



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
June 22, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/8/21

IV. REPORTS

V. OLD BUSINESS

- A. DC#20-054 - Re-Review - Trammel Crow Senior Housing -
2045 S. Arlington Heights Rd. / Institutional

VI. NEW BUSINESS

- A. DC#21-047 - 801 N. Forrest Ave. - SF/New

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
6/22/2021**

Item: Minutes - 6/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/8/21

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

JUNE 8, 2021

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

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
Kirstin Kingsley
Scott Seyer

Members Absent: John Fitzgerald

Also Present: Kyle Schuhmacher, Ketone Acquisitions LLC for 44 S. Vail Ave.
Steve Hautzinger, Staff Liaison

Chair Kubow read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

REVIEW OF MEETING MINUTES FOR MAY 25, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 25, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD COMMERCIAL REVIEWDC#21-042 – 44 S. Vail Ave.

Kyle Schuhmacher, representing *Ketone Acquisitions LLC*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing exterior modifications to an existing office building in the Downtown which was formerly occupied by AT&T. The building is under new ownership, and the goal of the project is to refresh and enhance the building design to attract new office tenants. A new entry feature is proposed on the front (east) facade facing Vail Avenue along with new enlarged storefront window openings. Fabric awnings are proposed above the new storefronts, as well as along the south exterior elevation facing Sigwalt Street. The existing windows on all sides of the building will be replaced with new black windows, and a decorative black metal cornice is proposed to accent the top of the building. The scope of the project also includes new landscaping throughout the site.

The existing building has a dull and dated appearance. Overall, the proposed exterior enhancements are nicely done and will provide a welcome refresh and update for this property. The existing building entrance is small and unremarkable. The proposed new entry feature and storefronts transform the front elevation into a symmetrical and balanced composition that fits very well with the character and context of the Downtown. The proposed black metal cornice, windows, awnings, and entry feature pair very nicely with the existing brick color, and the overall color scheme will be a very nice complement to the adjacent municipal garage and Dunton Tower. Decorative wall sconces are proposed on the masonry piers between the windows on the east and south walls which adds a nice touch of class to the design.

Staff comments on the design include the following minor details:

1. **Awning Height.** The height of the proposed awnings as drawn on the exterior elevations look short. For better overall proportions, it is recommended to increase the height of the awnings approximately one additional foot.
2. **Awning Sides.** The rendering illustrates the proposed awnings with open sides. It is recommended that the awnings have closed sides to conceal the brick behind the awnings, creating the illusion of taller windows.
3. **Wall sconces.** The wall sconces as drawn on the exterior elevations look very low. It is recommended to raise the wall sconces as shown on the rendering.

Overall, the proposed new landscaping is nicely designed and will enhance the appearance of the property. The petitioner is also proposing an outdoor patio at the northeast corner of the site that will be visible from the street. They will need to work with Staff for approval of the final patio design and outdoor furnishings. Exterior mechanical equipment is required to be screened from public view. The plans indicate new rooftop mechanical units to be located in the middle of the roof. Since the units will be located in the middle of the roof, the sight line will be cut off, and they will not be visible from the adjacent streets.

Signage has not been provided for review at this time. However, the elevations do indicate possible locations for a future building name and tenant signage. Tenant signage above the second floor windows is allowed, similar to the second floor offices at Arlington Town Square on the east end of the Downtown. However, it should be noted that tenant signage is only allowed adjacent to the tenant's space. All tenants will not be allowed to have signage across the front elevation, unless their tenant space fronts on Vail Avenue. Separate Design Commission applications and permits are required for all exterior signage.

Overall, Staff feels this will be a great improvement to the property, and recommends approval with the recommendations as stated.

Chair Kubow asked the petitioner for any comments at this time. Mr. Schuhmacher said that Ketone Partners is a

business that operates in Arlington Heights and has purchased this building and will be the owner. He is also a resident of the Village. He appreciated the comments from Staff and acknowledged the changes suggested, which they will work to address.

The commissioners summarized their comments. Commissioner Seyer said the design looks great and he is very pleased to see this building get some attention. He felt that the front entry will be the focal point of the building and he was in favor of signage that will help identify the use of this very large building at an important intersection in the Village. He agreed with Staff's comment to increase the height of the awnings, although he was unsure about the wall sconces that seem fine to him. He felt the awnings looked better in elevation than in the rendering; they seem to be the correct height in the elevation and should not make the windows look too small. He could support the project if the petitioner is in favor of raising the height of the awnings and closing the awning sides.

Commissioner Eckhardt asked about the color of the interior window coverings. Mr. Schuhmacher said they anticipate utilizing the existing grey blinds, and added that the windows will have a tint, as shown in the submittal. Commissioner Eckhardt said the windows appear to have a green tint that could be coming from the interior blinds; however, he felt green was not a good color. Because the windows have a lot to do with the coloration of the building, the color of the blinds is very important, and the existing grey blind color should be fine. Commissioner Eckhardt also agreed with Commissioner Seyer that the proposed changes are a great improvement to the existing building, and he appreciated the value being put into the building, although he felt the outside corners of the building could benefit from some type of black detail being added. As shown, he said the design is fine, and Staff's recommendations about the awning height, the wall sconce height, and closing the sides of the awnings should all be requirements.

Commissioner Kingsley said she temporarily lost connection and did not hear the comments made prior to Commissioner Eckhardt. She said it is a nice project and she is glad to see something being done to the building and that the building is being respected. She likes the black windows, but she wanted to confirm that there will be a reveal in the punched opening, not a flush window with the face of the brick. She agreed with Staff's comments about the awnings and wall sconces. She felt that the cornice is a nice nod to the parking garage to the north, but thinks it is not necessary. She suggested making the building a little more in keeping with the time period that it currently is, with a suggestion to wash the existing stone cornice and keep it as it exists, instead of adding the black cornice being proposed. The 2-story entry could then be not quite as proud by having limestone detailing around it with a little less black. She did not mind the composition of the entry as proposed, but felt that it would be friendlier if it had a lighter color and a limestone cue to it.

Commissioner Kingsley also commented that the existing building has a pedestrian scale to it because of the double-hung windows, and she suggested adding a horizontal muntin in each window because the windows look a little blank as shown. She also hoped that the window glass is not too reflective. Overall, she wanted to see something a little less traditional, and she referenced the new townhomes being built to the west that have more of a contemporary feel, which this building should have as well.

Chair Kubow was in agreement with the other commissioners and said that Commissioner Kingsley had some very interesting ideas with some dramatic changes that could be considered; however, he really liked what is being proposed. He liked the black cornice and he agreed with the comments given by Staff, specifically about closing the sides of the awnings to help tie everything together better. He asked if Staff is suggesting to raise the awnings up or make them taller, and Mr. Hautzinger clarified that Staff recommends aligning the bottom of the awning with the top of the windows, and also possibly raising the height of the awnings a little more. Chair Kubow agreed that the awnings should be raised, but he disagreed that they should be taller because they could get a little too heavy and overpowering. In general, Chair Kubow felt the proposed design was fantastic and a vast improvement for the building. He contextually loved how consistent the building is with the garage to the north; it is well placed and very well designed.

Chair Kubow asked if there was any public comment and there was one response from the virtual audience.

PUBLIC COMMENT

Melissa Cayer, 1207 S. Ridge Avenue. She did not like cutting into the wall on Vail Avenue and expanding the windows because it is wasting resources.

Chair Kubow asked if the commissioners had any further comments. Commissioner Eckhardt addressed the comments made by Commissioner Kingsley. He liked the idea that the proposed black cornice is sort of matching the rest of the area and he appreciated her feelings about the honesty of the building with the stone. However, he was uncertain about the condition of the existing stone coping and the possible economic impacts of cleaning and tuckpointing it, as opposed to the new black cornice being proposed, which he preferred. With regards to adding muntins in the windows, he pointed out that muntins are shown in the bigger windows on the front, and he had no issue with the more contemporary look of the other windows not having any muntins. He was still concerned about the existing window treatments that could be creating the green effect being shown on the building, and he cautioned approval of something that could result in green windows. He also reiterated his support of Staff's comments that the awnings could be taller, maybe two brick courses; the sides of the awnings should be closed; and the wall scones should be raised slightly. He had no further comments.

Commissioner Seyer was in favor of the windows as shown, which is more of a commercial appearance, although he understood the concerns about the glass color with the existing blinds. Without hearing from the Architect, he was unsure if they gave this any thought. Commissioner Seyer added that the Guardian glass being proposed is quite a transparent glass, and there are very transparent coatings that have a little more blue or grey that can help mitigate things turning green. He is familiar with the proposed glass which can come out a little yellowish, and yellow with the existing grey blinds will do exactly what Commissioner Eckhardt said. He encouraged giving more thought to this so that everyone, including the petitioner, is happy with what the outcome. He suggested the petitioner submit a sample of the glass with the existing blinds, and consider a coating with more of a blueish color. This sample could be reviewed by Staff, and he was happy to be part of that review as well. Commissioner Seyer agreed with Staff's suggestions as well.

Commissioner Kingsley said she missed previous comments made about the glass color and the blinds; she asked if the existing blinds are going to remain and Chair Kubow said the petitioner previously confirmed this. Commissioner Kingsley said she agreed with the commissioners' comments about the glass color, which is really important, and she felt it would be beneficial to have another review of that. She understood why the other commissioners are in agreement about the cornice being proposed, but she pointed out that the photos provided of the surrounding properties show a lot of buildings that do not have cornices. She felt the cornice being proposed is a nod only to the towers of the parking garage, because the rest of the garage does not have a detailed cornice that protrudes from it. The parapet is not necessarily contextual as it is just a nod to the towers of the parking garage. That element and the entry element in the front of the building is just not honest with the existing building, they are applied. The one thing she likes about this building is that it is honest. She reiterated that the cornice and front entry could be refined.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE EXISTING OFFICE BUILDING LOCATED AT 44 S. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 5/21/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE AWNING PROPORTIONS BE ADJUSTED TO RAISE THEM UP SLIGHTLY, AND THAT THE AWNINGS HAVE CLOSED SIDES, AND THAT THE WALL SCONCES BE RAISED, WITH DIMENSIONS ON A DRAWING, FOR STAFF REVIEW.

2. A REQUIREMENT THAT THE PETITIONER PROVIDE A SAMPLE OF THE WINDOW GLASS AND AN EXISTING WINDOW BLIND FOR REVIEW, TO CONFIRM THE INTENT OF THE RENDERING IS ACCOMPLISHED RATHER THAN THE EXISTING GREEN 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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification on the required review process for the glass color. Commissioners Seyer and Eckhardt offered their involvement in the review of the samples submitted, and Commissioner Eckhardt said that Staff, the petitioner, the architect, and one of the commissioners could meet to review and evaluate the samples because we want to try to create a fair review of what the windows will actually look like.

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

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO
ADJOURN THE MEETING AT 7:10 P.M.

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



Design Commission 6/22/2021

Item: DC#20-054 - Re-Review - Trammel Crow Senior Housing Development -
2045 S. Arlington Heights Rd. - Institutional

Department: Planning & Community Development

Requested Action

-
Approval of design revisions to the previously approved architectural design for a new Senior Housing Development.

Recommendation

It is recommended that the Design Commission approve the design revisions to the previously approved architectural design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the elevations and renderings dated and received 6/11/21, 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. All conditions of approval from November 10, 2020 shall apply, except for the requirement regarding the addition of balcony canopies.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits 6-22-21
Minutes 11-10-20

Type

Board or Commission Report
Exhibits
Exhibits

Exhibits 11-10-20

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Trammell Crow Senior Housing Development
Project Address: 2045 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: June 16, 2021

PETITIONER INFORMATION:

DC Number: 20-054
Petitioner Name: Mary Boehmler
Petitioner Address: Trammell Crow
700 Commerce Drive, Suite 455
Oakbrook, IL 60005
Meeting Date: June 22, 2021

Requested Action(s):

Approval of design revisions to the previously approved architectural design for a new Senior Housing Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

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

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

Summary:

The petitioner is planning a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

Background:

This project received Design Commission approval on November 10, 2020 with the following conditions:

1. A requirement that the fascia at all of the balconies be changed to black to match the guardrails.
2. A requirement that the underside of the balconies be black or grey to match the brick.
3. A requirement that the elevator overruns be clad in grey to match the brick.
4. A requirement that if the rooftop mechanical units are visible, that they are screened with the same material and color as the elevator overruns.
5. A requirement that the balconies towards the intersection of all four massing arms, that seem to be missing a rooftop or canopy, have a canopy added to them for consistency on the elevation and use.
6. A requirement that the petitioner submit a finer level of detail of the exterior wall components and light fixture cut sheets, for final review and approval by Staff.

Project Update:

At this time, the petitioner has reported changes to the architectural design as follows:

1. Balcony Canopies. All canopies above the top floor balconies have been omitted.
2. Balcony Support Rods. Diagonal balcony support rods have been added to all balconies, except for the semi-recessed balconies.
3. Window Color. The windows within the areas of white and wood siding have been changed from black frames to white frames. Windows within areas of gray brick will remain black.
4. Transom Windows. The transom windows above the Level 2 and Level 3 balcony doors have been omitted.

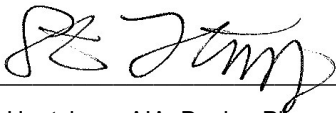
Staff Comments:

Staff does not object to the proposed changes to the design, and the overall appearance of the building remains substantially compliant with the previously approved plans. However, the proposed removal of the small canopies above the top floor balconies is not in compliance with the Design Commission's requirement to add canopies (where missing) above all of the balconies. For this reason, Design Commission re-review and approval is required.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design revisions to the previously approved architectural design for the Trammell Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the elevations and renderings dated and received 6/11/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

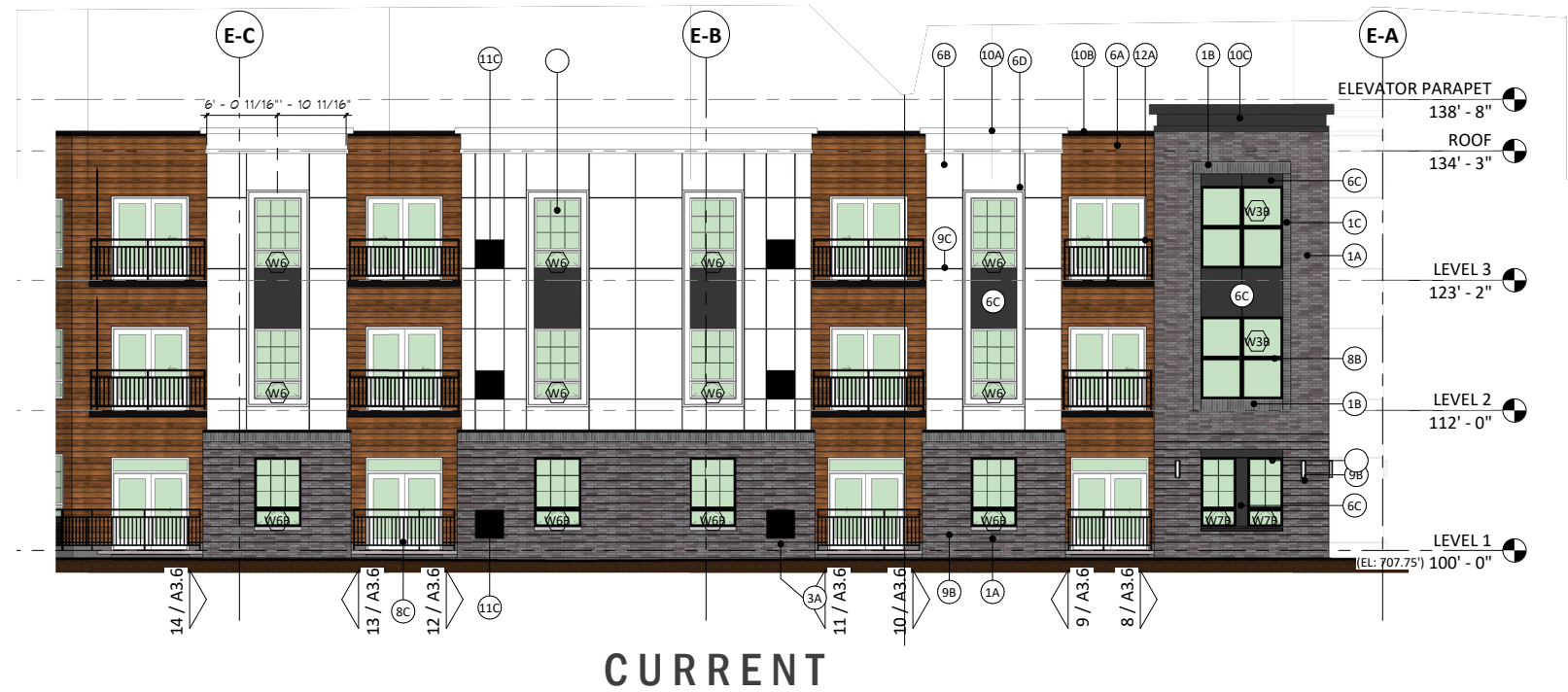
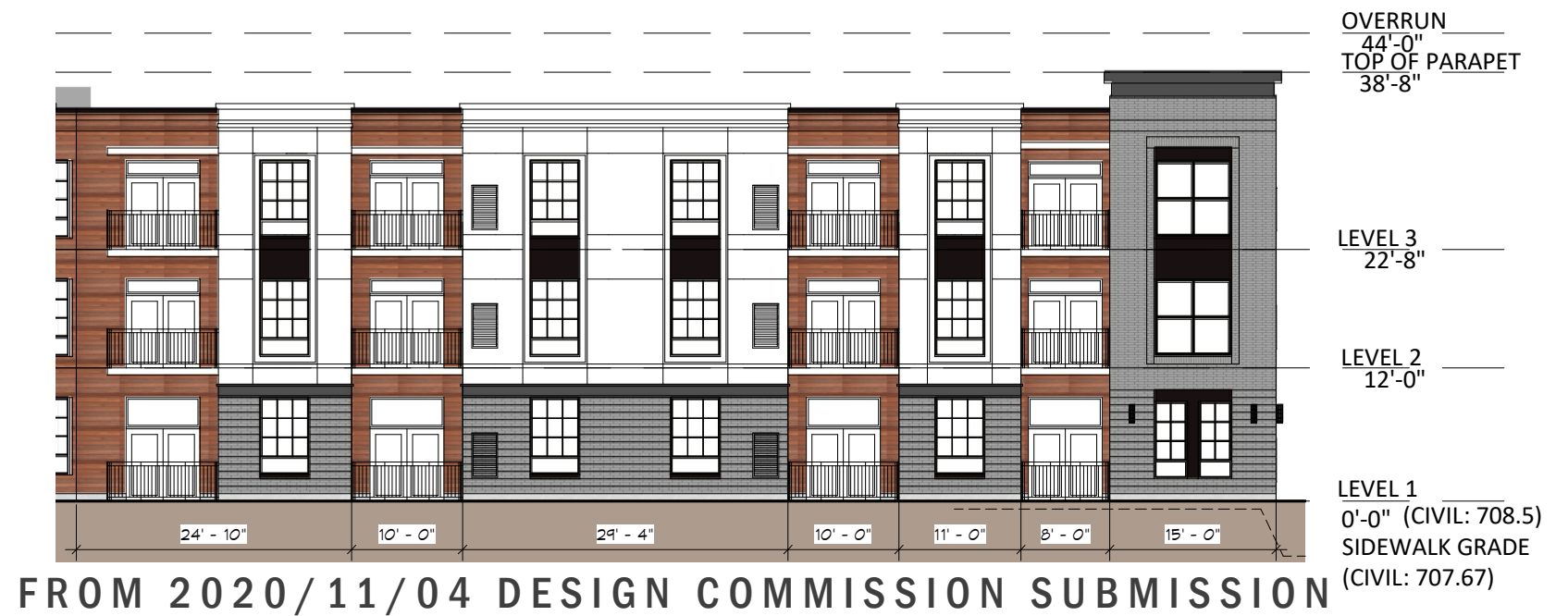
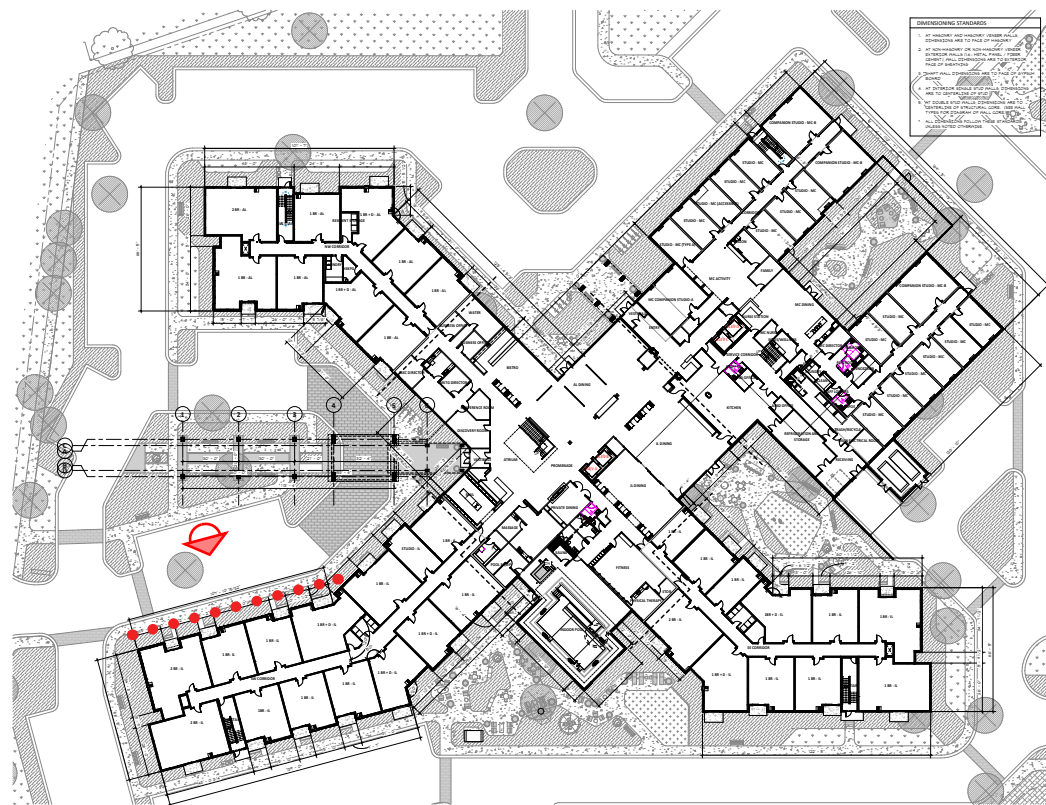
1. All conditions of approval from November 10, 2020 shall apply, except for the requirement regarding the addition of balcony canopies.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.



June 16, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-054



Notable development includes:

- Windows and sliding doors have white frames. Windows and doors within areas of masonry have black frames.
- Canopies above Level 3 balconies have been removed.
- Transoms above Level 2 and Level 3 doors have been removed.
- Balcony support rods were not previously illustrated. They are now shown where necessary.

FROM 2020/11/04 DESIGN COMMISSION SUBMISSION



CURRENT



APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

NOVEMBER 10, 2020

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Ted Eckhardt

Members Absent: Jonathan Kubow
Kirsten Kingsley

Also Present: Tony VanDyke, Marton Premier Homes for 508 S. *Phelps Ave.*
Julie Jilek & Beth Anne Ausnehmer, *NSSEO for Miner School*
Mary Boehmler & Grady Hamilton, Trammell Crow Co. for *Senior Housing Development*
Lukas Van Sistine, Gretchen Camp, & Teresa Forsberg, ESG Architects for Trammell
Crow Senior Housing Development
Jake Coryell, Confluence for *Trammell Crow Senior Housing Development*
Brian Radiszack, SPACECO, Inc. for *Trammell Crow Senior Housing Development*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR OCTOBER 27, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF OCTOBER 27, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. INSTITUTIONAL PRELIMINARY REVIEW

Trammell Crow Senior Housing Development – 2045 S. Arlington Heights Rd.

Mary Boehmler and Grady Hamilton, representing *Trammell Crow Company*, Lukas Van Sistine, Gretchen Camp and Teresa Forsberg, representing *ESG Architects*, Jake Coryell, the landscape architect, and Brian Radiszack, the civil engineer, were present on behalf of the project.

Mr. Hautzinger said that he would present Staff comments after the petitioner provides an overview of the project.

Ms. Boehmler said that the proposal is for a 3-story, 175-unit luxury senior living development. The project will include independent living units, assisted living units, and memory care units, with ample amenity space that includes exterior gathering spaces. She gave background about Trammell Crow that was founded in Dallas, Texas in 1948, and doing business today across the country in 18 offices. Their team is based in the Chicagoland area and they develop throughout the Midwest. She introduced those present from ESG Architects, who together as a team, they are working on their 14th residential project, as well as Jake Coryell, landscape architect with *Confluence*, and Brian Radiszack with *Spaceo*, their civil engineer.

Ms. Boehmler said they are all here tonight to be a resource and address any comments or questions the commissioners have. Their goal is to deliver a superior outcome for their residents and the communities they build in, and they look forward to the discussion tonight. They are prepared to discuss the recommendations in the Staff report as well. Ms. Boehmler referred to Lukas Van Sistine, the lead architect on the project to walk through the design in more detail.

Mr. Van Sistine presented an aerial of the site showing surrounding context that includes a mix of uses, heights, and design aesthetics. Looking at the site in a metaphoric way, the proposed building is almost like a city in itself; the center of the site being the core where the common spaces are located, and the wings being the neighborhoods of independent and assisted living, and a variety of outdoor spaces with primary and secondary drop-offs that are designed to feel plaza-like and pedestrian friendly. The memory care garden to the northeast, a more intimate courtyard to the southeast, and a terrace space off the indoor pool. Service areas to the east along Tonne Road will be screened as much as possible, and there will be walking paths around the site for residents to enjoy.

Mr. Van Sistine reviewed the materials and their thinking behind the design. They are proposing high quality materials such as brick, white fiber cement panels, and brown fiber cement siding with a wood look. They want a harmonious balance of the color palette, therefore, a limited palette is being proposed that expresses itself in different ways. The building appears like townhomes with smaller expressions of the building, which helps to scale it down. A variety of window types are proposed that accentuate character and proportion; the feel of the building is contemporary but with elements of traditional to make it feel familiar to residents. Common spaces are expressed with more glass so that the use of the building is understood by the way it expresses itself. Mr. Van Sistine also presented an aerial rotation of the proposed building on the site that includes a street view, the intimate outdoor spaces, the pool building and terrace, and the paths around the site.

Mr. Hautzinger presented Staff comments. Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

Staff recommended the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these “black boxes” are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Mr. Hautzinger also said that sustainable design is always encouraged, especially for large Planned Unit Developments such as this. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design. All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building; however, there is a small grouping of mechanical units located in the center of the roof, and if those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm. Utility meters are proposed on the east side of the building, which will be screened with landscaping.

With regards to signage for Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code or seek variations.

Aside from the previous comments made, Staff recommends approval of the project.

Chair Fitzgerald asked the petitioner if they had any comments on the recommendations in the Staff report. Mr. Van Sistine said they appreciated the feedback from Staff, and they have prepared a few exhibits to speak to these recommendations. Beginning with the balcony fascia/soffit color, Mr. Van Sistine presented a revised rendering that showed the change in color to black, which they feel looks great; however, if the underside of the balconies need to be black, it would limit the manufacturers. He asked that options be left open for the color of the balcony underside to be either be black or a dark color. They are agreeable to setting back the elevator overrun, as well as changing the siding color to a grey color to match the brick. They did an initial site line study of the rooftop mechanical units that are for the common space heating and cooling, which showed that the units will not be visible; however, they will work with Staff to ensure this and add screening if necessary. With regards to the monument signs, Mr. Van Sistine said they would agree to eliminate the 2 interior monument signs, and keep the sign on Arlington Heights Road; however, for tonight's discussion they would agree to eliminate the sign on Seegers Road, and if they determine it to be important as the project progresses, they would come back for another review of that sign. He asked for feedback from the commissioners tonight regarding the sign shown on Seegers Road, because it is located at the secondary entrance that will be used a lot when family visit the residents.

Mr. Hautzinger appreciated the petitioner's responses to Staff's comments. With regards to the signs being shown tonight, he agreed with the petitioner's response to omit the two internal signs, keep the sign facing Arlington Heights Road as a primary entrance sign, and considering the second sign on the north side as a possible sign variation. Mr. Hautzinger pointed out that there is a 12-foot visibility triangle requirement for the ground signs, and the sign facing Arlington Heights Road appeared to be encroaching into the required clearance. He recommended that the location of the sign be slightly adjusted to ensure that it will be outside of the 12-foot triangle for visibility. Mr. Van Sistine understood and said this should not be a problem.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there were none at this time.

The commissioners summarized their comments. Commissioner Seyer completely agreed with Staff's comments with regards to the massing being fine, the way it breaks off at Arlington Heights Road, and he liked the way the massing itself is broken up into several components. He also liked the material palette and he encouraged the petitioner to keep it somewhat simple and not too complicated. He was appreciative that the petitioner was in support of Staff's comments, which he agreed with as well, such as changing the color of the fascia of the small balconies to black, and he was in support of the petitioner's option that the underside of the balconies be grey, almost to match the brick. Commissioner Seyer acknowledged the difficulties of moving around the elevator overrun; however, making it a lighter color to match the brick was a good option. If the rooftop mechanical equipment is visible, he would make it a requirement to have it screened in the same material as the overruns, so they tie together on the rooftop. Commissioner Seyer commented that as an Architect he tends to be about certain design rules, and he noticed that at locations that are close to the intersection of the massings, the balcony canopies are eliminated, and he asked if there was a reason for this. Mr. Van Sistine said the main reason for this is because the inside corners seem to get a little busy with a canopy, and they found it to be less distracting to have a cleaner inside corner there, which he understands is very subjective. Commissioner Seyer appreciated the logic behind that decision, and he would not make this a requirement, depending on how the other commissioners felt about it. He had no further comments.

Commissioner Eckhardt said he was trying to determine the best way to analyze the elevations of such a large building; the flat elevations versus the renderings, and he commented that the white color being proposed is pretty bright. He asked the petitioner if they have built this building before somewhere else in the country, and Mr. Van Sistine said they use a lot of white in their buildings, which he feels is a contemporary color, and they like to mix a contemporary color with a more traditional and familiar cornice. Overall, the building wants to be a contemporary building, but because of the residents that will live there, it also wants to have a little familiar and traditional. Commissioner Eckhardt asked about the color of window trim color throughout the building and Mr. Van Sistine said the window trim is white, but the windows will be either black or dark bronze; the trim is contemporary to match the white on the building, and window color gives a pop to the windows. Commissioner Eckhardt asked if all windows are the same color tones and Mr. Van Sistine said they are the same dark color throughout, whether in the residential living units or the common space.

Commissioner Eckhardt commented on the difficulties of reviewing such a large project that has so much going on, although he felt the petitioner gave a nice presentation tonight. The proposed building is difficult to review in a flat elevation because it is a 3-dimensional building and a very complicated building with a lot of ins and out and movement. In general, he was trying to determine the intent of the pattern designs, and if there is any repeat with color and finishes, because the segmented portions in the elevations appear to be a bit disorganized on the flat elevations. He asked the petitioner how the building was colorized and Mr. Van Sistine pointed out the 3 different expressions; the first expression is the end cap where there is grey brick with large square windows, and then the taller grey cornice; the second expression is next to it where the building is white for the first 3 levels and highlights a 1 over 2 effect with the windows and muntins; and the third expression is located into the wing of the building where there is brick at the base with the white on top, and a 2 over 1 effect with windows and muntins. That happens on the inside of the arms and the wood tone happens at the recess but continues into the inner part that is typically where the common spaces are.

Commissioner Eckhardt referred to Sheet A1-7, East partial elevation 2, which he felt was all over the place with movement, and he asked the petitioner to explain this elevation. Mr. Van Sistine explained that on the left of this elevation where there is brick at the base and the horizontal lines, it implies that the brick would stick out every third or fourth course; that grey brick base and white top is a residential unit expression, which is a different situation than the others because there are balconies here. What happens at the common areas is that the brick is what you feel and see when entering the courtyard area; what happens at the lower portion is that the same horizontal patterning is only happening at the lower base and not carrying it all the way up. They are trying to create interest within the set of rules and stick to them as much as it makes sense and as much as possible without compromising a unit for the rigidity of

the language. Commissioner Eckhardt said that the building has been broken up so well that he was confused about how it was done and he appreciated the explanation. He also commented that in the flat elevation renderings, the roof parapets and the roof flashings appear to vary with some appearing dark bronze and some white. He asked how many different roof flashing colors were being proposed and Mr. Van Sistine said there are 3; white, the wood look, and the grey.

Commissioner Eckhardt said that he liked the proposed building and now understands what the petitioner is trying to achieve with it, and he felt the scale of this large building was broken down nicely with the colors. He pointed out that because this project is going before the Plan Commission, this commission can only review building design, colors and signage, but he wanted clarification that access to this site from Arlington Heights would be right in/right out only, which the petitioner confirmed. Commissioner Eckhardt said that this meant the proposed ground sign at Arlington Heights Road and Seegers Road would only be visible when entering the site from the south, and he felt most visitors would enter from the north. Commissioner Eckhardt had no further comments.

Chair Fitzgerald said that he really liked the project and the comments made by the other commissioners. He appreciated Staff's comments and that the petitioner is agreeable to them. He said he was open to the color for the underside of the balconies, to be approved by Staff, and he was also open to variations for signage for a project this big, within reason, if the petitioner decides to come back with a sign variation request.

Commissioner Eckhardt pointed out that only 3 of the 5 commissioners are here tonight and a positive vote from all 3 commissioners is required for approval. He asked Staff to confirm that this is not a preliminary review, and that the petitioner is seeking approval tonight. Mr. Hautzinger said that there was no preliminary review of this project, which is an optional step, and the project is planned to move forward to the Plan Commission and Village Board for review after tonight's review by the Design Commission. Based on the feedback received tonight, he encouraged the commissioners to proceed with making a motion.

Commissioner Eckhardt said that for a project this size, more details are typically provided for this commission to review, and he was unsure what he is actually approving in terms of some of the building details. He was a little concerned about that, and if the project moves forward tonight, he would ask the architect to submit detailed wall sections to Staff for review. Mr. Van Sistine appreciated that and said they will continue to work with Staff on those details to make sure that they are appropriate and a high quality of aesthetic and function. Commissioner Eckhardt said that from a practical standpoint, it looks like there should be a roof over the sliding door of the balconies to prevent driving rain inside, and all of the residents should be given proper protection on their balconies. He had no further comments.

Chair Fitzgerald said he was good with the project moving forward with the recommendations from Staff becoming requirements, and that additional details of the building be submitted to Staff for review and approval.

Commissioner Seyer supported a requirement to add roofs over the balconies, and that the rooftop mechanical systems be screened with the same material as the elevator overruns, if they are visible. He felt these were necessary from an aesthetic as well as from a practical point of view. Chair Fitzgerald and Commissioner Eckhardt supported these as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR THE *TRAMMELL CROW SENIOR HOUSING DEVELOPMENT* AT 2045 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/28/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FASCIA AT ALL OF THE BALCONIES BE CHANGED TO BLACK TO MATCH

THE GUARDRAILS.

2. A REQUIREMENT THAT THE UNDERSIDE OF THE BALCONIES BE BLACK OR GREY TO MATCH THE BRICK.
3. A REQUIREMENT THAT THE ELEVATOR OVERRUNS BE CLAD IN GREY TO MATCH THE BRICK.
4. A REQUIREMENT THAT IF THE ROOFTOP MECHANICAL UNITS ARE VISIBLE, THAT THEY ARE SCREENED WITH THE SAME MATERIAL AND COLOR AS THE ELEVATOR OVERRUNS.
5. A REQUIREMENT THAT THE BALCONIES TOWARDS THE INTERSECTION OF ALL FOUR MASSING ARMS, THAT SEEM TO BE MISSING A ROOFTOP OR CANOPY, HAVE A CANOPY ADDED TO THEM FOR CONSISTENCY ON THE ELEVATION AND USE.
6. REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt suggested adding a requirement that the petitioner submit detailed wall sections and other building details as they are developed to Staff, to better understand how the building will be developed, as well as detailed cut sheets for light fixtures, all to be reviewed by Staff. Commissioner Seyer said that overall, the use of the exterior materials as shown in the reference photos submitted on the materials sample board feel very nice to him.

Mr. Hautzinger commented that the petitioner was looking for flexibility with the color of the underside of the balconies to be either black or grey, depending on the manufacturer they choose. Commissioner Seyer said the color could be black or grey, although he felt grey was a better choice because it ties in with the base of the building, whereas black is a bit heavy; but either way is acceptable.

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

7. A REQUIREMENT THAT THE PETITIONER SUBMIT A FINER LEVEL OF DETAIL OF THE EXTERIOR WALL COMPONENTS AND LIGHT FIXTURE CUT SHEETS, FOR FINAL REVIEW AND APPROVAL BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

Project Narrative

2045 S. Arlington Heights Road

REVISED 10/27/2020

Project Overview

Trammell Crow Company is proposing a 3-story, 175-unit luxury senior living development at 2045 S. Arlington Heights Road, Arlington Heights, IL. The building is proposed to be approximately 40 feet tall (refer to architectural exterior elevations). The proposed development seeks to provide high-quality residences and community for those seeking rental continuum of care living (independent living, assisted living, and memory care living) and to revitalize the proposed site in a sensitive and innovative manner. The Property will include 93 Independent Living units, 58 Assisted Living units and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces (refer to civil engineering Site Plan).

Building Design

The building will be constructed utilizing a wood-framed structure (except for the memory care portion which will use steel-stud framing and some common spaces which may use steel-stud framing). The primary exterior materials will consist of brick, fiber cement panel, fiber cement siding (warm, wood-look siding) and glass. Windows will be expansive, allowing plenty of daylight into and views from the dwelling units. Drawing on the existing surroundings, the exterior facades will feature contextual details. The proposed recessed and hung balconies allows residents to take advantage of the outdoors.

The aesthetic of the building is composed of a modern rhythm of long, then small, flat-roofed gestures to break up the façade. The material palette is limited yet beautiful. Please refer to exterior elevations, renderings and building materials in architectural plans for specifics.

Sustainable Design

Principles of sustainability are proposed throughout the project in various ways. In order to highlight specific sustainability principles proposed, these are listed below.

Site Design:

- Proposing native plant species where possible to minimize maintenance and watering.
- Proposing low maintenance landscape and water efficient irrigation system.
- Connecting to the existing sidewalk along Arlington Heights Road
- Providing external bike racks

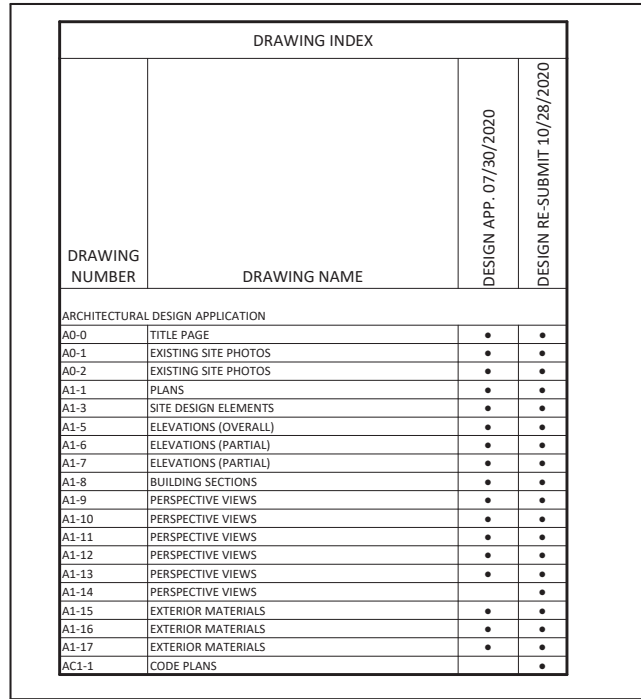
Building Design:

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) for the roof
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems
- Energy Star-rated appliances
- LED fixtures
- Programmable or SMART thermostats
- Electric vehicle charging stations

Health & Wellness:

- Designed to encourage physical activity with well designed and convenient stairwells and exterior pathways. The building will include a pool for aerobics, fitness center, spa and massage room. The grounds include activity lawns and putting green, walking trails and nature viewing and emersion.
- Clean air with at least MERV 10 air filters
- Access to daylight in resident units and amenity spaces
- LOW VOC materials and paints
- Convenient, common area hand sanitizers
- Centers for Disease Control and Prevention guidelines are followed as well as those set by the State of Illinois. This includes providing the necessary protective gear like masks and gloves for our employees and frequently sanitizing our community with cleaning supplies.

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



MEMORY CARE UNIT METRICS							
Level	1	2	3	TOTAL	%	Beds	Avg Range
Private Studio	16	0	0	16	67%	16	376 334-379
Companion Studio	8	0	0	8	33%	8	400 400
	24	0	0	24		24	384

OWNER/DEVELOPER: Trammell Crow Company
700 Commerce Dr. Suite 455
Oak Brook, IL 60523
Ph: 630-990-1501

ARCHITECT: Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508

CIVIL ENGINEER: SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018
Ph: 847-696-4060
Attn: Brett Duffy

LANDSCAPE ARCHITECT: Confluence
307 N Michigan Ave #601
Chicago, IL 60601
Ph: 312-663-5494
Attn: Craig Soncrant

CONTRACTOR: T.B.D.

STRUCTURAL ENGINEER: T.B.D.

MECHANICAL/PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: Emanuelson-Podas, Inc
7705 Bush Lake Road
Edina, MN 55439
Ph: 952-930-0050
Attn: Justin Artz

Legend for Section and Elevation Symbols:

- SECTION AND ELEVATION REF
- INTERIOR ELEVATION REF
- DETAIL REF
- WALL TYPE
- WINDOW TYPE
- ELEVATION REF
- SPOT ELEVATION REF
- FLOOR FINISH TRANSITION REF
- EXTERIOR ELEVATION KEYNOTE REF
- ROOM NAME AND NUMBER
- DOOR NUMBER
- SECTION KEYNOTE REF
- REVISION NUMBER
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER - WALL MOUNTED

[illegible]

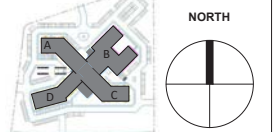
Site Location

ORIGINAL ISSUE:		
REVISIONS		
No.	Description	Date

220601
PROJECT NUMBER

Author **Checker**
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KEY PLAN



Arlington Heights Senior

TITLE PAGE

A0-0

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

esg

ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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Author
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NORTH

Arlington Heights Senior

EXISTING SITE PHOTOS

A0-1



1 STREET VIEW - FROM SW CORNER, LOOKING NORTH



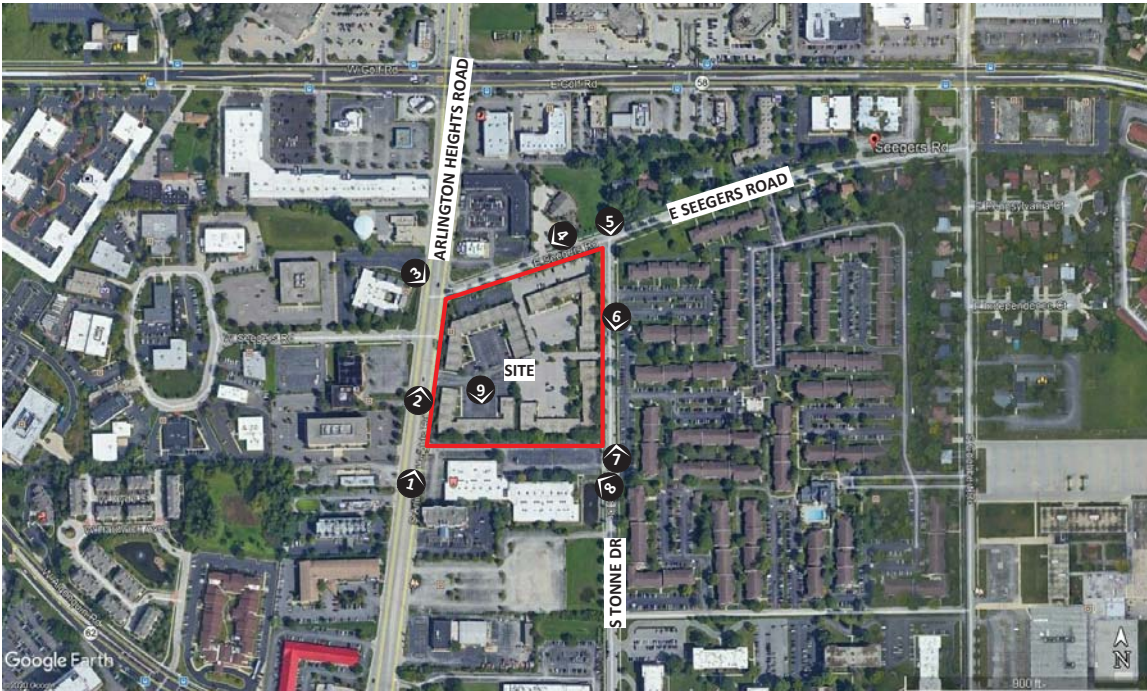
2 STREET VIEW - AT WEST CURB CUT, LOOKING NORTH



3 STREET VIEW - AT CORNER OF ARLINGTON HEIGHTS ROAD & E SEEGER ROAD, LOOKING SOUTHEAST



4 STREET VIEW - ON E SEEGER ROAD, LOOKING WEST



SITE PLAN



AERIAL PERSPECTIVE FROM THE NORTHEAST



AERIAL PERSPECTIVE FROM THE SOUTHWEST



5 STREET VIEW - FROM NE CORNER, LOOKING SOUTH



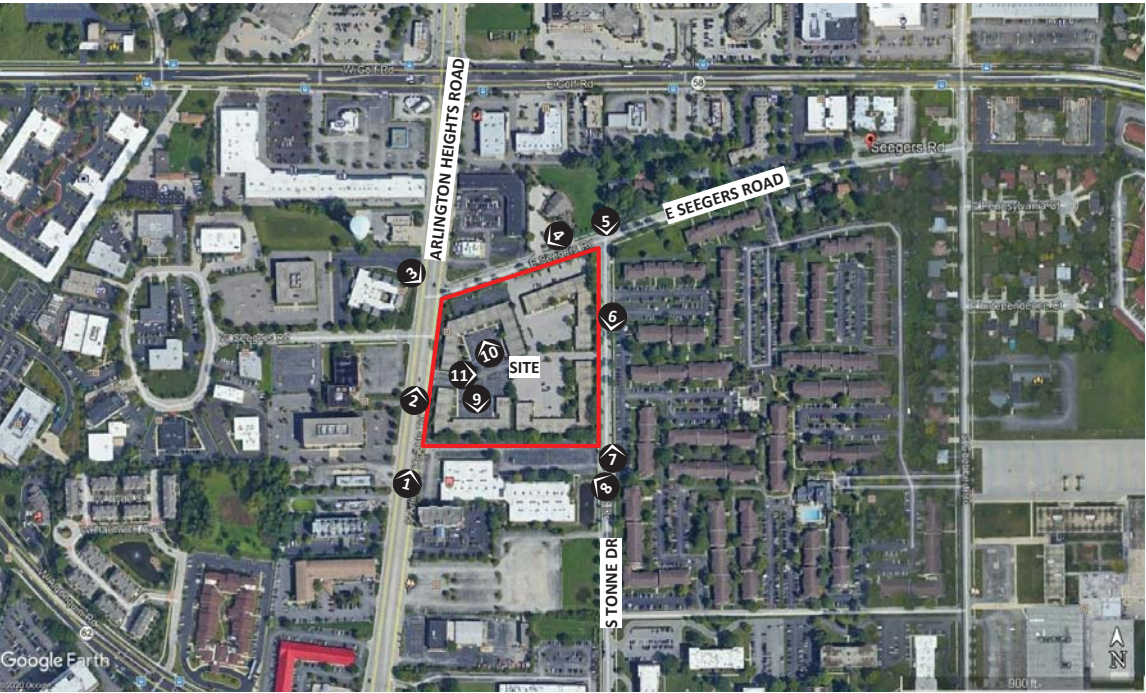
6 STREET VIEW - AT EAST CURB CUT



7 STREET VIEW - FROM SE CORNER, LOOKING NORTH



8 STREET VIEW - FROM SE CORNER, LOOKING WEST



SITE PLAN



9 STREET VIEW - INTERIOR OF PROPERTY



10 STREET VIEW - INTERIOR OF PROPERTY



11 STREET VIEW - INTERIOR OF PROPERTY



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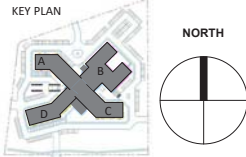
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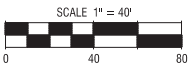
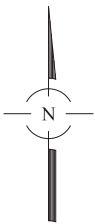


Arlington Heights Senior

EXISTING SITE PHOTOS

A0-2

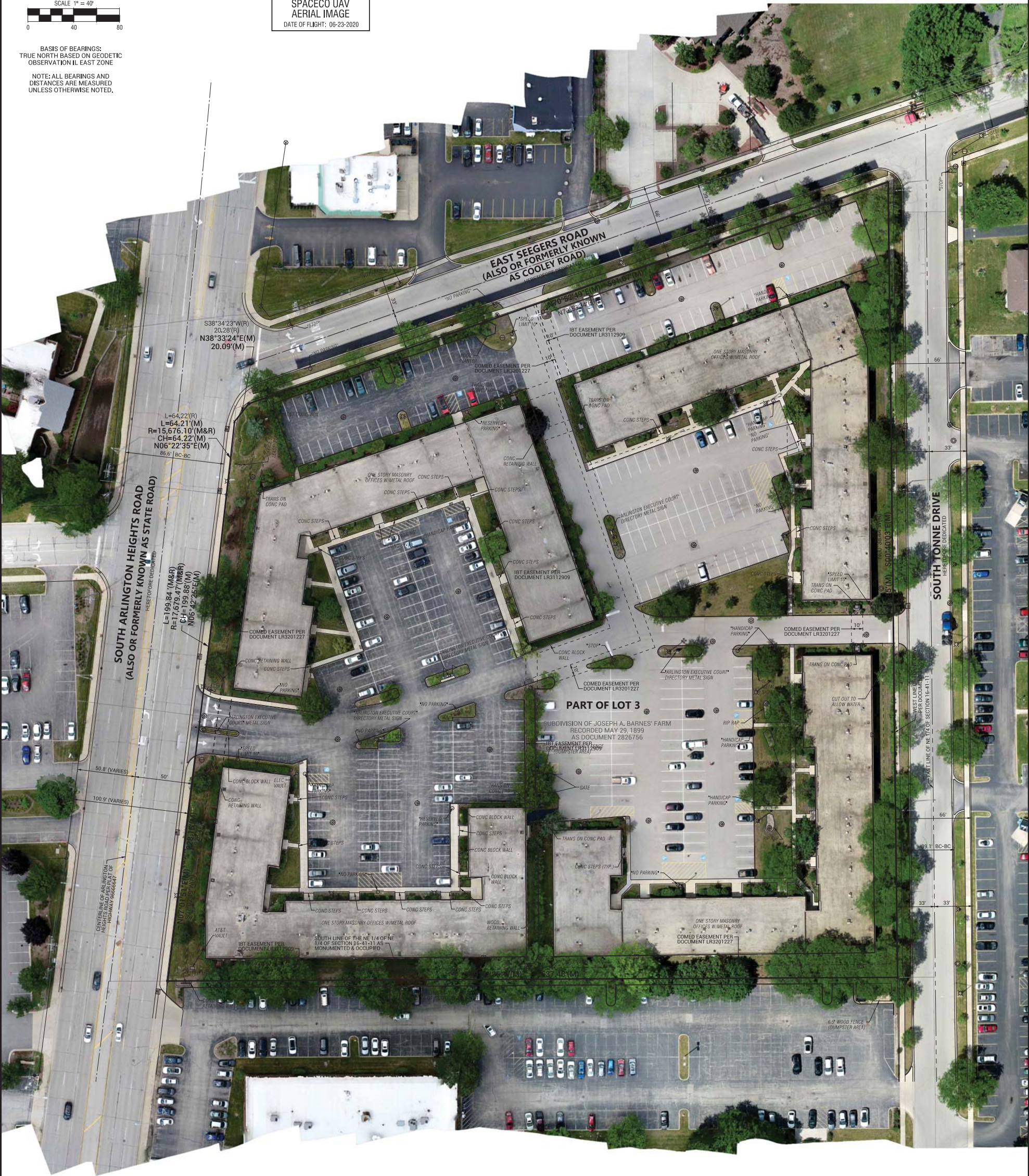
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



SPACECO UAV
AERIAL IMAGE
DATE OF FLIGHT: 06-23-2020

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

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.



LEGEND

	STORM SEWER		SANITARY MANHOLE		WIND HOLE		CLEARCUT
	SANITARY SEWER		STORM MANHOLE		STREET LIGHT		PK / MAG NAL
	COMBINED SEWER		CATCH BASIN		UTILITY POLE		RAILROAD SPIKE
	WATER MAIN		MANHOLE		TRAFFIC SIGNAL		
	GAS MAIN		FLARED END SECTION		TRAFFIC SIGNAL BOX		
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE		SPINNER HEAD		
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE		BOLLARD		
	CATV		TELEPHONE SPROUT		MANHOLE		
	OH		ELECTRIC SPROUT		SSB		
	FO		CABLE TV SPROUT		UNDERSIZED MANHOLE		
	RAILROAD		FIRE HYDRANT		RIGHT-OF-WAY MONUMENT		
	FENCE		VALVE AND VAULT		DISC		
	GUARDRAIL		WATER VALVE		IRON / STEEL ROD		
	EDGE OF WATER		B BOX		IRON PIPE		
	WETLAND LIMITS		AUXILIARY VALVE		CUT CROSS		
			WELL		PK / MAG NAL		
			GAS VALVE		RAILROAD SPIKE		
					ADA RAMP		
					ASPHALT		
					CONCRETE		
					GRAVEL		

PREPARED FOR:
TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523

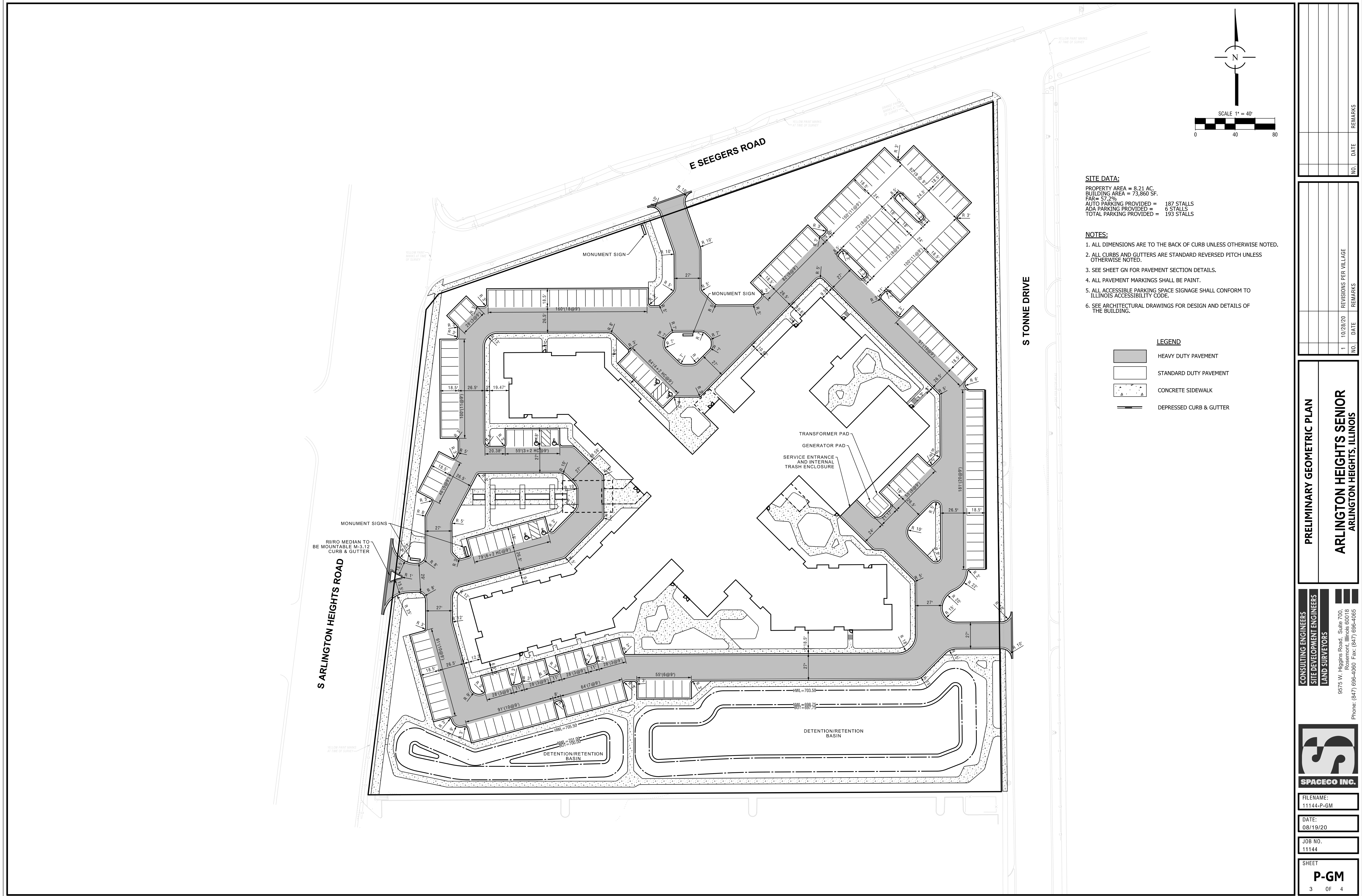
REVISIONS:
08/18/2020



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

DATE: 07/10/2020
JOB NO: 11144
FILENAME: 11144ALTA-01
SHEET 2 OF 2



SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 73,860 SF.
FAR= 57.2%
AUTO PARKING PROVIDED = 187 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 193 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

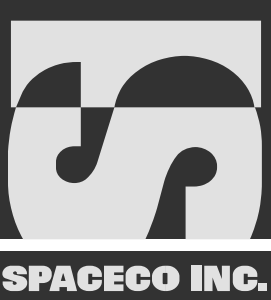
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR CENTER
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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



FILENAME:
11144-P-GM
DATE:
08/19/20
JOB NO.
11144
SHEET
P-GM
3 OF 4

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report was prepared by me or under my direct
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under the laws of the State of Illinois

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Typed or Printed Name _____

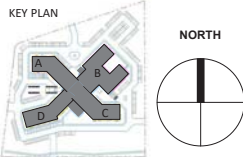
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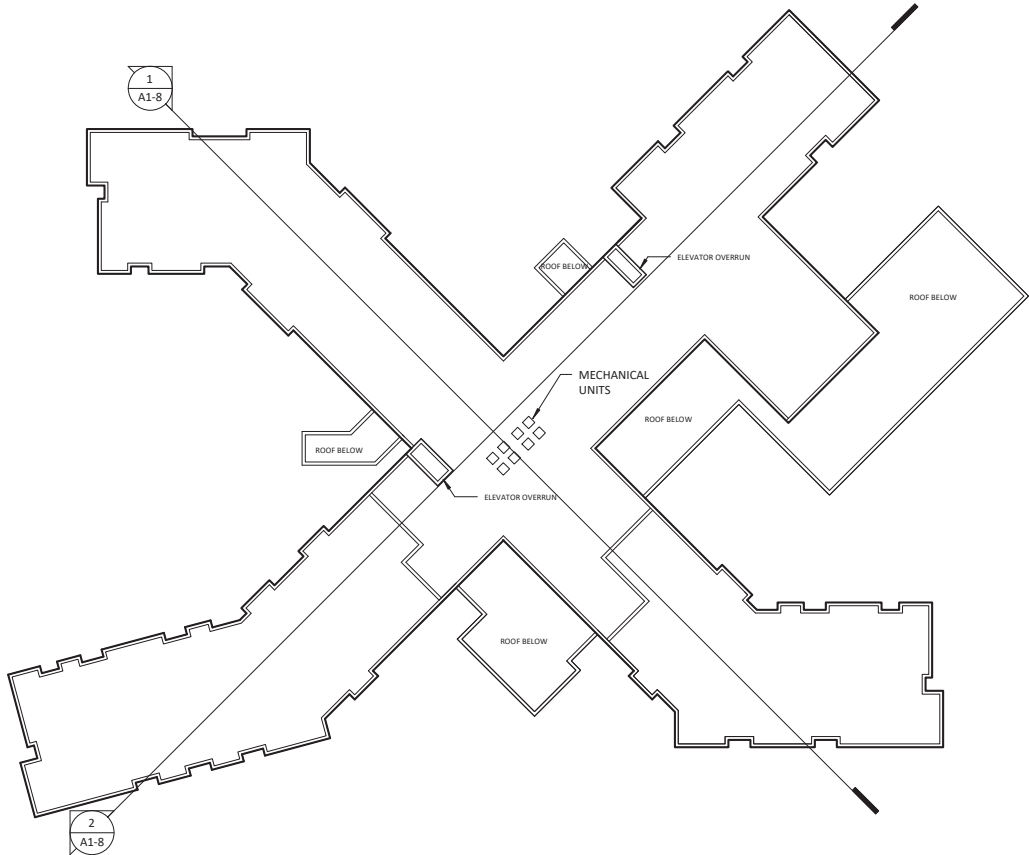
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Author Checker
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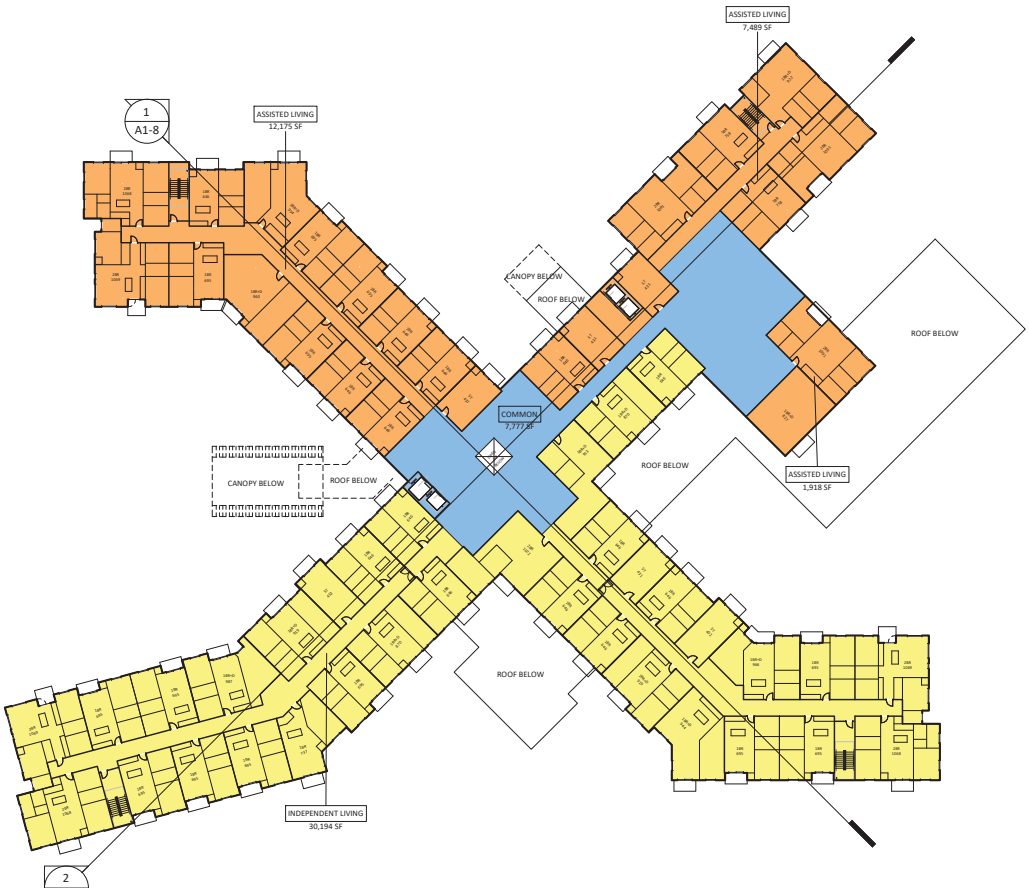
Arlington Heights Senior

PLANS

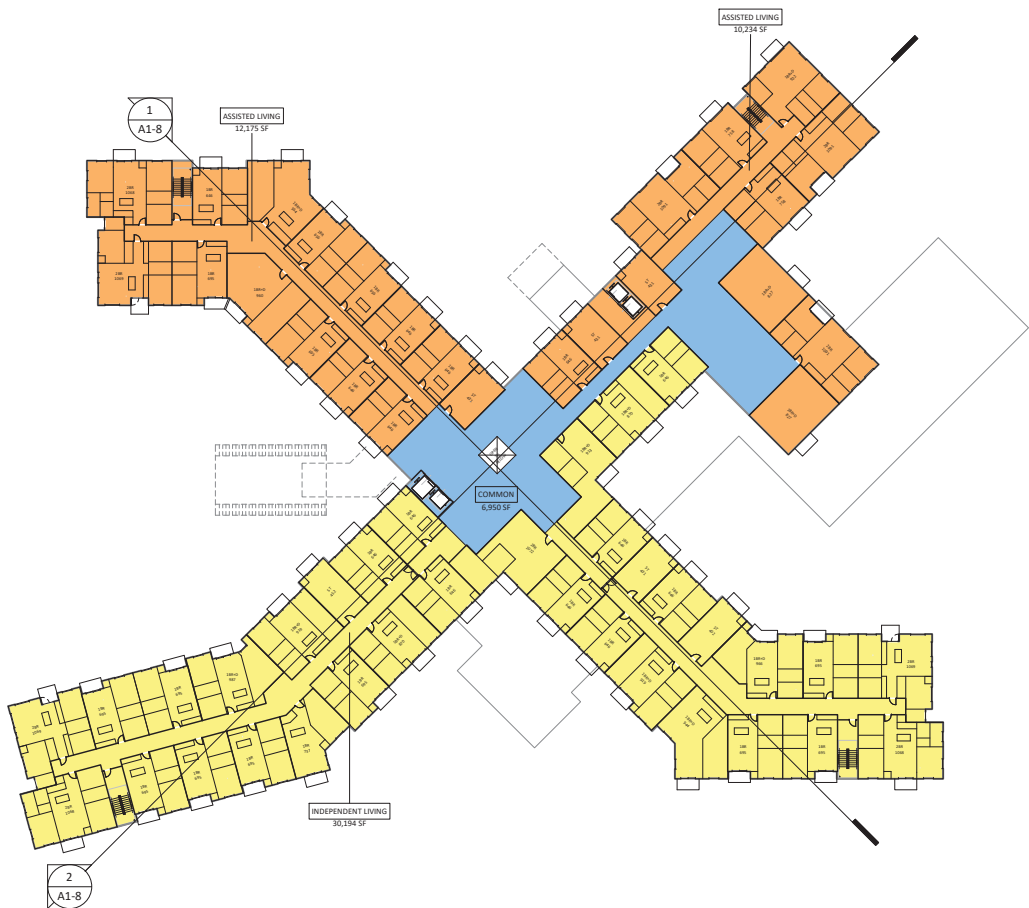
A1-1



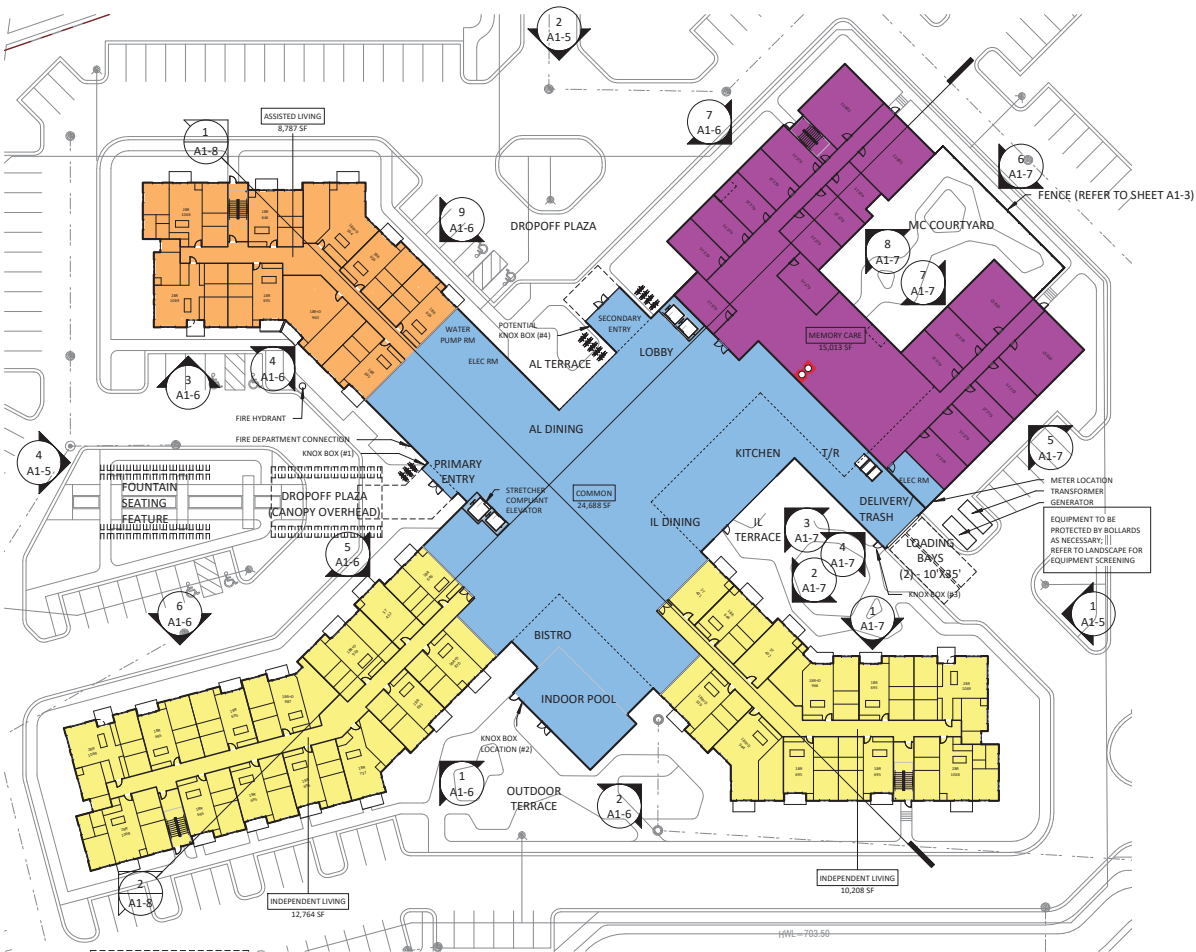
4 ROOF PLAN
A1-1 1" = 40'-0"



3 LEVEL 2 PLAN
A1-1 1" = 40'-0"



1 LEVEL 3 PLAN
A1-1 1" = 40'-0"



2 FIRST LEVEL FLOOR PLAN
A1-1 1" = 40'-0"

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report was prepared by me or under my direct
supervision and that I am a duly licensed architect
under the laws of the State of Illinois

Signature _____

Typed or Printed Name _____

License # _____ Date _____

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CONSTRUCTION

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KEY PLAN

Arlington Heights Senior

ELEVATIONS (OVERALL)

A1-5



1 EAST ELEVATION
A1-5 1/16" = 1'-0"



2 NORTH ELEVATION
A1-5 1/16" = 1'-0"



4 WEST ELEVATION
A1-5 1/16" = 1'-0"



3 SOUTH ELEVATION
A1-5 1/16" = 1'-0"

11/4/2020 10:40:50 AM

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly licensed architect
under the laws of the State of Illinois

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR
CONSTRUCTION

PLAN COMMISSION +
DESIGN REVIEW
APPLICATION
10/28/2020

ORIGINAL ISSUE:

REVISIONS No.	Description	Date
------------------	-------------	------

220601

PROJECT NUMBER

Author	Checker
DRAWN BY	CHECKED BY

KEY PLAN

Arlington Heights Senior

ELEVATIONS (PARTIAL)

A1-6

MATERIALS LEGEND

	BRICK - GREY
	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT SIDING - WOOD LOOK



9 NORTH - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



7 NORTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



6 WEST - PARTIAL ELEVATION 4
A1-6 1/16" = 1'-0"



5 WEST - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



4 WEST - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



3 WEST - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



2 SOUTH - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



1 SOUTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"

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DRAWN BY	CHECKED BY

KEY PLAN

Arlington Heights Senior

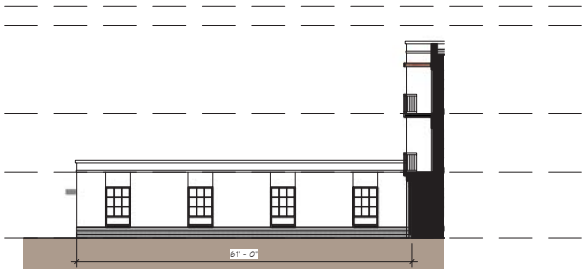
ELEVATIONS (PARTIAL)

A1-7

MATERIALS LEGEND	
	BRICK - GREY
	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT SIDING - WOOD LOOK



8 NORTHEAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



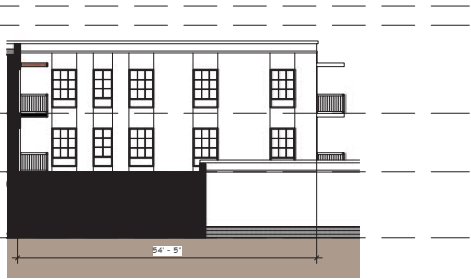
7 NORTHEAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



6 NORTHEAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



5 EAST - PARTIAL ELEVATION 5
A1-7 1/16" = 1'-0"



4 EAST - PARTIAL ELEVATION 4
A1-7 1/16" = 1'-0"



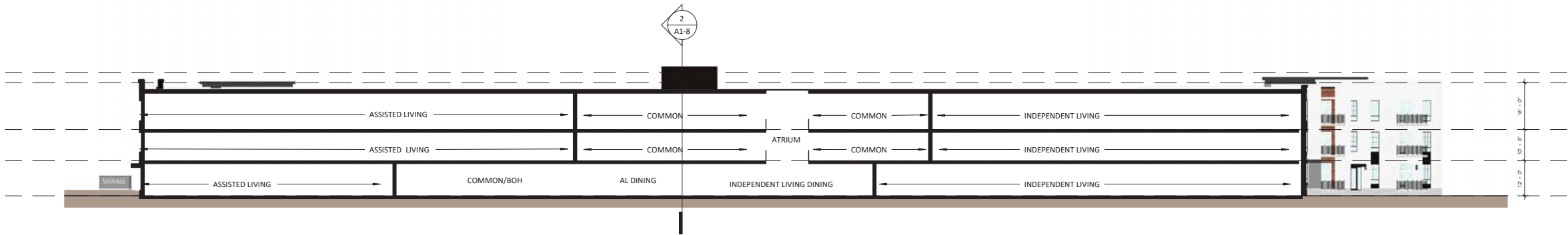
3 EAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



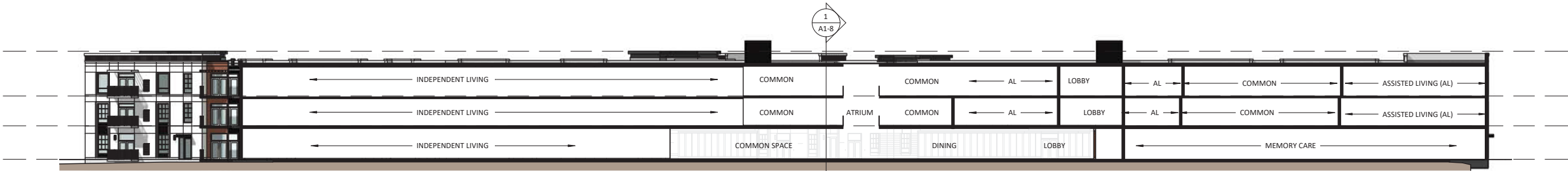
2 EAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



1 EAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



1 Building Section 1
A1-8 1" = 20'-0"



2 Building Section 2
A1-8 1" = 20'-0"

esc
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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KEY PLAN

Arlington Heights Senior

BUILDING SECTIONS

A1-8

BIRDSEYE VIEW AT MAIN ENTRY ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW APPROACHING MAIN ENTRY



PEDESTRIAN VIEW AT FRONT PLAZA



PEDESTRIAN VIEW AT MAIN ENTRY

BIRDSEYE VIEW AT NORTHWEST CORNER AT ARLINGTON HEIGHTS RD AND SEEGER'S RD



PEDESTRIAN VIEW AT NORTHWEST CORNER



BIRDSEYE VIEW AT SECONDARY ENTRY ALONG SEEGER'S RD



PEDESTRIAN VIEW AT SECONDARY ENTRY

PEDESTRIAN VIEW AT SECONDARY (NORTH) ENTRY



BIRDSEYE VIEW AT NORTHEAST CORNER ALONG SEEGER'S RD NEAR TONNE DR



PEDESTRIAN VIEW AT NORTHEAST CORNER



BIRDSEYE VIEW ALONG TONNE DR AT NORTHEAST CORNER

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Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT MEMORY CARE GARDEN



PEDESTRIAN VIEW IN MEMORY CARE GARDEN



BIRDSEYE VIEW ALONG TONNE DR



PEDESTRIAN VIEW ALONG TONNE DR

PEDESTRIAN VIEW IN INDEPENDENT LIVING COURTYARD



BIRDSEYE VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BPEDESTRIAN VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BIRDSEYE VIEW AT POOL TERRACE AND LAWN

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PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN POOL TERRACE AND LAWN



PEDESTRIAN VIEW AT POOL TERRACE AND LAWN



BIRDSEYE VIEW AT SOUTHWEST CORNER ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW AT SOUTHWEST CORNER

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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

BRICK - GRAY

ENDICOTT MANGANESE
IRONSPOT VELOUR, OR EQUAL -
NORMAN



FIBER CEMENT SIDING PANEL - WHITE

HARDIE PANEL VERTICAL
SIDING, OR EQUAL - SMOOTH -
WHITE



FIBER CEMENT LAP SIDING - WOOD LOOK

WOODTONE RUSTIC SERIES, OR
EQUAL - OLD CHERRY FINISH



10/28/2020

esg

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EXTERIOR MATERIALS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

WINDOW FRAMES

PELLA IMPERVIA SERIES, OR
EQUAL (FIXED AND
AWNING) - FIBERGLASS -
BLACK



BALCONY DOOR + TRANSOM

PELLA IMPERVIA SLIDING PATIO
DOOR, OR EQUAL - FIBERGLASS -
WHITE



PEERLESS SWING DOOR, OR
EQUAL - ALUMINUM - WHITE



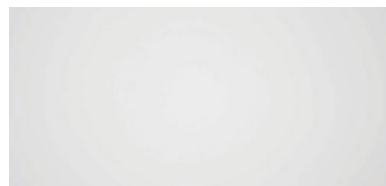
BALCONY DESIGN

ALUMADECK METAL
RAILINGS, OR EQUAL - BLACK

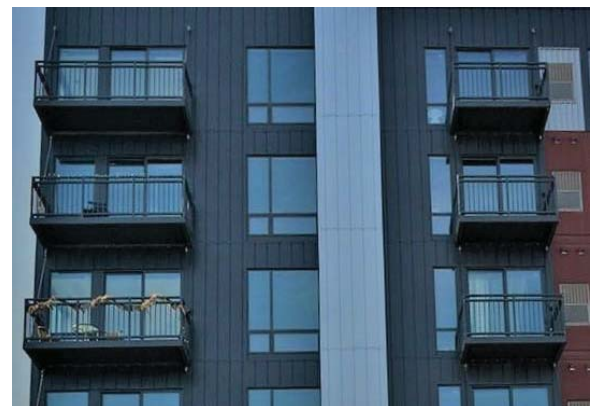


RAILING

ALUMADECK METAL
FASCIA/SOFFITS, OR EQUAL -
LIGHT GRAY



SOFFIT/FASCIA



10/28/2020

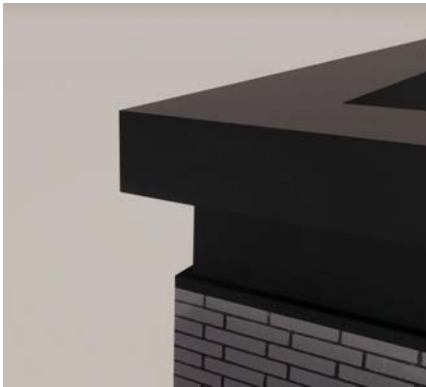
MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

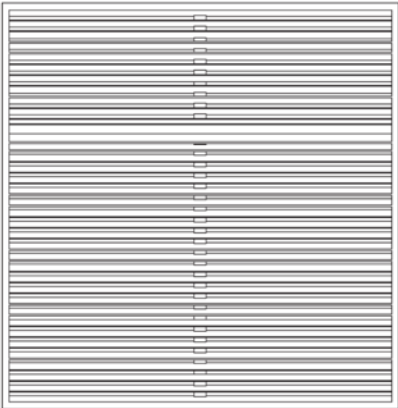
ROOF EDGE FASCIA AND PARAPETS

SHEET METAL -
BLACK AT GRAY BRICK AND
WOOD LOOK,
WHITE AT WHITE SIDING



MECHANICAL LOUVER

MAGIC-PAK ALVRAL 1 LOUVER,
OR EQUAL - PAINTED TO MATCH
EXTERIOR MATERIAL



10/28/2020

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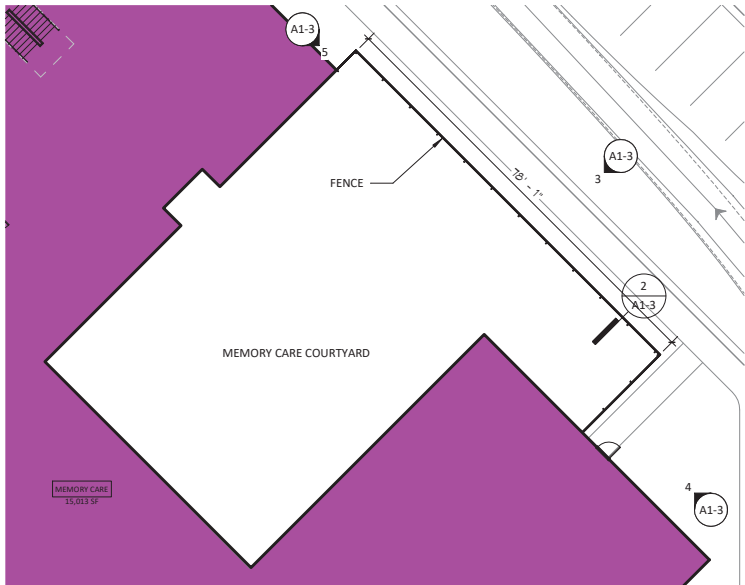
220601
PROJECT NUMBER
Author Checker
DRAWN BY CHECKED BY

KEY PLAN

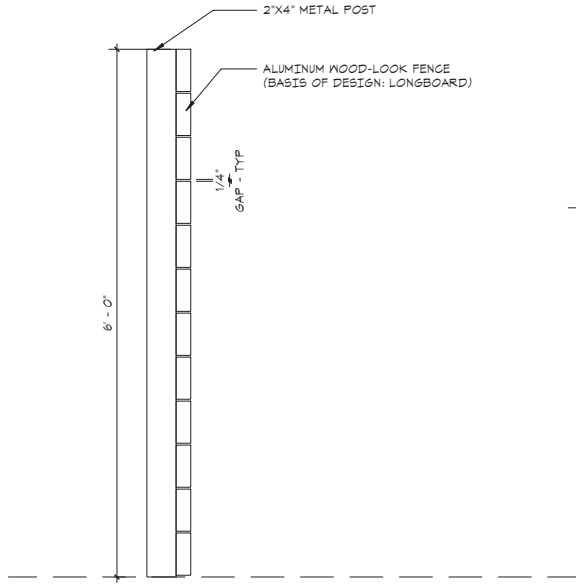
Arlington Heights Senior

SITE DESIGN ELEMENTS

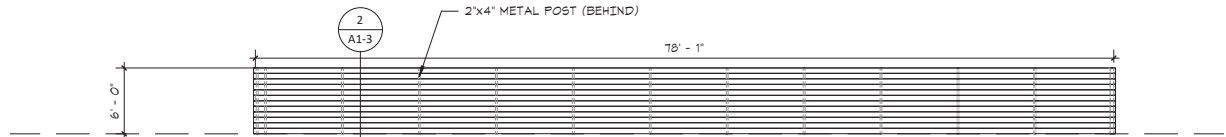
A1-3



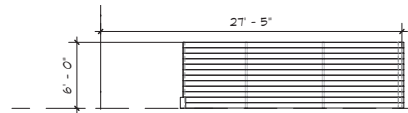
1 MEMORY CARE FENCE - ENLARGED PLAN
A1-3 1/16" = 1'-0"



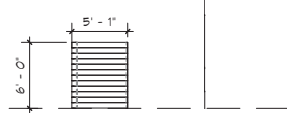
2 MEMORY CARE FENCE - SECTION
A1-3 1" = 1'-0"



3 MEMORY CARE FENCE - ELEVATION 1
A1-3 1/8" = 1'-0"



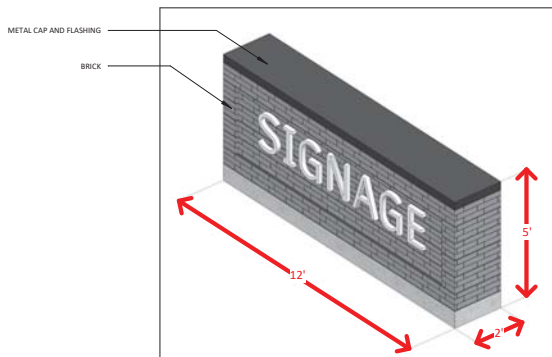
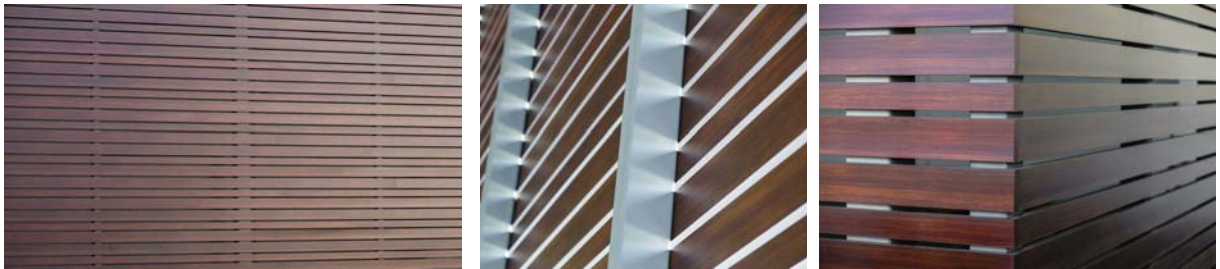
4 MEMORY CARE FENCE - ELEVATION 3
A1-3 1/8" = 1'-0"



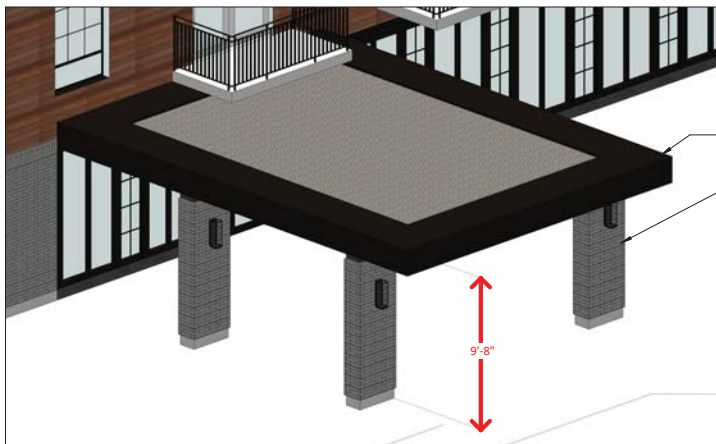
5 MEMORY CARE FENCE - ELEVATION 2
A1-3 1/8" = 1'-0"

FENCE MATERIAL

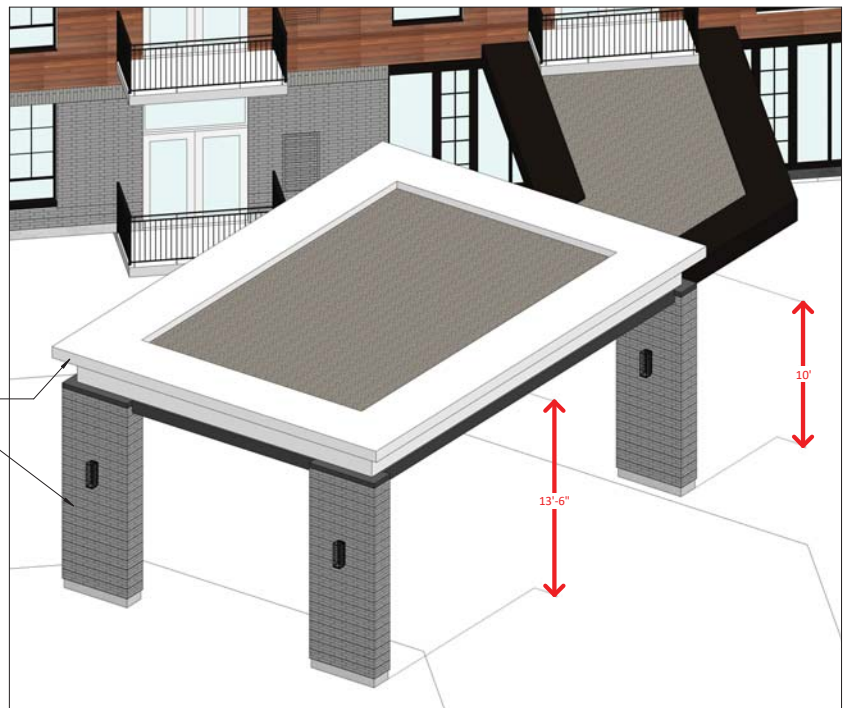
ALUMINUM WOOD-LOOK FENCE/SCREEN
(BASIS OF DESIGN: LONGBOARD, COLOR TO MATCH THE WOOD-LOOK LAP SIDING ON THE BUILDING)



MONUMENT SIGN DETAIL



SECONDARY ENTRY CANOPY DETAIL



PRIMARY DROPOFF CANOPY DETAIL



Design Commission 6/22/2021

Item: DC#21-047 - 801 N. Forrest Ave - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 801 N. Forrest Lane. This recommendation is based on the architectural plans dated 10/5/18 and received 10/22/18, revised site plan, exterior elevations, and material list dated and received 10/30/18, and the following:

1. Evaluate how the proposed modern design with commercial appearance fits with the character of the neighborhood.
2. Evaluate the garage massing and prominence.
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

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 801 N. Forrest Avenue
Project Address: 801 N. Forrest Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 15, 2021

PETITION INFORMATION:

DC Number: 21-047
Petitioner Name: Anthony Papanicholas
Petitioner Address: 20 W Northwest Highway, Unit 613
Mt Prospect, IL 60056
Meeting Date: June 22, 2021

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new a new single-story residence with an attached two-and-a-half-car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,760 square feet and the proposed residence will have approximately 8,350 square feet. The proposed design complies with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 111 feet
Building Height	25 feet maximum	23.5 feet to top of wall
FAR	8,928 SF	8,350 SF
Building Lot Coverage	8,928 SF	8,844 SF
Impervious Surface Coverage Total	14,880 SF	11,665 SF

Background

This project previously received Design Commission approval on November 13, 2018. The existing house was demolished, but the new house was never built so the Design Commission approval expired. At this time, the petitioner intends to proceed with construction of the new house based on the previously approved plans, which have been resubmitted for re-review.

2018 Staff Report

This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. There are numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

The proposed design is distinctively modern with a flat roof, geometric massing, and modern exterior material selections. Per the Single-Family Design Guidelines, the Design Commission should evaluate how the proposed house fits with the character of the neighborhood. The context elevation exhibit illustrates that the scale of the house is not necessarily out of scale with the adjacent large homes, but the flat roof massing and large entrance canopy create a somewhat commercial appearance that may not be appropriate in this location surrounded by traditional homes with pitched roofs. Additionally, the garage mass on the front of the house is large and prominent. The 17-foot tall side garage wall with black siding may be too jarring to the streetscape and the neighboring home. The existing evergreen tree does help to soften the impact.

2018 Meeting Summary

Two residents from this street expressed concern about the large square footage of the house.

Overall, the Design Commissioners supported the proposed modern design in this location. However, there was some concern and discussion about the large black garage side wall. It was suggested to incorporate the gray and/or wood siding to help break up the large black wall, and it was recommended to possibly lower the 18"-24" tall parapet walls.

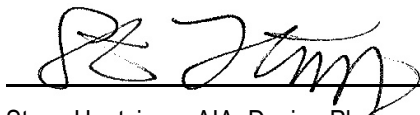
Project Update

Staff reiterates the same concerns as reported in 2018 regarding fitting in with the traditional context, the commercial character of the proposed design, and the large black garage wall.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 801 N. Forrest Lane. This recommendation is based on the architectural plans dated 10/5/18 and received 10/22/18, revised site plan, exterior elevations, and material list dated and received 10/30/18, and the following:

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



June 15, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-047

BOUNDARY AND TOPOGRAPHIC SURVEY

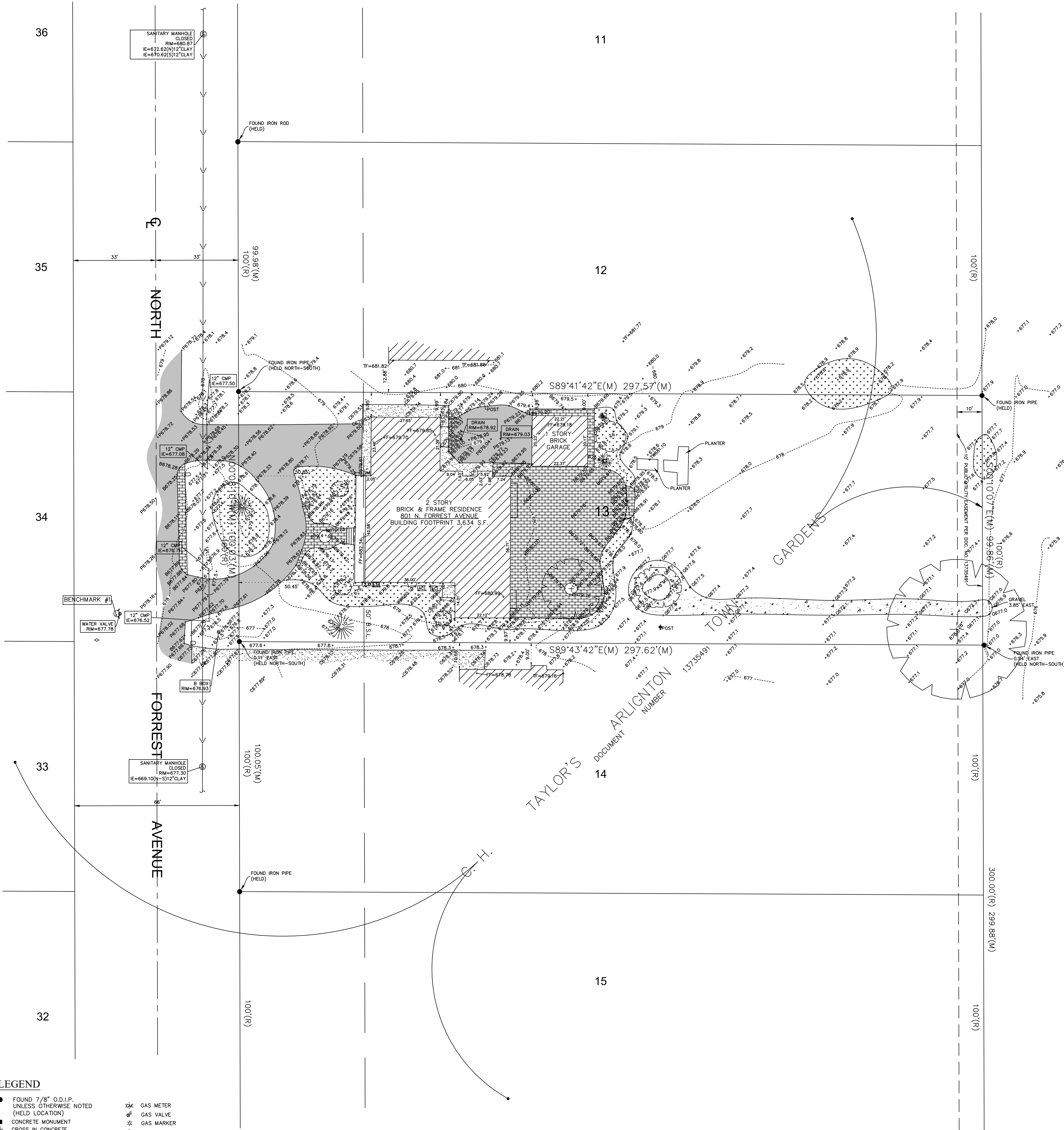
LEGAL DESCRIPTION

LOT 13 IN C. H. TAYLOR'S ARLINGTON TOWN GARDENS, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 1946 AS DOCUMENT NUMBER 13735491, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- ⊠ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC MARKER
- ⊠ ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- ⊠ OVERHEAD TRAFFIC SIGNAL
- ⊠ TRAFFIC SIGNAL MANHOLE
- ⊠ LIGHT
- ⊠ LIGHT POLE
- ⊠ HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ POST INDICATOR VALVE
- ⊠ SIAMASE WATER CONNECTION
- ⊠ WATER MARKER
- ⊠ WATER METER
- ⊠ VALVE BOX
- ⊠ B/BOX
- ⊠ TELEPHONE MANHOLE
- ⊠ TELEPHONE NETWORK INTERFACE
- ⊠ TELEPHONE MARKER
- ⊠ TELEPHONE PEDESTAL
- ⊠ CABLE TELEVISION PEDESTAL
- ⊠ GAS METER
- ⊠ GAS VALVE
- ⊠ GAS MARKER
- ⊠ DOWN SPOUT
- ⊠ BORING HOLE
- ⊠ MONITORING WELL
- ⊠ GATE POST
- ⊠ BOLLARD POLE
- ⊠ SIGN
- ⊠ FLAG POLE
- ⊠ MAILBOX
- ⊠ SANITARY SEWER
- ⊠ CONCRETE SURFACE
- ⊠ DEPRESSURE CURB
- ⊠ GRAVEL SURFACE
- ⊠ LANDSCAPE AREA
- ⊠ STONE SURFACE
- ⊠ DETECTABLE TACTILE
- ⊠ WARNING SURFACE
- ⊠ WOOD FENCE
- ⊠ CHAIN LINK FENCE
- ⊠ METAL FENCE
- ⊠ METAL GUARDRAIL
- ⊠ OVERHEAD TRAFFIC ARM
- ⊠ BITUMINOUS PAVEMENT
- ⊠ CONCRETE SURFACE
- ⊠ DEPRESSURE CURB
- ⊠ GRAVEL SURFACE
- ⊠ LANDSCAPE AREA
- ⊠ STONE SURFACE
- ⊠ DETECTABLE TACTILE
- ⊠ WARNING SURFACE
- ⊠ WOOD FENCE
- ⊠ CHAIN LINK FENCE
- ⊠ METAL FENCE
- ⊠ METAL GUARDRAIL
- ⊠ OVERHEAD TRAFFIC ARM

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VOP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- F.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSURE
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TF = TOP OF WALL
- TF = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS

BENCHMARKS

REFERENCE BENCHMARK:
NGS MONUMENT
DESIGNATION: LD022
P.O.C. 043999

STEEL ROD IN SLEEVE, TO REACH FROM THE INTERSECTION OF US HIGHWAY 14 AND WILKE ROAD IN ROLLING MEADOWS, IL GO SOUTH ON WILKE ROAD FOR 2.1 KM TO NEW WILKE ROAD, CONTINUE SOUTH ON NEW WILKE ROAD FOR 0.5 KM TO THE STATION ON THE LEFT. THE STATION IS 59.1 FT EAST OF THE EDGE OF CURB OF NEW WILKE ROAD, 14.8 FT SOUTH OF THE OF THE BACK OF CURB OF THE SUNSET MEADOWS PARKING LOT AND 7.2 FT EAST OF THE EDGE OF PARK SIDEWALK.

DATUM: NAVD83
ELEVATION = 680.73

SITE BENCHMARKS:
SITE BENCHMARK #1
SOUTHWEST CORNER BOLT ON FIRE HYDRANT ON WEST SIDE OF FOREST AVE. OPPOSITE SOUTHWEST CORNER OF SITE.
ELEVATION = 679.50

SITE BENCHMARK #2
SOUTHWEST CORNER BOLT ON FIRE HYDRANT ON WEST SIDE OF FOREST AVE. NEXT FIRE HYDRANT SOUTH OF SITE BENCHMARK 1.
ELEVATION = 677.34

LINE LEGEND

- LIMITS OF LAND PER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 05/19/2018. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

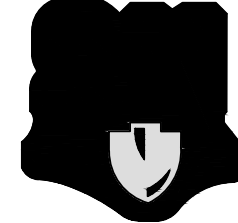
COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.022778
LICENSE EXPIRES 4/30/19

BY: _____ DATE: 06/04/2018

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/18

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



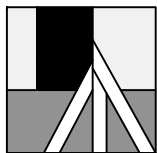
Know what's below.
Call before you dig.

PROJ. NO.: 180175

1 OF 1

SCALE: 1" = 20'

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

801 N. Forrest Avenue
Arlington Heights, Illinois

CLIENT

Nicholas & Associates
1001 Techanville Drive
Mt. Prospect IL 60056

DATE: 05-21-18

PC JC

DRAWN BY: RHM

CHECKED BY: DF

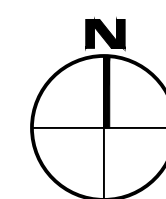
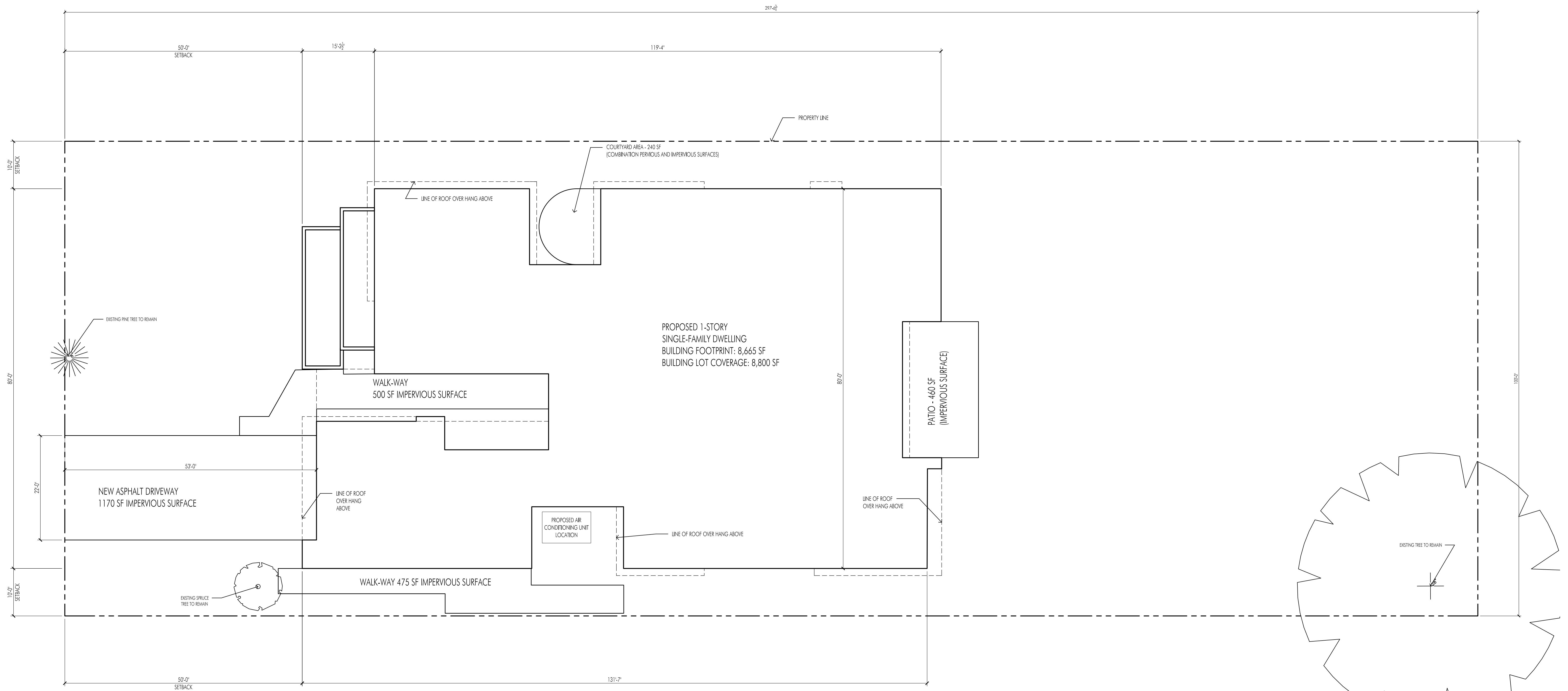
BOOK 529 PG 79

NO.

REVISIONS

DATE

BY



PROPOSED SITE PLAN

SCALE: 1"=10'-0"



Property to Left 3
835 N Forrest Avenue



Property to Left 2
833 N Forrest Avenue



Property to Left 1
811 N Forrest Avenue



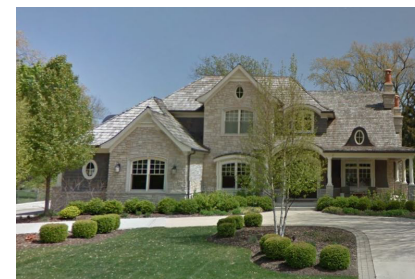
Subject Property
801 N Forrest Avenue



Property to Right 1
733 N Forrest Avenue



Property to Right 2
719 N Forrest Avenue



Property to Right 3
712 N Forrest Avenue

FORREST AVENUE



Property Across 1
800 N Forrest Avenue



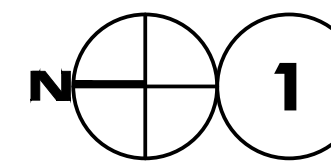
Property Across 2
732 N Forrest Avenue



Property Across 3
722 N Forrest Avenue

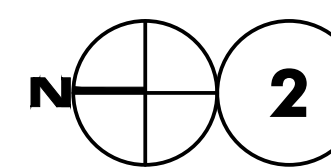
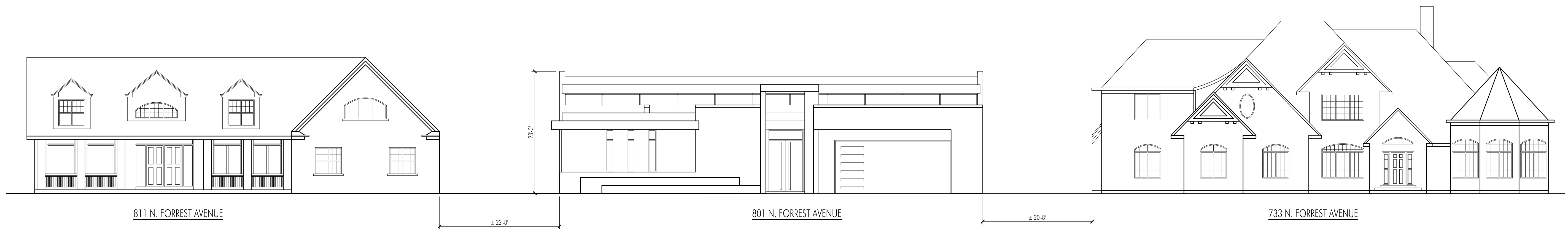


New Residence for Tony Papanicholas
801 N. Forrest Avenue
Project No. 18034
October 05, 2018



EXISTING CONTEXT ELEVATION

SCALE: 1"=10'-0"



PROPOSED CONTEXT ELEVATION

SCALE: 1"=10'-0"

view from northwest



New Residence for Tony Papanicholas

801 N. Forrest Avenue

Project No. 18034

October 05, 2018

forrest avenue elevation



New Residence for Tony Papanicholas
801 N. Forrest Avenue
Project No. 18034

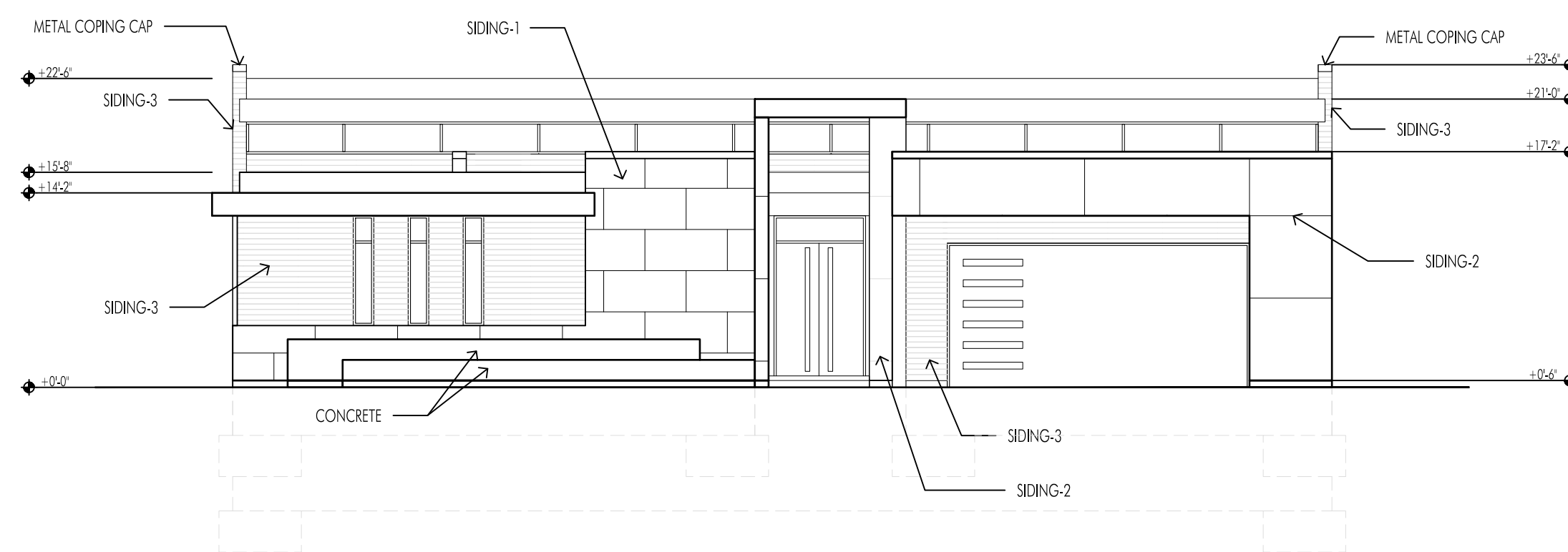
October 05, 2018

view from southwest

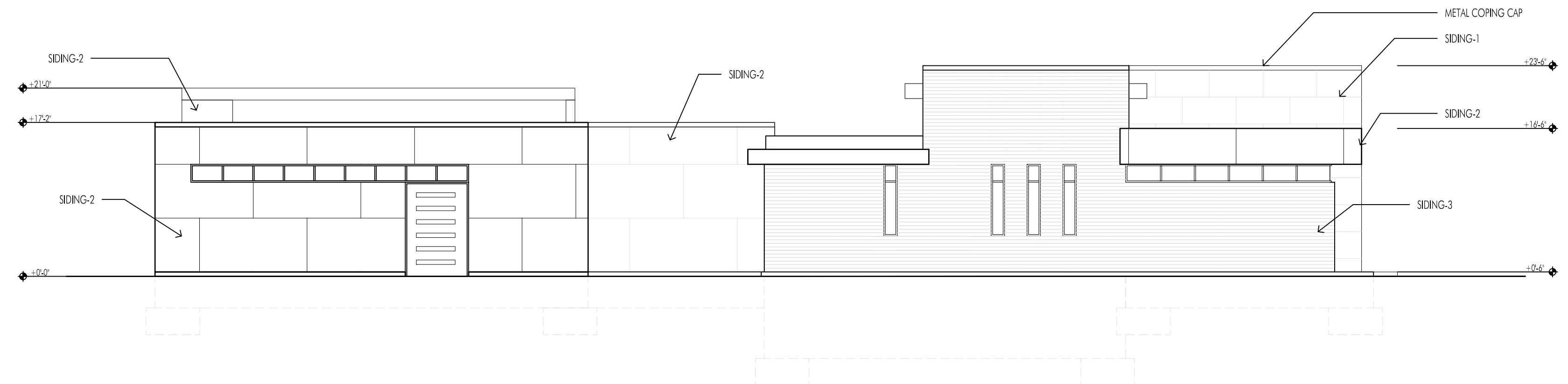


New Residence for Tony Papanicholas
801 N. Forrest Avenue
Project No. 18034

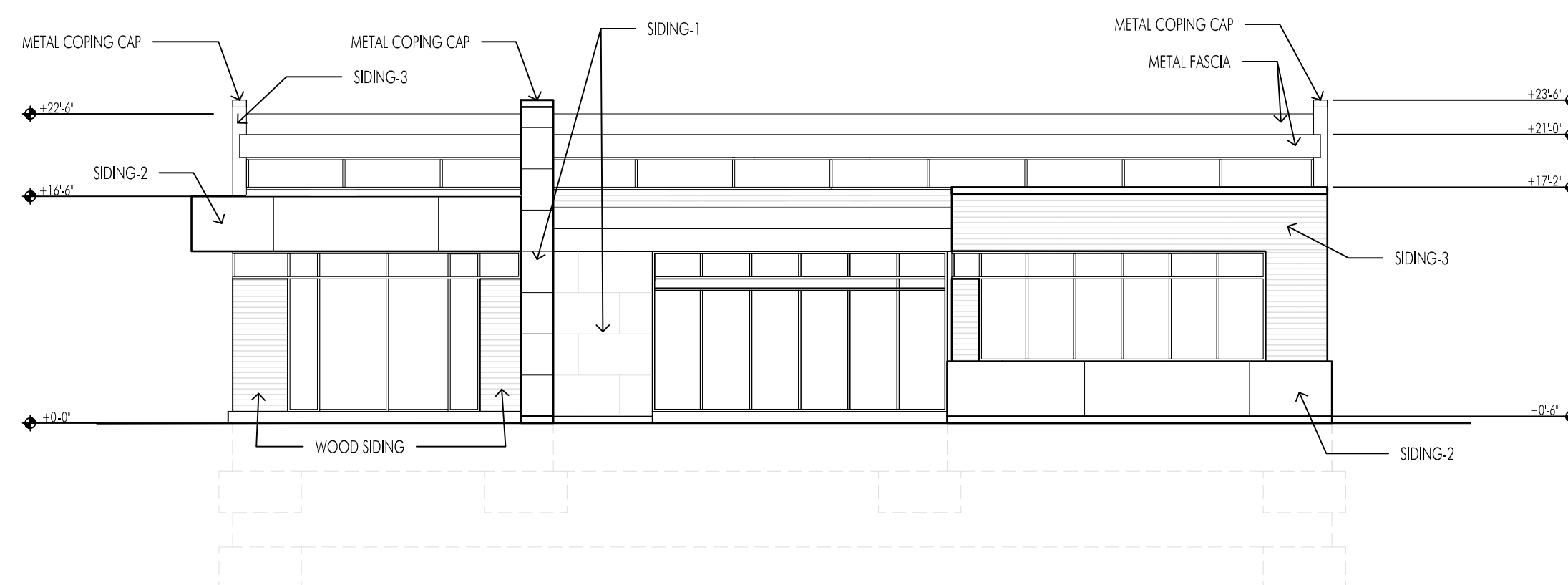
October 05, 2018



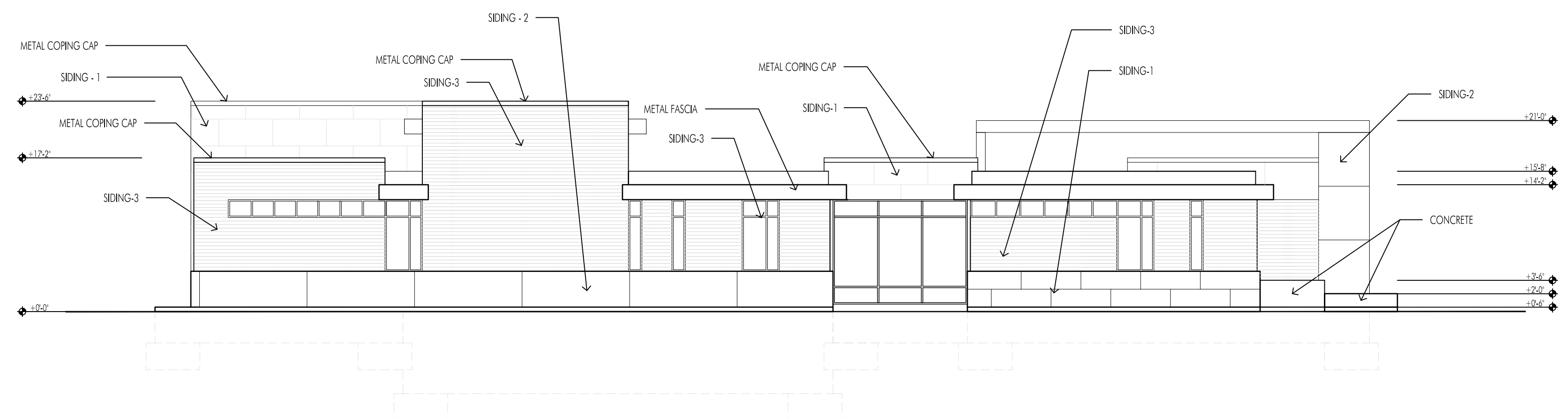
1 PROPOSED WEST ELEVATION
SCALE: 1"=10'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1"=10'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1"=10'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1"=10'-0"

New Residence for Tony Papanicholas
801 N. Forrest Avenue

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
SIDING -1	FIBER CEMENT	NICHIHA	IndustrialBlock CONCRETE EPC601F
SIDING-2	FIBER CEMENT	SWISS PEARL	CARAT (BLACK OPAL 7020)
SIDING-3	WOOD (1X4 WESTERN RED CEDAR) FINE LINE TONGUE & GROOVE (3/16" GROOVE)	REAL CEDAR	NATURAL WOOD
WINDOWS	ALUMINUM	MARVIN	GLASS/BLACK
GARAGE DOOR	CANYON RIDGE® COLLECTION MODERN SERIES	CLOPAY	MAHOGONY
ROOF	EPDM	Johns Mansville	BLACK
TRIM/FASCIA	24 GA STEEL / ALUMINUM	PAC-CLAD	BLACK

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 13, 2018

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt

Members Absent: Jonathan Kubow
Scott Seyer

Also Present: Tony Papanicholas, Owner for 801 N. Forrest Ave.
Jeff Huck, Arcon Associates for 801 N. Forrest Ave.
Alan Leskiv, Leader Architects for 1719 N. Verde Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 23, 2018

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF OCTOBER 23, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#18-096 – 801 N. Forrest Ave.

Tony Papanicholas, the owner, and Jeff Huck, Architect representing *Arcon Associates*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence with an attached two-car garage and detached two-car garage to allow construction of a new single-story residence with an attached two-and-a-half-car garage. The proposed design complies with the R-E zoning requirements. This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. There are numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

The proposed design is distinctively modern with a flat roof, geometric massing, and modern exterior material selections. Per the Single-Family Design Guidelines, the Design Commission should evaluate how the proposed house fits with the character of the neighborhood. The context elevation exhibit illustrates that the scale of the house is not necessarily out of scale with the adjacent large homes, but the flat roof massing and large entrance canopy create a somewhat commercial appearance that may not be appropriate in this location surrounded by traditional homes with pitched roofs. Additionally, the garage mass on the front of the house is large and prominent. The 17-foot tall side garage wall with black siding may be too jarring to the streetscape and the neighboring home. The existing evergreen tree does help to soften the impact.

Staff recommends the Design Commission evaluate how the proposed modern design with a somewhat commercial appearance fits with the character of the neighborhood, and the massing and prominence of the garage.

Mr. Papanicholas said that Staff comments were all accurate. He was just trying to achieve a modern look for the home where he has lived for 9 years. He has seen a lot of traditional homes built in this neighborhood and wants a modern design that better suits his style.

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

PUBLIC COMMENT

Dori Franck, 630 N. Forrest Avenue. She asked what the square footage of the new home would be, and Mr. Papanicholas replied that the one-story home would be approximately 8,000 square feet. Ms. Franck also asked if the new home met zoning requirements, and Mr. Hautzinger replied that the new home met code for floor area, building lot coverage, and impervious surface coverage.

Pauline Aul, 835 N. Forrest Avenue. She said that 8,000 square feet for a ranch was pretty big, and she asked if the new home would have a 50-foot setback from the front. Mr. Hautzinger said that a 50-foot front yard setback is being proposed, which is the maximum required in this R-E zoning district. Ms. Aul also asked about any issues with water, and Chair Fitzgerald explained that grading would be reviewed and approved by the Engineering Department to ensure that additional water is not going into the neighboring properties. It was also stated that no variations are being requested for the new home. Ms. Aul said that there are existing water issues on this block, and 8,000 square feet covers a lot of land. She was also concerned that the new home is 8,000 square feet and different than all the other homes on the block, and she hoped the owner really considered that. The block has improved a lot in the 45 years she has lived here, with much larger homes replacing the original small ranch homes.

Public comment was closed at this time.

Commissioner Eckhardt asked if the new home would have a basement and Mr. Papanicholas said there would be a partial basement of approximately 4,500 square feet, including mechanical equipment. Commissioner Eckhardt said that the commissioners sometimes see this style of residential architecture, and although there are not a lot in the

Village, he respects the owner's decision for this style of architecture. He felt the 8,000 square feet being proposed is appropriate for this lot. He pointed out that the material samples provided are not completely compatible with the renderings; the buff surface is really gray, and the dark surface is black; so it is a little more muted than it appears. He could appreciate the aesthetic of the garage and the massing is okay for him, but he wondered about reversing the colors to be a black garage door with wood surround because the black is a pretty harsh color and a big mass on the front of the home. He was a little concerned about this. He was okay with the massing of the rest of the home, and understood what the petitioner is trying to do. Commissioner Eckhardt also asked about a patio on the rear of the home and Mr. Papanicholas explained that there will be a four season room on the rear of the home with a small patio adjacent to it, as well as a bar area to the north of the four season room that will open to the outside. Commissioner Eckhardt had no further comments at this time, with the option of making additional comments after more discussion.

Commissioner Kingsley applauded the petitioner for bringing in a design that speaks to him, even though the design is different. She is not afraid of having something be different, as long as it is done well, and just the materials alone, speak to how nice the details of the home should look. She was unsure about the black color, but really liked the change in material of the garage; she liked seeing a different material on the outside corner versus the inside corner. The majority of the home is cedar, with black as an accent color, and she suggested a less intense black color for the south elevation that faces the adjacent home; however, overall the color and material do not bother her too much.

Commissioner Kingsley asked how tall the parapets would be and Mr. Papanicholas said 18 to 24-inches. Commissioner Kingsley understood that the parapet height is a reflection of the ceiling height, but she felt the garage seemed a little bit tall, and the home did not appear pedestrian scaled. She reiterated that she liked the materials and she liked the massing, but felt the scale of the garage was pretty tall with a 10 foot tall door and asked if any of the parapets could be lowered, without giving up any of the detailing. Commissioner Kingsley also liked how much emphasis was put into the front garden area and the walls, and hoped that it is developed as shown, which Mr. Papanicholas said would happen. With regards to the 8,000 square feet being proposed, Commissioner Kingsley said it would be interesting to look at the actual number for impervious surface or building lot coverage; how much land the new home is taking up. She also felt that this project would be good for anything sustainable, such as a planted roof.

Chair Fitzgerald really liked the new home. He felt it was spectacular and looked extremely high-end, and it would look great now and 50 years from now. He was okay with the garage on the front elevation and the general scale of the home, and although he had not considered bringing down the garage as suggested by Commissioner Kingsley, he saw the point to that and was interested in hearing more about it. He liked the materials being proposed and felt the home looked great, and even though it is very different than the other homes on the block. The design is very well done and will stand the test of time, and he is in favor of it.

Commissioner Eckhardt re-visited his concerns about the garage. The entire garage is black, except for some wood panels with lights, and the garage door. The home is articulated between black, warm grey, and the cedar color. He pointed out that the joints shown on the elevations do not seem to be in coordination with the renderings, and he questioned what is actually being built. He also wondered if some wood could be incorporated into the side elevation, which is black and massive as currently proposed. Mr. Papanicholas replied that there will not be a random joint pattern; it will be a symmetrical running bond pattern.

Mr. Huck thanked the commissioners for their comments. He said that they looked at using 3 different materials for the new home; simplified them and detailed them nicely. They looked at cedar being the predominant material, with a lot of cedar wrapping on the rear elevation and the only non-cedar elements on the back of the home being the panel, the eyebrows and the base. The north elevation will be all cedar that wraps around to the front elevation, and the south elevation will have a large piece of cedar that wraps around to the rear elevation, giving quite a bit of the warm cedar on the back and very little of the dark color. They want to introduce the cedar as something different on the front corner of the home.

Commissioner Eckhardt said he was okay with the front elevation and the front corner of the home, and he was okay with extending it somewhat down the south elevation; however, he wondered if some of the grey color could be introduced into the big black box across the rear elevation. Mr. Papanicholas clarified that a rendering of the rear elevation was not provided, and the black box Commissioner Eckhardt is referring to is actually the side of the garage on the south elevation, not the rear elevation. Mr. Papanicholas added that a change was made to the south elevation after meeting with Staff; all the mechanical on the south elevation was recessed by jogging the wall back and adding landscaping. He explained that the dark prominent color was chosen because their research showed it to be a complimentary color to the wood, and a color they feel most comfortable with in achieving everything they want to achieve.

Commissioner Eckhardt reiterated that he had no issue with the front elevation; his concerns are when it turns and goes down the side of the home and looks like a big black box. Mr. Huck presented a 3-D rendering showing the south elevation from the adjacent neighbor's front yard, which will not be seen from the further back from the street. Mr. Papanicholas added that there will be 10-foot setbacks on the sides of the home. Mr. Huck explained that the rendering makes the dark color look very black, when it is actually a charcoal color. Commissioner Eckhardt said that he was satisfied with the black aesthetic of the massing on the side elevation and the garage.

Commissioner Kingsley asked if all the corners would be mitered, and Mr. Papanicholas replied that there will be a reveal channel at the fiber cement corners; however, all the corners of cedar will be mitered. Commissioner Kingsley also reviewed the materials and colors being proposed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 801 N. FORREST AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 10/05/18 AND RECEIVED 10/22/18, REVISED SITE PLAN, EXTERIOR ELEVATIONS, AND MATERIAL LIST DATED AND RECEIVED 10/30/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PARAPETS BE LOOKED AT TO SEE IF THE HEIGHTS SHOULD BE LOWERED.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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