



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

May 11, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3eezsZ8>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on May 11, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/27/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#21-025 - Crescent Place - 310 W. Rand Rd. / Multi-Family

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
5/11/2021

Item: Minutes - 4/27/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 4/27/21

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

APRIL 27, 2021

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

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

Members Absent: Scott Seyer

Also Present: John Kuzynowski & John Mauer, Wold Architects & Engineers for *Timber Ridge School*
Julie Jilek, NSSEO for *Timber Ridge School*
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 APRIL 13, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF APRIL 13, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SCHOOL RE-REVIEWDC#21-023 – Timber Ridge School – 201 S. Evanston Ave.

Jonathan Kuzynowski & John Mauer, representing *Wold Architects & Engineers*, and Julie Jilek, representing NSSEO, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a new gymnasium and classroom addition to the existing Timber Ridge School. Timber Ridge School is a therapeutic day school serving kindergarten through eighth grade students with special needs or disabilities. The school is owned and operated by the Northwest Suburban Special Education Organization (NSSEO), which is a non-profit entity funded by local school districts to provide special education services to their students. The proposed two-story addition includes a new gymnasium, elevator, stairway, toilets, fitness room, two classrooms, three offices, a positive sensory lounge, and additional support spaces.

This project requires Plan Commission review and Village Board approval for Special Use approval to allow an existing elementary school with the proposed addition within the R-3, One-Family Dwelling District. Variations are also required for parking and to allow a 30.5 foot tall building where 25 feet is the maximum allowed. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The project was previously reviewed by the Design Commission on April 13, 2021, at which time the project was continued primarily based on the commissioners' concerns about the design of the pre-cast concrete gymnasium portion of the addition.

Previously, Staff recommended further design development of the precast concrete gymnasium exterior. Additional horizontal reveals were recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes. For additional interest and refinement, consider adding horizontal reveals in the brick walls to align with horizontal reveals in the precast concrete and window openings/mullions.

The following is a summary of the commissioners' comments from the April 13 meeting:

1. The north and east elevations will be very visible and they need further design development.
2. The recently completed addition to the Arlington Ridge Center has a similar precast concrete gymnasium. Design cues could be taken from that building with respect to adding horizontal reveals and possibly additional windows.
3. The north and east elevations do not tie into any part of the original building. Consider adding materials from the original building onto the gymnasium addition, or maybe more of the new blue color onto the original building.
4. There was some concern about how the blue stripe wrapped onto the west elevation. It was suggested to possibly raise the blue stripe, or raise the single-story brick wall to align with the top of the stripe. It was suggested to possibly change the brick wall coping color to blue to match the stripe.

In response to the comments from the April 13 Design Commission meeting, the petitioner has enhanced the gymnasium design by adding horizontal reveals and additional accent striping. Two options are provided for consideration. Both options include a new gray painted reveal in the middle of the blue band, and Option A includes additional small gray painted horizontal accent stripes towards the top and bottom of the walls. Option B includes new horizontal reveals without the additional gray stripes.

Staff comments on the two options are as follows: The gray painted reveal in the middle of the blue band works well to break up the size of the blue band as well as to tie it in with the single-story brick wall on the west elevation. The new horizontal reveals work well to give the precast walls a panelized appearance, and they align with the curtain wall mullions on the east elevation. The additional gray stripes towards the top and bottom of the walls in Option A make the design look too busy. Option B works best to provide the needed additional detail, without looking too busy. Staff

recommends approval of Option B for the addition to Timber Ridge School, based on the revised architectural plans received 3/12/21, and revised elevations and renderings received on 4/20/21.

Chair Kubow asked if the petitioner had any comments at this time.

Mr. Kuzynowski thanked the commissioners for allowing them to present this project which they are very excited about. In response to Staff's comment about the blue stripe, he said that the blue stripe is intended to be the same color in both renderings, with the lighter grey color that starts to speak to the colors that are occurring with the aluminum storefront at the entrance.

Chair Kubow asked the commissioners for their comments, prior to public comment.

Commissioner Fitzgerald said that the revisions were nice, although he wished it could have gone further; however, he was okay with the revised design being shown tonight. He preferred Option A because the detailing being shown is needed, and he liked the way the horizontal bands match up with the south end of the building; how it pulls the windows and everything from the other side of the building and gives it a lot more detail, because the other parts of the building have a lot of details. He also liked the 3 grey stripes, which pulls in the grey from the rest of the building. He added a recommendation that the trees shown in the exhibit on the east side of the building be planted as shown because it will help soften the building both during the growing season and the winter.

Commissioner Eckhardt said he was leaning more towards Option A because he liked the activity of the 3 sections and colors. Although he appreciated the 'corporate' look of Option B with just the reveals, he felt it started to look too corporate for a building that is a school and a fun place. Commissioner Eckhardt also agreed with Commissioner Fitzgerald's suggestion about the trees shown in the exhibit, and he was curious to know which design option the petitioner preferred.

Commissioner Kingsley acknowledged the petitioner's quick turnaround of the revisions being presented tonight. She really liked the scoring or the additional reveals put into the concrete that breaks down the thickness of the exterior of the building as well as bring it more to a pedestrian scale. She was a little torn between the two options being shown. She was unsure if she liked the top-to-bottom symmetry, and she preferred to see the blue color in a different location, such as under all the windows, lower down on the building. She liked a portion of Option A and a portion of Option B; she suggested Option A without the bottom grey reveal, or Option A without the top grey. She also said that the base of the building could be the blue color, from the windows down or from the windows up; a coping or a base. Commissioner Kingsley had no further comments at this time.

Chair Kubow agreed with the comments made by the commissioners. He was leaning more towards Option B because of its simplicity; however, he felt Commissioner Kingsley's comments were interesting, specifically about moving the blue stripe either up or down on the building. He was fine with either option, with a preference for Option B because of its simplicity.

Chair Kubow asked if there was any public comment on the project and Mr. Hautzinger said there was no public in attendance at this time.

Chair Kubow asked if the petitioner had a specific direction they wanted to move forward with between the two options. Mr. Kuzynowski said his team gravitated toward Option A, just to give a little more diversity and make it a bit more playful. Option A also ties in to some of the massing that occurs on the existing building in the horizontal lines; it carries the horizontal nature across the building and starts to pick up on that detail. He appreciated the interesting comments about the blue and the base, and said that they looked at doing a portion of the blue color at the bottom and using a brick tone color to ground the base; however, they were concerned about it looking too busy and not being able to get the right match for the brick.

Chair Kubow asked if the commissioners had any further comments to add. Commissioner Fitzgerald reiterated that he liked Option A, and he was open to moving the blue band if the other commissioners felt strongly about doing so; he liked the idea of playfulness on the building. Commissioner Eckhardt reiterated his preference for Option A. Although he was intrigued by the suggestion to move the blue band, he felt the band was important where it is currently shown between the two windows and tying it into the canopy. He liked the half/half proportion being shown because if the band is moved down, the top part will have too much of the tan/buff color. He liked what the petitioner put together in Option A and he was in support of it. Commissioner Kingsley suggested making the bottom band of the building the grey color so there is a base to the building; she asked if the petitioner considered this. She also appreciated that the petitioner said that they looked at different places for the blue color. Mr. Kuzynowski stated that they had not looked at the grey specifically, just trying to pull the brick color across the base below it, which Commissioner Kingsley acknowledged could result in it being too busy. Commissioner Kingsley could see the preference for Option A, but she also liked the simplicity of Option B.

Mr. Hautzinger said there is now public in attendance with a hand being raised to speak at this time.

PUBLIC COMMENT

Melissa Cayer asked why she was not allowed to join this virtual meeting until 6:46 pm. Mr. Hautzinger apologized and said there was a technical issue. He offered to review the Design Commissioners comments, and he asked if she had any questions about the project. Ms. Cayer had no comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF 'OPTION A' FOR THE ADDITION TO THE *TIMBER RIDGE SCHOOL* LOCATED AT 201 S. EVANSTON AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 3/12/21, REVISED ELEVATIONS AND RENDERINGS RECEIVED 4/20/21, 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 RECOMMENDATION THAT THE THREE TREES AS DEPICTED IN THE RENDERING BE STRONGLY CONSIDERED BECAUSE THEY ARE A KEY ELEMENT TO THE EAST ELEVATION.
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.
3. ALL SIGNAGE MUST MEET CODE, CHAPTER 30, OR APPROVED VARIATIONS.

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

ITEM 2. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO
ADJOURN THE MEETING AT 6:55 P.M.

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



Design Commission 5/11/2021

Item: DC#21-025 - Crescent Place - 310 W. Rand Rd. / Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new apartment building.

Recommendation

It is recommended that the Design Commission approve the proposed design for Crescent Place apartments at 310 W Rand Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, the perspective rendering view from Rand Road received 4/26/21, 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 recommendation to consider a modern style projected window trim detail around all windows within the areas of blue siding panels to add more color contrast and depth to the design.
2. It is recommended to omit the blue rectangular panel at the third and fourth floors on the south elevation, and instead continue the brick across the third floor in that location to reduce the size and prominence of the white wall.
3. Where possible, all equipment and meters should be located inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the street frontage, and screened with an appropriate enclosure or landscaping.
4. All signage is required to comply with Chapter 30 Sign Code, or seek variations.
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, 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
Context Photos
Exhibits

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Crescent Place
Project Address: 310 W Rand Road

Prepared By: Steve Hautzinger
Date Prepared: May 3, 2021

PETITIONER INFORMATION:

DC Number: 21-025
Petitioner Name: John Green
Petitioner Address: Groundwork Ltd.
351 W Dundee Rd, Suite A
Buffalo Grove, IL 60089
Meeting Date: May 11, 2021

Requested Action(s):

Approval of the proposed architectural design for a new apartment building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning from B-2, General Business District to R-6, Multiple-Family Dwelling District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Architectural Design:

The petitioner is proposing to build a new four-story apartment building on an existing vacant site. Overall, the proposed design has a modern aesthetic that will fit well with the adjacent recently refreshed Stonebridge Apartments. The design does somewhat lack a residential feel, which could be enhanced with balconies for each apartment. However, the petitioner has reported that balconies are not possible due to the specified mechanical system which requires louvers under every window, thereby prohibiting balcony doors.

The primary exterior materials consist of brown brick combined with white and blue fiber cement siding panels, which are nicely varied and balanced on all sides of the building. However, the areas of blue siding panels do appear a bit monochromatic and flat. It is recommended to consider adding an enhanced window trim detail to add more color contrast and depth to the blue siding wall, such as shown in Image 1 below.



Image 1. Example of a modern style projected window trim detail.

In the perspective view rendering from Rand Road, the large white wall with blue rectangular panel at the third and fourth floor has a bold appearance that is a focal point which detracts from the rest of the design. It is recommended that the blue rectangular panel be omitted, and the brick wall at the third floor be continued across to reduce the size and prominence of the white wall.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The plans indicate three mechanical units to be located on the roof. The proposed design includes perimeter parapet walls which should screen the view of the equipment. However, if the equipment is visible from the adjacent public way, then additional equipment screens will be required around each unit.

All exterior wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be located inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the street frontage, and screened with an appropriate enclosure or landscaping.

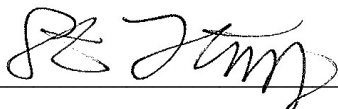
Signage:

One monument style ground sign is proposed at the intersection of Chestnut Avenue and Rand Road. In a residential zoning district, development identification signs are permitted and shall be no more than 25 square feet in area and six feet in height. The proposed sign is no more than six feet tall, and the sign panel is 13.7 square feet, which complies with code. The sign design is very nicely done with colors and materials to match the building design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for Crescent Place apartments at 310 W Rand Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, the perspective rendering view from Rand Road received 4/26/21, 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 recommendation to consider a modern style projected window trim detail around all windows within the areas of blue siding panels to add more color contrast and depth to the design.
2. It is recommended to omit the blue rectangular panel at the third and fourth floors on the south elevation, and instead continue the brick across the third floor in that location to reduce the size and prominence of the white wall.
3. Where possible, all equipment and meters should be located inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the street frontage, and screened with an appropriate enclosure or landscaping.
4. All signage is required to comply with Chapter 30 Sign Code, or seek variations.
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, 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.



May 4, 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 20-025

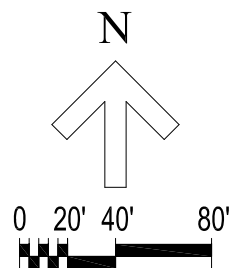
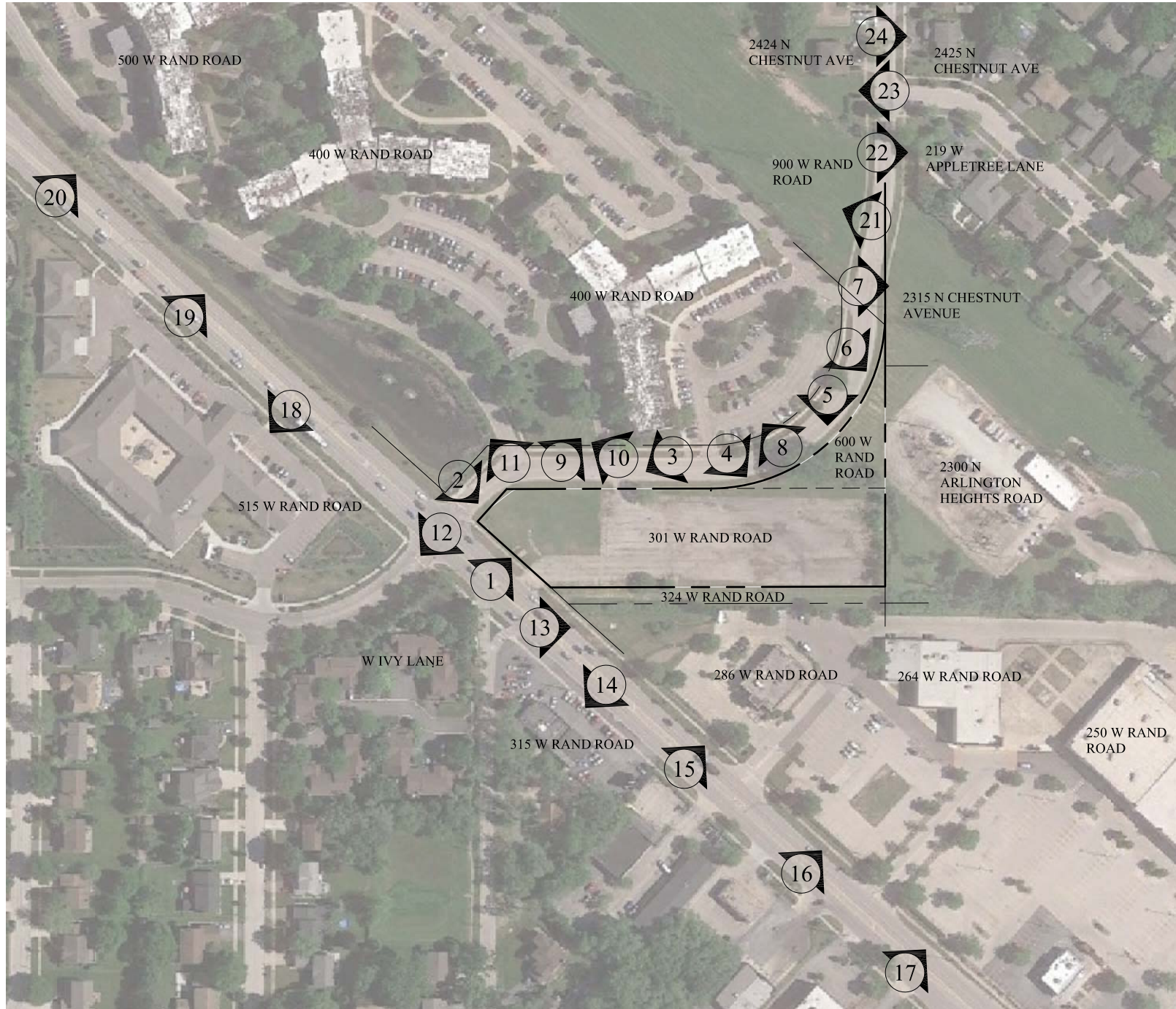
PROPERTY AND ADJACENT PROPERTY PHOTO LOCATIONS

PROPOSED FAMILY APARTMENT DEVELOPMENT

310 W. RAND ROAD

ARLINGTON HEIGHTS, IL

MARCH 22, 2021



SITE PHOTOS



1

310 and 324 W Rand Road
West Rand Road Looking Northeast



2

310 W Rand Road
Chestnut Avenue and West Rand
Road intersection Looking Southeast



3

310 W Rand Road
Chestnut Avenue Looking Southwest



4

310 W Rand Road
Chestnut Avenue Looking Southeast



5

600 W Rand Road
Chestnut Avenue Looking South



6

2300 N Arlington Heights Road
Chestnut Avenue Looking Southeast



7

2315 N Chestnut Avenue
Chestnut Avenue Looking East



8

400 W Rand Road
Chestnut Avenue Looking Northwest



9

400 W Rand Road
Chestnut Avenue Looking Northeast



10

400 W Rand Road
Chestnut Avenue Looking Northwest



11

400 W Rand Road
Chestnut Avenue Looking Northwest



12

350 Ivy Lane
W Rand Road Looking Southwest



13

324 and 200 W Rand Road
W Rand Road Looking East



14

315 W Rand Road
W Rand Road Looking
Southwest



15

286 W Rand Road
W Rand Road Looking
Northeast



16

264 W Rand Road W Rand
Road Looking Northeast



17

250 W Rand Road
W Rand Road Looking
Northeast



18

515 W Rand Road
W Rand Road Looking
Southwest



19

400 W Rand Road
W Rand Road Looking
Northeast



20

500 W Rand Road
W Rand Road Looking
Northeast



21

900 W Rand Road
N Chestnut Ave
Looking West



22

219 W Appletree Lane
N Chestnut Ave
Looking East



23

2424 N Chestnut Ave
N Chestnut Ave
Looking West



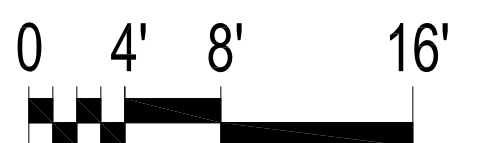
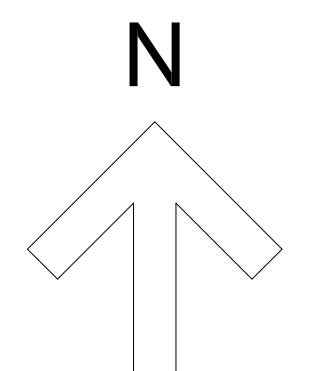
24

2425 N Chestnut Ave
N Chestnut Ave
Looking East

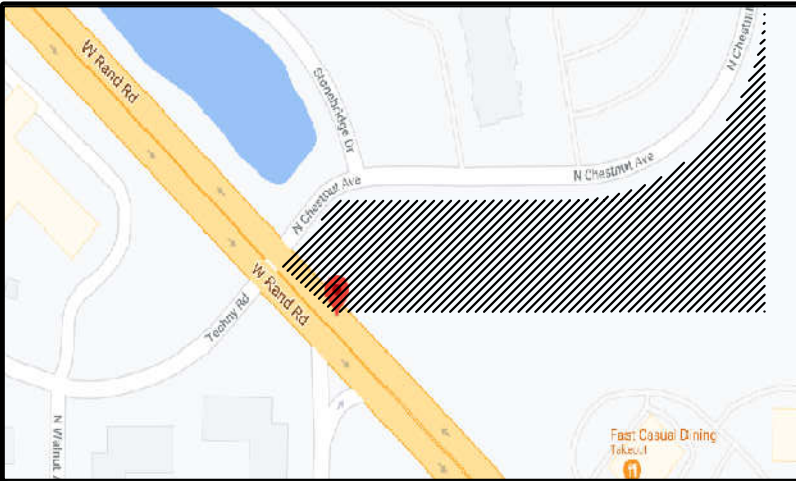
LOCATION MAP

PROPOSED APARTMENTS
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
MARCH 22, 2021

AREA 250' FROM PROJECT SITE



Groundwork, Ltd.
Architects / Planners / Engineers
Ph. (847) 541-4151 © 2021
www.groundworkltd.com



SITE

VICINITY MAP

~ N O S C A L E ~

SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

3. BEARINGS (MEASURED) SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE - EAST ZONE COORDINATE SYSTEM.

4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS

5. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK AND EMBOSSED SEAL.

6. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY NEAR NORTH TITLE GROUP IDENTIFIED AS NUMBER IL1904721-B WITH AN COMMITMENT DATE OF DECEMBER 30, 2020, A REVIEW OF WHICH INDICATES THAT:

6a. THE GENERAL REQUIREMENTS ALONG WITH EXCEPTIONS 1-7, 10, 12, AND 15-18 ARE NOT SURVEY RELATED.

6b. NUMBER 8 PERTAINS TO AN EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY PER DOCUMENTS 17264172 AND 17264173 AND IS SHOWN HEREON.

6c. NUMBER 9 PERTAINS TO AN EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY PER DOCUMENT 18654754 AND AMENDED BY DOCUMENT 26881691 AND IS SHOWN HEREON.

6d. NUMBER 11, AS RECITED IN SAID COMMITMENT, PERTAINS TO AN EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY PER THE PLAT RECORDED AS DOCUMENT 21837755 WHICH REFERENCES DOCUMENT NUMBER 20301388 AND AN EXHIBIT A. THIS EXHIBIT NOT ATTACHED TO COPY OF LATTER DOCUMENT REVIEWED AT TIME OF SURVEY.

6e. NUMBER 13 PERTAINS TO EASEMENT RIGHTS FOR ELECTRIC AND PHONE INSTALLATION ON LOT C IN REFERENCED PLAT AND DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

6f. NUMBER 14 PERTAINS TO AN EASEMENT IN FAVOR OF COMCAST OF ILLINOIS XI, LLC PER DOCUMENT 0511641104. THIS IS NOT PLOTTABLE AND NOT SHOWN HEREON.

7. (R) = RECORD DATA
(M) = MEASURED DATA
R.O.W. = RIGHT OF WAY

8. AREA OF SURVEY:

PARCEL 1 = 92,262 SQ. FT., OR 2.118 ACRES, MORE OR LESS, GROSS (INCLUSIVE OF IN ROADWAY). 86,120 SQ. FT. OR 1.977 ACRES, MORE OR LESS, NET.

PARCEL 2 = 15,047 SQ. FT., OR 0.345 ACRES, MORE OR LESS.

9. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

10. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 17031C0201J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

11. A CURRENT ZONING REPORT WAS NOT FURNISHED TO THE SURVEYOR.

12. SOME RECORD ANGLES AND DISTANCES ILLEGIBLE ON REFERENCED PLAT.

13. HEAVY SNOW COVER WAS PRESENT AT TIME OF SURVEY. NOT ALL FEATURES MAY BE REPRESENTED.

14. ACCESS TO AND FROM RAND ROAD AND CHESTNUT AVENUE, PUBLICLY DEDICATED RIGHTS-OF-WAY.

ALTA/NSPS LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com

LEGAL DESCRIPTION

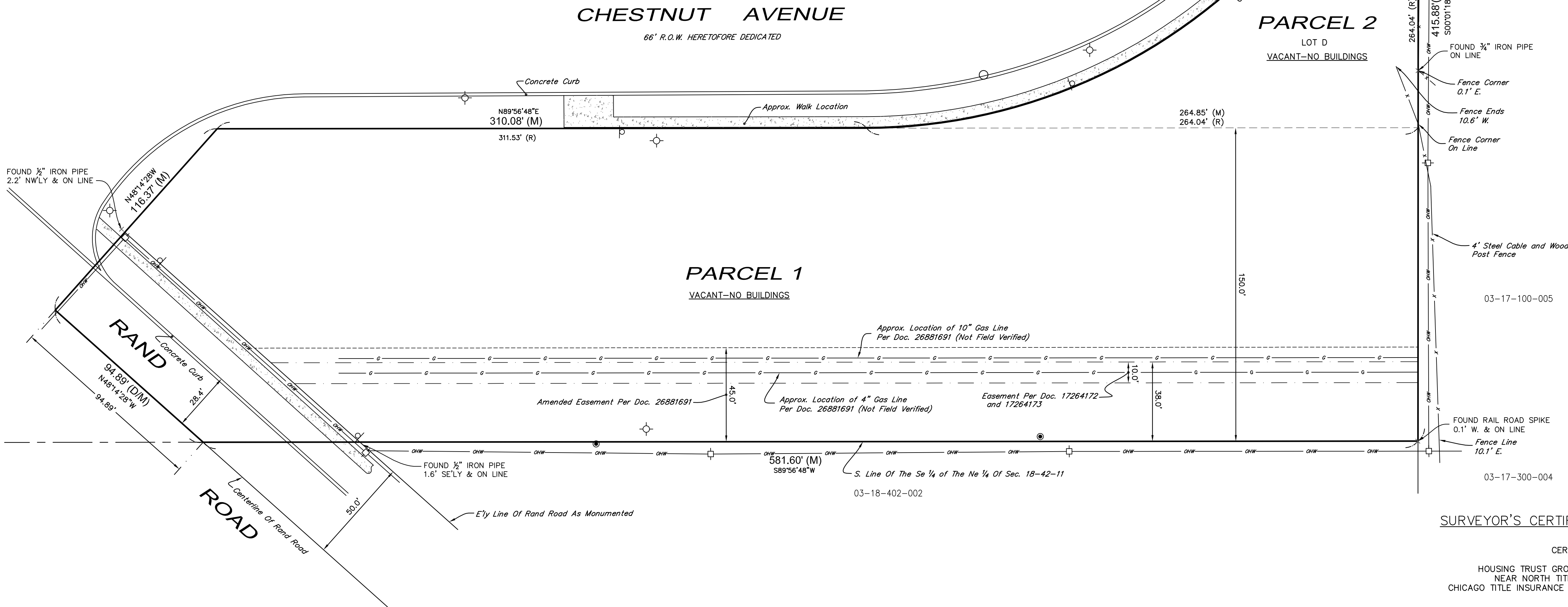
PARCEL 1:

THAT PART OF THE SOUTH 150 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTERLINE OF RAND ROAD AND SOUTHEASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID CENTERLINE OF RAND ROAD 94.89 FEET NORTHWESTERLY (AS MEASURED ALONG SAID CENTERLINE) OF THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT D IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

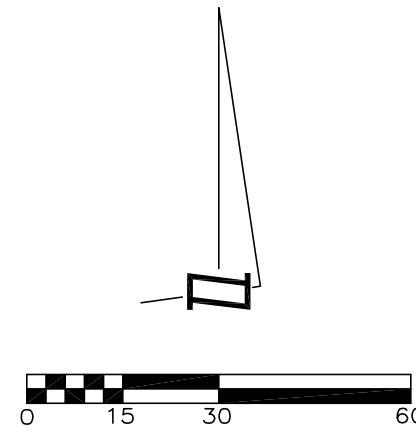
(STONEBRIDGE HILL APARTMENTS PLAT RECORDED AS DOCUMENT 21837755)



SYMBOL LEGEND

- | | |
|------------------|----------------------|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| ○ - CATCHBASIN | (M) - MEASURED DATA |
| □ - INLET | (D) - DEED DATA |
| ⊕ - POWER POLE | ▨ - CONCRETE SURFACE |
| ⚡ - STREET SIGN | |
| ⚡ - STREET LIGHT | |
| ● - SIGN POST | |

SHEET 1 OF 1



PERMANENT TAX INDEX NUMBER
PARCEL 1
03-18-204-008
PARCEL 2
03-18-204-024

03-17-100-004

PARCEL 2

LOT D
VACANT-NO BUILDINGS

03-17-100-005

03-17-300-004

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

HOUSING TRUST GROUP, L.L.C.
NEAR NORTH TITLE GROUP
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 8, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2021.

DATE OF PLAT OR MAP: FEBRUARY 24, 2021



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2022

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

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PREPARED FOR: HTG ILLINOIS DEVELOPER, L.L.C.
ADDRESS: 310 W. RAND ROAD - ARLINGTON HEIGHTS, IL
BOOK & PG: 245/38 DATE: 02/24/21 JOB NO.: 2019018
DRAWN BY: JRP CHECK BY: GLK
REVISED: 2/25/2021 V2 GLK PER CLIENTS REVIEW

PRELIMINARY SITE PLAN

CRESCENT PLACE

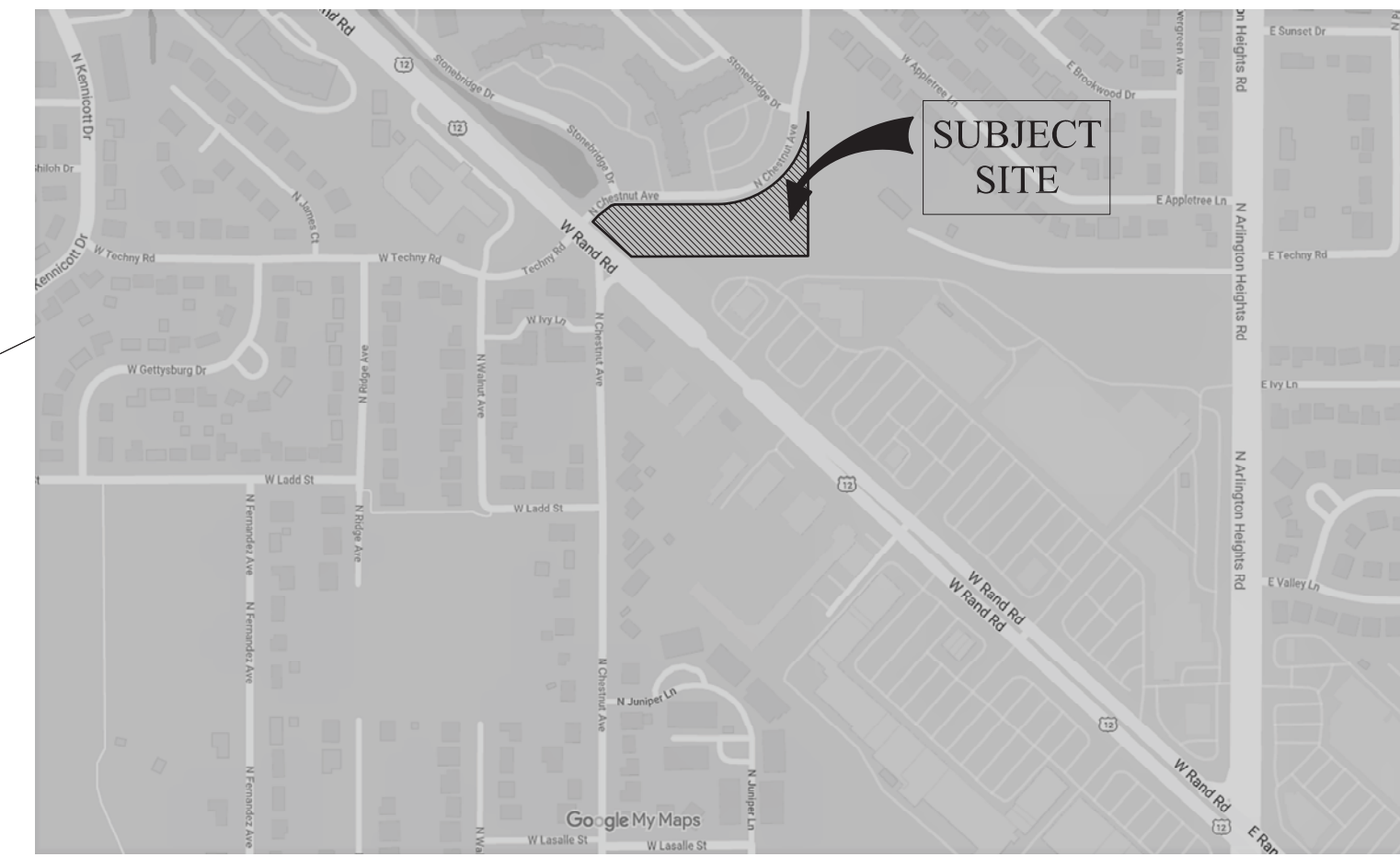
PROPOSED FAMILY APARTMENT

DEVELOPMENT

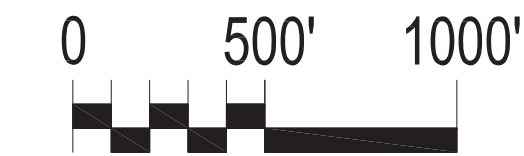
310 W. RAND ROAD

ARLINGTON HEIGHTS, IL

APRIL 14, 2021



LOCATION MAP



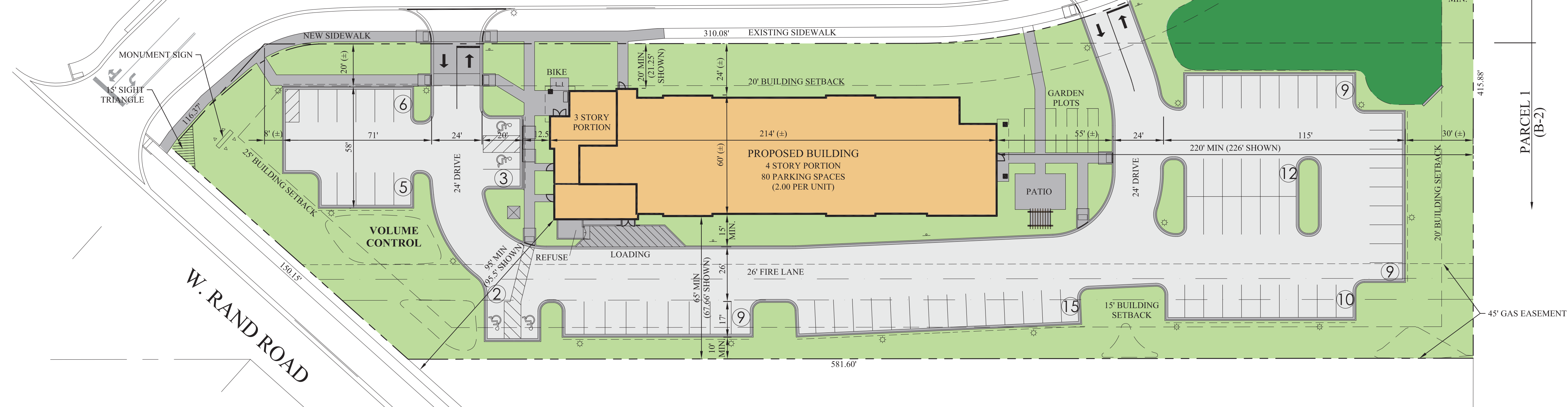
PROJECT AREA SCHEDULE	
PARCEL 1	86,120 SF / 1.977 AC
PARCEL 2	15,047 SF / 0.345 AC
TOTAL	101,167 SF / 2.322 AC

STONEBRIDGE APARTMENTS
(R-6)

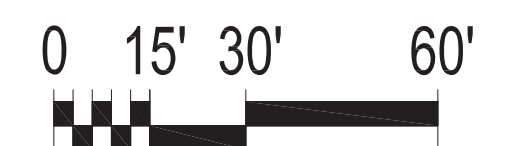
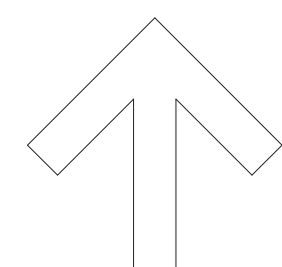
DETENTION

N. CHESTNUT AVENUE

RCEL 2
(R-6) COMED
(R-1)



N



TOWNHOME
(R-6)

ARLINGTON PLAZA
(B-2)

RESTAURANT

RESTAURANT

Groundwork, Ltd.
Architects / Planners / Engineers
Ph. (847) 541-4151 © 2021
www.groundworkltd.com

DD57

0221

PRELIMINARY RENDERING

CRESCENT PLACE
PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
APRIL 23, 2021



PERSPECTIVE VIEW FROM
CHESTNUT AVENUE

PRELIMINARY RENDERING

CRESCENT PLACE

PROPOSED FAMILY APARTMENT

DEVELOPMENT

310 W. RAND ROAD

ARLINGTON HEIGHTS, IL

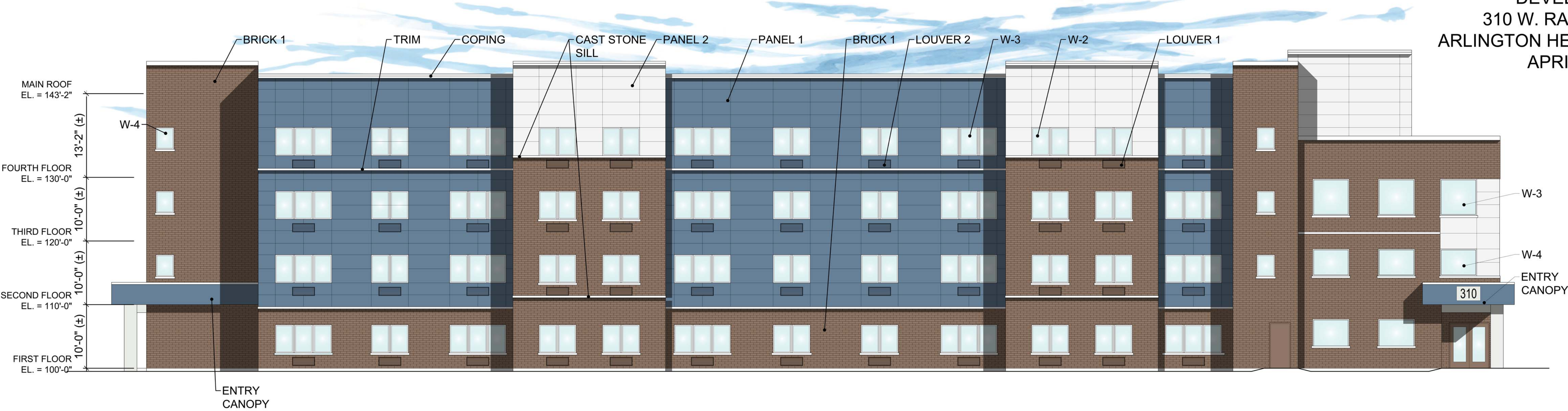
APRIL 23, 2021



PERSPECTIVE VIEW FROM
RAND ROAD

PRELIMINARY
BUILDING ELEVATIONS

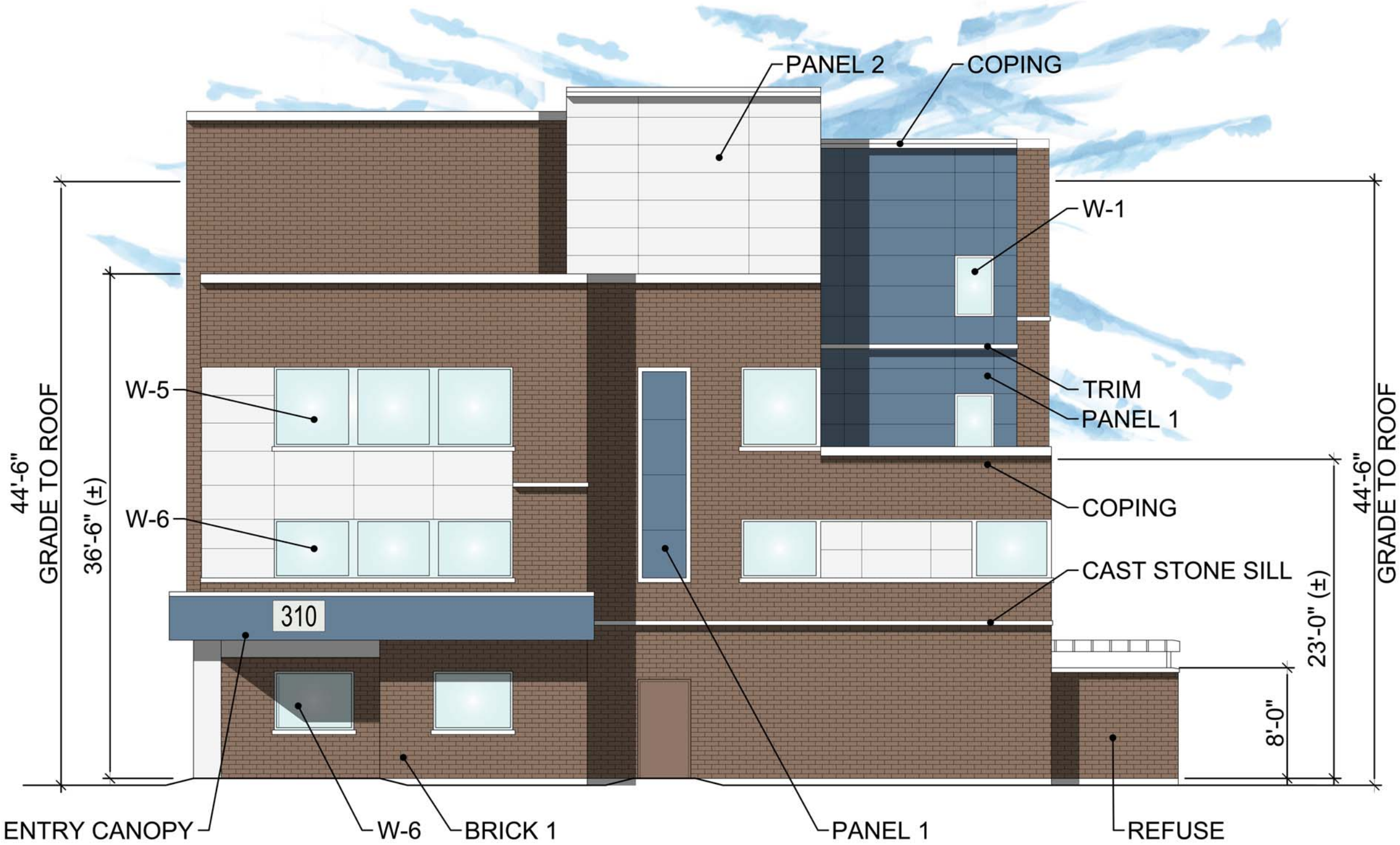
CRESCENT PLACE
PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
APRIL 23, 2021



NORTH ELEVATION

WINDOW SCHEDULE

W-1	2'-10" x 4'-5"
W-2	5'-8" x 4'-5"
W-3	8'-6" x 4'-5"
W-4	2'-10" x 3'-5"
W-5	5'-9" x 5'-9"
W-6	5'-9" x 3'-9"

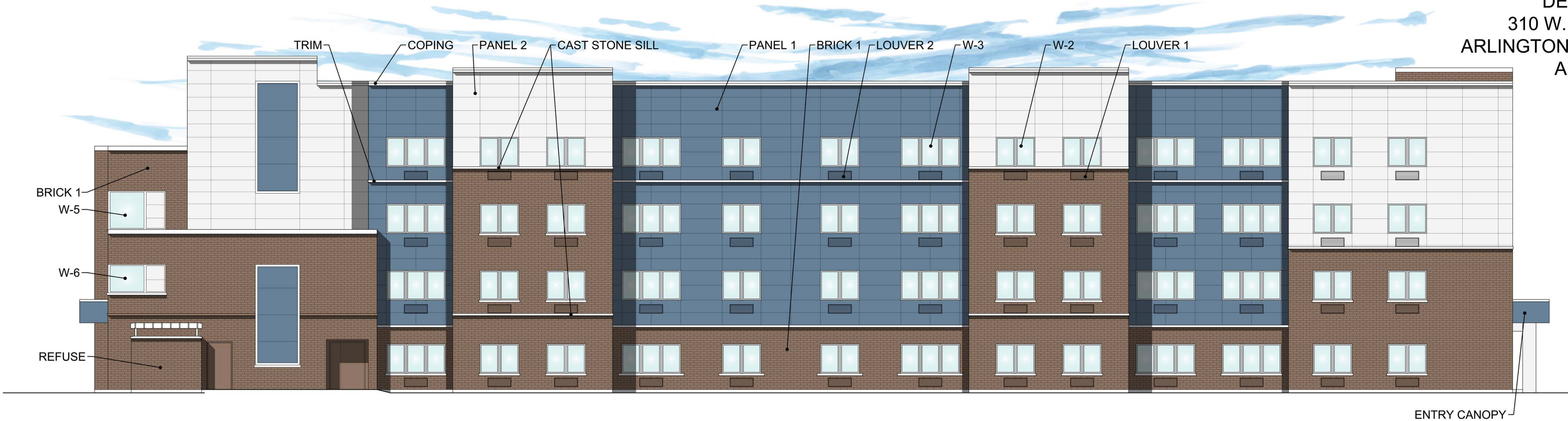


WEST ELEVATION

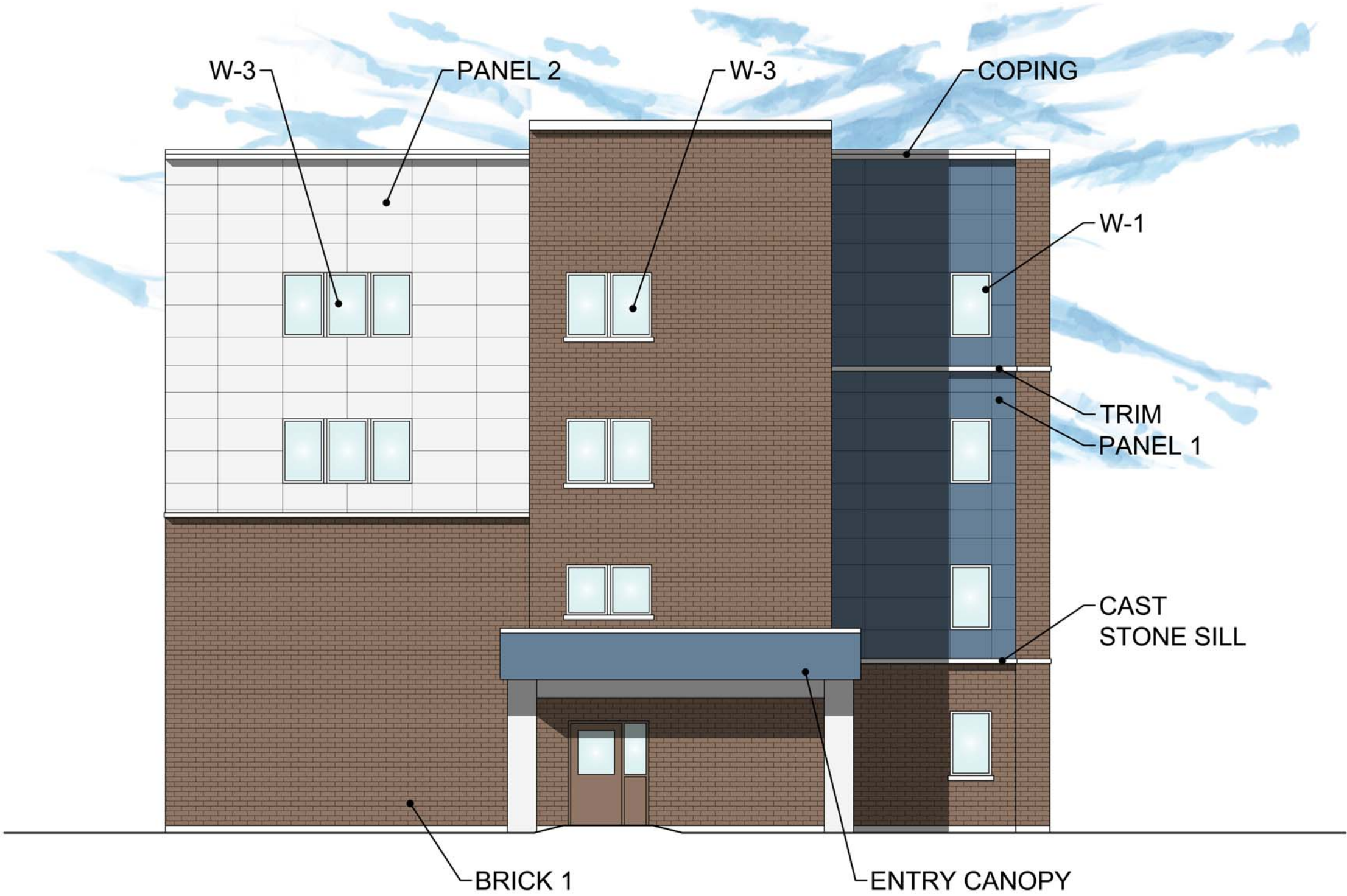


PRELIMINARY
BUILDING ELEVATIONS

CRESCENT PLACE
PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
APRIL 23, 2021



SOUTH ELEVATION

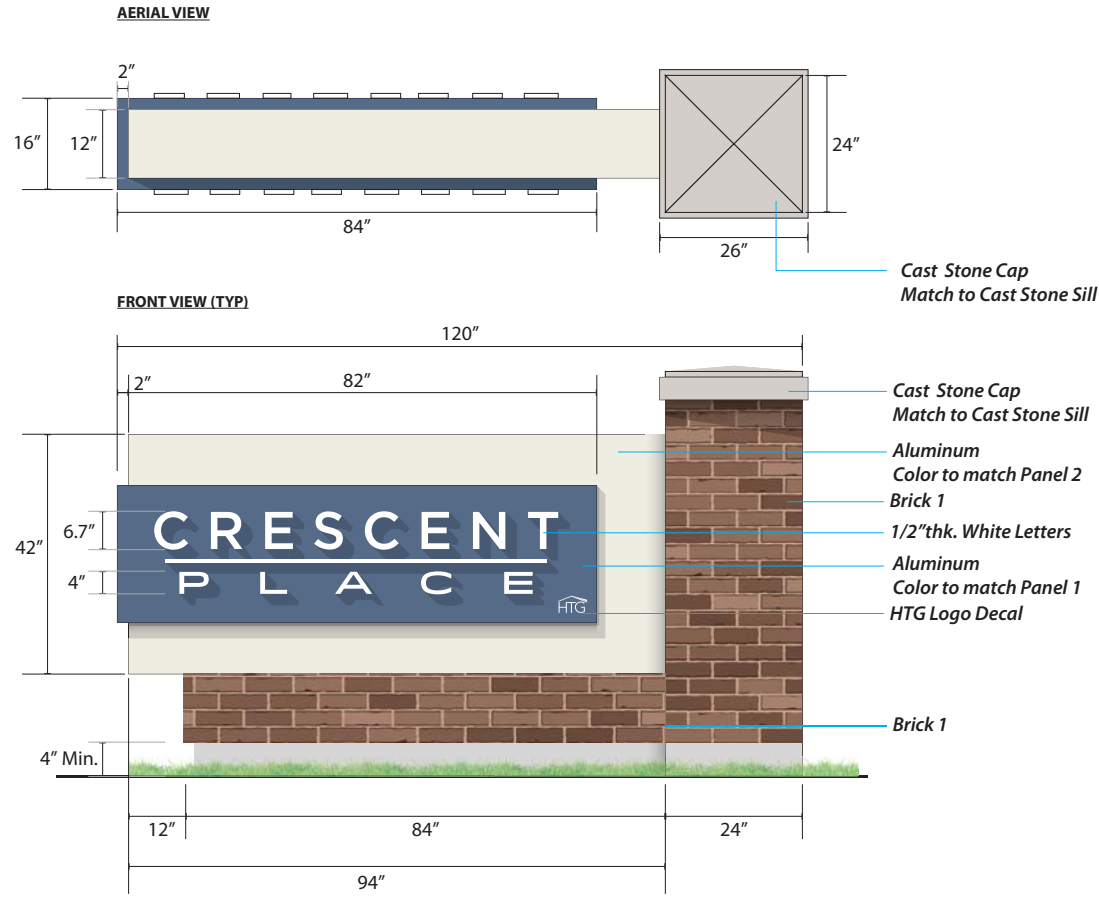


EAST ELEVATION



Monument Sign

DOUBLE SIDED



MATERIAL REFERENCE

Panel 1 Summer Night:	Panel 2 Summer White:	Crescent Place Primary Exterior Material Concepts 4/16/23, 2023
Brick 1 Vulcan Velour		Window White:
Louver 1 Sierra Tan:	Louver 2 Aegean Blue:	Coping Polar White:
Cast Stone Sill Crystal White:	Trim Arctic White:	Roof Unit Screening Putty



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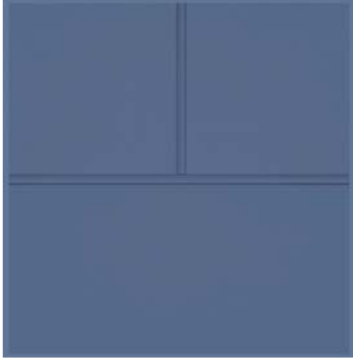
DATE CREATED: 4-23-21	QC
SALES REP: GABRIEL	
SURVEYED BY: CLIENT	
TEMPLATE BY: N/A	
DESIGNED BY: RICHARD	
PROOF BY: RICHARD	

PROJECT:	HTG - ARLINGTON HEIGHTS - CRESCENT MONUMENT
ADDRESS:	
☐ Approved	Print: _____
☐ Revisions	Signature: _____
	Date: _____

REVISIONS	
△	△
△	△
△	△
△	△



Panel 1
Summer Night:



Panel 2
Summer White:



Crescent Place
Primary Exterior
Material Concepts
APRIL 23, 2021

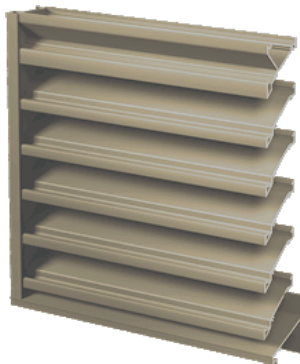
Brick 1
Vulcan Velour



Window
White:



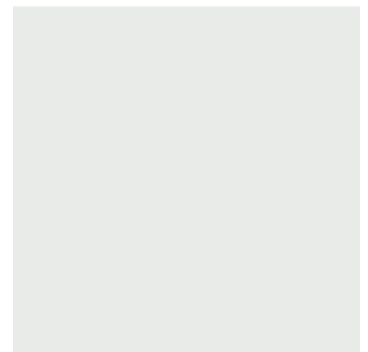
Louver 1
Sierra Tan:



Louver 2
Aegean Blue:



Coping
Polar White:



Cast Stone Sill
Crystal White:



Trim
Arctic White:



Roof Unit Screening
Putty



PRELIMINARY
MATERIAL PHOTOS
PROPOSED FAMILY APARTMENT
DEVELOPMENT
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL
APRIL 23 , 2021



Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: HTG Illinois Developer LLC
c/o Housing Trust Group, 3225 Aviation Avenue 6th Floor, Coconut Grove, FL 33133
2. Date: April 23, 2021
3. Project: Family Apartment Development (40 Units)
4. Location: 310 W. Rand Road, Arlington Heights, IL 60004

Commercial/Retail/Condominium Building:

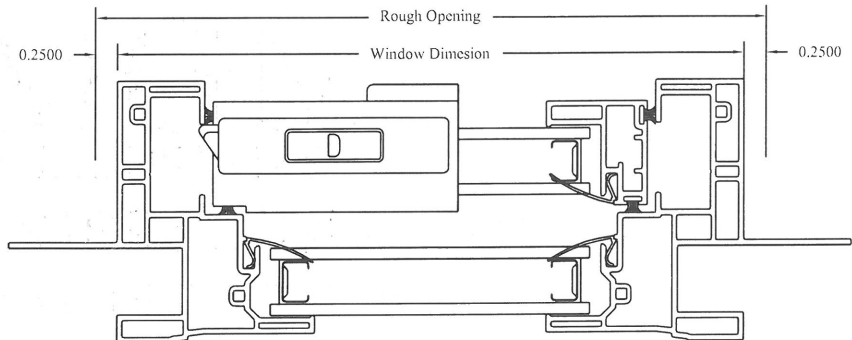
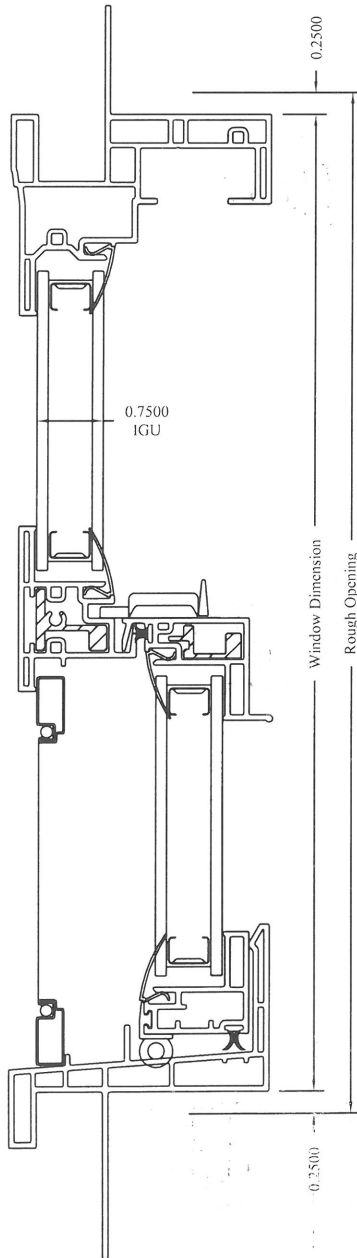
Panel 1: "Summer Night" Aspyer Revel Line with recess trim from James Hardie
Panel 2: "Summer White" Aspyer Revel Line with recess trim from James Hardie
Brick 1: "Iron Spots - Vulcan Velour" Utility from Watsontown Brick Company.
Window: "White" Vinyl 6010 Series from MGM Industries
Trim: "Arctic White" Hardie Trim from James Hardie
Glass: "Clear" U-factor 0.31, SHGC 0.30 from MGM Industries
Louver 1: "Sierra Tan" Stationary Louver from Greenheck
Louver 2: "Aegean Blue" Stationary Louver from Greenheck
Coping: "Polar White" from MBCI
Cast Stone Sill: "Crystal White" from Rockcast
Roof Unit Screening: "Putty" Envisor Brick style from Cityscapes Inc.

See attached Primary Exterior Concepts

**List of primary colors, textures and materials to be used.*



#6010 SERIES SINGLE HUNG VINYL TILT WINDOW



SPECIFICATIONS

Size Tested: AAMA/NWDA 101/I.S.2.A440-05, H-R25, 48" x 75", H-R40, 48" x 60", H-R35, 36" x 72".

Profiles: Main frame and sash components shall be constructed of extruded, high-impact-resistant and UV-stabilized, rigid polyvinyl chloride (PVC). Main frame shall be of multi-chambered design. Typical wall for extruded frame and sash shall be .062" or as indicated on the extrusion die drawings.

Fasteners: All screws and fastening devices shall be coated with Zinc or Cadmium.

Glass & Glazing: Overall 3/4" thick sealed insulating unit. Top glass interior drop into silicone, secured with perimeter bead. Vent is welded tilt type, glass is exterior drop into silicone.

Weather-Stripping: All window gaps between main frame and sash members shall be weather-stripped to prevent air infiltration. Weather-strip shall be poly pile type with an integral polyethylene fin.

Finish: Members shall have an integral White or Tan color throughout the profile.

Hardware: All hardware components that come in contact with PVC shall be non-corrosive material.

Screens: All shall be half window type sufficient to cover the opening provided by the vent sash. Screen frames are 5/16" x 3/4" rolled formed aluminum. Screen fabric shall be 18x16 fiberglass mesh.

Rooftop Mechanical Examples

Corridor Rooftop Unit

Lennox LGH 240 H4B 20 ton



Community Areas Rooftop Units

Carrier WeatherMaker 48TC 7.5 ton



DIMENSIONS - UNIT

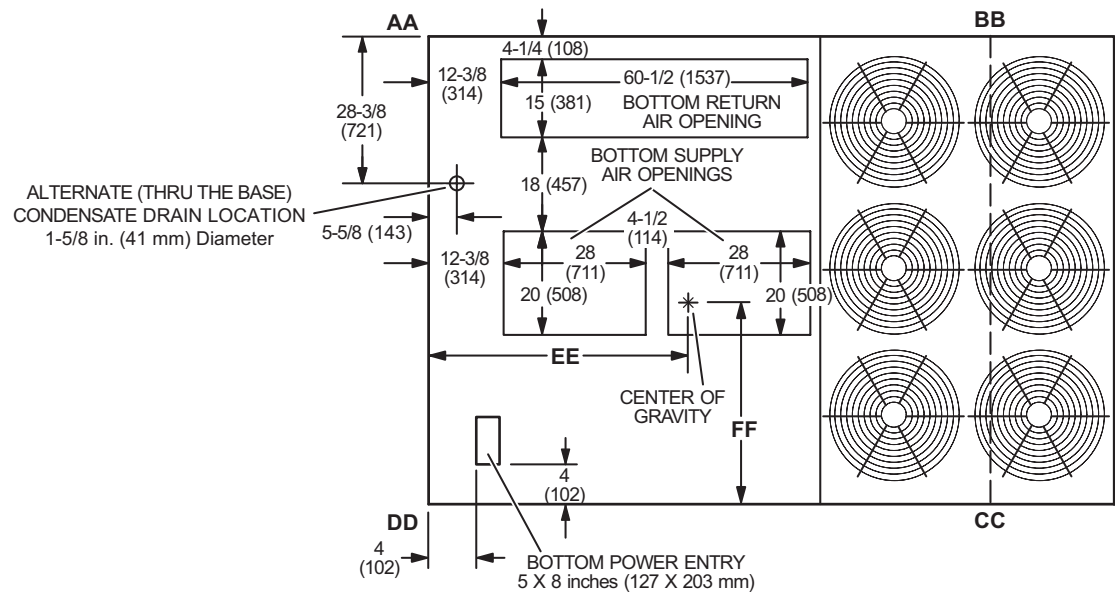
LGH210 | LGH240 | IGH300

CORNER WEIGHTS

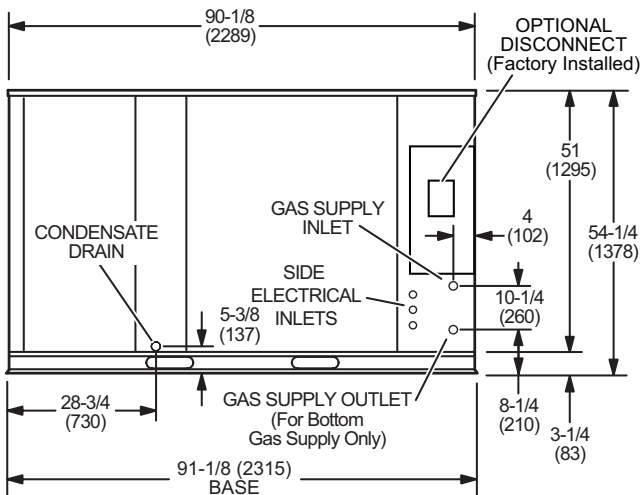
Model No.	AA		BB		CC		DD		EE		FF	
	lbs.	kg	lbs.	kg	lbs.	kg	lbs.	kg	in.	mm	in.	mm
LGH210 Base Uni (Environ™ Coil)	497	226	468	213	626	284	649	295	52-3/4	1340	39-1/4	997
LGH210 Max. Unit (Environ™ Coil)	607	276	553	252	655	298	710	323	51-1/2	1308	42	1067
LGH210 Base Unit (Fin/TubeCoil)	497	225	513	233	671	304	649	294	54-3/4	1391	39-1/2	1003
LGH210 Max. Unit (Fin/TubeCoil)	607	275	598	271	700	318	710	322	53-1/2	1359	42	1067
LGH240 Base Unit (Environ™ Coil)	507	230	481	219	660	300	677	308	53	1346	38-3/4	984
LGH240 Max. Unit (Environ™ Coil)	617	280	567	258	688	313	738	335	52	1321	41-1/2	1054
LGH240 Base Unit (Fin/TubeCoil)	507	230	533	242	713	323	677	307	55-1/4	1403	39	991
LGH240 Max. Unit (Fin/TubeCoil)	617	280	620	281	741	336	738	335	54	1372	41-1/2	1054
LGH300 Base Unit (Environ™ Coil)	500	227	522	237	731	332	699	318	55	1397	38	965
LGH300 Max. Unit (Environ™ Coil)	609	277	607	276	759	345	761	346	53-3/4	1365	40-1/2	1029
LGH300 Base Unit (Fin/Tube Coil)	524	238	518	236	733	333	741	337	53-1/2	1359	37-3/4	959
LGH300 Max. Unit (Fin/Tube Coil)	638	290	608	276	759	345	797	362	52-1/2	1334	40-1/2	1029

Base Unit - The unit with NO INTERNAL OPTIONS.

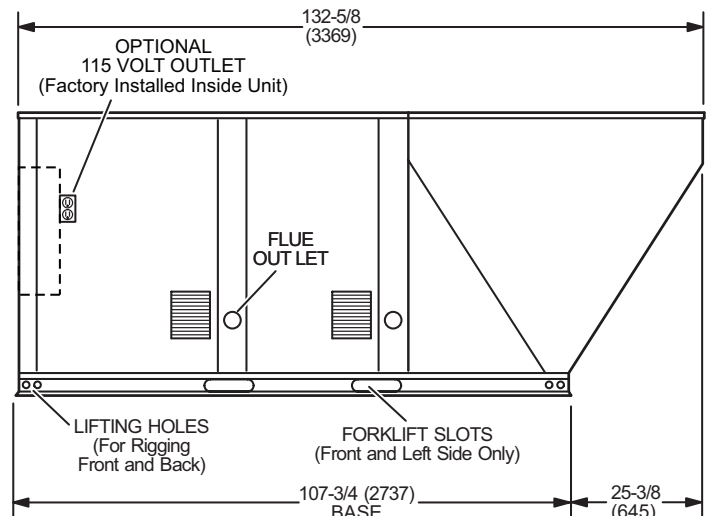
Max. Unit - The unit with ALL INTERNAL OPTIONS Installed. (Economizer, Standard Static Power Exhaust Fans, Controls, etc.). Does not include accessories external to unit.



TOP VIEW



END VIEW



SIDE VIEW

48TC*08-12 UNIT DIMENSIONAL DRAWING

