Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 9, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 6/25/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#24-038 - 101 S. Fernandez Ave. - SF/Teardown

B. DC#24-041 - The Moorings/Independent Living Expansion - 811 E. Central Rd. - Institutional

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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

Design Commission
7/9/2024

Item: Minutes - 6/25/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
DC Minutes 6/25/24 - DRAFT	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 25, 2024

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Kirsten Kingsley Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Eric & Lillian Brahar, Brahar Architects for *902 N. Gibbons Ave.* Anna Broucek, Owner of *902 N. Gibbons Ave.* Steve Hautzinger, Planning Staff

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REVIEW OF MEETING MINUTES FOR MAY 28, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 28, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#24-029 – 902 N. Gibbons Ave.

Eric & Lillian Brahar, representing *Brahar Architects,* and Anna Broucek, the homeowner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a full second floor addition and a new full front porch on an existing single-story house. An existing detached two-car garage will remain. The project does comply with the R-3 single-family zoning requirements.

Overall, Staff feels the massing of the proposed second-floor addition with low pitched roof is simple and straight forward; however it is encouraged to soften the shoulders by stepping down the massing at the sides. The full front porch works well to relate to the scale of the adjacent homes. However, the proposed materials and colors are very bold and out of character with the neighborhood. The proposed dark blue siding with black windows, black trim, black gutters and a black standing seam metal roof will look very dark and out of place in this location. Staff recommends a much softer palette of earth tone colors to better fit with the neighborhood. Also, an asphalt shingle roof is recommended in lieu of a metal roof.

Additionally, the following issues should be evaluated:
- The linework on the exterior elevations is unclear. The materials and color designations need to be clarified
- The siding exposure in the gables is inconsistent and unclear.
- The material at the base of the wall on the north elevation looks uncoordinated and is not noted.
- There are "decorative painted 2x4" brackets in the side gables, but not in the front gable, which seems odd.
- The linework on the ends of the front porch roof are mismatched, and the detailing is unclear.
- The wall material in the small second-floor dormer gables is not noted.
- The proposed treated wood porch columns look too thin and will have an unfinished appearance.

Overall, Staff recommends approval of the proposed addition, with the various concerns previously stated, and the recommendations and requirements stated in the Staff report.

Lillian Brahar said they were hired by the homeowners to create a second-floor addition to the existing one-story home for their growing family. She presented material samples and reviewed the proposed color palette that includes dark grey/blue siding, black metal roofing with black trim, black window trim, and a stone base across the front elevation. With regards to the gables, she said that they have added the same gable element to the front elevation that exists on the sides of the home to keep a consistent vocabulary. Ms. Brahar also showed photos of two nearby homes, one on the next block and one to the north, that have a similar dark grey siding, and one home with a black metal roof. She said the home on the next block was used as direction for the design of the proposed addition. She commented that there is a lot of new construction in this neighborhood, and although the color palette being proposed does stand out, it looks really beautiful with a nice modern character that she felt did not stick out from the neighborhood. The potential for more construction like this addition in the future is a possibility, with other homeowners wanting to continue expanding their homes and do remodeling.

Commissioner Eckhardt asked the petitioner to elaborate more about the proposed color palette, and he asked about the color of the space behind the brackets and the color of the brackets. Ms. Brahar said the space behind the brackets will be the same color palette as the grey/blue siding color, and the brackets will be wrapped in black metal. Commissioner Kingsley asked about the material behind of the dormers, and Ms. Brahar said the dormers will be the same color as the siding. Commissioner Eckhardt asked about the porch columns, and Ms. Brahar said the columns were increased in size from 6 x 6 to 8 x 8, and will be wrapped in black metal.

Commissioner Kingsley asked about the areas of vertical siding on the north elevation at the base of the home, and Ms. Brahar said they wanted to create contrast there; however, the vertical siding will be replaced with the same

spacing and horizontal siding used on the rest of the home. She also said that she disagreed with Staff's recommendation to soften the shoulders, and she explained that the siding in the gables is intended to be 4" exposure where the rest of the house is about 8" exposure for more contrast. The sides of the porch will have an exterior cement board painted to match the siding. All of the brackets will be wrapped in black metal, and she presented a revised front elevation drawing with brackets added in the front gable and the front dormers.

Commissioner Kingsley acknowledged that all the exposed wood decorative elements are wrapped in black aluminum, and she asked about the railings, which Ms. Brahar said will also be black. Commissioner Kingsley said the drawings indicate the railings will be stained treated wood, and Ms. Braher clarified that the railings will be a dark, composite material.

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

PUBLIC COMMENT

Len Olson, 827 N. Gibbons, which is across the street and diagonal from the site. He has lived here since 1981 and the homes in this neighborhood are all the same, so he encourages a project like this because it brings some variety to the neighborhood, instead of all the homes being 3-bedroom ranches. However, he does not like the color black and to him, a black metal roof and the color black is new and trendy and will not last, but that is his personal opinion. The more homes that add a second level like this just makes sense with growing families. He supports the project, but with an earth tone color palette.

Pawtz Matysa, lives in the neighborhood and was not here tonight for this project but decided to make a comment about it. He is an Architect and wants to speak positively about the design being shown, which in some ways is maybe ahead of its time, but it is a positive change for this neighborhood, as more projects like this happen throughout the community. He is in favor of the design being presented.

The commissioners summarized their comments. Commissioner Kingsley said that while she feels it is okay to put a second-floor on a home, especially in a neighborhood that is all one-story homes, we have to be sensitive to what is already there. That being said, the proposed color palette is noble, nice, and modern, and she liked the examples of the other homes that were shown by the petitioner that are just a block away; however, she felt the homes being shown as examples are very different homes than the design being presented tonight. If the petitioner was presenting a home that was similar to one of the examples shown, then she would be in favor of it, but the aesthetic and style being proposed is more traditional and less modern, so she would only be in support of earth tone colors for the proposed traditional style home. The dark colors being proposed lend themselves to a more modern aesthetic, and the examples of other homes shown tonight are not 100% black in color; they have siding that is grey, with texture, it has variation in color, and the roof is not black, but a grey and not quite as dark; so there is subtlety in that. Commissioner Kingsley said that is where she is headed with the materials, and if these are the materials the homeowners really wants, then the design needs to change to respond to those materials, and some of those changes are simple. In her mind, changes would include eliminating the cross gable on the front of the house, eliminate the dormers, a straight shed roof over the porch keeping it simple and clean, with as much void as possible, eliminate the stone, and make it lighter. The building has to be lighter if the color is going to be so dark. In general, that is how she feels about the design.

Commissioner Kingsley questioned the color of the existing windows and asked what will be done to them, and Ms. Brahar replied that the windows would either be painted or replaced. Commissioner Kingsley said it was okay to keep the existing windows, but the color of all windows should match. With regards to the brackets and detailing in the gables, she said it would look better without the brackets; it looks more like a western cabin versus a modern home. If the homeowners want the design being shown tonight, then it should be in earth tone colors, which will work a lot better. Commissioner Kingsley also said that the columns on the front of the home should be thicker, beefed up to a minimum of 10-inches and go all the way down to the porch floor without the stone piers, which will save money and go better with the home that has no other stone on it.

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Commissioner Fitzgerald liked a lot of the comments made by Commissioner Kingsley. He is typically open to colors and he is okay with the colors proposed for the siding; however, he preferred a warmer tone for the stone that is very cold as shown, and suggested a stone with a grey buff mixture that would coordinate better with the other colors being proposed. He liked the idea of stepping down the massing on the sides of the home, but would not require it, he was okay with the metal roof and the vertical siding on the side elevation, he liked the idea of simplifying some of the gables and some of the architecture to match the style of the colors, and he felt that 8 x 8 was still a little small for the columns.

Commissioner Eckhardt said the way the colors are being presented on the material sample board make it look like everything is black, when the individual colors are actually not so black. He was okay with the colors as proposed. The siding color is beautiful and he liked it. He was unsure if adding more brackets inside the gables and dormers was necessary because the gables look a little busy to him now, and he suggested using tight boards instead to make them simpler. He also suggested a bright historic cedar on the posts, for an opportunity to brighten up the home and have a contrast of natural materials. He said that a color rendering of this elevation would help everyone see the details of it, and he agreed with Commissioner Fitzgerald that the stone color should be warmer. In conclusion, Commissioner Eckhardt wanted to see the details of the two gable ends made simpler, a different coloration with some cedar elements for a nice contrast, and he recommended adding a roof covering over the door on the rear elevation.

Chair Kubow said when this commission sees a bold color palette like this, it is helpful to have a color rendering to show how all the colors will work; he was having a difficult time envisioning the proposed colors on this home. He agreed with Commissioner Kingsley's comments that the proposed design wants to lean into a modern architecture, but there are Arts and Crafts and Traditional elements on the home. He questioned which direction the homeowners want to go in? If the homeowners want a modern home, that would mean simplification of the current design as suggested by Commissioner Kingsley, which would be more cost effective, but if the homeowners wants a more traditional home, that would mean going with what is proposed but with a more traditional color palette. Chair Kubow commended the homeowners for adding on to the existing home instead of tearing it down, which he always appreciates. Overall, he felt it was a very nicely designed home, and regardless of what color palette is chosen, the addition will be a great addition to the neighborhood.

Commissioner Eckhardt said the design presented tonight is not modern, although the examples of other homes in the neighborhood shown by the petitioner are. He agreed with Commissioner Kingsley & Chair Kubow that if the homeowner really likes a modern home, then they should design one. He was okay with either home design, but they are different homes. He did not want to delay the project, but changing the design to something more modern will require another review by this commission, and he felt the petitioner should be given direction tonight. Ms. Brahar introduced the homeowners, and Ms. Broucek said that they like the proposed colors and agreed with the commissioner's comment about the stone; she does not want the stone at the base, and the stone options to choose from were very limited. They could also increase the size of the columns to 10 x 10.

Commissioner Fitzgerald said that simplifying the design could be really nice, but to him that did not mean reinventing the design. The design can just be simplified and he encouraged Staff to review any changes, since we are not talking about an entire new home, just a clean-up of some of the details for the color palette proposed. With regards to the columns, if the petitioner chose to remove the stone, then he would suggest the columns be increased to 12 x 12. He reiterated that he is okay with Staff approving that change. Commissioner Eckhardt added that because the columns are so big on the bottom and so little on the top, there is no transition, and the trim details are not shown.

Mr. Hautzinger said Staff is not opposed to reviewing minimal changes to the design, as long as the required changes are clearly described and straightforward; however, Staff is not comfortable approving a revised modern version of the current design, which would therefore need to be re-reviewed by the Design Commission. Commissioner Kingsley agreed and felt it would be hard for Staff, and she pointed out that the petitioner has not indicated if they want a modern design or not. Personally, she felt it was worth the two extra weeks to have the homeowners respond to which way they want to go and then come back for another review. Ms. Broucek said they could probably come to an agreement tonight about the direction of the design, and she was not opposed to the brackets being eliminated.

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Commissioner Kingsley suggested continuing the project to a date specific and not voting tonight. Chair Kubow partially agreed, but was also uncomfortable directing a lot of the design. He felt the petitioner should think about the direction they want to go in and then make whatever changes are needed, and return in two weeks with something they are comfortable with. Don't rush it just because they want to finish it tonight. Mr. Hautzinger said that revised plans for the next meeting in two weeks would need to be submitted to Staff by the end of this week.

Ms. Brahar asked for a brief recess to talk with the homeowners, and they briefly left the room. Upon their return, Ms. Brahar said the homeowners agree to remove all of the stone, increase the columns to 12 x 12 and wrap them in a cement board painted black, and keep the bracket at the porch entrance only and remove the remaining brackets in the gables. Mr. Hautzinger asked about the stone between the porch columns, and the petitioner said it will also be removed and replaced with horizontal siding between the posts, below the porch, brought down to the ground.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT *902 N. GIBBONS AVENUE.* THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/30/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO MODIFY THE DETAILS ON THE FRONT ELEVATION, TO REMOVE THE STONE, REMOVE THE BRACKETS IN THE SECOND-FLOOR GABLE ENDS, INCREASE THE SIZE OF THE PORCH COLUMNS TO APPROXIMATELY 12" X 12", AND THE PETITIONER SUBMIT A REVISED FRONT ELEVATION TO STAFF FOR REVIEW AND APPROVAL.
1. A REQUIREMENT TO REMOVE THE BRACKETS IN THE TWO GABLES ON THE RIGHT AND LEFT SIDE OF THE HOME.
2. A REQUIREMENT THAT THE ARCHITECT REVIEW THE DETAILS OF THE COLUMNS WITH PLATFORMS ON TOP OF THE TREX FLOORING OF THE PORCH, AND OTHER APPRORIATE TRIM AND DETAIL TO JOIN THE COLUMN TO THE LATERAL MEMBERS.
3. A REQUIREMENT THAT THE COLORS AS PRESENTED TONIGHT ARE ACCEPTED: BLACK METAL GUTTERS, BLACK WINDOWS, MIDNIGHT BLACK METAL ROOF, BISCAYNE BLUE SIDING, AND BLACK PORCH COLUMNS AND RAILINGS.
4. A RECOMMENDATION TO ADD A SMALL SHED ROOF OVER THE BACK DOOR TO PROTECT FROM RAIN.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Fitzgerald preferred siding or other material instead of lattice below the flooring on the porch, he wanted it to look more modern; to be approved by Staff. Commissioner Kingsley said that whatever material is chosen there, it has to breathe and there has to be air flow under the porch. Mr. Hautzinger asked if the Design Commission is requiring a color rendering for Staff review, and Commissioner Eckhardt said that only an updated drawing of the changes needs to be submitted to Staff for review.

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

6. A REQUIREMENT THAT THE WALLS UNDER THE PORCH BE HORIZONTAL SIDING SIMILAR TO THE

HOME, AND THAT IT BE VENTED ON THE TWO ENDS.

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.

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

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ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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Design Commission
7/9/2024

Item: DC#24-038 - 101 S. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 101 S. Fernandez Avenue. This recommendation is based on the plans received 5/8/24, and the following:

1. Evaluate the proposed two-story house in this location which is predominantly single-story homes.

2. Evaluate the mismatched color scheme between the existing pool house and the proposed new house.

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:	Thompson Residence	DC Number:	24-038
Project Address:	101 S. Fernandez Avenue	Petitioner Name:	John Anstadt
Prepared By:	Steve Hautzinger	Petitioner Address:	JMB Architects 180 W Park Avenue, Suite 10 Elmhurst, IL 60126
Date Prepared:	June 28, 2024	Meeting Date:	July 9, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new a new two-story residence with an attached two-car garage. The subject site is zoned R-2, One Family Dwelling District. The property has a total land area of 22,545 square feet and the proposed residence will have approximately 4,692 square feet. The proposed design complies with the R-2 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31.3 feet Exterior Side: 27.3 feet Side: 12 feet Rear: 30 feet	Front: 31.8 feet Exterior Side: 27.8 feet Side: 15.7 feet Rear: 91 feet
Building Height	25 feet maximum	24.9 feet to top of wall
FAR	9,456 SF	4,692 SF
Building Lot Coverage	7,890 SF	5,325 SF
Impervious Surface Coverage Total	11,273 SF	10,256 SF

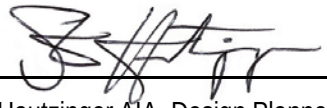
The proposed new house is very nicely designed in a traditional style with quality materials and a tasteful neutral color palette that will fit very well in this location. However, the Design Commission should evaluate the proposed two-story massing in this location which is surrounded predominantly by single-story homes. Also, this property has an existing pool house which is proposed to remain. The pool house has visible frontage along Sigwalt Street on the north. The pool house is built with red brick, which matches the existing house being demolished, but it does not match the new house which is primarily tan. The Design Commission should evaluate the mismatched color scheme between the existing pool house and the proposed new house.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 101 S. Fernandez Avenue. This recommendation is based on the plans received 5/8/24, and the following:

1. Evaluate the proposed two-story house in this location which is predominantly single-story homes.
2. Evaluate the mismatched color scheme between the existing pool house and the proposed new house.
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.

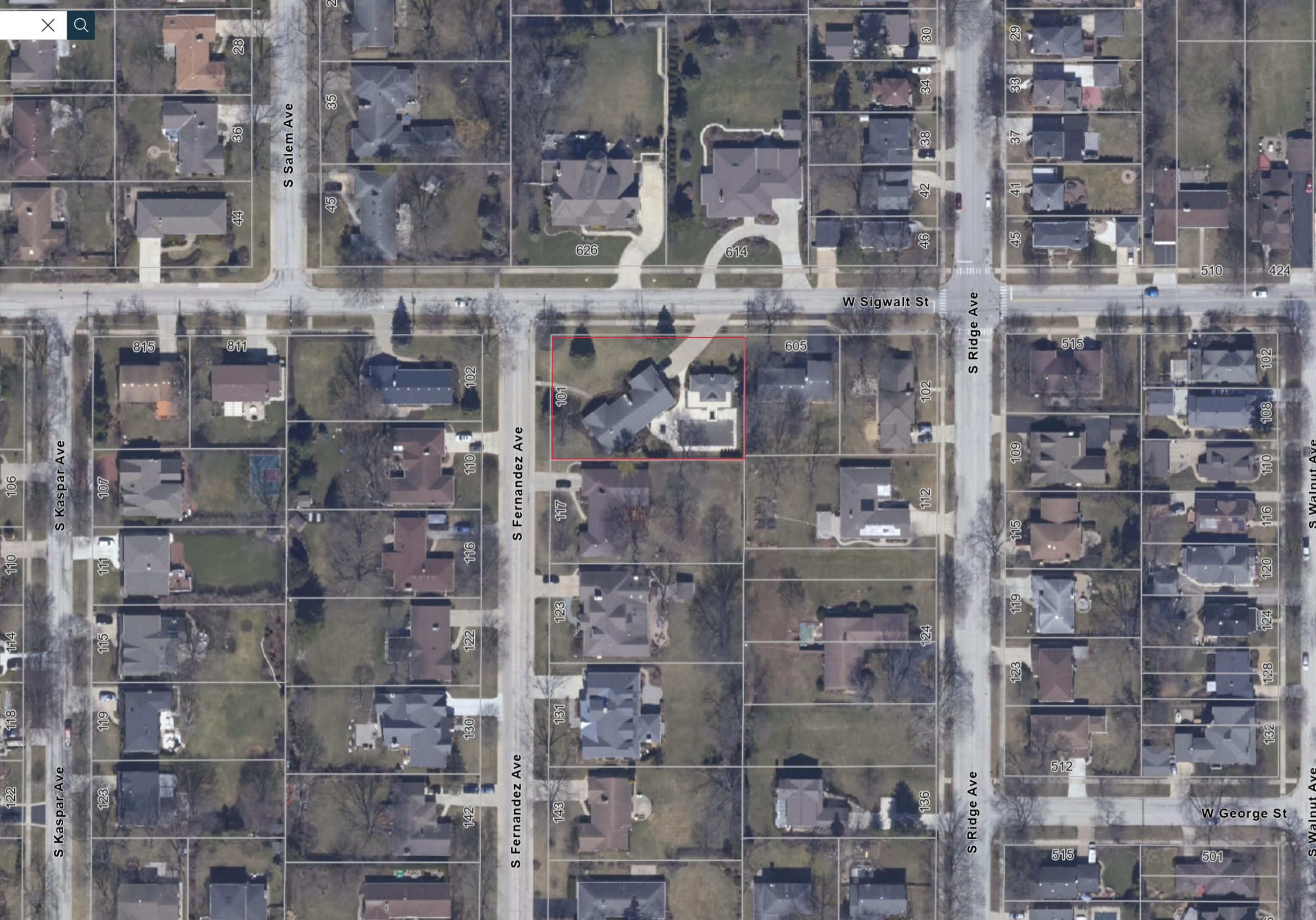
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



June 28, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-038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S-T-R 31-42-11
Project Number 7241-0
Client Tom McClellan Att'y
Book-Page Number 166-07
Date of Field Work 10/29/02
Drawn by PJD

Plat of Survey

LOT 79 AND THE NORTH 4 FEET OF LOT 78 AND LOT 80 IN ARLINGTON MANOR, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

101 S. FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS

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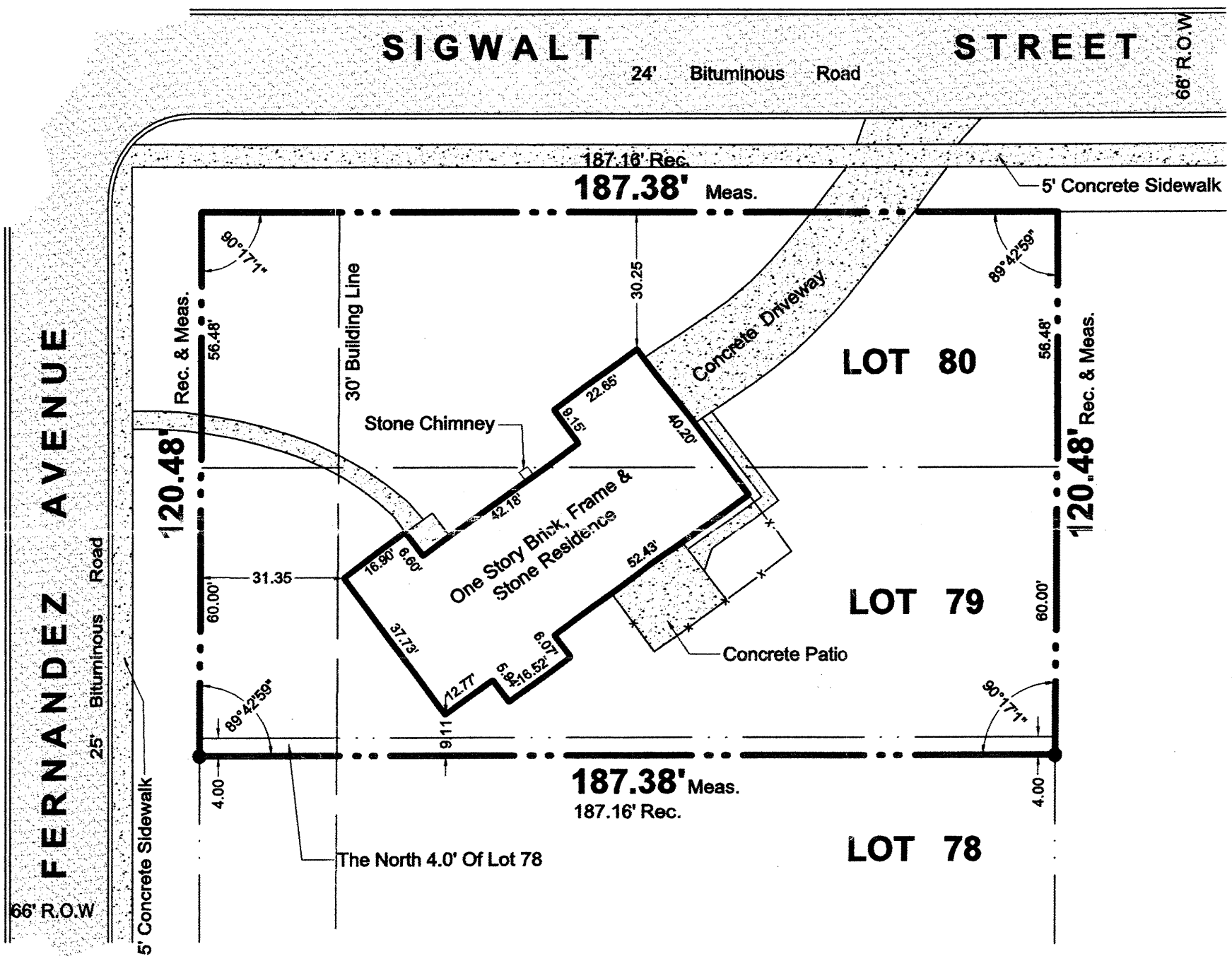
Scale: 1" = 30'



LEGEND

o	SET IRON PIPE
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+	CROSS IN CONCRETE
▭	MONUMENT
——X——	WOOD FENCE
——⁎——	CHAIN LINK FENCE
Meas.	MEASURED DISTANCE
Rec.	RECORDED DISTANCE
R.O.W.	RIGHT OF WAY

KEITH E. LACY III
003330
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BARRINGTON, ILLINOIS

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICTIONS NOT SHOWN HEREON.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

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REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE: 10/30/02 BY: Keith E. Lacy III

KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/02

W Sigwalt Street

S Fernandez Avenue

186.88'

187.38'

120.48'

120.48'

Average Block Setback
27.3'

Average Block Setback
31.3'

90°17'2"

89°42'59"

42.65'

42.16'

40.20'

16.80'

6.60'

37.73'

8.07'

16.52'

12.77'

3.94'

9.15'

EXISTING SITE CONDITIONS

SCALE: N.T.S.

JMB ARCHITECTS LTD.

SMART BUILDERS

INSPIRE • DESIGN • BUILD

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JMB ARCHITECTS LTD.

John Michael Belcher A.I.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126

E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

NEW RESIDENCE for:
MR. & MRS. THOMPSON
101 SOUTH FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL 60005

DATE:	05/06/2024
DRAWN BY:	JA
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2024

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SHEET:

NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY -COPYRIGHT
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SMART
BUILDERS
INSPIRE • DESIGN • BUILD

NORTH PROPERTY LINE
186.88'

SOUTH PROPERTY LINE
187.38'

WEST PROPERTY LINE
120.48'

EAST PROPERTY LINE
120.48'

DRIVEWAY, SIDEWALKS, PATIO, POOL, & SPA = 6,131 SQ. FT.

DRIVEWAY

DEMO EXISTING HOME
61'-0"

PROPOSED HOUSE, GARAGE, ETC. = 3,460 SQ. FT.

EXISTING CABANA = 665 SQ. FT.

FRONT WALK = 125 SQ. FT.

A/C PAD = 46 SQ. FT.

POOL

Average Block Setback
27.3'

Average Block Setback
31.3'

EXTERIOR SIDE YARD SETBACK

AVERAGE FRONT YARD SETBACK

FRONT YARD SETBACK

REAR YARD SETBACK
30'-0"

SIDE YARD SETBACK
12'-0"

31'-3 5/8"

27'-3 5/8"

4'-1 5/8"

80°17"

88°42'39"

ARCHITECTURAL SITE PLAN
SCALE:1/8"=1'-0"

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NORTH

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180 W. Park Suite #10
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NEW RESIDENCE for:
MR. & MRS. THOMPSON
101 SOUTH FERNANDEZ AVE.
ARLINGTON HEIGHTS, IL. 60005

DATE:	05/06/2024
DRAWN BY:	JA
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2024

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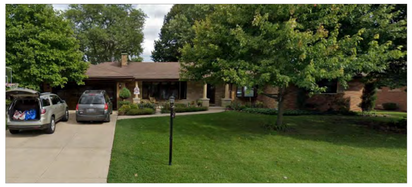
A

SHEET:

Subject Property
101 W. Sigwalt St.



Property to Right -1
117 Fernandez Ave.

Property to Right -2
123 Fernandez Ave.

East

North

S. Fernandez Ave.

South

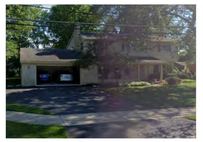
West

Property Across
102 Fernandez Ave.

Property Across-Right -1
110 Fernandez Ave.

Property Across-Right -2
116 Fernandez Ave.

Property to Left - 2
102 Ridge Ave.



Property to Left - 1
605 Sigwalt St.

Subject Property
101 W. Sigwalt St.

Property to Right -1
102 Fernandez Ave.

Property to Right -2
811 Sigwalt St.

Property to Right - 3
815 Sigwalt St.

South

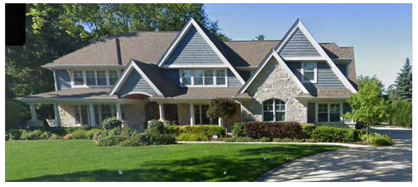
East

W. Sigwalt St.

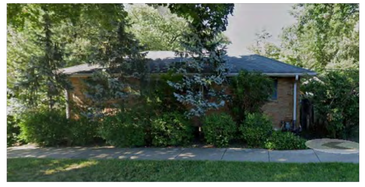
West

North

Property Across-Left
614 Sigwalt St.



Property Across
626 Sigwalt St.



Property Across-Right
45 Salem Ave.

SMART BUILDERS
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DATE: 05/06/2024
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PERMIT:
REVISION:
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

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EXISTING POOL HOUSE TO REMAIN

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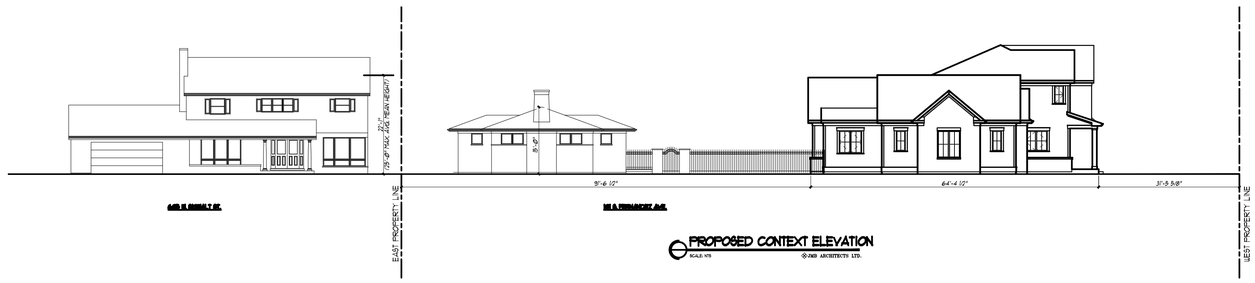
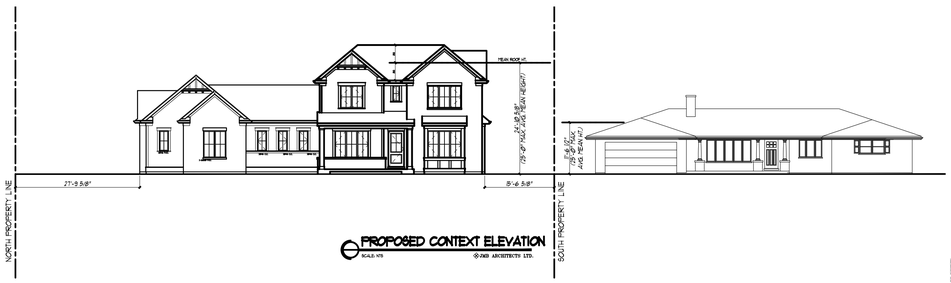
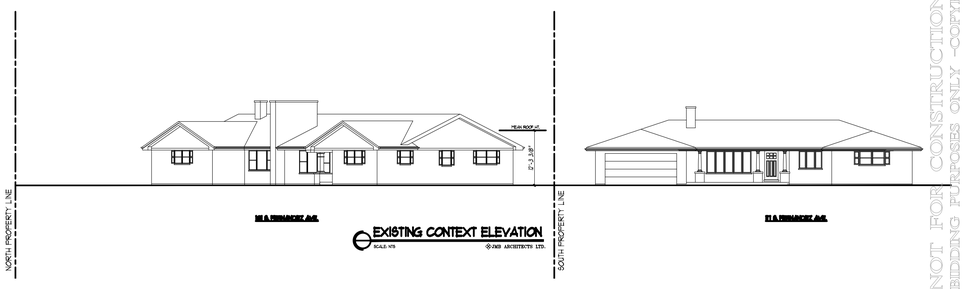


PROPOSED CONTEXT ELEVATION
SCALE: 1/8" ©JMB ARCHITECTS LTD.



PROPOSED CONTEXT ELEVATION
SCALE: 1/8" ©JMB ARCHITECTS LTD.

EXISTING CONTEXT ELEVATION
SCALE: 1/8" ©JMB ARCHITECTS LTD.



EXISTING CONTEXT ELEVATION
SCALE: 1/8" ©JMB ARCHITECTS LTD.

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ARLINGTON HEIGHTS, IL. 60005

DATE:	05/06/2024
DRAWN BY:	JA
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REVISION:	
REVISION:	
PROJECT NO.:	
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EXPIRES DATE:	11/30/2024

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PLEASE NOTE, PLANS HAVE BEEN REVISED FROM THIS RENDERING CONCEPT. INCLUDED PLANS ARE CORRECT AND THESE RENDERINGS ARE INCLUDED FOR COLOR SCHEME.

3D ELEVATION CONCEPT

SCALE: N.T.S. JMB ARCHITECTS LTD.

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LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

FRONT ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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C2

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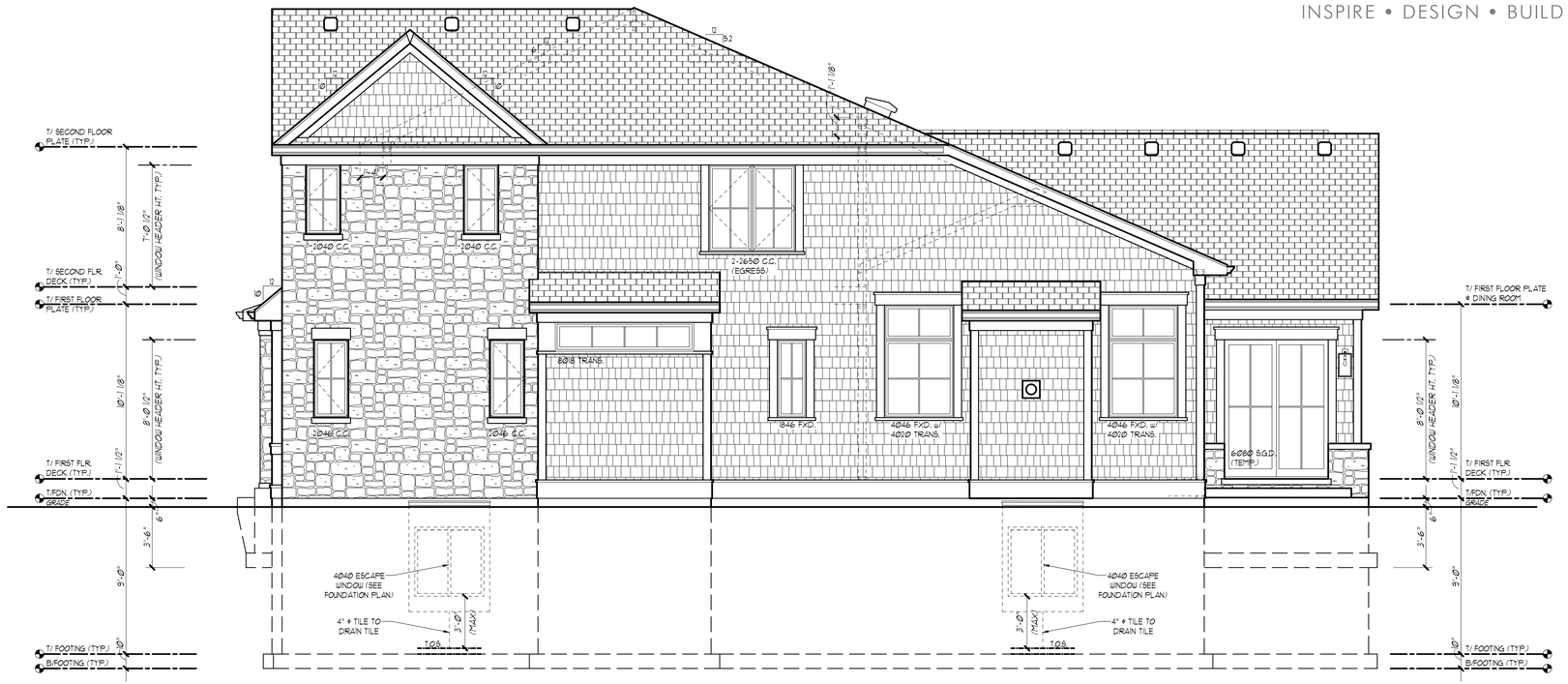

RIGHT SIDE ELEVATION

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

REAR ELEVATION

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

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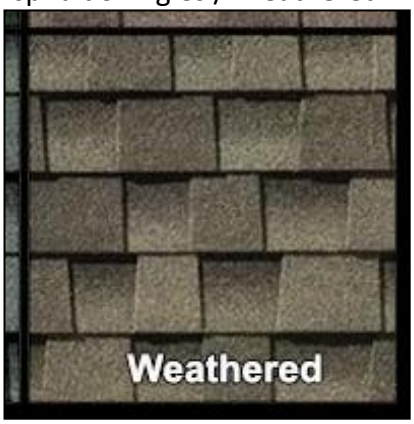
101 S. Fernandez / Material Board

Asphalt Shingles / Weathered



Metal Standing Seam / Medium Bronze

Window Clad Color / White

Stone Veneer / Fond Du Lac / Machine-cut

Siding Color / Norwegian Wood

Fascia, Soffit, Window Trim, & Corner Boards, Etc. / White

101 S. Fernandez, Arlington Heights			
MATERIAL SCHEDULE			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
Proposed Elevation Rendering			
Masonry	Stone	Eden Valders Stone	Fond Du Lac / Machine-cut
Roof	Asphalt Shingles	G.A.F. Timberline	Weathered
Fascia / Soffit / Etc.	LP Smartside	Sherwin Williams	White
Trim / Cornerboards, Etc.	Cedar	Sherwin Williams	White
Siding	LP Smartside	LP Smartside	Norwegian Wood
Gutters / Metal Roof	Aluminum	Alcoa	White
Windows	Aluminum Clad	Marvin	Stone White
Garage Door	Steel	Clopay	White

Design Commission
7/9/2024

Item: DC#24-041 - The Moorings-Independent Living Expansion - 811 E. Central Rd. - Institutional

Department: Planning & Community Development Department

Requested Action

Approval of the architectural design for a new independent living building at the existing Moorings property.

Recommendation

It is recommended that the Design Commission approve the design of the new Independent Living Expansion at the Moorings located at 811 E. Central Road. This recommendation is subject to compliance with the plans received 6/27/24, 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. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.

2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.

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. Separate permits are required for all signs, and all signage shall comply with the Sign Code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Preliminary DC Minutes 5/14/24	Minutes
Preliminary Plans 5/14/24	Exhibits
Responses to Preliminary Review Comments	Correspondence

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:	The Moorings – Independent Living Expansion	**DC Number:**	24-041
Project Address:	811 E. Central Rd	**Petitioner Name:**	Andrew Roskos
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Perkins Eastman 209 S. LaSalle Street, Suite 400 Chicago, IL 60604
Date Prepared:	June 26, 2024	**Meeting Date:**	July 9, 2024

Requested Action(s):
Approval of the architectural design for a new independent living building at the existing Moorings property.

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

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

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

Summary:
The Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new five-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

Preliminary Design Commission Review:
This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

Architectural Design:
As noted above, the current design is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

Equipment Screening:
All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

Signage:
The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code.

The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the design of the new Independent Living Expansion at the Moorings located at 811 E. Central Road. This recommendation is subject to compliance with the plans received 6/27/24, 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. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
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4. Separate permits are required for all signs, and all signage shall comply with the Sign Code, Chapter 30.

June 27, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 24-041

Presbyterian Homes - The Moorings

New Independent Living Building

811 E Central Rd
Arlington Heights, IL 60005

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005 847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030 630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601 312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602 312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605 312-870-5142

Electrical & IT:
Salas O'Brien
815 S Wabash, Chicago, IL 60605 312-870-5142

Elevator:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001 630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603 312-325-0907

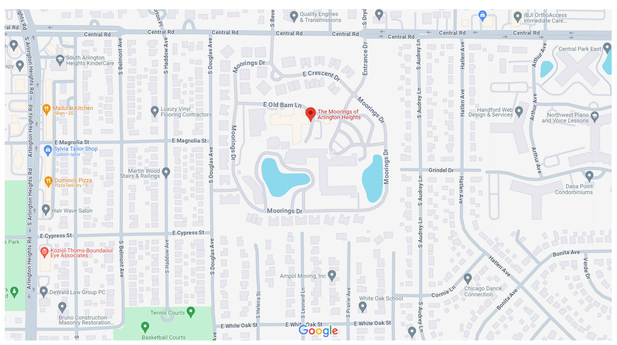
DRAWING SCHEDULE

GENERAL
G-000 COVER & SHEET INDEX
G-002 PHOTOGRAPHS OF PROPERTY & SURROUNDING
G-003 PHOTOGRAPHS OF NEIGHBORING BUILDINGS

CIVIL
C-000 CIVIL COVER SHEET
C-001 GENERAL NOTES
C-101 SITE DEMOLITION PLAN
C-102 SITE DEMOLITION PLAN
C-103 SITE DEMOLITION PLAN
C-104 SITE DEMOLITION PLAN
C-201 SITE GEOMETRY PLAN
C-202 SITE GEOMETRY PLAN
C-203 SITE GEOMETRY PLAN
C-204 SITE GEOMETRY PLAN
C-301 SITE UTILITY PLAN
C-302 SITE UTILITY PLAN
C-303 SITE UTILITY PLAN
C-304 SITE UTILITY PLAN
C-401 GRADING AND PAVING PLAN
C-402 GRADING AND PAVING PLAN
C-403 GRADING AND PAVING PLAN
C-404 GRADING AND PAVING PLAN
C-600 SITEWORK DETAILS
C-601 SITEWORK DETAILS
C-602 SITEWORK DETAILS

LANDSCAPE
L-001 TREE SURVEY AND PRESERVATION PLAN
L-002 TREE INVENTORY
L-101 LANDSCAPE PLAN
L-102 PLANT SCHEDULE
L-201 SIGNAGE ELEMENTS

ARCHITECTURAL
A-001 ARCHITECTURAL SITE PLAN
A-100 OVERALL BASEMENT FLOOR PLAN
A-100A BASEMENT FLOOR PLAN EAST
A-100B BASEMENT FLOOR PLAN WEST
A-101 OVERALL FIRST FLOOR PLAN
A-101A FIRST FLOOR PLAN EAST
A-101B FIRST FLOOR PLAN WEST
A-102 OVERALL SECOND TO FOURTH FLOOR PLAN
A-105 OVERALL FIFTH FLOOR PLAN
A-106 ROOF PLAN
A-200 SAMPLE MATERIAL BOARD
A-201 OVERALL BUILDING ELEVATIONS
A-202 BUILDING ELEVATIONS
A-203 BUILDING ELEVATIONS
A-204 BUILDING ELEVATIONS
A-301 BUILDING SECTIONS
A-302 BUILDING SECTIONS
A-700 BUILDING AXON
A-701 COLOR RENDERINGS
A-702 COLOR RENDERINGS
A-703 COLOR RENDERINGS



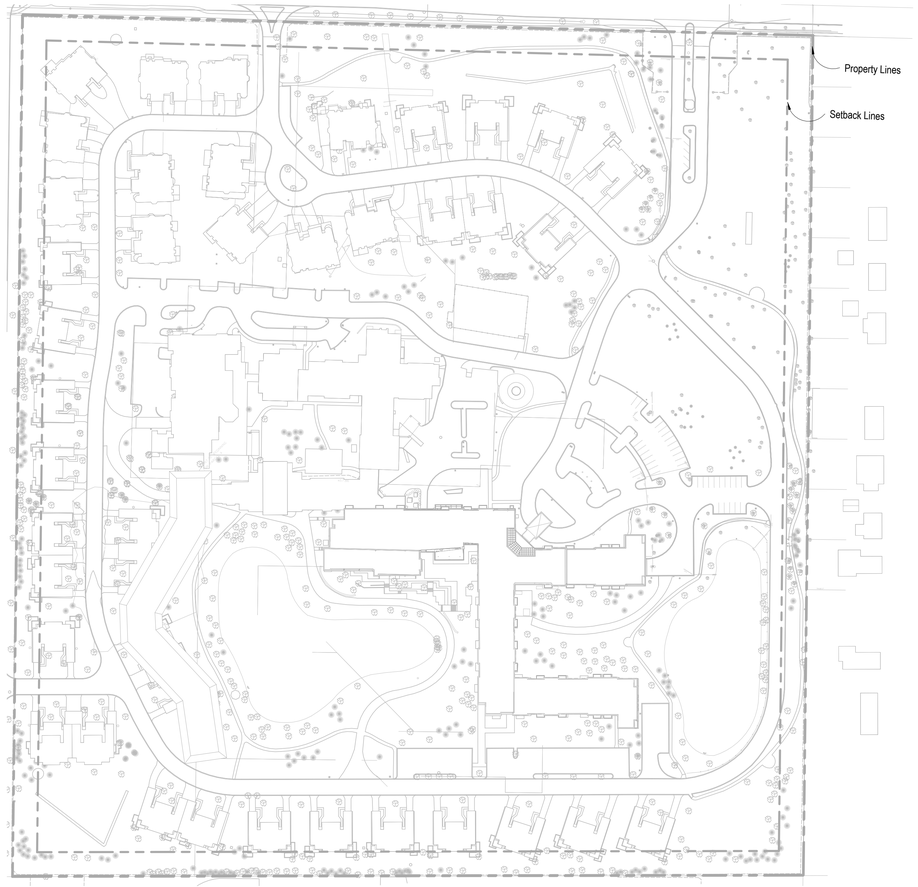
Map data ©2024 Google 200 ft

1 **LOCATION MAP**
1" = 400'-0"

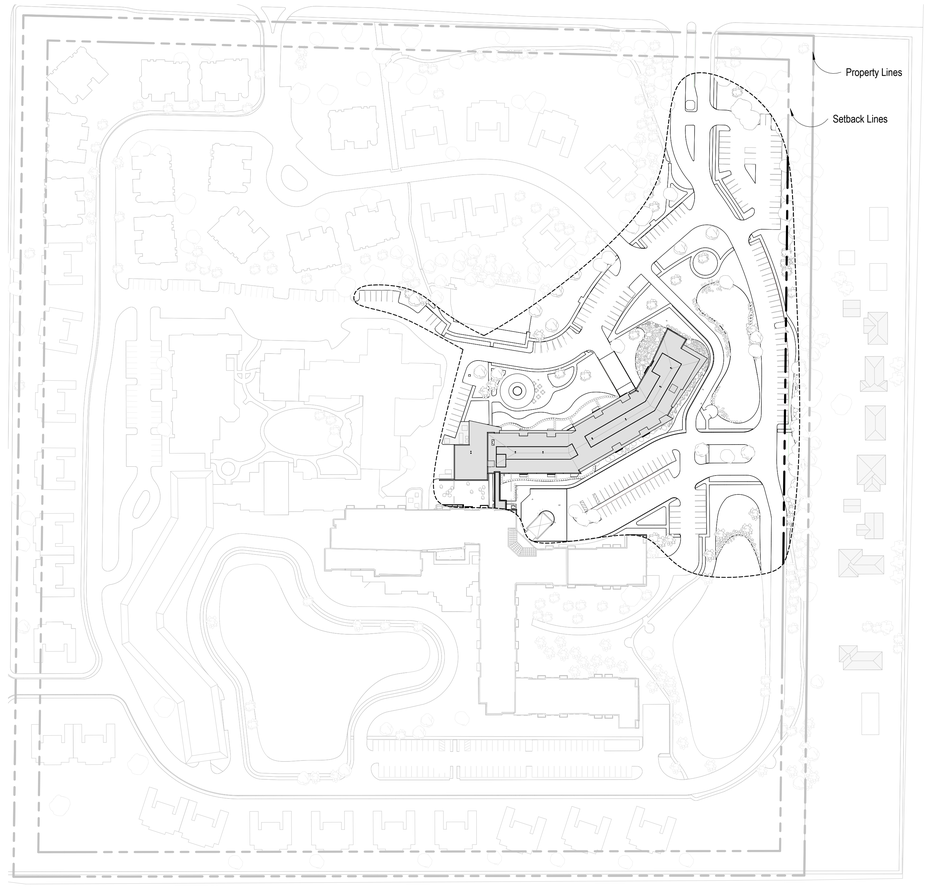
PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

ISSUED FOR DESIGN COMMISION RESUBMISSION

PROJECT No. 102120
06.26.2024



1 **EXISTING SITE PLAN**
1" = 100'-0"



2 **ARCHITECTURAL SITE PLAN**
1" = 100'-0"

No.	Description	Date

0' 50' 100' 200' 300'
SCALE : 1" = 100'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

A-001

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

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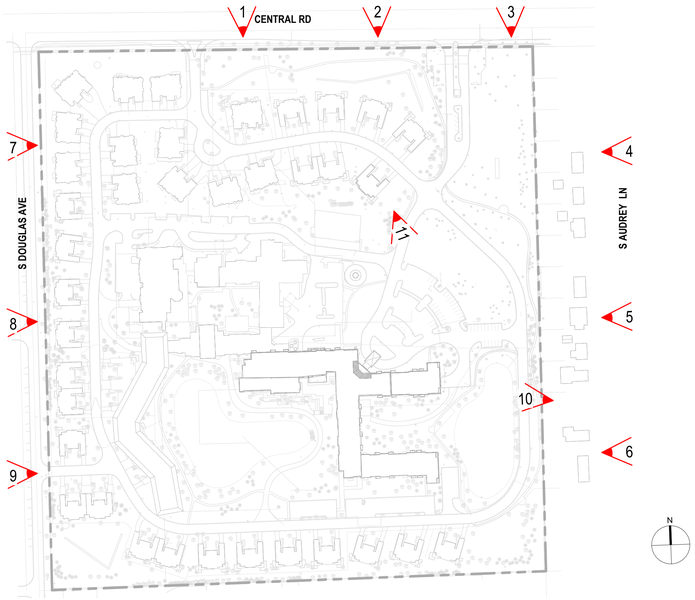


2 **EXISTING SITE KEYPLAN**

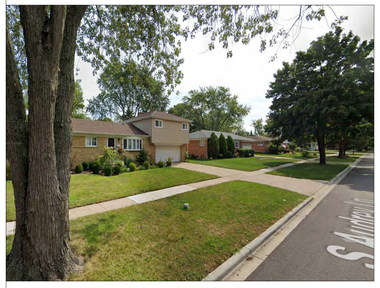
1" = 160'-0"

VANCINITY MAP

1

2

3



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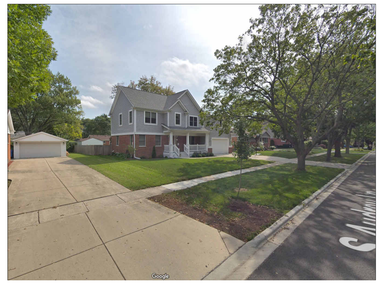

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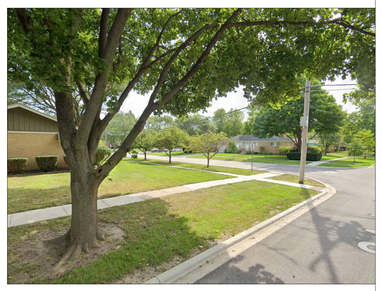

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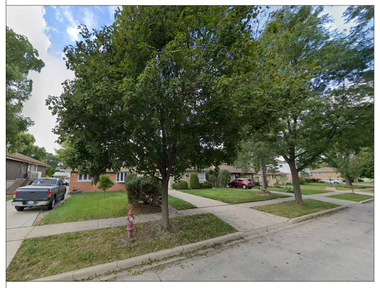

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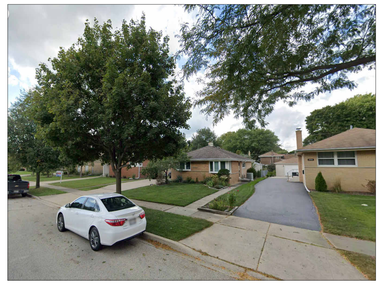

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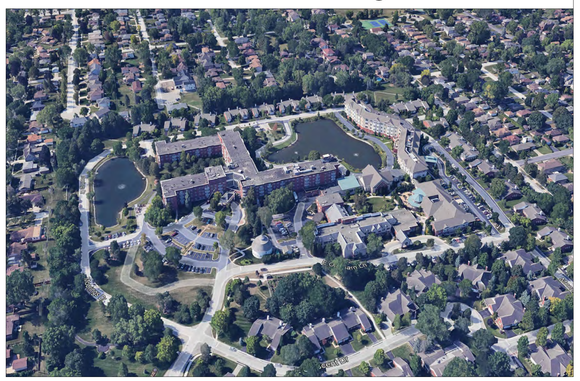

11

No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1.312.755.1200
F: +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

PHOTOGRAPHS OF PROPERTY & SURROUNDING

G-002

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

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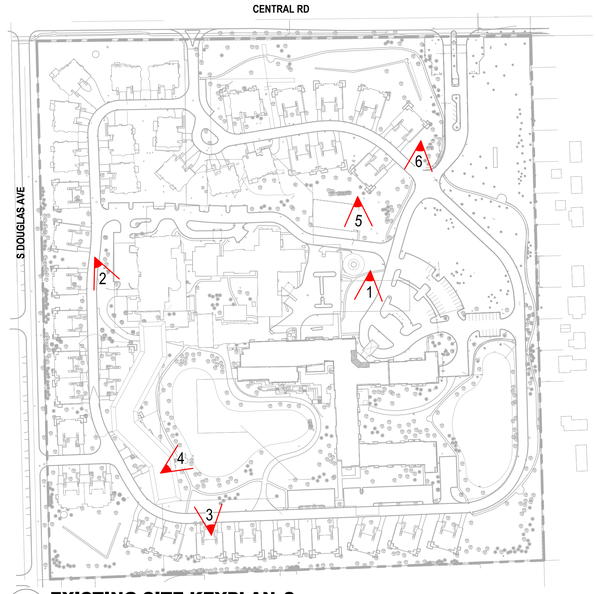
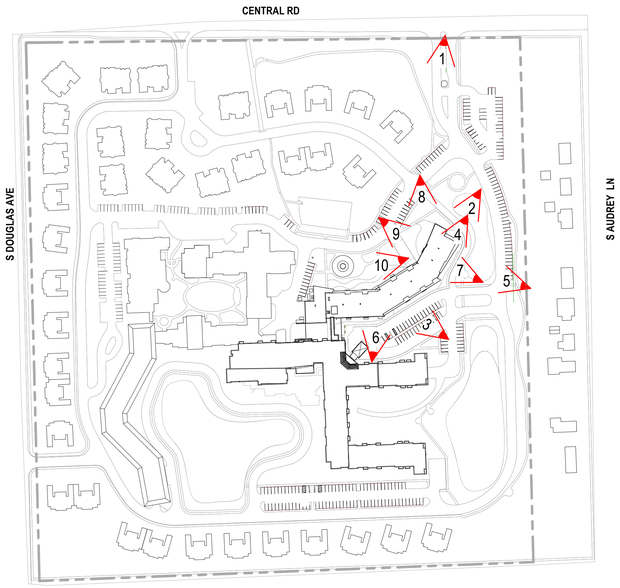


2 **EXISTING SITE KEYPLAN_2**
1" = 160'-0"

VANCINITY MAP

Central Rd
Central Rd
Central Rd
S Douglas Ave
S Douglas Ave
S Arlington Heights Rd
S Arlington Heights Rd
Emerson Dr
Lakeside Dr
Moorings Dr
Moorings Dr
Moorings



RENDERING SITE KEY PLAN

1 - AERIAL VIEW

2 - EAST VIEW

C:\REVIT LOCAL\102120_ARCH_NB_R23_g ajbuz.rvt
6/26/2024 2:36:56 PM

No.	Description	Date

SEAL

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312-870-5142

Electrical:
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312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-701

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

3. SOUTH VIEW

4. EAST VIEW

5. SOUTH EAST VIEW

6. SOUTH EAST VIEW - BALCONY

C:\REVIT LOCAL\102120_ARCH_NB_R23_gjouz.rvt
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No.	Description	Date

SEAL

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312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-702

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

7. SOUTH EAST VIEW

8. NORTH EAST VIEW

9. NORTH EAST VIEW

10. NORTH WEST VIEW

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No.	Description	Date

SEAL

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312-870-5142

Electrical:
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815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-703

ISSUED FOR DESIGN COMMISION RESUBMISSION

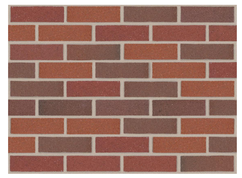
06.26.2024

WHITE AND GRAY BRICK BLEND
MODULAR KLAYCOAT

LINEAR CANOPY CEILING SYSTEM -
ENGINEERED POLYMER - ASH

METAL RAILING SYSTEM - BROWN

FIBERGLASS WINDOWS - BROWN



RED BRICK BLEND - SUNSET
FLASHED MODULAR WIRECUT

METAL PANEL - TRIBECA BRONZE

OR

FIBER CEMENT SIDING PANEL - PATINA TUFA

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No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SAMPLE MATERIAL BOARD

A-200

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

MATERIAL LIST

1. Petitioner Name: The Moorings of Arlington Heights
2. Date: 06.26.2024
3. Project: Proposed expansion at senior living campus, The Moorings of Arlington Heights
4. Location: 811 E Central Road, Arlington Heights, Illinois 60005

EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

1 **3D - SOUTH VIEW**

2 **3D - NORTH VIEW**

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No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

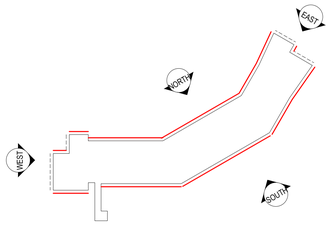
DRAWING TITLE:

BUILDING AXON

A-700

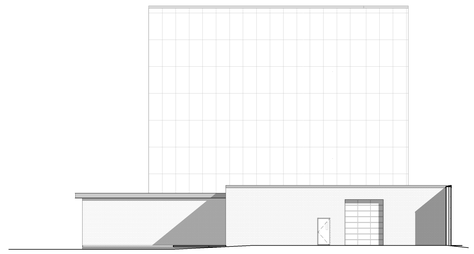
ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024



7 **DS-EXT-EL-NORTH**
1/16" = 1'-0"

5 **DS-EXT-EL-EAST**
1/16" = 1'-0"



4 **DS-EXT-EL-WEST**
1/16" = 1'-0"

1 **DS-EXT-EL-SOUTH**
1/16" = 1'-0"

No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
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The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
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Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

OVERALL BUILDING ELEVATIONS

A-201

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

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1 **DS-EXT-EL-SW**
1/8" = 1'-0"

2 **DS-EXT-EL-S**
1/8" = 1'-0"

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EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

No.	Description	Date

0' 4' 8' 16' 24'

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

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
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Civil / Site:
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630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

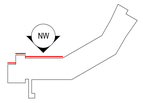
SCALE: As indicated

A-202

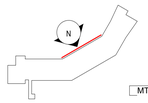
ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

Keynote Legend	
Key Value	Keynote Text
EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

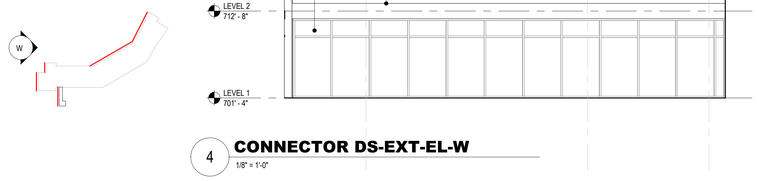


1 **DS-EXT-EL-NW**
1/8" = 1'-0"

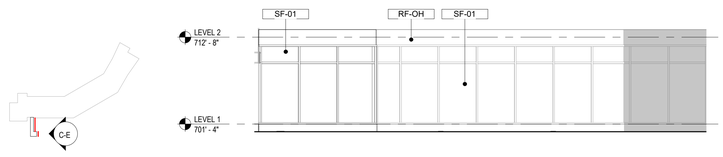


2 **DS-EXT-EL-N**
1/8" = 1'-0"

3 **CONNECTOR DS-EXT-EL-N**
1/8" = 1'-0"



4 **CONNECTOR DS-EXT-EL-W**
1/8" = 1'-0"



5 **CONNECTOR DS-EXT-EL-E**
1/8" = 1'-0"

No.	Description	Date

0' 4' 8' 16' 24'

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

SEAL

KEY PLAN

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PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

A-203

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

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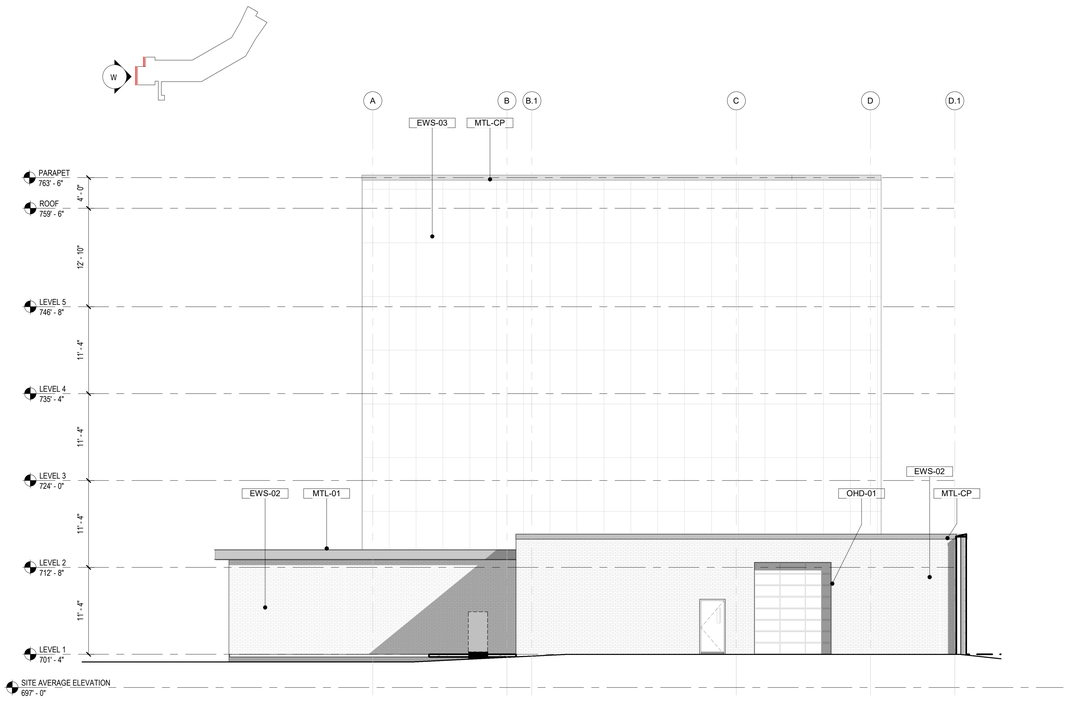
6/26/2024 2:35:00 PM

1 **DS-EXT-EL-SE**
1/8" = 1'-0"

2 **DS-EXT-EL-E**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

3 **DS-EXT-EL-NE**
1/8" = 1'-0"



4 **DS-EXT-EL-W**
1/8" = 1'-0"

No.	Description	Date

0' 4' 8' 16' 24'

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

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

A-204

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

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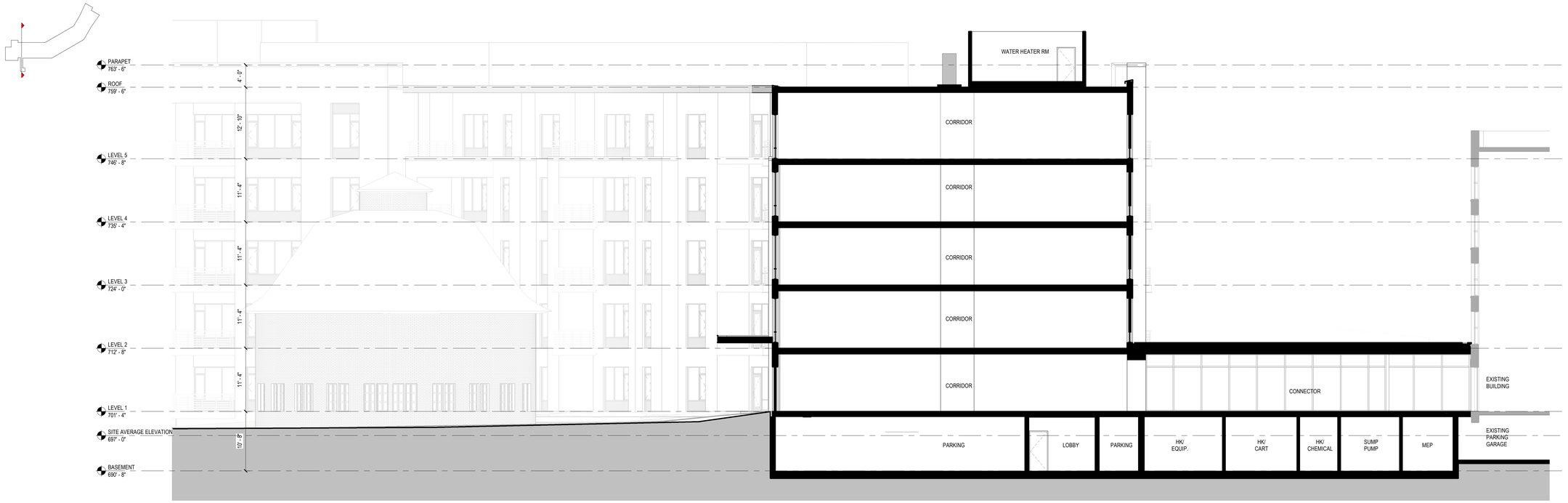

1 **DS-BLDG-SC-AA**
1/8" = 1'-0"

2 **DS-BLDG-SC-BB**
1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_g-ajouz.rvt
6/26/2024 2:35:34 PM

No.	Description	Date

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
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815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
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815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING SECTIONS

SCALE: As indicated

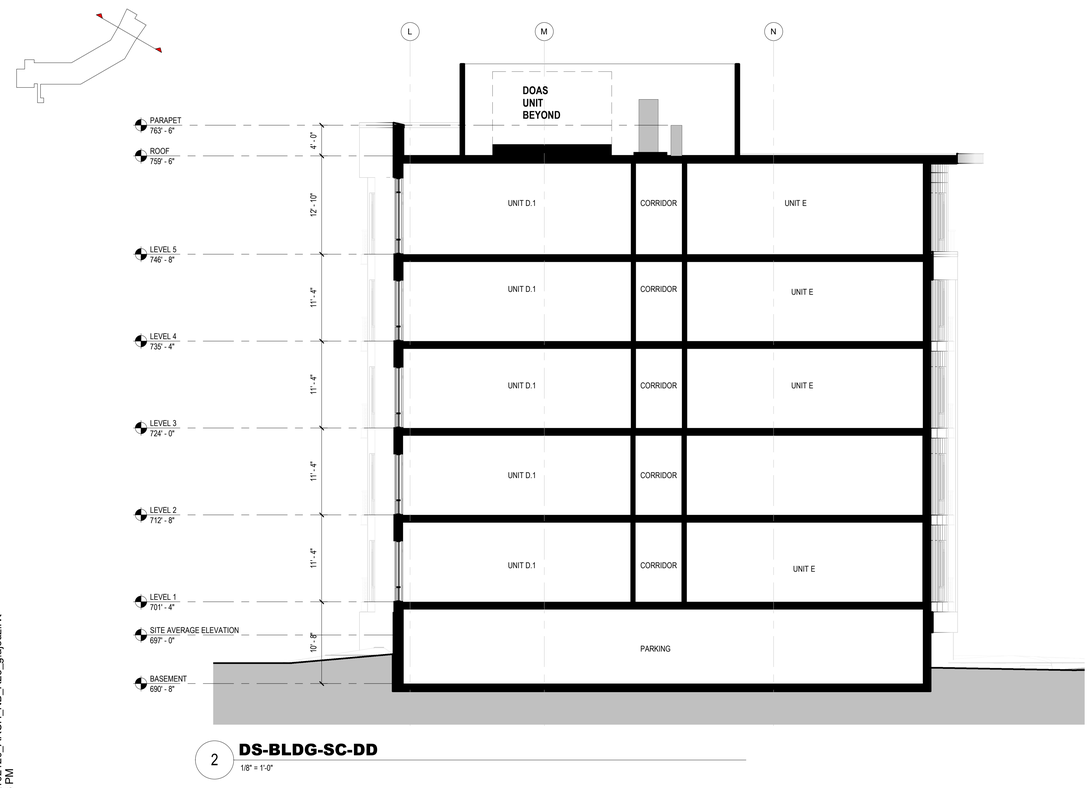
A-301

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024

1 **DS-BLDG-SC-CC**

1/8" = 1'-0"



2 **DS-BLDG-SC-DD**

1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_g ajbuiz.rvt
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No.	Description	Date

0' 4' 8' 16' 24'

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

SEAL

KEY PLAN

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The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
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F. +1.312.755.1155

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815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

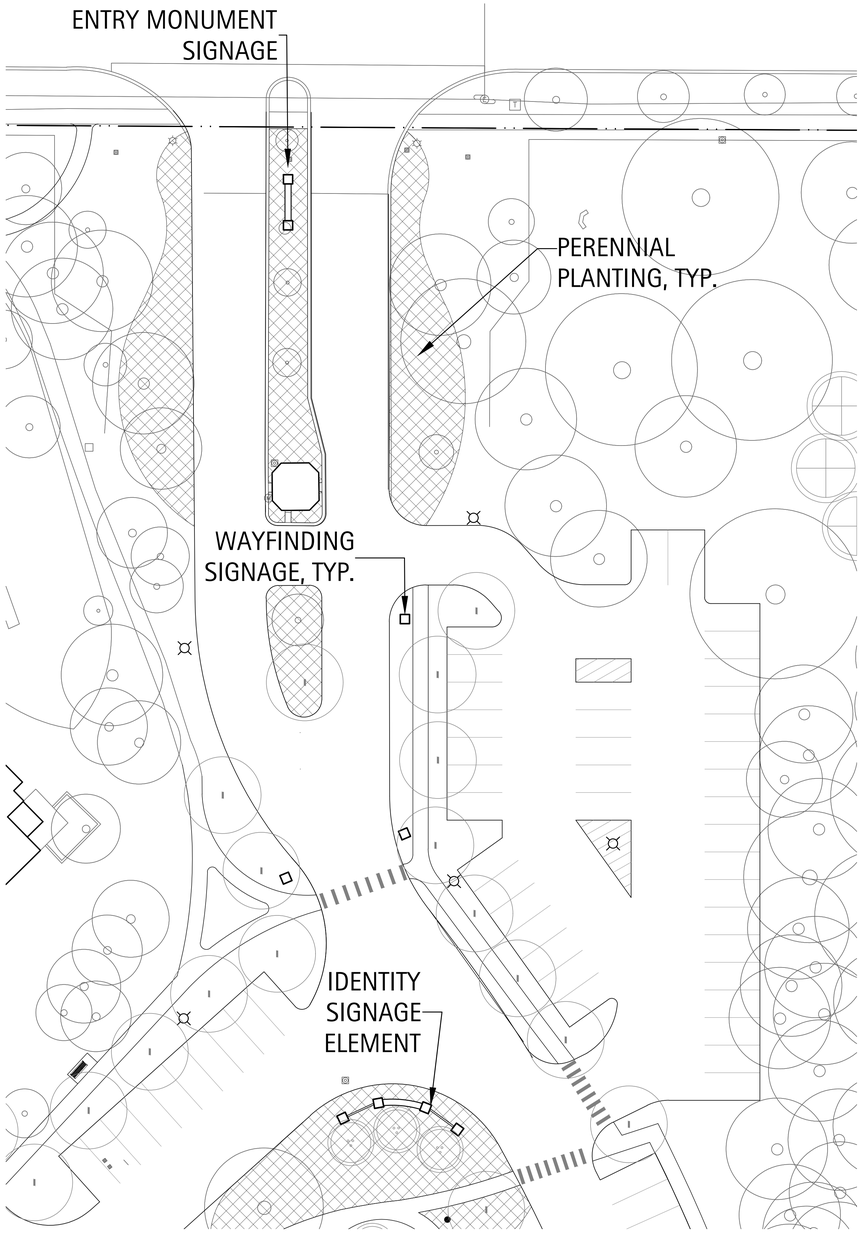
BUILDING SECTIONS

SCALE: As indicated

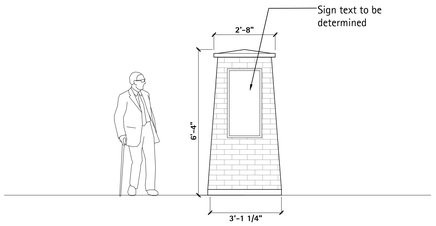
A-302

ISSUED FOR DESIGN COMMISION RESUBMISSION

06.26.2024



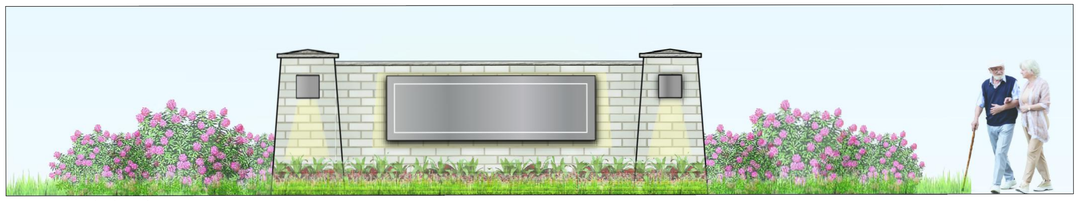
1 Key Plan
1" = 20'-0"



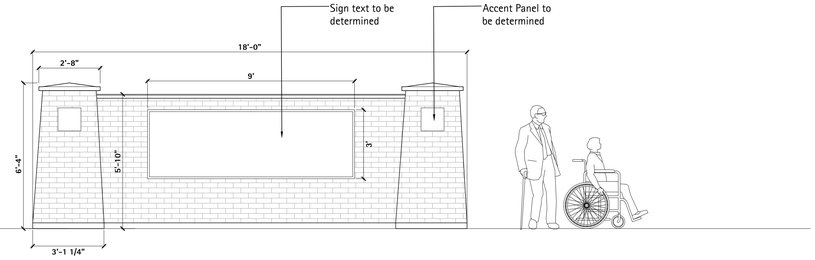
Elevation

Illustrative Rendering

2 Wayfinding Signage
Scale: 3/8" = 1'-0"



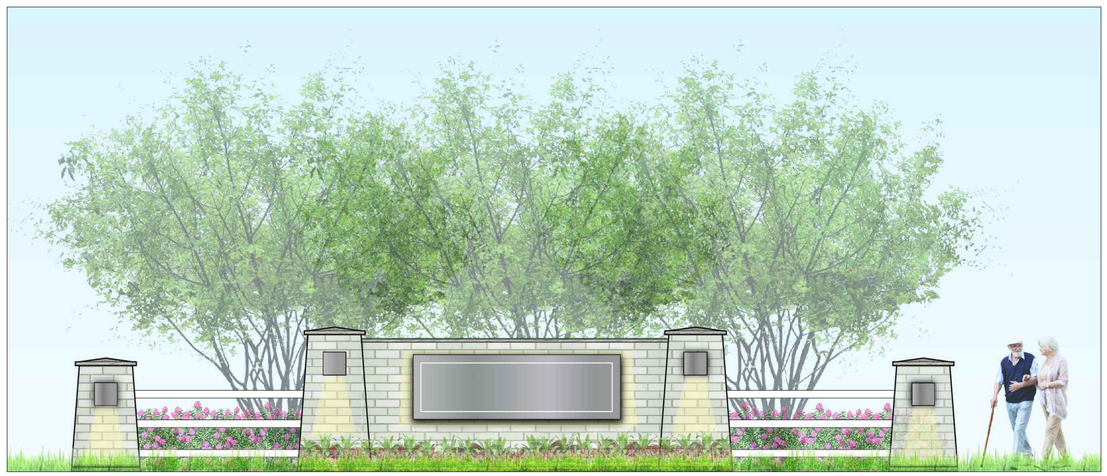
Illustrative Rendering



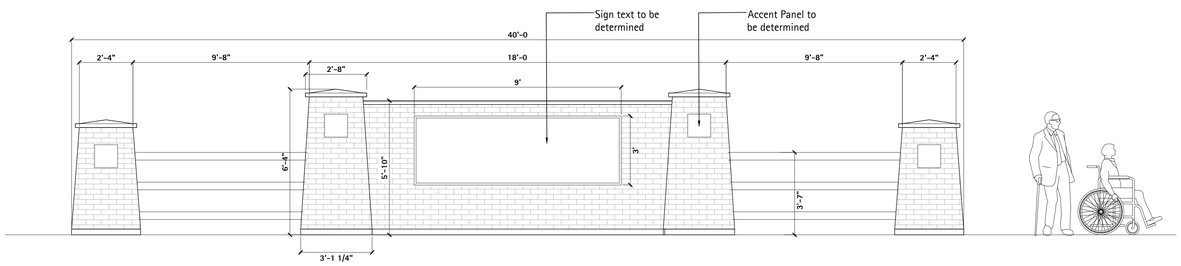
Elevation

Notes:
1. Masonry wall to match new building
2. Double-sided signage wall

3 Entry Monument Signage
Scale: 3/8" = 1'-0"



Illustrative Rendering



Elevation

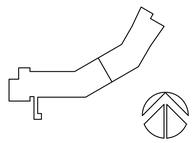
Notes:
1. Masonry wall to match new building
2. Single-sided signage wall
3. Fence panels pinned to structural columns and end columns

4 Identity Signage Element
Scale: 3/8" = 1'-0"

No.	Description	Date
1	REVISION 1	06/17/2024

0' 20 40' 80' 160'
SCALE : 1" = 40'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
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Chicago, IL 60604
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Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

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Landscape:
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815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:
Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
SIGNAGE ELEMENTS

SCALE:

L-201

ISSUED FOR DESIGN COMMISSION RESUBMISSION
06.26.2024

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5/10/2024 9:28:01 AM

Central Rd
Arlington Heights, Illinois
Google Street View
Oct 2023
See more dates
DO NOT ENTER
The Moorings
of Arlington Heights
The Moorings
of Arlington Heights
DO NOT ENTER
The Moorings
of Arlington Heights
811
811

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 14, 2024

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

Members Present:	John Kubow, Chair John Fitzgerald Ted Eckhardt Kirsten Kingsley Scott Seyer
Members Absent:	None
Also Present:	Shawn Buynack, Owner of *216 N. Haddow Ave.* Bobbi Taylor, Warren Johnson Architects for *216 N. Haddow Ave.* Lisa Vandermark, Executive Director for *The Moorings* Drew Roskos & Jerry Walleck, Perkins Eastman, for *The Moorings* Scott Freres, Lakota Group, for *The Moorings* Eric Schmitt, Project Manager for *The Moorings* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR APRIL 2, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF APRIL 2, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. INSTITUTIONAL PRELIMINARY REVIEW

The Moorings – Independent Living Expansion – 811 E. Central Rd.

Lisa Vandermark, representing The Moorings, Drew Roskos and Jerry Walleck, representing *Perkins Eastman,* Scott Freres, representing *Lakota Group*, and Eric Schmitt, Project Manager at *The Moorings*, were present on behalf of the project.

Mr. Hautzinger said that because this is a preliminary review, there is no staff report. The petitioner will walk through the project and welcome any feedback from the commissioners at this stage of design.

Lisa Vandermark, Executive Director of the Moorings, introduced the team of architects here tonight and the project manager from the Moorings.

Drew Roskos said he is an architect and a gerontologist that specializes in senior living. He presented a visual presentation that includes the expansion of the campus at the Moorings to provide more independent living than there is there now. The proposed scope of work includes the area shown as 'A', which includes a new independent living building that is being called the Embrace because the footprint of the building essential wraps around the existing barn. Additionally, the area shown as 'B', where there is existing parking, will be renovated and expanded. A sun study, a site plan with an angled entry approach, a building section showing the proposed building height, and three building sections were resented. The first-floor plan shows the proposed 70 units, each with a balcony, as well as an art room and maintenance and storage on the west side of the building, which is one-story.

The facade design strategies were presented. Mr. Roskos said the existing campus has a smattering of architectural styles and palettes, and they are using the best of what is available and what is immediately adjacent to the site. The main five-story building that is immediately adjacent consists of concrete and brick and a flat roof; it is located immediately across from the proposed new building. Examples of previous Perkins Eastman projects were shown, which illustrate the reduction in scale they are trying to achieve with the facades, how outdoor living is being created, and use of materiality and texture. The proposed building footprint and how it is turns and how it relates to the edges of the existing building; they are trying to create a rhythm in the courtyards and create a response to the points of the existing buildings. The scale of the new building is brought down on the side near the round barn and the side near the 2-story structure to the west. Two different massing and material studies were created; they prefer Option 2 where each facade at the bend relates to the immediate surrounding context, colors, and scales. The existing material palette and the proposed materials where shown, which includes a predominantly brick building, glass, and another secondary material such as metal panel, fiber cement, or other. Mr. Roskos also presented the different ways they investigated how to break down the edge of the building, and the three building design schemes being considered at this time, Option 1, Option 2, Option 2A, and Option 3.

Chair Kubow asked about the color of the existing barn and Mr. Roskos said it is white with a grey shingle roof.

Mr. Roskos commented that when designing senior living, so much of a resident's identity is in where or how they live, so a lot of effort was put into the design to give residents an identity of what unit is theirs. They are currently leaning towards Option 1, which they think is very successful in all ways.

The commissioners summarized their comments. Commissioner Eckhardt appreciated the petitioner's great presentation that included sketches and building concepts, it is very successful. His preference is for Option 2. He felt there has been a lot of effort to jumble up the elevations with all kinds of different colors and shapes, which is a little too much for him. All the different design options are much more powerful than the surrounding buildings, which does concern him. He did not like the big, white square with the dark balconies in Option 1; he liked the open feeling of the balconies in the corner that open up. He pointed to the elevation that will be seen when entering the property, and commented that the back of the building is broken down in sections, which is successful and he supports. In terms of colors, he felt there is too much white and it is too bright, based on there being not much white elsewhere in this

community. He liked the 2-tone colors on Option 2, it breaks down the mass on the end of the building and there is interest on both sides. All of the options are successful in their own way, but he is leaning towards Option 2.

Commissioner Fitzgerald said that all 3 options are very nice, but he liked Option 1. He liked the white on Option 1 because it ties into the nearby barn structure which is kind of a focal point, and it ties to the building and makes it look like the barn is original and belongs there. He also liked the 'boxes' that do not go all the way to the top on Option 1; it makes the building appear shorter, even though it is not, and he liked the way that it is broken up. Some of the other designs look taller because the vertical pieces go taller. He reiterated that all three options are really nice.

Commissioner Seyer said it was a nice presentation and all three options are quite nice. The white element on Option 3 (2A) makes it feel like it is really special, but maybe not in the way that it needs to be; it is just jumping out as a unique part and he would rather it feel more cohesive with the rest of it, so he is veering towards Option 2. The frame on Option 1 feels very, very modern and he agreed with Commissioner Eckhardt about the column that he was unsure if it was needed for structural reasons, but then he sees how it is floating above the ground so it is not really necessary. He felt the open balconies are nicer in Option 2. That being said, he applauds the efforts to make all the designs feel a little bit more special and not just a long block of a bland facade. Option 2 keeps the same materiality at the end that it does for the entire bar, so it feels more cohesive and not a different element at the end, and the way the petitioner explained the shape and the form makes a lot of sense.

Commissioner Kingsley agreed with most of the comments. She liked Option 2 because of the color and the material. She liked parts of Option 1, but the end of the building on the front looks like an office building with all windows, versus the other side of the building where there is all masonry. As a gerontologist, she asked the petitioner how people of the age who will live in these buildings feel about open balconies. Mr. Roskos said they discussed that a lot; the balconies are actually ½ in, ½ out, and the exterior wall is pushed in 3-feet and then projects out another 3-feet. The balconies were pushed out intentionally so that residents can feel rooted in one spot and have refuge, rather than be cantilevered out. Commissioner Kingsley agreed with that and said that is partly why she likes the massing of Option 1 on the corner with the column, because it gives a little more solidity to the balcony space, but she does not like the material change there. What she also likes about Option 1 on that corner is the roof that looks sleeker, and is one level, as opposed to it stepping in on Option 2 and 3. She really appreciates the roof profile in Option 1.

The petitioner stated that as buildings for senior living have evolved over the past 10-12 years, they make sure the balconies are a good size and can be used as outdoor rooms, they do not gang them, so each balcony has a certain amount of privacy. There is a lot of effort that goes into the unit plans making sure there are no balconies that are side by side, allowing the balconies to be 8 x 10 or 10 x 12, so residents can have a table, chairs and chaise out there and have a connection to the outdoors, which has become very important for seniors. They do not just attach balconies to buildings for seniors or any age resident.

Commissioner Eckhardt asked about the age and cognitive level of the residents anticipated for this new building. Ms. Vandermark replied that this will be an independent living building with an average age range of late 60's to mid-80's, and they have an assessment screening process for all new residents because they promise a guarantee of continued residence should a resident outlive their resources. Commissioner Eckhardt said the balcony is a really important element on the building, considering the age of the residents, as well as the detailing and thickness of the railing; it should not be architecturally delicate and light that it makes a resident feel uncomfortable.

Chair Kubow commended The Moorings and the ownership group for allowing the architect to push the envelope in terms of architecture for the new building. He loved all three options being presented tonight, and he loved the presentation and walking through the concept and the design progression. Architecturally, he liked Option 1 the most; it is modern and feels a bit more multi-family to him, which is okay. He liked Option 2 from a user experience standpoint, at least from the view being presented tonight; it feels more welcoming, and the colors are warmer. He liked that the glass facade extends two floors in Option 2, compared to the other options because it helps break up the mass that is a major lantern entry point. He said that in that regard, Option 2 is the most successful. He really loved all three options; architecturally, Option 1 is his favorite, but Option 2 makes the most sense.

Mr. Hautzinger said that when he first received the design options from the petitioner, he felt Option 1 was the most successful and interesting in terms of massing and composition. It breaks down the height without actually being shorter because the middle of the building does not have the features rising all the way to the top. However, he would love to see how Option 1 would look with the materials and colors of Option 2. He likes the splash of the lighter masonry by the barn, but maybe it is a bit much at the outside corner.

Chair Kubow said that overall, very successful architecture is being presented in all three options, and something fantastic will result. Commissioner Kingsley referred to the petitioner's comments about the material examples being considered, and she suggested incorporating elements that bring in texture without changing the material. She added that depending on the black metal panel material being shown, and what the two other materials not indicated are, she may have a comment about that; the material has to look nice with the brick and not look cheap and wear well.

The petitioner said they plan to submit later this month for their first formal submission and meet with this commission again in June. He thanked the commissioners and staff for their comments.

THE MOORINGS OF ARLINGTON HEIGHTS PRESBYTERIAN HOMES

05.08.2024
Presbyterian Homes
Informal Meeting with Design Commission

PERKINS EASTMAN
Human by Design

PERKINS EASTMAN | THE MOORINGS OF ARLINGTON HEIGHTS PRESBYTERIAN HOMES | THE LAKOTA GROUP

Existing Site Information

EXISTING CAMPUS, LEVELS OF CARE

Independent Living Villas

Assisted Living Memory Care

Skilled Nursing, Short Term Rehab & Memory Care

Independent Living

Assisted Living

Building Entry

PERKINS EASTMAN

THE LAKOTA GROUP.

Existing Site Information

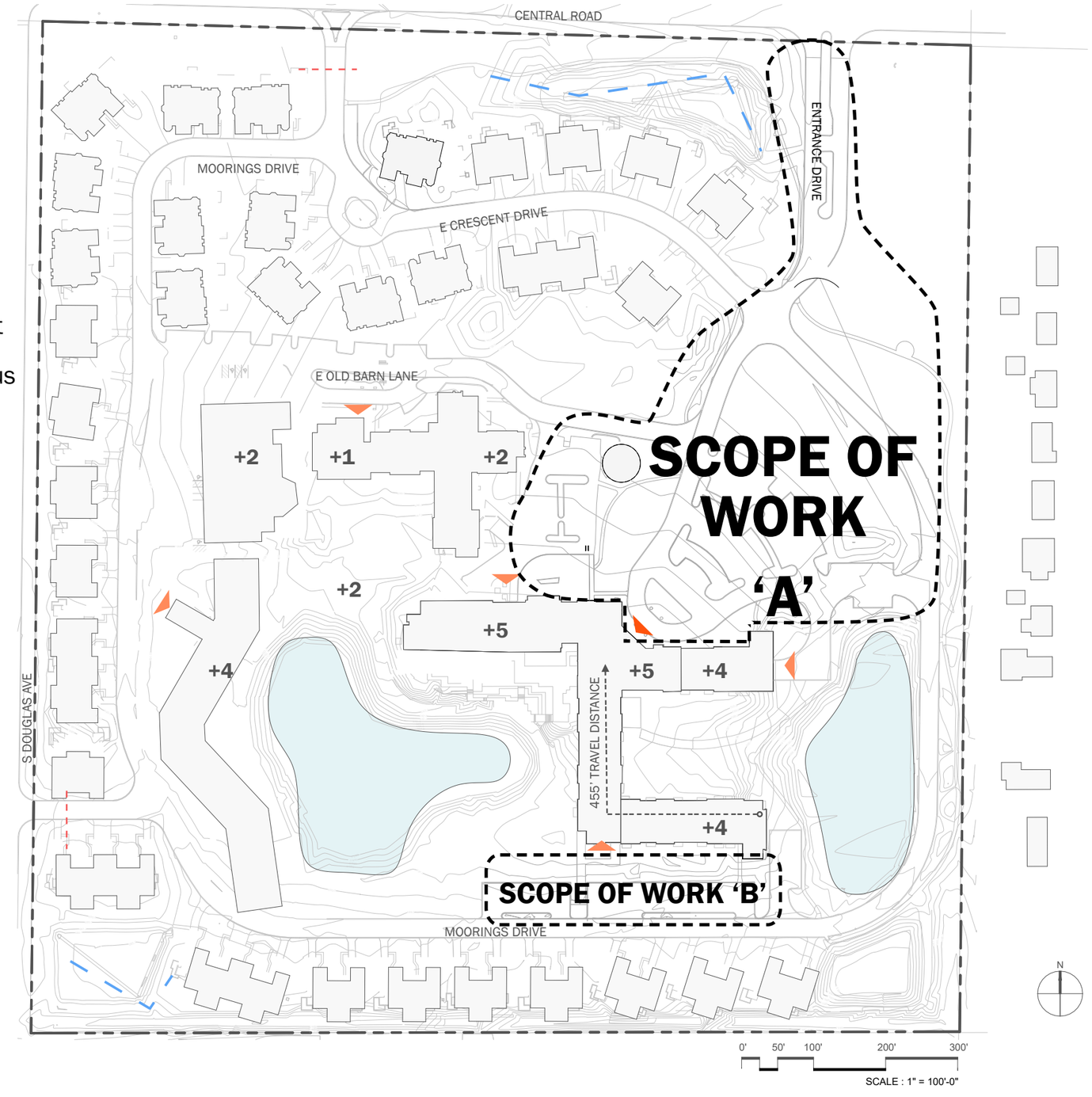
PROPOSED SCOPE OF WORK

Scope of work ‘A’:

Independent Living apartment building with one story connector to existing building. Structured parking below.

Scope of work ‘B’:

This work is separate from the proposed expansion, but does affect the data that will be reported in the proposed PUD amendment. Increase surface parking spaces on the south portion of the campus near the south building entry.



PERKINS EASTMAN

THE LAKOTA GROUP.

Proposed Site Plan

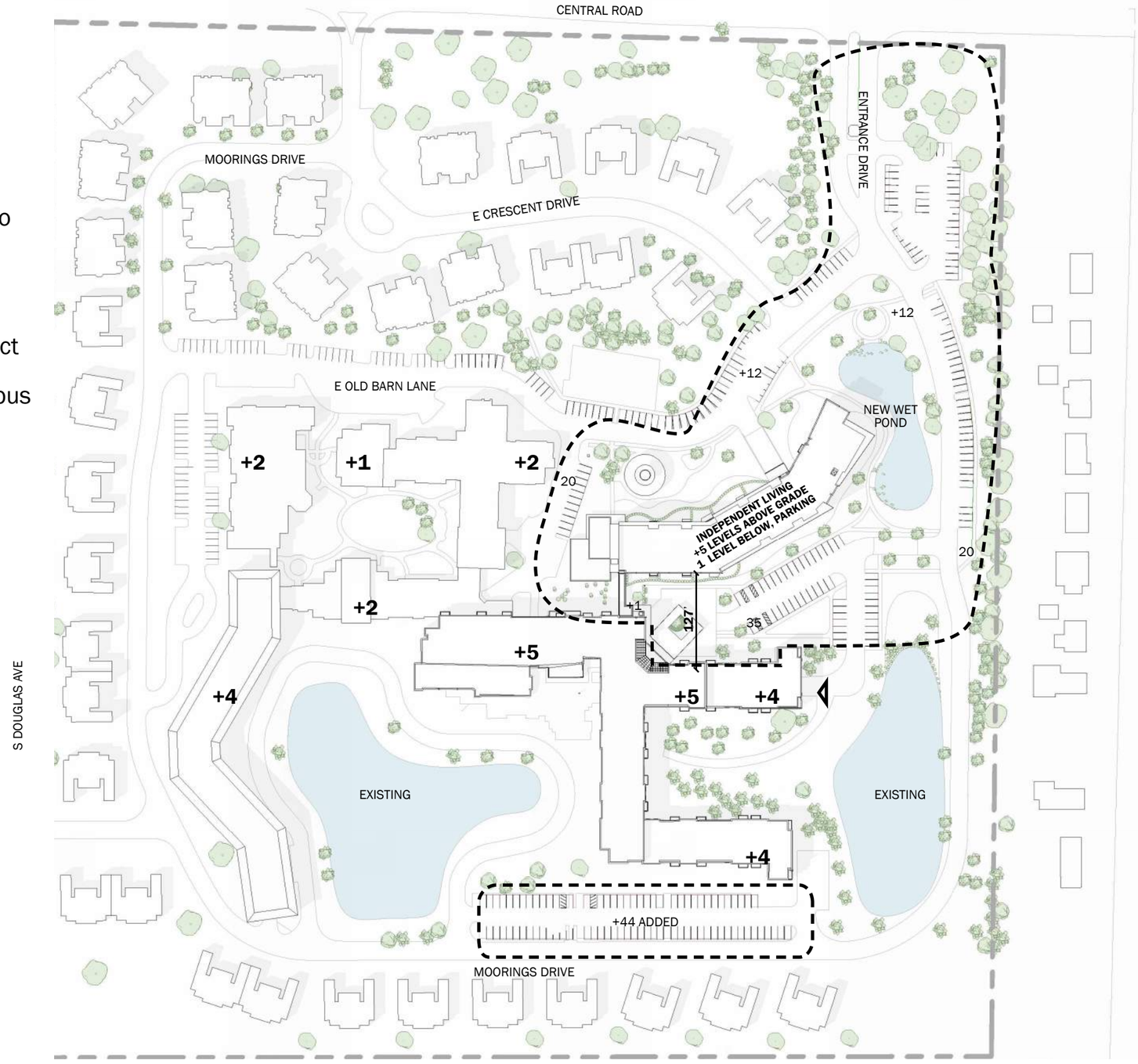
PROPOSED SCOPE OF WORK

Scope of work ‘A’:

Independent Living apartment building with one story connector to existing building. Structured parking below.

Scope of work ‘B’:

This work is separate from the proposed expansion, but does affect the data that will be reported in the proposed PUD amendment. Increase surface parking spaces on the south portion of the campus near the south building entry.



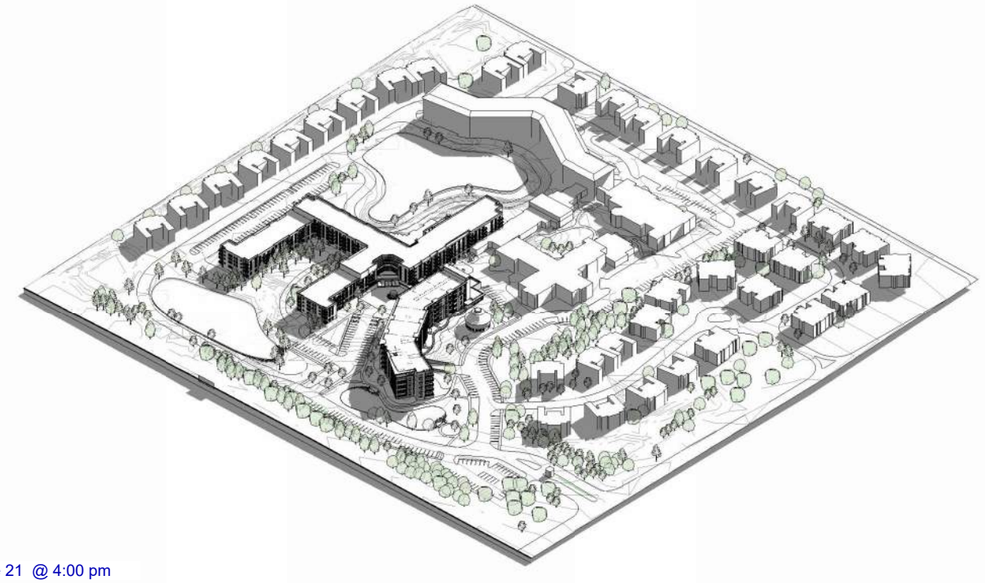
PERKINS EASTMAN

THE LAKOTA GROUP.

Sun Study

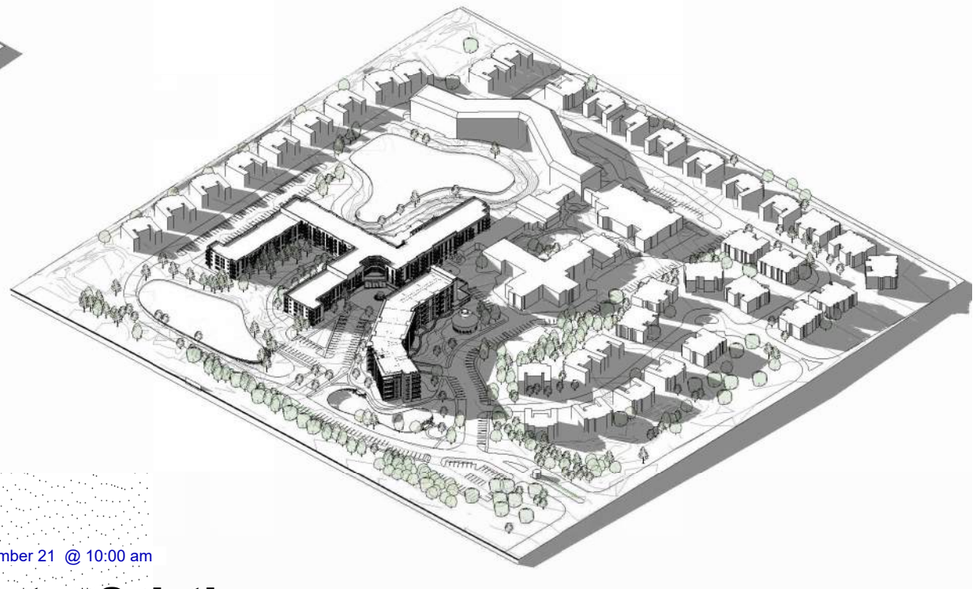
March 21 @ 9:00 am
September 23 @ 9:00 am

Spring/Fall Equinox



June 21 @ 4:00 pm

Summer Solstice



December 21 @ 10:00 am

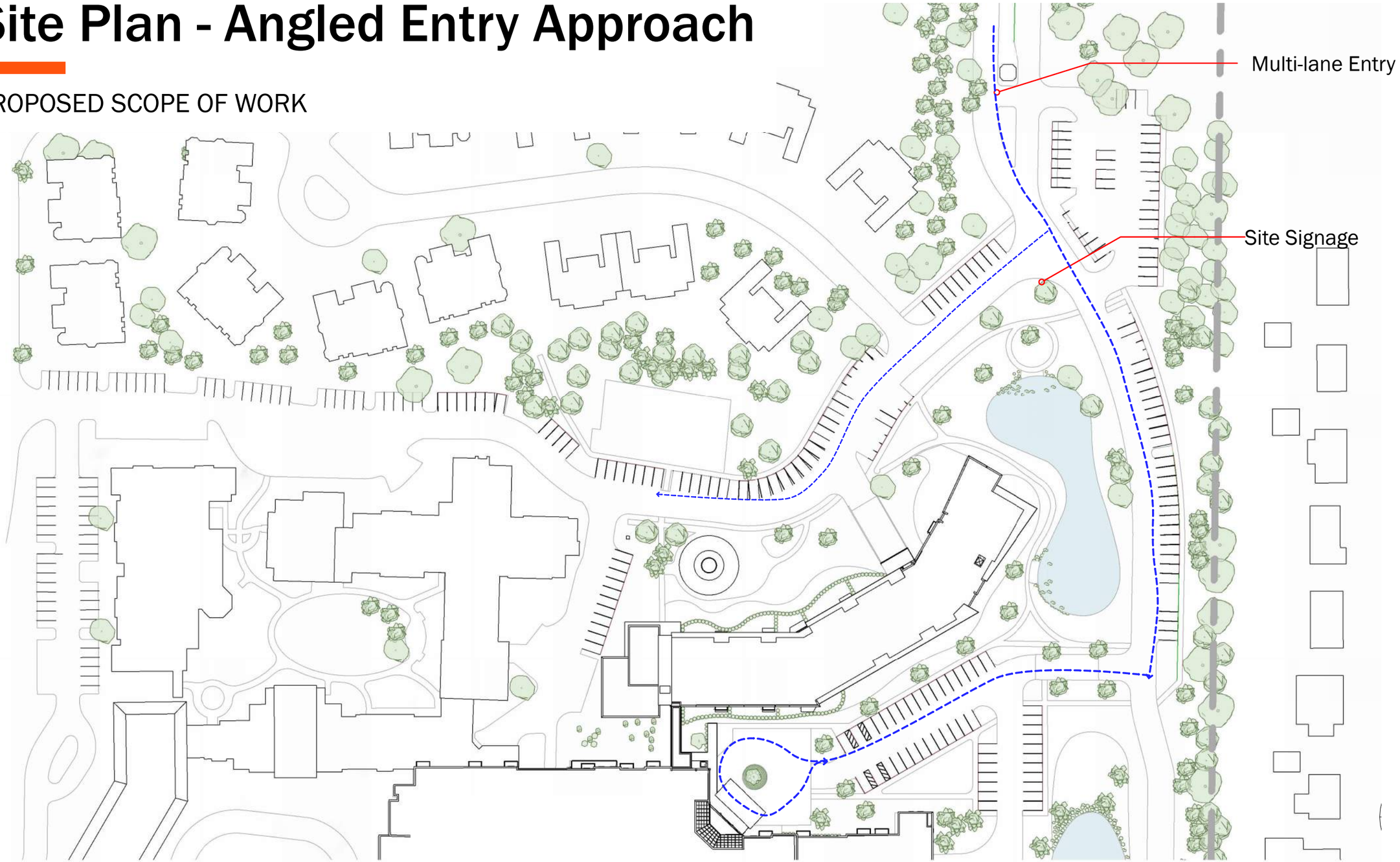
Winter Solstice

PERKINS EASTMAN

THE LAKOTA GROUP.

Site Plan - Angled Entry Approach

PROPOSED SCOPE OF WORK

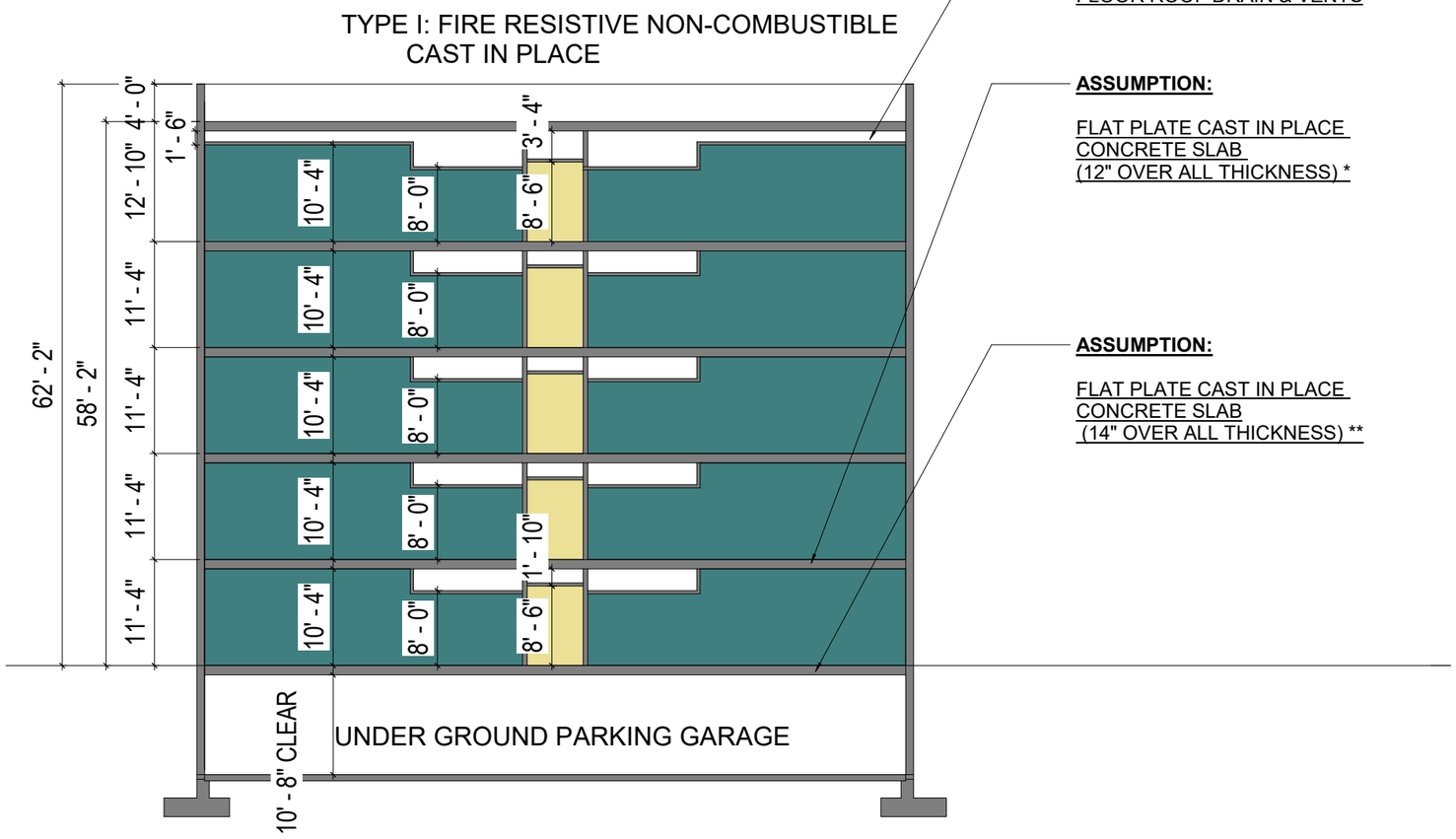


PERKINS EASTMAN

THE LAKOTA GROUP.

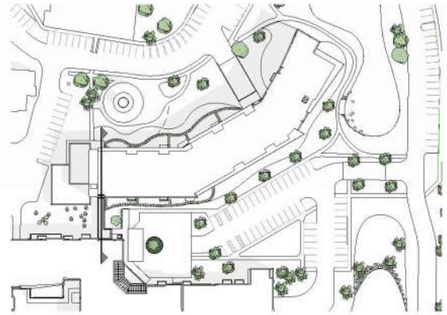
Building Sections

CONSTRUCTION TYPE: IA



FLOOR TO CEILING HEIGHT IN LIVING AREA: 10’ - 4”
FLOOR TO CEILING HEIGHT IN KITCHEN & BATHROOM AREA: 8’ - 0”
FLOOR TO CEILING HEIGHT IN CORRIDOR : 8’ - 6”
PLENUM SPACE ON 1 - 4TH FLOOR: 1’- 10”
PLENUM SPACE ON THE 5TH FLOOR: EXTRA 18”

Site Section AA



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Site Section BB

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Site Section CC

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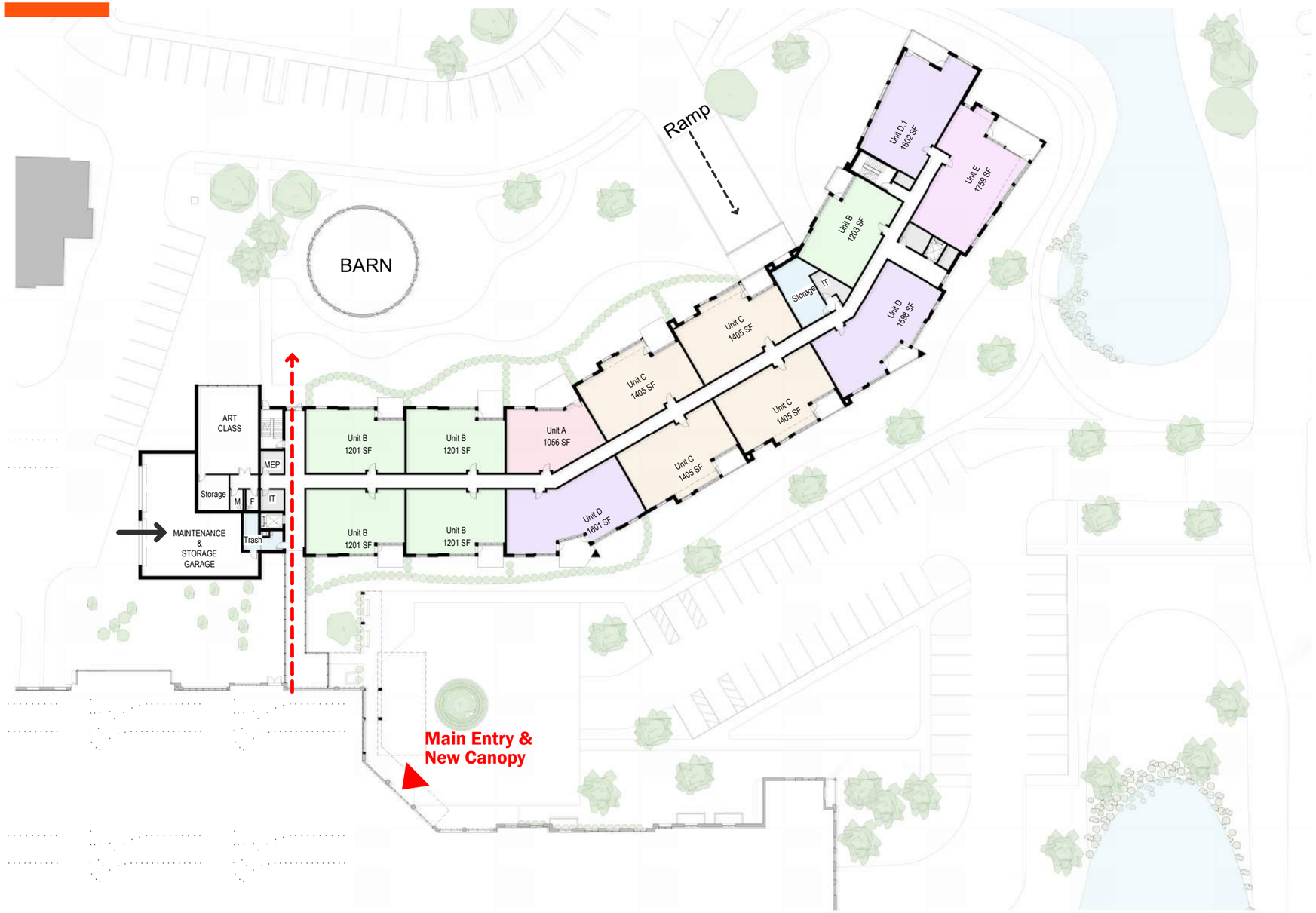
Floor Plans - Ground Floor



MEP/IT

Service (Trash, Storage, HK)

Unit A | One bedroom + den |1.5 bath

Unit B | Two bedroom | 2 bath

Unit C | Two bedroom + den | 2 bath

Unit D | Two bedroom + den | 2 bath

Unit E | Two bedroom + den | 2.5 bath

Unit Type	Area	Count
Unit A	1050 SF	5
Unit B	1200 SF	25
Unit C	1400 SF	20
Unit D	1600 SF	15
Unit E	1750 SF	5
Total		**70**

14 Lockers per Floor = 70 Lockers
1 Balcony per Unit = 70 Balconies

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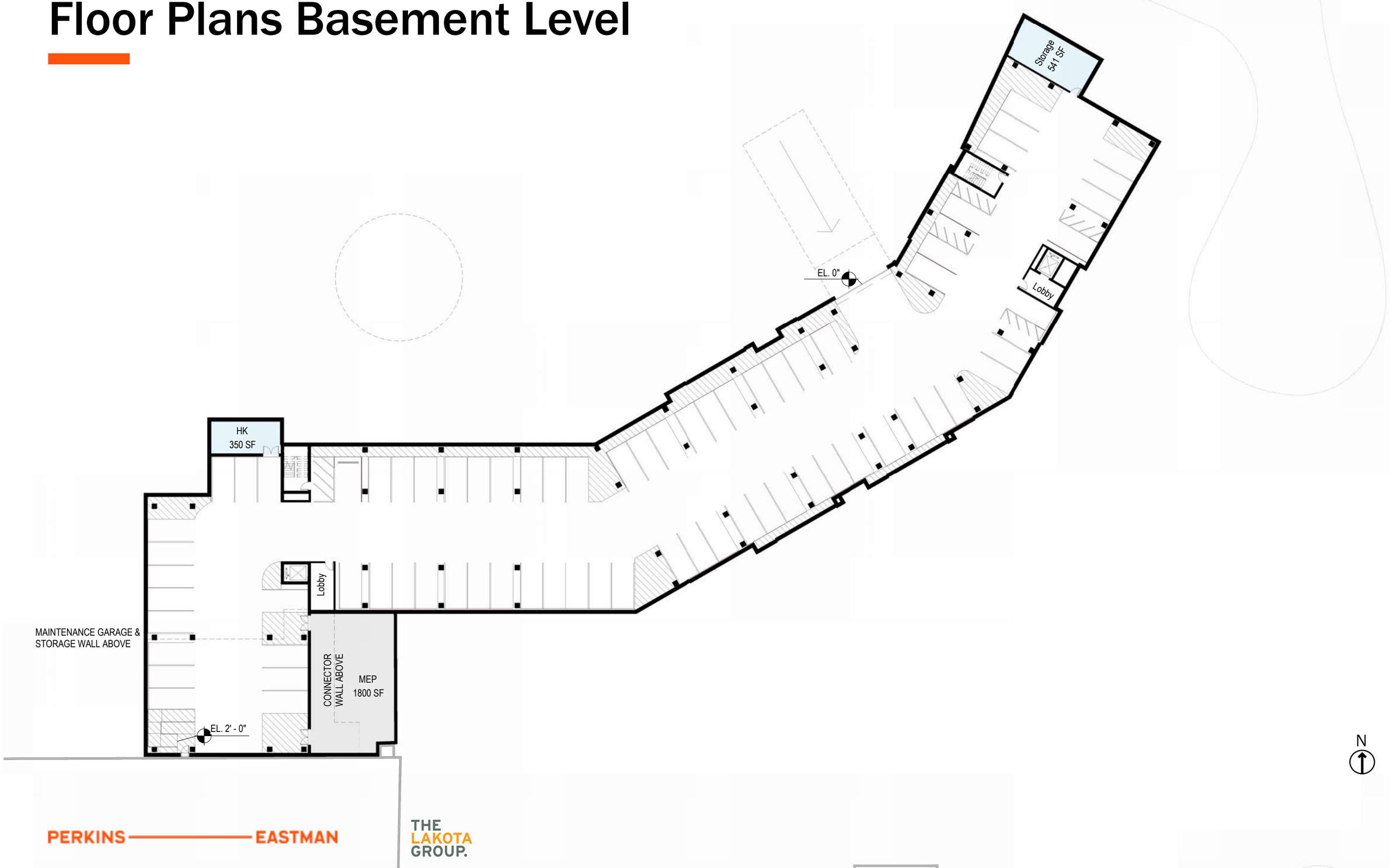
Floor Plans Basement Level



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Floor Plans - Ground Floor

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Facade Design Strategies

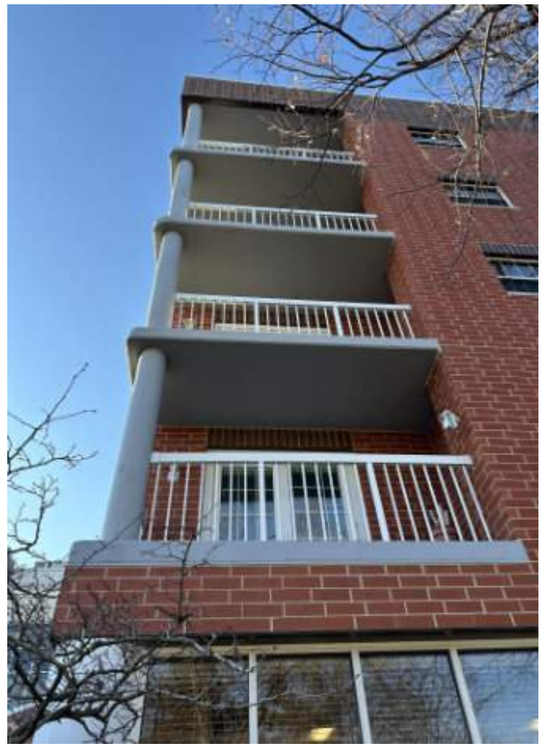
First Impression

Contextual

Residential Characteristics

Breaking Down Scale in height and length

Architectural Concept: Existing Context



Existing material and color tone as a point of departure

Farm-like inspirations from the historic barn

Red brick field with brown brick accent

Architectural Images - PE Examples

New Bridge

Kiwanis Garden Village

Southminster

St. Regis Residences Rye

Architectural Concept Images

Introduction of new materials, colors, textures - to complement the existing campus palette, while embracing the modern residential architecture, set within lush landscape.

Top floor with darker material gives a perception of the lower height building while creating visual interest.

Varying sized window fenestration along with balconies provides the distinct residential characteristics

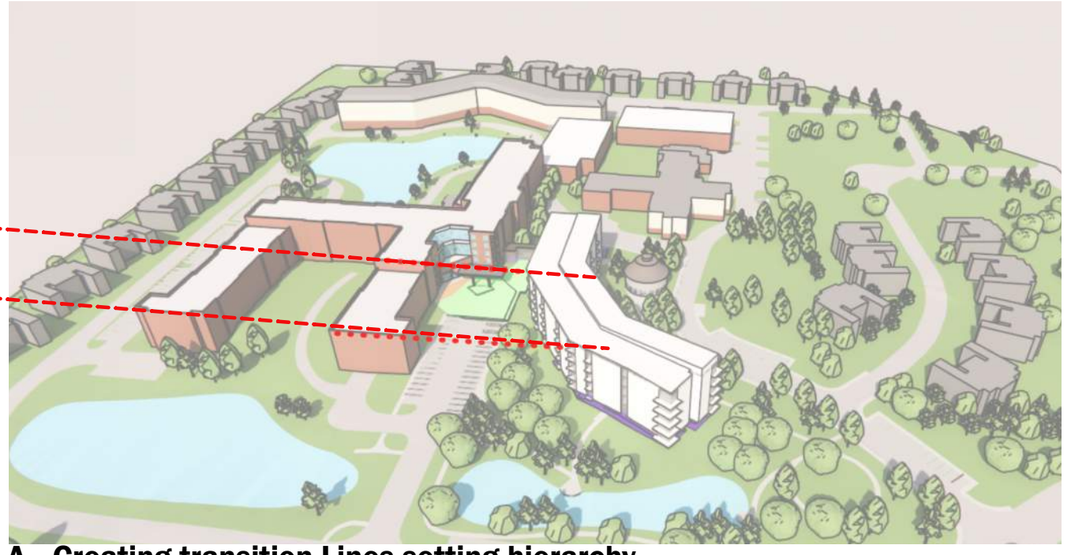
BRICK - Updated Look

Transparency - Glass Link

Facade Diagram

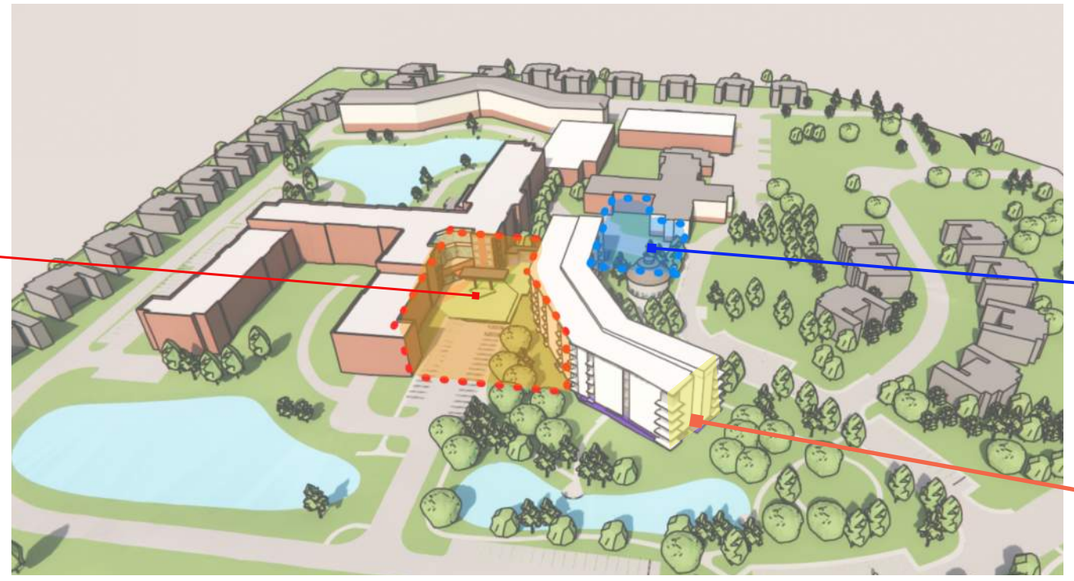
First bend relates to the existing building's height transition

Second bend relates to the edge of the existing building



A. Creating transition Lines setting hierarchy

South facade facing the main entry to respond to the scale and brick color variations of the existing 811 building

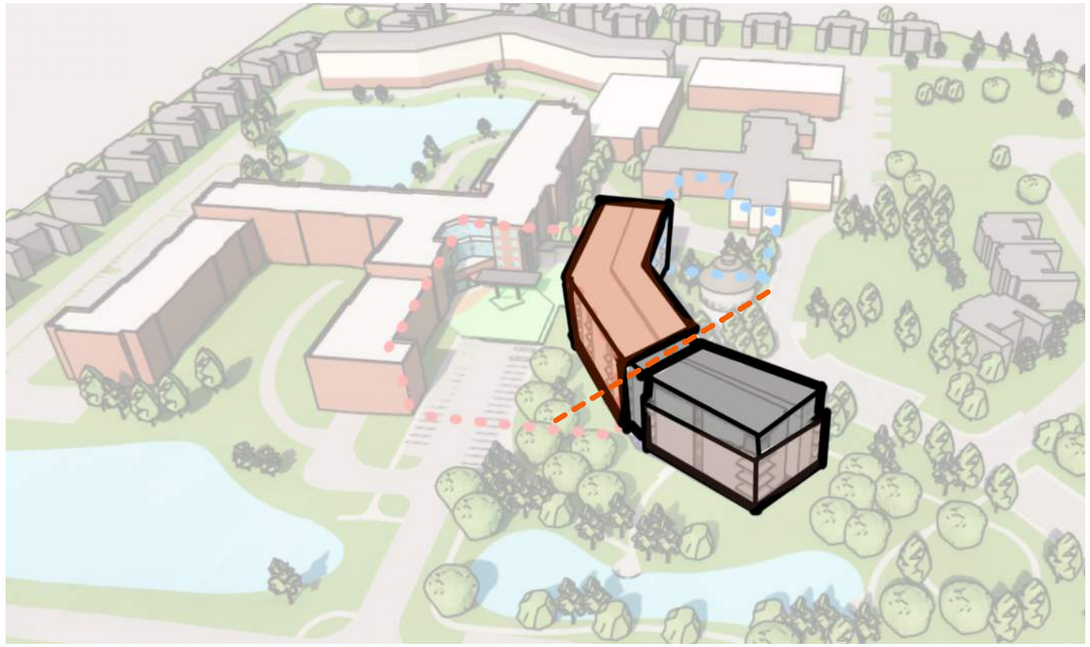


North facade directly respond to the historic barn as well as other surrounding buildings with lower height and cottages, with lighter material palette

Eastern facade creates the first impression from the main entry. Corner units open up to the premium views and creates the special moment

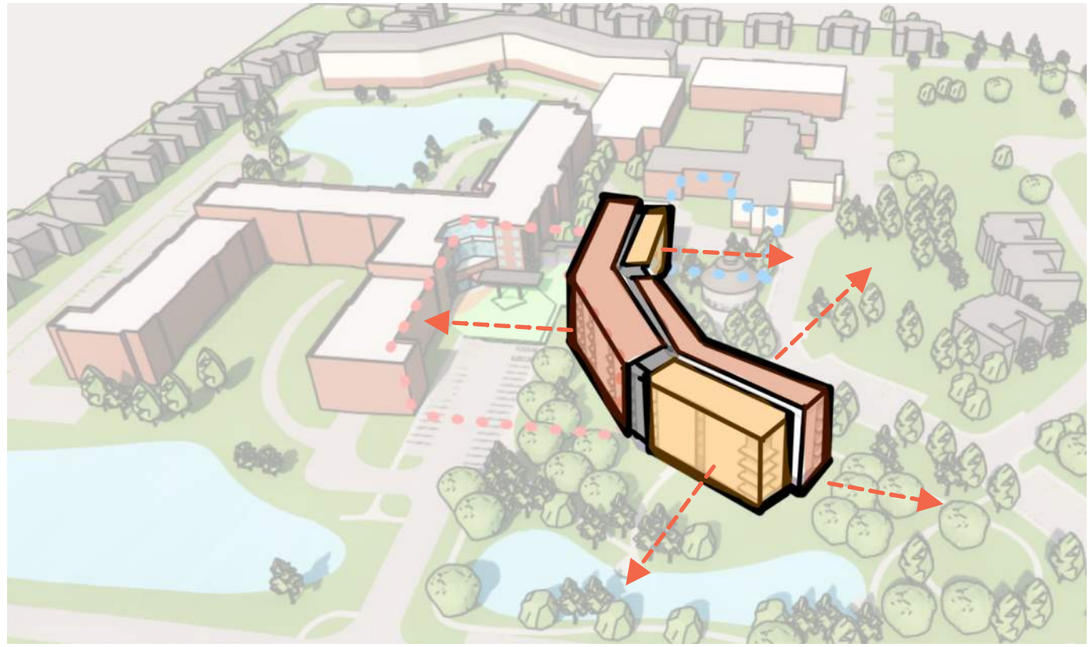
B. Materials and scales transform in different context

Facade Diagram



Option 1

Simple division of breaking down the massing



Option 2 (Interlocking Option)- Preferred

Each facade at the bend relates to immediate surrounding context, colors, and scales.. End of the building offsets in the plane to create visual interest for the first impression.

Material Story

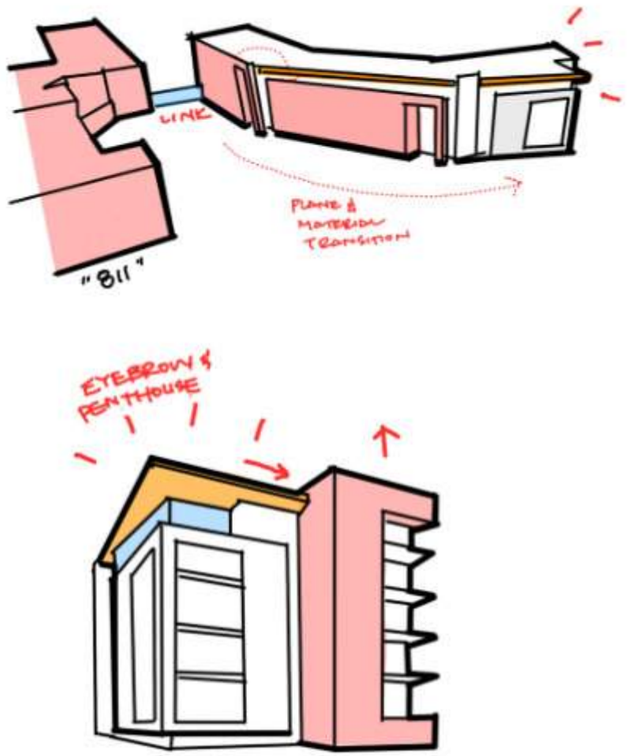
Existing Material Context

Proposed Material and Color Approaches

Updated materials inspired from existing material context with accent colors and material.

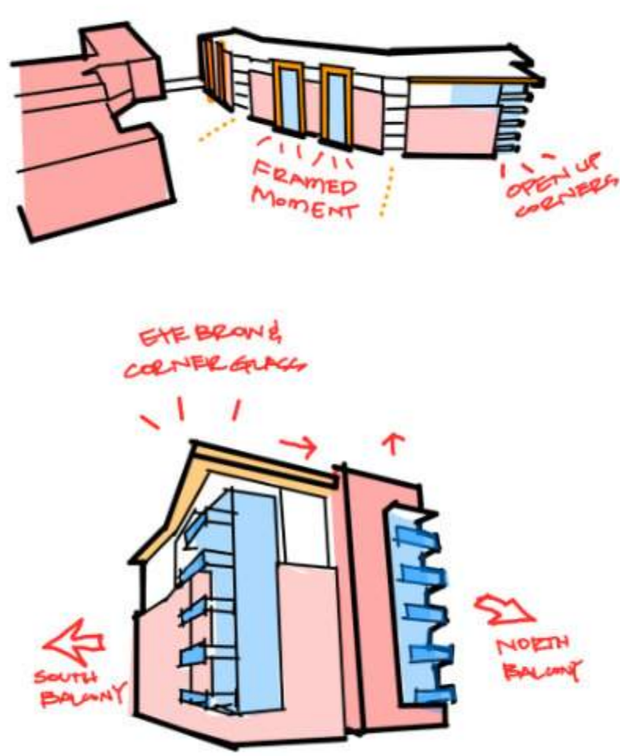
- *Introducing red brick with variation in tones/color will help breakdown the scale of the building while complementing the existing 811 building.*
- *Lighter brick is proposed to respond to the barn and the lighter color palette.*
- *Metal Panel (or Fiber Cement Panel) : Dark metal panel is introduced at the top of the facade to create another horizontal datum line.*
- *Wood-like accent panels are introduced to bring warmth and interest to the facade.*

Facade Options



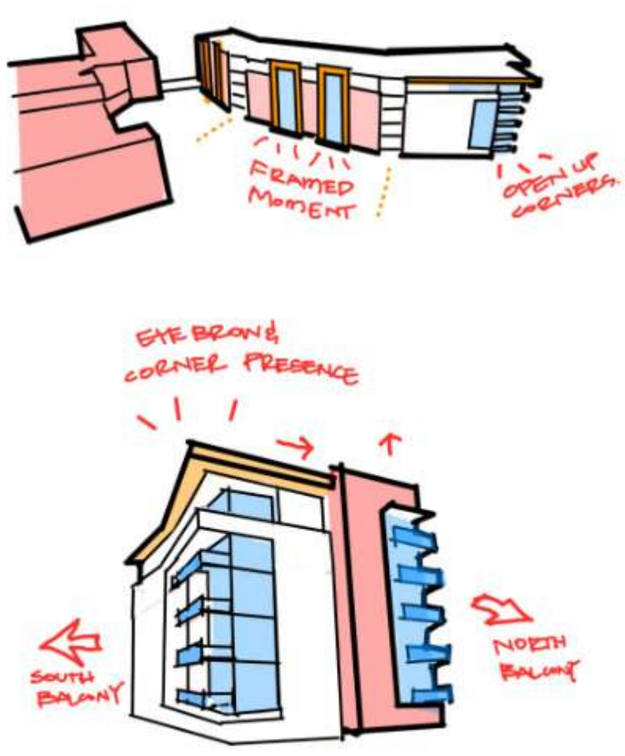
Option 1

Material transition at each bay. The eyebrow and plane offsetting at the end of the building provides visual interest. Strong corner definitions at each brick volume and creates presence.



Option 2

In addition to the material transition at each bay, introduction of the frame around the living room and balcony interrupts the rather strong horizontal banding. Corners are opened up with balconies and glassed corner to maximize the views. Balconies are facing two different direction to create interesting asymmetry at the end of the building



Option 2A

Option 2A is a combination of the Option 1 and Option 2 to harmoniously blend some of the features.

Option 1

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Option 1

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Option 1

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Option 1

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Option 2

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Option 2

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Option 2

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Option 2

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Option 2

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Option 2

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Option 2A

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Option 3

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Option 2A

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Option 2A

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Facade Option Comparisons

Option 1

Option 2

Option 2A

Human by Design

Overall Response to comments:

The design team appreciates the valuable design comments provided by the Design Commissioners. Your insights have contributed to advancing our project's design; We have carefully incorporated many of your suggestions, enhancing the functionality and aesthetics of our façade design. Option 1 has been modified to incorporate elements of Option 2. As a result, the design has coalesced into the cohesive façade design we have resubmitted. We are confident that we will finish and deliver a comprehensive set of permit documents next year. Your collaboration has been helpful, and we request approval on this design to make the necessary steps in bringing this project to fruition.

Beginning of meeting minutes from 05.14.2024 <u>with</u> responses to each individual comment:

The commissioners summarized their comments. Commissioner Eckhardt appreciated the petitioner's great presentation that included sketches and building concepts, it is very successful. His preference is for Option 2. He felt there has been a lot of effort to jumble up the elevations with all kinds of different colors and shapes, which is a little too much for him. All the different design options are much more powerful than the surrounding buildings, which does concern him. He did not like the big, white square with the dark balconies in Option 1; he liked the open feeling of the balconies in the corner that open up. He pointed to the elevation that will be seen when entering the property, and commented that the back of the building is broken down in sections, which is successful and he supports. In terms of colors, he felt there is too much white and it is too bright, based on there being not much white elsewhere in this community. He liked the 2-tone colors on Option 2, it breaks down the mass on the end of the building and there is interest on both sides. All of the options are successful in their own way, but he is leaning towards Option 2.

> **Response:** We have used elements of Option 2 in Option 1; The assemblage of materials and massing has been distilled. The design maintains the large balconies of the northeast corner of the building, which are open on two sides. There will be an amble amount of daylight coming in to the Northeast balcony, without making the resident feel like they are cantilevered off the edge of the building.

Commissioner Fitzgerald *said that all 3 options are very nice, but he liked Option 1. He liked the white on Option 1 because it ties into the nearby barn structure which is kind of a focal point, and it ties to the building and makes it look like the barn is original and belongs there. He also liked the 'boxes' that do not go all the way to the top on Option 1; it makes the building appear shorter, even though it is not, and he liked the way that it is broken up. Some of the other designs look taller because the vertical pieces go taller. He reiterated that all three options are really nice.*

> **Response:** The design continues to have white brick relate to the existing barn. The façade also continues to use massing in a way to make the scale of the building appear shorter.

Commissioner Seyer *said it was a nice presentation and all three options are quite nice. The white element on Option 3 (2A) makes it feel like it is really special, but maybe not in the way that it needs to be; it is just jumping out as a unique part and he would rather it feel more cohesive with the rest of it, so he is veering towards Option 2. The frame on Option 1 feels very, very modern and he agreed with Commissioner Eckhardt about the column that he was unsure if it was needed for structural reasons, but then he sees how it is floating above the ground so it is not really necessary. He felt the open balconies*

are nicer in Option 2. That being said, he applauds the efforts to make all the designs feel a little bit more special and not just a long block of a bland facade. Option 2 keeps the same materiality at the end that it does for the entire bar, so it feels more cohesive and not a different element at the end, and the way the petitioner explained the shape and the form makes a lot of sense.

> **Response:** The modified Option 1 maintains the unique massing and material color while also modifying the way the materials are joined. The design team wants to emphasize the corner of the building by using a different material; it breaks up the length of the exterior façade and places emphasis on those units which are the largest type offered.

Commissioner Kingsley *agreed with most of the comments. She liked Option 2 because of the color and the material. She liked parts of Option 1, but the end of the building on the front looks like an office building with all windows, versus the other side of the building where there is all masonry. As a gerontologist, she asked the petitioner how people of the age who will live in these buildings feel about open balconies. Mr. Roskos said they discussed that a lot; the balconies are actually ½ in, ½ out, and the exterior wall is pushed in 3-feet and then projects out another 3-feet. The balconies were pushed out intentionally so that residents can feel rooted in one spot and have refuge, rather than be cantilevered out. Commissioner Kingsley agreed with that and said that is partly why she likes the massing of Option 1 on the corner with the column, because it gives a little more solidity to the balcony space, but she does not like the material change there. What she also likes about Option 1 on that corner is the roof that looks sleeker, and is one level, as opposed to it stepping in on Option 2 and 3. She really appreciates the roof profile in Option 1.*

The petitioner stated that as buildings for senior living have evolved over the past 10-12 years, they make sure the balconies are a good size and can be used as outdoor rooms, they do not gang them, so each balcony has a certain amount of privacy. There is a lot of effort that goes into the unit plans making sure there are no balconies that are side by side, allowing the balconies to be 8 x 10 or 10 x 12, so residents can have a table, chairs and chaise out there and have a connection to the outdoors, which has become very important for seniors. They do not just attach balconies to buildings for seniors or any age resident.

> **Response:** The roof profile on the northeast corner of the project remains in the building design. The window placement and sizing has evolved, particularly at the northeast corner, to evoke a stronger residential feeling.

Commissioner Eckhardt asked about the age and cognitive level of the residents anticipated for this new building. Ms. Vandermark replied that this will be an independent living building with an average age range of late 60's to mid-80's, and they have an assessment screening process for all new residents because they promise a guarantee of continued residence should a resident outlive their resources. **Commissioner Eckhardt** said the balcony is a really important element on the building, considering the age of the residents, as well as the detailing and thickness of the railing; it should not be architecturally delicate and light that it makes a resident feel uncomfortable.

> **Response:** The design of the balcony structure will meet building code requirements. Additionally, the aesthetic of the railing is such that it promotes the feeling of safety and comfort.

Chair Kubow commended The Moorings and the ownership group for allowing the architect to push the envelope in terms of architecture for the new building. He loved all three options being presented tonight, and he loved the presentation and walking through the concept and the design progression. Architecturally, he liked Option 1 the most; it is modern and feels a bit more multi-family to him, which is okay. He liked Option 2 from a user experience standpoint, at least from the view being presented tonight; it feels more welcoming, and the colors are warmer. He liked that the glass facade extends two floors in Option 2, compared to the other options because it helps break up the mass that is a major lantern entry point. He said that in that regard, Option 2 is the most successful. He really loved all three options; architecturally, Option 1 is his favorite, but Option 2 makes the most sense.

> **Response:** We have introduced some aspects of Option 2 into Option 1; we have used framing and material changes to break up the mass and emphasize the building corner. The current and previous design options do not propose double height glazing.

Mr. Hautzinger *said that when he first received the design options from the petitioner, he felt Option 1 was the most successful and interesting in terms of massing and composition. It breaks down the height without actually being shorter because the middle of the building does not have the features rising all the way to the top. However, he would love to see how Option 1 would look with the materials and colors of Option 2. He likes the splash of the lighter masonry by the barn, but maybe it is a bit much at the outside corner.*

> **Response:** The design has incorporated some of the materials from Option 2 into the current design; the warmer, wood-look metal panel is applied along the short wall inside the balconies, and at the underside of the balconies. This brings in a warmer, more natural looking material in a location that can be appreciated by each resident.

Chair Kubow *said that overall, very successful architecture is being presented in all three options, and something fantastic will result.* ***Commissioner Kingsley*** *referred to the petitioner's comments about the material examples being considered, and she suggested incorporating elements that bring in texture without changing the material. She added that depending on the black metal panel material being shown, and what the two other materials not indicated are, she may have a comment about that; the material has to look nice with the brick and not look cheap and wear well.*

> **Response:** The material palette of the proposed building is cohesive. It is also complimentary to the existing, adjacent buildings. The texture and scale of the materials are appropriate for residential living. The panel material is used mostly at the top of the building to make the building appear shorter.