Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 22, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/8/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#23-036 - 227 S. Mitchell Ave. - SF/Teardown

B. DC#22-099 - 116-120 W. Eastman St. / Multi-Family Re-Review

C. Arlington Heights Gateway - SE Corner of Algonquin Rd & Arlington Heights Rd. / Mixed -Use Preliminary Review

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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

Design Commission
8/22/2023

Item: Minutes - 8/8/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 8/8/23	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 8, 2023

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt John Fitzgerald Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	John Anstadt, JMB Architects for *624 N. Haddow Ave.* Katie Zittergruen, Owner of *624 N. Haddow Ave.* Ryan Schulz, AH School District 25 for *Patton School Gym* Don Hansen, STR Partners LLC for *Patton School Gym* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JULY 11, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 11, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-030 – 624 N. Haddow Ave.

John Anstadt, representing *JMB Architects,* and Katie Zittergruen, the homeowner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story house and two-car detached garage to build a new a new two-story residence with an attached three-car garage. This project requires review by the Zoning Board of Appeals for a zoning variation to allow a 32.3 foot front setback where 35.7 feet is required. The plans do comply with all other R-3 zoning requirements.

Overall, the proposed design is very nicely done with varying roof lines, quality materials, and a nicely coordinated color palette. The home is large, but the one-and-a-half-story massing helps to bring down the scale, and the massing steps down towards the single-story house to the north. The recessed and side load garage is a nice arrangement to keep the focus of the design on the main body of the home. There are other large homes on this block, and the proposed design will fit in well in this location. Staff feels the scale of the new home in this location will fit in very well and recommends approval as submitted.

Mr. Anstadt introduced the homeowner. Ms. Zittergruen said she wanted to be part of the meeting tonight because they are very excited about the new home. She grew up in Arlington Heights and moved back after living in the City and is extremely excited about the design and everything about this lot. She hopes everyone likes the design and it is approved.

Mr. Anstadt said there have been some revisions made to the original rendering, specifically that the main portion of the roof was brought down in the center to comply with the required building height. He acknowledged that the new home is large, but pointed out that both the north and the south sides of the home were lowered to be more compatible with the homes on either side of it. The materials are traditional and the colors are intentionally subdued so the architecture can speak for itself, with landscaping being a big part as well. The main entry will have a metal roof, and the remaining roof will be asphalt shingle. Their goal is to add a pool in the backyard, which is why a zoning variation is needed to bring the home forward about 3-1/2 feet. He welcomed any comments or questions.

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

The commissioners summarized their comments. Commissioner Fitzgerald said the home is beautifully designed; he liked the colors, the architecture, and he was okay with the size of the home on this lot because there are other large homes on this block. His comments include the placement of the light fixtures on only one column on each side of the front porch, which he has never seen before; the expansive driveway, which could be softened with landscaping if the petitioner chooses; and a suggestion to add a window on the north side in the garage, which appears like a very large blank wall that will be the entrance to the back yard for guests.

Commissioner Eckhardt said it is a great home and he loved the rendering that gives a good flavor of what the home will look like. He commented that 4 light fixtures on the front columns would be too much, although the placement of the 2 fixtures shown is an interesting detail. He had no issues with the new home and said it was fantastic with details on all four sides.

Commissioner Seyer appreciated the renderings that help to illustrate the new home and the quality of the materials. He liked the design and had no issues with the front columns, and he appreciated that the massing was broken up so the home does not feel so large. He was in favor of the design as proposed.

Chair Kubow agreed with the comments from the other commissioners. This is a beautiful home, and although it is a little large, the way it is designed helps break down the massing all the way around the home. He asked if the revision that lowered the main roof height to meet code was represented in the drawings and Mr. Anstadt said that it is. Mr. Hautzinger explained the revision to the main roof for further clarification.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *624 N. HADDOW AVENUE*, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 7/6/23, SITE PLAN RECEIVED 7/18/23, 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 RECOMMENDATION TO ADD A WINDOW ON THE NORTH ELEVATION AS APPROPRIATE, TO BE REVIEWED BY STAFF.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.

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

DRAFT

ITEM 2. COMMERCIAL REVIEW

DC#23-033 – Patton School Gym Addition – 1616 N. Patton Ave.

Don Hansen, representing *STR Partners,* and Ryan Schulz, representing *Arlington Heights School District 25*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a 4,350 square foot addition to the existing gymnasium. This project requires Plan Commission review and Village Board approval for an Amendment to a Special Use Permit to allow a building addition for a school in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

In February of 2023, the Design Commission reviewed and recommended approval of a three classroom and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

The proposed gymnasium addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

There will be a new rooftop mechanical unit on the new addition. However, since the addition and rooftop unit are setback from the street, the sight line will be cut off from view.

Staff is recommending approval of the gymnasium addition as submitted.

Mr. Schulz said this gym expansion is to give the school more curriculum space for PE classes at the school, this is not enrollment driven. Adding another bay to the gymnasium will allow two sections of PE to be run at the same time. They are proposing to extend the existing architectural feel of the entire building with the addition to include a limestone cap, clerestory windows, brick, and provide a secondary entrance into the building that will also allow the community to use the space as well. He welcomed any questions.

Chair Kubow asked if there was any public comments on this project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Seyer said the addition looks nice and he appreciates the extra design details. He is in favor of the design. He also said that it appears that the existing rooftop unit is not really visible from the other main entry, which he is okay with.

Commissioner Eckhardt said he had difficulty finding the proposed addition on the drawings because it is so well designed and fits in well with the original building. He is sensitive to the rooftop equipment and the screening requirements, so if this equipment is anywhere close to being visible, he would suggest painting it a color rather than adding screening in front of it. He had no further comments.

Commissioner Fitzgerald said this is a great design. Chair Kubow agreed and said there is an obvious need for the gym addition and it is great to see the space increased for the students and for the community.

DRAFT

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A GYMNASIUM ADDITION TO *PATTON ELEMENTARY SCHOOL* LOCATED AT 1616 N. PATTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/20/23, 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. 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.

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

DRAFT

ITEM 3. OTHER BUSINESS

2023 DC Budget

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED DESIGN COMMISSION BUDGET FOR YEAR 2024.

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

2023 Alan F. Bombick Award – Discussion of Nominations

Mr. Hautzinger presented the projects being considered for the award this year, which include completed and constructed single-family and commercial projects. The commissioners reviewed the nominations and agreed on a winner for the single-family project (801 N. Forest), and a winner for the commercial project (Consumers Credit Union).

Public Comment

There was no input from members of the audience.

Other Business

Commissioner Eckhardt asked Staff to verify the colors that were submitted and approved for the multi-family building under construction on the east side of Rand Road near Stonebridge Apartments. What is currently being built includes bright white panels and neon blue panels, which he did not remember being as intense as they now appear. Mr. Hautzinger said approval of the materials for this project was based on the petitioner coming up with a panel color that matched the rendering submitted, which the commissioners were in support of. He said that he met with the architect after the Design Commission approval to review the different fiber cement blue color samples, and the color being used is spot on to the blue color in the rendering.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 7:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
8/22/2023

Item: DC#23-036 - 227 S. Mitchell Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed design for a new (teardown) single-family residence to be located at 227 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 7/28/23, and the following:

1. Consider a revised design with a one-and-a-half-story massing and a detached garage.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Ericksen Residence
Project Address:	227 S. Mitchell Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	August 16, 2023

PETITION INFORMATION:

DC Number:	23-036
Petitioner Name:	Thomas Budzik
Petitioner Address:	Thomas Architects 2800 S River Rd #305 Des Plaines, IL 60018
Meeting Date:	August 22, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to build a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,033 square feet and the proposed residence will have 2,918 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 23.5 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 23.7 feet Side: 5.2 feet Side: 5.2 feet Rear: 63.6 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	3,164 SF	2,918 SF
Building Lot Coverage	2,461 SF	1,987 SF
Impervious Surface Coverage Total	3,516 SF	2,758 SF

The subject property is on a block that is comprised of predominantly one-and-a-half-story, historic bungalow and cape cod style homes with detached garages. Although, there is one historic two-story home across the street from the subject property as well as one newer two-story home at the north end of the block.

The proposed house is nicely designed in a traditional style, however the scale of the house and attached garage do not fit with the surrounding context. A more appropriate design in this location would be a new one-and-a-half-story bungalow or cape cod style house with a detached garage.

RECOMMENDATION:

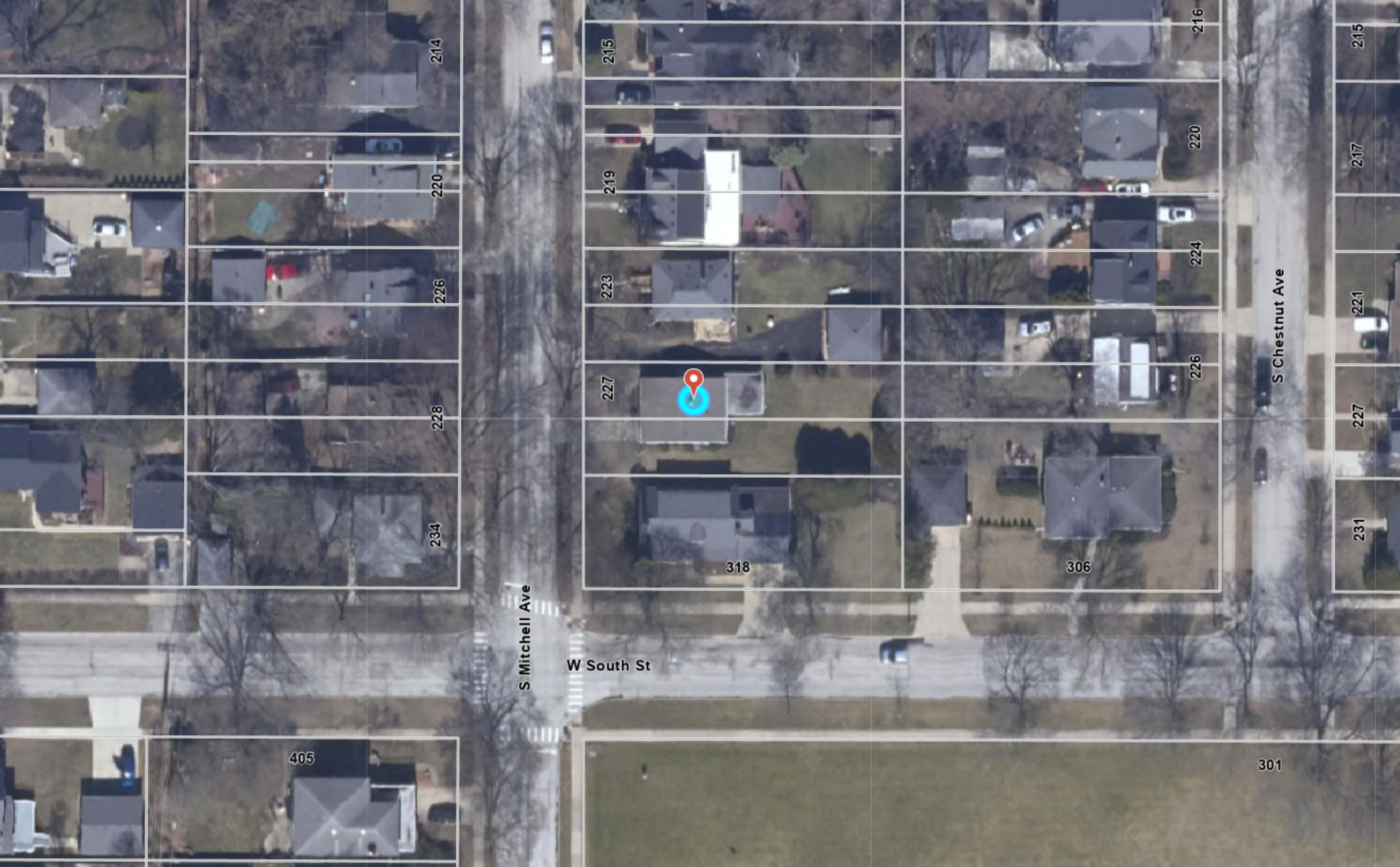
It is recommended that the Design Commission **evaluate** the proposed design for a new (teardown) single-family residence to be located at 227 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 7/28/23, and the following:

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

August 16, 2023

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-036


214
220
226
228
234
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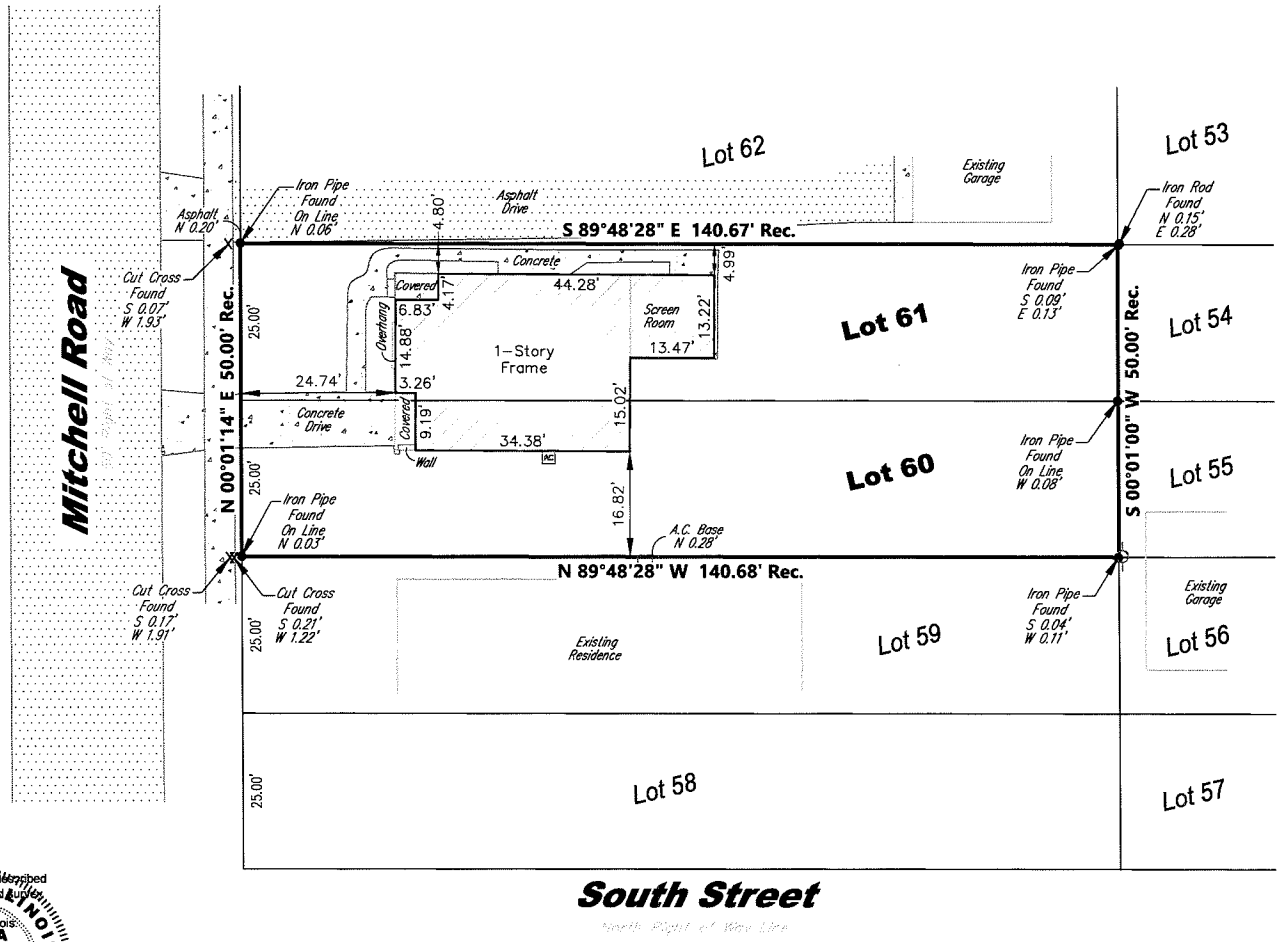
226
S Chestnut Ave
217
221
227
231
S Mitchell Ave
W South St
318
306
405
301

PLAT OF SURVEY

LOTS 60 AND 61 IN CAROLINE FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE PAST HALF OF THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL FERIDIAN (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID HORTH EAST QUARTER OF SECTION 31) IN COOK COUNTY, ILLINOS.

N

Scale: 1" = 20'



Legend:

- O-Set 1/2" Iron Pipe
- ●-Found Iron Pipe
- X-Found Cross
- —O— -Utility Pole
- AC -Air Conditioner

Surveyor Notes:

1. Field Work Completed on 1-3-2023
2. Prepared for Ted Gross Law, for real estate transaction.
3. Site Address: 227 S. Mitchell Road, Arlington Heights, IL 60005
4. Pin No.: 03-31-212-012, 03-31-212-013
5. The easements shown hereon are provided from the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
9. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
10. All building dimensions and ties are to the current siding material and not to the foundation.
11. Bearings are assumed.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 13th day of January, A.D. 2023 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-24

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drafted By : ER	Field Work : KJ
Drawing Revisions	Date
REVISION	
Field Work Completed:	1-3-2023
Scale: 1" = 20'	Date: 1-13-2023

Site Address:
227 S. Mitchell Road
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS221706

Sheet Name
PLAT OF SURVEY

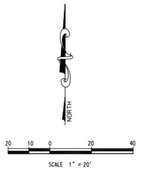
Sheet Number
SURVEY

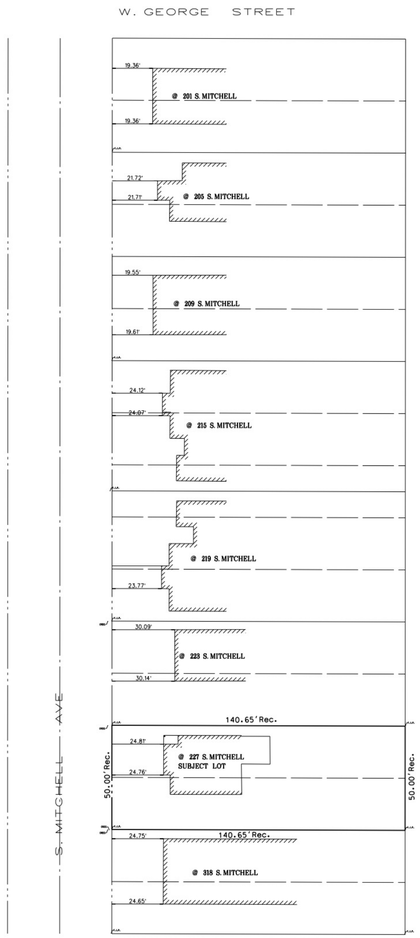
FRONT SETBACK OF EXISTING BUILDINGS

LEGAL DESCRIPTION OF SUBJECT LOT

LOT 60 AND 61 IN CAROLINE FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH NORTH 30.1 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTHEAST 1/4 OF SECTION 31), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 227 S. MITCHELLE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005
P.I.N.: 03-31-212-012-0000 03-31-212-013-0000





NOTE:
PROPERTY LINES SHOWN HEREON ARE BASED ON "PLAT OF SURVEY" DONE BY: ZBIGNIEW DOMZYCH SERVICES. TEL. (872) 210-9473 ziggylandsurveyor@gmail.com DATED: JULY 19, 2023

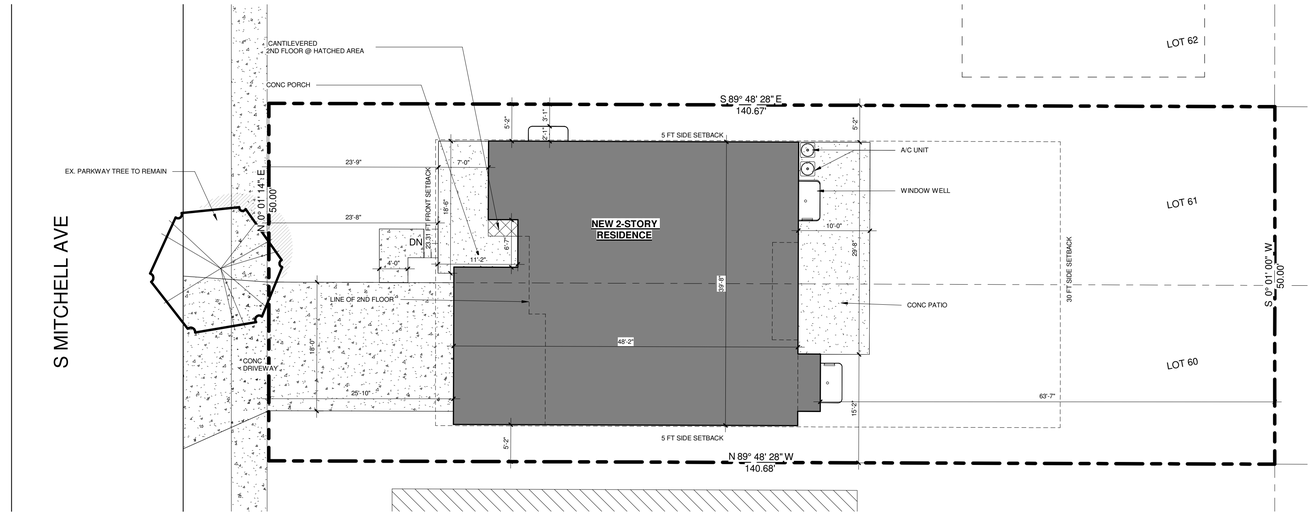
REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

PREPARED FOR:
NEW RESIDENCE AT
227 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005

ORDERED BY: Mark Ericksen (Owner) (312) 515-5892

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-8758 E-mail: markm@doublemcivil.com
14048 W. PETRONELLA DRIVE | Suite #102, LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	BY	REVISION	DATE 07-19-2023	SCALE 1" = 20'	PROJECT NO. 79125	DRAWING NUMBER
			DESIGNED STAFF	APPROVED JMK	FILE NO. 1-1-1	1 OF 1



1 SITE PLAN
1" = 10'-0"

PROJECT DATA

PROJECT LOCATION:	227 S MITCHELL AVE, ARLINGTON HEIGHTS, IL 60005
ZONING DISTRICT:	R-3
LOT AREA:	7,033 SF
PIN:	03312120120000
MAX LOT COVERAGE:	3,516 SF (0.5)
PROPOSED LOT COVERAGE	
BUIDING FOOTPRINT:	1,830 SF
FRONT PORCH:	153 SF
DRIVEWAY / WALK:	505 SF
PATIO:	280 SF
TOTAL PROP. COVERAGE:	2,768 SF
FRONT YARD COVERAGE:	461 SF
MAX BLDG COVERAGE:	2,461 SF (0.35)
BUIDING FOOTPRINT:	1,830 SF
MAX BUILDING SIZE:	3,164 SF (0.45)
ACTUAL BUILDING SIZE:	
1ST FLOOR:	1,336 SF
2ND FLOOR:	1,488 SF
GARAGE (OVER 400 SF):	94 SF
TOTAL BUILDING SIZE:	3,164 SF
MAX BUILDING HEIGHT:	25 FEET
PROP. BUILDING HEIGHT:	23 FEET

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

LICENSED ARCHITECT — STATE OF ILLINOIS

NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION	07/20/2023

Project Name and Address

ERICKSEN PROPERTIES
NEW SPEC RESIDENCE

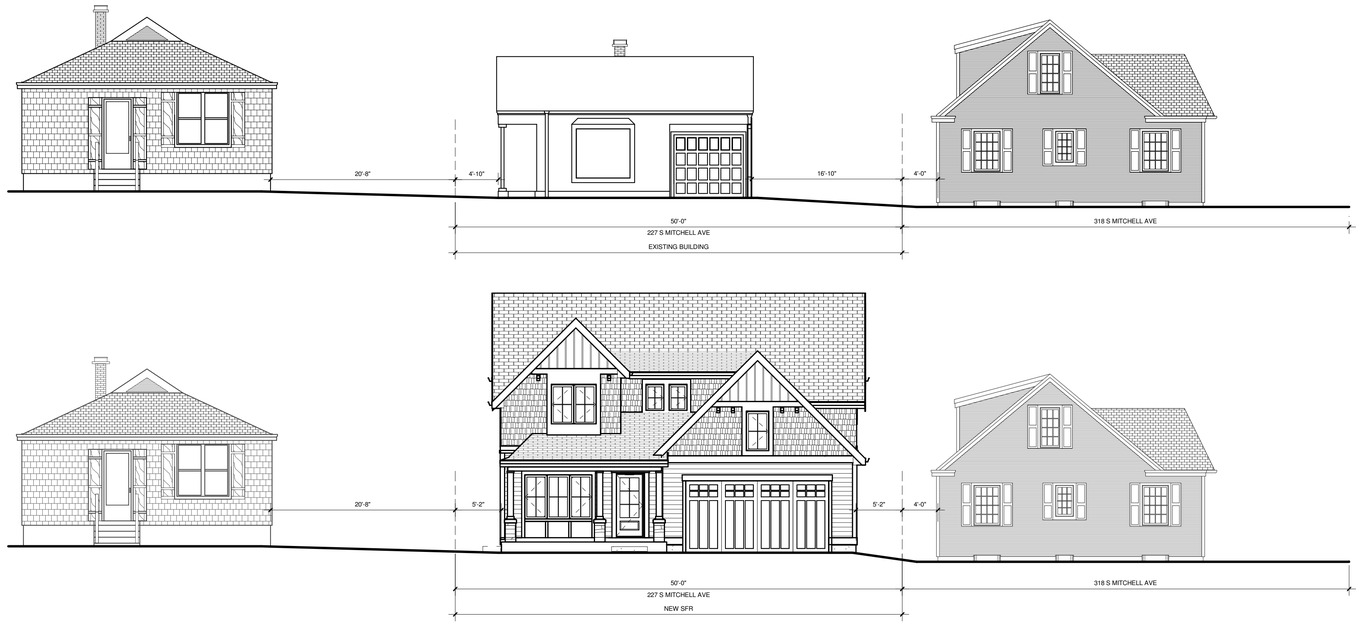
227 S MITCHELL AVE
ARLINGTON HEIGHTS
IL60005

Project No. 23-022

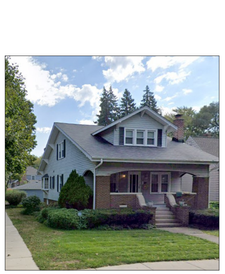
Description SITE PLAN

Sheet DC.1

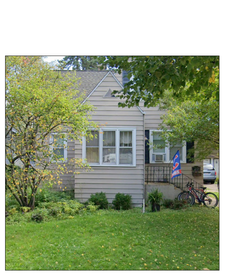
THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM



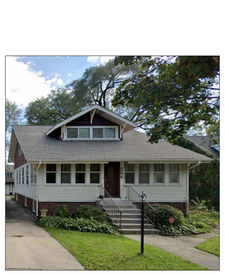
2 CONTEX ELEVATION-PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT-6
201 S MITCHELL AVE

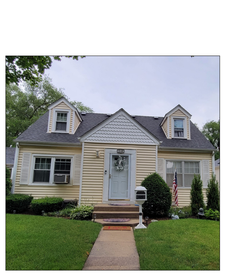


PROPERTY TO LEFT-5
205 S MITCHELL AVE

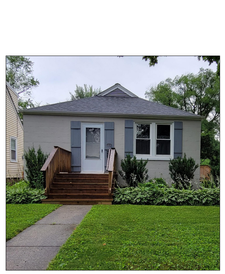


PROPERTY TO LEFT-4
209 S MITCHELL AVE

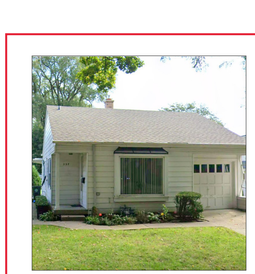
PROPERTY TO LEFT-3
215 S MITCHELL AVE



PROPERTY TO LEFT-2
219 S MITCHELL AVE



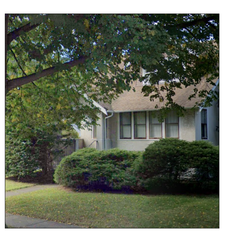
PROPERTY TO LEFT-1
223 S MITCHELL AVE



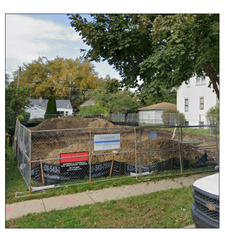
EXISTING
SUBJECT PROPERTY

PROPERTY TO RIGHT-1
318 S MITCHELL AVE

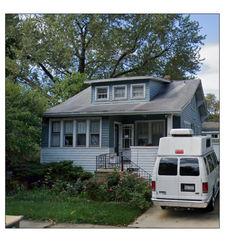
S MITCHELL AVE



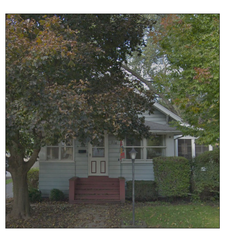
PROPERTY ACROSS - 1



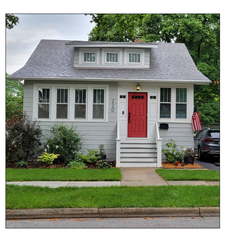
PROPERTY ACROSS - 2



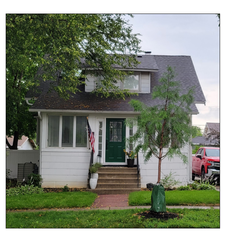
PROPERTY ACROSS - 3



PROPERTY ACROSS - 4



PROPERTY ACROSS - 5



PROPERTY ACROSS - 6

PROPERTY ACROSS - 7

PROPERTY ACROSS - 8

1 NEIGHBORING PHOTOS
6" = 1'-0"

LICENSED ARCHITECT
STATE OF ILLINOIS

NOT FOR CONSTRUCTION

No.	Description	Date

Project Name and Address

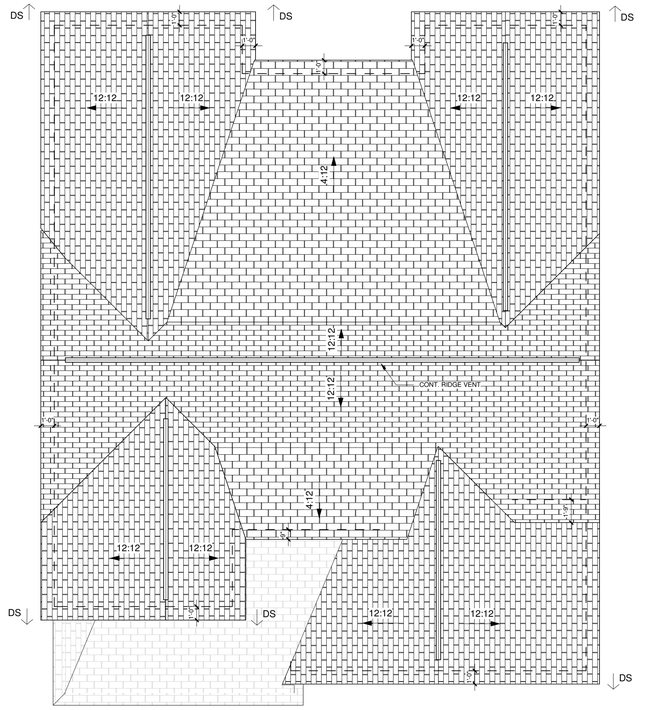
ERICKSEN PROPERTIES
NEW SPEC RESIDENCE

227 S MITCHELL AVE
ARLINGTON HEIGHTS
IL60005

Project No. 23-022

Description NEIGHBORHOOD PHOTOS

Sheet DC.5



1 ROOF PLAN
3/16" = 1'-0"

FRONT ELEVATION

REAR ELEVATION

FRONT LEFT ELEVATION

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

LICENSED ARCHITECT STATE OF ILLINOIS

NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION	07/20/2023

Project Name and Address

ERICKSEN PROPERTIES
NEW SPEC RESIDENCE

227 S MITCHELL AVE
ARLINGTON HEIGHTS
IL60005

Project No. 23-022

Description RENDERED ELEV & COLORED ELVEATIONS

Sheet DC.4

THOMAS
ARCHITECTS

2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815

THOMAS @ THOMASARCH.COM

1 WEST (FRONT) ELEVATION - DC
3/16" = 1'-0"

2 SIDE (SOUTH) ELEVATION - DC
3/16" = 1'-0"

3 SIDE (NORTH) ELEVATION - DC
3/16" = 1'-0"

4 REAR (EAST) ELEVATION - DC
3/16" = 1'-0"

LICENSED ARCHITECT
STATE OF ILLINOIS

NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION	07/20/2023

Project Name and Address

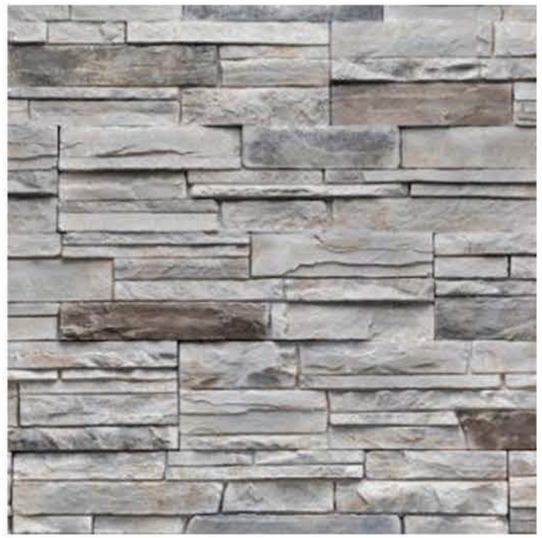
ERICKSEN PROPERTIES
NEW SPEC RESIDENCE

227 S MITCHELL AVE
ARLINGTON HEIGHTS
IL60005

Project No. 23-022

Description ELEVATIONS

Sheet DC.3



VERSETTA STONE FACADE SIDING, LIGHT GRAY

LP SMARTSIDE VERTICAL BOARD & BATTEN COMPOSITE WOOD, LIGHT GRAY

JAMES HARDIE FIBER CEMENT HORIZONTAL LAP SIDING, LIGHT GRAY

SHAKE SIDING, WHITE

ARCHITECTURAL ASPHALT SHINGLES, GAF CHARCOAL

ALUM CLAD WOOD WINDOWS, WHITE

MATERIAL BOARD

227 S MITCHELL AVE
ARLINGTON HEIGHTS, IL

THOMAS
ARCHITECTS
2800 S RIVER RD, #305
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS@THOMASARCH.COM

Design Commission
8/22/2023

Item: DC#22-099 - 116-120 W. Eastman St. / Multi-Family Re-Review

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design a new multi-story apartment building in the Downtown.

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans and renderings received 8/2/23, exterior elevations, material list, and sample board received 8-17-23, 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 proposed massing of the front elevation which looks somewhat out of balance.

2. Refine the arched entry feature which is off-center and looks cramped.

3. Evaluate the overall color palette which has a somewhat dark and monochromatic appearance.

4. Evaluate actual material samples of the proposed red and dark gray stucco to confirm that it will look good and complement the red and dark gray brick colors.

5. Additional detailing is recommended to enhance the top of the north wall.

6. Further design development of the north and south ends of the east wall is recommended to add additional interest and break up the large blank walls.

7. Only one wall sign is allowed per street frontage. Either revise the proposed signage to comply with code, or a sign variation will be required.

8. 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 - 8/22/23	Exhibits
Exhibits - 4/11/23 - FOR REFERENCE ONLY	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
R E - R E V I E W 2

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	116-120 W Eastman Street	**DC Number:**	22-099
Project Address:	116-120 W Eastman Street	**Petitioner Name:**	Bernard Citron
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Thompson Coburn LLP 55 E. Monroe, 37th Floor Chicago, IL 60603
Date Prepared:	August 17, 2023	**Meeting Date:**	August 22, 2023

Requested Action(s):
Approval of the proposed architectural design a new multi-story apartment building in the Downtown.

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 the following: Planned Unit Development (PUD) approval to allow a 136-unit multi-family residential building and a Land Use Variation to allow the principal use to be Residential in the B-5 Downtown Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:
The petitioner is proposing to demolish two existing old and dated office buildings on the north end of the Downtown, and completely redevelop the site with a new multi-family rental building. This project was previously reviewed and approved by the Design Commission on April 11, 2023. However, on May 24, 2023, this project appeared before the Plan Commission for a public hearing at which time numerous residents raised concerns about the modern appearance of the building as well as other zoning issues. The Plan Commission made a motion for a recommendation of approval of the project, but the motion failed by a vote of 2-4. In response to feedback received at the Plan Commission hearing, the petitioner has made substantial modifications to their plans, including a complete redesign of the exterior appearance. The revised design requires re-review by the Design Commission, Housing Commission, and Plan Commission prior to being forwarded to the Village Board for their consideration. The original plan was a seven-story building with 150 residential units and two levels of parking garage above grade. The petitioner is now proposing a six-story building with 136 residential units with one level of parking garage above grade along with limited commercial space on the ground floor.

Architectural Design:
In response to the resident's concerns about the previous modern design aesthetic and modern siding materials, the building has been completely redesigned with a more traditional appearance using red, dark gray, and light gray brick as the primary exterior materials. Overall, Staff feels that the new design direction works well to address the resident's concerns regarding context of the design fitting in with the Downtown and the residential neighborhood to the north. However, there are numerous questions and concerns regarding the new design that the Design Commission should evaluate.

Massing. The proposed massing of the front elevation looks somewhat out of balance. The jog in the floor plan visually divides the building creating the look of two separate buildings side-by-side. The right portion has narrow and vertical proportions, where the left portion looks more horizontal with a base, body, and top. The large arched entry feature is a nice focal point, but it is off-center and cramped looking on the west portion of the façade. It is recommended that the arched entry feature remain with adjustments.

Materials. The proposed brick exterior is a nice enhancement to the design, and the ground floor has a pedestrian friendly appearance. However, the overall color palette has a somewhat dark and monochromatic appearance. The petitioner is proposing to use tinted mortar to match the red and gray bricks, which is contributing to the monochromatic appearance. The courtyard walls are proposed to be red and dark gray stucco to match the brick. Actual material samples need to be evaluated to confirm that the stucco will look nice next to the brick.

Cornice. The decorative cornice at the top of the building adds richness and interest to the design, but the top of the north wall is lacking detail. Additional detailing is recommended to enhance the design.

East Elevation. The north and south ends of the east elevation are large blank walls. Further design development is recommended to add additional interest and break up the large blank walls.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All mechanical equipment is required to be screened from public view. The plans indicate numerous small condenser units located on the roof along with a few larger rooftop mechanical units. The building design includes parapet walls which is ideal to screen rooftop equipment. Based on the setback of the units combined with the parapet walls, all rooftop equipment should be adequately screened from view.

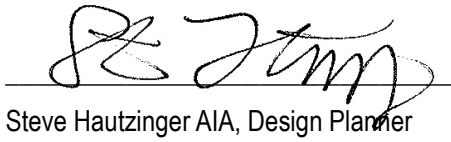
Utility equipment and meters are also required to be screened from public view. The utility meters are thoughtfully located out of sight in a recess along the west wall. Two fire department connections are shown, located on the north and south walls of the building. The north connection is located in a landscape bed, but the south connection is along the public sidewalk. A low-profile connection is specified to avoid protruding into the public way.

Signage:
There are two signs at the main building entry on the south wall, “mylo” and “116 EASTMAN”. Due to the size and illumination of the “116 EASTMAN” address, it is considered to be a wall sign. Only one wall sign is allowed per street frontage. The signs will either need to be revised to comply with code, or a sign variation will be required.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans and renderings received 8/2/23, exterior elevations, material list, and sample board received 8-17-23, 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 proposed massing of the front elevation which looks somewhat out of balance.
2. Refine the arched entry feature which is off-center and looks cramped.
3. Evaluate the overall color palette which has a somewhat dark and monochromatic appearance.
4. Evaluate actual material samples of the proposed red and dark gray stucco to confirm that it will look good and complement the red and dark gray brick colors.
5. Additional detailing is recommended to enhance the top of the north wall.
6. Further design development of the north and south ends of the east wall is recommended to add additional interest and break up the large blank walls.

7. Only one wall sign is allowed per street frontage. Either revise the proposed signage to comply with code, or a sign variation will be required.
8. 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.

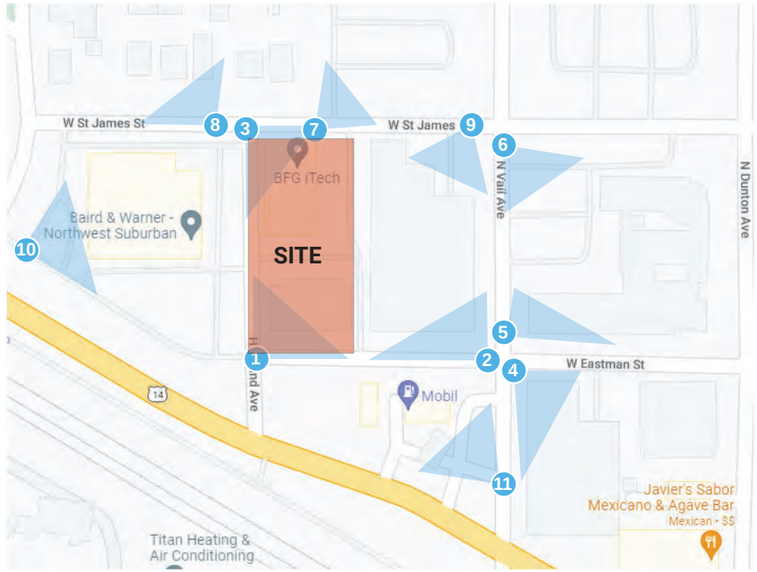


August 17, 2023

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 22-099

SITE CONTEXT



OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

ARLINGTON HEIGHTS CONTEXT

Arlington Heights Police Department Building
Large arched entryways

Arlington Heights METRA Train Station
Segmental arched headers on the ground level

Metropolis Performing Arts Center
Dramatic arched opening, ornamental cornice

Arlington Heights Fire Department
Segmental arched headers, brick detailing and soldier course

OKW Architects

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

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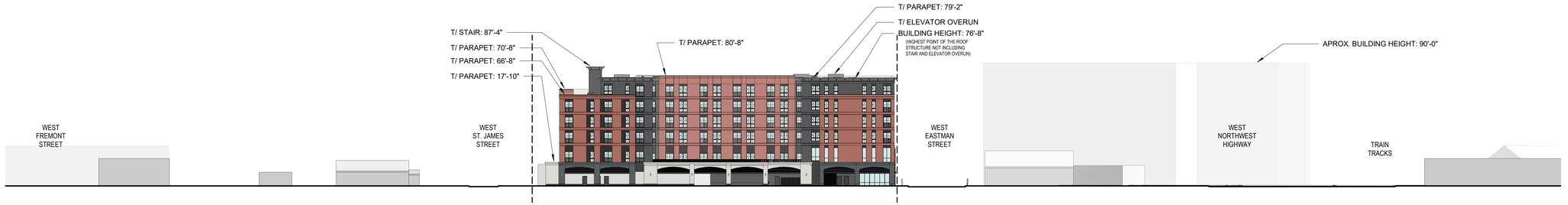
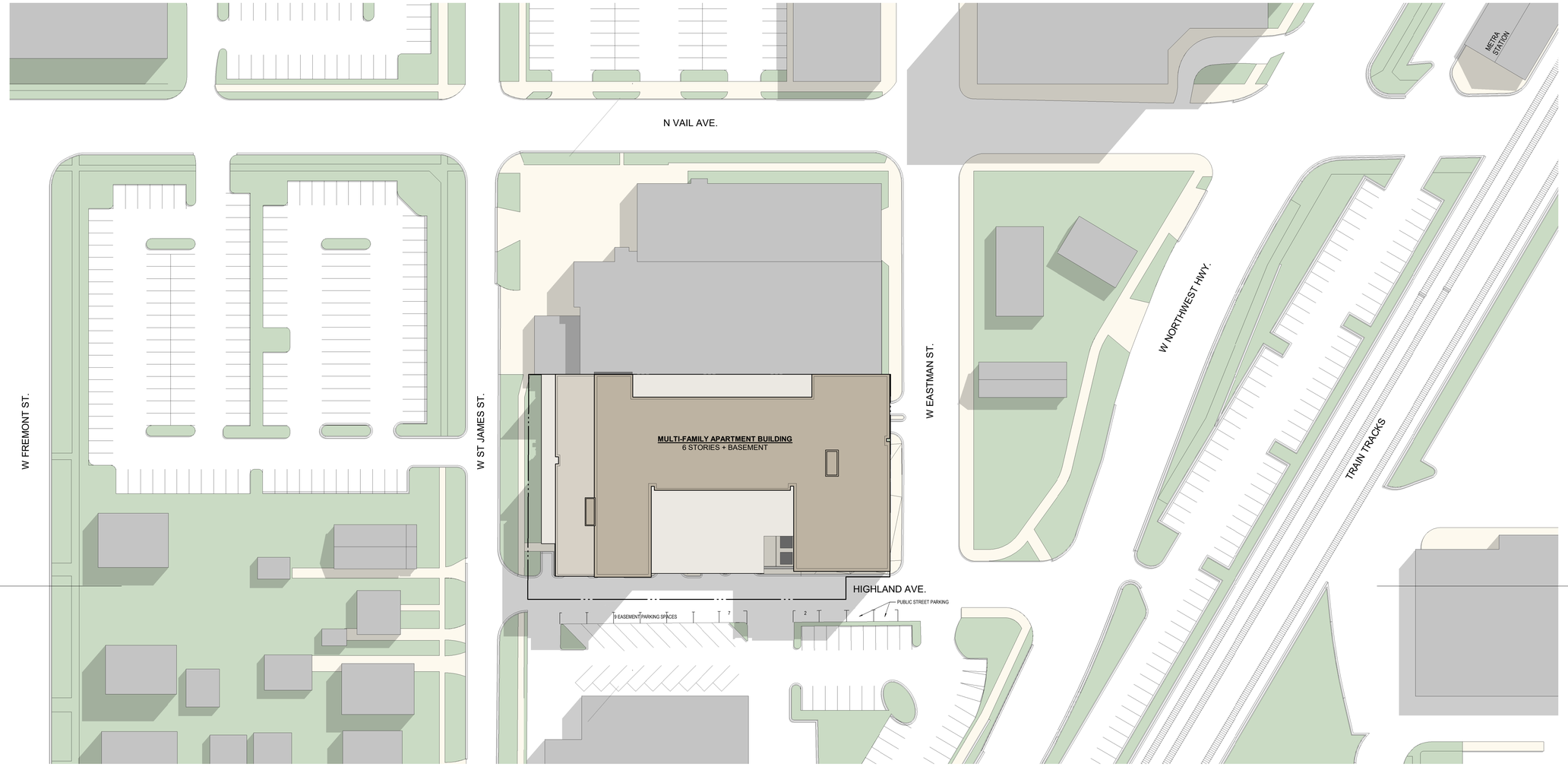
DEVELOPMENT, LLC



2/01 SITE CROSS SECTION

SCALE: 1" = 40'-0"



1/01 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

N

SCALE: 1" = 40'

0 10' 20' 40' 80'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

01

VIEW FROM NORTHWEST HWY

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
AUGUST 01, 2023 Project #: 22008

VIEW FROM ST. JAMES ST.

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

COMPASSPOINT
DEVELOPMENT, LLC

PREVIOUS DESIGN OVERLAY

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

COMPASSPOINT
DEVELOPMENT, LLC

EASTMAN AVE. ENTRANCE

OKW Architects

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600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

VIEW FROM HIGHLAND AVE.

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600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
AUGUST 01, 2023 Project #: 22008

VIEW FROM ST. JAMES ST.

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

COMPASSPOINT
DEVELOPMENT, LLC

Brick:
Endicott Brick, Norman, “Medium Ironspot 77”

Mortar:
Solomon Colors, 44X Deep Red

Cast Stone Sill:
Color to match Red brick

Red Stucco:
Color to match Red Brick

Charcoal Gray Stucco:
Sto Stucco - Charcoal Gray

Dark Gray Stucco:
Sto Stucco - Black

Stone Base:
Shouldice - Architectural, Colby

Wall Louvers:
Pre-finished Alum. - Black

Brick:
Endicott Brick, Norman, “Manganese Ironspot”

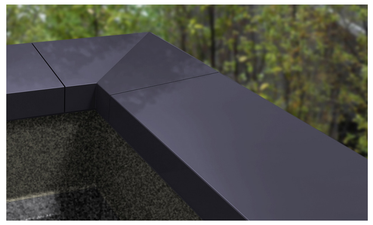
Mortar:
Spec Mix, SM800 - Black

Brick:
Interstate Brick, Norman, “Platinum”

Mortar:
Spec Mix, SM330 - Burlywood

Storefront:
Pre-finished Alum. - Black

Windows:
Vinyl - Black Finish



Wall Coping:
Pre-finished Alum.

Balcony Railing:
Pre-finished metal - Black

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
08/17/2023 Project #: 22008

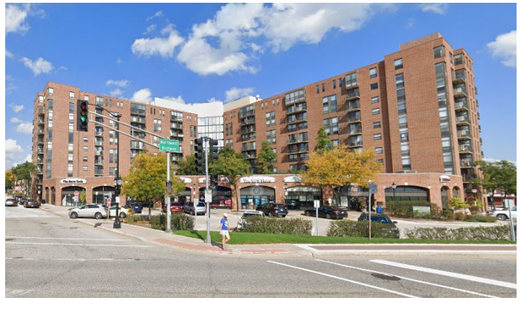
MB-01

PROPOSED DESIGN

CONDOMINIUMS, 201 N VAIL AVE

PARKVIEW APARTMENTS

HANCOCK SQUARE APARTMENTS



HANCOCK SQUARE APARTMENTS

MULTI-FAMILY BUILDINGS ALONG NORTHWEST HIGHWAY

MATERIAL LIST

Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick

1/10 SOUTH ELEVATION
SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/17/2023 Project #: 22008

MATERIAL LIST

Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick

1/11 WEST ELEVATION
SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/17/2023 Project #: 22008

MATERIAL LIST

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Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
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Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick

1/12 NORTH ELEVATION
SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/17/2023 Project #: 22008

MATERIAL LIST

Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick

1/13 EAST ELEVATION
SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

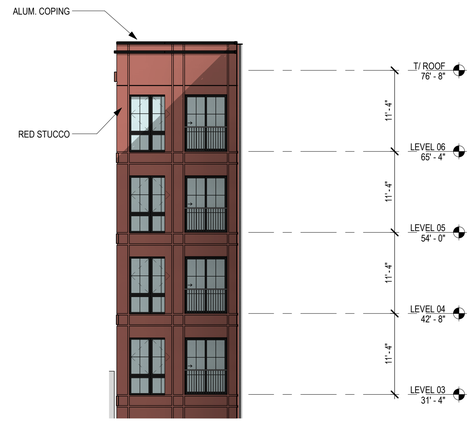
ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/17/2023 Project #: 22008

MATERIAL LIST

Red Brick	Endicott Brick, Norman Size - Color: 'Medium Ironspot 77'
Red Mortar	Solomon Colors, 44X Deep Red
Charcoal Brick	Endicott Brick, Norman Size - Color: 'Manganese Ironspot'
Charcoal Mortar	Spec Mix, SM8000 - Black
Gray Brick	Interstate Brick, Norman Size - Color: 'Platinum'
Gray Mortar	Spec Mix, SM330 - Burlywood
Stone Base	Shouldice - Architectural, color: Colby
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Wall coping	Pre-finished Alum. Coping
Wall Louvers	Prefinished Alum. - Black
Red Stucco	Sto Stucco - Color to match Red Brick
Charcoal Gray Stucco	Sto Stucco - Charcoal Gray
Dark Gray Stucco	Sto Stucco - Black
Continuous Cast Stone Sill	Cast Stone - Color to match Red Brick

3/14 SOUTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"



1/14 NORTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"

4/14 SOUTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"

2/14 NORTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"

OKW Architects

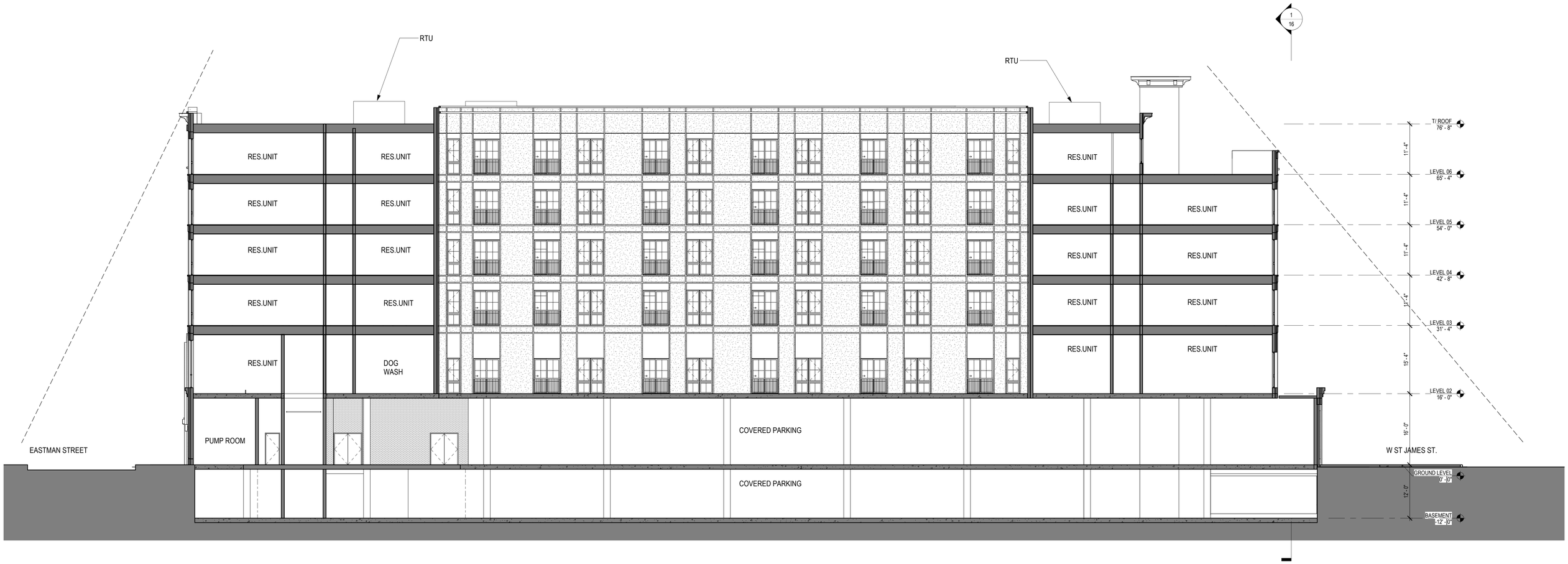
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/17/2023 Project #: 22008



1/15 NORTH-SOUTH BUILDING SECTION
SCALE: 1" = 10'-0"

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

1/16 EAST-WEST BUILDING SECTION

SCALE: 1" = 10'-0"

OKW Architects

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Chicago, IL 60661

SCALE: 1" = 10'

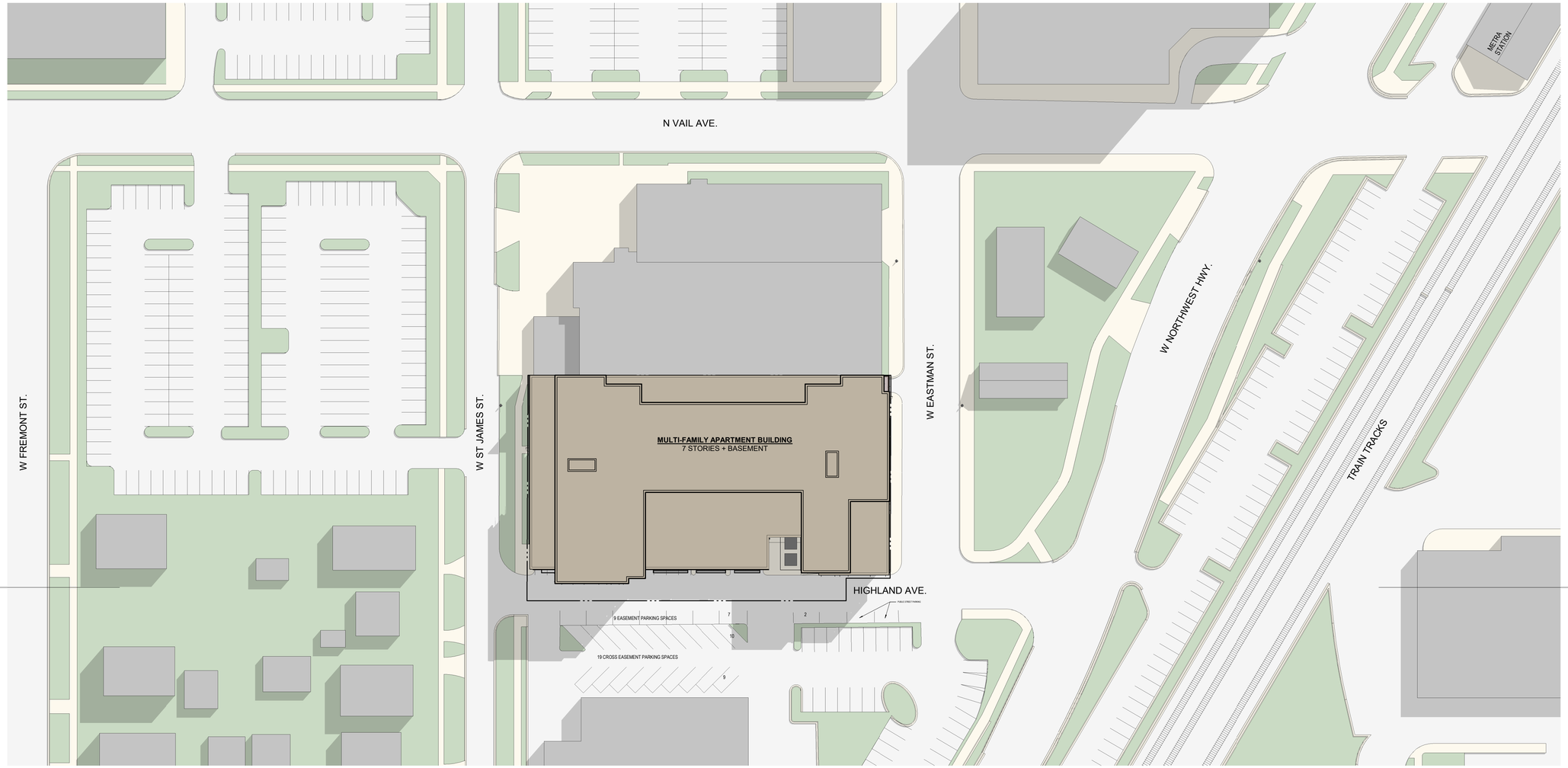
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

2/01 SITE CROSS SECTION
SCALE: 1" = 40'-0"



1/01 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

OKW Architects
OKW ARCHITECTS
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Chicago, IL 60661

N

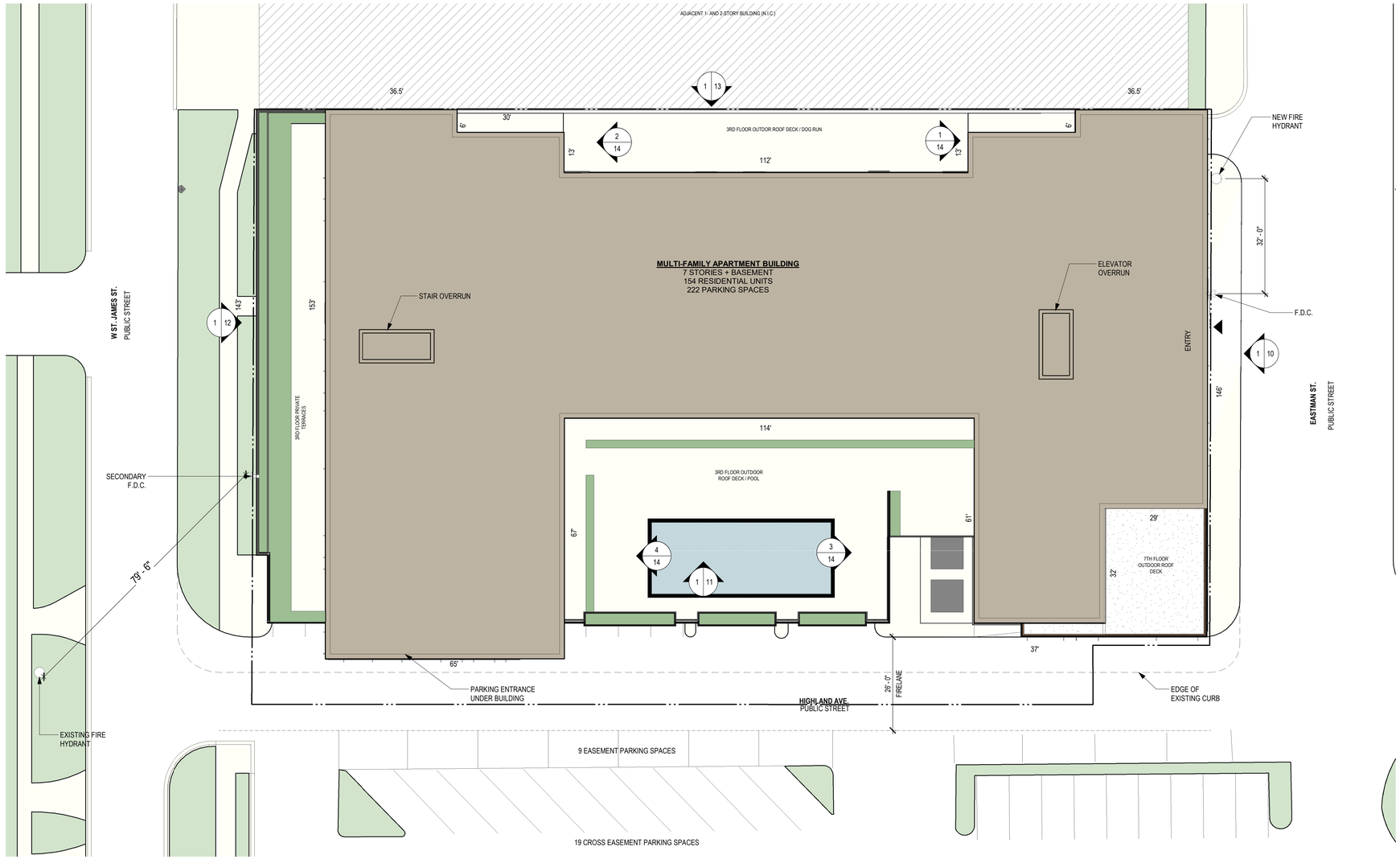
SCALE: 1" = 40'
0 10' 20' 40' 80'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008



1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING SUMMARY

PROPOSED ZONING DISTRICT:	**B-5**	
ZONING DESCRIPTION:		
SITE AREA:	**43,584 SF**	
	ORDINANCE REQUIREMENT	**PROPOSED**
FAR	N/A	
AREA / DWELLING UNIT: 1 Bedroom 2 Bedroom	300 sf lot area / DU 400 sf lot area / DU	
FRONT YARD Adjacent Residential Minimum:5 FT. Adjacent Other Minimum: N/A	0'-0"	0'-0"
SIDE YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley	0'-0"	0'-0"
REAR YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less. Adjacent Other Minimum: N/A	0'-0"	0'-0"
HEIGHT (W/ GROUND FLOOR RETAIL)	90'-0"	84'-0"
PARKING STUDIO & 1 BEDROOM UNITS	1 space / unit	
2-BR UNIT	1.25 space / unit	
LOADING	(1) 10'x35'x14'H	
TOTAL RESIDENTIAL PARKING SPACES	154	
RESTAURANT	1 space / 200sf seating 7 req'd spaces	
TOTAL:	161	224

DEVELOPMENT SUMMARY

BUILDING AREA

	GROSS	NET (RESIDENTIAL)	PARKING
TOTAL:			
LEVEL LL	6,321	--	
LEVEL 01	32,736	--	26,475
LEVEL 02	36,930	5,118	29,870
LEVEL 03	26,422	19,234	
LEVEL 04	26,422	23,264	
LEVEL 05	26,422	23,264	
LEVEL 06	26,422	23,264	
LEVEL 07	25,352	18,908	
TOTAL:	**207,027**	**114,052**	**56,345**

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	39	0	39
LEVEL 01	67	14 * 5 PUBLIC SPACES	90
LEVEL 02	77 (+18 TANDEM)		95
TOTAL PROVIDED	201	23	224
TOTAL REQ'D	154	7	161

BIKE PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	15	0	15
TOTAL PROVIDED	15	0	15
TOTAL REQ'D	15	0	15

UNIT MATRIX

	STUDIO	1-BED	1-B+DEN	2-BED	TOTALS
LEVEL 2	1	5	1	--	7
LEVEL 3	6	14	6	1	27
LEVEL 4	4	15	7	4	30
LEVEL 5	4	15	7	4	30
LEVEL 6	4	15	7	4	30
LEVEL 7	3	13	8	2	26
TOTALS	22	77	36	15	150

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

N
PROJECT

SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

02

AERIAL VIEW

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

COMPASSPOINT
DEVELOPMENT, LLC

VIEW FROM NORTHWEST HWY

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

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DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
MARCH 31, 2023 Project #: 22008

VIEW FROM ST. JAMES ST.

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

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DEVELOPMENT, LLC

VIEW FROM HIGHLAND AVE.

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

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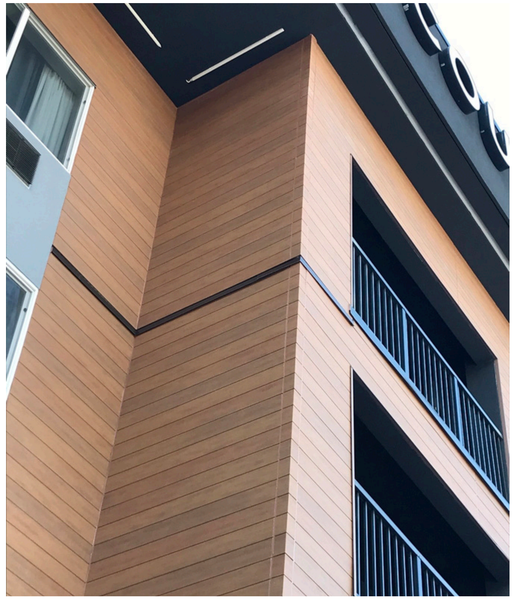
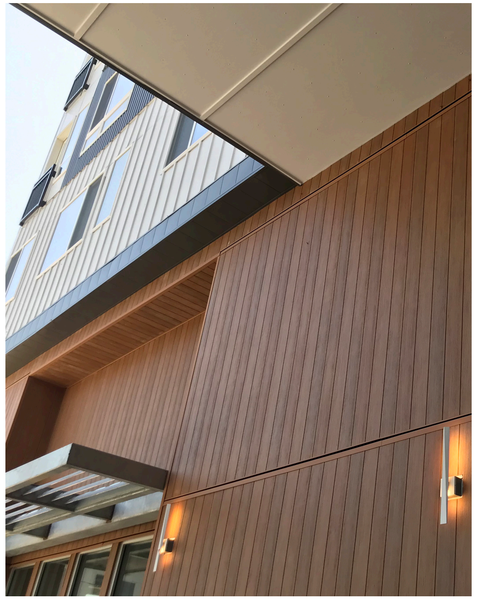
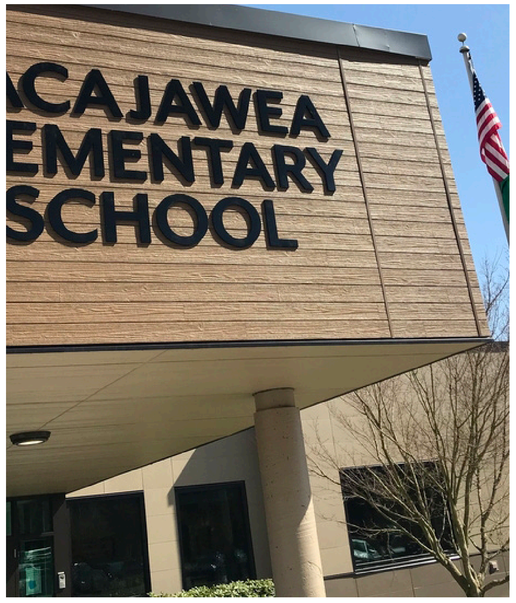
DEVELOPMENT, LLC

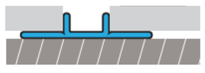




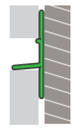
CERACLAD WOOD LOOK INSTALLATION PHOTOS



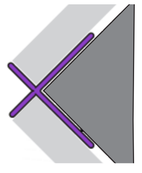
CERACLAD SOFFIT AND TRIM DETAILS



Recess Vertical Trim
Thickness: 16 gauge
Length: 8 ft



RECESS
HORIZONTAL TRIM
Thickness: 16 gauge
Length: 8 ft



RECESS
OUTSIDE CORNER TRIM
Thickness: 16 gauge
Length: 8 ft

HARDIE PANEL TRIM PROFILES

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
MARCH 31, 2023 Project #: 22008

Fiber Cement - Wood look:
Ceraclad, ‘Urban Cedar’

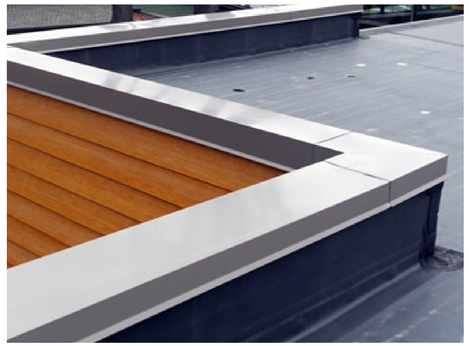
Fiber Cement - Light Gray:
Hardie Panel - ‘Monterey Taupe’

Fiber Cement - Dark Gray:
Hardie Panel, ‘Iron Gray’

Brick:
Interstate Brick, Modular, Blend of ‘Ash’ and ‘Pewter’

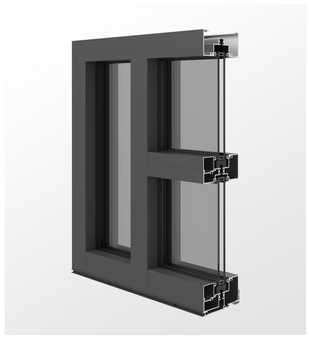
Stone Base:
Shouldice - Architectural, Colby

Garage screen - angled metal fins:
Pre-finished Alum. - Black



Wall Coping:
Pre-finished Alum.

Windows:
Vinyl - Black Finish



Storefront:
Pre-finished Alum. - Black

Balcony Railing:
Pre-finished metal - Black

Building Planters
Pre-finished Alum. - Black

Facade Fins
Pre-finished Alum. - White

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
February 28, 2023 Project #: 22008

MB-01

1/10 SOUTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/11 WEST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/12 NORTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/13 EAST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

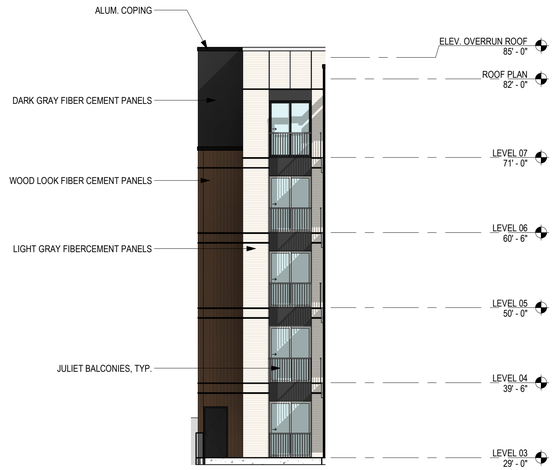
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

3/14 SOUTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

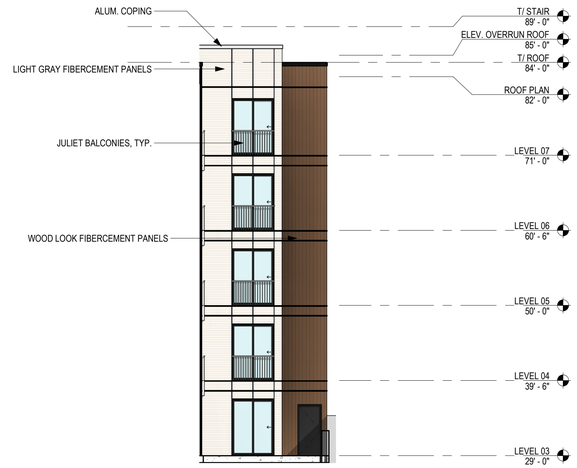


1/14 NORTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

4/14 SOUTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"



2/14 NORTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

OKW Architects

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

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/15 NORTH-SOUTH BUILDING SECTION

SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/16 EAST-WEST BUILDING SECTION
SCALE: 1" = 10'-0"

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

Design Commission
8/22/2023

Item:	Arlington Heights Gateway - SE Corner of Algonquin Rd & Arlington Heights Rd. / Mixed -Use Preliminary Review
Department:	Planning & Community Development

A Preliminary Review of a mixed-use development with 300 multi-family residential units and ground floor commercial floor area.

ATTACHMENTS:

Description	**Type**
Exhibits	Exhibits

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

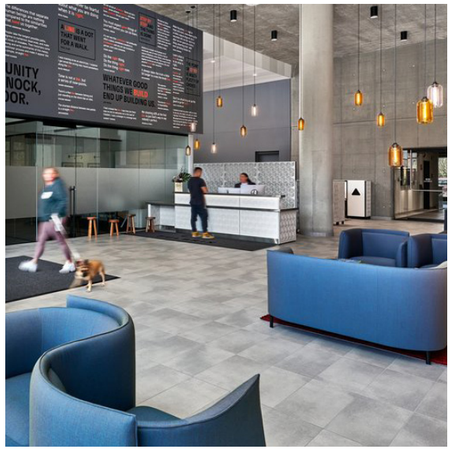
DESIGN NARRATIVE

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	BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				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:

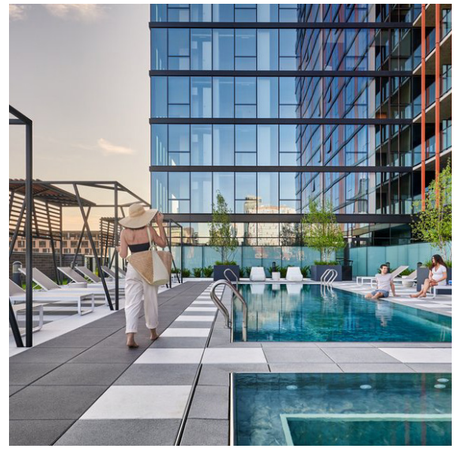
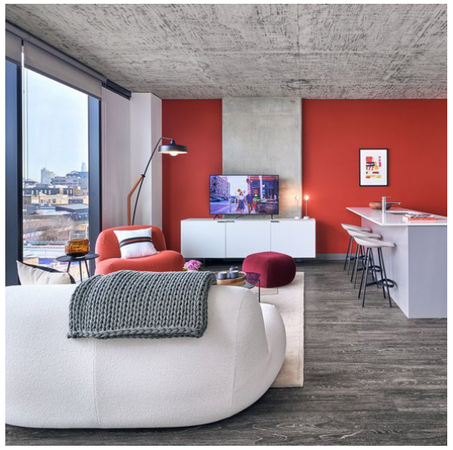
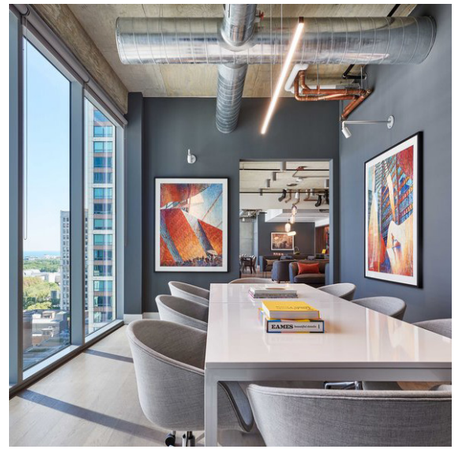
Residential units range from ***550 SF studios to 1,300 SF 3-bedroom units***, with an ***average unit size of 844 SF***. Along the street fronts on Arlington Heights Road, Algonquin Road and the new access road, the ***25,000 SF of retail*** will include uses such a coffee shop, dining restaurants,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

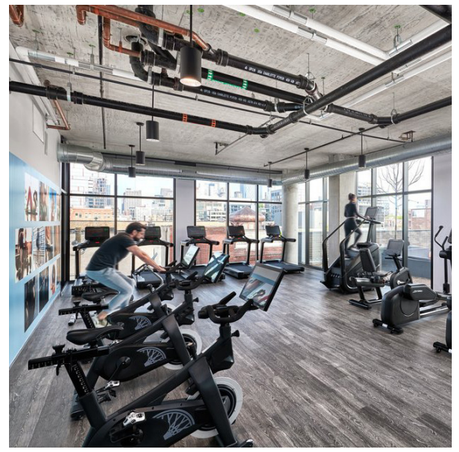
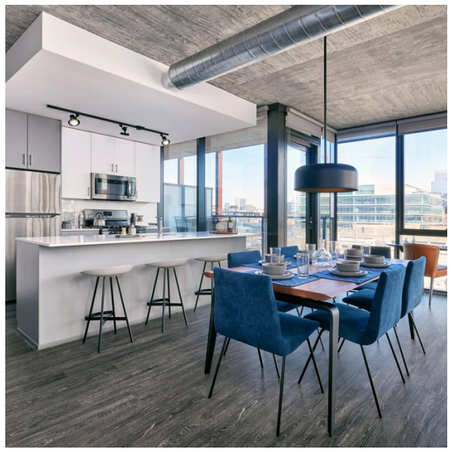
AFFORDABLE HOUSING:

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.

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

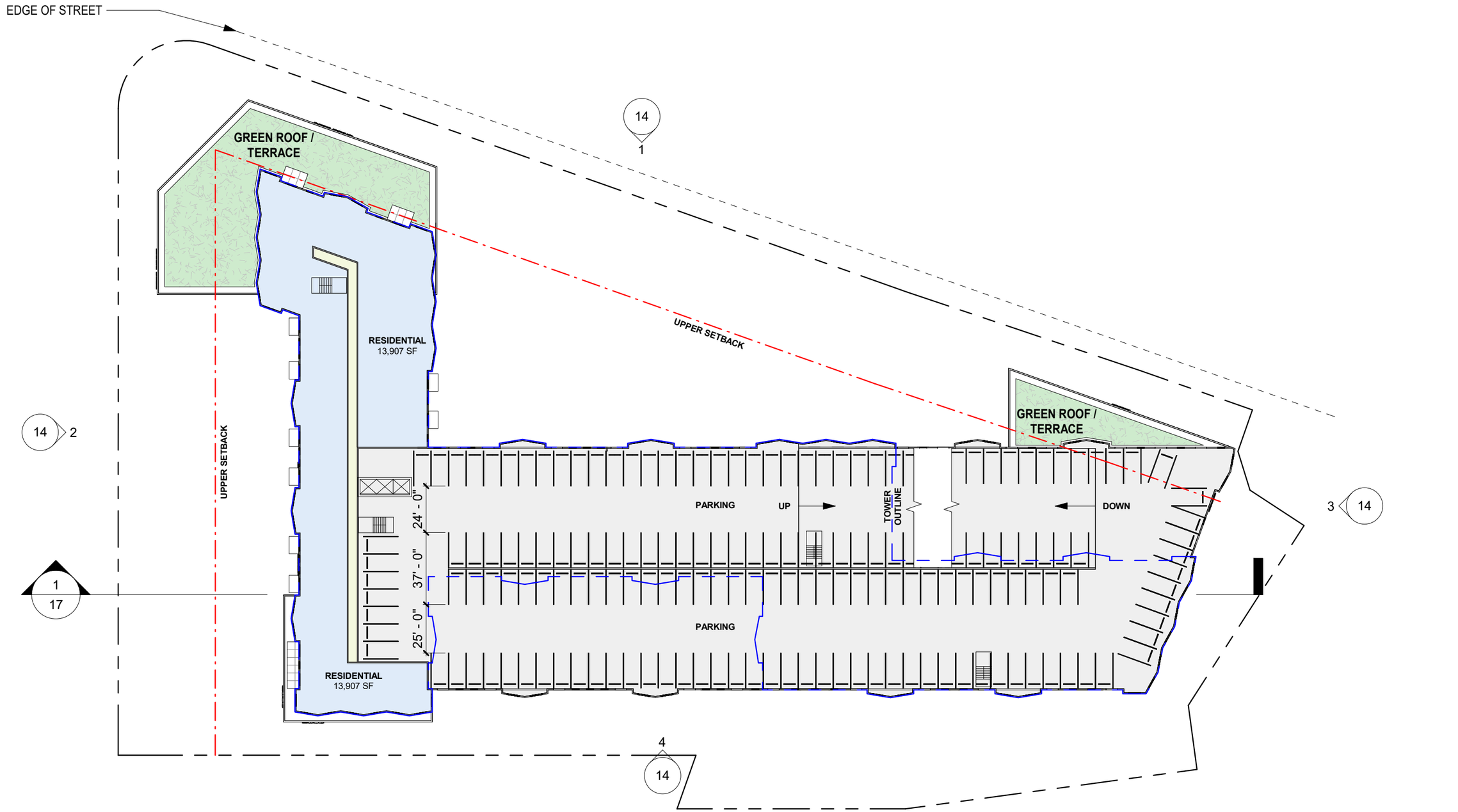
0' 25' 50' 100'

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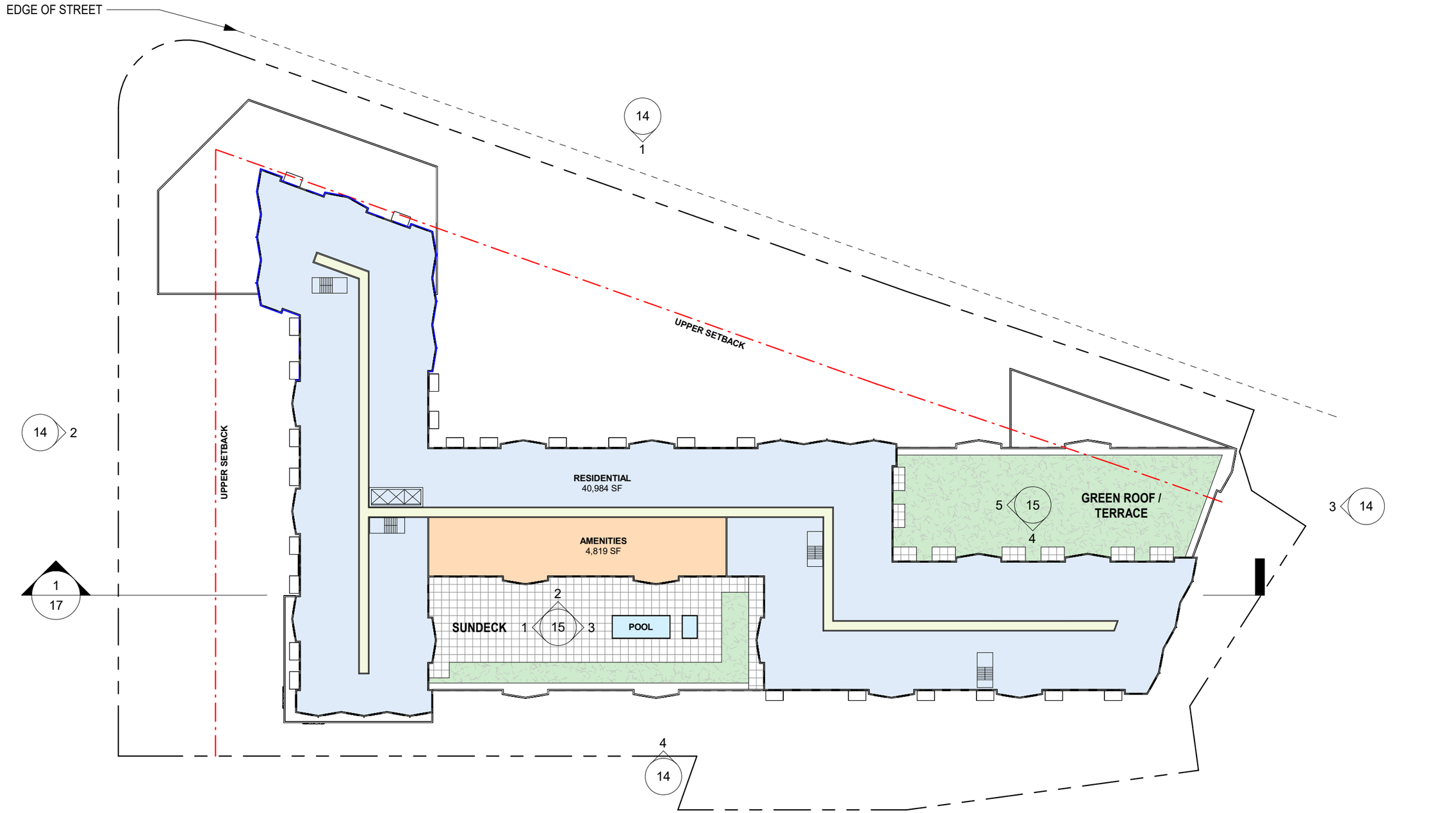
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 2-3 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



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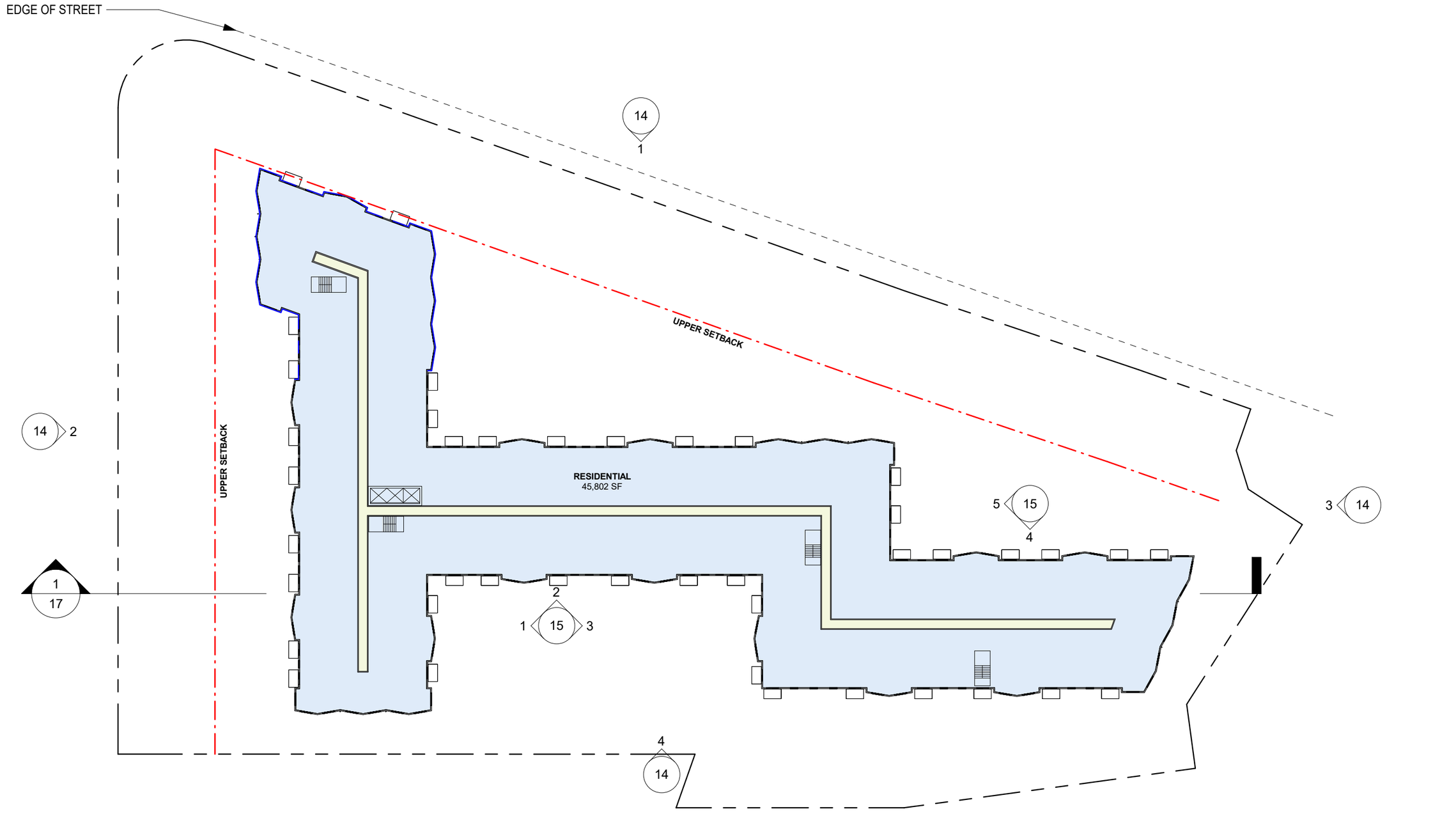
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **LEVEL 4 FLOOR PLAN**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



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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

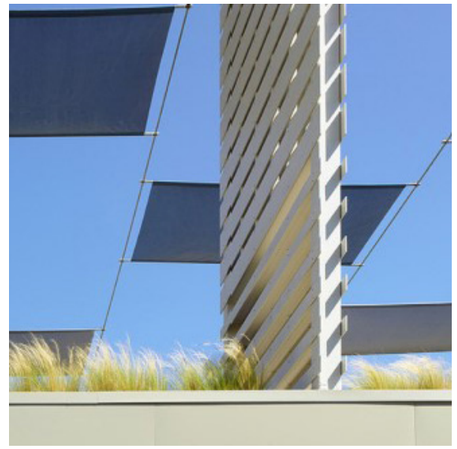
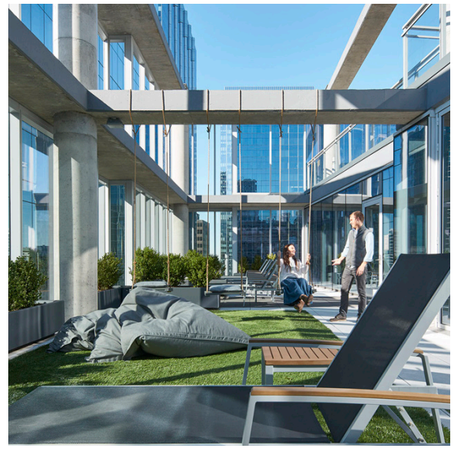
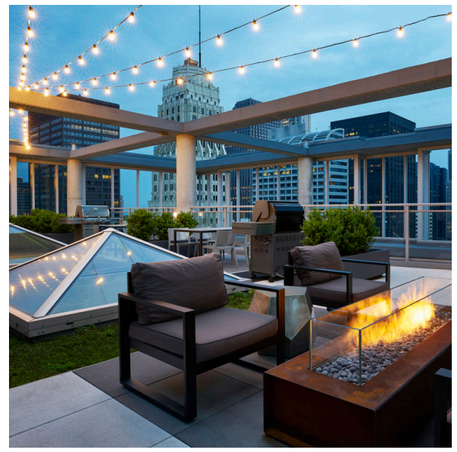
DESIGN NARRATIVE

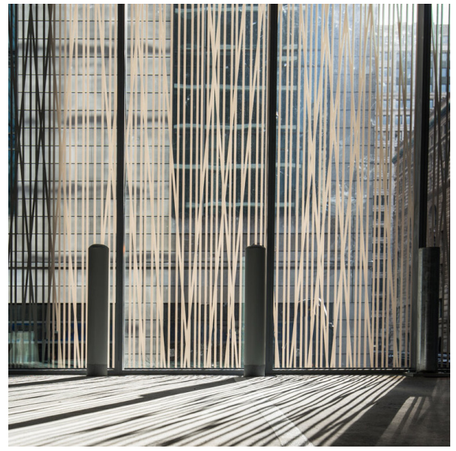
MARKET:

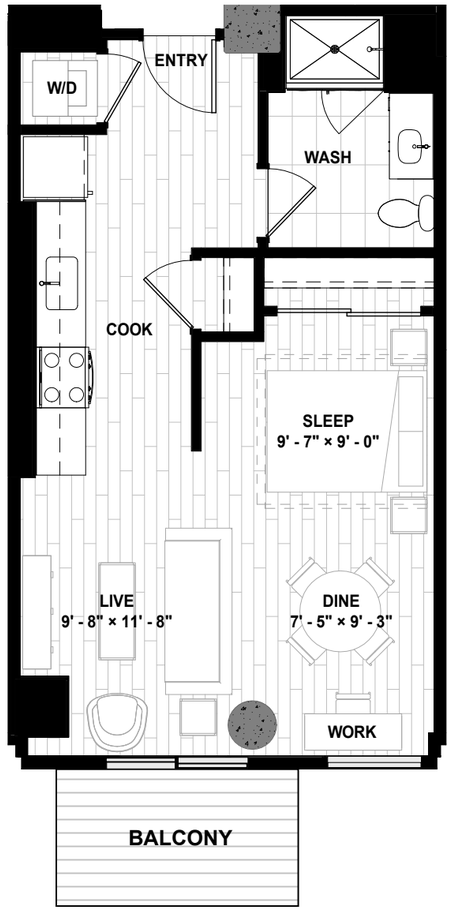
The market units will rent for about ***$3.00/sf,*** and the affordable units will follow the prescribed rent index at 60% AMI. The apartment rental demand in this suburban market has ***enough demand to absorb all of these new units in a 12-18 month period***.

SUSTAINABLE:

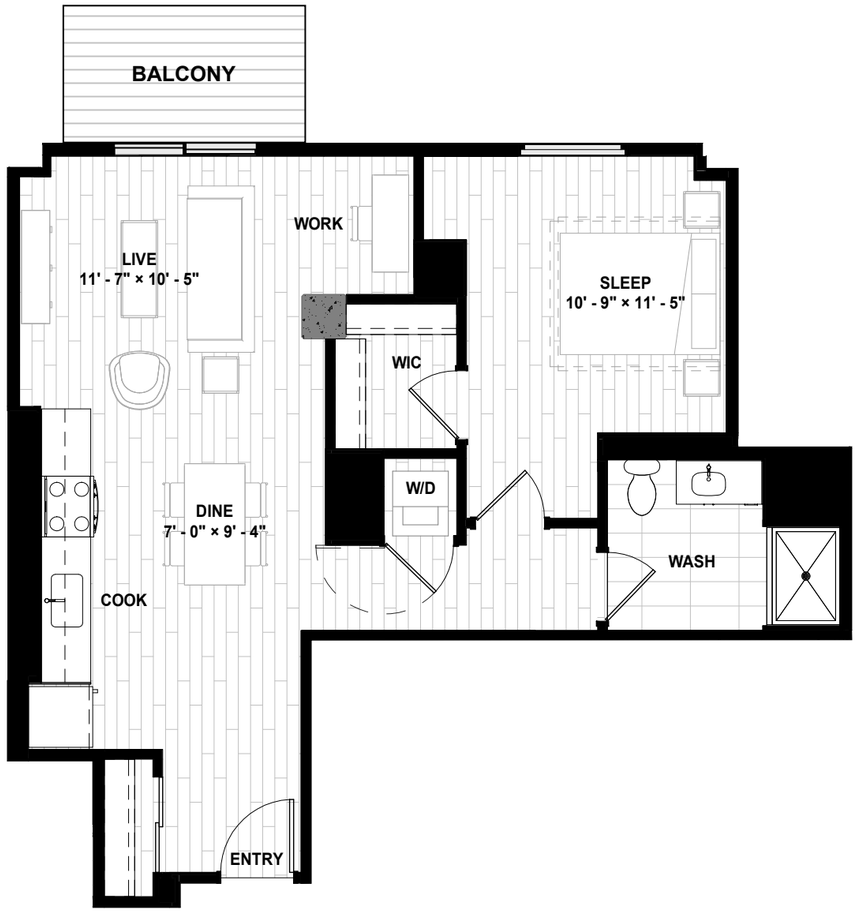
Seeking ***Enterprise Green Communities certification***, Bradford Allen Arlington Heights Phase I is a 485,000 SF urban infill mixed-use project that will ***invigorate a once neglected corner lot***. Many ***energy-efficient and eco-friendly strategies*** will be utilized in the design of this project, 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
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

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'

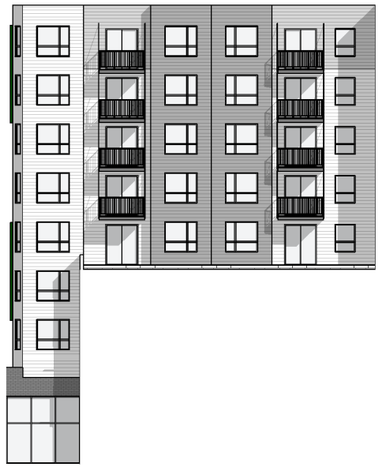
BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I | Sheet Title: **BUILDING ELEVATIONS** | Date: 06/14/2023 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

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

BA BRADFORD ALLEN

Thomas Roszak Architecture, LLC
145 S. Wells Street, 700, Chicago, IL 60606

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

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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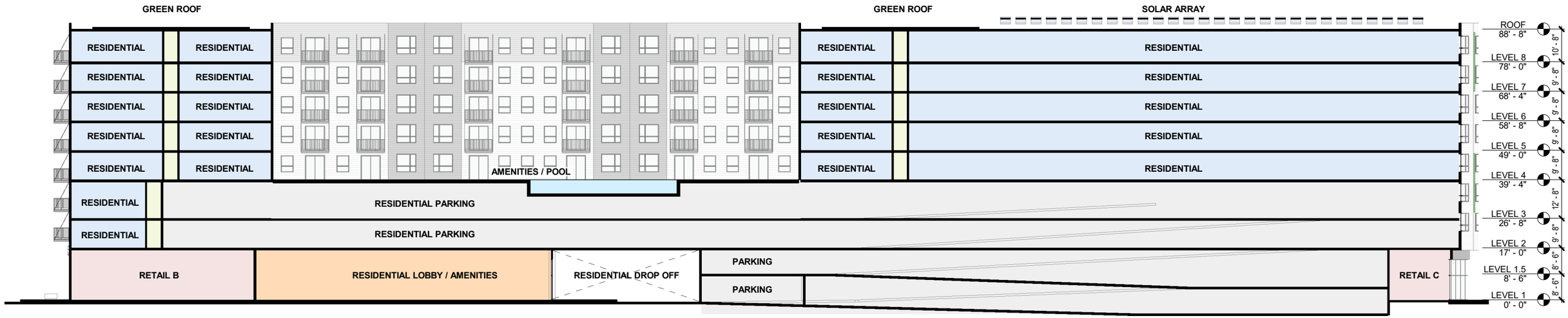

1 BUILDING SECTION - EAST/WEST
1/32" = 1'-0"

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

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

BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I

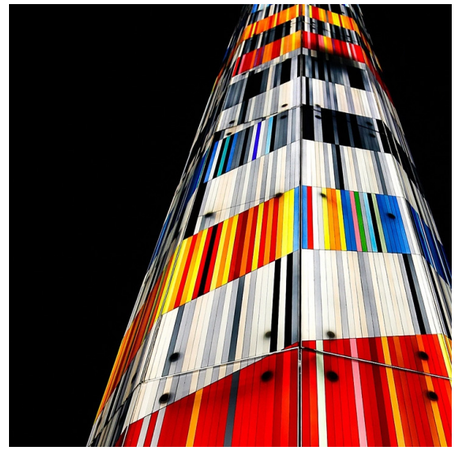
DESIGN NARRATIVE

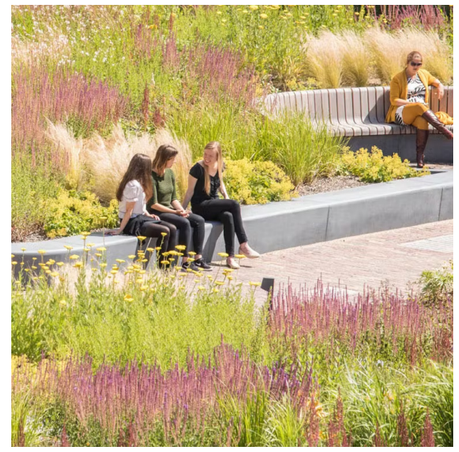
LANDSCAPE:

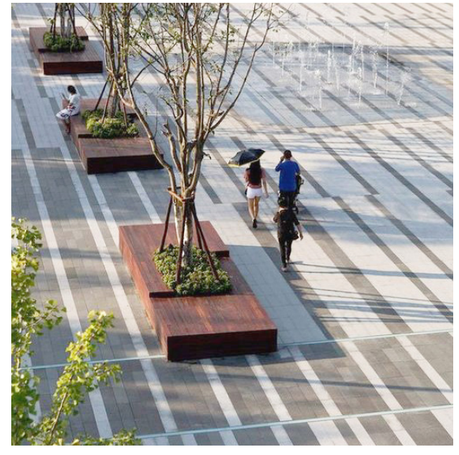
Our intent is to ***create a safe and inviting public realm*** including high quality paving materials, lighting, wayfinding, plantings, obelisk-sculptures, and bench furnishings. Shade trees and ornamental trees will provide shade and visual interest. A butterfly garden will be provided, as well as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

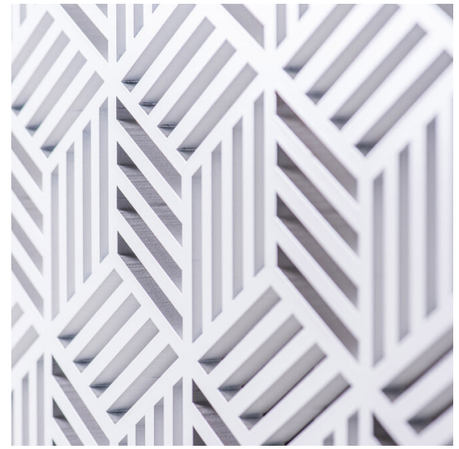
DESIGN NARRATIVE

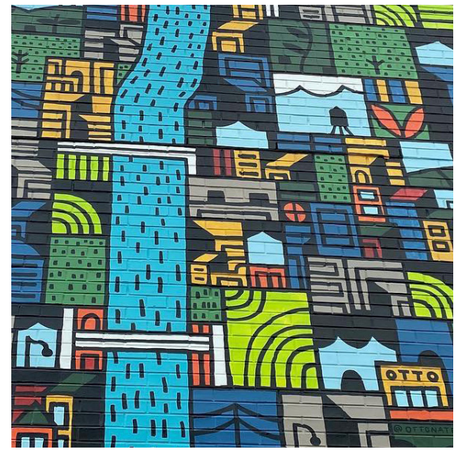
ZONING:

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
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 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:

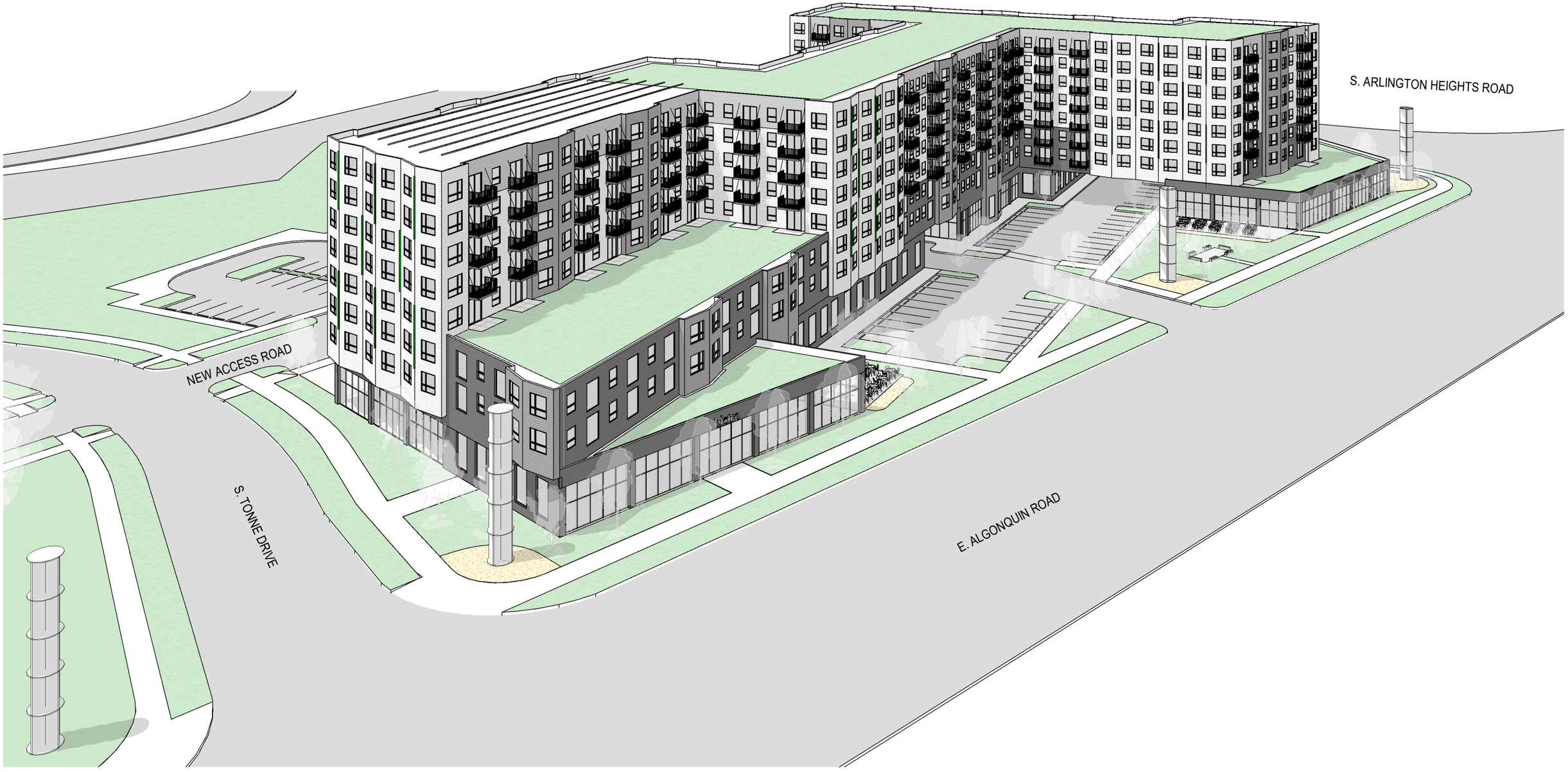
Clark Construction will be the general contractor on the project. Moceri+Roszak and Clark have worked together successfully on 5 previous projects of similar scope and quality. Construction will take approximately 16-18 months to complete.

LEASING & MANAGEMENT:

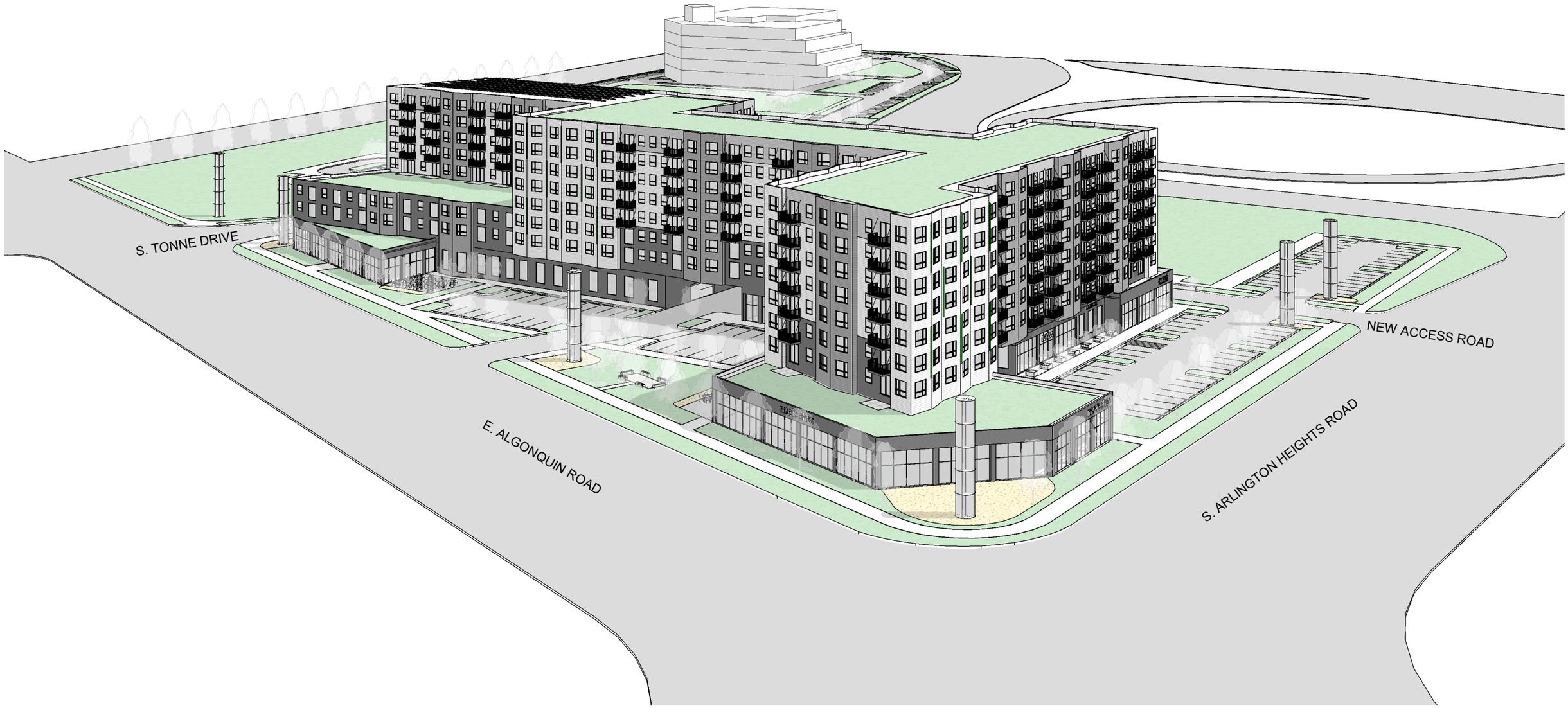
Lincoln Properties (a division of Cadillac Fairview) will be the property manager and leasing agent on the project. Moceri+Roszak and Lincoln have worked together successfully on 4 previous projects of similar scope and quality. It will take approximately 12-18 months to stabilize.

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



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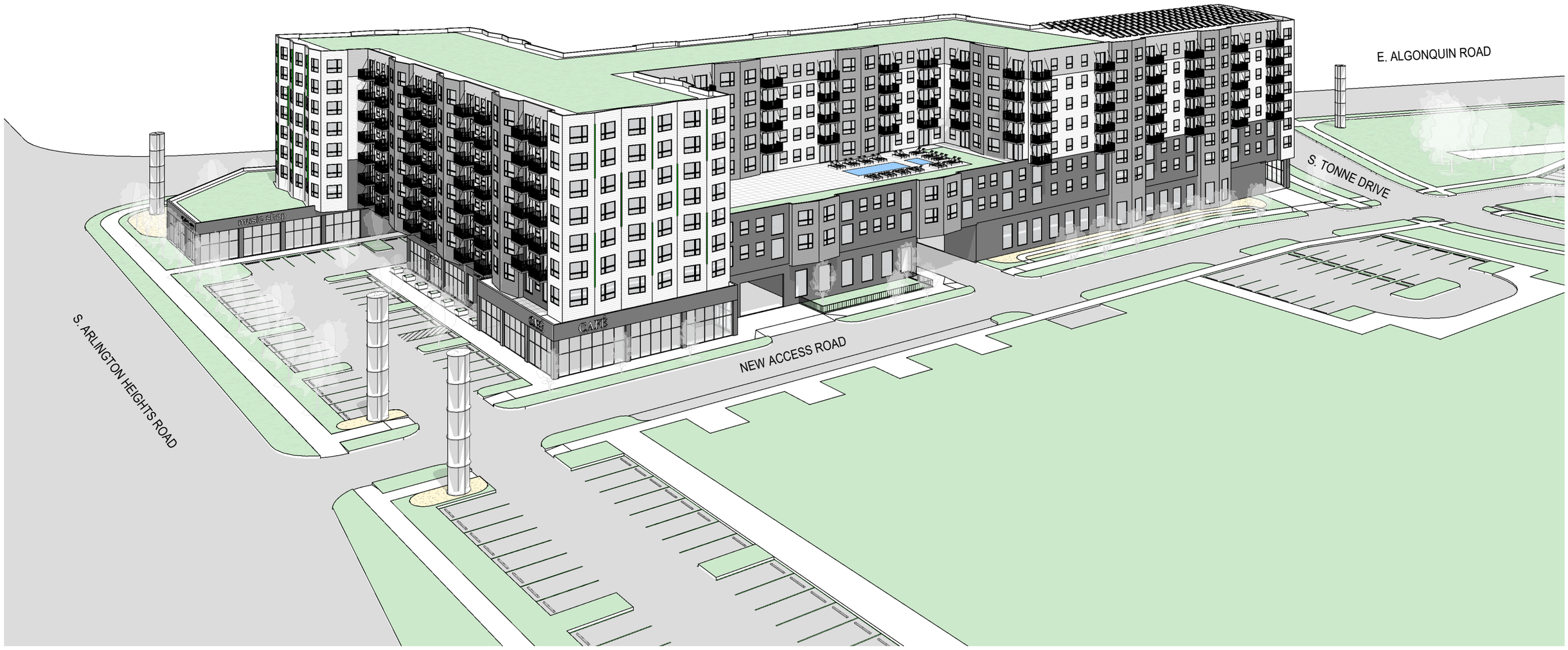
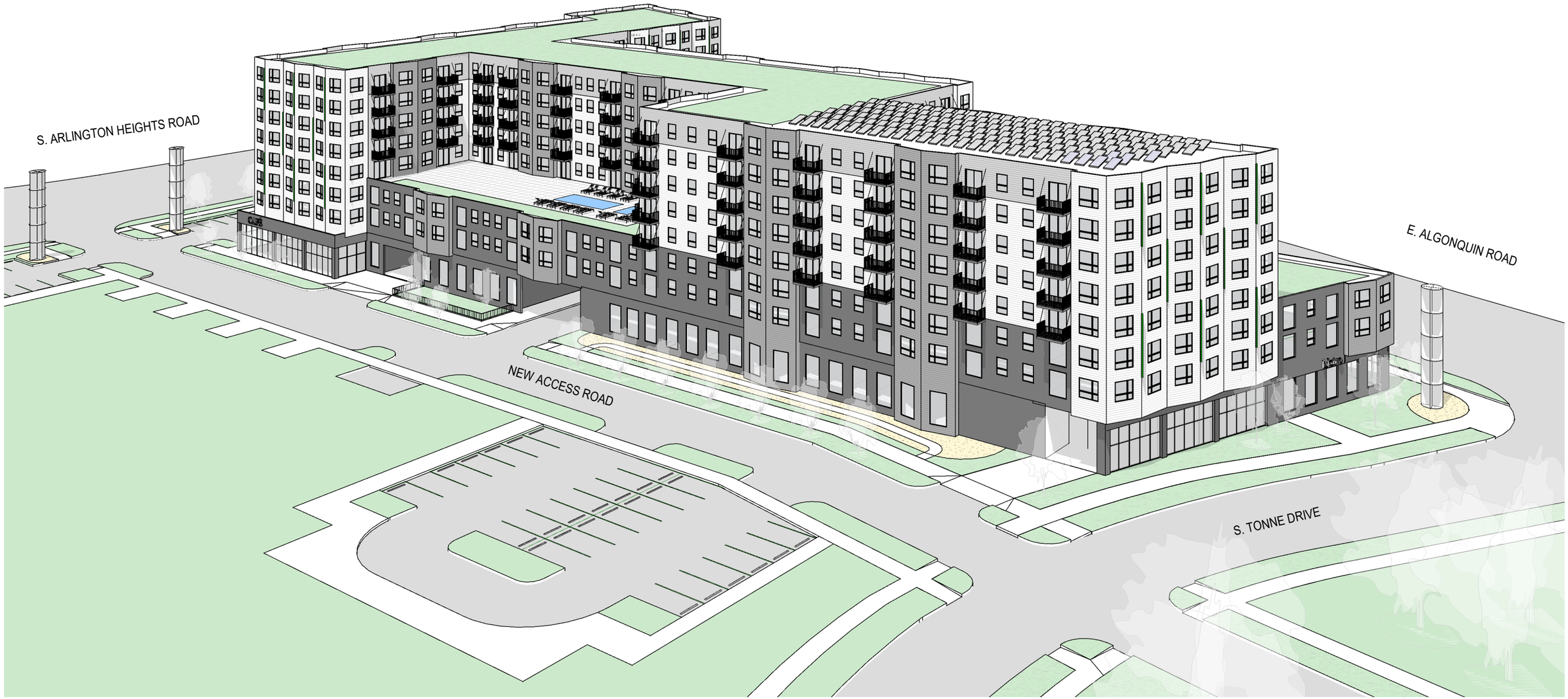


BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING NE**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC

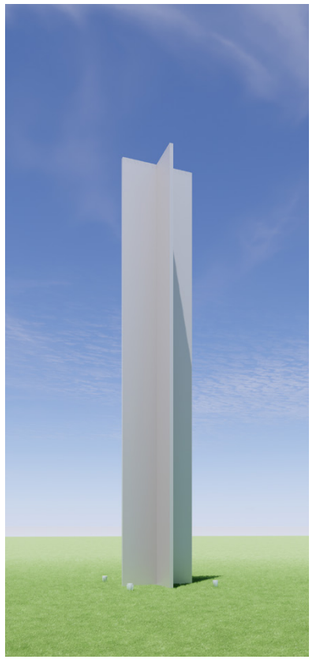
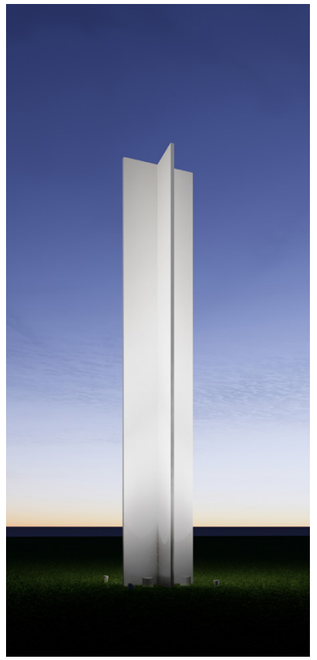
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

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



BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **AERIAL PERSPECTIVE - LOOKING NW**	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

A

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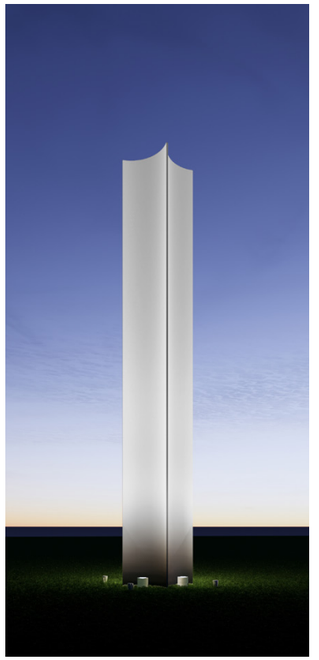

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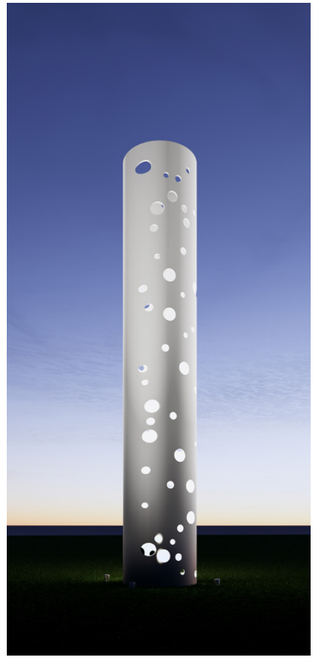

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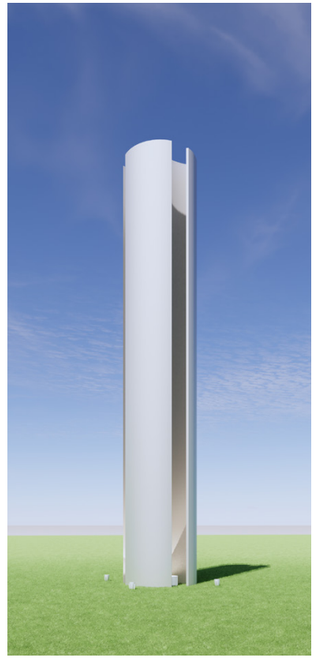
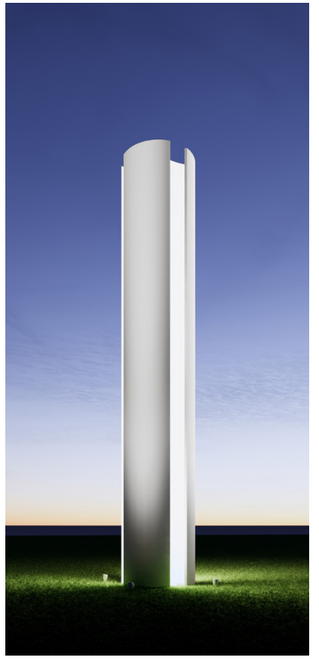

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BRADFORD ALLEN ARLINGTON HEIGHTS PHASE I	Sheet Title: **OBELISK EXPLORATIONS - DAY & DUSK**	Date: 06/14/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago,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