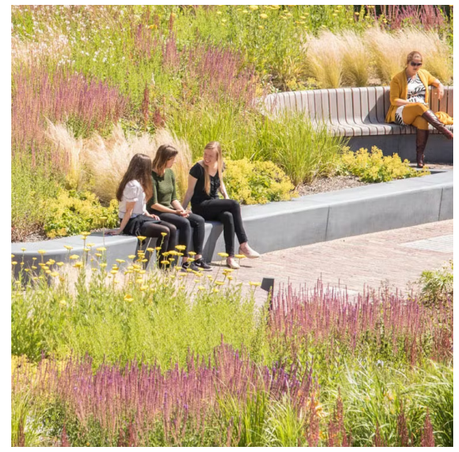
TRANSPORTATION:

Bradford Allen Arlington Heights Phase I is an urban infill mixed-use project in the Overlay Zoning District. Residents of the building have ***access to world class public transportation*** including access to I-90, buses and the Metra. Bicycle racks and storage are provided onsite, and ***all sidewalks will double as 8-foot wide bike paths. Four levels of parking include a total of 480 cars.*** Retail parking of ***81 spaces will be provided on grade near each retail space*** meeting village requirements. Parking and loading will be accessed from Arlington Heights Road, Algonquin Road and the new Access Road.

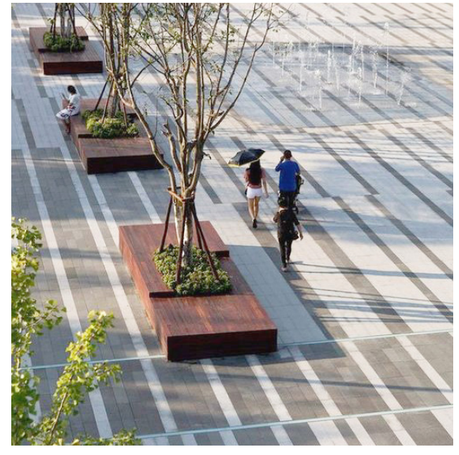














BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL NORTHEAST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL NORTHWEST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **STREET LEVEL SOUTHWEST CORNER**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

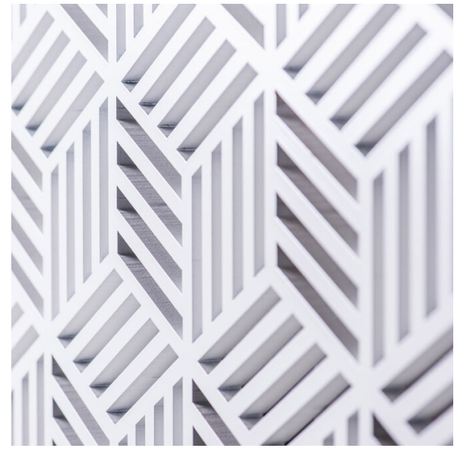
ZONING:

The developer is ***seeking a PD*** with the Village of Arlington Heights. Current zoning designation of this site is B-3, and is in the new Overlay District, which provides certain goals to be implemented in order ***to produce high-quality mixed-use development***. The Project consists of a 8-story, 330,000 FAR square foot building containing 300 for-rent apartments, inclusive of 30 on-site affordable units. There is a total of 480 parking spaces on levels one through three and approximately 25,000 square feet of ground floor retail with 81 spaces of ground level parking. The apartments will include studios, convertibles, one, two- and three-bedrooms units ranging from 550 SF to 1,300 SF.

PHASING:

This project is ***contemplated as Phase 1 of four phases*** on the entire 18-acre site. Phase 2 is the adaptive reuse of an existing office building formerly known as the Daily Herald newspaper building, into medical offices. Phases 3 and 4 will include new multifamily apartment projects similar in size and scope to Phase 1.

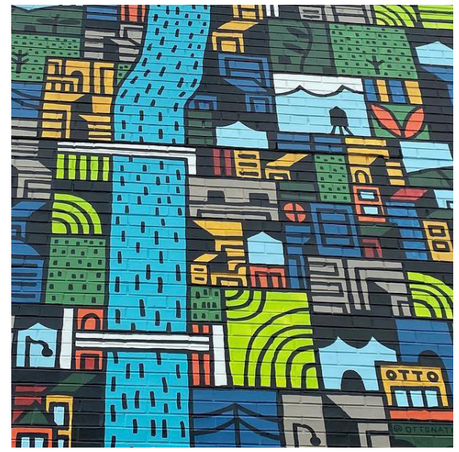














BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING NORTHWEST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING NORTHEAST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL VIEW LOOKING SOUTHEAST**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

DESIGN NARRATIVE

DEVELOPER:

A partnership between Bradford Allen and Moceri+Roszak will develop the project, called Bradford Allen Arlington Heights Development, LLC.

BRADFORD ALLEN:

Bradford Allen is a Chicago-based alternative asset manager specializing in commercial real estate and private placements with over $4 billion in assets under management. Founded in 2003 as a real estate brokerage firm, Bradford Allen has continued to grow and provides a full-suite of services such as real estate acquisitions, financing, asset management, development, leasing, and property management. Bradford Allen is providing 100% of the equity and contributing the site to the project.

MOCERI+ROSZAK:

Moceri+Roszak is a design/develop firm with a deep expertise in multi-family. Thomas Roszak is an architect/ developer and has a distinguished design, construction, and development portfolio with 34 years of experience specializing in multi-family real estate, with over 3,000 units and a development value in excess of $3 Billion. Recent design/develop projects include JeffJack Apartments at 601 W Jackson, Linea Apartments at 215 W Lake, 145 S Wells Boutique Offices, Parkline Residences at 60 E Randolph, and Fulbrix Apartments at 160 N Elizabeth in Fulton Market, a residential building currently under construction. Michael Moceri and Paul Baulier are both architect/developers with specialties in integrated building delivery. Thomas Roszak also built over 600 multi-family units in Evanston.

ARCHITECT:

The architect for the project will be Thomas Roszak Architecture (TRA). The company's developments in Chicago and Evanston have been cited for their beauty, ingenuity, and sensitivity to people and the environment. This architect-led process integrates design with construction, development, financing, marketing, and management of real estate. Their design is delineated with subtle, clean-line and warm contextualism, and best in class apartment offerings that lead the market in quality, design, service, and amenities. TRA will also provide interior design and landscape architecture services.

CONSTRUCTION:

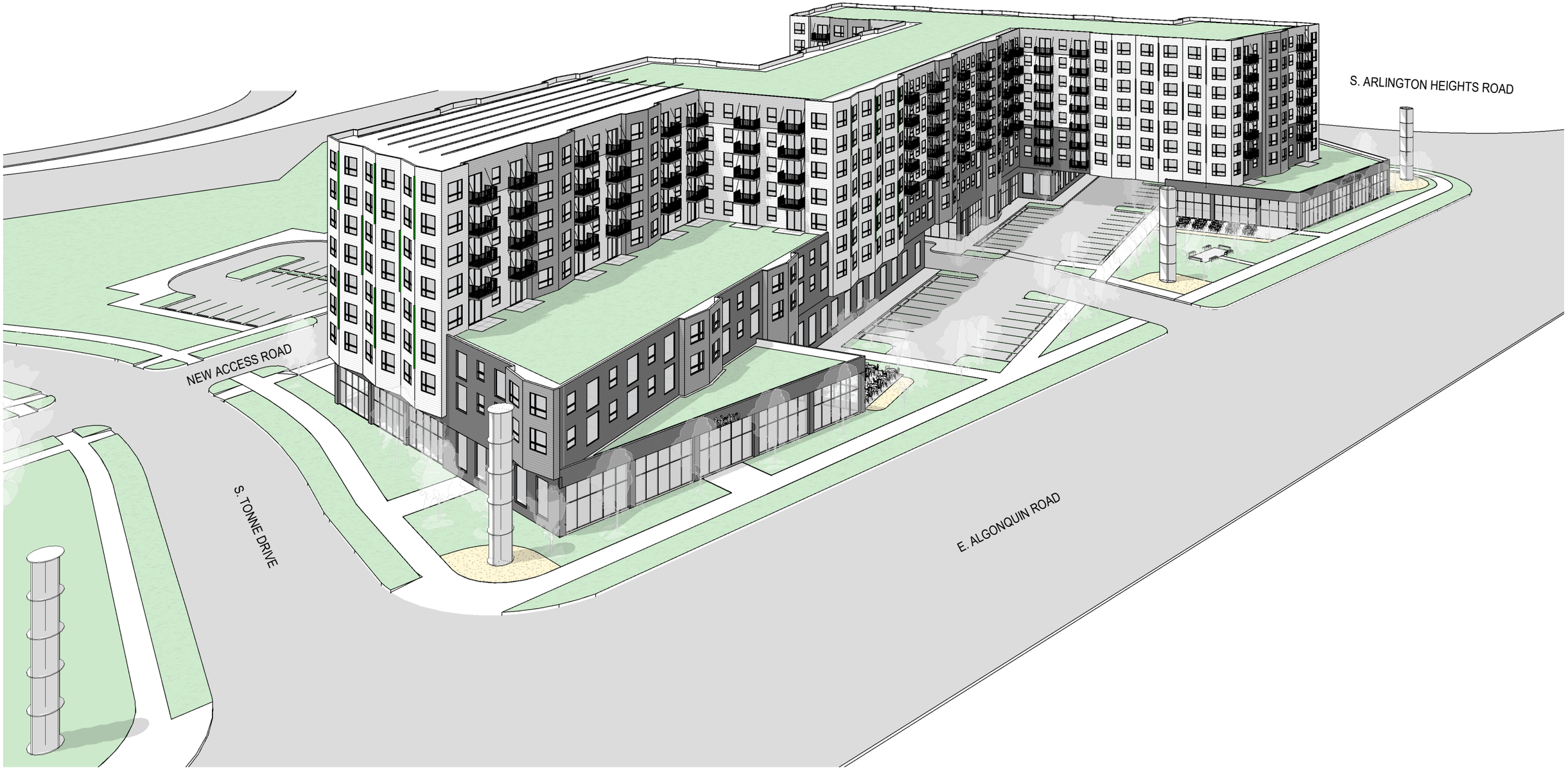
Clark Construction will be the general contractor on the project. Moceri+Roszak and Clark have worked together successfully on 5 previous projects of similar scope and quality. Construction will take approximately 16-18 months to complete.

LEASING & MANAGEMENT:

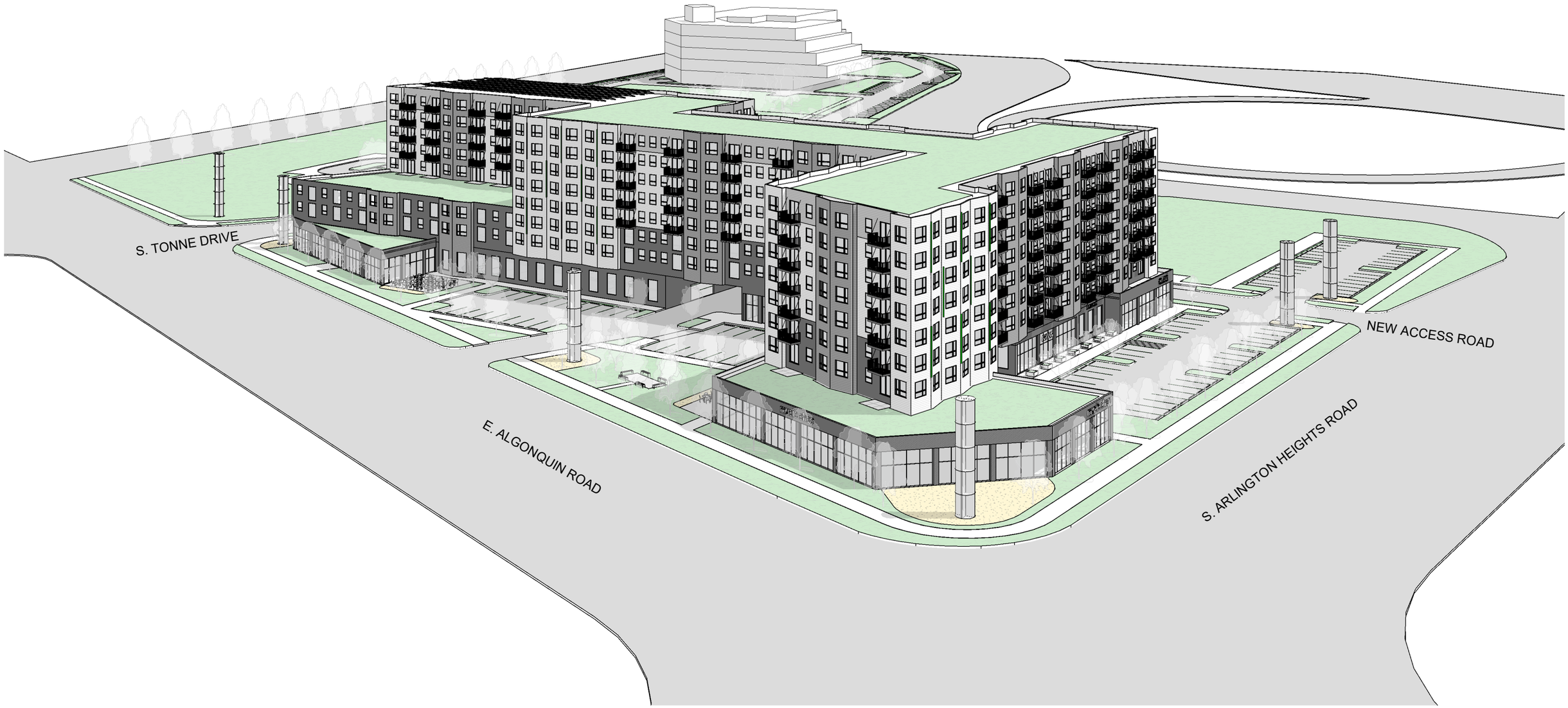
Lincoln Properties (a division of Cadillac Fairview) will be the property manager and leasing agent on the project. Moceri+Roszak and Lincoln have worked together successfully on 4 previous projects of similar scope and quality. It will take approximately 12-18 months to stabilize.

OTHER TEAM MEMBERS & CONSULTANTS:

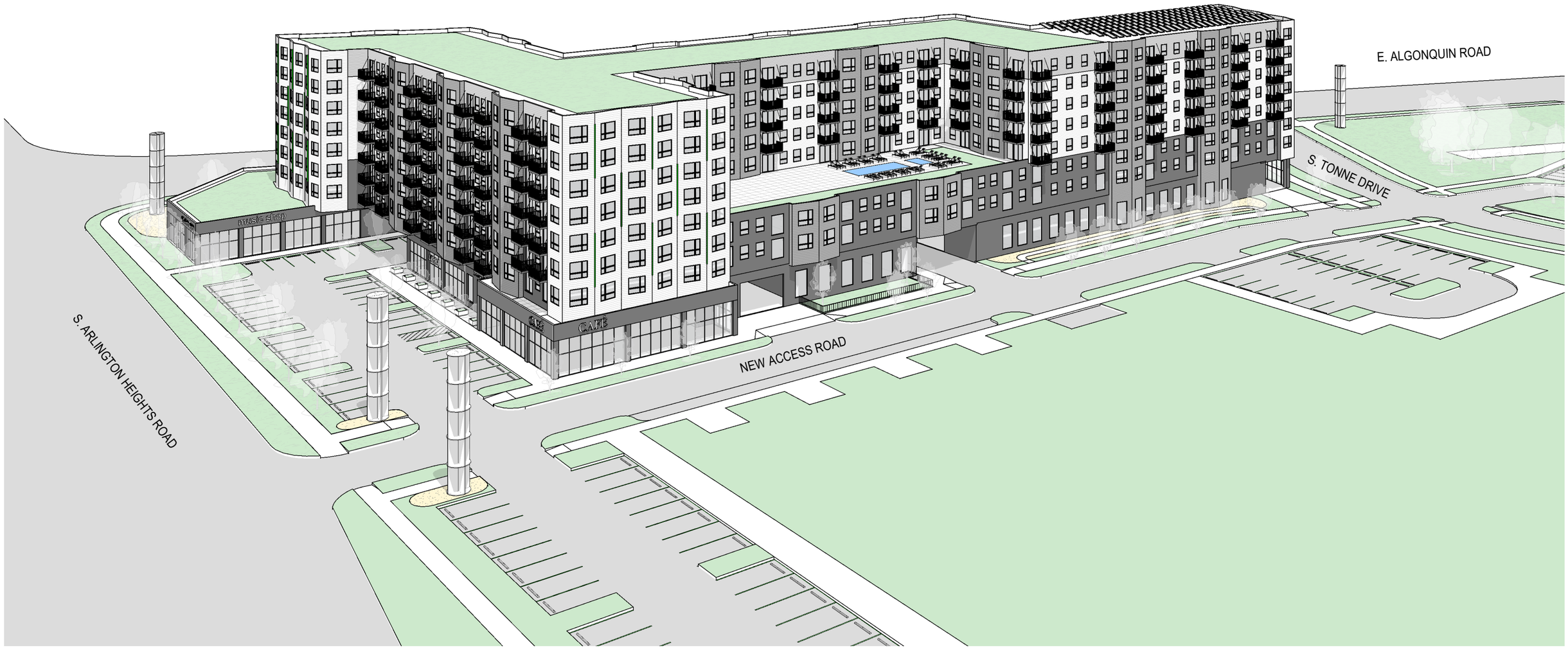
Integra Realty Resources Chicago will conduct the market study. ECS Midwest will provide the environmental report. KLOA will provide the traffic study and design. V3 Companies will provide surveying and civil engineering services. SteelGrass, an affiliated firm of Thomas Roszak, will be the construction manager overseeing Clark, the general contractor. TR Management + Consulting (TRMC), an affiliated firm of Thomas Roszak, will be the development manager. Thornton Tomasetti will be the structural engineer. Cosentini Associates will be the MEP design consultant. SB Friedman Development Advisors will provide consultancy on all tax increment financing (TIF) matters.



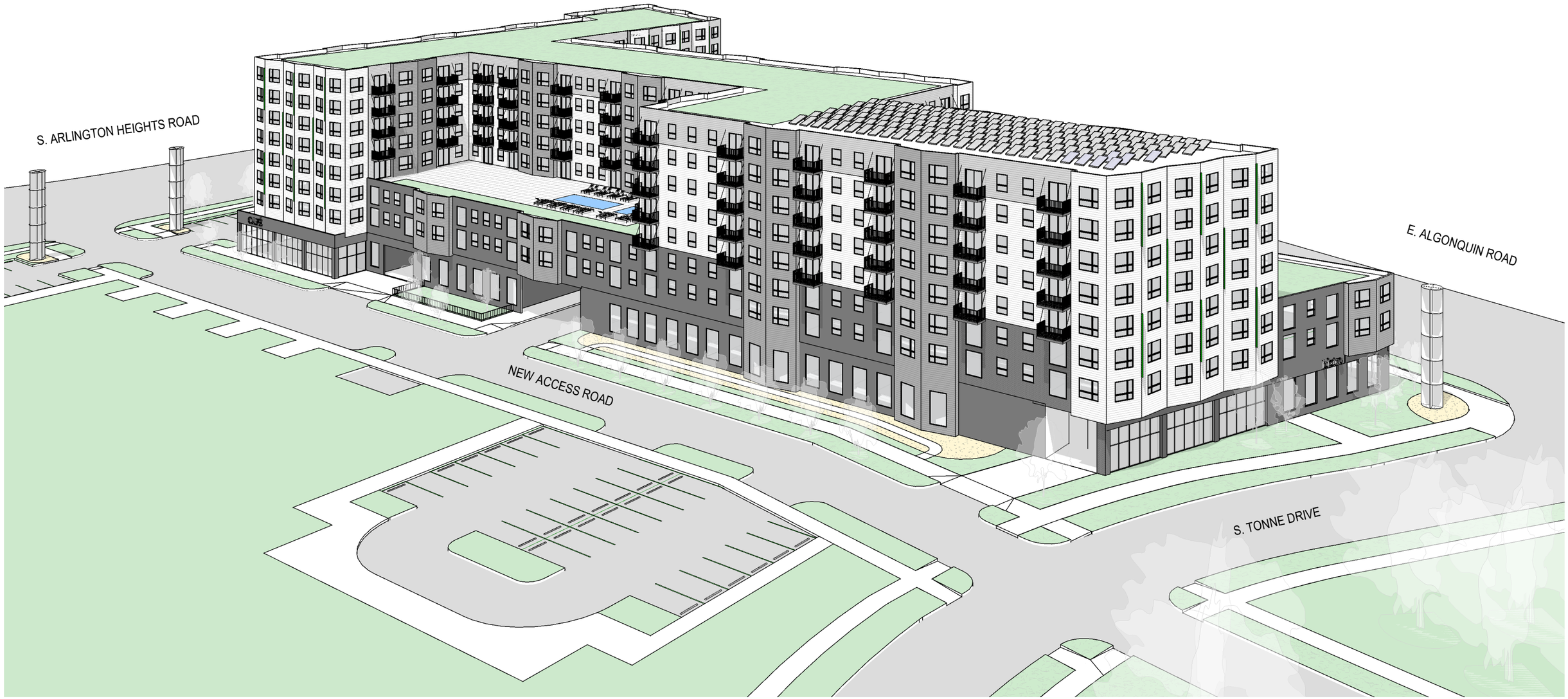
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING SW**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING SE**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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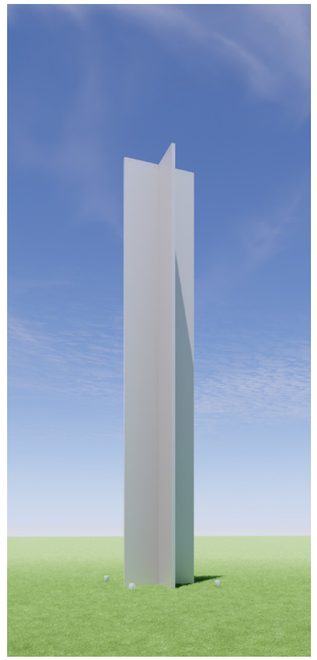
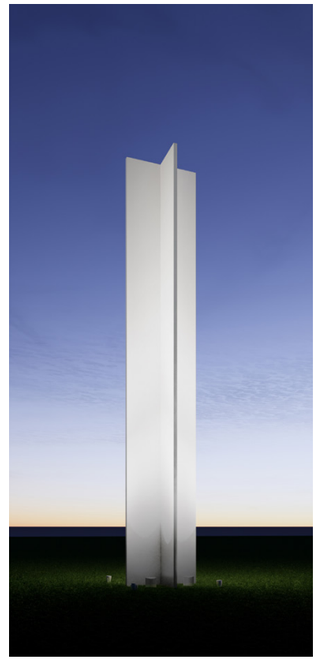
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2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



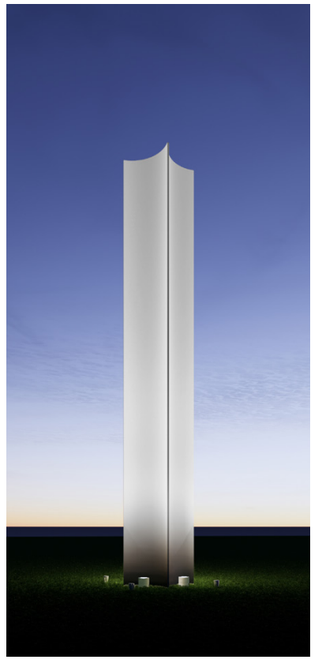
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2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



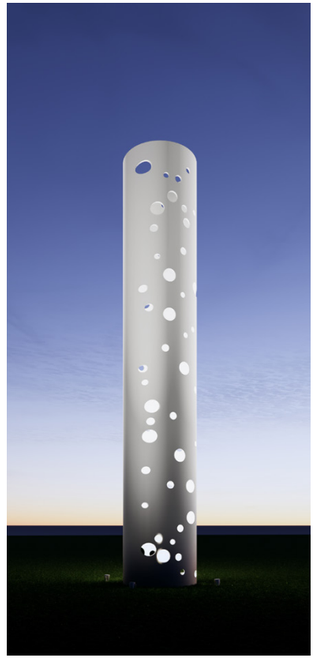

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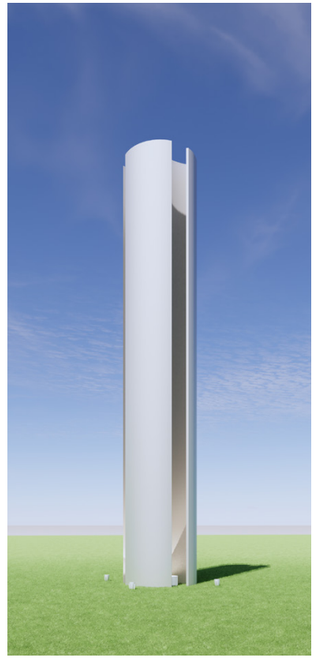
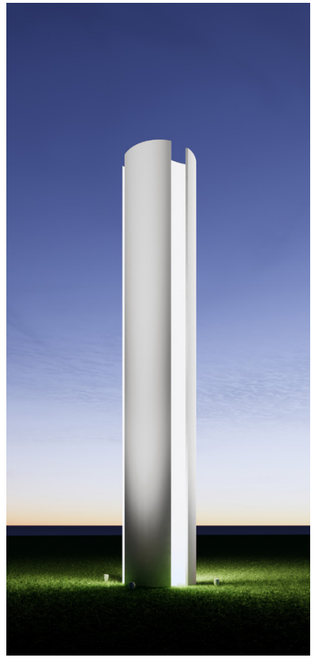
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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **OBELISK EXPLORATIONS - DAY & DUSK**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

Design Commission
10/24/2023

Item: DC#23-029 - Full Circle Communities-Grace Terrace - 1519-1625 S. Arlington Heights Rd. / Institutional

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for a new supportive housing development.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations received 10/10/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to add more architectural interest and quality to the design.

2. Consider a deeper roof overhang for a more pronounced roof line.

3. Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.

4. Confirm that the proposed exterior colors work well together. Review other brick color options, or consider changing the brick to stone for a warmer appearance.

5. Consider accentuating the box bays by extending them down to the ground.

6. The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.

7. The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.

8. Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.

9. Evaluate the appearance of the rooftop mechanical platform enclosure.

10. It is recommended to move the gas meter from the front wall of the building to the rear, but if it must remain, then adequate landscaping should be provided to screen the view of the equipment.

11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: October 18, 2023

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607
Meeting Date: October 24, 2023

Requested Action(s):
Approval of the proposed architectural design for a new supportive housing development.

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

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

Architectural Design:
The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design. Some specific suggestions are as follows:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.

Mechanical Equipment, Utility Equipment, and Trash Screening:
All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure.

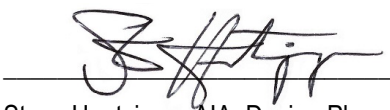
There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view.

Trash will be stored inside the building which is ideal for screening.

Signage:
There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however detailed signage plans have not been received for review. Separate permits are required for all exterior signage.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations received 10/10/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to add more architectural interest and quality to the design.
2. Consider a deeper roof overhang for a more pronounced roof line.
3. Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
4. Confirm that the proposed exterior colors work well together. Review other brick color options, or consider changing the brick to stone for a warmer appearance.
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8. Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.
9. Evaluate the appearance of the rooftop mechanical platform enclosure.
10. It is recommended to move the gas meter from the front wall of the building to the rear, but if it must remain, then adequate landscaping should be provided to screen the view of the equipment.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 18, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029



FULL CIRCLE communities

GRACE TERRACE

1519 ARLINGTON HEIGHTS RD.

LOCATION MAP

CORDOGAN CLARK







NORTH OF SITE

NORTH END OF SITE









SOUTH OF SITE

SOUTH END OF SITE









WEST OF SITE
(ACROSS ARLINGTON HTS. RD.

MIDDLE OF SITE









EAST OF SITE

FULL CIRCLE communities

GRACE TERRACE

1519 ARLINGTON HEIGHTS RD.

CONTEXT PHOTOS

CORDOGAN CLARK

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

1. TITLE SERVICES MIDWEST LLC FILE 213140 WITH AN EFFECTIVE DATE OF MAY 18, 2023, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.
2. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. SCHEDULE B, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND
4. SCHEDULE B, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. SCHEDULE B, ITEMS 4–10: NOT SURVEY RELATED.
6. SCHEDULE B, ITEM 11: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS.
7. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISION AND RESTRICTIONS CONTAINED IN AN EASEMENT GRANT FOR A STORMWATER PIPE, PIPELINE AND EQUIPMENT AS GRANTED IN SAID EASEMENT GRANT RECORDED APRIL 20, 1992 AS DOCUMENT 92295456. AS SHOWN HEREON.
8. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE PLAT OF EASEMENT GRANTING CROSS ACCESS, SANITARY SEWER AND PUBLIC SIDEWALK AS GRANTED ON THE PLAT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429027. AS SHOWN HEREON.
9. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE EASEMENT AGREEMENT GRANTING ACCESS, EMERGENCY ACCESS, PUBLIC UTILITY, SANITARY EASEMENTS AS GRANTED IN THE AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT 1632342089. AS SHOWN HEREON, SEE DOCUMENT FOR PROVISION PARTICULARS.
10. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ONSITE UTILITY & MAINTENANCE AGREEMENT FOR MAINTAINING THE INSTALLED PRIVATE WATERMAIN, STORM SEWERS, UTILITIES AS ITEMIZED BY VILLAGE CODE AND THE PRIVATE ROADS AND PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY AS DESCRIBED IN AGREEMENT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429026. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
11. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND ARLINGTON MEDICAL PARTNERS DEFINING REDEVELOPMENT OF THE CURRENT SITE, CONSTRUCTION COMMENCEMENT, FINANCING, MEETINGS, RESTRICTIONS AND ADDITIONAL COVENANTS, VILLAGE OBLIGATIONS, COVENANTS AND AGREEMENTS AND TIF ESCROW AMONG OTHER ITEMS AS CONTAINED IN THE ORDINANCE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
12. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FOLLOWING ORDINANCES:
    AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDING THE ZONING ORDINANCE AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 26, 1988 AS DOCUMENT 88084275. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT 0020478159. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE REPEALING ORDINANCE NUMBER 88–03, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT AND CERTAIN VARIATIONS, AS CONTAINED IN ORDINANCE RECORDED MARCH 10, 2006 AS DOCUMENT 0606934062. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R–1 TO OT AS CONTAINED IN ORDINANCE RECORDED MAY 18, 2007 AS DOCUMENT 0713822004. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429024. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 13–063 AND GRANTING A VARIANCE, GRANTING PRELIMINARY AND APPROVAL OF THE PUD AND A PRELIMINARY PLAT OF SUBDIVISION, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 21, 2017 AS DOCUMENT 1705213033. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS
13. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS:
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING ARLINGTON HEIGHTS ROAD STUDY AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 25, 1974 AS DOCUMENT 22858283. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE OFFICIAL THOROUGHFARE PLAN AS CONTAINED IN ORDINANCE RECORDED MARCH 21, 1984 AS DOCUMENT 27012786. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY AMENDING THE LAND USE DESIGNATION AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE 2018 SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 14, 2018 AS DOCUMENT 1825745016. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
14. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN NOTICES OF PROPOSED ANNEXATIONS AND ANNEXATIONS:
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836932. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836933. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836935. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836936. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836937. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837003. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837004. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE COMMISSIONERS OF HIGHWAYS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023277. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023278. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023279. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
15. SCHEDULE B, ITEMS 20–28: NOT SURVEY RELATED.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.
9. THE SURVEYED PROPERTY IS ARE VACANT PARCELS WITH NO POSTED ADDRESS. (TABLE A, ITEM 2).
10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)
11. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R–1 "ONE FAMILY DWELLING DISTRICT" AND O–T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)
12. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 675 FEET SOUTH OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND NOYES STREET. (TABLE A, ITEM 14)
13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

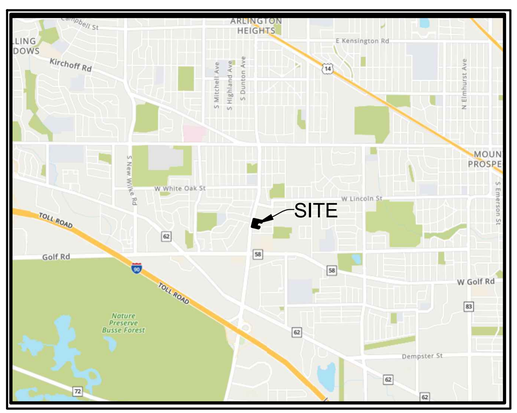
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR EMERGENCY ACCESS AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR INGRESS, EGRESS AND ACCESS FOR FIRE TRUCKS FROM ARLINGTON HEIGHTS ROAD IN THE EVENT OF AN EMERGENCY THROUGH THE "EMERGENCY ACCESS AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT D OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 165.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 20 MINUTES 05 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.00 FEET; THENCE NORTH 13 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.00 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR WATER MAIN AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR TAPPING ONTO, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING WATER MAINS ON, OVER, UNDER AND ACROSS "WATER MAIN EASEMENT AREA"AS DESCRIBED AND DEPICTED IN EXHIBIT E OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.50 FEET TO A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.50 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING



LOCATION MAP

NOT TO SCALE

CURRENT P.I.N.:

08–10–300–012
08–10–300–056
08–09–401–003
08–09–401–014
08–09–401–015
08–09–401–016
08–09–401–022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88–GEOID 18

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANC

ALTA/NSPS LAND TITLE SURVEY

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

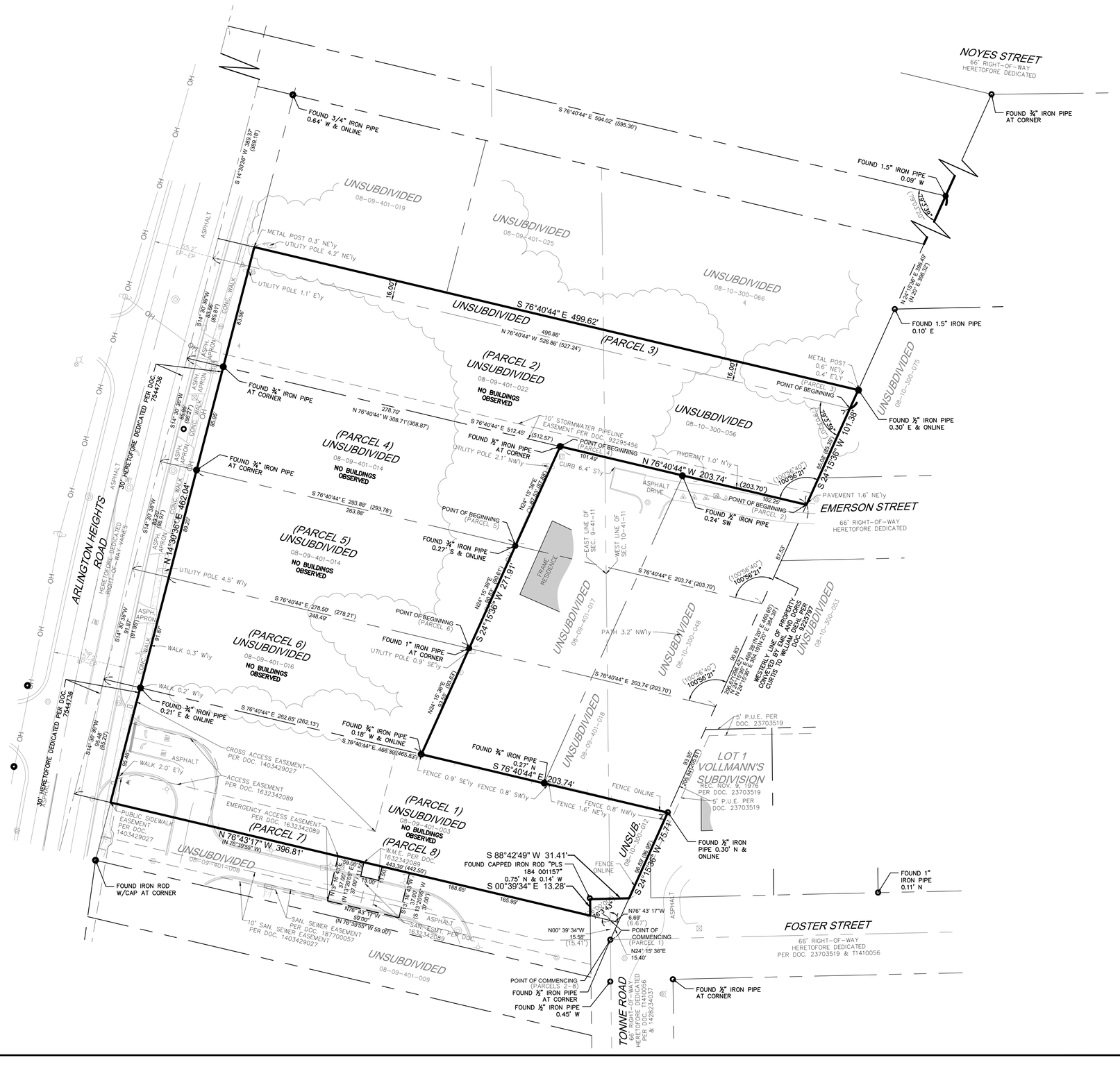
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

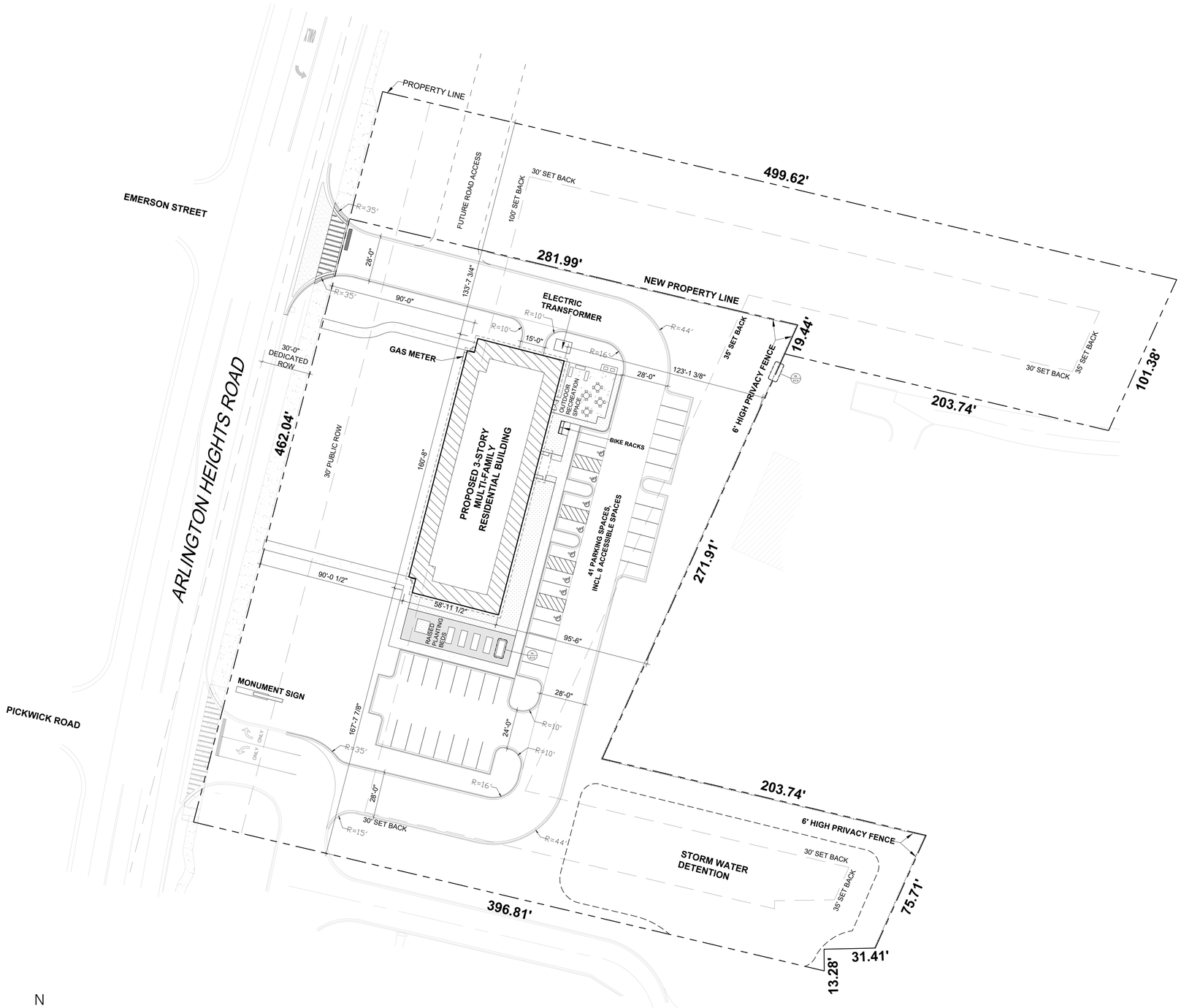
SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

- BOUNDARY LINE =
- R.O.W. LINE =
- EASEMENT LINE =
- PAVEMENT LINE =
- CURB & GUTTER =
- CONCRETE SIDEWALK =
- SANITARY LINE =
- STORM LINE =
- WATERMAIN LINE =
- FOUND IRON ROD OR PIPE =
- EX. SANITARY MANHOLE =
- EX. STORM MANHOLE =
- EX. INLET =
- EX. HYDRANT =
- EX. VALVE BOX =
- EX. GAS VALVE =
- EX. TELEPHONE HANDHOLE = TH
- EX. ELECTRIC HANDHOLE = EH
- EX. ELECTRIC TRANSFORMER = ET
- EX. ELECTRIC JUNCTION BOX = EJB
- EX. LIGHT POLE =
- EX. BOLLARD =
- EX. SIGN =
- EX. CONCRETE =
- EX. BUILDING =
- MEASURED INFORMATION = XXX.XX
- RECORD INFORMATION = (XXX.XX)
- EDGE OF PAVEMENT = EP
- PUBLIC UTILITY EASEMENT = P.U.E.


NOYES STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 3/4" IRON PIPE 0.64' W & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
S 76°40'44" E 594.02' (595.30')
FOUND 1.5" IRON PIPE 0.09' W
FOUND 1.5" IRON PIPE 0.10' E
FOUND 1/2" IRON PIPE 0.30' E & ONLINE
EMERSON STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 1/2" IRON PIPE 0.24' SW
PAVEMENT 1.6' NE'ly
ARLINGTON HEIGHTS ROAD
HERETOFORE DEDICATED
RIGHT-OF-WAY VARIES
20' HERETOFORE DEDICATED PER DOC. 7544736
30' HERETOFORE DEDICATED PER DOC. 7544736
UNSUBDIVIDED
08-09-401-019
UNSUBDIVIDED
08-09-401-025
UNSUBDIVIDED
08-10-300-066
UNSUBDIVIDED
08-10-300-075
UNSUBDIVIDED
08-10-300-056
UNSUBDIVIDED
08-09-401-017
UNSUBDIVIDED
08-10-300-048
UNSUBDIVIDED
08-10-300-053
UNSUBDIVIDED
08-09-401-018
UNSUBDIVIDED
08-10-300-012
UNSUBDIVIDED
08-09-401-009
(PARCEL 2)
UNSUBDIVIDED
08-09-401-022
NO BUILDINGS OBSERVED
(PARCEL 3)
(PARCEL 4)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 5)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 6)
UNSUBDIVIDED
08-09-401-016
NO BUILDINGS OBSERVED
(PARCEL 7)
(PARCEL 8)
W.I.E. PER DOC. 1632342089
(PARCEL 1)
UNSUBDIVIDED
08-09-401-003
NO BUILDINGS OBSERVED
S 76°40'44" E 499.62'
N 76°40'44" W 526.86' (527.24')
S 76°40'44" E 512.45' (512.57')
N 76°40'44" W 308.71'(308.87')
N 76°40'44" W 203.74'
(203.70')
S 24°15'36" W 101.38'
S 14°30'36" W 389.37' (389.16')
N 14°30'36" E 462.04'
S 76°40'44" E 293.88' (293.78')
S 76°40'44" E 278.50' (278.21')
S 76°40'44" E 262.65' (262.13')
S 76°40'44" E 466.39'(465.83')
S 24°15'36" W 271.91'
S 24°15'36" W 75.74'
N 76°43'17" W 396.81'
(N 76°39'55" W 397.00')
S 88°42'49" W 31.41'
FOUND CAPPED IRON ROD "PLS 184 001157"
0.75' N & 0.14' W
S 00°39'34" E 13.28'
N 00° 39' 34"W 15.58' (15.41')
N76° 43' 17"W 6.69' (6.67')
POINT OF BEGINNING (PARCEL 1)
POINT OF BEGINNING (PARCEL 2)
POINT OF BEGINNING (PARCEL 3)
POINT OF BEGINNING (PARCEL 5)
POINT OF BEGINNING (PARCEL 6)
POINT OF COMMENCING (PARCEL 1)
POINT OF COMMENCING (PARCELS 2-8)
FOUND 3/4" IRON PIPE 0.27' S & ONLINE
FOUND 1" IRON PIPE AT CORNER
UTILITY POLE 0.9' SE'ly
FOUND 3/4" IRON PIPE 0.18' W & ONLINE
FOUND 3/4" IRON PIPE 0.21' E & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE
FOUND 1/2" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE 0.45' W
FOUND 1/2" IRON PIPE 0.30' N & ONLINE
FOUND IRON ROD W/CAP AT CORNER
FOUND 1" IRON PIPE 0.11' N
FOUND 1/2" IRON PIPE AT CORNER
METAL POST 0.3' NE'ly
UTILITY POLE 4.2' NE'ly
UTILITY POLE 1.1' E'ly
METAL POST 0.6' NE'ly 0.4' E'ly
UTILITY POLE 2.1' NW'ly
HYDRANT 1.0' N'ly
CURB 6.4' S'ly
UTILITY POLE 4.5' W'ly
PATH 3.2' NW'ly
WALK 0.3' W'ly
WALK 0.2' W'ly
WALK 2.0' E'ly
FENCE 0.9' SE'ly
FENCE 0.8' SW'ly
FENCE 1.6' NE'ly
FENCE 0.8' NW'ly
FENCE ONLINE
FRAME RESIDENCE
ASPHALT DRIVE
ASPHALT
CONC. WALK
ASPH. APRON
EP-EP
OH
10' STORMWATER PIPELINE EASEMENT PER DOC. 92395456
CROSS ACCESS EASEMENT PER DOC. 1403429027
ACCESS EASEMENT PER DOC. 1632342089
EMERGENCY ACCESS EASEMENT PER DOC. 1632342089
PUBLIC SIDEWALK EASEMENT PER DOC. 1403429027
10' SAN. SEWER EASEMENT PER DOC. 1870000057
10' SAN. SEWER EASEMENT PER DOC. 1403429027
SAN. ESMT. PER DOC. 1632342089
5' P.U.E. PER DOC. 23703519
LOT 1 VOLLMANN'S SUBDIVISION
REC. NOV. 9, 1976
PER DOC. 23703519
5' P.U.E. PER DOC. 23703519
FOSTER STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. 23703519 & T1410056
TONNE ROAD
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. T1410056 & 1428234037
EAST LINE OF SEC. 9-41-11
WEST LINE OF SEC. 10-41-11
WESTERLY LINE OF PROPERTY CONVEYED BY EMIL AND IRMA DEAL PER DOC. 2329787 CURTS TO MILIANI DEAL PER DOC. 2329787
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
N24°15'36"E 396.48' (N 24° 15' E 396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 271.91' (271.91')
N24°15'36"E 396.48' (396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 15.40'

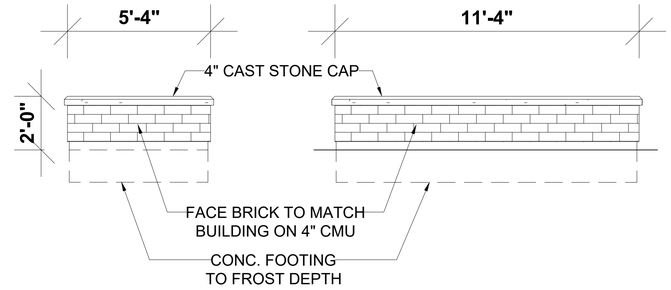


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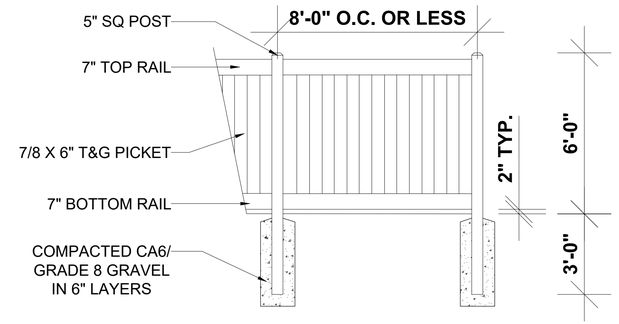
1 SITE PLAN
1/32" = 1'-0"

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

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

PROJECT DATA:		
SITE AREA	: 2.61 ACRES/ 113,955 SF	
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF	
BUILDING FOOTPRINT	: 9,402 SF	
BUILDING COVERAGE	: 8.2%	
BUILDING AREA	: 28,032 SF	
FAR	: 24.49%	
NUMBER OF UNITS	: 25	
SITE AREA/UNIT	: 4,558 SF	
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS	
FLOOR 2&3	: (8)-1BR/FLR (2)-2BR/FLR	= (16)-1BR = (4)-2BR = 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES		

CORDOGAN CLARK
Chicago
711 North Wells Street, Chicago, IL 60654
tel 312.943.3500 Fax 312.464.4771
Aurora
60 East Downer Avenue, Aurora, IL 60506
tel 630.896.4678 Fax 630.896.4987

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.13.2023

REVISIONS:

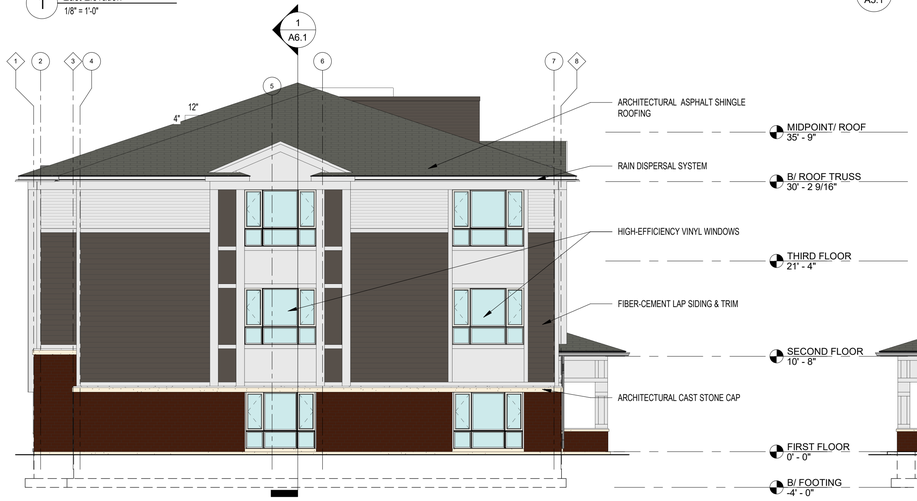
CD SET - NOT FOR CONSTRUCTION

A1.0

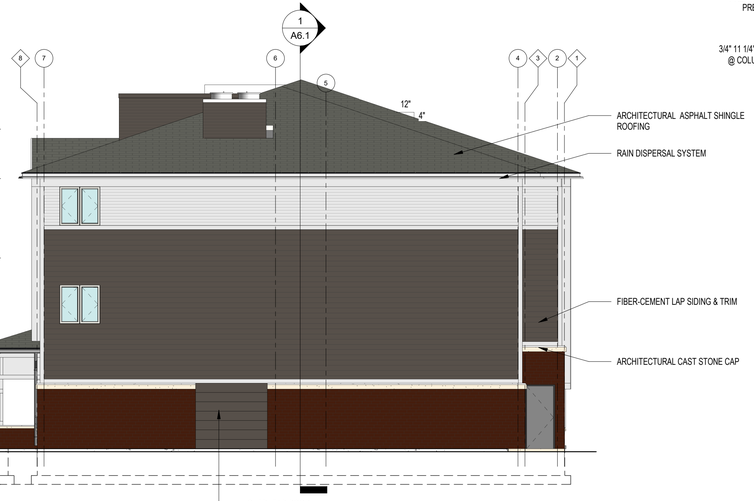
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1 East Elevation
1/8" = 1'-0"



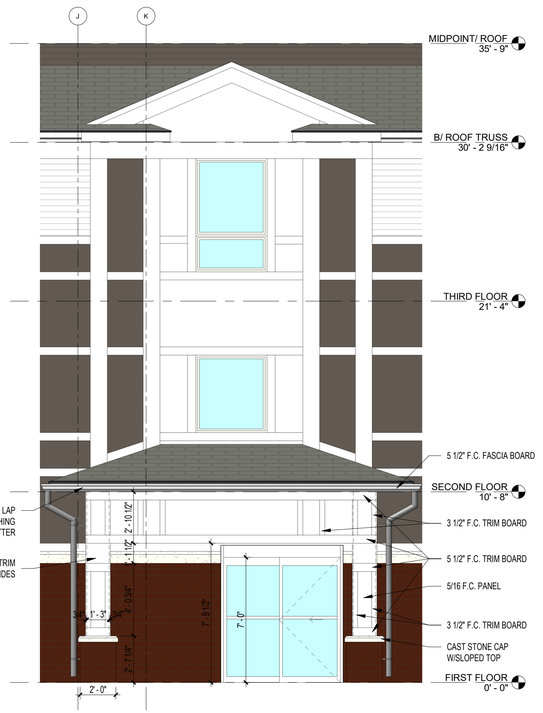
2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



5 Elarged Porch Elevation
1/4" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- FC TRIM - ARCTIC WHITE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - ARCTIC WHITE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - DARK RED

SYMBOL LEGEND

- SIM 1 / A101 — **DETAIL REFERENCE/ ENLARGED ELEVATION**
  DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **WALL SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — **BUILDING COLUMN GRID LINE**
- 0 — **BUILDING PERIMETER COLUMN GRID LINE**

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

10/18/2023 5:43:33 PM
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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410

DATE 10.17.2023

REVISIONS:

BID SET

A5.1

2 NORTH WEST VIEW

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1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 10.18.2023

REVISIONS:

A7.1

1 EAST VIEW

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1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 10.18. 2023

REVISIONS:

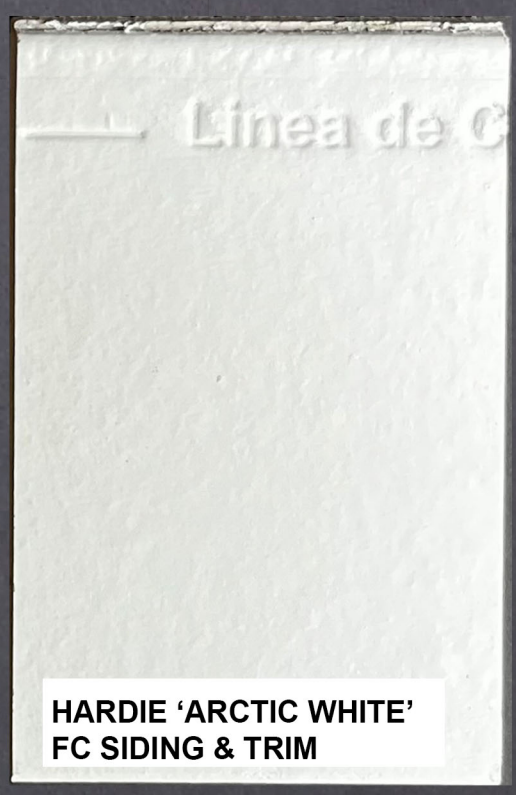
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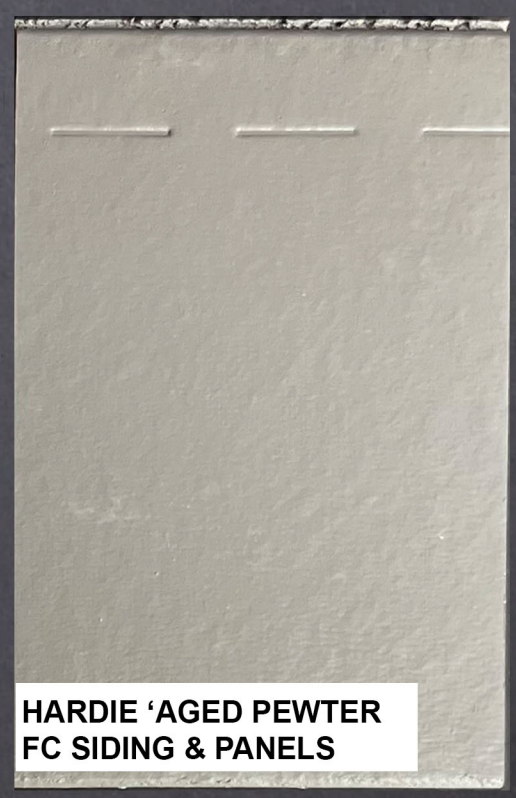
GAF TIMBERLINE
AMERICAN HARVEST
'APPALACHIAN SKY' ROOF
SHINGLES



ROCKCAST 'BUFFSTONE'
CAST STONE TRUM



HARDIE 'ARCTIC WHITE'
FC SIDING & TRIM



HARDIE 'AGED PEWTER
FC SIDING & PANELS

ENDICOTT CLAY PRODUCTS

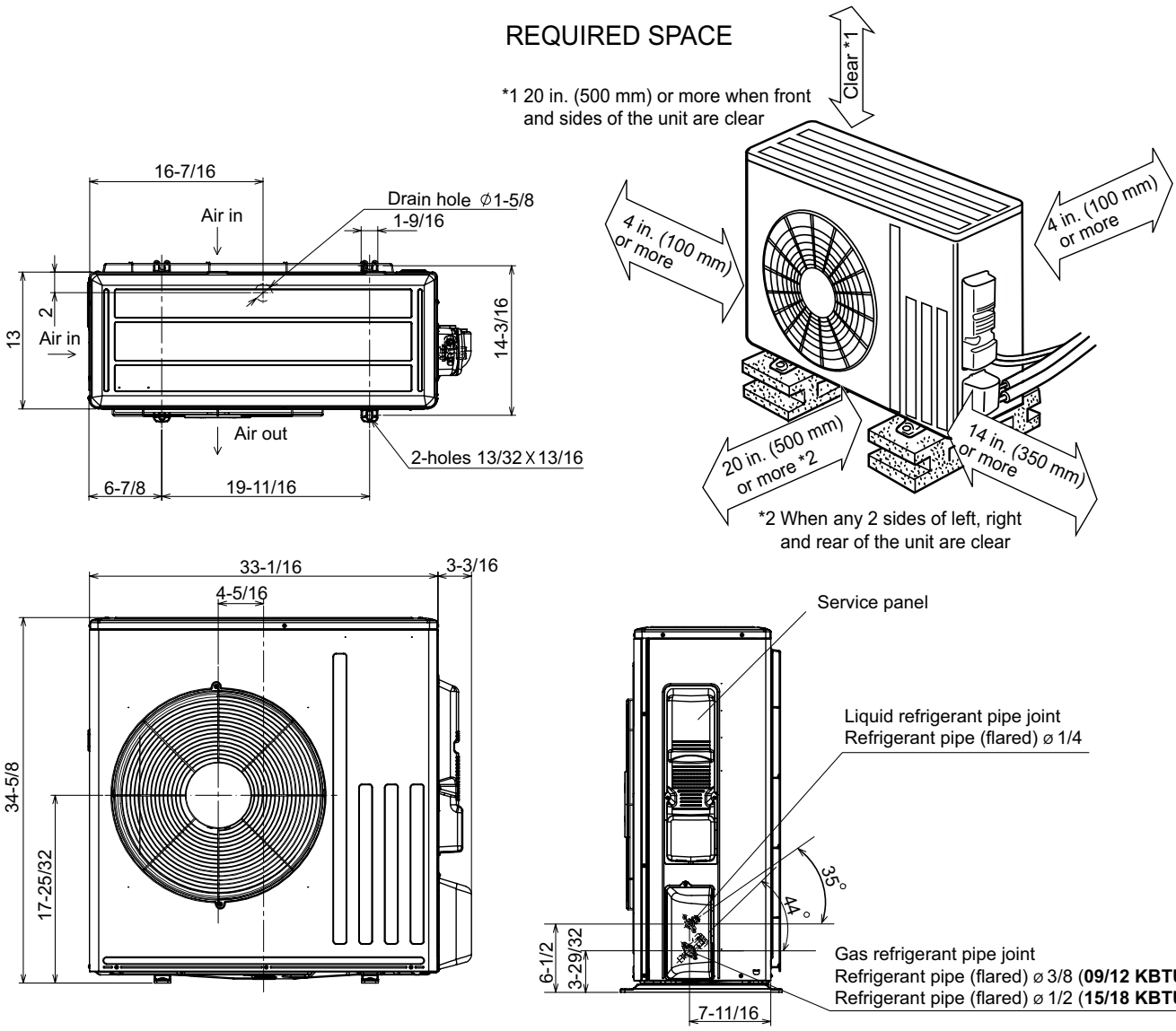


BURGUNDY BLEND
VELOUR MODULAR

OUTDOOR UNIT DIMENSIONS: NTXSKH18A112AA

CONDENSING UNITS (27)

Unit: inch



Specifications are subject to change without notice.

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MAKE-UP AIR UNIT (1)

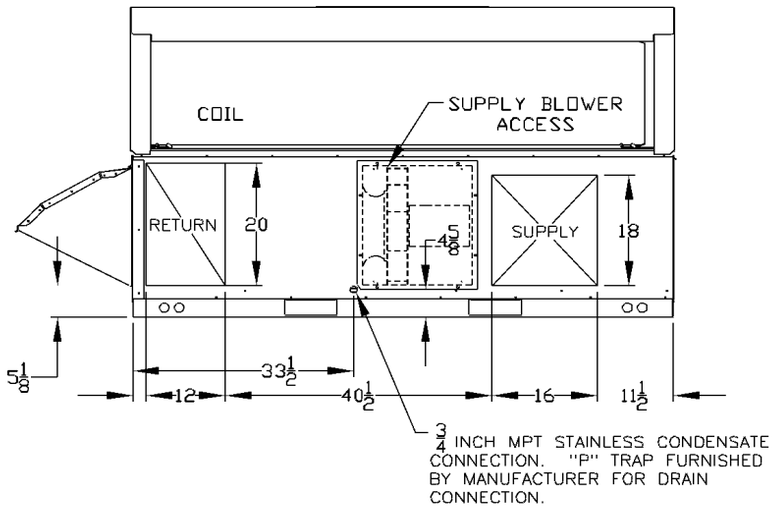
RQ CABINET
STANDARD HORIZONTAL ~ 1–6 TON

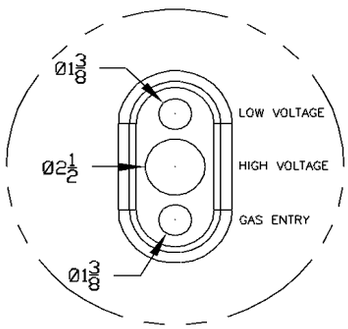
CLEARANCES

LOCATION	◦ UNIT SIZE ◦ 1 - 6 TON
OUTSIDE AIR (BACK)	36*
HXC (FRONT)	36
LEFT SIDE	24
RIGHT SIDE	48
TOP	UNOBSTRUCTED

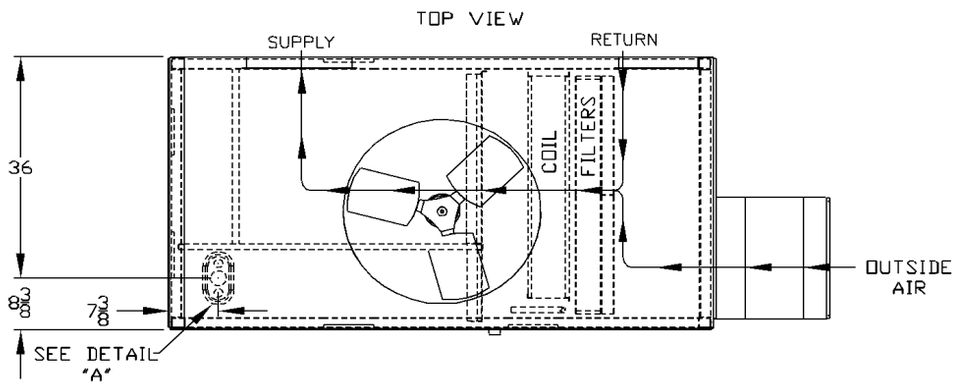


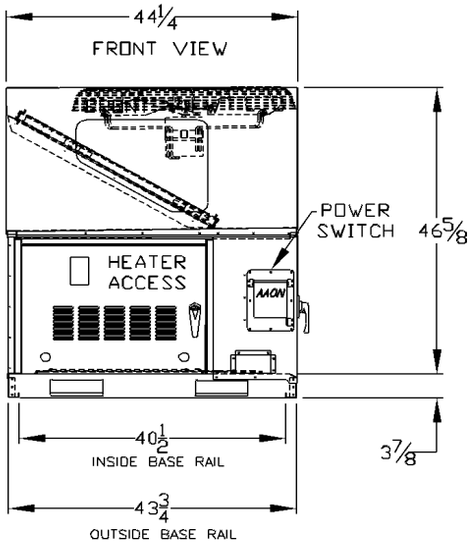
LEFT SIDE VIEW

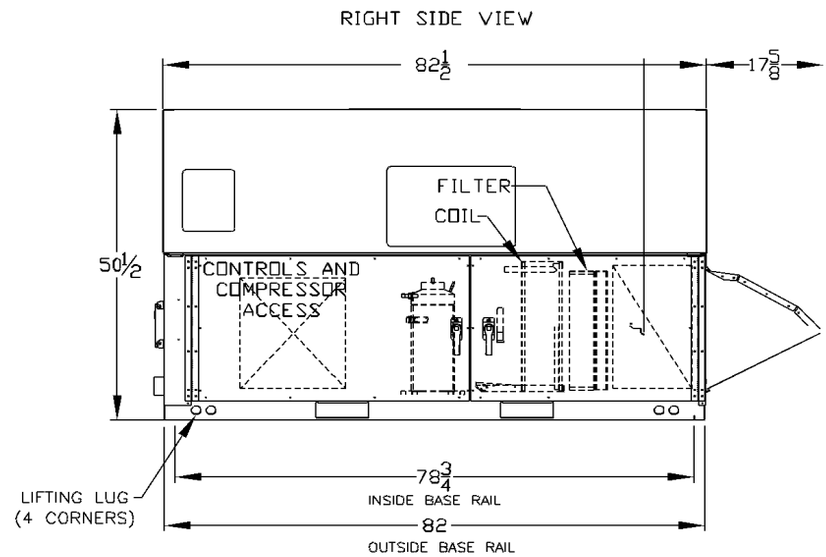




DETAIL A







RQ–00013 REV:D 04/13/16 AAS

NOTE: ALL DIMENSIONS ARE IN INCHES