



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 14, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 4/23/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#19-036 - Arlington Heights Promenade - 305 E. Rand Rd. / Commercial

VII. OTHER BUSINESS

A. 4 N. Douglas Apartments - Multi-Family / Preliminary Review

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
5/14/2019

Item: Minutes - 4/23/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 4/23/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 23, 2019

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Scott Seyer
Ted Eckhardt
Jonathan Kubow

Members Absent: None

Also Present: Joe Perry, Owner of 38 *N. Belmont Ave.*
Paul Rogner, ParCraft Ltd. For 38 *N. Belmont Ave.*
Jim Wells, Urban Street for *The Boulevard*
Doug Wirth & Joe Maschel, BSB Design for *The Boulevard*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 9, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF APRIL 9, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

SINGLE-FAMILY ADDITION REVIEW

DC#19-029 – 38 N. Belmont Ave.

Paul Rogner, representing *ParCraft Ltd*, and Joe Perry, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing two-story house, including an expanded second floor addition and a new two-car detached garage. The proposed deck on the rear of the house encroaches 3.5 feet into the required exterior side setback, and the proposed second floor addition encroaches 2 feet into the required exterior side setback, plus an additional two feet for the roof eave. The design will either need to be revised to comply with code, or variations requested from the Zoning Board of Appeals. The project does comply with all other R-4 zoning requirements.

The existing home was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable".

Given the historical significance of the existing house and neighborhood, it is great to see that the house is being preserved and thoughtfully expanded, while maintaining its historical charm and character. Overall, the proposed remodel is very nicely designed with very nice materials and colors. There is just one concern with the proposed design which is that the proposed two-story stairwell addition on the front of the house has a modern aesthetic that looks out of place with the bungalow style home and should be evaluated by the Design Commission. Plans were not provided for the detached garage, but it is recommended that it be a requirement to match the style, character, and materials of the house.

Mr. Rogner said the design of the stairwell on the front of the home was an attempt to do something a little different, somewhat of a 'glass box' with a u-shaped stair within it, and the shed roof was chosen because it was consistent with the two shed roofs on the back of the home, and it works with the staircase that goes down and approaches the front of the home, turning and continuing down to the first-floor. Mr. Rogner presented an alternate design of the stairwell elevation that shows the roof lowered about 1-1/2-feet and the overall scale of the windows decreased.

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

Commissioner Kubow said it was a great design. He liked the original design over the alternate design, and agreed with Staff's requirement that the new detached garage match the style, character, and materials of the home. He pointed out the different styles of architecture in the neighborhood, and he felt this home did not have to look like a Bungalow. He said that the proposed design took from what is happening around it and was very well done. He applauded the petitioner for not tearing down the home and building something new. Commissioner Kubow was in favor of the design as submitted.

Commissioner Seyer agreed with Commissioner Kubow's comments and felt the design was a nice modern interpretation of a Bungalow; he liked it for its aesthetics. He also reiterated Staff's requirement that the new detached garage should match the style, character, and materials of the home. He was indifferent to the alternate stairwell design that felt larger, even though the roofline was lowered. For this reason, he preferred the original design. He felt that the alternate design was a little tight at the roofline and could benefit from adding some breathing space around the corner where it appears to be pinching with the slope of the roof. He also was not against the idea of a larger, more modern type of window in that area. Commissioner Seyer liked the proposed design and he applauded the petitioner's efforts to keep the existing home and make it better.

Commissioner Kingsley agreed that it was nice to see the existing home remain and be improved, and also agreed with the comments about the new garage. She preferred the alternate design because it looked a little more modern, which she felt should be set off, and she acknowledged Commissioner Seyer's comment that the alternate design seems a little tight where the window head meets the roof. She also felt that the top 3 windows on the front elevation of the original design seem to be competing with the windows in the dormer, and she liked that the windows were lowered and are not competing in the alternate design. Commissioner Kingsley also commented about sun and heat on the front windows and the importance of finding the right window treatments.

Commissioner Eckhardt agreed with the concerns about sun and heat on the front windows, and pointed out that the original design had muntin space between the windows that could accommodate window coverings. He preferred the original design over the alternate because it was more in keeping with the rest of the home, and he suggested the homeowner invest in electric mecho shades for the front windows. Commissioner Eckhart had no other comments and said the home was well designed.

Chair Fitzgerald liked the original design that was submitted and had no concerns with the tower of windows or the stairwell element on the front of the home. However, after seeing the alternate design presented tonight, he liked it better than the original design, although he was okay with either option. He liked the comment made by Commissioner Kingsley that the top 3 windows on the front elevation do not compete with the dormer windows on the alternate design, which he felt looked cleaner and almost like the rest of the home had always been that way and a modern element was added to the front without trying to match it too well. Chair Fitzgerald also asked why the panels were brought up to the top of the railing on the right side elevation in front of the side door, and he suggested adding taller shrubs there to help soften the area. Mr. Rogner explained that the half wall currently exists, and they were trying to give privacy to the side entrance. Chair Fitzgerald also commented that he liked the deck and 2 stairways on the back of the home, but suggested eliminating one of the stairways to allow for more space in the small yard.

Commissioner Kingsley asked for clarification that the corners would be mitered and there would be no corner boards, as shown in the drawings and renderings, and Mr. Rogner agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 38 N. BELMONT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/15/19 AND RECEIVED 3/25/19, 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 DESIGN OF THE NEW DETACHED GARAGE MATCH THE STYLE, CHARACTER, AND MATERIALS OF THE HOME, TO BE REVIEWED BY STAFF.
2. A RECOMMENDATION TO CHOOSE EITHER OPTION FOR THE TWO-STORY STAIRWELL ADDITION ON THE FRONT OF THE HOME.
3. A RECOMMENDATION TO CONSIDER ELIMINATING ONE OF THE TWO STAIRWAYS ON THE DECK ON THE BACK OF THE HOME.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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; SEYER, AYE; KUBOW, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. MULTI-FAMILY REVIEW

DC#19-032 – The Boulevard – 2015-2045 S. Arlington Heights Rd.

Jim Wells, representing *Urban Street*, and Doug Wirth and Joe Maschel, representing *BSB Design*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing 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 four new, five-story apartment buildings, a new single-story club building, and a separate future retail parcel. Each apartment building will have enclosed parking at the first floor, and a total of 60 apartment units on the top four floors. This project requires Plan Commission review and Village Board approval for Rezoning, Subdivision, and PUD approval. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

This project received a preliminary Design Commission review on February 26, 2019, with a summary of comments as follows:

Club Building:

- o A minor comment to consider adding a stone base to the brick piers flanking the entry.

Apartment Buildings:

- o The Design Commissioners felt that the scale and proposed materials were nice, but overall they felt the proposed design was too busy and chaotic, and they strongly encouraged simplifying it. Specific comments included:
 - Too many “ins and outs” along the exterior walls looks too busy.
 - The brise-soleil style cornice looks too commercial as compared to the traditional style club building.
 - The appearance of the downspouts are too prominent.
- o The Design Commissioners emphasized the importance of nice detailing at the first floor parking garage wall, and there was concern about the appearance of large flat metal panels at pedestrian eye level.
- o The Design Commissioners wanted the building entrances to be highlighted and obvious.

Sustainable Design Features:

- o Sustainable “green” design was encouraged, and a list of sustainable features was requested.

Based on the feedback received at the preliminary Design Commission review, the petitioner has made the following changes to the proposed design:

Club Building:

- o A cast stone band was added to the brick entry columns, to align with the continuous sill detail on all of the building walls.

Apartment Buildings:

- o The overall massing and exterior elevations have been simplified as follows:
 - The in-and-out cornice at the top of the building has been changed to a continuous straight line with a simple metal parapet coping.
 - The brise-soleil cornice detail at the corners has been omitted, and the cornice detail has been enhanced to match the club building cornice.
 - The prominent dark bronze downspouts have been omitted.
 - The prominent dark bronze wall louvers have been changed to match the color of the wall to minimize their appearance.
 - The massing of the end wall elevations has been redesigned with a balanced appearance.

- o The design of the first floor level has been enhanced with spandrel glass windows on all sides of the building.
- o The main entry tower has been widened, and is now a clearly identifiable focal point of the design.
- o Sustainable Design Features. A list of sustainable design features has been requested from the petitioner.

Overall, the proposed buildings are very nicely designed with nice materials, scale, proportion, and detailing. The petitioner did a very good job responding to the Design Commission's preliminary comments, and Staff has only a few minor design recommendations:

- The outlining of the third and fourth floor windows on the entry tower with white "Cobblestone" wall panels appears out of place with the rest of the design. It is recommended to limit the white wall panels in this location to just the spandrels above and below the windows, to match the detailing on the corner towers.
- The walls between the balconies with side-by-side mechanical grilles are highlighted with white "Cobblestone" wall panels. It is recommended that these areas be changed to the base "Monterey Taupe" wall color to avoid highlighting these areas.
- Consider changing the metal parapet coping at the apartment building walls to a slightly larger and more decorative profile to enhance the design.
- Decorative wall sconce lights are recommended to be added to the brick walls flanking the apartment entry. Consider placing the sconces above the canopy at the third floor line with up and down lighting to enhance and highlight the building entrance.

All rooftop mechanical equipment is required to be screened from public view. All buildings include perimeter parapet walls to screen the rooftop mechanical equipment. Exterior wall-mounted equipment and meters must also be screened from view. The locations of these items is not yet determined. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it should be located on the side or rear elevations, away from the street frontages.

There is no signage as part of the proposal tonight. For residential developments, Chapter 30 Sign Code allows development identification signs at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed. Such signs shall be limited to the name of the subdivision or development and shall be no more than 25 square feet in area and six feet in height. The petitioner intends to provide code-compliant ground signage at the entrance driveways to the development, which has not yet been designed.

Mr. Wirth said that they focused their efforts on the simplification and clean-up of the design presented at the preliminary review, based on the comments made by the commissioners. In response to the previous comment about how 'green' the building will be, current LEED guidelines were followed and they believe the building will achieve a score of 40-44 on the LEED scale, which is entry level for a green building.

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

Commissioner Seyer concurred with all of Staff's comments. He agreed with the suggestion that the lighter wall panel color at the entry tower be treated as a spandrel condition which could help tie the entry tower with the corners, and he recommended making all of the recessed walls within the balconies the same color as the sidewalls, which would help make everything feel more solid. He also agreed that the parapet coping detail was oversimplified, and he liked the idea of changing it to a larger and more decorative scale, resulting in a bolder top. Commissioner Seyer still felt like the building was missing an entry, which was his previous comment as well, and he was unsure how to make the entry a bit stronger, although he suggested using lighting and signage. He wondered about how the spandrel glass sample for the parking garage level will look. He liked the way the darker glass looks in the rendering, but he expressed that it can be tricky to get the actual color of the spandrel glass correct. He encouraged the petitioner to pay attention to this detail so that it does not look inexpensive and cheap.

Commissioner Kingsley appreciated the changes that were made, and she concurred with the comments made by Staff. She also agreed that the cornice at the top of the buildings seems lacking, even though the petitioner addressed

the commissioner's previous comments, and she suggested a darker color for the fiber cement panels in the recesses of the cornice at the corners of the building. She also suggested more of a buff color for the cast stone, a color almost as close to the lightest color of fiber cement panel, instead of the bright white color being proposed. With regards to the proposed colors for the fiber cement panels, she was not in favor of how the green tone of the 'Monterey Taupe' color makes the 'Custom' color look purple. Mr. Wirth agreed with these concerns, and commented that he has never seen the 'Monterey Taupe' color look green like it does in this lighting tonight. Commissioner Kingsley encouraged further study of these two colors to make them better blend together. She had concerns about Staff's concern to add decorative lighting at the entry, due to possible glare, and cautioned the petitioner when choosing a fixture. She agreed with Commissioner Seyer's comments that the entry needs more emphasis, and she suggested making the doors on the first-floor wider than the window on the second-floor, so it looks like a door instead of a window with a canopy on it.

Commissioner Eckhardt said that for the record he was not at the first meeting, and while the original design was a little fussy and busy, he liked it better than the current design because it broke up the elevations; the current design looks a little too vanilla. Focusing on the towers, he felt the entrance was completely unremarkable and plain, which could possibly be fixed by making the entrance canopy wider at the ground floor; it needs more detail. The ends of the 2 towers on the previous design were somewhat accentuated and had some separation, while the current design is rather bland, and the spandrel panels are large with no decoration, just flat and smooth. He felt the previous balcony spacing worked well to break down the mass, where the current design has multiple punched windows in a row which looks more like a Marriott hotel elevation somewhere in Schaumburg; it is just too simple. Commissioner Eckhardt also said that in terms of the parapet cap between the towers, he felt the petitioner should go back to something from the previous design where there was a dark cap, white wall, and then another dark band, to create more interest. The previous design was a little busy up and down, but the current design went a little too far in the simplification study. Commissioner Eckhardt was fine with the clubhouse design.

Mr. Hautzinger commented that the original rendering shows deep looking, dark joints between the panels on the corner towers, whereas the panel joints in the new rendering are more washed out. He suggested a darker reveal detail to accentuate the panel joints. Mr. Wirth agreed and said that this was their intent on the original design, and one of the previous comments was that there are a lot of lines, it is very busy; the current design was an exercise in simplification.

Commissioner Kubow said that first and foremost, he was very happy to see redevelopment of this site and felt an apartment use would be great here and would help beautify the southern corridor of the Village. He liked the end elevations of the buildings, which were very clean, and he suggested doing something along the cornice lines, which currently felt a little thin at the top. He was struggling with the other elevations that feel a little commercial and went away from some of the interesting detailing that was done on the previous design. He hoped there was a way to marry both designs in some form or fashion, and he liked the material palette, which was very clean. He strongly felt that the entrances needed to be accentuated, and whatever the petitioner ends up doing with the corners could be included at the entrance areas as well, for more accentuation. He asked about the fenestration of the windows into the garage, and Mr. Wirth explained that there would be an aluminum storefront system with transparent glass wherever possible, although being a garage level, it would mostly be an opaque spandrel glass, which Commissioner Kubow felt was certainly an improvement.

With regards to the clubhouse, Commissioner Kubow felt that signage would help the building feel more like a clubhouse, because right now it did not quite feel that way. Mr. Hautzinger explained that the original proposal showed a sign that Staff advised the petitioner was not allowed in a residential development; the only signs allowed are ground signs at the driveway entrances, so the clubhouse wall sign was removed from the current proposal. Commissioner Kubow said the clubhouse felt a little commercial, although it was attractive, and some of the new details used on the towers could also be incorporated into the entrance of the clubhouse. The current design was very close and the petitioner did a good job responding to the previous comments from the commissioners, but he felt there still needed to be a little more fenestration added back into the building to get to the previous level of detail.

Chair Fitzgerald appreciated the changes that were made and the simplification of the building, but he agreed with the other commissioners that the cornice at the top needs to be beefed up, as well as the entrances. He felt the cleaner, simpler look would be more attractive for these big buildings, and the previous design was too much for him. Overall, he liked the project.

Mark Meskauskas, representing *Brian Properties* and the owner of the existing building, pointed out the metal awning that hangs off the clubhouse and suggested doing the same thing at each of the entrances on the apartment buildings. The petitioner replied that they were receptive to looking at a larger awning condition and if possible a wider entry and additional glazing. Mr. Hautzinger suggested raising the canopy and entrance feature for a more prominent appearance.

Chair Fitzgerald said that it appears as though there are changes to be made, and he asked the commissioners if Staff could review and approve those changes, or if the petitioner should return to the Design Commission. Commissioner Kubow said that he was not here for the preliminary review of the project, but he wanted to be fair and realistic with the petitioner because they took to heart the previous comments and made changes to the design, some of which the commissioners were now asking the petitioner to take back, so he felt the design changes should be reviewed by Staff. Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS FOR 'THE BOULEVARD' TO BE LOCATED AT 2015-2045 S. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/19/19, 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 PETITIONER WORK CLOSELY WITH STAFF ON ALL OF STAFF'S RECOMMENDATIONS, TO MARRY BOTH DESIGNS A LITTLE MORE AND ADD MORE DETAILS.
2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 30, SIGN CODE.
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.

Commissioner Eckhardt was okay with moving the project forward, although a part of him wanted to see it come back because he felt there was an incomplete concert with the commissioners on what changes to make. He wanted to see the motion amended to assist the petitioner and Staff on what specifically the commissioners want to see worked on, which he felt should include further study of the towers joints and detailing, the top spandrel panel, and evaluation of the 'Monterey Taupe' color in daylight.

Commissioner Kingsley agreed and pointed out other comments made by the commissioners that included the entry to the apartment buildings by either emphasizing the canopy and/or emphasizing the door and/or the lighting, the cornice and spandrel, and the review of the stone color to be slightly more buff.

Commissioner Seyer agreed that the top of the building was simplified to the point where maybe it is too simple, and he understood Commissioner Eckhardt's comment that it starts to feel like a hotel. He said the previous design felt very residential because of the recessed balconies and the top of that having a different height; whereas, the current

design eliminated that element. However, because the location of the balconies has been reconfigured, he was not in favor of just going back to that detail, but he wanted to state that he felt that was a nice element from the previous design because it helped break up the mass. His previous comments about fussiness were more about other details, but having the breaks in the cornice helped. He was not saying to change the floor plan; this was just something that he thought was nice about the previous design; a recommendation of an area that could help and to look at, in addition to the other areas mentioned by the commissioners.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO AMEND THE MOTION AS FOLLOWS:

1. A RECOMMENDATION THAT THE PETITIONER WORK CLOSELY WITH STAFF ON ALL OF STAFF'S RECOMMENDATIONS, TO MARRY BOTH DESIGNS A LITTLE MORE AND ADD MORE DETAILS, INCLUDING DETAILING OF THE TOWERS, TAKING A CLOSER LOOK AT THE CORNICE AND SPANDREL DETAILS, FOCUSING ON THE ENTRANCES WHETHER ADDING A CANOPY, WIDENING THE DOORS, OR ADDING DECORATIVE LIGHTING, TAKING A LOOK AT THE JOINT DETAILS PREVIOUSLY INCLUDED, TAKING A CLOSER LOOK AT THE COLOR PALLETTE SPECIFICALLY THE 'MONTEREY TAUPE' COLOR AND THE STONE BUFF COLOR, AND THE PREVIOUS DESIGN INCLUDED SOME BALCONY BREAKS IN THE CORNICE POTENTIALLY BRINGING THAT BACK IN AND ADDING IN THE METAL MATERIAL TO HELP BREAK UP THAT ELEVATION.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

Mr. Hautzinger questioned the comment about the top spandrel panels, which Commissioner Eckhardt explained is regarding the detail of the top of the wall between the towers.

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

ITEM 3. GENERAL MEETING

Mr. Hautzinger asked the commissioners to start thinking about nominations for this year's Alan. F. Bombick award for Excellence in Design for completed projects in both residential and commercial.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission 5/14/2019

Item: DC#19-036 - Arlington Heights Promenade - 305 E. Rand Rd. /
Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications to an existing retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications at the Arlington Heights Promenade located at 305 E. Rand Road. This recommendation is based on the plans dated 3/27/19 and received 3/29/19, 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. Correct the architectural drawing to show the middle EIFS band on top of the new EIFS wall surface, not recessed into it.
2. Change the wall sconces for the piers between the storefronts from the "Neptune Collection" to a more decorative style fixture that fits with the building design, to be approved by Staff.
3. Provide a continuous row of salt and drought tolerant shrubs along Rand Road, such as Karl Foerster ornamental grasses, gro-low sumac, and/or shrub roses.
4. Continue the existing foundation plantings down the full length of the walls along the north and west sides facing the roadways.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be

reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

6. All signage shall meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits
Photos

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Promenade
Project Address: 305 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: May 7, 2019

PETITIONER INFORMATION:

DC Number: 19-036
Petitioner Name: George Lombardo & Ismail Faris
Petitioner Address: 1000 N. McLean Blvd.
Elgin, IL 60123
Meeting Date: May 14, 2019

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing retail building.

Design Commission Responsibility for Projects Not 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 does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing exterior façade improvements to an existing multi-tenant retail building. The scope of the project includes the following:

- Removal of the existing red metal awnings and awning lighting.
- Replacement of the existing EIFS façade with new EIFS.
- The existing aluminum storefronts will remain.
- The new façade will include taller parapet walls with a decorative EIFS cornice, decorative EIFS banding, new gooseneck lighting, and stone accents with light sconces on the piers between the storefronts.

There are no site or landscaping improvements being proposed. The subject site is approximately 1.9 acres, the existing building is approximately 25,000 square feet, and the property is zoned B-2 General Business District.

Architectural Design:

The proposed design and new materials will provide a welcome refreshing for the building. The EIFS and stone colors have been selected to coordinate with the existing tan split face CMU on the side walls of the building, which will remain. The existing tenant wall signs will remain. Overall, the new façade is nicely designed. The decorative EIFS cornice and banding will add depth and interest to the existing flat wall. A minor correction to the architectural drawing is required to show the middle EIFS band on top of the new wall surface, not recessed into it.

The only other comment on the proposed design is that the "Neptune Collection" wall sconces proposed for the piers between the storefronts have an industrial appearance that does not fit with the design. A nicer, more decorative style wall sconce is recommended, to be approved by Staff.

Landscaping:

Overall, the landscaping at this property is in good condition and well maintained. However, per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. Currently, there is no landscaping to screen the parking area along Rand Road. It is required that a continuous row of salt and drought tolerant shrubs be installed, such as Karl Foerster ornamental grasses, gro-low sumac, and/or shrub roses.

Additionally, since the end walls of the building face the adjacent roadways, it is recommended that continuous foundation plantings be provided to enhance the appearance of the walls. Currently, there is landscaping partially down the side walls, but it is recommended that the landscaping be continued for the full length of the walls.

Signage:

This property has two ground signs, one facing Arlington Heights Road, and one facing Rand Road. The ground signs were recently installed to replace an old outdated ground sign. The new ground signs are nicely designed with a tan brick base that works well with the proposed building design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications at the Arlington Heights Promenade located at 305 E. Rand Road. This recommendation is based on the plans dated 3/27/19 and received 3/29/19, 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. Correct the architectural drawing to show the middle EIFS band on top of the new EIFS wall surface, not recessed into it.
2. Change the wall sconces for the piers between the storefronts from the "Neptune Collection" to a more decorative style fixture that fits with the building design, to be approved by Staff.
3. Provide a continuous row of salt and drought tolerant shrubs along Rand Road, such as Karl Foerster ornamental grasses, gro-low sumac, and/or shrub roses.
4. Continue the existing foundation plantings down the full length of the walls along the north and west sides facing the roadways.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
6. All signage shall meet code, Chapter 30.

_____, May 7, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-036



N Chestnut Ave

and Rd

N Juniper Ln

W Lasalle St

N Highland Ave

W Wheeler St

W Palatine Rd

N Wilson Pl

N Vall Ave

E Lillian Ave

Ave

N Arlington Heights

E Ivy Ln

E Knob Hill Dr

E Crestwood Dr

E Valley Ln

E Circle Hill Dr

E Rand Rd

Private

N Pinecrest Dr

N Eastwood Dr

E Palatine Rd

E Palatine Rd

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel.(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

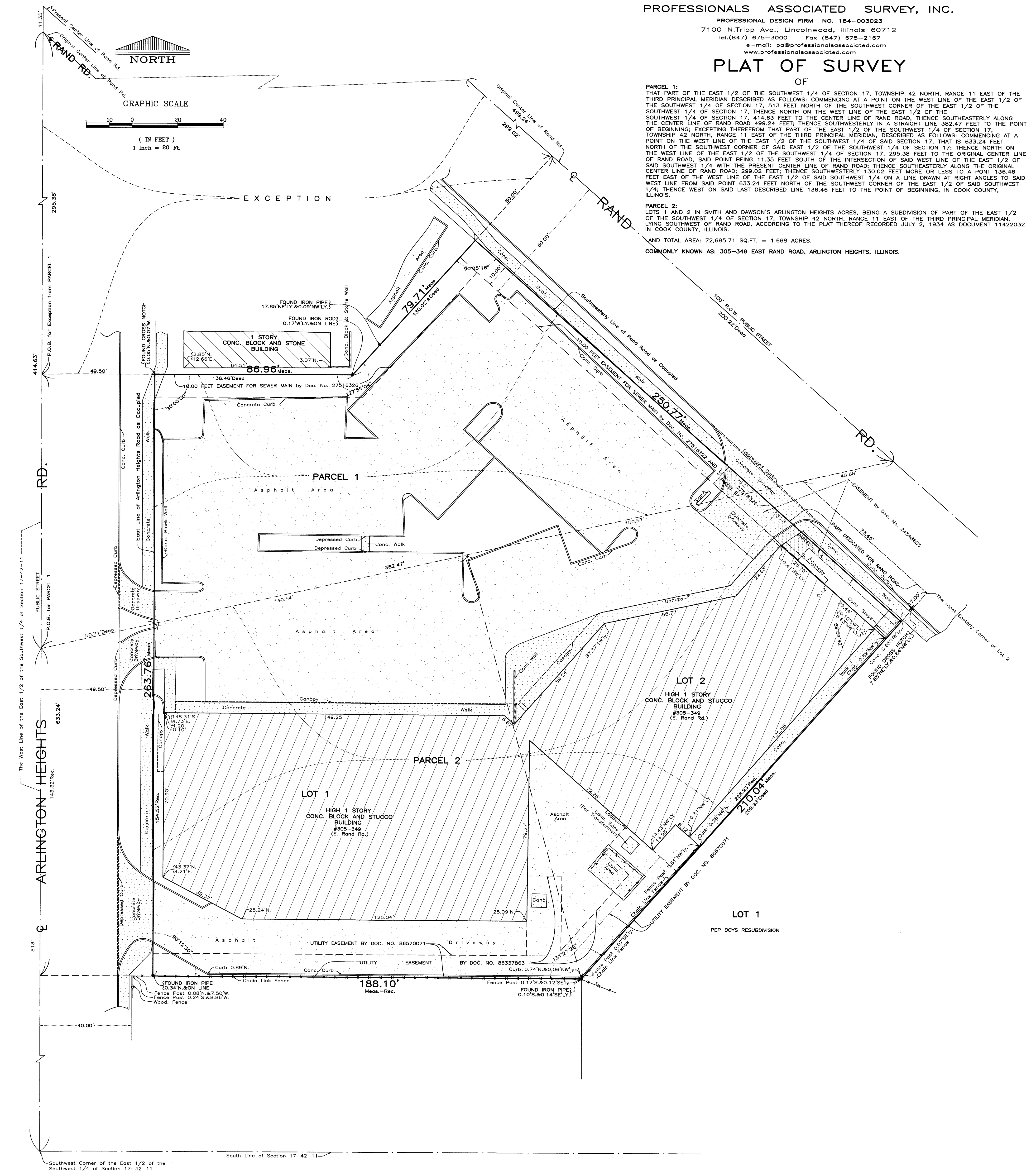
OF

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 513 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THENCE NORTH ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 414.63 FEET TO THE CENTER LINE OF RAND ROAD, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 499.24 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 382.47 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THAT IS 633.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, 295.38 FEET TO THE ORIGINAL CENTER LINE OF RAND ROAD, SAID POINT BEING 11.35 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 WITH THE PRESENT CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG THE ORIGINAL CENTER LINE OF RAND ROAD; 299.02 FEET; THENCE SOUTHWESTERLY 130.02 FEET MORE OR LESS TO A POINT 136.46 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 ON A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE FROM SAID POINT 633.24 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST ON SAID LAST DESCRIBED LINE 136.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1934 AS DOCUMENT 11422032 IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 72,695.71 SQ.FT. = 1.668 ACRES.

COMMONLY KNOWN AS: 305-349 EAST RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 15-89355

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: September 8, 2015.

ORDERED BY: Arlington Heights Promenade Partnership

NOTE:
A MUTUAL BENEFICIAL AND RECIPROCAL CROSS-ACCESS EASEMENT SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINE AND SHALL BE EFFECTUATED IN THE EVENT THE ADJACENT PROPERTY LOCATED TO THE SOUTH IS REDEVELOPED. (PER DOCUMENT NUMBER 0516118059, RECORDED JUNE 10, 2005.)



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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: September 23, 2015

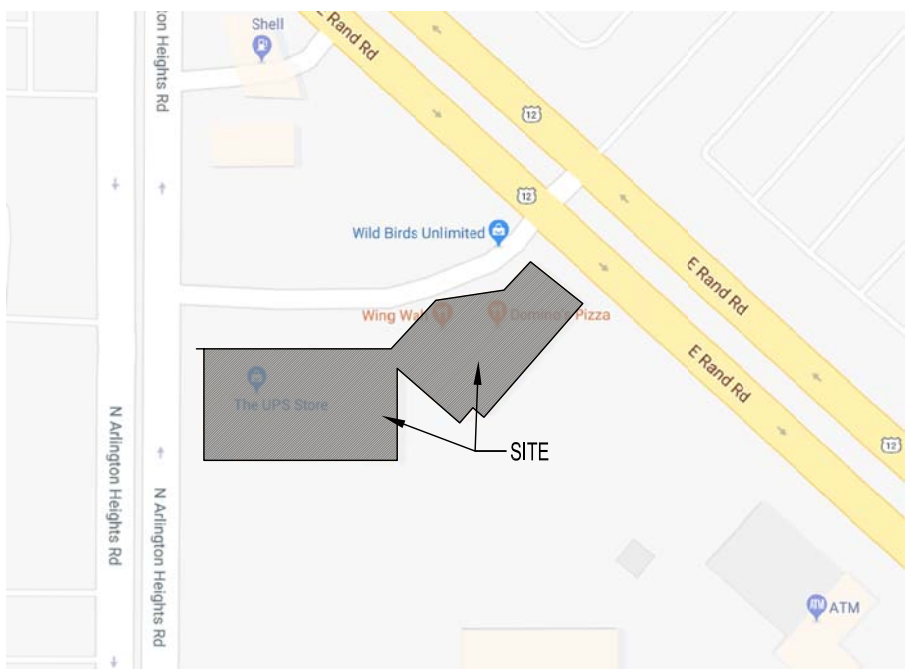
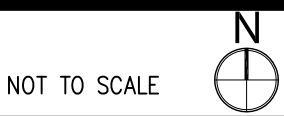
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2016.
Drawn by: J.V.

ARLINGTON HEIGHTS COMMERCIAL BUILDING RE-ROOFING & EXTERIOR ELEVATION ALTERATION

333 E RAND ROAD ARLINGTON HEIGHTS, IL 60004

EXTERIOR FRONT ELEVATION DEVELOPMENT FOR NEW ROOFING SYSTEM

VICINITY MAP



DESIGN CRITERIA

- 2009 INTERNATIONAL BUILDING CODE
- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL FIRE CODE
- 2005 NATIONAL ELECTRIC CODE
- 2014 ILLINOIS PLUMBING CODE
- 2000 LIFE SAFETY CODE, NFPA 101

PROJECT No.: 170118

Design Digm

800 Central Rd.

Suite 113

Mount Prospect, IL 60056

630)670-0525

Jaki-Brandeis Architects Ltd.

1800 Hawthorne Lane Suite Q

West Chicago, IL 60185

PHONE 630)562-3900

FAX 630)562-2570

Design Reg. #: 184-001832

SOOR CONSULTING ENGINEERS, INC

1415 W. Ogden Ave, Suite 169

Oak Brook, IL 60523

TEL: 708-856-1966

Fax: 630-684-2299

www.soorconsulting.com

ARLINGTON HEIGHTS COMMERCIAL BUILDING RE-ROOFING & EXTERIOR ALTERATION

333 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

ISSUES / REVISIONS

10/20/18	ISSUE PERMIT
DATE	ISSUE

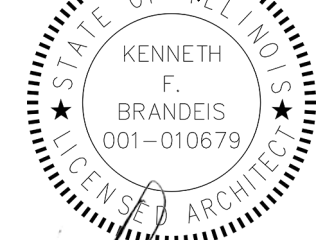
SHEET TITLE

PROFESSIONAL STAMP

CERTIFICATION

I hereby certify that these documents have been prepared and drawn under my supervision and to the best of my knowledge meet and comply with all building and life safety code requirements for: ARLINGTON HEIGHTS, IL

EXPIRES 10/20/2018



EXPIRES 10/20/2018

SHEET NUMBER

A-1

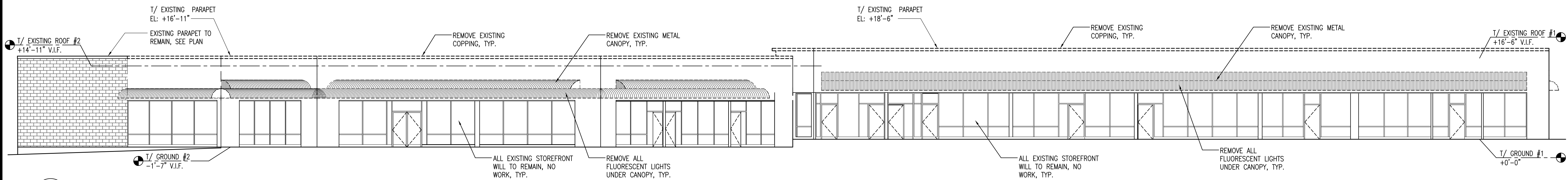
PAGE NUMBER

1 OF 2

C:\Users\veeyo\Google Drive\Design Digm\2018\Design\20181004_Arlington_Hights_Exterior_Design\20181004_SITE_PLAN_02.dwg

1 PROPOSED ROOF PLAN
A-1 SCALE: 3/32"=1'-0"

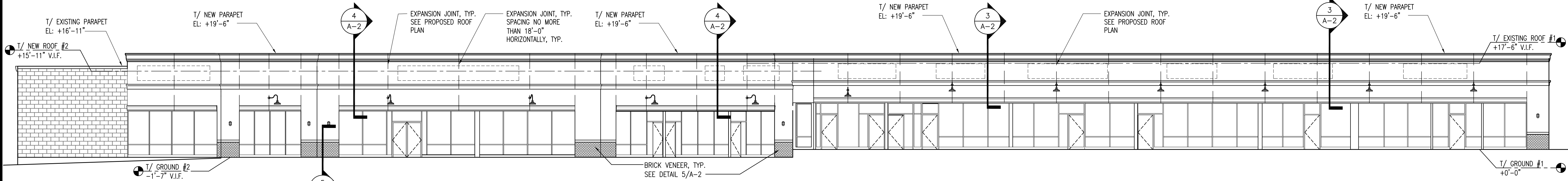
D:\Google_Drive\Design Digm\2018\Design Digm\Arlington_Heights_Exterior_Design\20181004_Site_PLAN_02.dwg



1 EXISTING DEMO. ELEVATION

A-2 SCALE: 3/32"=1'-0"

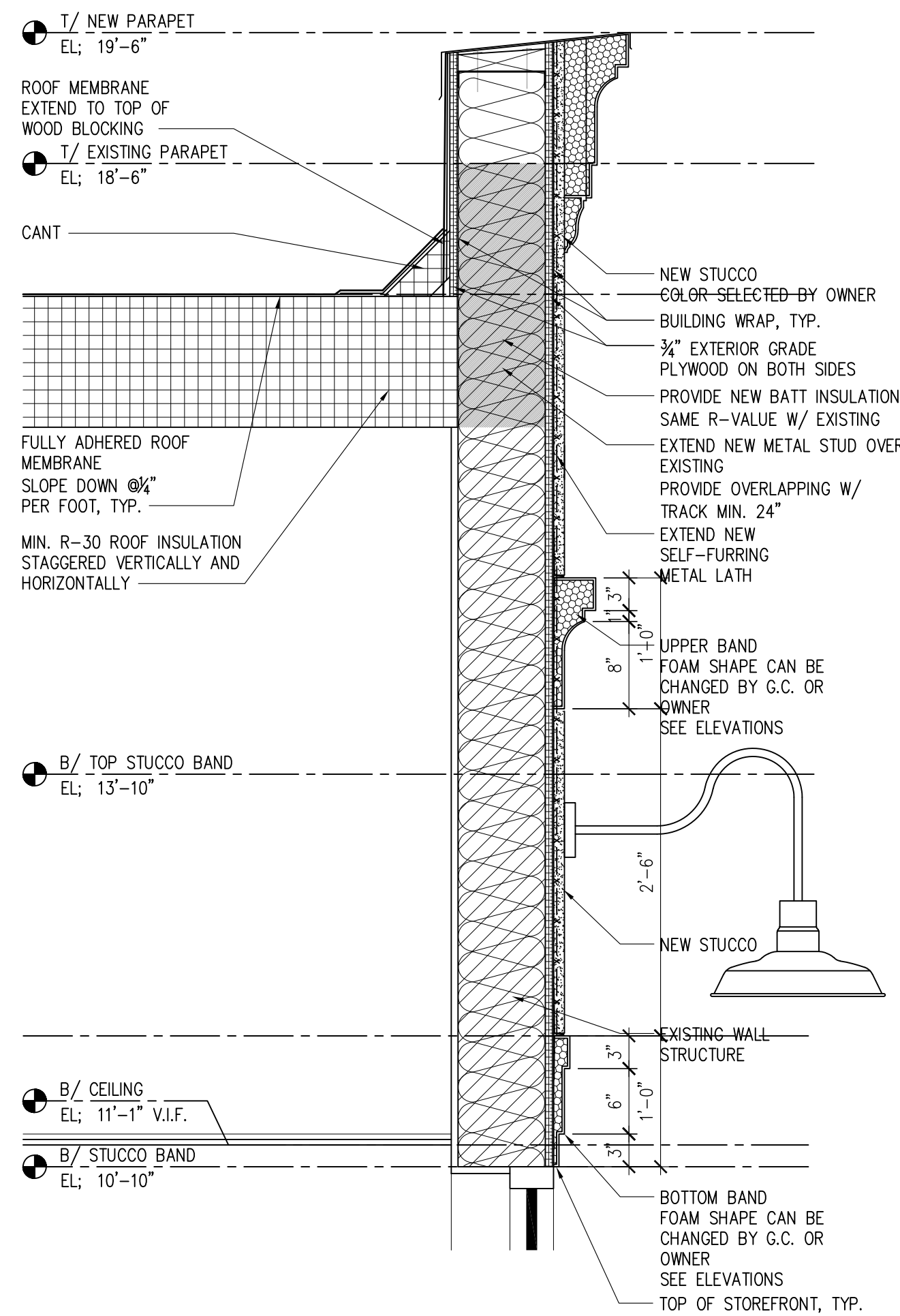
----- DEMO
————— EXISTING TO REMAIN



2 PROPOSED ELEVATION

A-2 SCALE: 3/32"=1'-0"

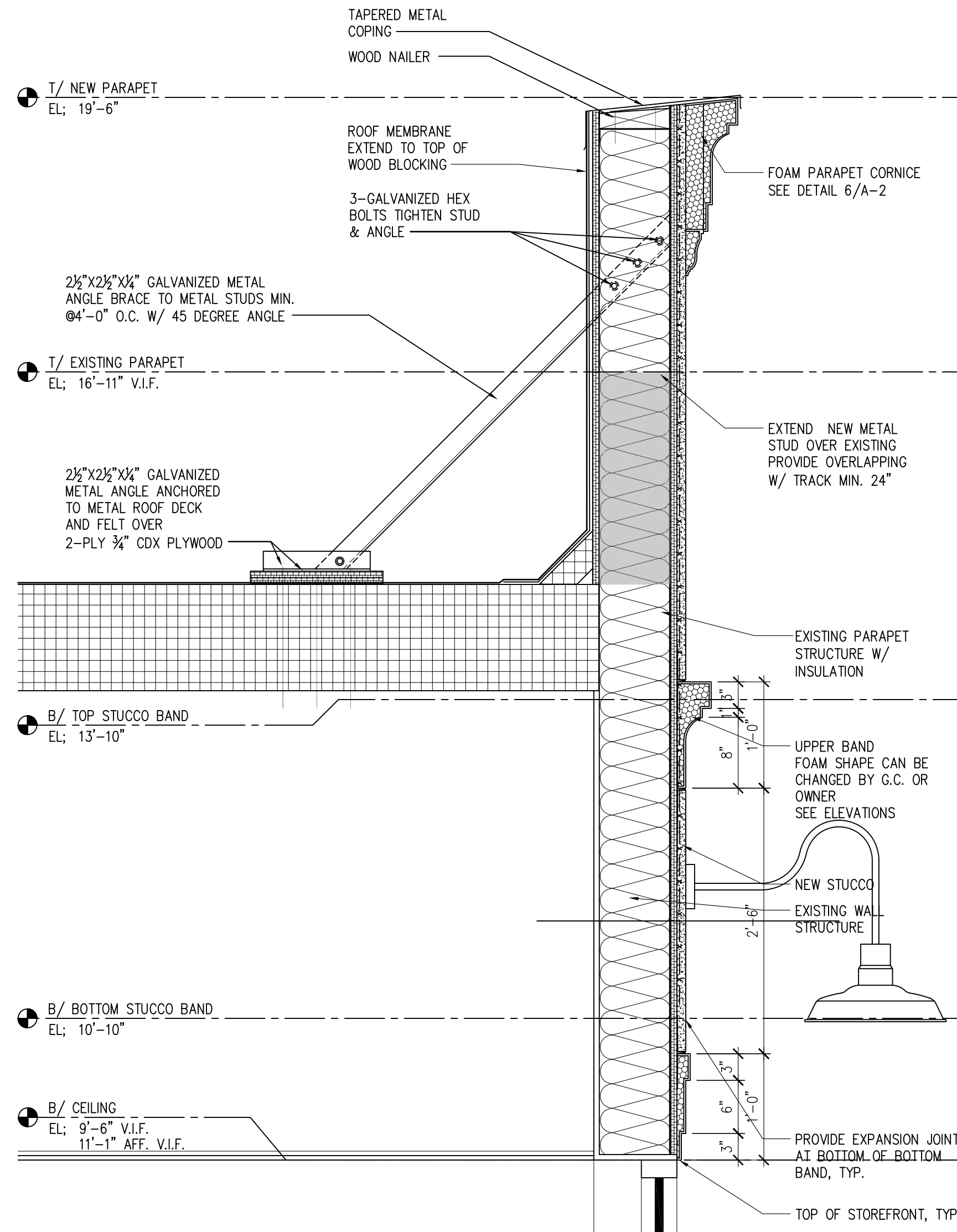
*ANY LIGHTS CONNECT TO EXISTING CIRCUITS



3 TYPICAL DETAIL #1

A-2 SCALE: 1"=1'-0"

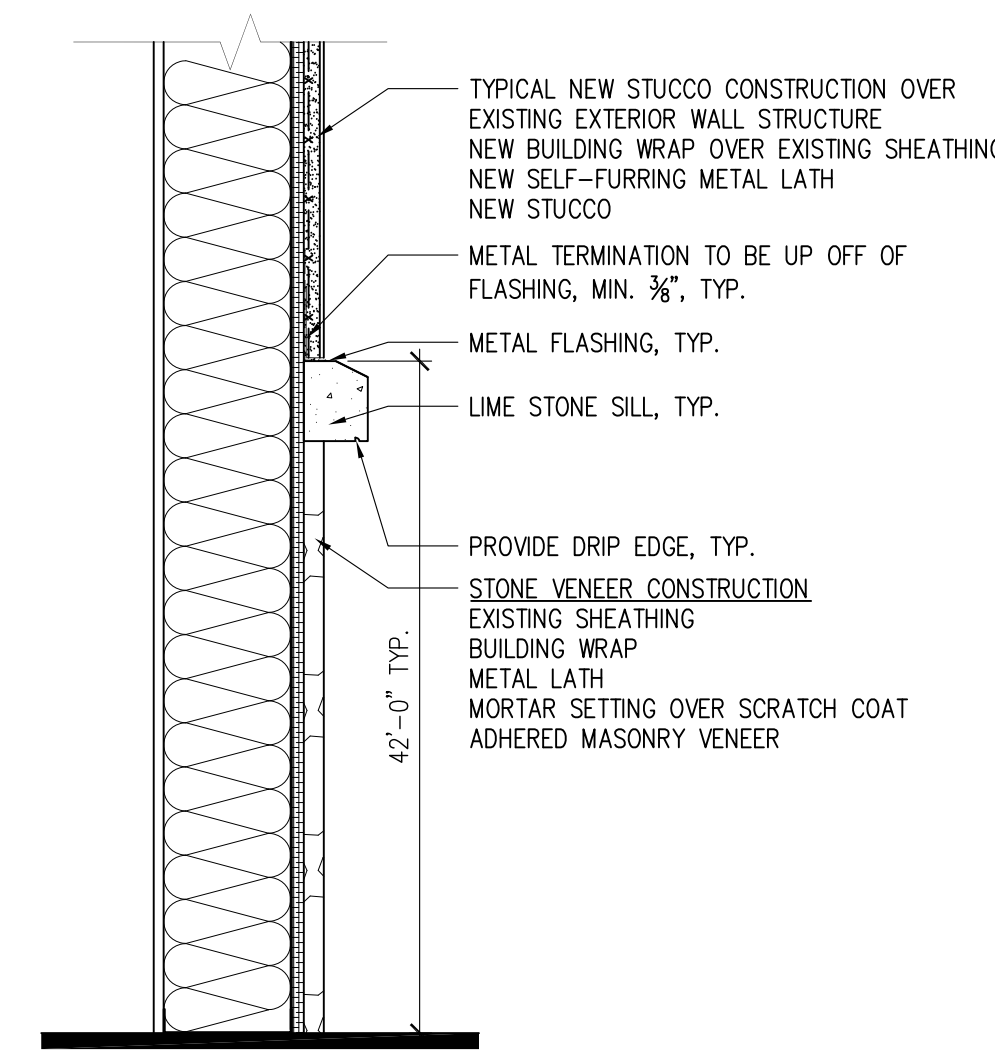
*MATCH SIZE METAL STUDS W/ EXISTING



4 TYPICAL DETAIL #2

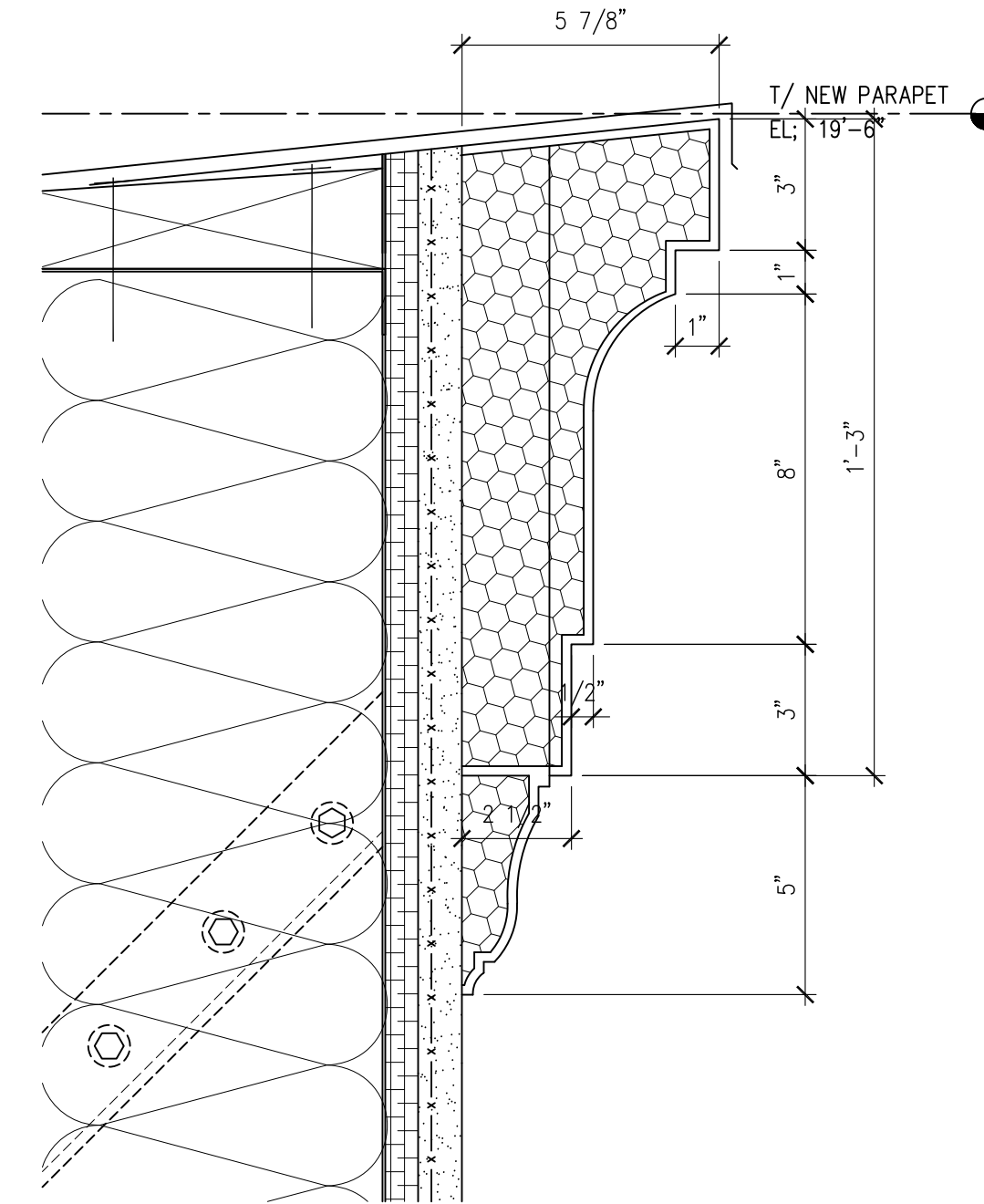
A-2 SCALE: 1"=1'-0"

*MATCH SIZE METAL STUDS W/ EXISTING



5 TYPICAL DETAIL #3

A-2 SCALE: 1"=1'-0"



6 TYPICAL CORNICE DETAIL

A-2 SCALE: 3"=1'-0"

PROJECT No.: 170118

Design Digm

800 Central Rd.
Suite 113
Mount Prospect, IL 60056
630)670-0525

Jaki-Brandeis
Architects Ltd.

1800 Hawthorne Lane Suite Q
West Chicago, IL 60185
PHONE 630)562-3900 FAX 630)562-2570
Design Reg. #: 184-001832

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www.soorconsulting.com

ARLINGTON HEIGHTS COMMERCIAL BUILDING RE-ROOFING & EXTERIOR ALTERATION

333 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

ISSUES / REVISIONS	
3/27/19	ISSUE PERMIT REVISION 2
3/1/19	ISSUE PERMIT REVISION 1
10/20/18	ISSUE PERMIT
DATE	ISSUE

SHEET TITLE

PROFESSIONAL STAMP

CERTIFICATION

I hereby certify that these documents have been prepared and drawn under my supervision and to the best of my knowledge meet and comply with all building and life safety code requirements for: ARLINGTON HEIGHTS, IL
EXPIRES: 11/30/2020

SHEET NUMBER

A-2

PAGE NUMBER

2 OF 2

EXISTING



EXISTING



PROPOSED





PROPERTY SERVICE, INC.
PARKING SPACE
FOR LEASE

ARLINGTON HEIGHTS
PROMENADE
MATTRESS FIRM
DENTAL
Capelli
CELL PHONE REPAIR
Domino's
Wild Birds Unlimited
ASH COMFORT SHOES
The UPS Store
WING WALK

EXISTING
GROUND SIGN

MATERIAL LIST

1. Petitioner Name: George M Lombardo, 708-271-2528
2. Owner Name: Ismail Faris, 708-415-2165
3. Project: Arlington Heights Promenade
4. Location: 305 E Rand Rd. Arlington Heights, IL 60004

Commercial Retail Building:

Brick: Delafield LedgeStone – From Cast Natural Stone, www.castnaturalstone.com

Accessories: Matching Outside Corners, 36 inch Sill Stone

EFIS:

Where existing Stucco is Recoat (see sample for color and finish)

PAREX USA: LaHabra Perma-Finish Fine LB

Color: A-81583 BELLE GLADE

Finish: Fine

Crown Moulding/Accent Strips (see sample for color and finish)

PAREX USA: LaHabra Perma-Finish Fine LB

Color A-278 Trabuco

Finish: Fine

Styrofoam forms custom made and supplied by Midwest Stucco EIFS Distribution

Lighting:

H-15116-91 / HL-H-91 / 9W / LED2 / 27 / BCM-120V / PHCL / BCM ****850 LUMENS - 2700K****

H-62210-B-91 / WITH 800 LUMEN LED LAMP ****UL LISTED**

EXISTING
RETAINING WALL



EXISTING BRICK
SIGN BASE



EXISTING CMU
SIDE WALLS



CAST NATURAL STONE

WWW.CASTNATURALSTONE.COM





Job Name:

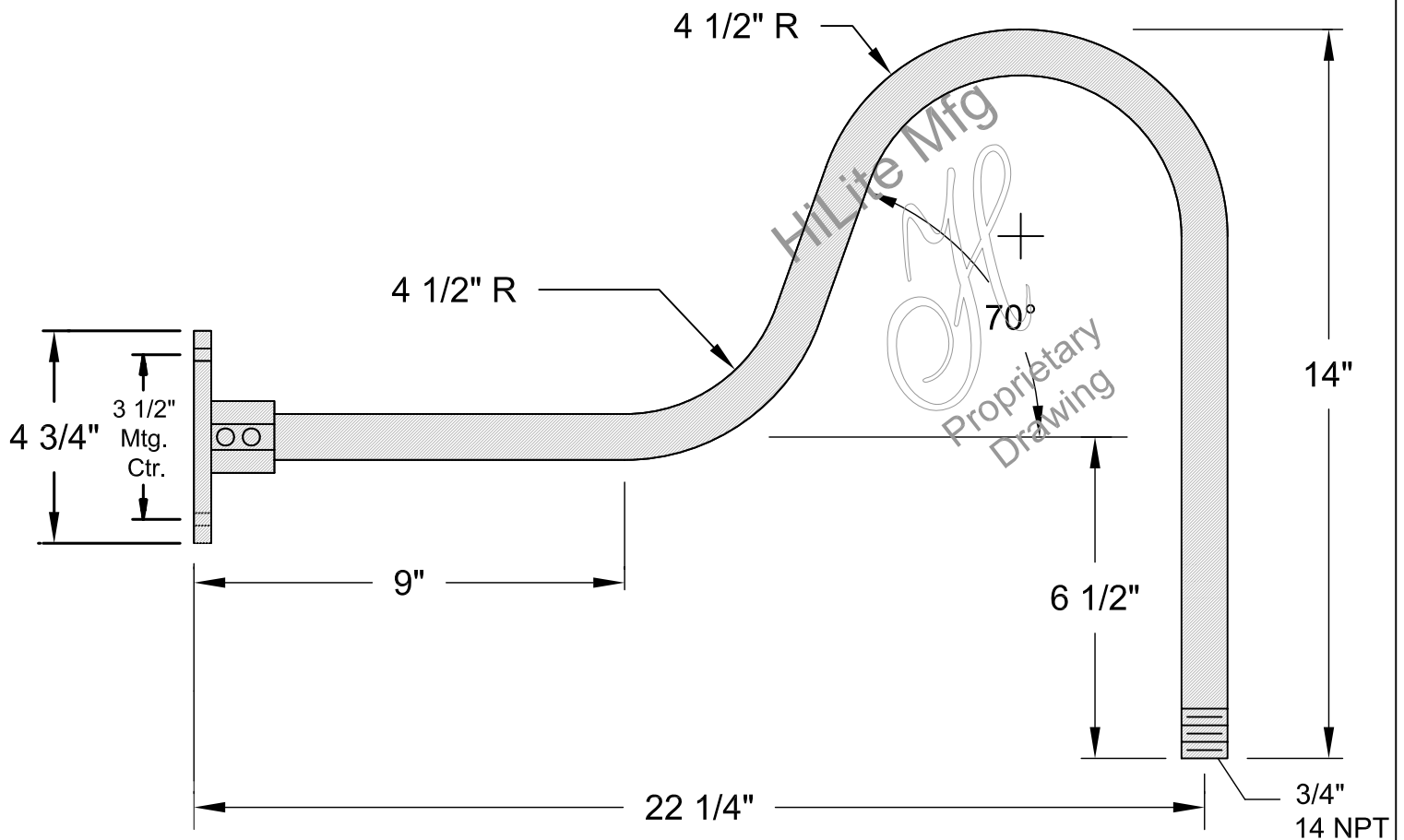
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Quantity:

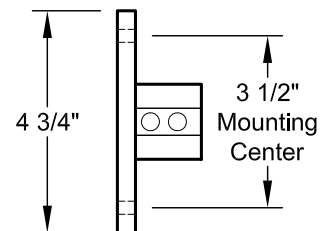
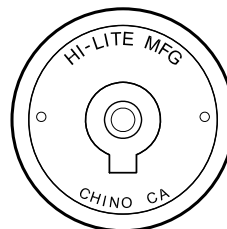
HL-H

HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com



Note: Not available in steel,
brass or specialty finishes.



MOUNTING DETAIL



HI-LITE MFG.
CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

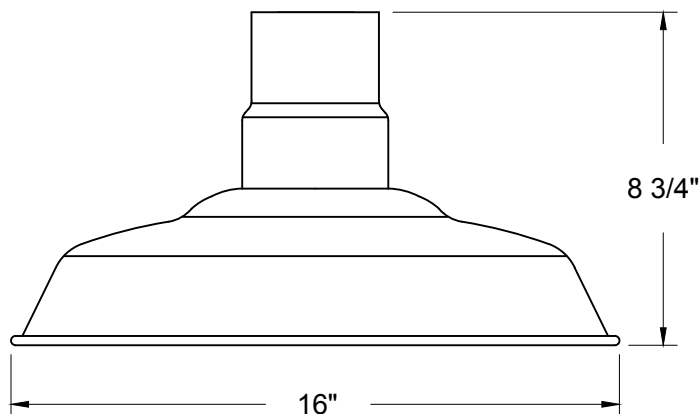
H-15116

Warehouse Shade Collection

Job Name: _____

Type: _____

Quantity: _____



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)





H-62210-B

Neptune Collection

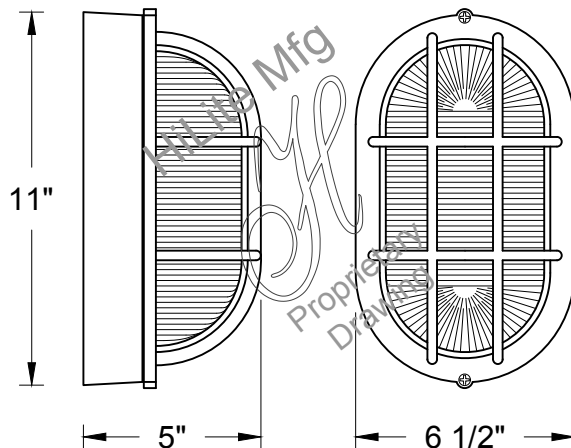
HI-LITE MFG.
CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

Job Name:

Type:

Quantity:



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White),
95(Dark Green), 96(Galvanized),
BR47(Powder Coat Rust), BK01(Black Texture),
GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97,
99, 100, 103, 104, 105, 110, 112, 113, 114, 115,
117, 118, 119, 120, 127, 128, 129, 133, 134,
135, 136, 138, 139, 140, 121, 122, 123, 124,
125, 126.

For interior finish of fixture refer to color chart on
pages 344-348.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 60 watt max/120 volt, medium base.

MOUNTING - Flush and Wall mounting available.

LENS OPTION - FR(Frosted Ribbed)

MADE IN THE U.S.A.

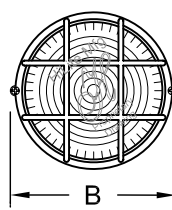
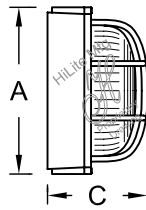
Suitable for wet location.



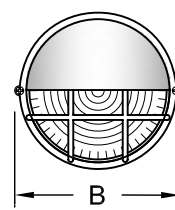
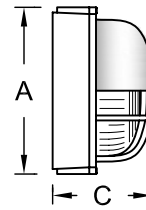


**HI-LITE MFG.
CO., INC.**
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Neptune Collection



H-62105-B
H-62110-B



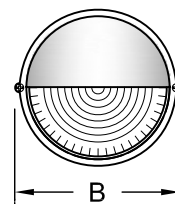
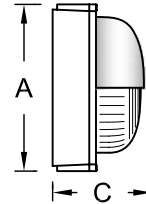
H-62405-B
H-62410-B

Fixture No.	Height (A)	Width (B)	Projection (C)
H-62105-B	7 1/2"	7 1/2"	4 1/2"
H-62110-B	10"	10"	5"
H-62405-B	7 1/2"	7 1/2"	4 1/2"
H-62410-B	10"	10"	5"
H-62505-B	7 1/2"	7 1/2"	4 1/2"
H-62510-B	10"	10"	5"
H-62205-B	8 1/2"	5"	4 1/2"
H-62210-B	11"	6 1/2"	5"
H-62215-B	15"	15"	9 1/2"
H-62225-B	15"	15"	9"
H-62230-B	15"	15"	9 1/2"

Job Name: _____

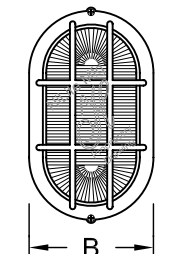
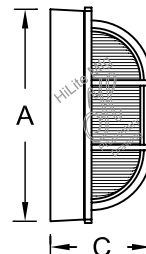
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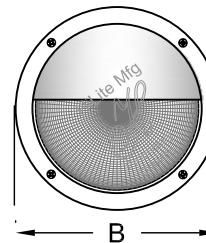
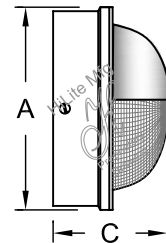


H-62505-B
H-62510-B

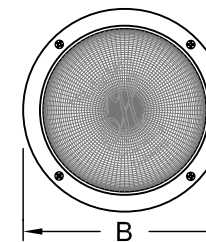
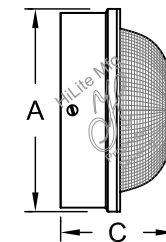
Fixture No.	Fixture Color	Glass Color	Wattage/Lamp options	Ballast	Voltage
H-62105-B⁽¹⁾ H-62110-B⁽¹⁾ H-62405-B⁽¹⁾ H-62410-B⁽¹⁾ H-62205-B⁽¹⁾ H-62405-B⁽¹⁾ H-62410-B⁽¹⁾ H-62210-B⁽¹⁾	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes 29, 66, 82, 92, 94, 97, 100, 103, 104, 105, 112, 113, 114, 117, 118, 119, 127, 128, 133, 134, 135, 136, 98, 101, 102, 137, 139, 140, 121, 122, 123, 124. For finish specs see pages 344-348.	FR (Frosted Ribbed) RIB (Clear Ribbed) FR (Frost)	Incandescent ⁽¹⁾⁽²⁾ (Fixture is standard 60W or 200W. Do not specify.) CFL (2) (Compact Fluorescent) ___ 13/CFL ___ 18/CFL ___ 26/32/42/CFL ___ 26/CFL ___ 32/CFL ___ 42/CFL Specify quantity, 1 or 2. 1-57/CFL DMB (Dimmable Ballast for CFL. Add to Part No.) HID (High Intensity Discharge) MH (2) (Metal Halide) 35/MH 50/MH 70/MH 100/MH 150/MH 175/MH HPS (2) (High Pressure Sodium) 50/HPS 70/HPS 100/HPS 150/HPS	Ballast option not available for INC. OBB (Onboard) For specs see pages 341-343.	Incandescent (Fixture is standard 120V. Do not specify.) CFL M (Multi 120/277V) HID OBB M (Multi 120/208/ 240/277V)



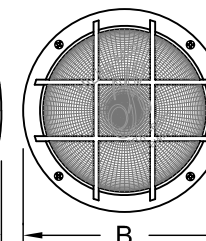
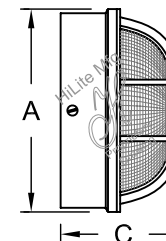
H-62205-B
H-62210-B



H-62215-B



H-62225-B



H-62230-B

H-62105-B - 91 - FR / - - -

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- H-62105-B, H-62405-B and H-62205-B available for 60W Max INC and 13W Max CFL.
H-62110-B, H-62410-B and H-62210-B available for 60W Max INC and 32W Max CFL.
H-62115-B, H-62225-B and H-62230-B available for 200W Max INC, 175W Max HID
and 1-2 42W MAX CFL or 1-57W Max CFL.
- Socket Bases: INC and HID are medium base. CFL is GX24Q.

Suitable for wet location.































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FOR EYES

T-Mobile













Gatsby's
PUB

Gatsby's
PUB

SUBWAY

\$15
WARM LIPS &
WARM LIPS LIGHT
BUDGET
EVERY
THURSDAY!

Lite
TUESDAY - FRIDAY
SATURDAY
\$3.50
12 OZ. DRAFTS

PEPBOYS



Design Commission
5/14/2019

Item: 4 N. Douglas Apartments - Multi-Family / Preliminary Review

Department: Planning & Community Development

Preliminary review of the proposed architectural design for a new multi-story apartment buildings located within the Hickory/Kensington Area Plan.

ATTACHMENTS:

Description	Type
4 N. Douglas Apartments Exhibits	Exhibits
4 N. Hickory Ave. - DC Approved 6/26/18 - For Reference Only	Exhibits
Hickory/Kensington Design Guidelines	Exhibits

PROPOSAL FOR

RESIDENTIAL BUILDING

LOCATED AT:
4 N DOUGLAS

APRIL 23, 2019

SUBMITTED TO:

THE VILLAGE
OF
ARLINGTON HEIGHTS

BY:





PROJECT DATA	
ADDRESS	4 N Douglas
ZONING	B-2 (Hickory/Kensington Overlay District)
LOT AREA	33,109.30 (total lot area = 50,737.5)
USE	residential

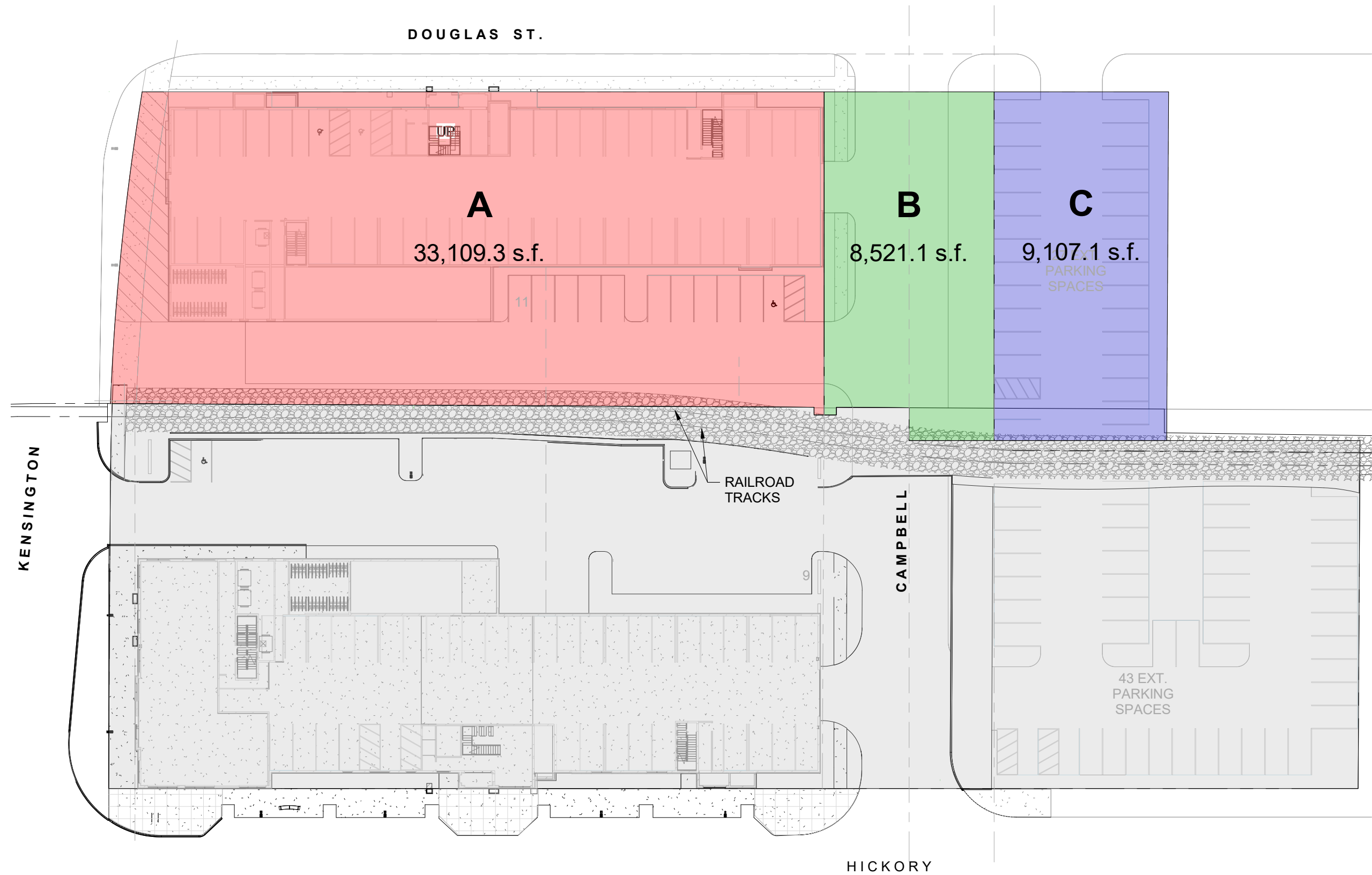
	ACTUAL/PROPOSED		REQUIRED	
	ratio		ratio	
MIN LOT AREA *based on new proposed code amendment for overlay district				
Multi-family building				
Unit types				
1 bedroom	32		450 s.f./unit	14,400.00
2 bedroom	32		750 s.f./unit	24,000.00
TOTAL	64			38,400.00

LOT COVERAGE				
footprint area	0.57	18,886.60		
LOT COVERAGE RATIO	0.57	18,886.60	N/A	

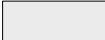
FLOOR AREA				
ground floor				
commercial		0.00		
garage (residential)		17,229.00		
accessory (residential)		1,657.60		
TOTAL		18,886.60		
2nd floor				
common area (residential)		3,788.00		
residential		13,741.80		
TOTAL		17,529.80		
Typical floor (3-5)				
common area (residential)		2,313.00		
residential		15,068.50		
SUB-TOTAL		17,381.50		
TOTAL (3 floors)		52,144.50		
TOTAL BUILDING	2.67	88,560.90	N/A	

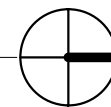
PARKING				
multi-family			1.5	96
indoor		86		
outdoor		11		
TOTAL		97		96
TOTAL DEVELOPMENT		97		96
surface	30%	9,935.10	33%	10,926.07

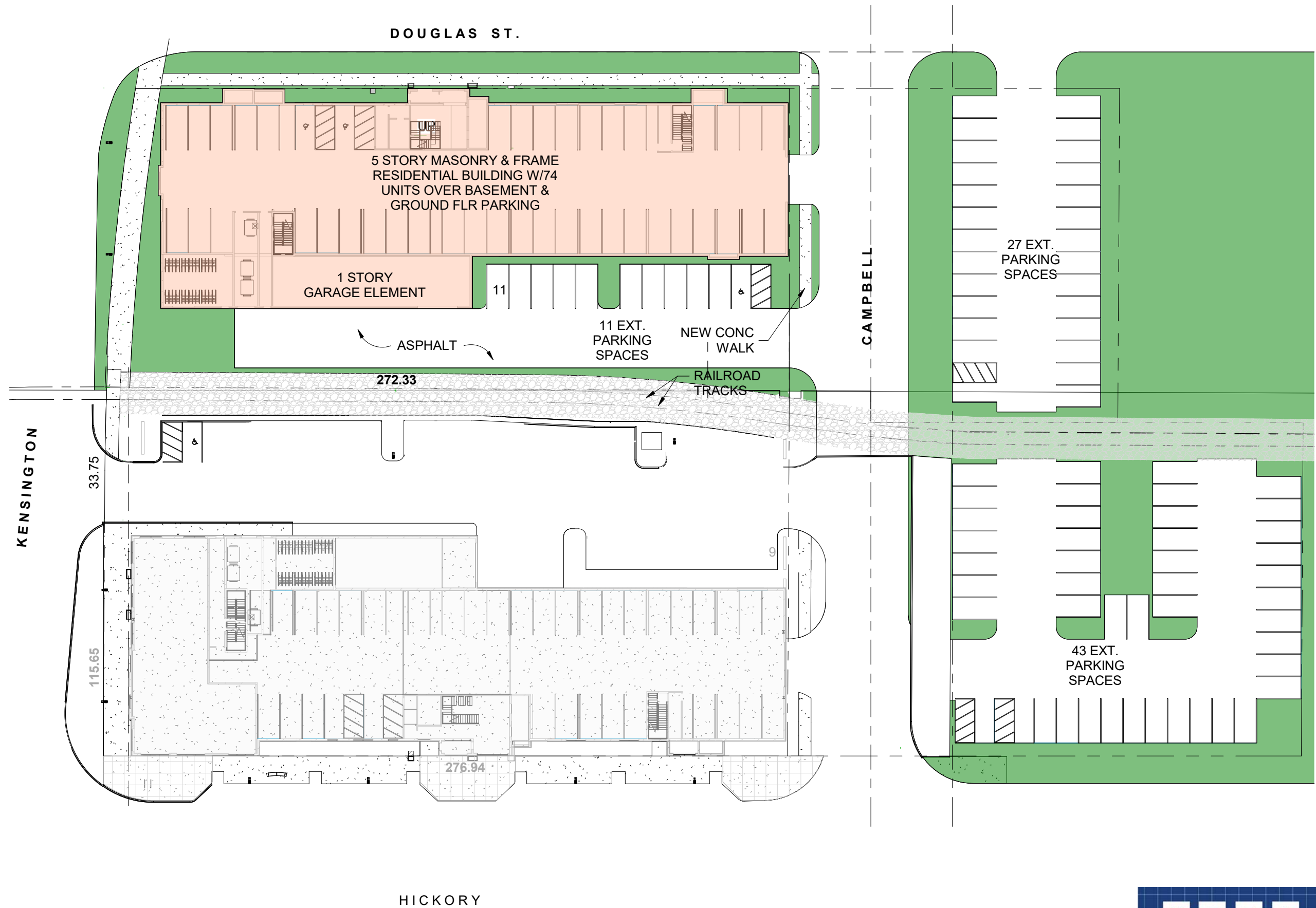




1 LOT AREAS
AC-1.1 SCALE: 1" = 40'-0"

- | | | | |
|---|------------------|---|--------------------------|
|  | NOT IN SCOPE |  | DEDICATED TO CAMPBELL ST |
|  | SUBJECT PROPERTY |  | NEW PARKING LOT AREA |

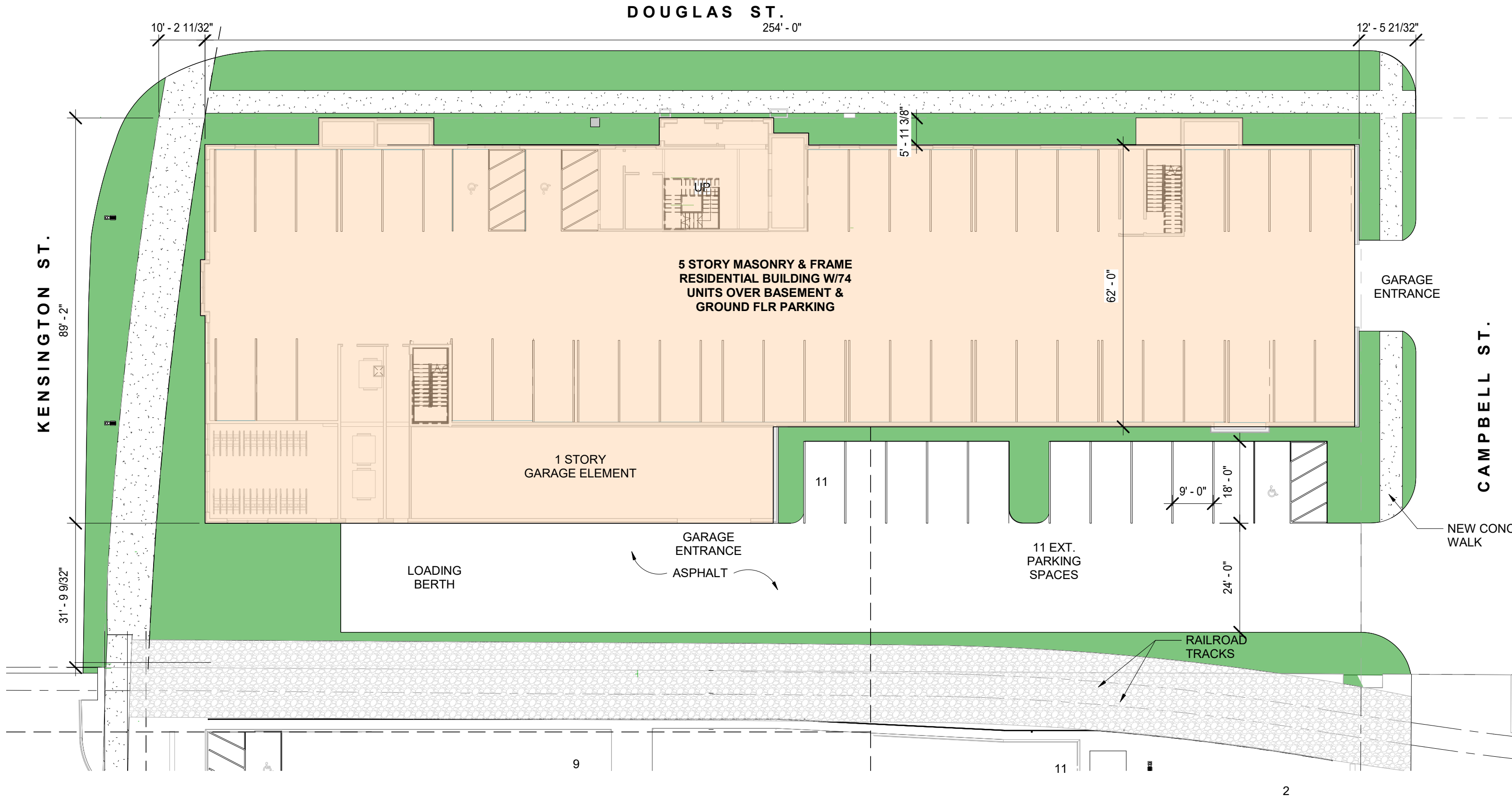




1
AC-2

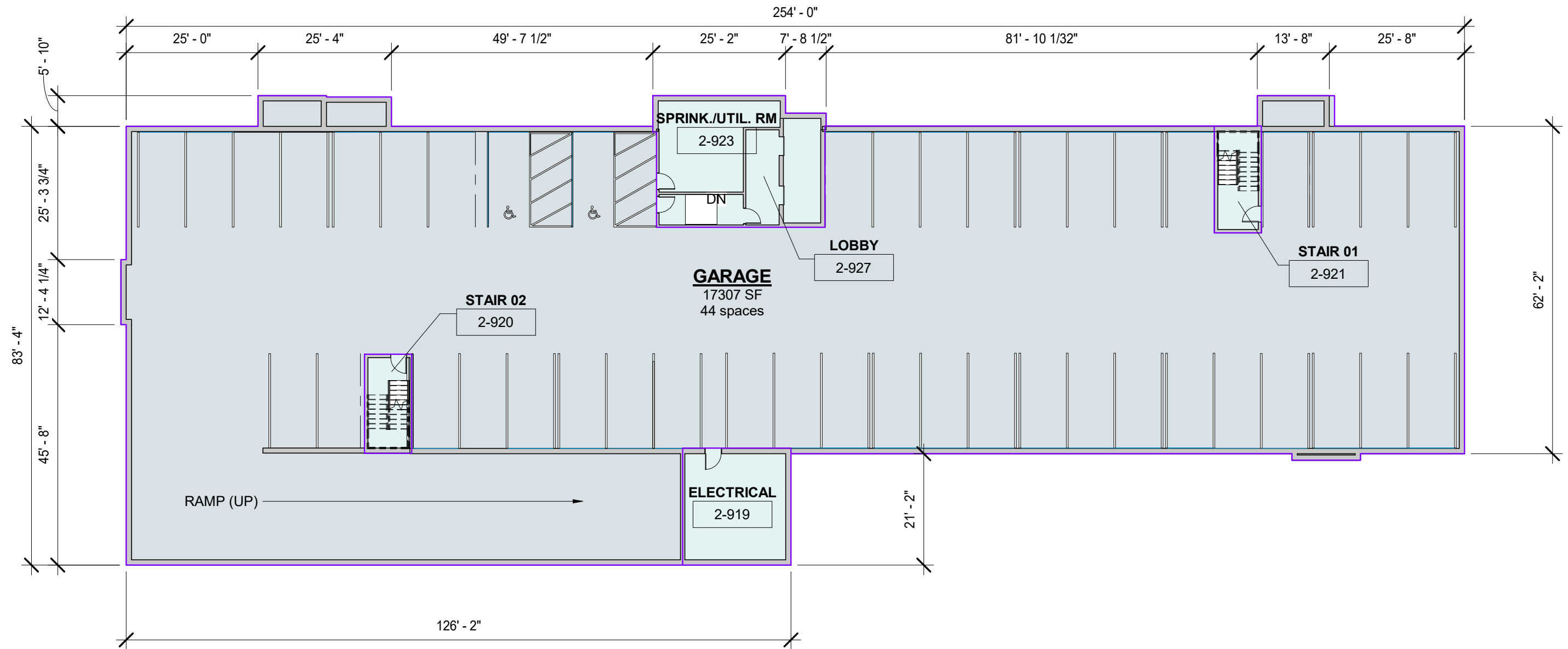
CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

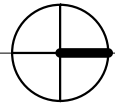


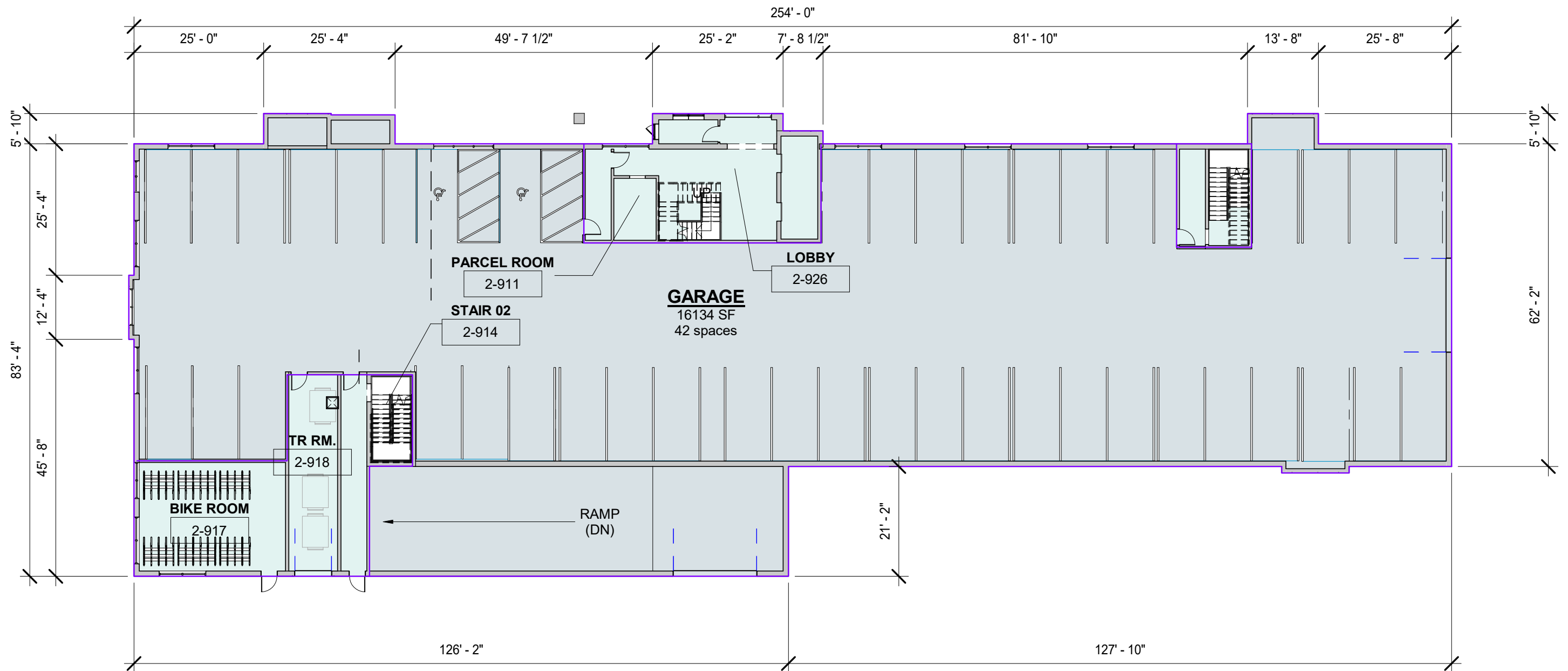
1 CONCEPTUAL SITE PLAN
AC-2.1.1 SCALE: 1" = 20'-0"

AC-2.1.1



1 BASEMENT
AC-3 SCALE: 1" = 20'-0"

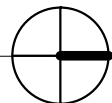


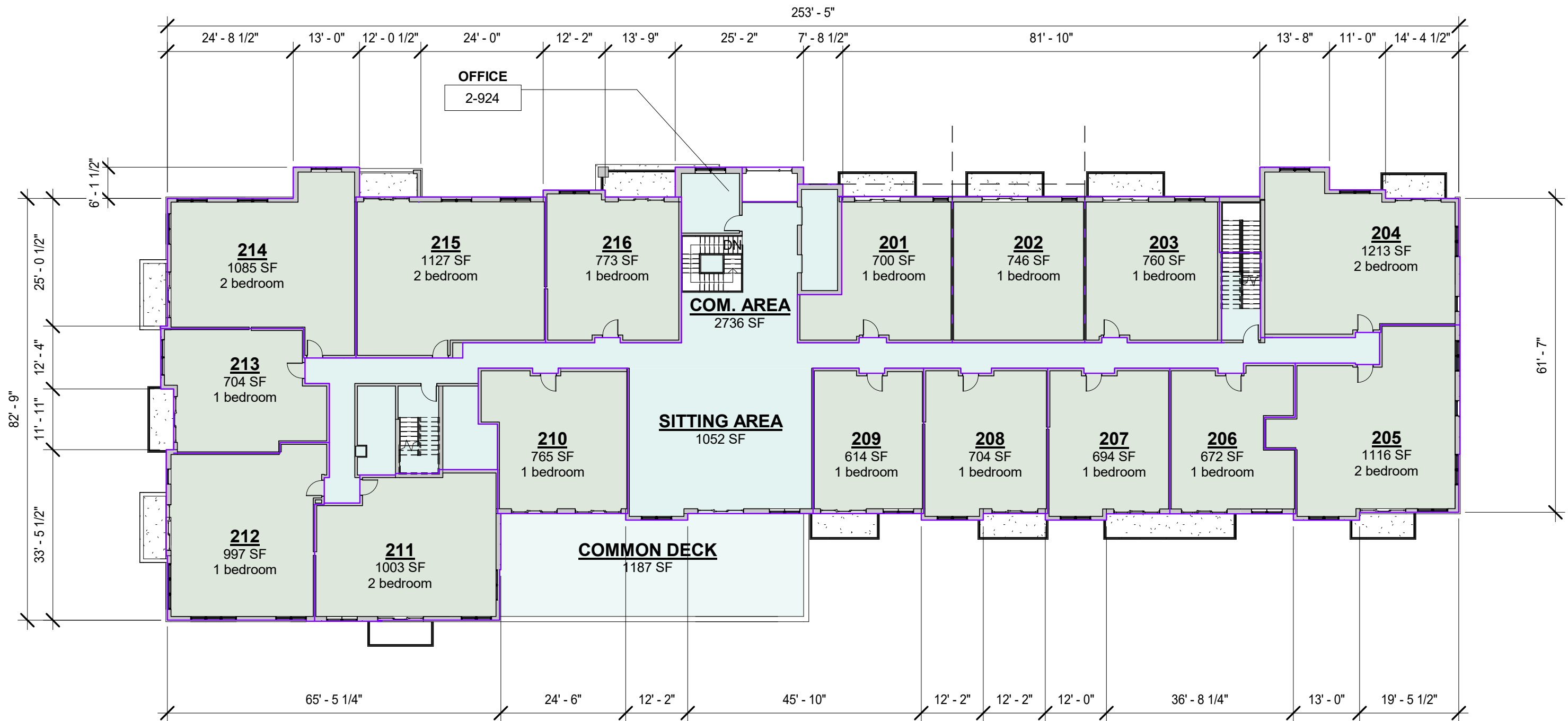


1
AC-4

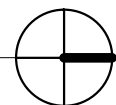
FIRST FLOOR

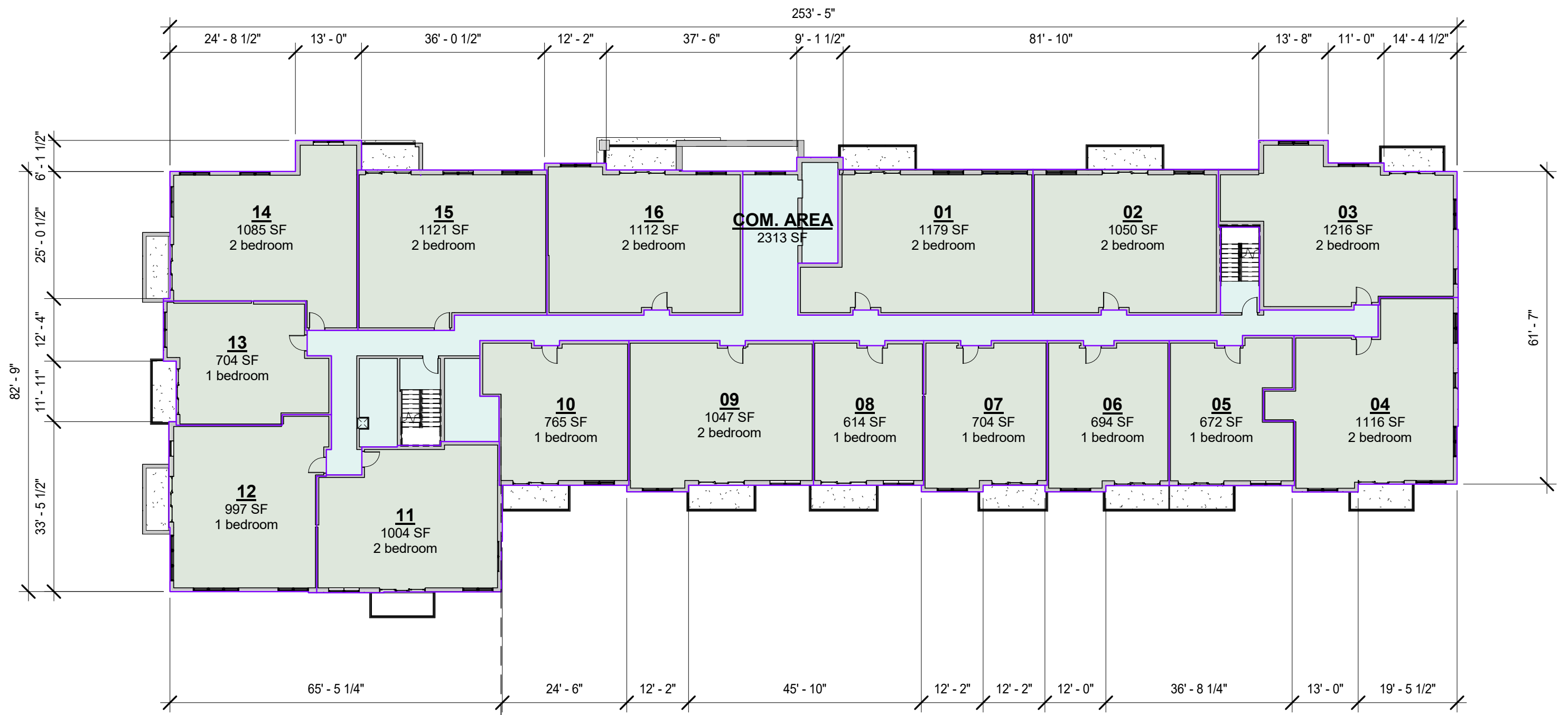
SCALE: 1" = 20'-0"





1
AC-5
SECOND FLOOR
SCALE: 1" = 20'-0"

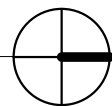


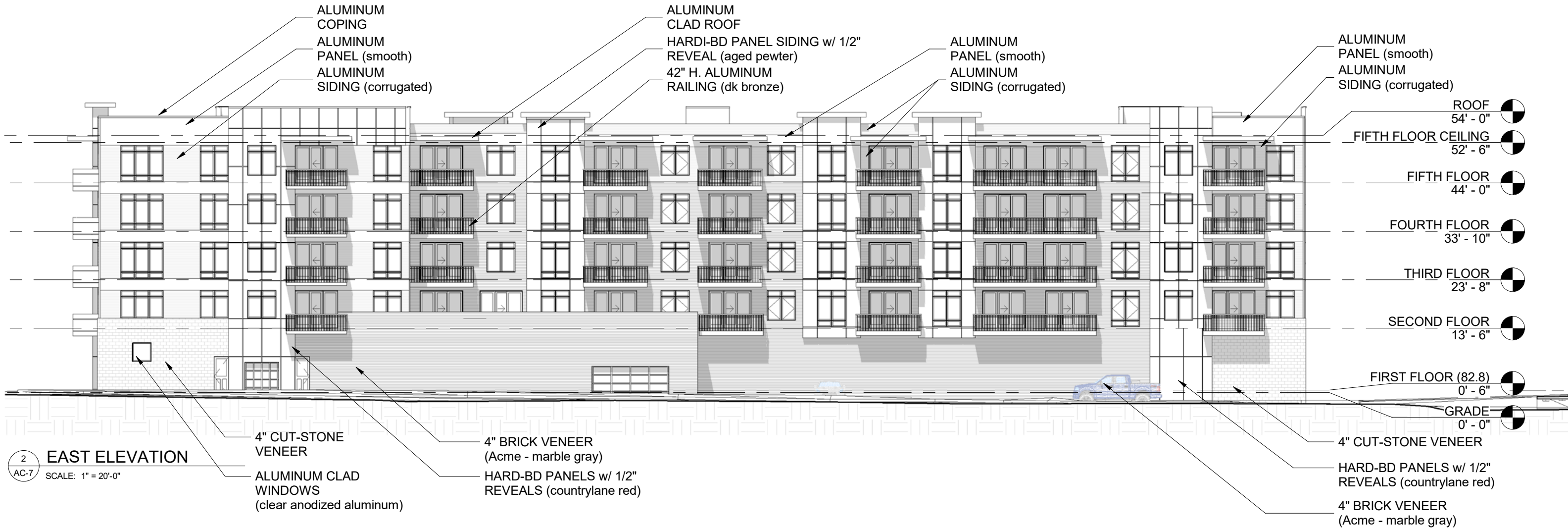


1
AC-6

TYPICAL FLOOR PLAN (3-5)

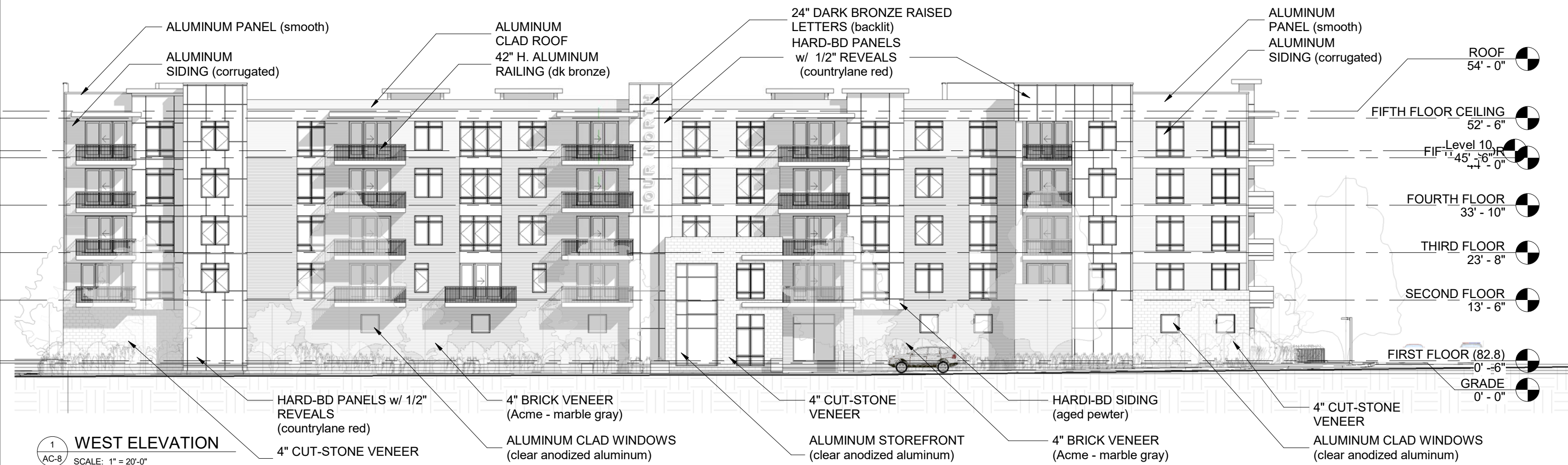
SCALE: 1" = 20'-0"





AC-7

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



AC-8

2 SOUTH ELEVATION
 SCALE: 1" = 20'-0"





PERSPECTIVE VIEW LOOKING
NORTHEAST

1
AC-9

SCALE:



A
 1 VIEW LOOKING NORTHEAST
 SCALE: NTS



A
1

 VIEW LOOKING SOUTHWEST
 SCALE: NTS



A
1
 VIEW LOOKING NORTHWEST
 SCALE: NTS



VIEW LOOKING EAST

SCALE: NTS



VIEW LOOKING SOUTHEAST

SCALE: NTS

PROPOSAL FOR

**NEW MIXED USE
BUILDING**

LOCATED AT:
4 N HICKORY

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

SUBMITTED TO:
**THE VILLAGE OF ARLINGTON
HEIGHTS
DESIGN COMMISSION**

BY:

N E R I

ARCHITECTS, pc

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



S Belmont Ave

S Douglas Ave

PROJECT SITE

S Hickory Ave

N Hickory Ave

E Wing St

N Beverly Ln

S Beverly Ln

E Wing St

Private

E Kensington Rd

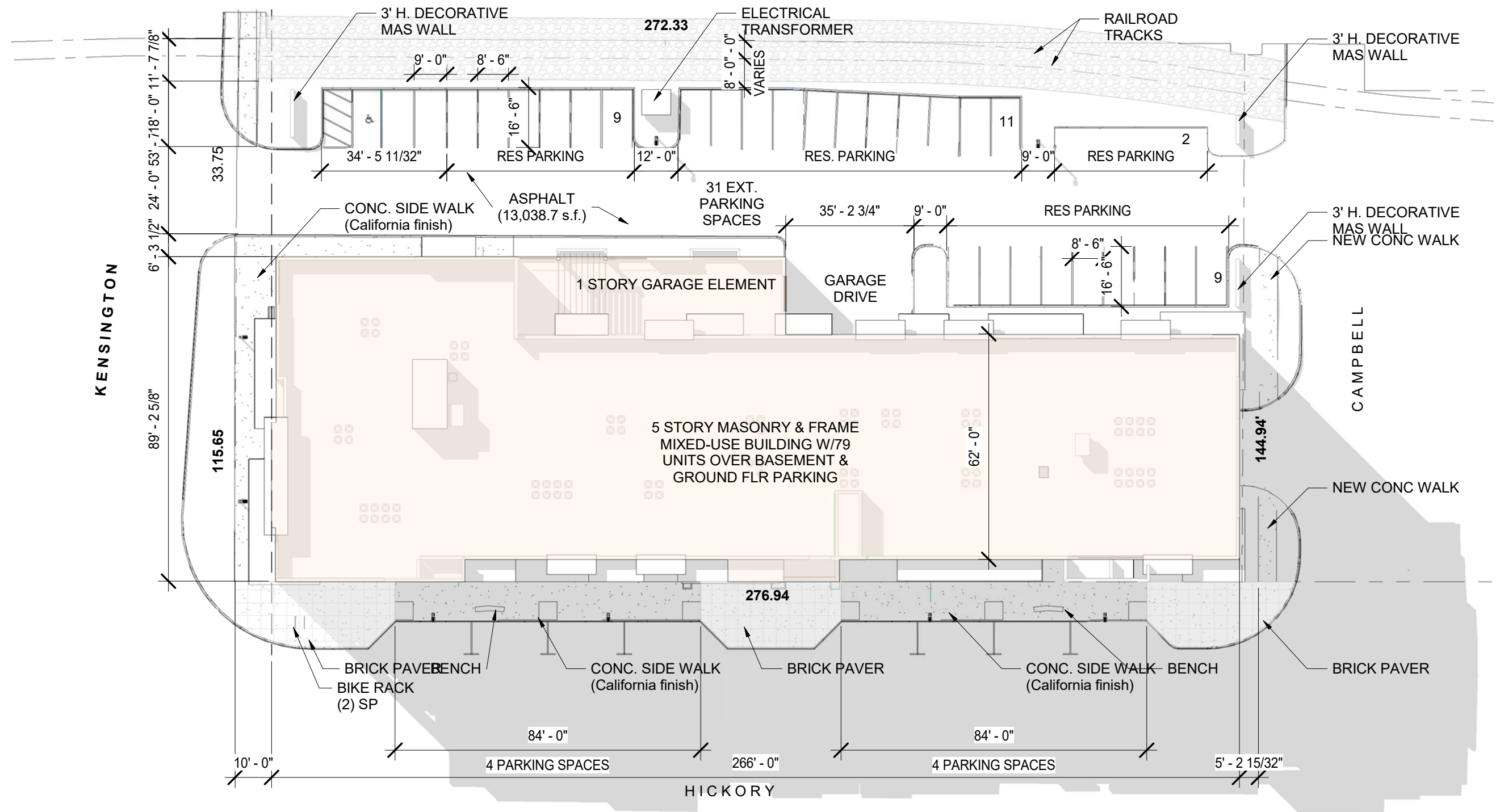
E Davis St

S Dryden Pl

Alley

ate

100 200



1702
06.20.18
AC-2

1 CONCEPTUAL SITE PLAN
AC-2 SCALE: 1" = 30'-0"

NERI
ARCHITECTS, pc

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

NORTH DOUGLAS AVENUE



PROPERTY TO WEST 1
620 KENSINGTON



SUBJECT PROPERTY
HICKORY AND KENSINGTON

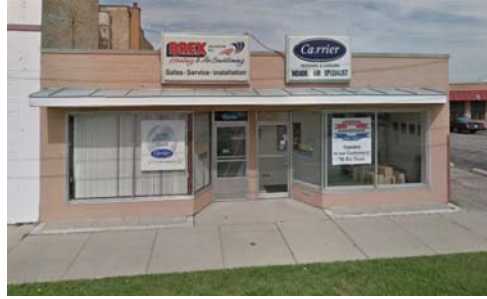
NORTH HICKORY AVENUE



PROPERTY TO EAST 1
704 KENSINGTON



PROPERTY TO EAST 2
710 KENSINGTON



PROPERTY TO EAST 3
714 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON



PROPERTY TO SOUTH
668 KENSINGTON



PROPERTY TO SOUTH
700 KENSINGTON



PROPERTY TO SOUTH
712 KENSINGTON



SURROUNDING PROPERTY
PHOTOS

1
AC-11

SCALE: 1" = 40'-0"

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PARK RIDGE IL 60068
TEL 847.625.9400

EAST KENSINGTON ROAD



SUBJECT PROPERTY
HICKORY AND KENSINGTON



PROPERTY TO NORTH 1
12 HICKORY



PROPERTY TO NORTH 2
16 HICKORY



PROPERTY TO NORTH 3
24 HICKORY

NORTH HICKORY AVENUE

PROPERTY TO EAST
704 KENSINGTON



PROPERTY TO EAST
1 HICKORY



PROPERTY TO EAST
8 HICKORY



PROPERTY TO EAST
9 HICKORY



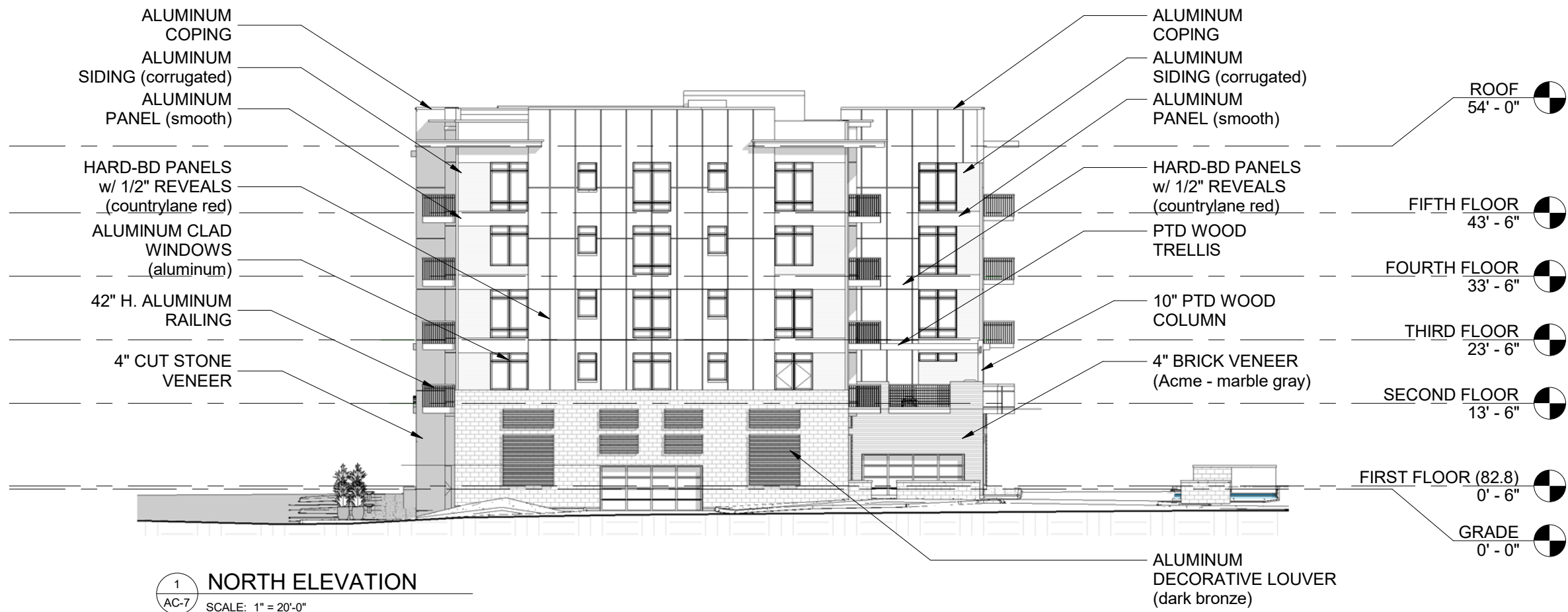
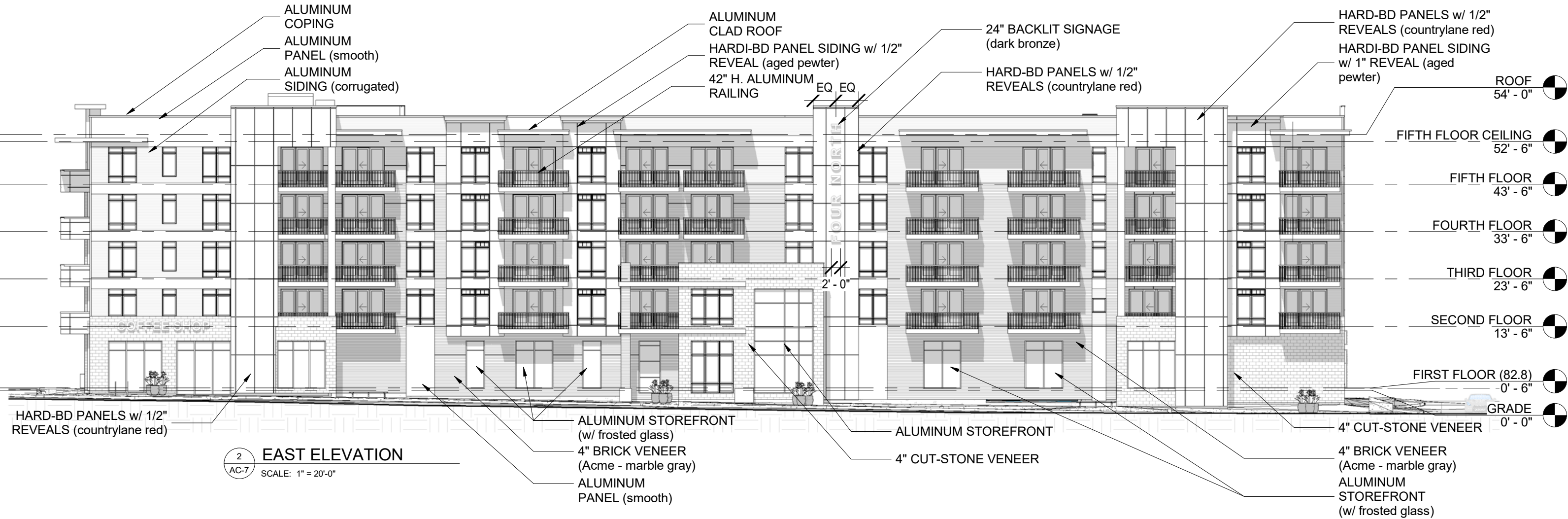
SURROUNDING PROPERTY
PHOTOS

1
AC-12

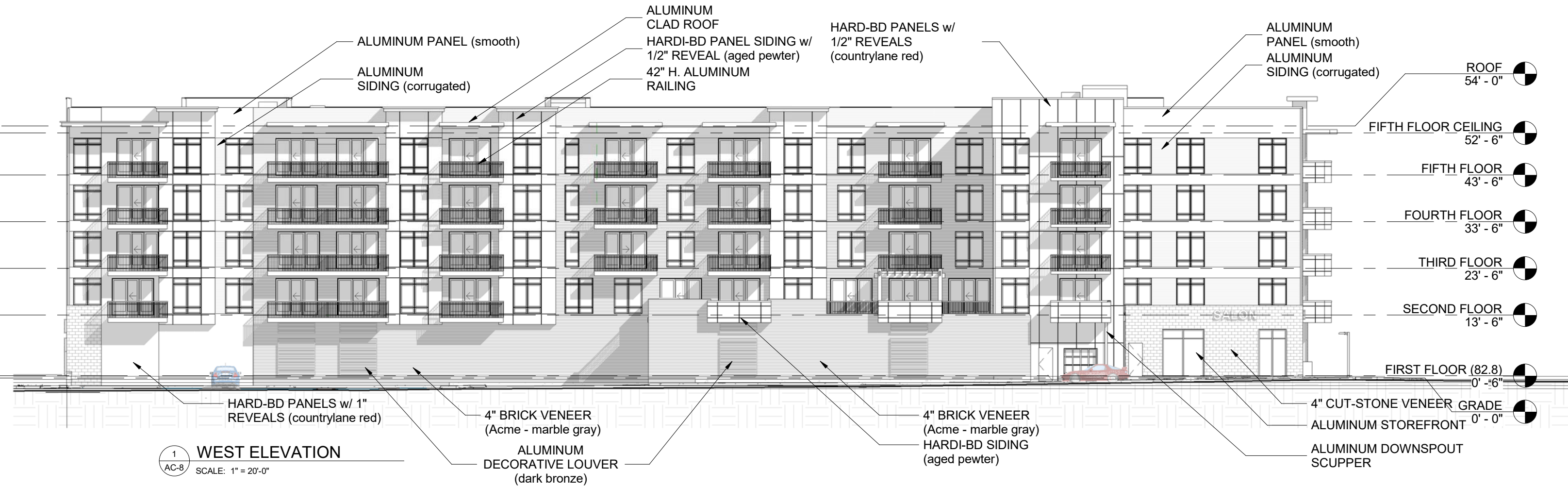
SCALE: 1" = 40'-0"

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ARCHITECTS, pc

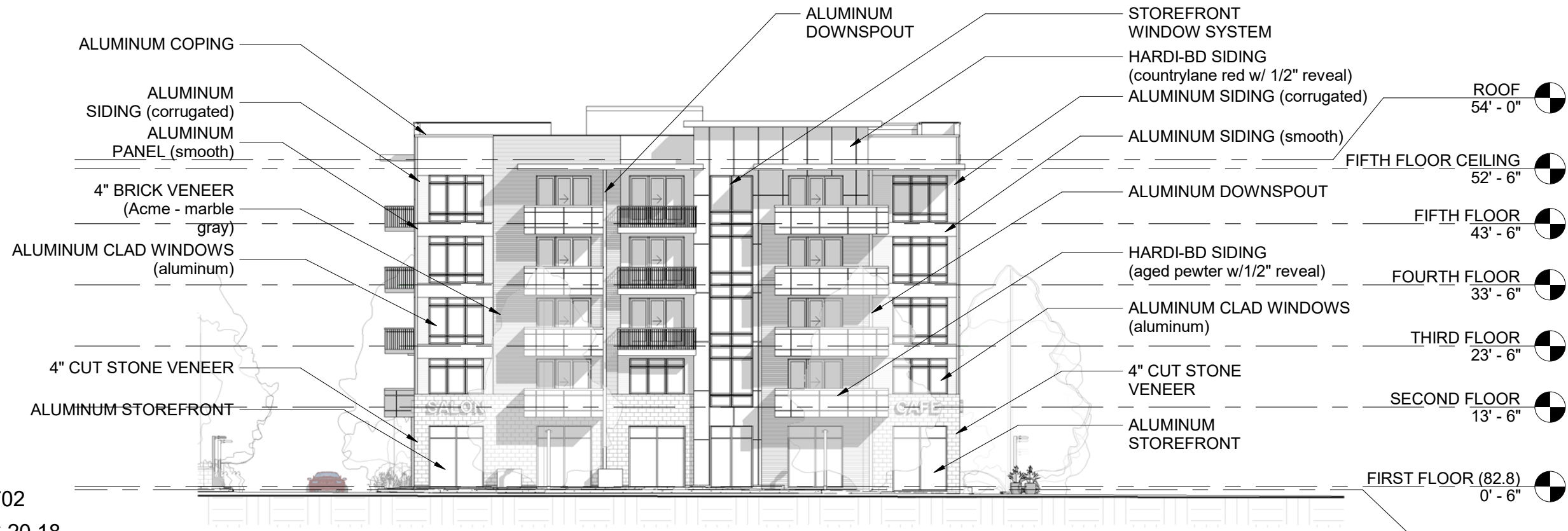
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1702
06.20.18
AC-7



1
AC-8
WEST ELEVATION
SCALE: 1" = 20'-0"



2
AC-8
SOUTH ELEVATION
SCALE: 1" = 20'-0"

1702
06.20.18
AC-8

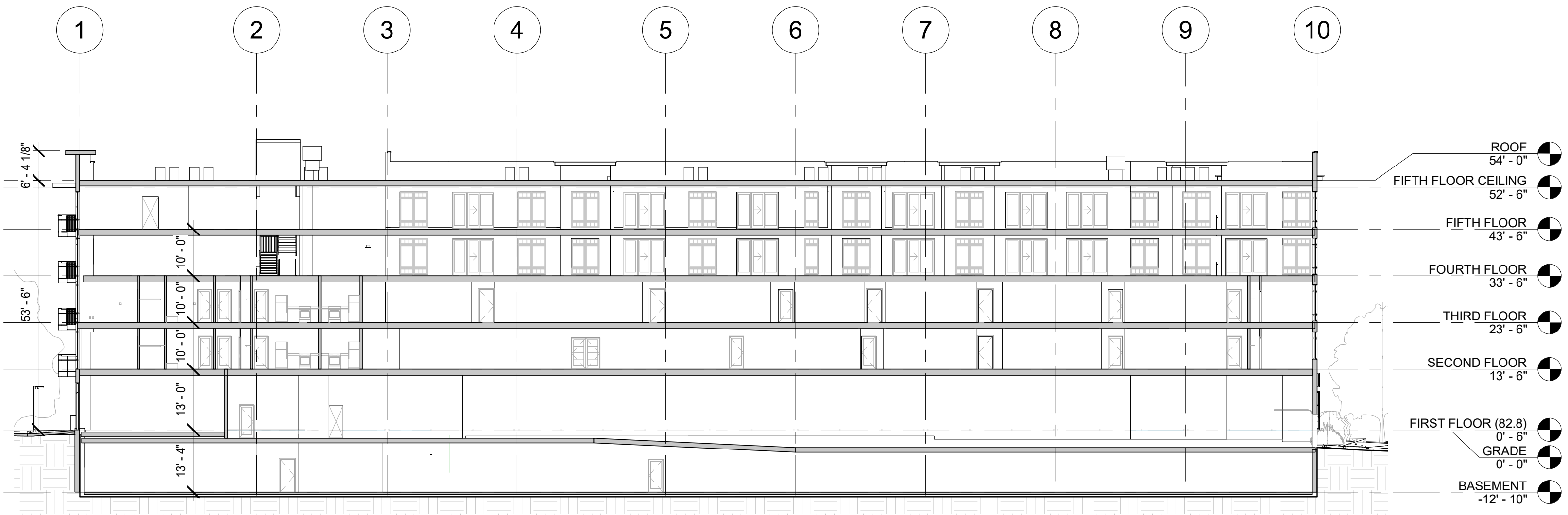
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1 LONGITUDINAL SECTION
AC-18 SCALE: 1" = 20'-0"

1702
06.20.18
AC-18



PERSPECTIVE VIEW LOOKING
NORTHWEST

2
AC-10
SCALE:



PERSPECTIVE VIEW LOOKING
NORTHEAST

1
AC-10
SCALE:

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PERSPECTIVE VIEW LOOKING
SOUTHEAST

1
AC-9

SCALE:



PERSPECTIVE VIEW LOOKING
SOUTHWEST

2
AC-9

SCALE:

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ARCHITECTS, pc

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PARK RIDGE IL 60068
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1702
06.20.18
AC-14 A

1 VIEW LOOKING NORTHEAST
AC-14 A SCALE: 12" = 1'-0"

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PARK RIDGE IL 60068
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1702
06.20.18
AC-15A



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

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ARCHITECTS, pc

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1702
06.20.18
AC-17

1
AC-17 VIEW LOOKING WEST
SCALE: 12" = 1'-0"

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PARK RIDGE IL 60068
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1702
06.20.18
AC-19

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

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ARCHITECTS, pc
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PARK RIDGE IL 60068
TEL 847.825.9400



1702
06.20.18
AC-18 A

1
AC-18 A VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

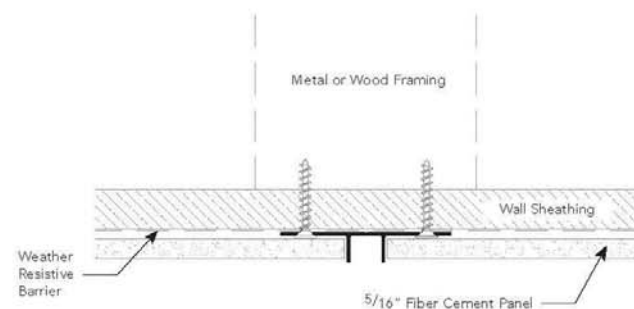
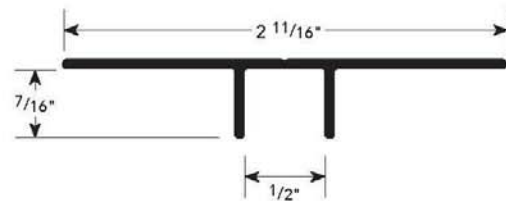
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TEL 847.825.9400

PRODUCT DETAIL

INSTALLATION DETAIL / Cross Section

A.28

DOUBLE T 1/2"



USAGE

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

GUIDE SPECIFICATION

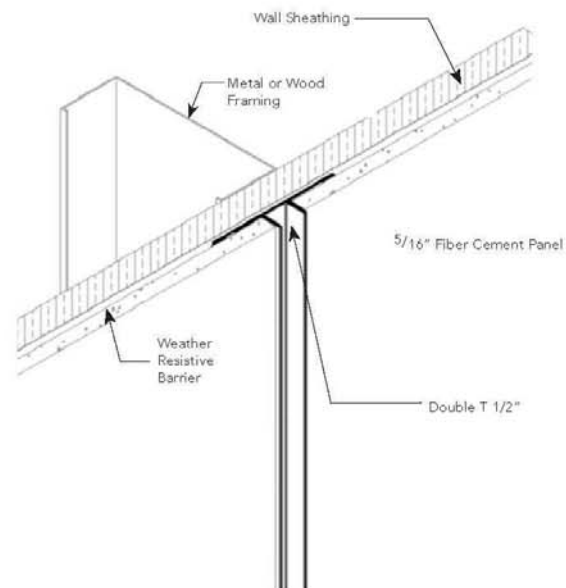
Where indicated on drawings, Fry Reglet FCP Double T 1/2", as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5, with primed finish, clear anodized or other specified finish. Refer to finish section.

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

SIZES

REVEAL DEPTH	NUMBER
NOM. 7/16"	FCP-VERTUP50

INSTALLATION DETAIL / ISO View



2 FIBER CEMENT REVEAL DETAIL

AC-20 SCALE: 12" = 1'-0"

www.fryreglet.com FRY REGLET 35

METAL COPING
(color to match siding)4" METAL TRIM
OUTSIDE CORNERS
(color to match siding)METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match siding)METAL PANELS
• concealed fasteners
• 1" gap per mfr

1 METAL SIDING SAMPLE PIC

AC-20 SCALE: 12" = 1'-0"

METAL SIDING -
CORRUGATED and FLAT
(color as per elevations
and sample)METAL TRIM @
MATERIAL JOINTS and
INTERIOR CORNERS
(color to match metal siding)FIBER CEMENT PANEL
(color as per elevations
and sample)3 METAL SIDING TO FIBER
CEMENT (sample)

AC-20 SCALE: 12" = 1'-0"

1702

06.20.18

AC-20

N E R I
ARCHITECTS, pc

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



SIDING
CORRUGATED
ALUMINUM



BALCONY RAILINGS
DARK BRONZE

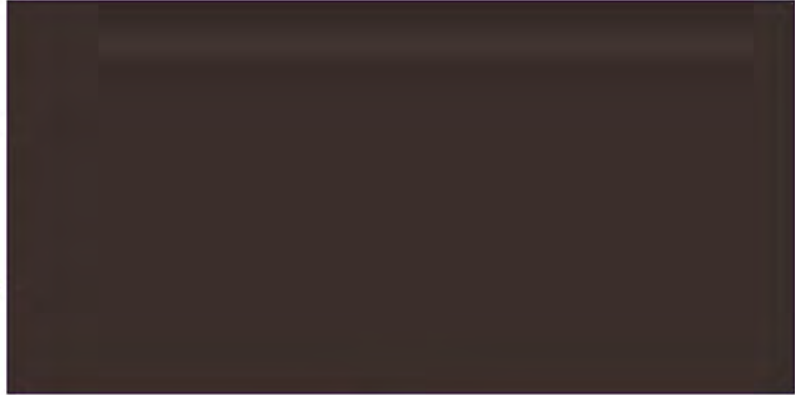
ALUMINUM
WINDOWS
+
SIDING
BRUSHED
ALUMINUM

FIBER CEMENT
SIDING
COUNTRYLANE RED
AGED PEWTER

STONE VENEER
ARRISCRAFT
CHAMPAIGNE

BRICK VENEER
ACME
MARBLE GRAY

FASCIA & SOFFIT
PAINTED ALUMINUM
MYSTIC GRAY



NEW MIXED USE BUILDING
4 N. HICKORY AVE.

N E R I
ARCHITECTS, pc

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

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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	Street Level Character Images	09
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1. Introduction

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

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



Figure 1. Map of Plan Area

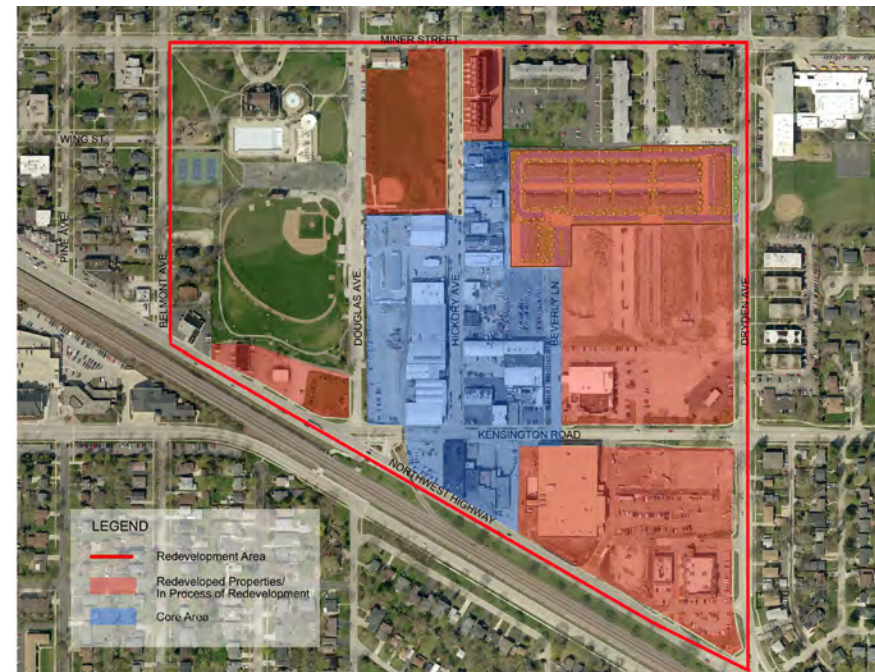


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

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

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

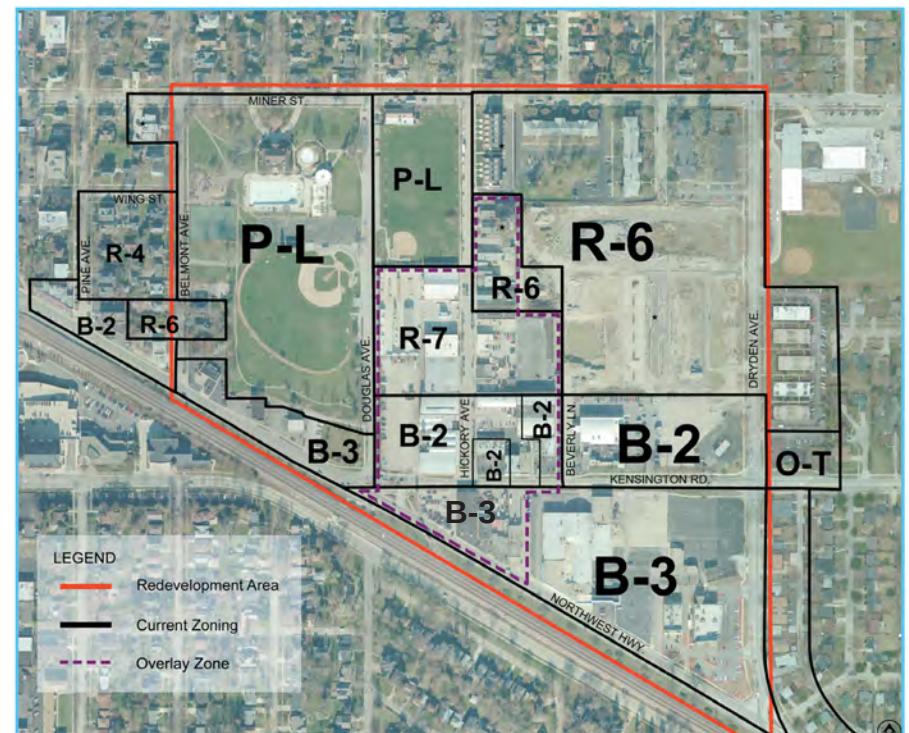


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

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

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

Design Guidelines, by definition:

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

3. Design Goals and Objectives

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

Hickory/Kensington Area Plan

Vision Statement

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

Design Goals and Objectives

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

The Core Area is divided into four main zones:

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

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



Figure 4. Current Comprehensive Plan

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

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



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

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

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



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

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

Architectural Design Features:

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

Street Level, Commercial space:

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

Character Images



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



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



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

Street Level Character Images



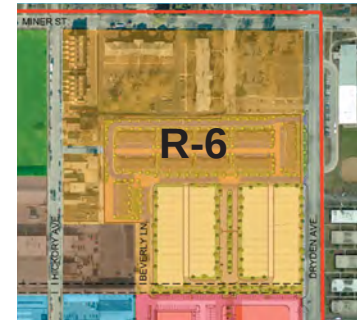
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



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

5. Moderate Density Residential Zone (R-6)

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



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

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

Architectural Style / Character:

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

Suggested Design Features:

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

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



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



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



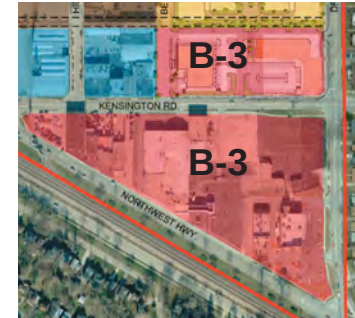
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



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

6. Commercial Zone (B-3)

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



Building Height:

- 1 or 2 stories

Architectural Design Features:

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

Existing Commercial Context



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



Figure 22. Multi-tenant Retail along Kensington Road



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

7. Sustainability / Green Technology

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

Alternative Transportation:

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



Green (vegetated) Roofs offer many benefits:

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



Optimize Building Energy Performance:

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

Construction Materials:

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

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

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



Figure 24. Map of pending streetscape application

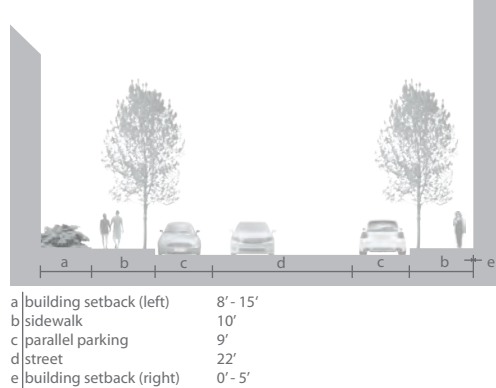


Figure 25. Conceptual street view of Hickory looking south

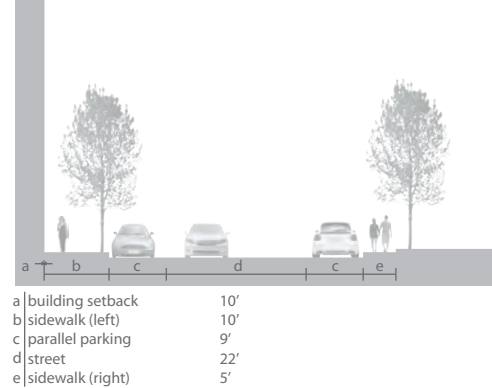
Street Sections

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

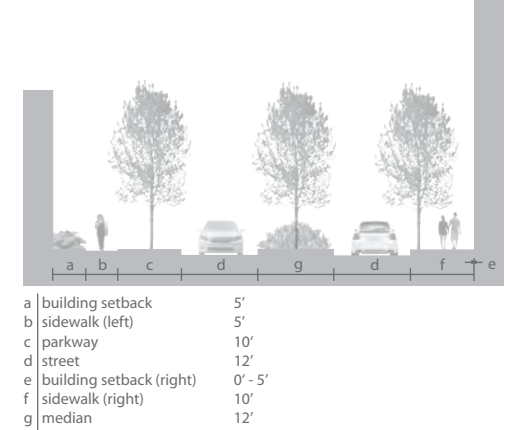
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

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

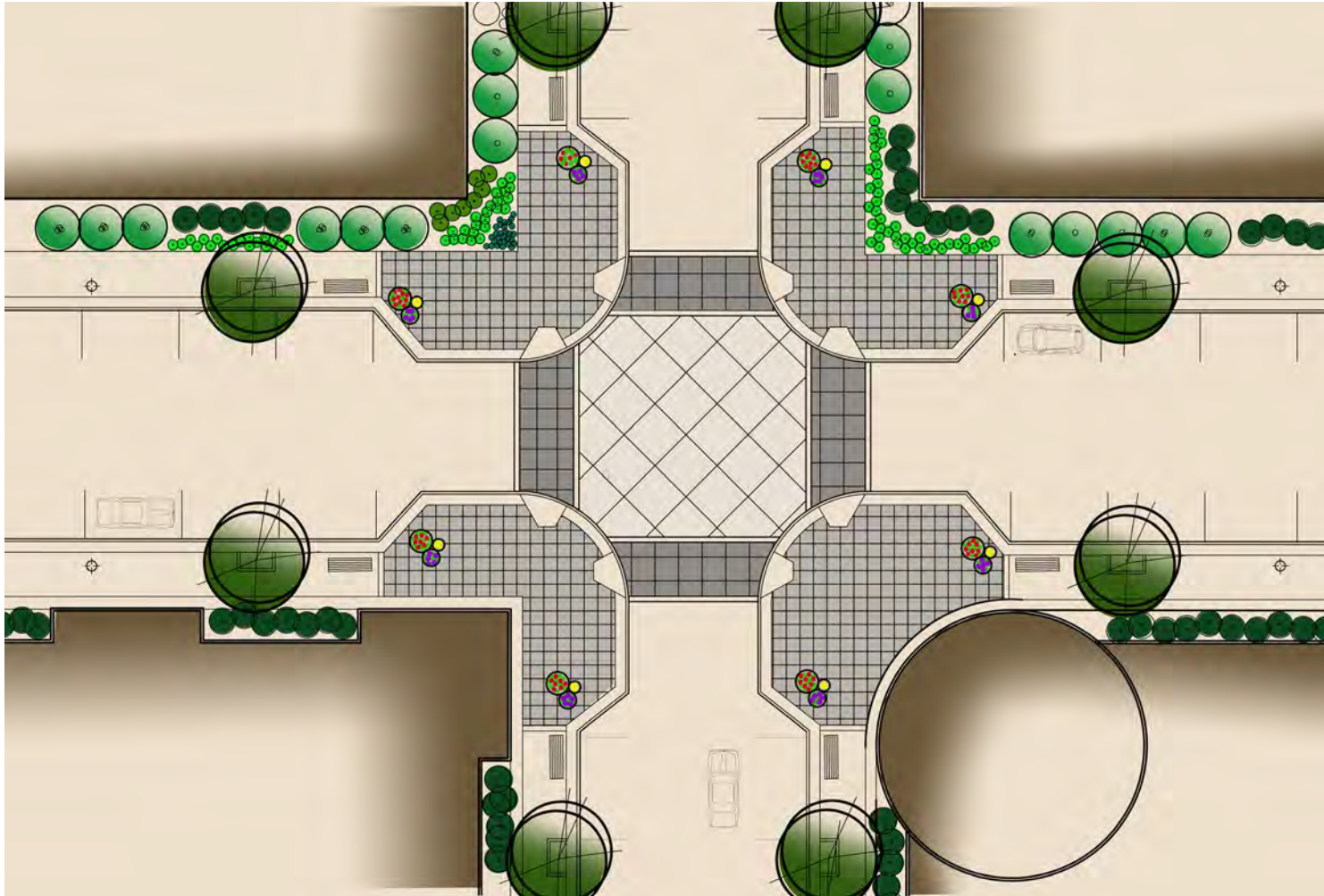


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

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

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

Kensington Road Improvements

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

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

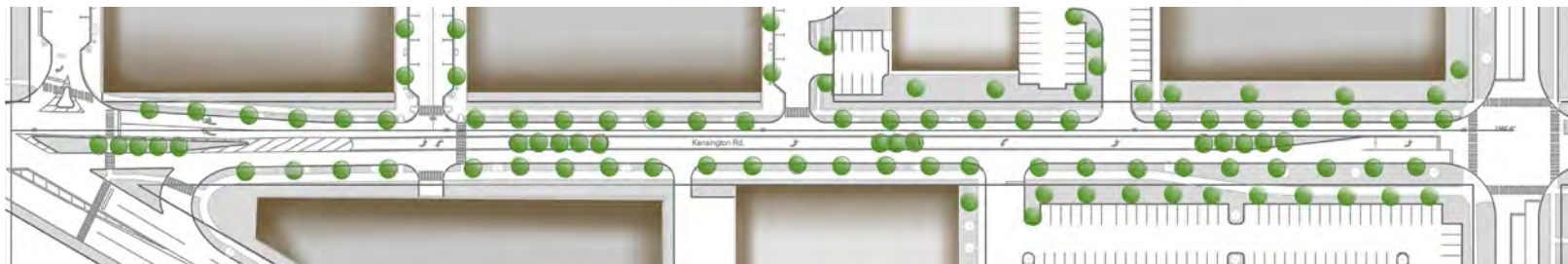


Figure 27. Kensington Road

Site Furnishings

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

Benches

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



Trash Receptacles

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



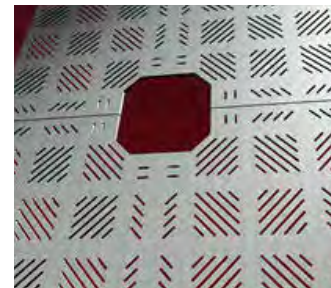
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

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



Bike Racks

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



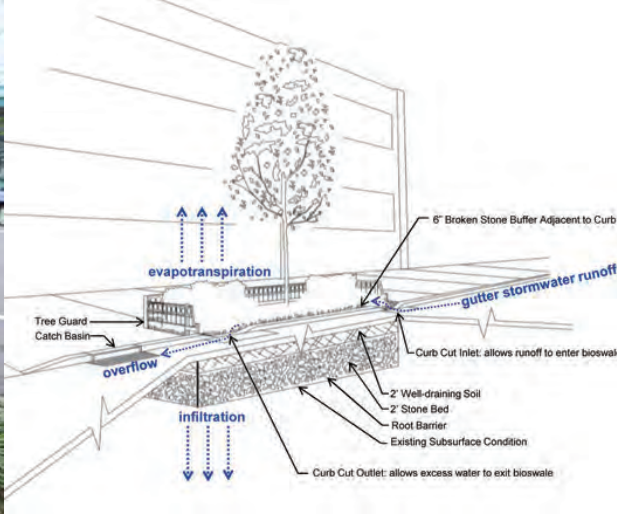
Pervious Pavement

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



Bio-Swales

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



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

9. Summary

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



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