Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 9, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 7/12/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-041 - 903 N. Dunton Ave. / SF-Teardown

B. DC#22-045 - 4 N. Douglas Ave. Apartments / Multi-Family

VII. OTHER BUSINESS

A. Budget 2023

B. Alan F. Bombick Award - Discussion of Nominations

C. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Design Commission
8/9/2022

Item: Minutes - 7/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 7/12/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.

JULY 12, 2022

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	None
Also Present:	Michael Aiello, Aiello Architecture Design for *26 S. Ridge Ave.* Andreas Eckstein, Owner of *26 S. Ridge Ave.* John Anstadt, JMB Architects for *801 N. Forrest Ave.* Richard Silverman, MJK Real Estate for *Southpoint* Orlando Vivacqua, Soos & Associates for *Southpoint* Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR JUNE 14, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JUNE 14, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#22-031 – 26 S. Ridge Ave.

Michael Aiello, representing *Aiello Architecture*, and Andreas Eckstein, the homeowner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to add a two-story addition to an existing two-story house. The project does comply with the R-3 single-family zoning requirements.

The proposed design has numerous design concerns that should be evaluated by the Design Commission as follows:

- Massing. The expanded house complies with code, but it is at the maximum allowed floor area, and it feels somewhat massive compared to the adjacent homes. The south elevation is large and flat, and the taller roof at the rear of the house is unusual.
- Materials and Colors. The context of this block is primarily Georgian style homes with masonry exteriors, so the proposed black & white farmhouse style in this location should be evaluated.
- Front Elevation. The proposed front elevation is somewhat busy and it lacks a balanced appearance. The front porch design is minimal, and further design development is recommended.

Staff recommends evaluation by the Design Commission with the comments given by Staff.

Mr. Aiello responded to Staff comments. In terms of the design of the front elevation, because this is an addition, they are working with many of the existing elements of the home, such as the garage, front door, living room windows and bedroom windows. Aside from making the windows a little bit larger, they are working with what is existing. A small gable was created in the middle of the front elevation, and a bay window was created over the garage to avoid having a blank wall. In terms of the rear roof being taller than the front roof, in elevation it does show that way, but in perspective, it would be difficult to see the rear roof when standing on the street, as shown in the picture he submitted. They are trying to keep the mass of the home down on the front elevation so it fits contexturally with the neighbors, with a gable roof going north to south on the front elevation, and in the rear more of a hip roof on three sides was created. In terms of the colors and materials being proposed, the homeowners have seen 3 or 4 homes in their neighborhood that are also the white craftsman style they are proposing.

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

PUBLIC COMMENT

Karl Wilson, 38 S. Ridge Avenue. He lives on the same side of the street and a few homes down from the subject property. His home is a similar Georgian style and about 10 years ago they added an addition similar to the one being reviewed tonight. He and his wife are in favor of the proposed addition and have no concerns about the design or appearance of it. He added that a neighbor across the street recently painted the brick on the front of their home white, so the color scheme of this addition will blend in.

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An audience member presented a letter from a neighbor. Mr. Hautzinger read the letter into the record which was from Anne Serveas, 30 S. Ridge Avenue, who lives adjacent to the subject home. In summary, she said that she was shown the design being proposed and the homeowners were exceptionally collaborative, responsive and sensitive to her concerns and issues. She supports the project and feels it will fit perfectly on the street and also lead to a nicer street scene for S. Ridge Avenue.

Matt OBeirne, 22 S. Ridge Avenue. He lives directly north of the subject property. He and his wife are in full support of the design being proposed, and feel it will add a lot of aesthetics to this great community. He had no concerns with the size, the roofline, the porch, or the color scheme; it will be an asset to the neighborhood.

Mr. Wilson added that these Georgian-style homes do not have a full basement, and it makes sense to make the home larger for more living space and for storage.

The commissioners summarized their comments. Commissioner Fitzgerald was okay with the scale of the home and felt the footprint of the home on the lot is not much larger than what is already there. He said that all 4 sides of the home are nicely finished, and the north side is especially nice. He was okay with the colors being proposed and said the rendering looked busier than it will in reality. He said it is a nice project and he is in support of it.

Commissioner Seyer agreed with Commissioner Fitzgerald. When he looks at the existing conditions, the materiality is similar to what is there now, therefore, he had no problem with the proposed materials. However, the existing massing is very close to the neighbor to the north, so he likes that there is a break-up. He said the design is very well done and does not feel like an addition; it feels integrated with the existing home, and he is in support of the proposed design.

Commissioner Eckhardt agreed with the comments from the other commissioners. He agreed with Staff that the south elevation is large and flat, while the other 3 elevations are nicely articulated; however, he felt that efforts have been made to run the wainscot along the bottom, which would be okay. He understood why the rear roof is a little higher and he was okay with that and agreed that it most likely will not be visible from the street. He was in support of the design.

Commissioner Kingsley agreed with most of the comments made by the commissioners. She agreed with the roof pitch in the back and that it will not be very visible, and she was fine with the color scheme. She suggested omitting the stone piers between the windows on the west elevation, which can be a tricky detail around the windows. She also commented that perhaps a horizontal frieze board could be added on the front elevation between the garage door and the bay above, or just the porch extends a little more; something to continue the line and make up the difference between the garage and the box bay. Other than these comments, she said it was a nice design.

Chair Kubow had nothing further to add. Anytime a resident wants to renovate their existing home instead of building new and tearing down, it says a lot about them as a neighbor and a lot about the neighborhood. He was in support of the design as proposed.

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A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE SINGLE-FAMILY HOME ADDITION AT *26 S. RIDGE AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 5/31/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ALTER THE DETAILING ON THE WEST ELEVATION WHERE THE HOME COMES OUT A COUPLE FEET, WITH A SUGGESTION TO EITHER LOWER THE LEVEL OF STONE OR ELIMINATE THE PIERS COMING UP.
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; KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#22-036 – 801 N. Forrest Ave.

John Anstadt, representing *JMB Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new a new single-story residence with an attached three car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District. The proposed design complies with the R-E zoning requirements.

The property owner previously received Design Commission approval in 2021 for an 8,350 sf modern style house to be built on this site. The existing house on the site was demolished, and the site is currently vacant. However, construction of the approved house never commenced, and the petitioner has now submitted plans for a completely new house design. Since this new design is a change to the previous approval, Design Commission review is required.

The proposed design has a modern aesthetic with dark vertical siding, standing seam metal roof, and large windows. However, the traditional massing with pitched roofs helps the design to fit in with the predominantly traditional style neighborhood. Overall, the proposed design is very nicely done, and the scale fits very well with the adjacent homes. Staff recommends approval of the proposed new home.

Chair Kubow asked if there is a new home located across the street from the subject property, and Mr. Anstadt said he was the architect for the new home that was approved by this commission to be built across the street at 732 N. Forrest Avenue. He considers the style being proposed for the new home at 801 N. Forrest to be transitional, a combination between a modern and a traditional style. The design combines a lot of pitched roofs, which the previously approved home for this site did not have; it was an all flat contemporary style home. One of their main design objectives for this new home is a courtyard feel, which includes a courtyard wall around the front. A metal roof is also being proposed, as well as a combination of warm materials that include stone and siding. Windows will be a modern style and very large in size.

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 Kingsley said it was a great home, she loved the design, she liked the Accoya siding, and felt the stone being proposed is refined and will suit the Accoya well. She liked the light fixtures being shown, and loved that the courtyard will make a statement and is under the FAR allowed. She said the new home will be a nice project.

Commissioner Eckhardt loved the design and that it takes a one-story home to a new level of excitement with beautiful details all the way around the home.

Commissioner Fitzgerald agreed with the comments. He loved the design and added a suggestion for a skylight to be added in the back courtyard area to let in some light. He said the home is spectacular.

Commissioner Seyer said the new home is very nice, it has a silhouette that blends in but a materiality that stands out in a unique way, which is very positive. Hopefully this new home gets built because it will be very pleasant to look at from both the front and rear. He was in support of the design.

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Chair Kubow said the design is probably one of the cooler homes he has seen come before this commission in all his years as a commissioner. He loves modern architecture and this design takes it to a whole new level. Kudos to the petitioner for going with a one-story home on the site. He was in support of the design.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *801 N. FORREST AVENUE*, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 6/14/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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ITEM 3. COMMERCIAL REVIEW

DC#22-038 – Southpoint Shopping Center – Multi-Tenant Building

Richard Silverman, representing *MJK Real Estate,* and Orlando Vivacqua, representing *Soos & Associates*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This project already received Plan Commission review and Village Board approval to amend the existing Planned Unit Development for the Southpoint shopping center.

The petitioner is proposing to build a new free-standing multi-tenant outlot building at the Southpoint shopping center. The building will be located in an existing parking area facing Palatine Road, and it will be adjacent to a previously approved free-standing Chipotle restaurant. The proposed building is designed for two tenants with a possible future drive-through lane.

Overall, the proposed design is nicely done with a well detailed full masonry exterior, and good scale and massing that fits well with the adjacent Chipotle restaurant. The color renderings give the appearance of a tan and dark brown color scheme, but the material samples are actually light gray and dark gray. The shades of gray will complement the adjacent white/gray Chipotle building, whereas the tan/brown scheme feels somewhat random. The Design Commission should evaluate the colors of the actual material samples to confirm that they will fit well with the adjacent Chipotle restaurant.

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view with landscaping.

Tenant signage is not included in this review, but per Chapter 30 Sign Code, wall signs are allowed for each tenant, up to 25% of the signable wall area above their tenant space. A second wall sign is allowed on the side wall for each tenant since this is a multi-tenant building with a privately-owned shared parking lot. The second wall sign is limited to 25% of the signable wall area or 60 sf maximum, whichever is less.

Aside from the comments that the commissioners should review the color samples provided tonight, Staff recommends approval of the project.

Mr. Silverman said that construction for the previously approved Chipotle and credit union buildings should be starting at Southpoint in the next few weeks, and if approval for this new multi-tenant building is received tonight, they plan to submit for building permit next week. Their intention was always to make this a single-tenant, drive-thru restaurant user, but the market sometimes dictates potential users. AT&T has been in Arlington Heights for 20+ years and they look forward to relocating for a more business-friendly square footage. Currently, there is no second tenant lined up, but when there is, it will most likely be a drive-thru food user, which they will then bring to the commission for review.

Mr. Hautzinger pointed out the bump-out shown on the rendering, which is in anticipation of a drive-thru window for a second tenant being a future potential drive-thru user. He added that this project has already been approved by the Plan Commission, and Design Commission approval tonight is the only approval needed for the project to move forward to permitting.

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The commissioners summarized their comments. Commissioner Eckhardt liked the grey color of the stone sample and he asked where the cementitious material samples would be located. Mr. Vivacqua clarified that those samples are only for reference because they are the colors approved for the Chipotle building. Commissioner Eckhardt also asked if the glass would be clear or tinted, and Mr. Vivacqua said the glass will be clear. Commissioner Eckhardt said that the brick pattern clearly separates the 2 tenants and gives some identity, and he liked the center pier that comes down and definitely separates AT&T from the future second tenant. He also liked how the end cap on the lower elevation shows that the front is the primary area, and then is respectful as it goes around the back. He had no issues with the proposed design.

Commissioner Seyer agreed and said the building looks very clean and very nice. Because this building has an equally visible backside, he wanted to be sure that the access doors are painted metal to match the brick, which they are and he was glad to see that. He said the proposed design pays attention to all sides of the building, which is helpful, and he is in support of it.

Commissioner Kingsley said it is a nice, clean design, and she liked the materials, although she was struggling with the split-face block. She loved the strength of the black color on the front and sides of the building, but felt it needed to go down to the ground because it almost looks like it is floating as shown. Mr. Vivacqua said the split face was chosen to give a little bit of accent and definition, and carrying it down might feel a little heavier. Commissioner Kingsley said the project is nicely designed, but when looking at the front elevation and even the side elevations, there is a missed opportunity to make them better; the columns would feel better if they came all the way down to the ground, and the split-face block should be eliminated.

Mr. Silverman commented that sometimes a rendering and pictures do not do justice of how building materials all tie in together. Commissioner Kingsley clarified that she does not like split face block in reality; it is okay as shown in the rendering, but she does not like the light color of it and felt that a black split face would probably be better.

Commissioner Fitzgerald said it was a nice building and he agreed with the comments made; however, he felt the south elevation needed a little more of something because of the visibility this elevation will actually have. Mr. Silverman reiterated that they traditionally dress up the back of an outlot building with ring roads behind it with signage, which brings it all together and breaks up the brick; however, the signage code is more challenging here than in neighboring communities. He understood the comment and believes that AT&T plans to come in with a variation request for a third wall sign on the south elevation. Commissioner Fitzgerald made a suggestion to beef up the south elevation by making the dark horizontal band a little wider.

Chair Kubow agreed with the comments. He said it is a great building and he loved how the petitioner is improving this shopping center. He also agreed with Commissioner Kingsley's comments that it would certainly help finish the architectural statement of the building if the black color went down to the ground; however, he was concerned about the wear and tear of doing that and the discoloration. He added that this is why split face block is used because it stands the test of time a little better.

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

In response to Commissioner Fitzgerald's comments about the back of the building, Commissioner Eckhardt pointed out the dark banding across the top of the front elevation creates a grid pattern and goes around 2 sides partially, but then it almost looks like it is missing on the back side of the building. He suggested wrapping it around the other sides of the building, and asked the other commissioners to consider

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this as well. He felt the rear elevation really had no purpose as proposed and needed something added across the top. He said that the wearability and durability of split face block is probably more durable at the bottom of the elevation, although pre-cast concrete blocks could also be considered. Commissioner Kingsley liked the idea of adding a black section across the top of the rear elevation, as well as adding a black area of brick across the elevation where the doors come into. The building would then be perceived as a black building with rectangles of grey. Commissioner Eckhardt was concerned that the building would look too much like the new Chipotle building, and he preferred this building to look different. He reiterated his suggestion to add a horizontal black line along the coping across the rear elevation, and Commissioner Fitzgerald agreed with the suggestion as well as the comment that this building should look different than Chipotle.

Commissioner Seyer said that there is something nice about capping the rear elevation by adding a horizontal band across the top; however, it would result in the top and bottom sections of the rear elevation not being equal, and he felt that one section should be moved up to make the sections equal. He added that the middle horizontal band on the rear elevation has no relationship to anything else on the building. Commissioner Fitzgerald was concerned about how this change would impact the lights on the rear elevation, and the commissioners felt that the lights are not currently aligned with the 2 horizontal sections.

Chair Kubow asked the petitioner for a response to the commissioners comments and suggestions. Mr. Silverman said the last comments about adding a horizontal band across the top is an easy fix, and raising the band across the rear elevation to a height that is equal is a great comment that they are not opposed to doing.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE *SOUTHPOINT SHOPPING CENTER OUTLOT BUILDING* TO BE LOCATED AT *715 E. RAND ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 6/15/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD A HORIZONTAL BAND OF THE DARK BRICK COLOR AT THE TOP OF THE BUILDING ON THE SIDE AND REAR ELEVATIONS, AND THAT THE HORIZONTAL BAND BELOW THAT BE CENTERED SO THE TOP GREY AND BOTTOM GREY SECTIONS ARE EQUAL IN SIZE.
2. A RECOMMENDATION THAT THE PETITIONER REVIEW AND CONSIDER A MORE NOBLE MATERIAL AT THE BASE OF THE BUILDING, IN LIEU OF SPLIT FACE TO A SIMULATED CUT STONE OR SOMETHING SIMILAR.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.

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

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ITEM 4. PUBLIC COMMENT

Keith Moans said that he really enjoys this commission and what the commissioners have to say. As a non-technical person though, he has difficulty trying to follow the commission when it comes to voting on a motion, and amending in particular. He explained that the maker of a motion does not own the motion, so once a motion is on the floor, anyone can amend it. He asked the commissioners to slow down and follow a little procedure when discussing an amendment and voting on it, and then when it goes to the main motion as an amendment or not, then vote on the main motion. This would help someone like him to break down the process a little bit easier.

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ITEM 5. GENERAL MEETING

Commissioner Eckhardt asked Staff to look into the current status of the improvements being made to the March Animal Hospital, specifically the painting of the brick. The current painting of the brick looks a little unfinished compared to the mock-up color that was shown and approved at the DC review, and the existing brown roof has not been changed to a black roof that was approved.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M.

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

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Design Commission
8/9/2022

Item: DC#22-041 - 903 N. Dunton 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 require revisions and re-review the proposed new single-family residence to be located at 903 N. Dunton Avenue. This recommendation is based on the architectural plans received on 6/30/22, and the following:

1. Discuss the feasibility of remodeling and expanding the existing historic house versus demolition and building new.

2. It is recommended that the proposed design be revised to better fit with the character of the neighborhood.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

4. 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:		**PETITION INFORMATION:**	
Project Name:	Bogojevic/Sobolewski Residence	**DC Number:**	22-041(H)
Project Address:	903 N. Dunton Ave.	**Petitioner Name:**	Chris Bogojevic
Prepared By:	Steve Hautzinger	**Petitioner Address:**	200 W Campbell St, Unit 411 Arlington Heights, IL 60005
Date Prepared:	August 4, 2022	**Meeting Date:**	August 9, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow construction of a new two-story residence with a two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 11,264 square feet and the proposed residence will have 3,342 square feet. The project requires minor corrections for front yard encroachments, but overall the plan comply with the R-3 zoning requirements as summarized below.

	ALLOWED	**PROPOSED**
Setbacks	Front: 38.3 feet Side: 8.5 feet Side: 8.5 feet Rear: 30 feet	Front: 28.3 feet Side: 25 feet Side: 12 feet Rear: 43.8 feet
Building Height	25 feet to the midpoint	22.8 feet to the midpoint
FAR	4,944 SF	3,342 SF
Building Lot Coverage	3,942 SF	2,916 SF
Impervious Surface Coverage Total	5,632 SF	4,468 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing". The Design Commission should discuss the feasibility of remodeling and expanding the existing historic house versus demolition and building new.

The proposed design raises concerns regarding fitting in with the character of the predominantly traditional and historic neighborhood. Per the Village's Single Family Design Guidelines, the design should take cues from the surrounding context regarding massing, roof form, materials, and architectural elements. The proposed modern aesthetic with low-sloped asymmetrical gable roof, large flat front wall, modern panel siding, modern window arrangement, and dark color palette are all concerns that should be evaluated.

It is recommended that the proposed design be revised to better fit with the character of the neighborhood. If a modern aesthetic is the goal, then it is recommended to revise the design to find a more appropriate balance of modern and traditional details. For example, consider a more traditional massing and composition for the home, combined with modern windows, materials, and details.

The proposed side load garage is a nice solution to incorporate the modern convenience of an attached garage while keeping the garage doors away from the front of the house, where the majority of the houses in this area have detached garages.

RECOMMENDATION:
It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 903 N. Dunton Avenue. This recommendation is based on the architectural plans received on 6/30/22, and the following:

1. Discuss the feasibility of remodeling and expanding the existing historic house versus demolition and building new.
2. It is recommended that the proposed design be revised to better fit with the character of the neighborhood.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

August 4, 2022

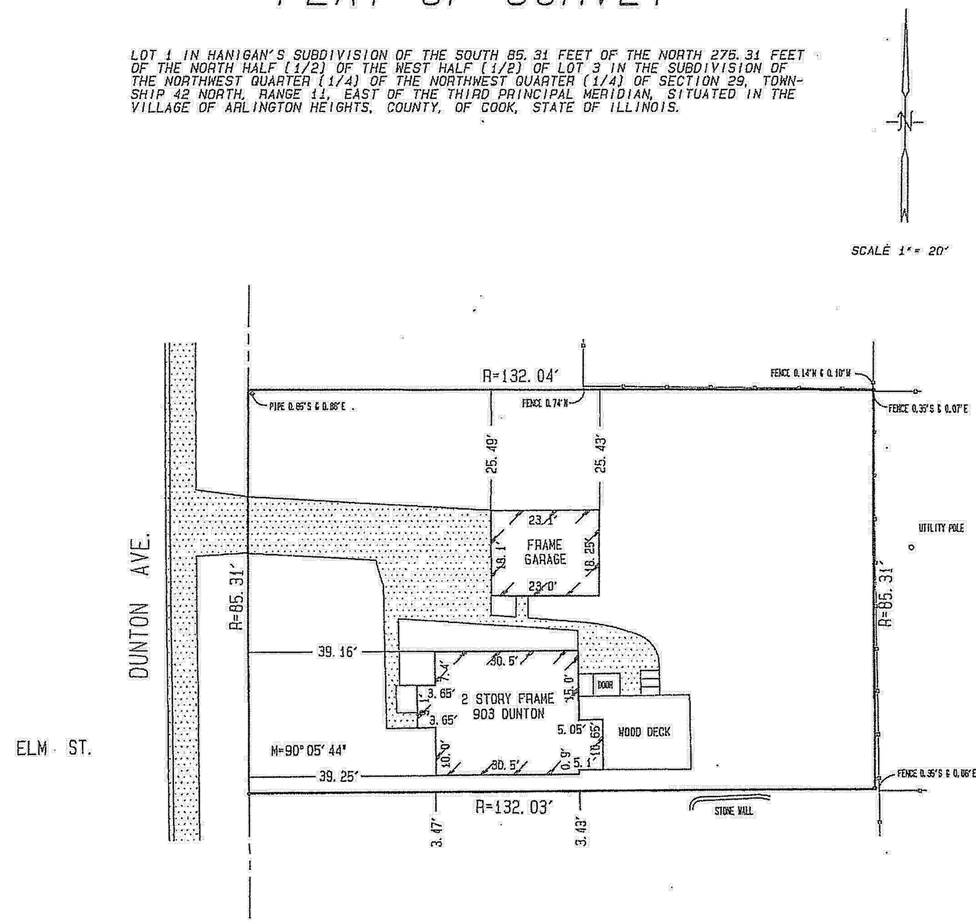
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-041(H)

PLAT OF SURVEY

Order No. 2116472

LOT 1 IN HANIGAN'S SUBDIVISION OF THE SOUTH 85.31 FEET OF THE NORTH 275.31 FEET OF THE NORTH HALF (1/2) OF THE WEST HALF (1/2) OF LOT 3 IN THE SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY, OF COOK, STATE OF ILLINOIS.



LEGEND
LIMITS of BUILDING = ——/——/——
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
= HYDRANT
= LIGHT

CONCRETE =
PAVERS =
ASPHALT =

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 635
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

STATE of ILLINOIS S.S.
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 4, 2021.

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2022.

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT WAS PREPARED FOR BUCKLEY AND BOODJEICH.

© COPYRIGHT 2022 SEARL LAMASTER HOWE ARCHITECTS

500 N. DEARBORN ST., STE. 1050 CHICAGO, IL. 60654 T. 312.251.9200 F. 312.251.9201
searl lamaster howe

DUNTON RESIDENCE
903 NORTH DUNTON AVE.
ARLINGTON HEIGHTS, IL
60004

PROJECT NO. SLH578
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	6.30.22	APPROPIATENESS REVIEW

PLAT OF SURVEY

B1

N Vail Ave

W Elm St

N Dunton Ave

N Evergreen Ave

917
915
913
903
922
918
912
908
904
919
915
911
903
902
840
836
832
839
835
831
901
835
829
827
836
833
830
829
828
823
824

N Vail Ave

W Elm St

N Dunton Ave

N Evergreen Ave

903
904
908
912
913
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919
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836
840
831
832
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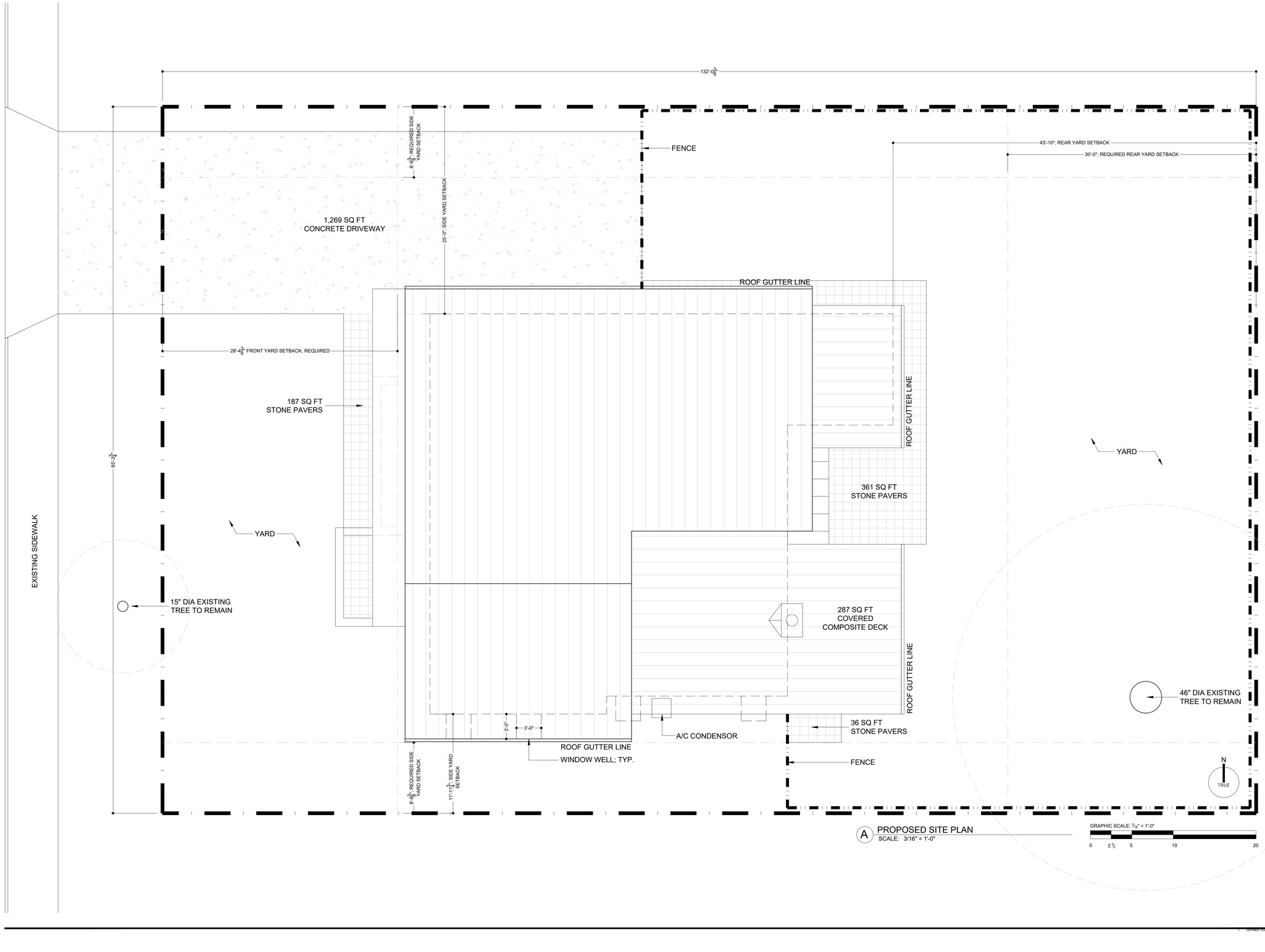
911
915
919
920



DUNTON RESIDENCE
903 NORTH DUNTON AVE.
ARLINGTON HEIGHTS, IL
60004

500 N. DEARBORN ST., STE. 1950 CHICAGO, IL. 60654 T. 312.251.9200 F. 312.251.9201 S L H searl lamaster howe

PROJECT NO. SLH578
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	6.30.22	APPROPIATENESS REVIEW

PROPOSED SITE PLAN

A1

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Property to Left 3

919 N Dunton St.

Property to Left 2

915 N Dunton St.

Property to Left 1

911 N Dunton St.

Subject Poperty

903 N Dunton St.

Property to Right 1

901 N Dunton St.

Property to Right 2

835 N Dunton St.

Property to Right 3

829 N Dunton St.

N DUNTON ST

Property Across 1

908 N Dunton St.

Property Across 2

904 N Dunton St.

W ELM ST

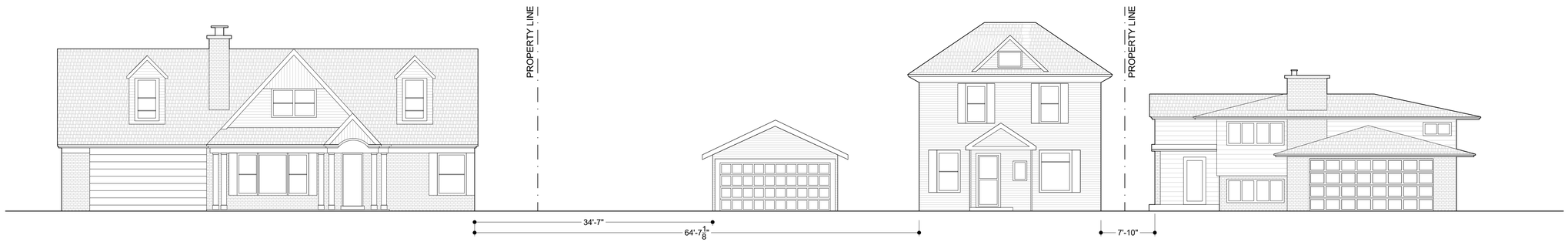
Property Across 3

836 N Dunton St.

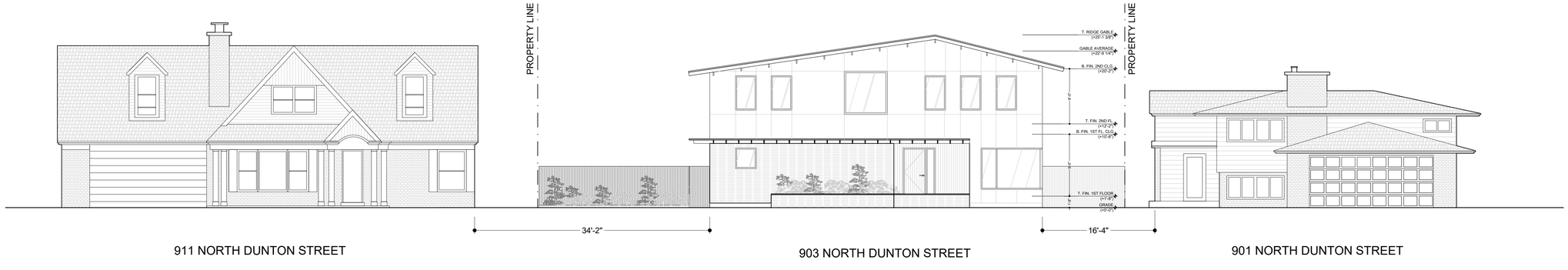
Property Across 4

830 N Dunton St.

F1



G1 EXISTING CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



G2 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"

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SLH
searl lamaster howe
500 N. DEARBORN ST., STE. 1050 CHICAGO, IL. 60654 T. 312.251.9200 F. 312.251.9201

DUNTON RESIDENCE
903 NORTH DUNTON AVE.
ARLINGTON HEIGHTS, IL
60004

PROJECT NO. SLH578
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	6.30.22	APPROPIATENESS REVIEW

ELEVATION STUDY

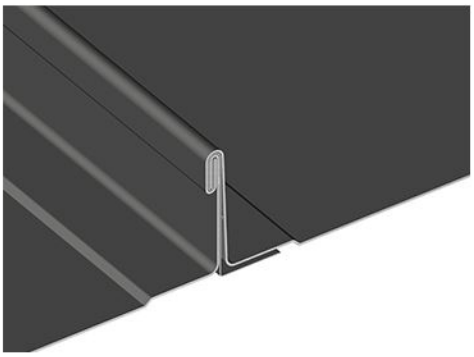
G1

903 N DUNTON - MATERIAL BOARD

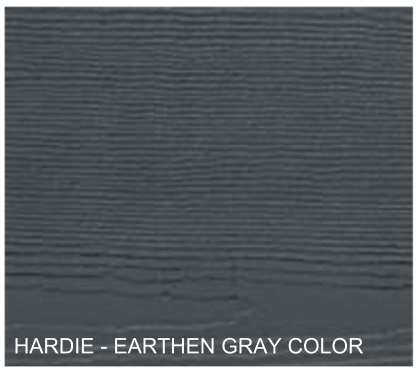
RENDER - FRONT (WEST) ELEVATION

BRICK - IRON MOUNTAIN GRAIN

STONE FOR EXTERIOR PAVING



STANDING SEAM METAL ROOF - CHARCOAL



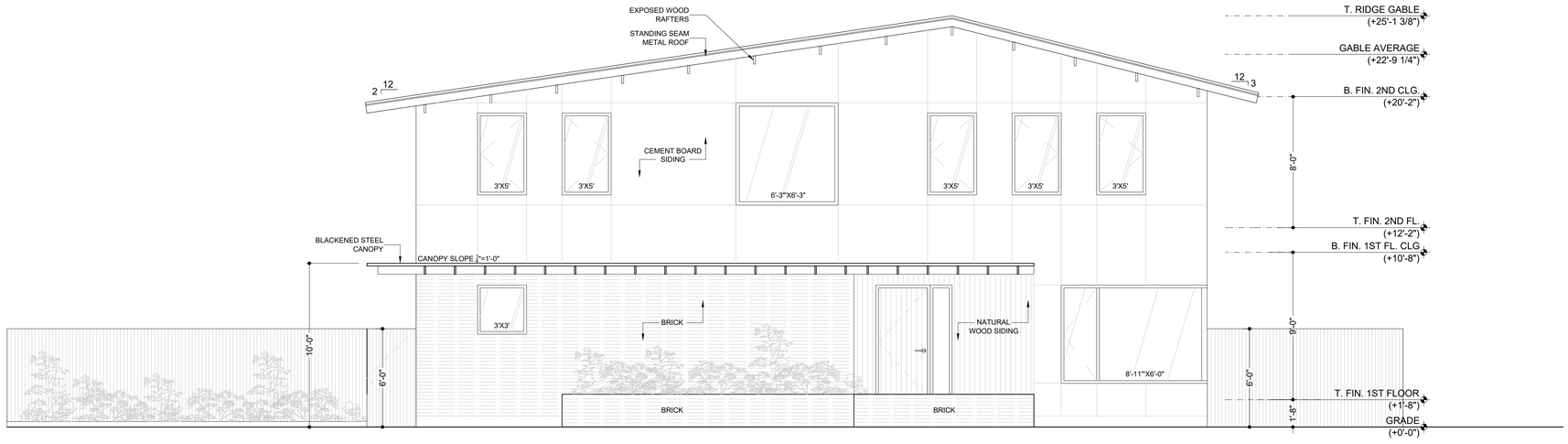
CEMENT BOARD PANEL - SMOOTH

STONE FOR EXTERIOR COPING

WINDOW FRAME, GUTTER, DOWNSPOUTS

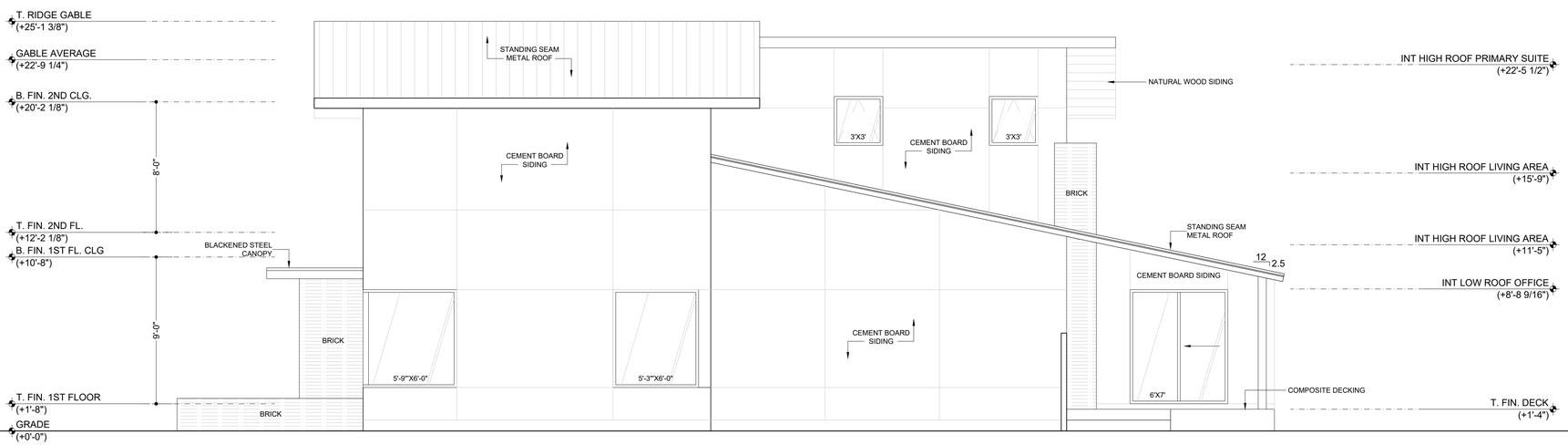
NATURAL WOOD

COMPOSITE DECKING



C1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: ¼" = 1'-0"
0 2½ 5 10 20



C2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: ¼" = 1'-0"
0 2½ 5 10 20

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SLH
SEARL LAMASTER HOWE
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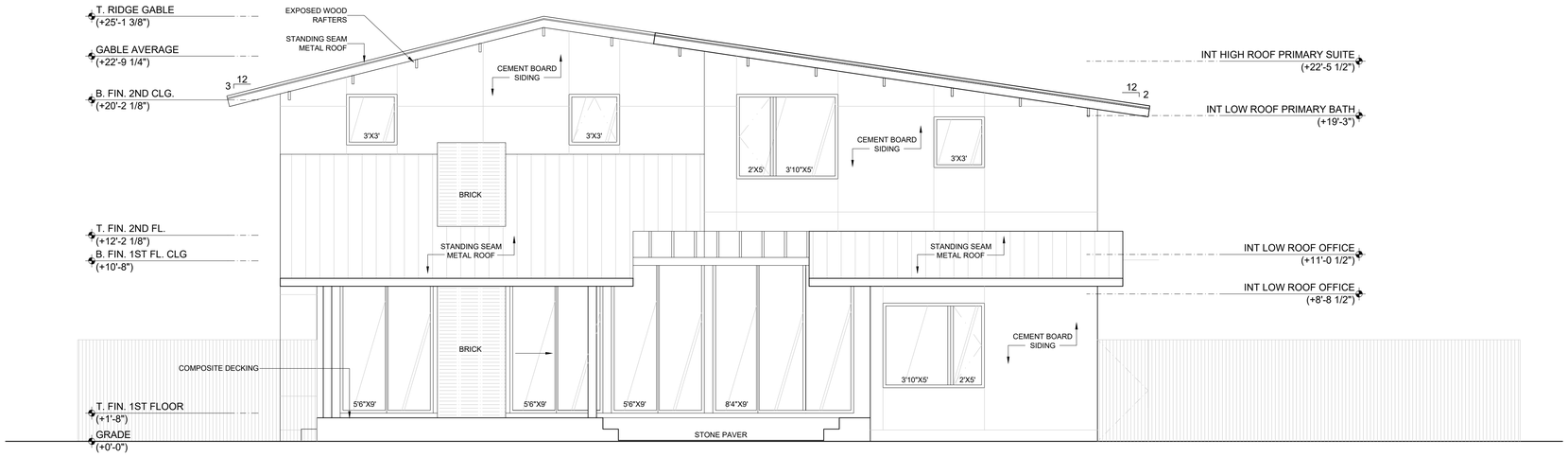
DUNTON RESIDENCE
903 NORTH DUNTON AVE.
ARLINGTON HEIGHTS, IL
60004

PROJECT NO. SLH578
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	6.30.22	APPROPIATENESS REVIEW

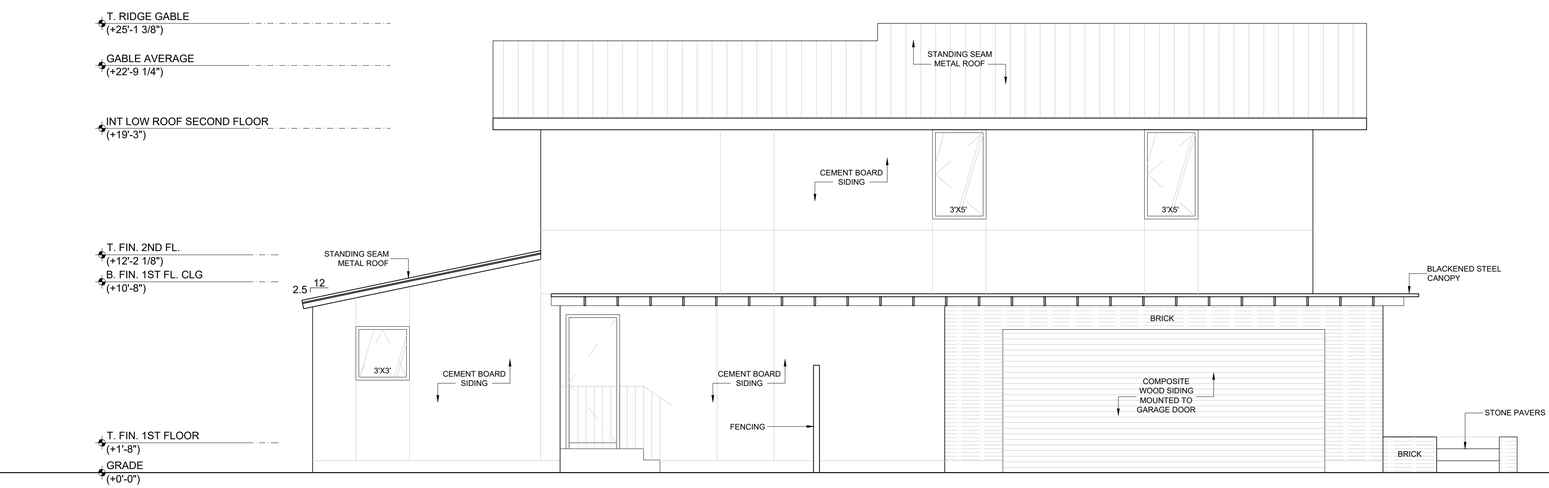
PROPOSED ELEVATIONS

C1



C3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: ¼" = 1'-0"
0 2½ 5 10 20



C4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: ¼" = 1'-0"
0 2½ 5 10 20

1 COPYRIGHT 2022 SEARL LAMASTER HOWE ARCHITECTS

SLH
SEARL LAMASTER HOWE
500 N. DEARBORN ST., STE. 1050 CHICAGO, IL 60654 T. 312.251.9200 F. 312.251.9201

DUNTON RESIDENCE
903 NORTH DUNTON AVE.
ARLINGTON HEIGHTS, IL
60004

PROJECT NO. SLH578
NOT FOR CONSTRUCTION

NO.	DATE	REMARKS
1	6.30.22	APPROPIATENESS REVIEW

PROPOSED ELEVATIONS

C2

EXTERIOR MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
MASONRY	CLAY	SUMMIT	IRON MOUNTAIN GRAIN
SIDING	FIBER CEMENT	JAMES HARDIE	SMOOTH FINISH - EARTHEN GRAY
SIDING/EAVES/GARAGE DOOR	NATURAL WOOD	DELTA MILLWORK	ACCOYA COLORADO
COPING	STONE	TECHO BLOC	ONYX BLACK - HD2 SMOOTH
PAVERS	STONE	TECHO BLOC	SHALE GREY - HD2 SMOOTH
DECKING	COMPOSITE	NEW TECH WOOD	TEAK
ROOFING	METAL	ATAS	CHARCOAL GRAY
WINDOWS	ALUM/WOOD	MARVIN	BLACK
GUTTERS	ALUMINUM	TBD	BLACK

Design Commission
8/9/2022

Item: DC#22-045 - 4 N. Douglas Ave. Apartments / Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new multi-family building.

Recommendation

It is recommended that the Design Commission approve the design of the multi-family building to be located at 4 N. Douglas Avenue. This recommendation is subject to compliance with the plans received 7/14/22, 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. Incorporate larger faux spandrel glass storefronts along the south end of the building to match the size of the commercial storefronts at 4 N. Hickory.

2. Add windows or spandrel glazing along the first floor of the north elevation to break up the blank wall.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report

Exhibits	Exhibits
5/14/19 - Preliminary Review- 4 N Douglas	Exhibits
5/14/19 - DC Minutes	Minutes
4 N Douglas - For Reference Only	Exhibits
Hickory-Kensington Design Guidelines	Exhibits

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

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	4 N. Douglas Avenue	**DC Number:**	22-045
Project Address:	4 N. Douglas Avenue	**Petitioner Name:**	Michi Mho
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Neri Architects 6400 N. Northwest Highway, Suite 4 Chicago, IL 60631
Date Prepared:	August 3, 2022	**Meeting Date:**	August 9, 2022

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

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

This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD), a Land Use Variation to allow a Multi-Family residential-only building within the B-2 Zoning District, and Plat of Subdivision. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is seeking approval of the architectural design for a new five-story multi-family building with 64 residential apartment units. The subject property is currently improved with a surface parking lot that serves overflow parking for the nearby Mariano's grocery store.

Hickory/Kensington Area Design Guidelines:
This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014. Per the Design Guidelines, the core of the Hickory/Kensington area is envisioned to have a clean and modern aesthetic that is unique to Arlington Heights, and shall include the following architectural features:

- Flat roofs with deep horizontal cornices.
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood.
- Clean details.
- Expansive use of glass.
- Simple geometric forms.
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design.

Architectural Design:
In 2018, the petitioner received Design Commission approval for a five-story mixed-use building with 76 residential apartment units located directly to the east of the subject property at 4 N. Hickory Avenue, which is currently under construction. The current proposal is designed to match the architectural style of 4 N. Hickory using the same materials, colors, and details.

Preliminary Design Commission Review:
This project received a preliminary Design Commission review back on May 14, 2019, at which time Staff and the Design Commissioners were supportive of the overall design concept to match the architectural design of 4 N. Hickory. However, the Design Commissioners had concerns about two items:

- Due to the lack of commercial space on the first floor, there was some concern about the lack of fenestration at the first floor on the south end of the building. False spandrel glass storefronts were suggested to enhance the design.

- North Elevation. The Design Commissioners felt that the north elevation of 4 N. Douglas will be more visible than the north elevation of 4 N. Hickory, and they encouraged further design development of the first floor wall to be more pedestrian friendly.

Staff Comments:
In response to the feedback received at the preliminary review, the petitioner has enlarged the first floor windows along the south end of the building to be full height windows. However, there is still the option to make larger faux spandrel glass storefronts to match the size of the commercial storefronts at 4 N. Hickory. An example of a false storefront can be seen at Park View apartments located at 212 N Dunton in Downtown Arlington Heights (see photo below).

Example of False Spandrel Glass Sotrefront in Downtown Arlington Heights

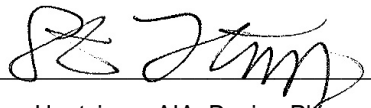
In regards to the north elevation, the petitioner has not addressed the Design Commission's concerns about the lack of interest along the first floor sidewalk level. Staff recommends adding windows or spandrel glazing in this location to break up the blank wall.

Equipment Screening:
All rooftop mechanical equipment will be screened by the building's parapet walls.

Signage:
The design includes a dark bronze, back lit "FOUR NORTH" wall sign adjacent to the main entry on the west elevation. The proposed sign matches the sign design approved at 4 N. Hickory, and the petitioner has indicated that "FOUR NORTH" will be the name of the development. The sign is approximately 50 sf, and appears to comply with code. Separate permits are required for all signage.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the design of the multi-family building to be located at 4 N. Douglas Avenue. This recommendation is subject to compliance with the plans received 7/14/22, 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. Incorporate larger faux spandrel glass storefronts along the south end of the building to match the size of the commercial storefronts at 4 N. Hickory.
2. Add windows or spandrel glazing along the first floor of the north elevation to break up the blank wall.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
4. All signage shall comply with the Sign code, Chapter 30.



August 3, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-045

PROPOSAL FOR

RESIDENTIAL APARTMENT BUILDING

LOCATED AT:

4 N DOUGLAS

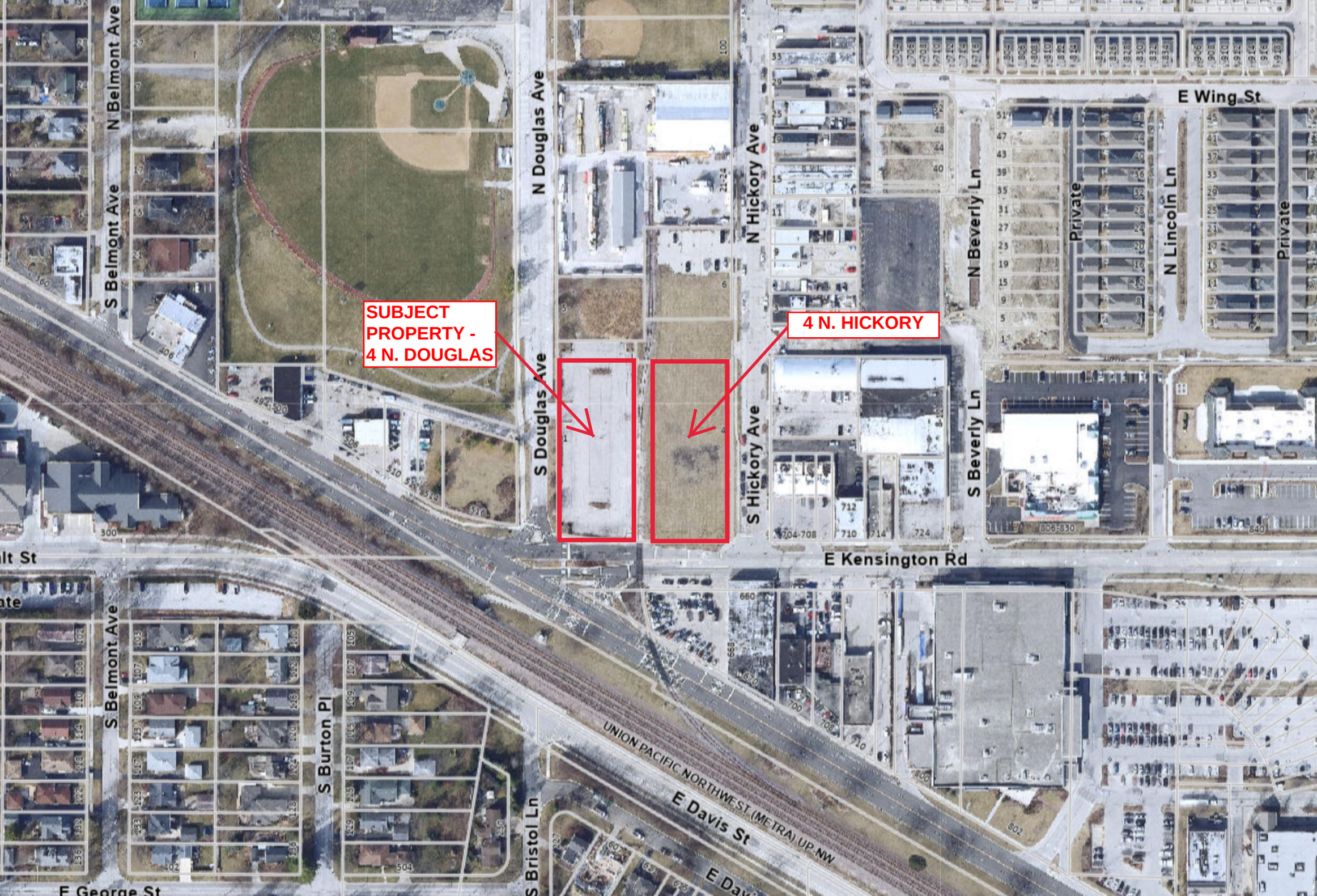
APRIL 22, 2022

SUBMITTED TO:

THE VILLAGE
OF
ARLINGTON HEIGHTS

BY:

N E R I
ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400


SUBJECT PROPERTY - 4 N. DOUGLAS
4 N. HICKORY
N Belmont Ave
S Belmont Ave
N Douglas Ave
S Douglas Ave
N Hickory Ave
S Hickory Ave
N Beverly Ln
S Beverly Ln
E Wing St
N Lincoln Ln
Private
E Kensington Rd
S Belmont Ave
S Burton Pl
S Bristol Ln
UNION PACIFIC NORTHWEST (METRA) UP-NW
E Davis St
E George St

Chicago and Northwestern Railroad Company, said point being [illegible] said vacated Campbell Street, which extended North intersects the center of said vacated Campbell Street at the last said Block 3; thence North 273.11 feet along a line (being said gauge) which extended North intersects the center of said vacated Campbell Street) of West line of said Block 3 extended North; thence East perpendicular to the last 122.30 feet East (measured along the center of said vacated Campbell Street) of West line of said Block 3 extended North; thence West perpendicular to last described course, 8.64 feet; thence North perpendicular to last described course, a distance of 3 feet; thence North perpendicular to last described course, 8.64 feet; thence West perpendicular to last described course, a distance of 3 feet; thence North 28.25 feet to center of vacated Campbell Street at said point 122.30 feet East (measured along center of vacated Campbell Street) of the West line of said Block 3 extended North; thence East 12.70 feet along the center of said vacated Campbell Street; thence North 25 feet to the Southwest corner of Lot 36 in Block 2 in Dunton and Bigsby Addition aforesaid, all in Cook County, Illinois.

DOUGLAS AVENUE (60 FT. R.O.W.)

MAG NAIL FOUND 40.67' WEST & 12.71' SOUTH

NW CORNER LOT 16

S88°41'59"W 135.00'

NE CORNER LOT 16

15

16 BLOCK 2

17

18

03-29-405-005

33

34

35

36

100.00' N01°33'11"W

N88°41'59"E 12.70'

VACATED CAMPBELL STREET

122.30'

S88°42'27"W 3.00'

N01°17'33"W 28.25'

8.64'

N01°17'33"W

N88°42'27"E 3.00'

VACATED ST.

S01°33'11"E 398.28'

03-29-408-002

BLK. 3

272.62' N01°17'33"W

BLOCK 3

AREA = 69,606 SQ. FT.

Arc=121.53'
Rad=1017.14'
Ch=121.46'
Ch B=S85°59'42"E

R&M=120.89'
S88°41'59"W
M=154.59' R=154.35'

CROSS FOUND 33.70' EAST & ON LINE

CROSS FOUND 4.79' SOUTH & 6.70' WEST

POB

CROSS SET 33.17' WEST

S01°33'11"E R&M=11.78'

POC SW CORNER BLOCK 3

NORTH LINE KENSINGTON ROAD AS CONDEMNED IN COUNTY COURT OF COOK COUNTY

KENSINGTON ROAD

N88°41'59"E R & M = 646.80'

HICKORY AVENUE (60 FT. R.O.W.)

Traffic Signal Box

Iron Pipe in conc. found at Property Corner

Iron Pipe at Prop. Cor.

Crow foot notches in conc. wall at Prop. Cors.

Buried Conc. Retaining Wall

North line of Blk. 3

Northerly extension of West rail of track (Gauge of Railroad Track)

Railroad Track

Fence is 0.61' W

Diagonal Cross cut in walk is at E. of Property Cor.

Wood post on line

Gravel Parking Lot

1 story Brick Building

1 Story Conc. Block Building

1 Story Brick & Metal Building

High Voltage Elec. Service Area

Fire Hyd

Silo

Conc. Steps

Conc. Ramp (down)

Conc. Drive

Curb

Walk

Planter

Util Pole

Distances are marked in feet and decimals thereof.

Order No. 8162

Scale: 1 inch = 20 feet.

Date Sept. 3, 1981

Owner

Ordered by Dana Molded Products, Inc.

State of Illinois } ss
County of Cook }

I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have located the building on the above property.

Jon P. Tice
Reg. Ill. Land Surveyor

Compare all points before building by same and at once report any difference.

Refer to deed or abstract for building restrictions.

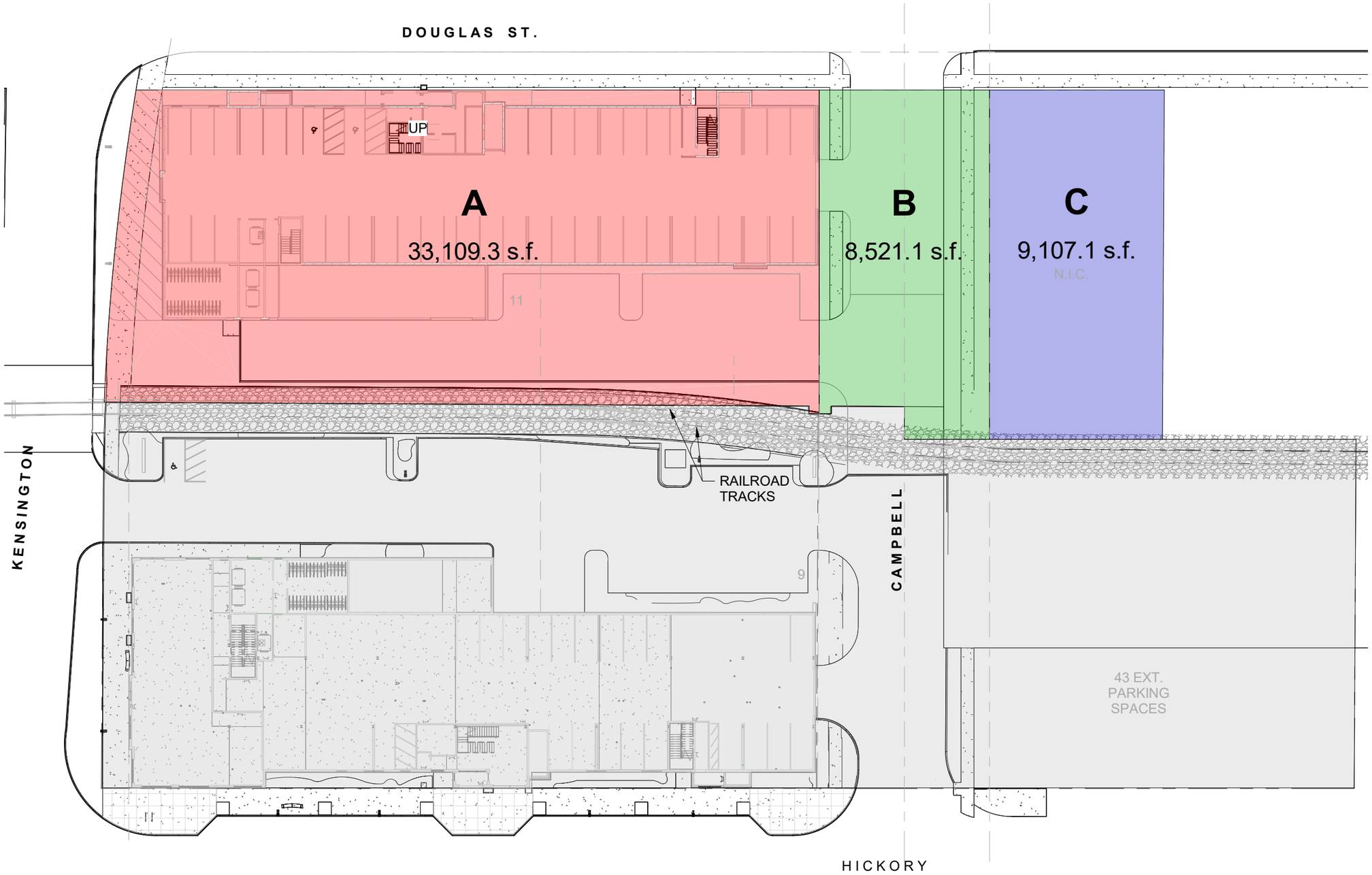
Use Order Number for all future reference.

State of Illinois } ss
County of Cook }

I, JON P. TICE, a Reg. Ill. Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 68° Fahrenheit.

Jon P. Tice
Reg. Ill. Land Surveyor No. 1705

03 SURVEY
SCALE: 1" = 20'-0"



1 AC-1.1 LOT AREAS

SCALE: 1" = 40'-0"

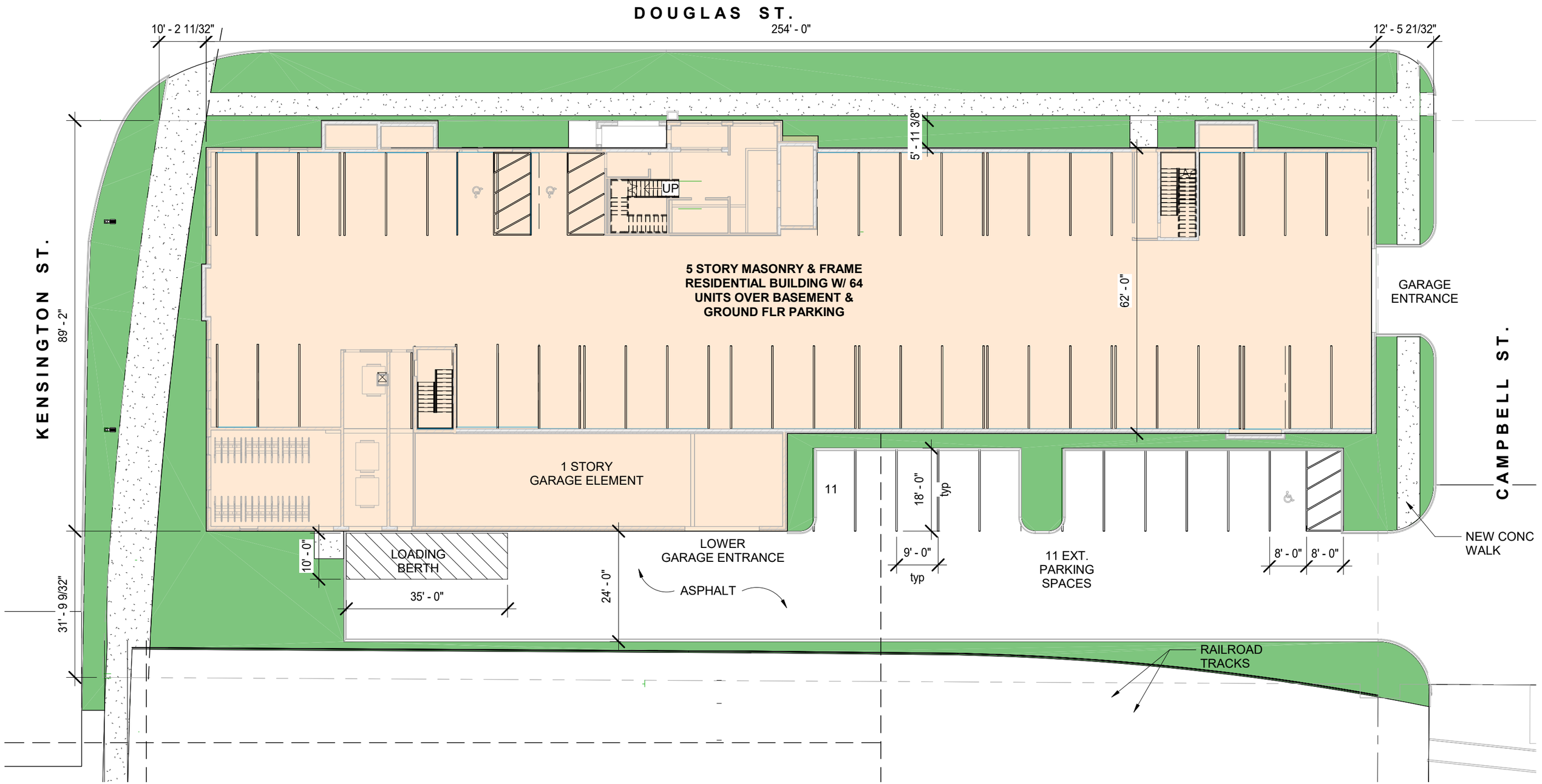
NOT IN SCOPE

SUBJECT PROPERTY

DEDICATED TO CAMPBELL ST

NEW PARKING LOT AREA

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 AC-2.1.1 CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROPERTY WEST 3
500 E NORTHWEST HWY

PROPERTY WEST 2
506 E NORTHWEST HWY

PROPERTY WEST 1
NW HWY AND KENSINGTON

NORTHWEST HWY

NORTH DOUGLAS AVENUE

SUBJECT PROPERTY
DOUGLAS AND KENSINGTON

PROPERTY EAST 1
HICKORY AND KENSINGTON

NORTH HICKORY AVENUE

PROPERTY TO EAST 2
704 KENSINGTON

PROPERTY TO EAST 3
710 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON

PROPERTY TO SOUTH
668 KENSINGTON

PROPERTY TO SOUTH
700 KENSINGTON

PROPERTY TO SOUTH
712 KENSINGTON

SURROUNDING PROPERTY PHOTOS

1
AC-13

SCALE: 1" = 60'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

EAST KENSINGTON ROAD

PROPERTY TO WEST
704 KENSINGTON

PROPERTY TO NORTHWEST 1
REC PARK

PROPERTY TO NORTHWEST 2
REC PARK

PROPERTY TO NORTHWEST 3
REC PARK

NORTH DOUGLAS AVENUE

SUBJECT PROPERTY
DOUGLAS AND KENSINGTON

PROPERTY TO NORTH 1
3 DOUGLAS

PROPERTY TO NORTH 2
4 DOUGLAS

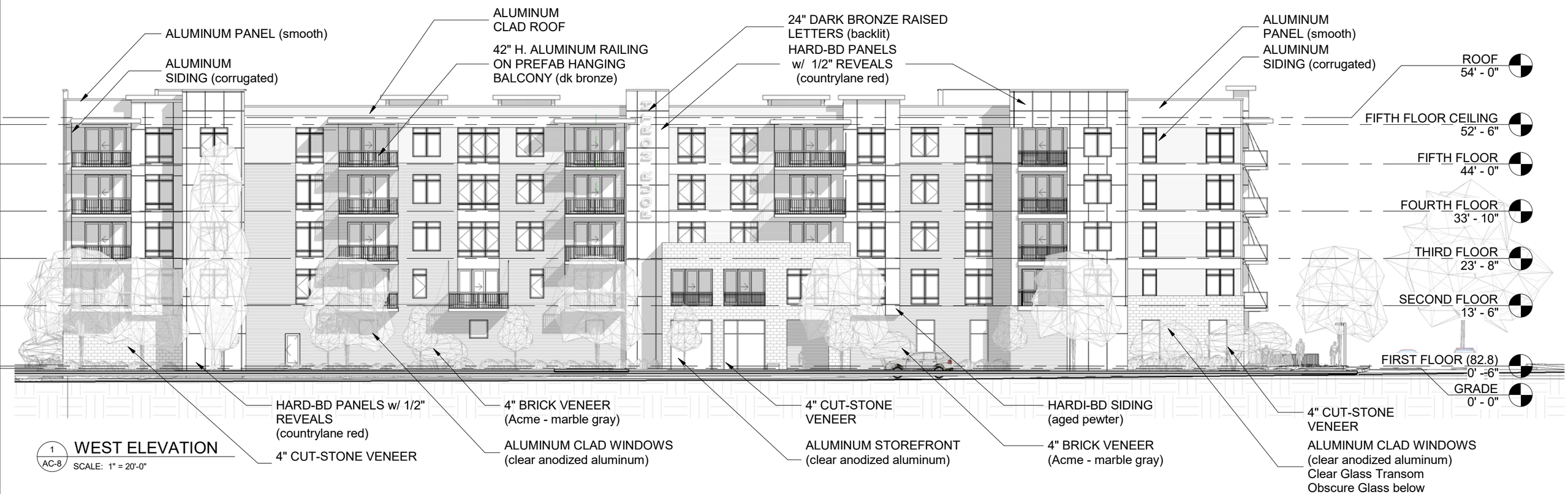
PROPERTY TO NORTH 3
REC PARK

1
AC-14

SURROUNDING PROPERTY PHOTOS

SCALE: 1" = 40'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 AC-8 **WEST ELEVATION**

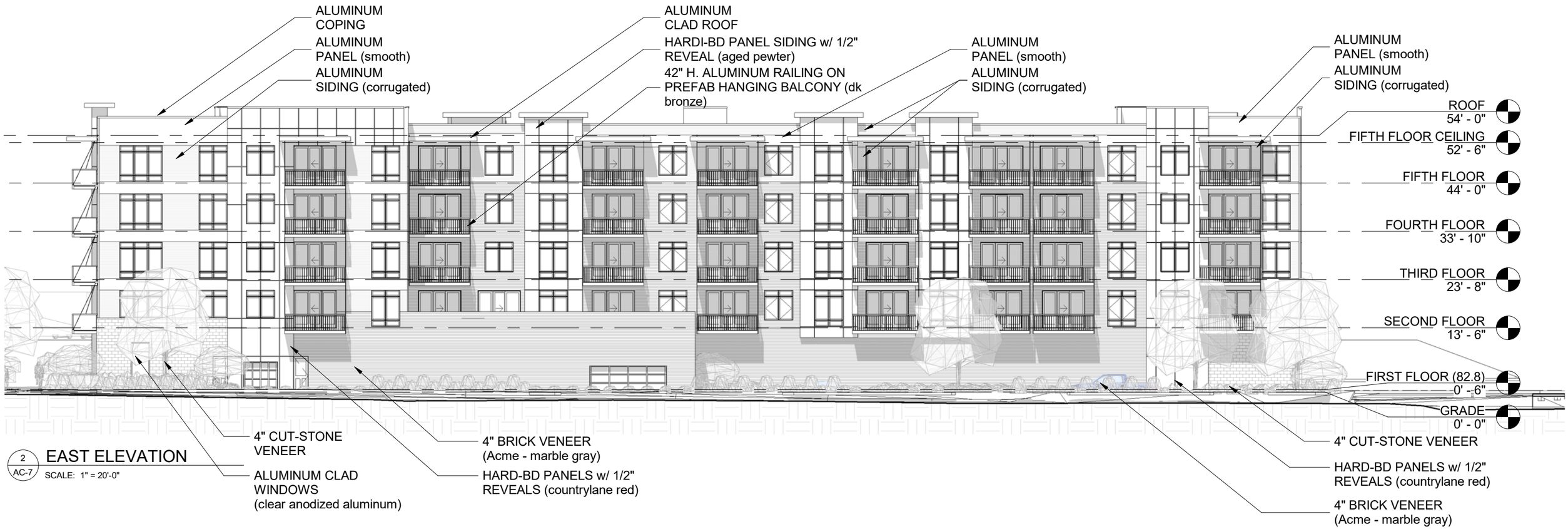
SCALE: 1" = 20'-0"

AC-8

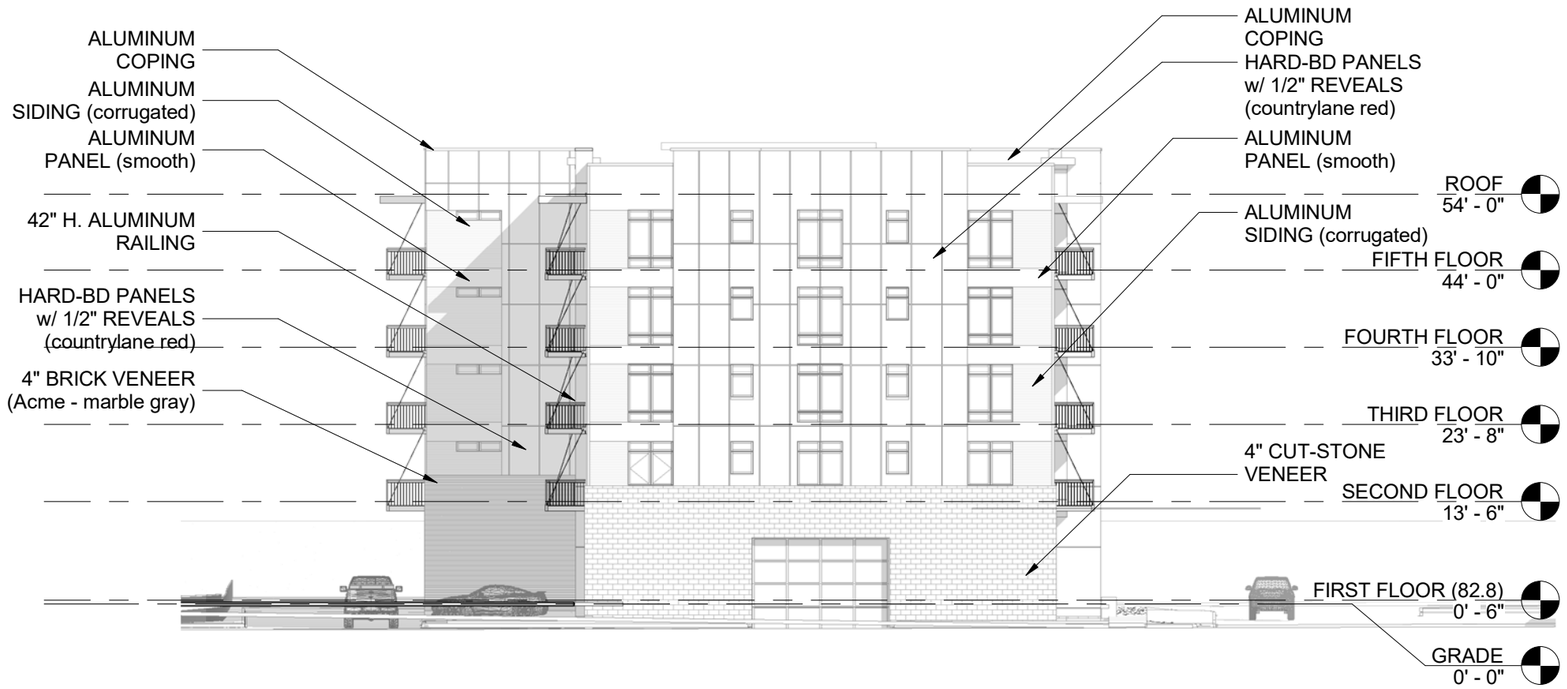
2 AC-8 **SOUTH ELEVATION**

SCALE: 1" = 20'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



2 AC-7 EAST ELEVATION
SCALE: 1" = 20'-0"



1 AC-7 NORTH ELEVATION
SCALE: 1" = 20'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

1
AC-9

PERSPECTIVE VIEW LOOKING NORTHEAST

SCALE:

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

1
AC-10

PERSPECTIVE VIEW LOOKING SOUTHEAST

SCALE:

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

1
AC-11

PERSPECTIVE VIEW LOOKING SOUTHWEST

SCALE:

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

1
AC-12

PERSPECTIVE NEW LOOKING NORTHWEST

SCALE:

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING NORTHEAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A
1
VIEW LOOKING SOUTHWEST
SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A
1 VIEW LOOKING NORTHWEST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A
1 VIEW LOOKING EAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING SOUTHEAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

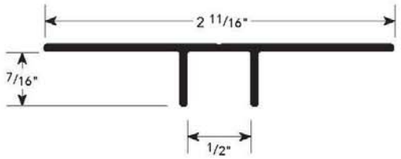
A
1 AERIAL VIEW (looking NorthEast)

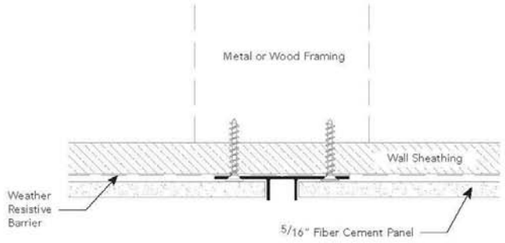
NERI
ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PRODUCT DETAIL

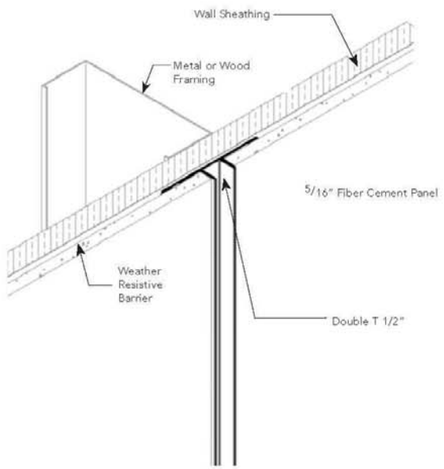
INSTALLATION DETAIL / Cross Section **A.28**

DOUBLE T 1/2"





INSTALLATION DETAIL / ISO View



USAGE

Fry Reglet FCP Double T 1/2" creates an attractive 1/2" vertical reveal between fiber cement panels. The reveal becomes a design element to enhance building exteriors.

GUIDE SPECIFICATION

Where indicated on drawings, Fry Reglet FCP Double T 1/2", as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5, with primed finish, clear anodized or other specified finish. Refer to finish section.

NOTE: Attach panel in accordance with the manufacturers fastening schedule. Not to be used in horizontal applications.

SIZES

REVEAL DEPTH	NUMBER
NOM. 7/16"	FCP-VERTLP50

2 AC-21 FIBER CEMENT REVEAL DETAIL

SCALE: 12" = 1'-0"

METAL COPING
(color to match siding)

4" METAL TRIM
OUTSIDE CORNERS
(color to match siding)

METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match siding)

METAL PANELS
- concealed fasteners
- 1" gap per mfr

1 AC-21 METAL SIDING SAMPLE PIC

SCALE: 12" = 1'-0"

METAL SIDING -
CORRUGATED and FLAT
(color as per elevations
and sample)

METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match metal siding)

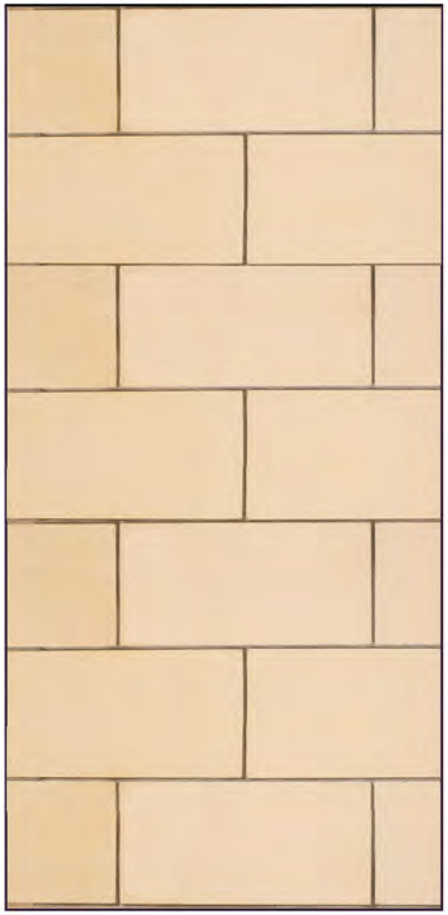
FIBER CEMENT PANEL
(color as per elevations
and sample)

3 AC-21 METAL SIDING TO FIBER CEMENT (sample)

SCALE: 12" = 1'-0"

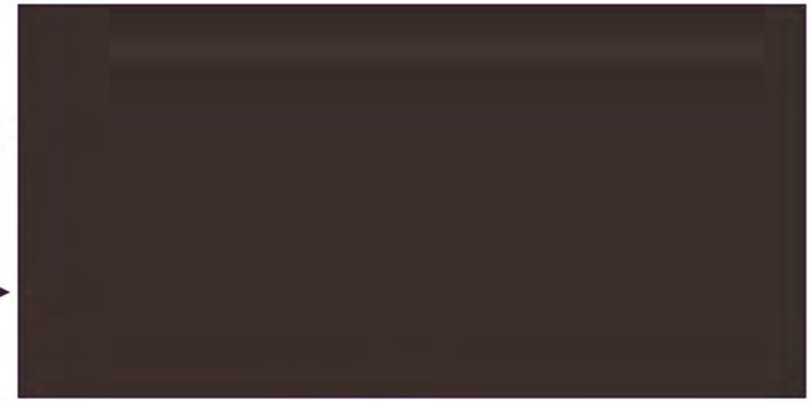
1702
11.06.18
AC-21

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



SIDING
CORRUGATED
ALUMINUM

BALCONY RAILINGS
DARK BRONZE



ALUMINUM
WINDOWS
+
SIDING
BRUSHED
ALUMINUM

FIBER CEMENT
SIDING
COUNTRYLANE RED
AGED PEWTER

STONE VENEER
ARRISCRAFT
CHAMPAIGNE

BRICK VENEER
ACME
MARBLE GRAY

FASCIA & SOFFIT
PAINTED ALUMINUM
MYSTIC GRAY

NEW MIXED USE BUILDING

4 N. HICKORY AVE.

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

PROPOSAL FOR

RESIDENTIAL BUILDING

LOCATED AT:

4 N DOUGLAS

APRIL 23, 2019

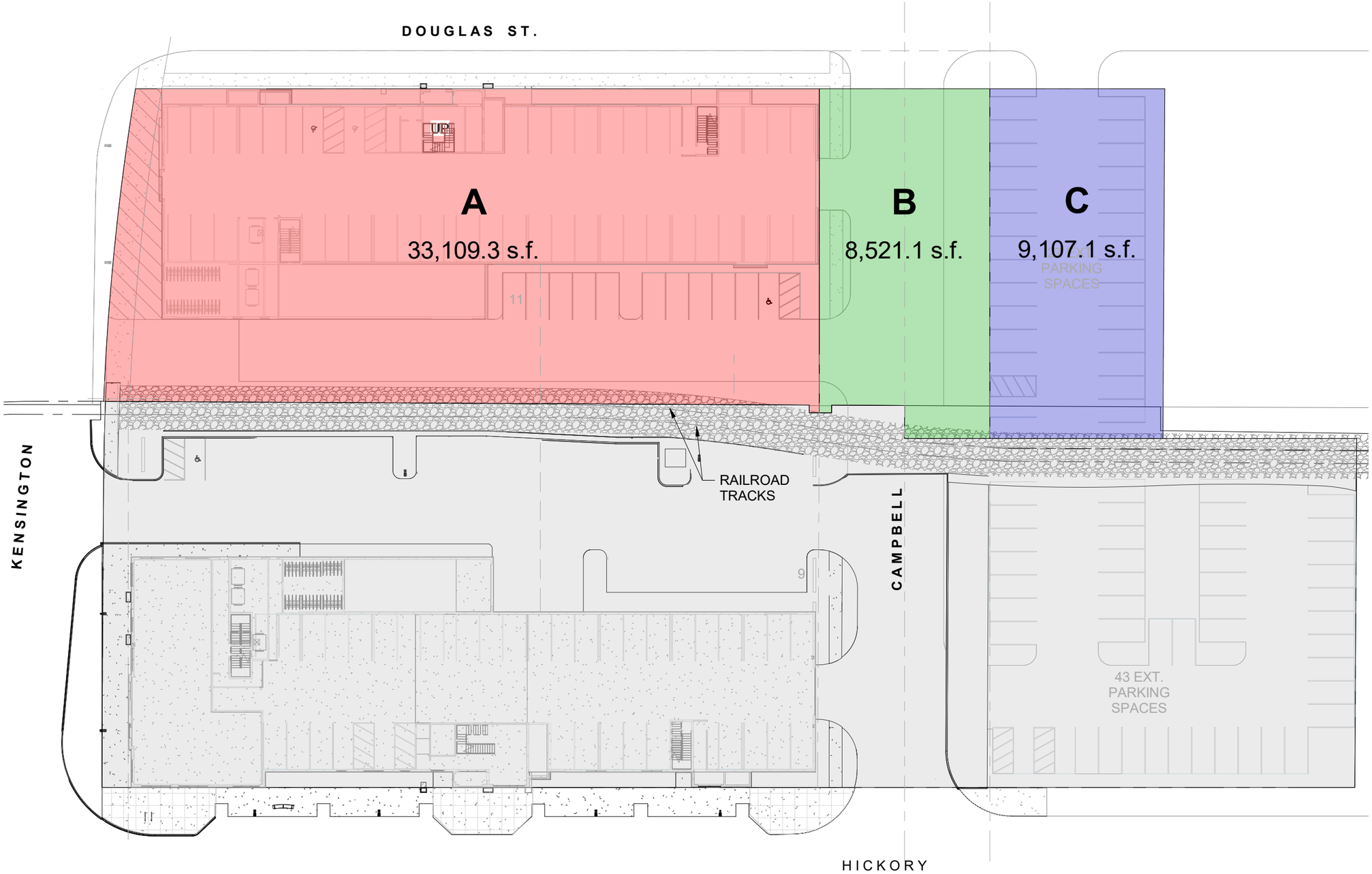
5-14-19
PRELIMINARY
REVIEW

SUBMITTED TO:

THE VILLAGE
OF
ARLINGTON HEIGHTS

BY:

NERI
ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 AC-1.1 LOT AREAS

SCALE: 1" = 40'-0"

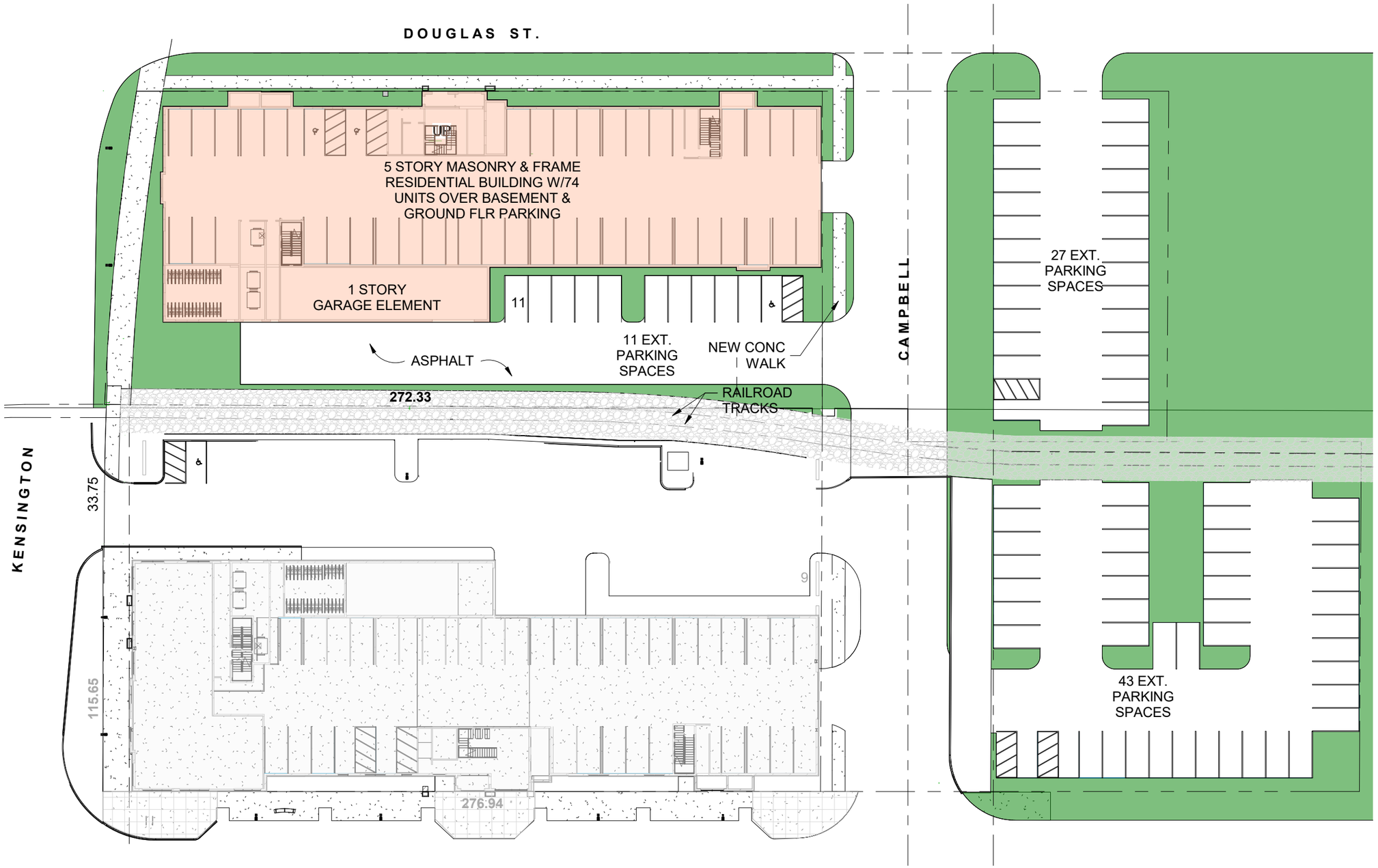
NOT IN SCOPE

SUBJECT PROPERTY

DEDICATED TO CAMPBELL ST

NEW PARKING LOT AREA

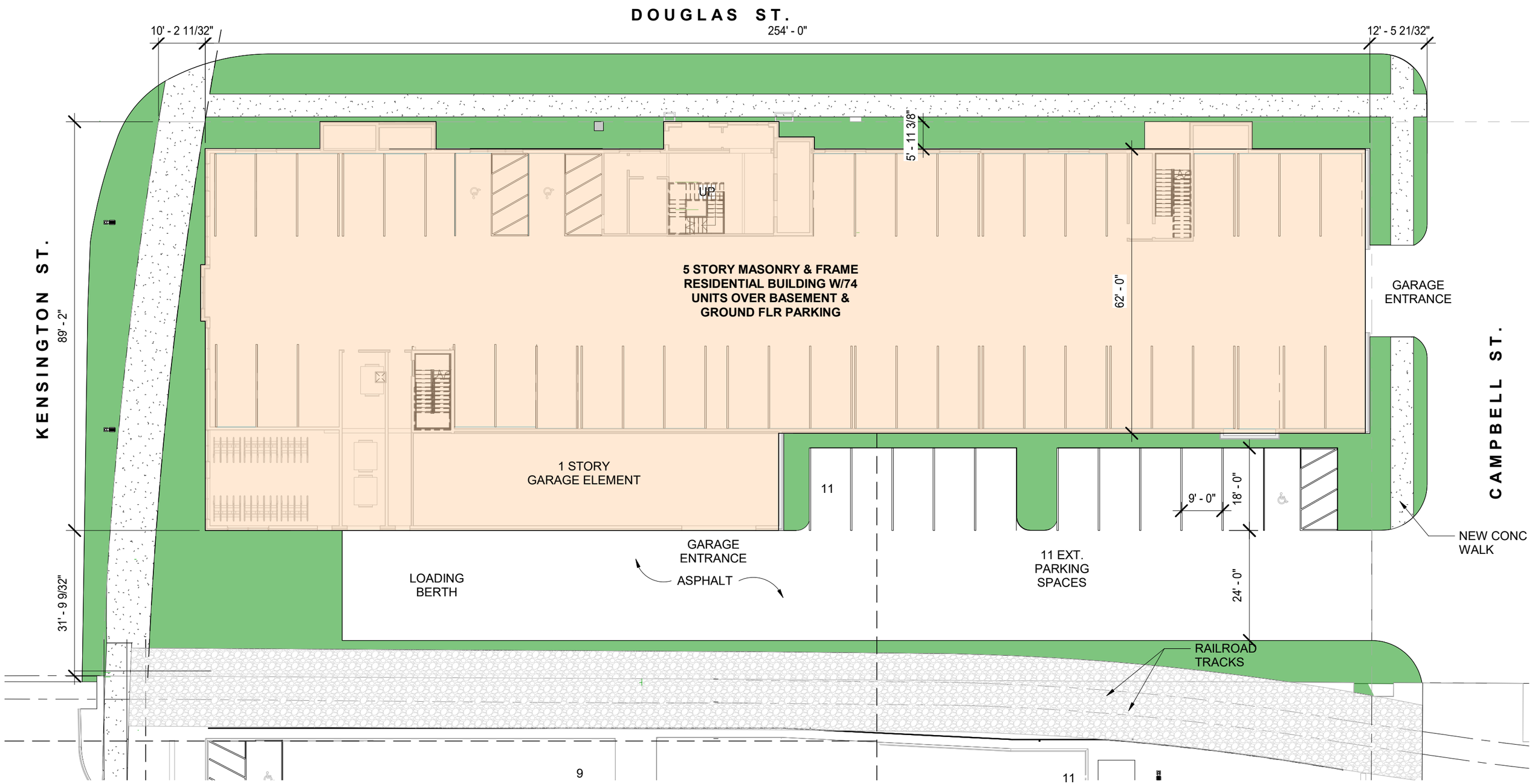
NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 / AC-2 CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

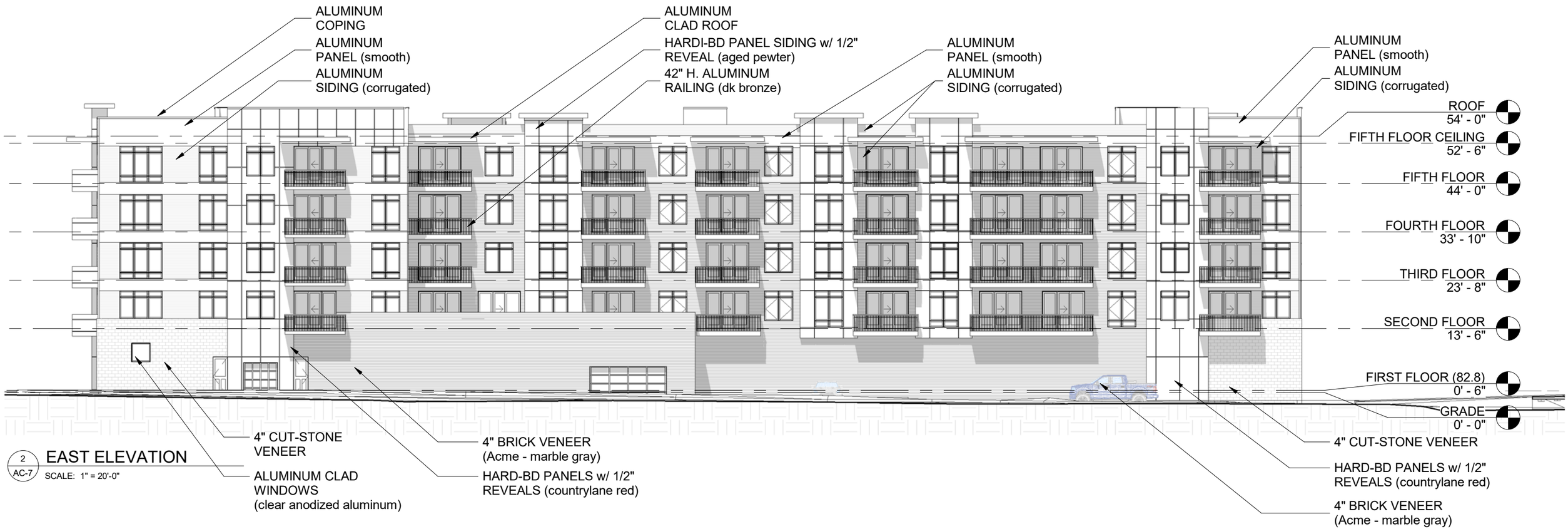
NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 AC-2.1.1 CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

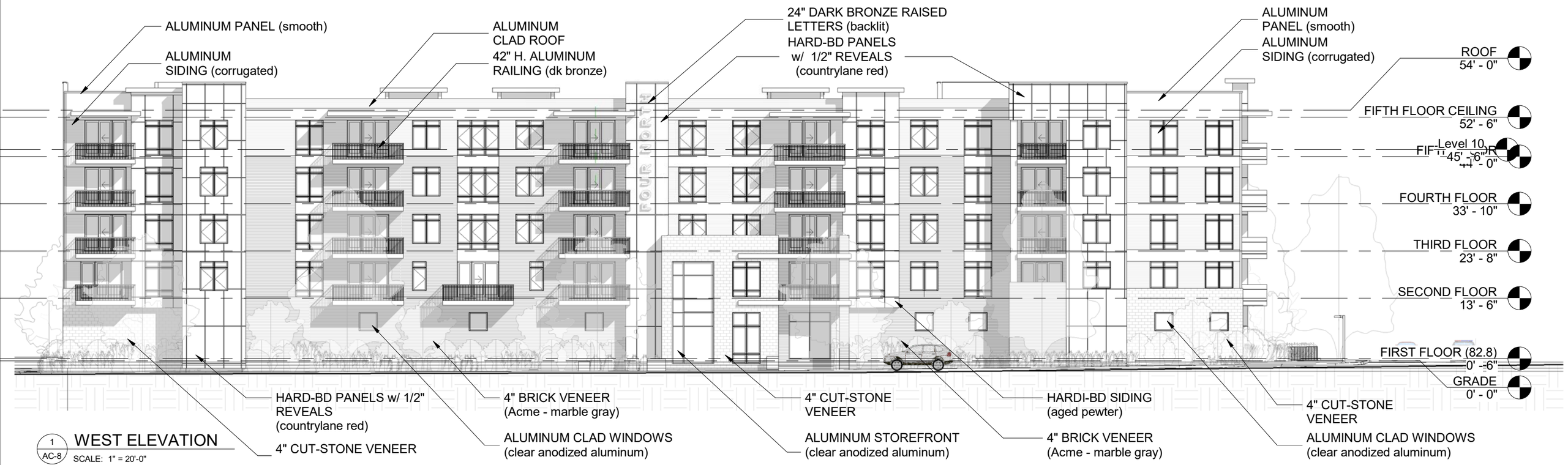
NERI ARCHITECTS
5400 N. NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



2 AC-7 EAST ELEVATION
SCALE: 1" = 20'-0"

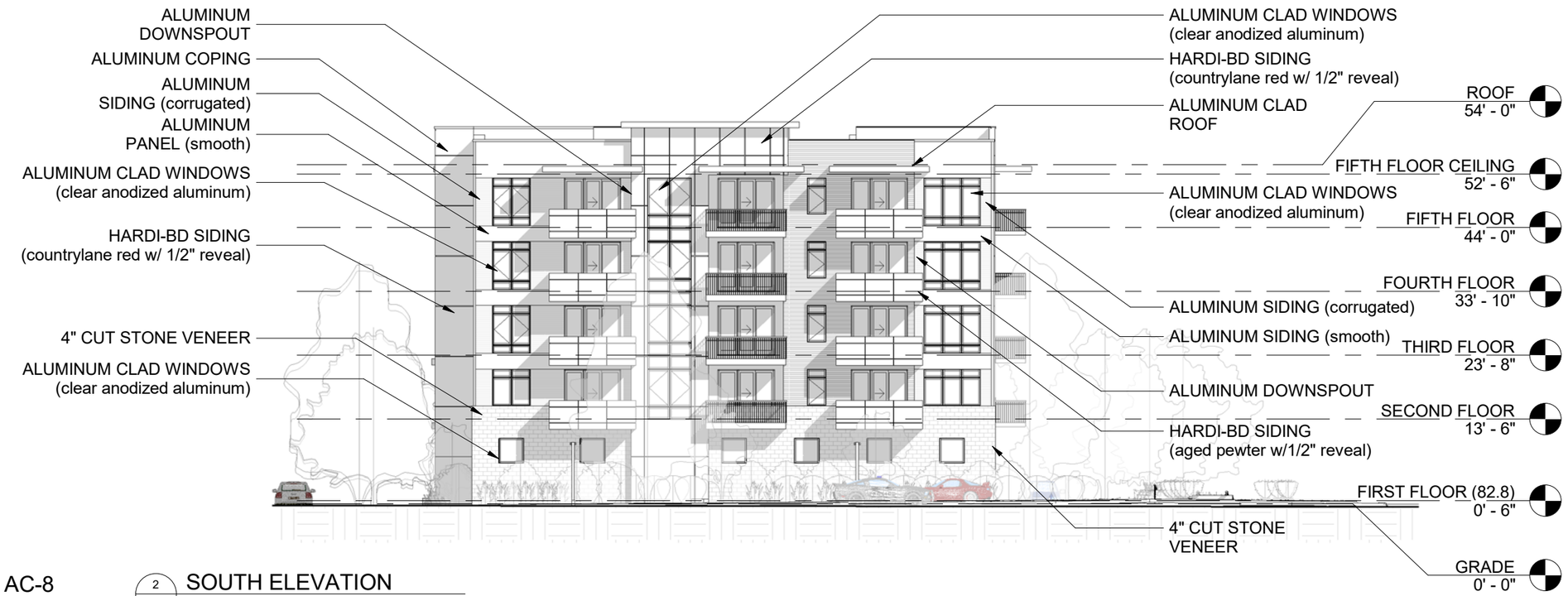
1 AC-7 NORTH ELEVATION
SCALE: 1" = 20'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400



1 AC-8 WEST ELEVATION

SCALE: 1" = 20'-0"



AC-8

2 AC-8 SOUTH ELEVATION

SCALE: 1" = 20'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

1
AC-9

PERSPECTIVE VIEW LOOKING NORTHEAST

SCALE:

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING NORTHEAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A
1 VIEW LOOKING SOUTHWEST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING NORTHWEST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING EAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

A/1 VIEW LOOKING SOUTHEAST

SCALE: NTS

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 14, 2019

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

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Jonathan Kubow
Members Absent:	Ted Eckhardt Scott Seyer
Also Present:	Mike Faris & George Lombardo for *Arlington Promenade* Michi Mho, Neri Architects for *4 N. Douglas Apartments* Anthony Pecoraro, Benchmark Developers for *4 N. Douglas Apartments* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 23, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF APRIL 23, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is required for approval of a project.

ITEM 2. MULTI-FAMILY - PRELIMINARY REVIEW

4 N. Douglas Apartments

Michi Mho, representing *Neri Architects* and Anthony Pecoraro, representing *Benchmark Developers*, were present on behalf of the project.

Mr. Mho said he is the architect for the project, and was also the architect for the previously approved building at 4 N. Hickory Avenue, which is essentially a sister building to the building being presented tonight. The proposed new building will be a 64-unit, 4-story building, with elements very similar to the building at 4 N. Douglas, and will include stone, fiber cement siding, and aluminum corrugated. The building will be a residential building, with no commercial element on the ground-floor of the building, partially due to its location on Kensington and Douglas; there is really no good access to this site as it relates to 4 N. Douglas, and in particular due to the railroad tracks. Instead of storefronts along Kensington and Douglas, the building will have square punched openings that are within the garage level; there are two garage levels; one below grade and one at grade. The remaining elements of the building are almost identical to those of the 4 N. Douglas building, which was intentional. The shape of the building is the same, although the building is a little smaller due to setbacks, and the angle of the site on Kensington. Mr. Mho had no further comments.

Mr. Hautzinger reminded the commissioners that this location is part of the Hickory/Kensington redevelopment area, and the building being reviewed tonight is basically a twin to the building at 4 N. Hickory, with a few differences, most notably the square windows in lieu of a storefront, which Staff felt was a nice solution. He asked if the glass would be vision glass, as opposed to the frosted glass on the building at 4 N. Hickory, and Mr. Mho said that he anticipated the windows would be high enough to not need frosted glass; he preferred that the windows be clear if possible. Mr. Hautzinger expressed concern about visibility of the garage ceiling at night when the lights are on which may have a poor appearance. He also stated the importance of a nice architectural view at the southwest corner of the building from Northwest Highway, which Staff felt was nicely done through the variety of interesting materials and details on the building. He pointed out that the site plan shows the sidewalk along Kensington pulled away from the curb where it is currently located, which reduces the amount of green space for plantings against the building wall. The Planning Staff will be reviewing the site design more closely with the petitioner as the project moves forward, to integrate the streetscape plans that are planned for the entire Hickory/Kensington area. Mr. Hautzinger also had concerns about the same "FOUR NORTH" sign on both buildings. Mr. Pecoraro clarified that the buildings are being marketed as a brand of "FOUR NORTH" Apartments, which is why they are proposing the same sign on both buildings. Mr. Hautzinger said that Staff has no further comments.

Commissioner Kubow liked the previous building at 4 N. Hickory and he really liked this building, which is in harmony with the Hickory/Kensington comprehensive plan, and he felt the Village was in desperate need of some contemporary architecture. He also liked the landscaping around the train tracks and hoped that it turned out the way it was being shown tonight. Commissioner Kubow had a concern about the lack of fenestration at the ground level corner of the building, which is a prominent view from the street, and felt that proper landscaping or a false spandrel storefront could help make this area look more welcoming. He wondered if the corner of Kensington Road could be straightened out to create more green space by the building. Mr. Hautzinger reiterated that Staff will be discussing with the petitioner the site design elements such as this, spacing of street trees, planters, benches, and specialty paving. Commissioner Kubow recommended including electric vehicle charging stations in the garages. Overall, he liked the design being shown tonight and looked forward to seeing it built.

Commissioner Kingsley liked the general aesthetic of the building, which she was glad the Village has been asking for in this location, and she appreciated what has been done so far with the design shown tonight. Her only hesitation with the project at this time pertains to the vision statement for the Hickory/Kensington Design Guidelines, which include words that this area should be 'a walkable, pedestrian-friendly, vibrant area, with exceptional architecture, and encourage a sustainable development'. She felt these items should be forefront in this development, and it was this commission's responsibility to make sure that the Design Guidelines are followed. She disagreed with the petitioner that commercial would not be viable in this location because if this entire area turns around, then it will desperately

need commercial on the first-floor, which would resolve the concerns about the corner of the building. She encouraged the petitioner to look at the Design Guidelines to determine if commercial could be put at the first-floor, similar to what was done on the other building, and perhaps even along the base of the building that faces the park. She again referred to the Design Guidelines which include guidelines for how big the sidewalk on Douglas should be (10-feet), and that there should be parking in this area; however, the plan presented tonight does not appear to show this area as a celebrated place to walk. The guidelines also talk about how the building setback should be 10-feet, the sidewalk should be 10-feet, parallel parking should be 9-feet, the street should be 22-feet, and more streetscape as well. She was unsure if these were requirements, but felt that they are guidelines that should be followed.

Mr. Mho said they had a preliminary zoning meeting with the Village, where everyone was on board with the plan as presented tonight. Mr. Hautzinger commented that the Hickory/Kensington Area Plan includes an overlay zoning district in place for this development, which includes unique setback and height requirements that the petitioner will need to comply with, or variations would be required. Mr. Hautzinger was not sure if the Design Guidelines are coordinated with the more recent overlay zoning requirements.

Commissioner Kingsley further commented that she liked what was being shown around the railroad tracks, making that area a friendly place to walk, but she wanted to see the same details on the west side because right now it is the park side. She also felt the north end of the site was like the back end of the building with just the garage entrance, and again, she felt this elevation would be very prominent with the long view of that elevation and should be developed to be more pedestrian friendly. Commissioner Kingsley also referred to the language pertaining to sustainability in the Design Guidelines, which include 'green roofs, optimizing building energy performance, and construction materials'. She asked if any of these details were looked at by the petitioner because she felt they should be addressed by the petitioner, even if they are not included in the building because these items are part of the Design Guidelines that were approved by the Village; they need to be talked about. Mr. Hautzinger recalled that sustainable design items were discussed with the project at 4 N. Hickory, and he asked the petitioner to provide a list for the formal review of this building.

Mr. Hautzinger welcomed all of the input from the commissioners tonight, but he clarified for the petitioner that as this project moves forward with formal reviews, the Design Commission will be reviewing the design of the building, and the Plan Commission will be reviewing all site design elements including zoning, setbacks, and landscaping. The comments from the commissioners tonight relative to site design will be shared with the appropriate Staff and Plan Commission, and those portions of the Design Guidelines pertaining to site design elements will be reviewed by the Plan Commission and Staff.

Commissioner Kingsley reiterated that a lot went into the Design Guidelines with regards streetscape, and she felt the first-floor of the building and how it meets the ground, and how it meets pedestrians, really needs to be looked at.

Chair Fitzgerald asked Commissioner Kingsley if she felt the entire first-floor should be commercial, or just one or two corners of the building. Commissioner Kingsley pointed out that the Design Guidelines state the intent is to have commercial from Campbell Street south, and she felt it would be a shame if this commission did not ask the petitioner and help the petitioner to get commercial on the lower level of the building because having a strong tie to the west might result in a pedestrian walkway, which eventually could connect to the Downtown. The petitioner commented that the railroad spur creates an obstacle for this project and there is not much traffic in this area, especially on Douglas where there is very little driving or foot traffic. This is not an attractive restaurant space because of the lack of traffic, and accessibility on this site is difficult with no access to Douglas from the west. Until the corner triangle on the south side of Kensington is developed, it is difficult to visualize this area.

Commissioner Kingsley reiterated that commercial is still a goal for this area and something that needs to be looked at. She understood the accessibility issues, but also felt that the Village wants this to be a walkable place. Commissioner Kingsley asked if there was discussion about how these 2 new apartment buildings on Kensington and Douglas might affect the local schools, which re-drew their borders in the past because of Dryden Apartments.

Chair Fitzgerald said that he immediately liked the design of this building, and he felt the architecture was very strong. He understood how commercial would make this area more exciting and make it a destination, but he also wanted to make sure the building would be viable, as opposed to an empty space; he was a little up in the air about that. He asked the petitioner if they have permission to landscape the railroad tracks as close as they have shown tonight, and Mr. Mho replied that there is a 6' easement off the tracks.

Chair Fitzgerald also said that the east side of the building where the garage and the parking/loading are located is his least favorite part of the building, and he wanted to see that area landscaped. He also agreed that the north side of the building should be nicer because it would be more of a view than people think, and since this building would be close to the park where Frontier Days are held, he felt that a roof deck on top of the building was a great idea and selling point. Chair Fitzgerald was okay with the first-floor being shown tonight, but also felt that putting retail or a restaurant there would make the corner great. He liked the building and he liked the project, and also heard the concerns of the commissioners.

Commissioner Kubow was in support of a roof deck on the building. He fully agreed with Commissioner Kingsley about bringing retail to the building, and supported a parking variation of 1:1; remove parking at the front of the building in support of potential retail space. He added that if retail could not be sold for the first-floor space, or until it is, an amenity space for residents could be put there to help activate the ground level of the building.

Mr. Hautzinger asked about the north facade, which was basically a match of what was approved at the 4 N. Hickory building, and Mr. Mho agreed that it is similar, with louvers located on the north and east elevations. Chair Fitzgerald felt the elevation facing Douglas was more visible than the 4 N. Hickory building, and that more work should be done on this elevation because of the large amount of activity from the adjacent parks.

Commissioner Kubow pointed out the curb change north on Douglas where there is parallel parking, and questioned if the drop back was being reflected on the site plan, or if the intention was to re-do the curb all the way up Douglas.

There were no further comments.

PROPOSAL FOR

NEW MIXED USE BUILDING

LOCATED AT:

4 N HICKORY

FEBRUARY 1, 2018
(rev. JUNE 20, 2018)

SUBMITTED TO:

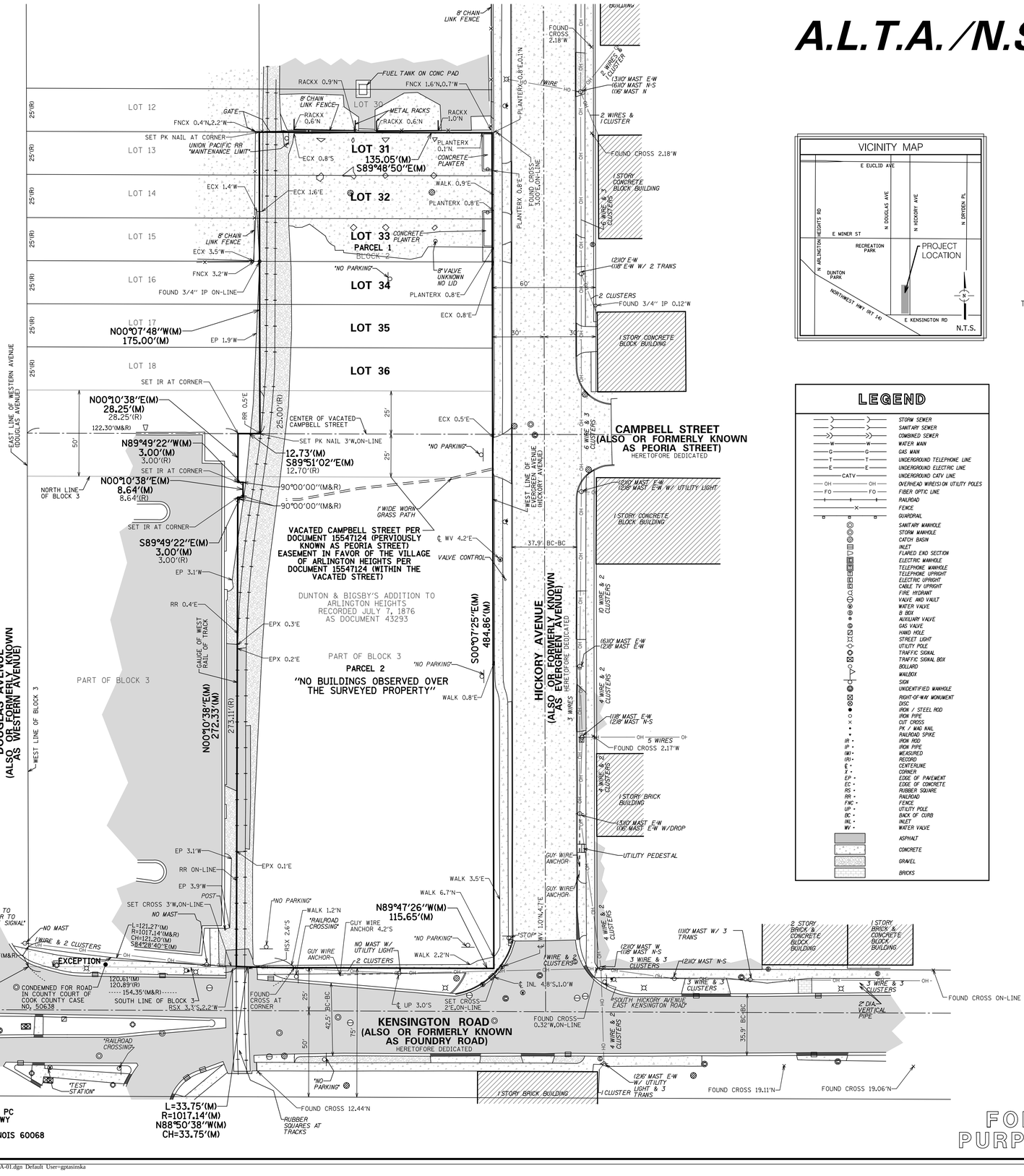
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

BY:

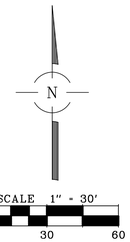
N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

E Wing St
N Hickory Ave
E Wing St
S Belmont Ave
S Douglas Ave
PROJECT SITE
S Hickory Ave
N Beverly Ln
S Beverly Ln
Private
E Kensington Rd
S Dryden Pl
Alley
E Davis St

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



VICINITY MAP



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRES(ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- MEASURED
- RECORD
- CENTERLINE
- CORNER
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- RUBBER SQUARE
- RAILROAD
- FENCE
- UTILITY POLE
- BACK OF CURB
- INLET
- WATER VALVE
- ASPHALT
- CONCRETE
- GRAVEL
- BRICKS

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 31 TO 36 BOTH INCLUSIVE IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN- IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF BLOCK 3 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID (EXCEPT THAT PART OF SAID BLOCK 3 CONDEMNED FOR ROAD IN COUNTY COURT OF COOK COUNTY, ILLINOIS AS CASE NO. 50638 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID BLOCK 11.78 FEET; THENCE EASTERLY ALONG THE ARC OF A CIRCLE OF 1017.14 FEET RADIUS CONVEX TO THE SOUTHWEST TO A POINT IN THE SOUTH LINE OF SAID BLOCK THAT IS 154.35 EAST OF THE SOUTHWEST CORNER OF SAID BLOCK; THENCE WEST 154.35 FEET TO THE POINT OF BEGINNING), ALSO OF THE SOUTH 1/2 OF ALL THAT PART OF PEORIA STREET (NOW KNOWN AS CAMPBELL STREET) LYING BETWEEN THE EAST LINE OF WESTERN AVENUE (NOW KNOWN AS DOUGLAS AVENUE) AND WEST LINE OF EVERGREEN AVENUE (NOW KNOWN AS HICKORY AVENUE) IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID NORTH AND ADJOINING BLOCK 3, AND THE NORTH 1/2 OF ALL THAT PART OF PEORIA STREET (NOW KNOWN AS CAMPBELL STREET) LYING BETWEEN THE EAST LINE OF WESTERN AVENUE (NOW KNOWN AS DOUGLAS AVENUE) AND THE WEST LINE OF EVERGREEN AVENUE (NOW KNOWN AS HICKORY AVENUE) IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID SOUTH AND ADJOINING LOT 36 IN BLOCK 2 ALL LYING EAST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 3 AT THE GAUGE OF WEST RAIL OF EXISTING SWITCH TRACK OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, SAID POINT BEING 120.89 FEET EAST (MEASURED ALONG THE SAID SOUTH LINE OF SAID BLOCK 3) OF THE SOUTH WEST CORNER OF SAID BLOCK 3; THENCE NORTH 273.11 FEET ALONG A LINE (BEING SAID GAUGE) WHICH EXTENDED NORTH INTERSECTS THE CENTER OF SAID VACATED CAMPBELL STREET AT A POINT 122.30 FEET EAST (MEASURED ALONG THE CENTER OF SAID VACATED CAMPBELL STREET) OF THE WEST LINE OF SAID BLOCK 3 EXTENDED NORTH; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE NORTH PERPENDICULAR TO LAST DESCRIBED COURSE 8.64 FEET; THENCE WEST PERPENDICULAR TO LAST DESCRIBED COURSE 3 FEET; THENCE NORTH 28.25 FEET TO CENTER OF VACATED CAMPBELL STREET AT SAID POINT 122.30 FEET EAST (MEASURED ALONG CENTER OF VACATED CAMPBELL STREET) OF THE WEST LINE OF SAID BLOCK 3 EXTENDED NORTH; THENCE EAST 12.70 FEET ALONG CENTER OF SAID VACATED CAMPBELL STREET; THENCE NORTH 25 FEET TO THE SOUTH WEST CORNER OF LOT 36 IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION AFORESAID, ALL IN COOK COUNTY, ILLINOIS

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 16NW7125380RM WITH AN EFFECTIVE DATE: NOVEMBER 18, 2016.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD TAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING ONSS EQUIPMENT AND REIL-NET CORS RTK NETWORK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N.S (PER TITLE COMMITMENT):
03-29-405-003-0000
03-29-408-003-0000

MONUMENTS WERE FOUND AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS: 4 N HICKORY, VACANT LOT ON NORTHWEST CORNER OF KENSINGTON AND HICKORY, ARLINGTON HEIGHTS, ILLLINOIS. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0203J MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 69,634 SQUARE FEET, OR 1.599 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 8)

NOTES FROM TITLE COMMITMENT:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

E 18. RAILROAD RIGHT OF WAY SWITCH AND SPUR TRACKS (AFFECTS THE LAND AND OTHER PROPERTY)

G 20. RIGHTS OF SELENA A. BARTO FRANCES L. SISSON AND WILLIAM WALLACE PAUL, THEIR HEIRS AND ASSIGNS TO USE JOINTLY WITH FRANK A. VOGLER HIS HEIRS AND ASSIGNS ANY RAILROAD SWITCH OR TRACKS NOW ON THE LAND AND FROM TIME TO TIME BRANCH THEREFROM AND THE RIGHT TO CONSTRUCT AND OPERATE A SURVE FROM SAID SWITCH TO BEGIN AT A POINT SOUTH OF THE SOUTH LINE OF LOT 36 AND TO RUN OVER AND ACROSS SO MUCH OF THE SOUTH 60 FEET OF THE EAST 55 FEET OF THE LAND AND OTHER PROPERTY AS MAY BE NECESSARY, AS CREATED BY QUIT CLAIM DEED FROM WILLIAM WALLACE PAUL TO FRANK A. VOGLER DATED APRIL 3, 1912 AND RECORDED APRIL 12, 1912 AS DOCUMENT 4945367 AND BY QUIT CLAIM DEED FROM FRANCIS L. SISSON TO FRANK A. VOGLER DATED APRIL 8, 1912 AND RECORDED APRIL 12, 1912 AS DOCUMENT 4945388 AND BY QUIT CLAIM DEED FROM SELENA A. BARTO TO FRANK A. VOGLER DATED APRIL 3, 1912 AND RECORDED APRIL 19, 1912 AS DOCUMENT 4949391. (AFFECTS LOT 36)

(IT APPEARS THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY HOWEVER PART OF THE DOCUMENTS ARE ILLEGIBLE AND DOCUMENT NUMBER 4949391 IN NOT AVAILABLE DUE TO DAMGED FILM. PROVIDED COPIES OF THE DOCUMENTS ARE THE BEST AVAILABLE COPIES. UNABLE TO DETERMIN LOCATION OF EASEMENT OR/AND RESTRICTIONS IF ANY. SEE DOCUMENTS FOR PARTICULARS.)

H 21. GRANT DATED NOVEMBER 29, 1920 AND RECORDED DECEMBER 10, 1920 AS DOCUMENT 7013493 BY THEODORE KREFT ET AL TO CHICAGO AND NORTH WESTERN RAILROAD AND A GRANT DATED DECEMBER 2, 1920 AND RECORDED JANUARY 11, 1921 AS DOCUMENT 7035693 BY E. W. A. ROWLES AND COMPANY A CORPORATION AND OTHERS TO CHICAGO AND NORTH WESTERN RAILROAD COMPANY THE RIGHT TO EXTEND A SWITCH TRACK NORTH FROM ITS PRESENT TERMINUS NEXT EAST OF AND ALONG THE NORTH AND SOUTH CENTER LINE OF BLOCKS 1 AND 2 AND ACROSS PEORIA AND AURORA STREETS, TO THE NORTH LINE OF SAID LAND OWNED BY "E.W.A. ROWLES COMPANY.
(AFFECTS LAND AND OTHER PROPERTY)
(IT APPEARS THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY HOWEVER RIGHTS GRANTED UNTO CHICAGO & NORTH WESTERN RAILWAY COMPANY ARE NOT A PLOTTABLE ITEMS. SEE DOCUMENTS FOR RESTRICTIONS, CONDITIONS AND PARTICULARS.)

AB 22. EASEMENTS IN FAVOR OF VILLAGE OF ARLINGTON HEIGHTS AND OF ALL PERSONS FIRMS, OR CORPORATIONS CLAIMING BY THRU OR UNDER IT TO CONSTRUCT AND MAINTAIN PUBLIC UTILITY FACILITIES EITHER ABOVE OR UNDER THE GROUND AS RESERVED IN ORDINANCE PASSES FEBRUARY 3, 1953 AND RECORDED FEBRUARY 16, 1953 AS DOCUMENT 15547124.
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

I 23. RELATIVE TO THE VACATION OF STREETS DESCRIBED IN THE LEGAL DESCRIPTION WE NOTE THE FOLLOWING:
THE RIGHTS OF THE PUBLIC OR QUASI-PUBLIC IF ANY, IN SAID VACATED STREETS FOR MAINTENANCE THEREIN OF POLES CONDUITS SEWERS ETC.

J 24. RIGHT TO USE AND ACCESS TO THE SPUR TRACK ALONG THE WESTERLY BOUNDARY OF THE LAND FOR THE USE OF THE PROPERTY WEST AND ADJOINING THE LAND AS CREATED BY GRANT FROM ARCO CORPORATION TO LATTOF MOTOR SALES DATED OCTOBER 13, 1964 AND RECORDED OCTOBER 28, 1964 AS DOCUMENT 19286649.
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, EASEMENT FOR THE USE OF AND ACCESS TO THE SPUR OR SWITCH TRACT LOCATED ALONG THE WESTERLY BOUNDARY, IS BLANKET IN NATURE AND IS NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.)

W 25. ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS RECORDED JUNE 28, 2013 AS DOCUMENT NO. 1317939045
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

X 26. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, DESIGNATING THE HICKORY/KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT THE THE REAL PROPERT RAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT RECORDED AUGUST 20, 2014 AS DOCUMENT NO. 1423245035.
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

Y 27. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, DESIGNATING THE HICKORY/KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT THE THE REAL PROPERT RAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT RECORDED AUGUST 20, 2014 AS DOCUMENT NO. 1423245036.
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

Z 28. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, DESIGNATING THE HICKORY/KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT THE THE REAL PROPERT RAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT RECORDED AUGUST 20, 2014 AS DOCUMENT NO. 1423245037.
(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: NERI COMPANIES
AND TO: WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 7, 1975 AND KNOWN AS TRUST NO. 75-159

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 8 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2017.

GIVEN UNDER MY HAND AND SEAL THIS_____ DAY OF_____ , 2017 IN ROSEMONT, ILLINOIS.

_____
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2018
gptasinska@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

FOR REVIEW PURPOSES ONLY

REVISIONS:
10/09/2017 G.P.

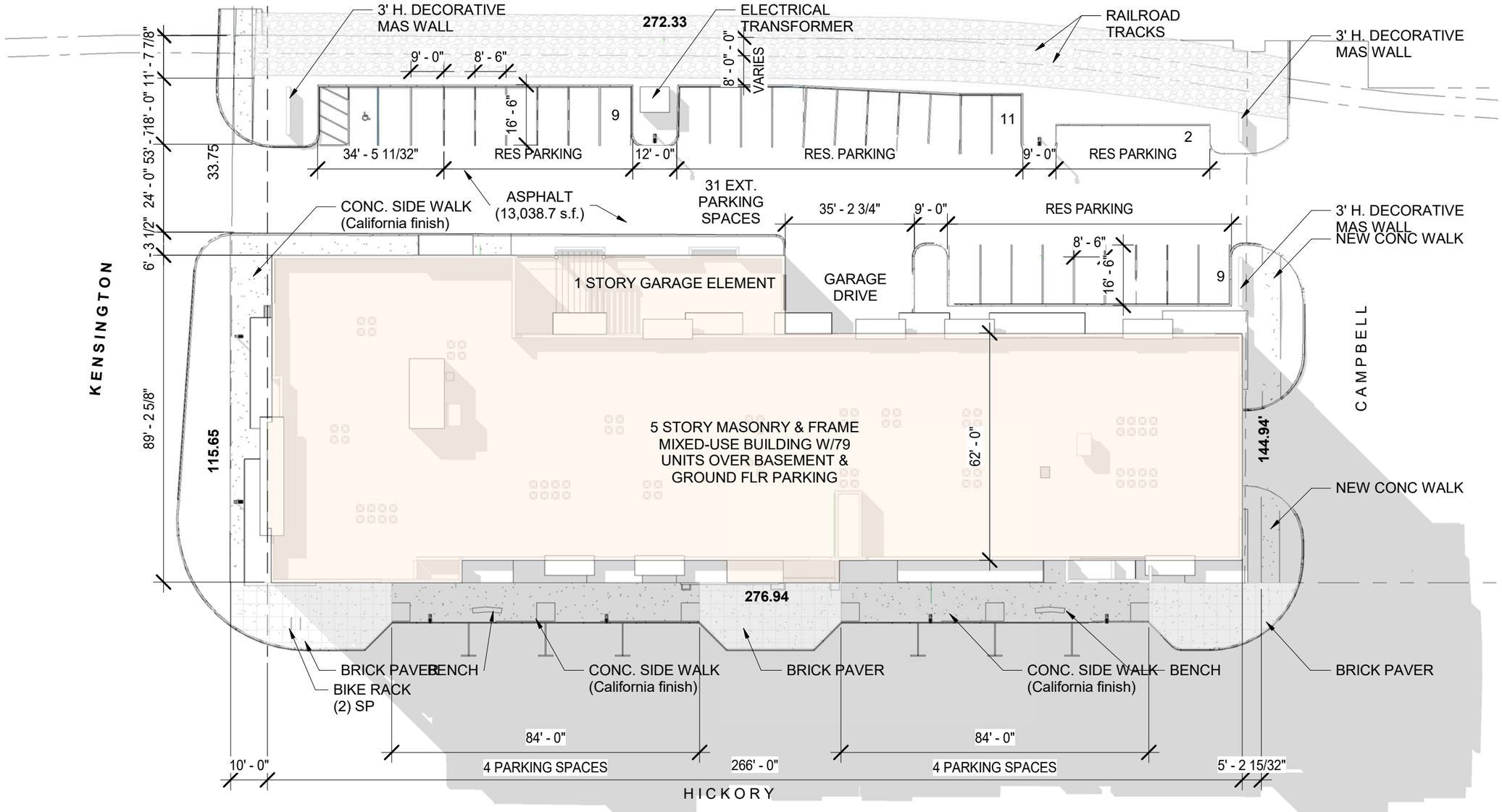
SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09/14/2017
JOB NO: 9934
FILENAME: 9934ALTA-01
SHEET 1 OF 1

N:\Projects\9934\SURVEY\9934ALTA-01.dgn Default User=gptasinska



1702

06.20.18

AC-2

1 / AC-2 CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400

NORTH DOUGLAS AVENUE

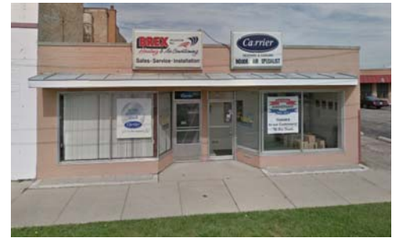
PROPERTY TO WEST 1
620 KENSINGTON

SUBJECT PROPERTY
HICKORY AND KENSINGTON

NORTH HICKORY AVENUE

PROPERTY TO EAST 1
704 KENSINGTON

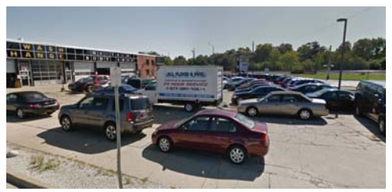
PROPERTY TO EAST 2
710 KENSINGTON



PROPERTY TO EAST 3
714 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON



PROPERTY TO SOUTH
668 KENSINGTON

PROPERTY TO SOUTH
700 KENSINGTON

PROPERTY TO SOUTH
712 KENSINGTON

1
AC-11

SURROUNDING PROPERTY PHOTOS

SCALE: 1" = 40'-0"

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EAST KENSINGTON ROAD

SUBJECT PROPERTY
HICKORY AND KENSINGTON

PROPERTY TO NORTH 1
12 HICKORY

PROPERTY TO NORTH 2
16 HICKORY

PROPERTY TO NORTH 3
24 HICKORY

NORTH HICKORY AVENUE

PROPERTY TO EAST
704 KENSINGTON

PROPERTY TO EAST
1 HICKORY

PROPERTY TO EAST
8 HICKORY

PROPERTY TO EAST
9 HICKORY

1
AC-12

SURROUNDING PROPERTY PHOTOS

SCALE: 1" = 40'-0"

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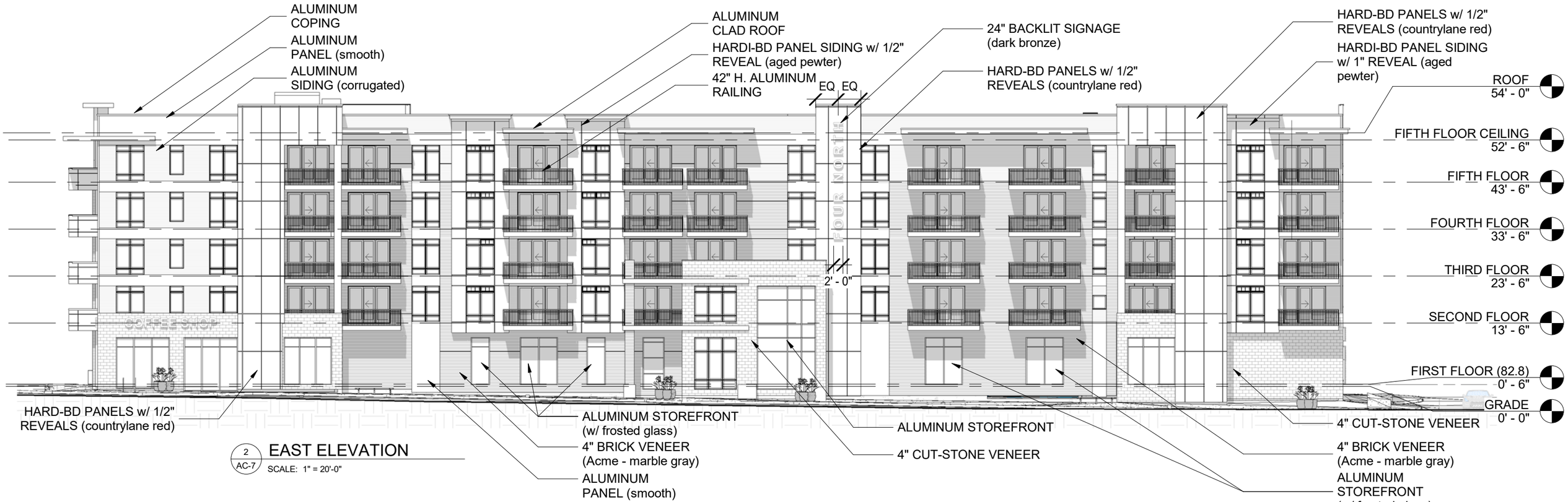

2 AC-7 EAST ELEVATION

SCALE: 1" = 20'-0"

1 AC-7 NORTH ELEVATION

SCALE: 1" = 20'-0"

1702

06.20.18

AC-7

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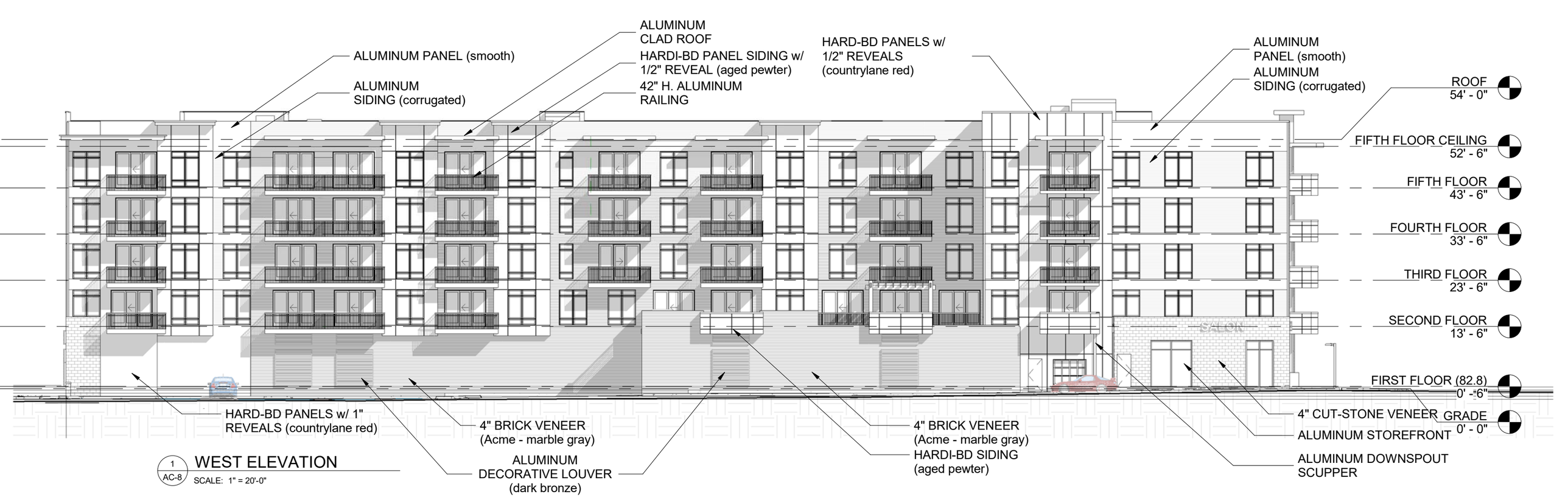
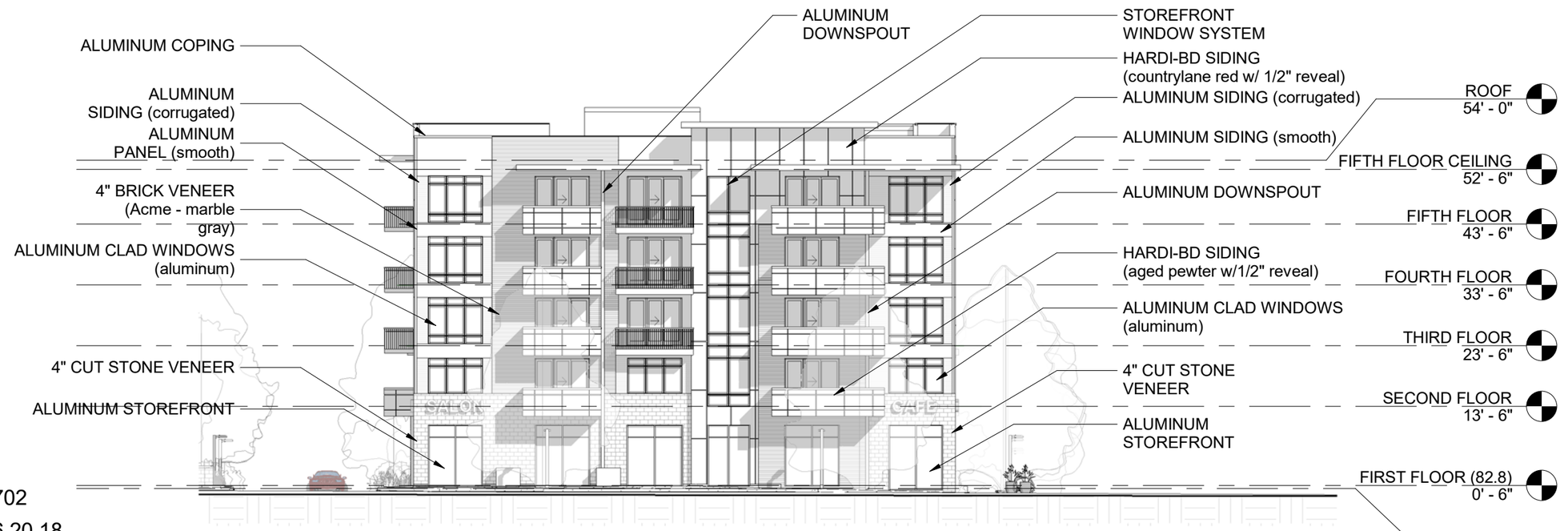


1 AC-8 WEST ELEVATION

SCALE: 1" = 20'-0"



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AC-8

2 AC-8 SOUTH ELEVATION

SCALE: 1" = 20'-0"

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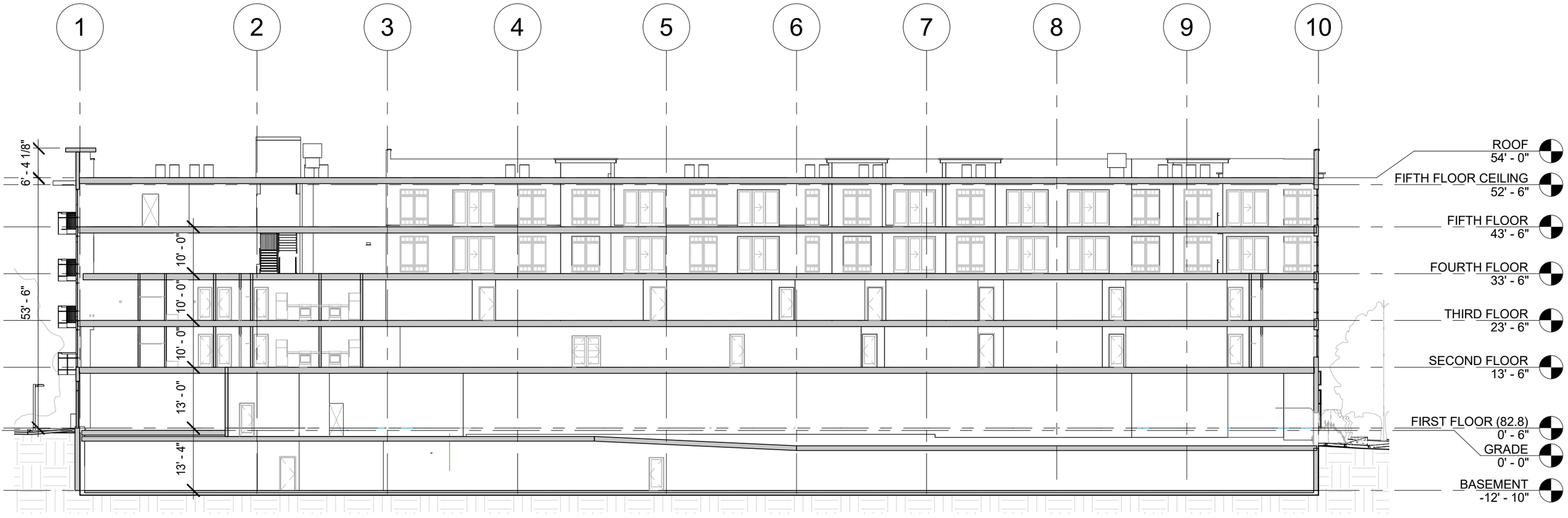

1 / AC-18 LONGITUDINAL SECTION

SCALE: 1" = 20'-0"

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AC-18

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2
AC-10

PERSPECTIVE VIEW LOOKING NORTHWEST

SCALE:

1
AC-10

PERSPECTIVE VIEW LOOKING NORTHEAST

SCALE:

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1 AC-9
PERSPECTIVE VIEW LOOKING SOUTHEAST
SCALE:

2 AC-9
PERSPECTIVE VIEW LOOKING SOUTHWEST
SCALE:

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AC-14 A

1 / AC-14 A VIEW LOOKING NORTHEAST

SCALE: 12" = 1'-0"

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1702
06.20.18
AC-15A

1
AC-15A
VIEW LOOKING NORTHWEST
SCALE: 12" = 1'-0"

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PARK RIDGE IL 60068
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1
AC-17
VIEW LOOKING WEST
SCALE: 12" = 1'-0"

1702
06.20.18
AC-17

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1702
06.20.18
AC-19

1 AC-19 VIEW LOOKING SOUTHWEST
SCALE: 12" = 1'-0"

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PARK RIDGE IL 60068
TEL 847.825.9400

1702
06.20.18
AC-18 A

1
AC-18 A

VIEW LOOKING SOUTHEAST

SCALE: 12" = 1'-0"

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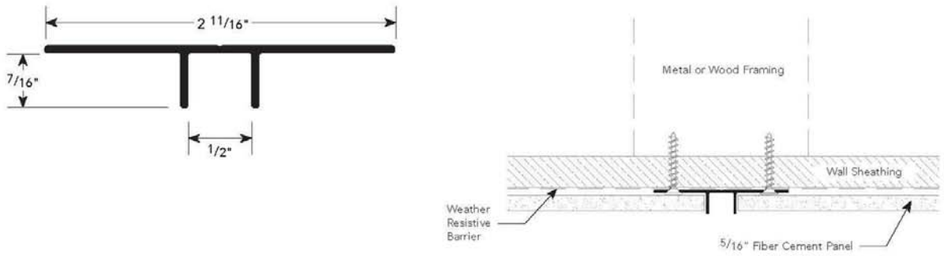
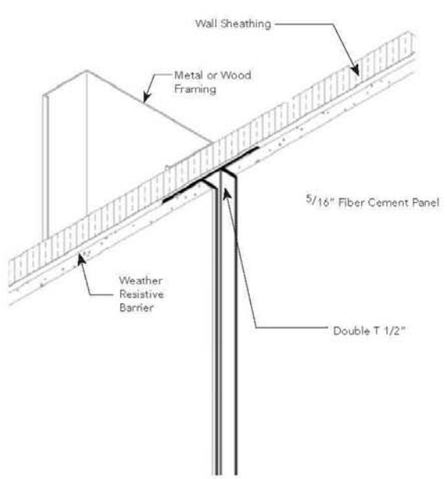
PRODUCT DETAIL

INSTALLATION DETAIL / Cross Section **A.28**

DOUBLE T 1/2"



INSTALLATION DETAIL / ISO View



USAGE

Fry Reglet FCP Double T 1/2" creates an attractive 1/2" vertical reveal between fiber cement panels. The reveal becomes a design element to enhance building exteriors.

GUIDE SPECIFICATION

Where indicated on drawings, Fry Reglet FCP Double T 1/2", as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5, with primed finish, clear anodized or other specified finish. Refer to finish section.

NOTE: Attach panel in accordance with the manufacturers fastening schedule. Not to be used in horizontal applications.

SIZES

REVEAL DEPTH	NUMBER
NOM. 7/16"	FCP-VERTLP50

2 AC-20 FIBER CEMENT REVEAL DETAIL

SCALE: 12" = 1'-0"

METAL COPING
(color to match siding)

4" METAL TRIM
OUTSIDE CORNERS
(color to match siding)

METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match siding)

METAL PANELS
- concealed fasteners
- 1" gap per mfr

1 AC-20 METAL SIDING SAMPLE PIC

SCALE: 12" = 1'-0"

METAL SIDING -
CORRUGATED and FLAT
(color as per elevations
and sample)

METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match metal siding)

FIBER CEMENT PANEL
(color as per elevations
and sample)

3 AC-20 METAL SIDING TO FIBER CEMENT (sample)

SCALE: 12" = 1'-0"

1702

06.20.18

AC-20

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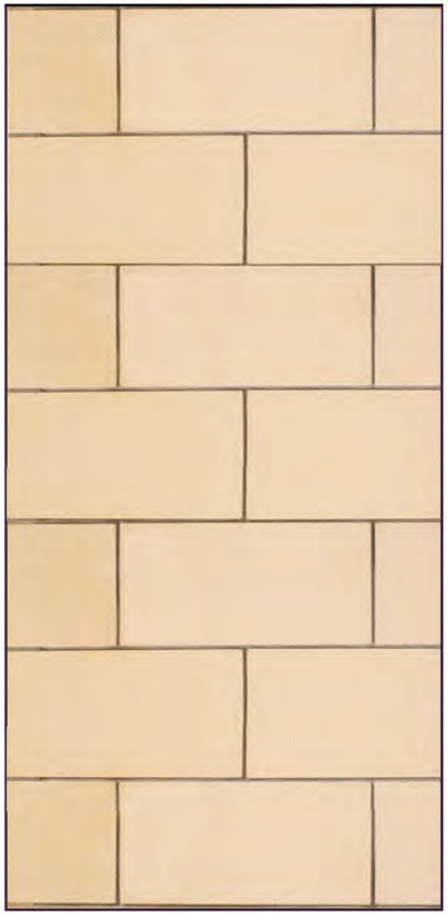

SIDING
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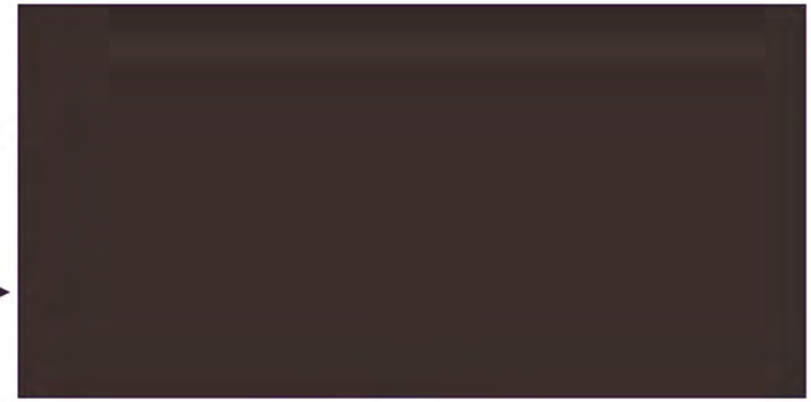
BALCONY RAILINGS
DARK BRONZE



ALUMINUM
WINDOWS
+
SIDING
BRUSHED
ALUMINUM

FIBER CEMENT
SIDING
COUNTRYLANE RED
AGED PEWTER

STONE VENEER
ARRISCRAFT
CHAMPAIGNE

BRICK VENEER
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Hickory / Kensington Area Design Guidelines

Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.

Figure 1. Map of Plan Area

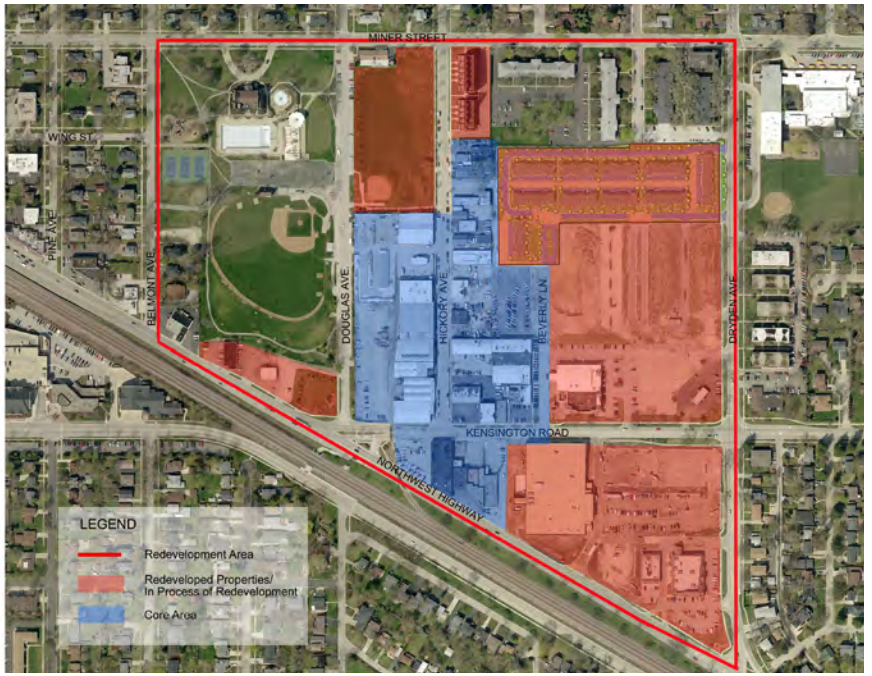


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

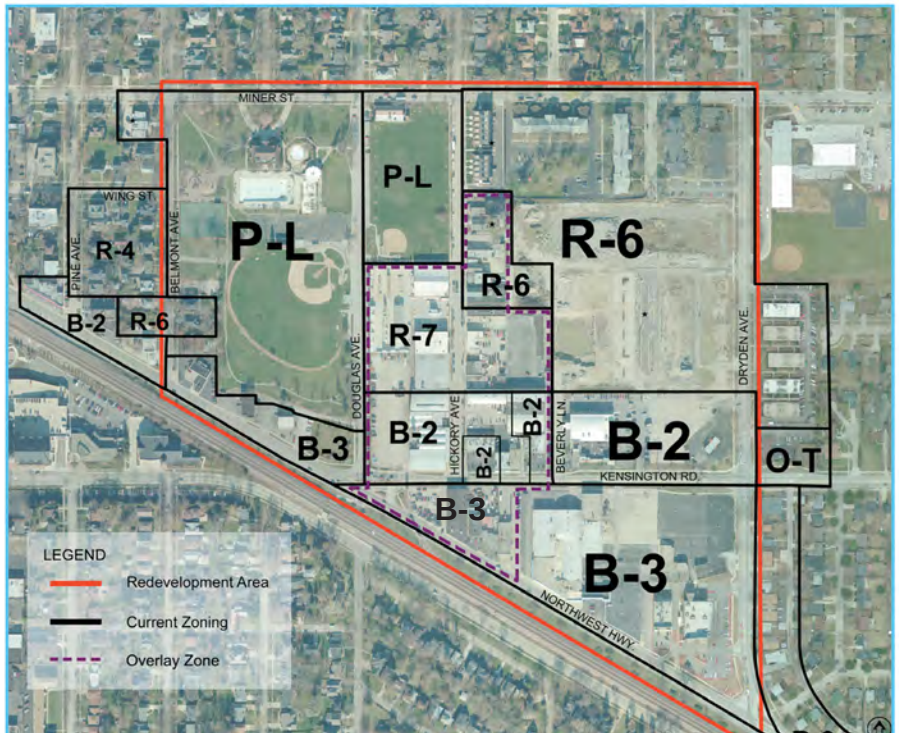


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of **quality**, **character**, and **cohesiveness** for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, "the way in which something is planned and made."
- Guidelines, "an official recommendation indicating how something should be done…"

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.

Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.

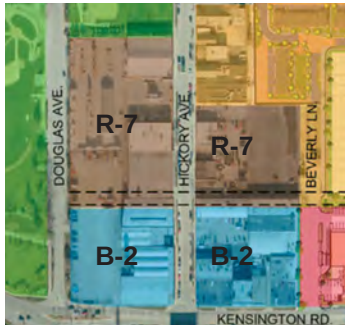
Figure 5. Conceptual Build Out Plan

Figure 6. Conceptual Site Plan

Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40'minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images

Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.

Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.

Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

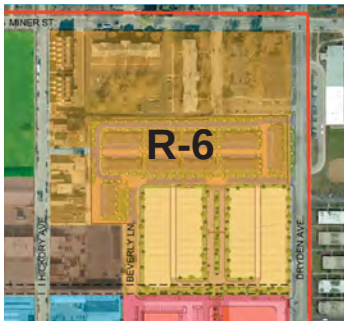
Street Level Character Images

Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.

Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30'minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context

Figure 13. 177-197 N. Hickory Rowhomes

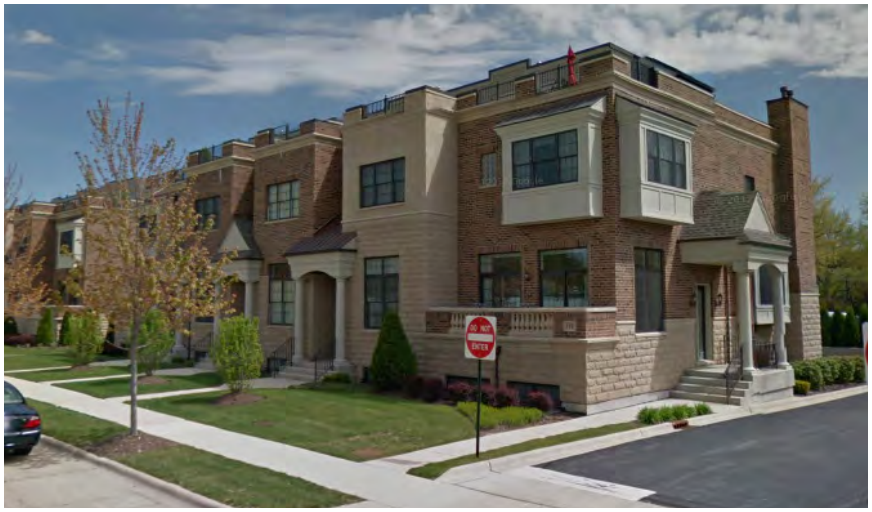


Figure 14. 177-197 N. Hickory Rowhomes

Figure 15. Arlington Crossings Townhomes, along Dryden Avenue

Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area

Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.

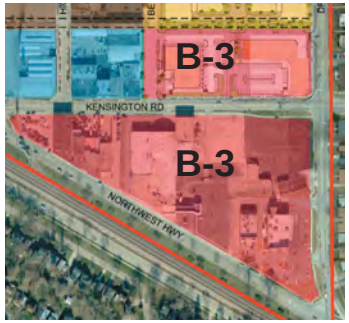
Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.

Figure 19. Flat roofs and simple geometric massing create an overall modern look.

Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context

Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway

Figure 22. Multi-tenant Retail along Kensington Road

Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to "promote green based policies and services", sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants' comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.

Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects

Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.

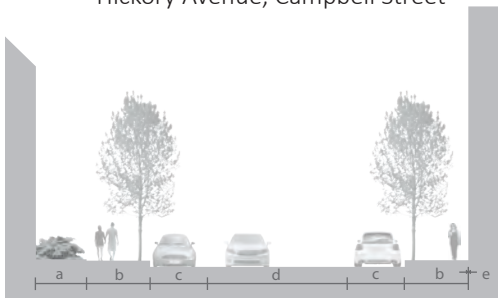
Figure 24. Map of pending streetscape application

Figure 25. Conceptual street view of Hickory looking south

Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

Hickory Avenue, Campbell Street

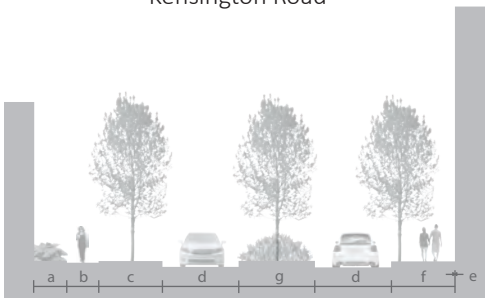


a	building setback (left)	8′ - 15′
b	sidewalk	10′
c	parallel parking	9′
d	street	22′
e	building setback (right)	0′ - 5′

Douglas Avenue

a	building setback	10′
b	sidewalk (left)	10′
c	parallel parking	9′
d	street	22′
e	sidewalk (right)	5′

Kensington Road



a	building setback	5′
b	sidewalk (left)	5′
c	parkway	10′
d	street	12′
e	building setback (right)	0′ - 5′
f	sidewalk (right)	10′
g	median	12′

Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

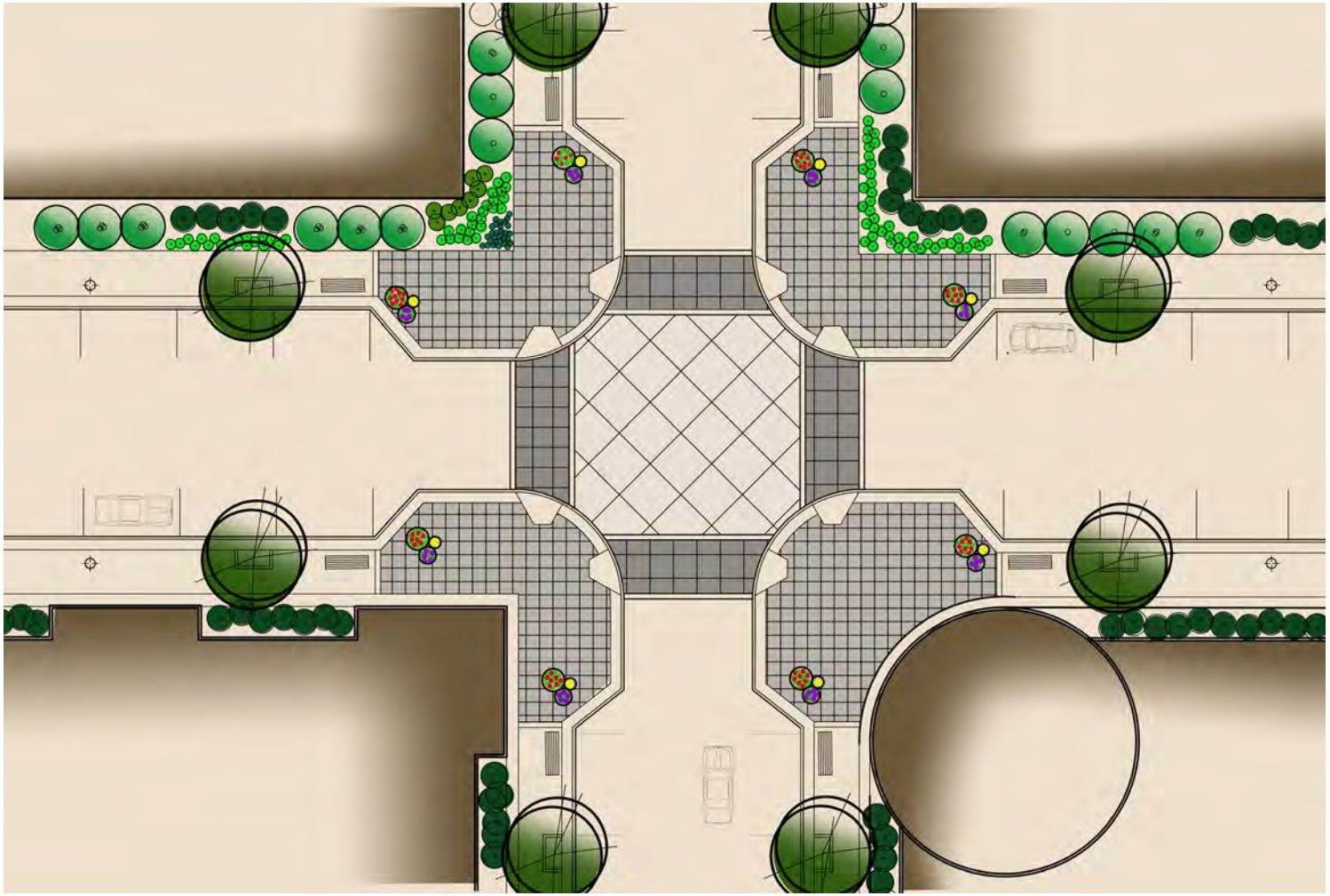


Figure 26. Curb bump out of Hickory Avenue amd Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

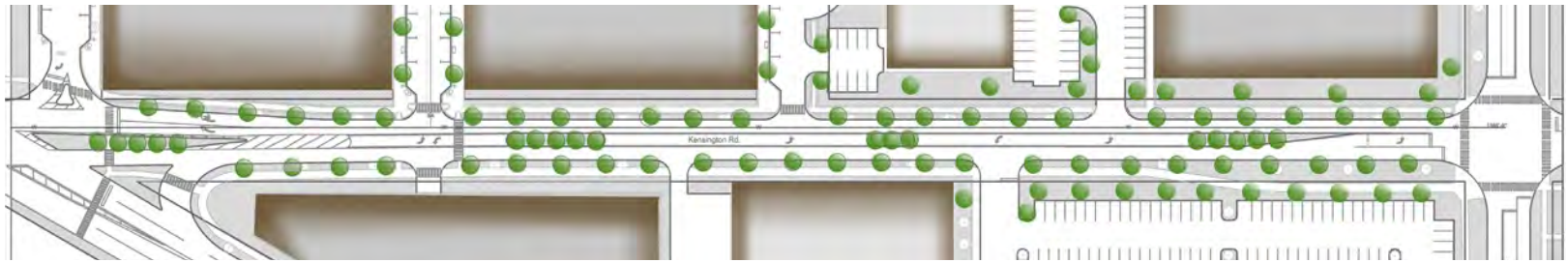


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located

Trash Receptacles

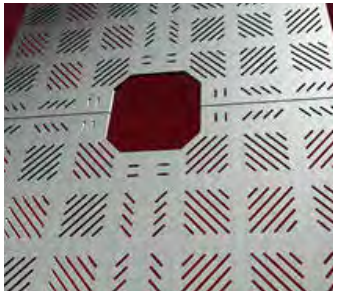
- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package

Colored Stamped Concrete

- Grey color
- Located at key intersections

Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant

Bike Racks

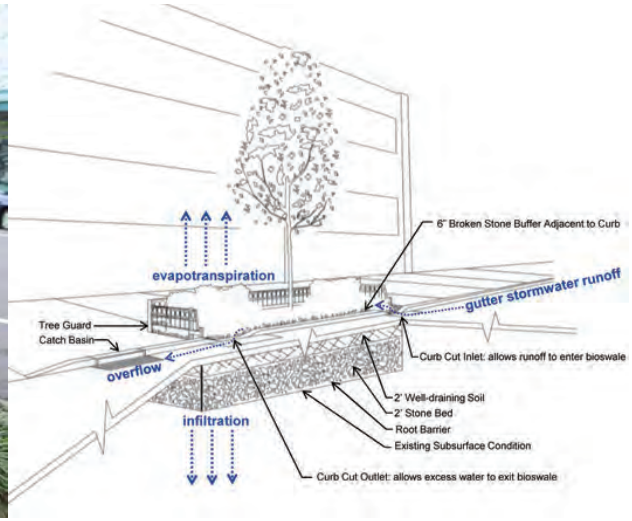
- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks

Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits

Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/ Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.

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Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
www.vah.com

Design Commission
8/9/2022

Item: Budget 2023

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Budget 2023	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2023 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: Jonathan Kubow

	2020 Actual	2021 Actual	2022 Adopted Budget	2022 Estimated Actual	2023 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	$ -	$ -	$ 100	$ 50	$ 50	101-1015-502.22-15
COMMODITIES:						
Award Plaques (2)	359	387	400	400	450	101-1015-502.30-05
TOTAL EXPENDITURES	**$ 359**	**$ 387**	**$ 500**	**$ 450**	**$ 500**	