Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

March 30, 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/3s30qHN

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 March 30, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/9/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#21-017 - Arlington 425 - Sigwalt/Highland/Chestnut Ave. - CBD Mixed-Use

B. DC#21-018 - Hawkeye Chiropractic - 1650 S. Arlington Heights Rd. - Commercial

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
3/30/2021

Item: Minutes - 3/9/21

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes 3-9-21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MARCH 9, 2021

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

Members Present:	John Fitzgerald, Chair Jonathan Kubow Kirsten Kingsley Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Kevin Davis, Fairfield Homes for *219 S. Evergreen Ave.* Chris Russo, ALA Architects for *219 S. Evergreen Ave.* Steve Hautzinger, Staff Liaison

Chair Fitzgerald 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.

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

REVIEW OF MEETING MINUTES FOR FEBRUARY 23, 2021

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF FEBRUARY 23, 2021. MOTION CARRIED. COMMISSIONER ECKHARDT ABSTAINED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#21-008 – 219 S. Evergreen Ave.

Kevin Davis, representing *Fairfield Homes,* and **Chris Russo**, representing *ALA Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence to allow construction of a new one-and-a-half story residence with an attached, two-car garage. The subject site is zoned R-6, Multiple Family Dwelling District; however, single-family homes are allowed in this zoning district. The proposed front setback needs to be slightly adjusted to comply with the average setback of the block, but otherwise the project does comply with the single-family zoning requirements.

This block is zoned R-6, Multiple-Family Dwelling District, and is comprised of a mix of housing types. The block currently has a mix of existing and newer single-family homes, as well as newer multi-family residences, row homes, and multi-story residential buildings. The subject property is located between two multiple-family buildings, so the proposed design looks small in comparison. However, the properties across the street are predominantly single-family houses.

In regards to the proposed design, the massing has awkward proportions, and further design development is recommended. The dormer on the front (above the garage) looks large and out of balance with the front porch gable. Additionally, the asymmetrical front-to-back main roof gable (side elevations) has an awkward and unbalanced appearance. To provide a more balanced composition with better proportions, the petitioner should consider changing the proposed large dormer to two smaller dormers, and increasing all front and side roof pitches to a 12:12 slope. Staff provided 2 sketches in the Staff report illustrating these suggestions. Staff recommends the proposed design be further studied with more design development to address these concerns.

Chair Fitzgerald asked if the petitioner had any comments at this time. **Mr. Davis** said that he is usually on the other side of things with the homes that he builds, overpowering the ranch homes on either side of it, casting shadows or blocking views, as opposed to this Master down home being reviewed tonight. He said that the design suggestions from Staff will raise the cost of building the new home, and he felt the current design is good-looking. He preferred to look at the current design and determine if it is good enough in this extremely eclectic environment of homes where there are no original homes left. He felt there was room to evaluate the current design without increasing his costs.

Chair Fitzgerald asked if there was any public comment on the project and **Mr. Hautzinger** said that there was.

PUBLIC COMMENT

Keith Moens, asked if this new home qualifies for the teardown fee under the Affordable Housing Ordinance, and if not, why. **Mr. Hautzinger** said that the fee would apply to this new home; all new single-family homes, whether a teardown or new home built on a vacant lot, are now charged a $3,532 fee for the Affordable Housing Fund. **Commissioner Kubow** added that the new Affordable Housing fee is required at time of building permit, and no permit will be issued without this fee being paid. **Mr. Hautzinger** concurred.

The commissioners summarized their comments. **Commissioner Kubow** acknowledged that the new home is smaller than the context of this eclectic street, and he asked the petitioner why not go a little bigger with the home. **Mr. Davis** reiterated that this is a Master down home, and so it has an extremely large footprint, which makes an expensive foundation and roof; the cost per square foot is quite unaffordable. With the short walking distance to the Downtown, the new home has been designed to accommodate the older, aging-in-place audience, with a first-floor master bedroom, but it is not affordable. **Commissioner Kubow** understood and appreciated the context, which is very helpful.

In general, **Commissioner Kubow** liked the proposed design and always appreciates Staff's suggestions and sketches, which he felt would be an improvement here, and while he prefers the petitioner go with that type of design, the current design is trying to fit a need that the Village will want to accommodate in the future; therefore, he was in support of the current design as proposed.

Commissioner Kingsley said it was interesting to be reviewing a new home that is smaller than the context of surrounding homes, and she appreciates that the client wants to live Downtown in a smaller home; she commended the petitioner for doing that. She said the front elevation is okay; the dormer could be a little smaller, and two dormers would make it look more like a Cape Cod, which Staff suggested and she felt would be nice. If it is too expensive to change the roofing, she asked if anything could be done to make the side elevations more appealing, since they will be visible when walking down the street. **Mr. Davis** said that efficient ways to build are to utilize the peak of the roof for headroom on the second-floor; in general, a 1 and ½-story home utilizing the center of the roof peak lowers the building costs. He could not disagree that Staff's suggestion is a much better looking product; however, they do not want to invest the money in doing that when it will not provide more square footage or provide utility to the customer. **Mr. Davis** said he could defer to his architect for any ideas.

Thinking about the future homeowners that will not just be seeing the front elevation, **Commissioner Kingsley** suggested the architect look at the rear elevation and consider adding something above the back door for protection, breaking the roof plane to give it a little more interest. With regards to the sides of the home, **Mr. Russo** suggested hipping the very top part of the roof on the side elevations, above the second-floor ceiling line, which could give more visual interest to the sides of the home, while keeping the second-floor space designed within the roofline. For the rear elevation, he suggested extending the roof down over the patio door to provide for more protection, almost in line with the roof above the windows located right of the fireplace. **Commissioner Kingsley** asked about the size of the overhangs and **Mr. Russo** said the home has a 1-foot standard overhang. **Commissioner Kingsley** was in favor of the suggestion to hip the top part of the roof on the sides of the home, as well as the suggestion to extend the roofline over the patio door, with some type of bracket or column at the end. She had no further comments.

Commissioner Eckhardt agreed with and appreciated the comments made by the other commissioners. He felt the sketches from Staff were very nice, but he sympathized with the petitioner and his client to keep some costs down. He said that there is without question, a little bit of dwarfing with the front elevation at the front door, and at the higher double window dormer; however, he felt this would come across more attractive in three dimension. **Commissioner Eckhardt** said his main concern echoed Commissioner Kingsley's comments about the side elevations that appear large, flat, and without design. While he appreciated the architect's suggestion to clip the roof on the sides of the home, he would add a suggestion to extend the clipped roof down and bring a small roof over with brackets, which will give the sides of the home some design. He acknowledged the costs involved with these suggestions, but felt these small details would add charm to the sides of the home, which was important because of the visibility from the street. He had no further comments.

Chair Fitzgerald agreed with the comments made by the other commissioners. He said the front of the home was very nice and he liked the colors being proposed; however, he was concerned about the side elevations. He remembers this commission being very particular about the multi-unit building to the south that has balconies on the north side of it that will look right into this new home. He was in support of anything that can be done to add charm to the sides of the new home. He also liked the suggestion to extend the roof over the back door.

Commissioner Eckhardt asked the petitioner and his architect to respond to the concerns about the side elevations. **Mr. Davis** understood the commissioners' suggestions, and while this location is great for walking to the Downtown, he acknowledged the large townhome to the north that will be staring down on the new home, and he was concerned about his client's issues with the proximity of the townhome. **Mr. Davis** said he was not opposed to clipping the roof on the side elevations, and felt that extending the roof over the door on the rear elevation was a good idea in general, without too much additional cost. **Mr. Russo** liked the idea of clipping the roof on the sides and adding brackets as

suggested. **Chair Fitzgerald** suggested these changes be reviewed and approved by Staff.

Commissioner Kingsley pointed out the stone base being proposed to the left of the garage on the front elevation, which does not wrap the corner onto the north side of the home. She suggested eliminating this stone, and somehow stop it so it is more like a porch detail than a front elevation detail. **Commissioner Eckhardt** agreed.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 219 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/5/21, SITE PLAN RECEIVED 2/23/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT TO CLIP THE CORNERS OF THE ROOF TO HIP THE NORTH AND SOUTH ENDS, MAINTAIN THE MINIMUM 1-FOOT OVERHANG, AND A RECOMMENDATION TO INCLUDE SOME KIND OF BRACKETS ON THOSE SIDES, TO BE REVIEWED BY STAFF.**
2. **A REQUIREMENT TO EXTEND THE ROOF IN THE BACK SO THAT IT EXTENDS OVER THE BACK DOOR.**
3. **A REQUIREMENT TO ELIMINATE THE STONE TO THE LEFT OF THE GARAGE DOOR.**
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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

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

ITEM 2. GENERAL MEETING

Mr. Hautzinger reminded the commissioners the next meeting will be in 3 weeks on March 30, 2021.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:00 PM.

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

Design Commission
3/30/2021

Item: DC#21-017 - Arlington 425 - Sigwalt/Highland/Chestnut Ave. - CBD Mixed-Use

Department: Planning & Community Development

Requested Action

Approval for design revisions of two previously approved new multi-story buildings and design approval for a new parking garage in the Downtown.

Recommendation

It is recommended that the Design Commission approve the proposed design revisions for the two previously approved new multi-story buildings and the new parking garage design for Arlington 425. This recommendation is based on, and subject to compliance with, the plans received 2/26/21, revised drawings CA.3 & CA.4 received 3/19/21, material boards and material lists received 3/1/21, revised material list for 225 W. Campbell received 3/19/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. All applicable conditions of approval from March 12, 2019 as summarized in the attached "2019 Design Commission Conditions of Approvals".

2. A recommendation to provide a more substantial canopy above the pedestrian entry into the parking garage in lieu of the small, understated fabric awning to better fit with the overall garage design.

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 public walks, and enclosed with decorative metal screens.

4. Clarify the sign materials and if/how the signs will be illuminated for the proposed wall mounted street addresses and "ARLINGTON 425" wall sign.

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	**Type**
Staff Report	Board or Commission Report
2019 DC Conditions of Approval	Exhibits
3-30-21 Current Proposed Plans	Exhibits
3-12-19 Previously Approved Plans	Exhibits
3-12-19 DC Minutes	Minutes
Context Photos	Exhibits
Public Comment	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Arlington 425
Project Address:	33 S. Chestnut Avenue 225 W. Campbell Street 44 S. Highland Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	March 19, 2021

PETITIONER INFORMATION:

DC Number:	21-017
Petitioner Name:	Michael Firsel
Petitioner Address:	Firsel Ross 2801 Lakeside Drive, Suite 207 Bannockburn, IL 60015
Meeting Date:	March 30, 2021

Requested Action(s):
Approval for design revisions of two previously approved new multi-story buildings and design approval for a new parking garage in the Downtown.

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, PUD, Land Use Variation, and other variations. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing two new buildings and a new parking garage on the vacant northern three-fourths of Block 425 in the Downtown. This project previously received Design Commission approval on March 12, 2019, as well as zoning approval on June 3, 2019 per Ordinance 19-019. At this time, the petitioner has made changes to the project, so Design Commission re-review and zoning amendments are required.

In 2019, the project was comprised of a 4-story apartment building facing Chestnut Avenue, a 9-story mixed-use building facing Campbell Street, and a 13-story apartment building with parking garage facing Highland Avenue.

A summary of the primary design changes to the project are as follows:

- **Highland Building**. The entire residential tower above the parking garage has been omitted. The garage has been redesigned as a 4-story structure abutting the existing municipal garage. Similar to the 2019 approval, the architectural style, materials, and details have been designed to match the existing municipal garage.
- **Chestnut Building**. The Chestnut building has been changed from a four-story building to a five-story building. The exterior design and materials remain the same as approved in 2019.
- **Campbell Building**. The Campbell building has been changed from a nine-story building to a ten-story building. The exterior design and materials remain the same as approved in 2019, except for some minor changes to the window arrangement at the second floor. Also, a pedestrian bridge connection to the parking garage has been added on the back of the building at the second floor level.

2019 Design Commission Requirements:
All requirements from the 2019 Design Commission approval have been addressed in the current plans. Please refer to the attached "2019 Design Commission Conditions of Approvals" for a detailed summary.

Staff Comments:
The designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, and the addition of one additional story to each building is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

In 2019, the garage design was approved to match the existing garage. The current redesigned smaller version with stair towers at each corner is nicely done to match the detailing of the existing garage. The only comment regarding the proposed garage design is that the small green awning above the pedestrian entry into the main stair tower has a random and understated appearance. A more substantial canopy is recommended in lieu of the small fabric awning to better fit with the overall garage design.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The Chestnut and Campbell buildings include perimeter parapet walls to screen the rooftop mechanical equipment.

All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Where possible, all equipment and meters should be 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 public walks, and enclosed with decorative metal screens.

Signage:
Each building has wall-mounted street addresses above the main building entrance. The parking garage also has a "ARLINGTON 425" wall sign above the vehicular entry. The proposed signs are nicely designed and appear to be code compliant. However, the petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed design revisions for the two previously approved new multi-story buildings and the new parking garage design for Arlington 425. This recommendation is based on, and subject to compliance with, the plans received 2/26/21, revised drawings CA.3 & CA.4 received 3/19/21, material boards and material lists received 3/1/21, revised material list for 225 W. Campbell received 3/19/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. All applicable conditions of approval from March 12, 2019 as summarized in the attached "2019 Design Commission Conditions of Approvals".
2. A recommendation to provide a more substantial canopy above the pedestrian entry into the parking garage in lieu of the small, understated fabric awning to better fit with the overall garage design.
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 public walks, and enclosed with decorative metal screens.
4. Clarify the sign materials and if/how the signs will be illuminated for the proposed wall mounted street addresses and "ARLINGTON 425" wall sign.
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.

March 19, 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 21-017

2019 DESIGN COMMISSION CONDITIONS OF APPROVAL

This project previously received Design Commission approval on March 12, 2019 with the following conditions. Staff comments are noted in red.

1. **CHESTNUT BUILDING:**
   - A. **A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.** Still Applicable.
   - B. **A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.** The simulated slate roofing is specified on the current plans.

2. **CAMPBELL BUILDING:**
   - A. **A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.** The Material List and Drawings CA.3 & CA.4 indicate a "soft off-white" color for the parapet/soffit and brackets.
   - B. **THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.** The Material List and Drawings CA.3 & CA.4 indicate a "buff" color for the stone trim.
   - C. **A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.** The stone pier bases have been changed to a brick solider course as indicated on Drawings CA.3 & CA.4.

3. ~~**HIGHLAND BUILDING:**~~ Conditions are no longer applicable due to revised design.
   - ~~A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING, OR AS AN OPTION TO THE PETITIONER, EITHER ELIMINATE THE BAY WINDOW ON THE WEST ELEVATION, OR ADD A BAY ON THE EAST ELEVATION, OR MAKE THEM BOTH THE SAME FLAT.~~
   - ~~B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.~~
   - ~~C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.~~
   - ~~D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.~~
   - ~~E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.~~
   - ~~F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.~~

4. **AS A NOTE TO THE PLAN COMMISSION AND VILLAGE BOARD, THE LANDSCAPING INTEGRATION, SOFT LIGHTING, AND LIGHTING IN GENERAL NEEDS TO BE STUDIED CAREFULLY IN AND AROUND THE BUILDINGS FOR PEDESTRIAN USE.** Still applicable.

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

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OF

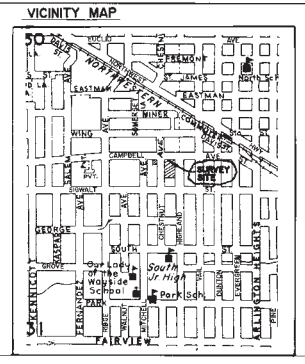
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

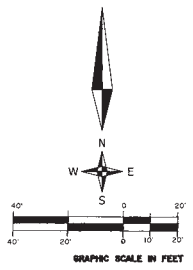
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

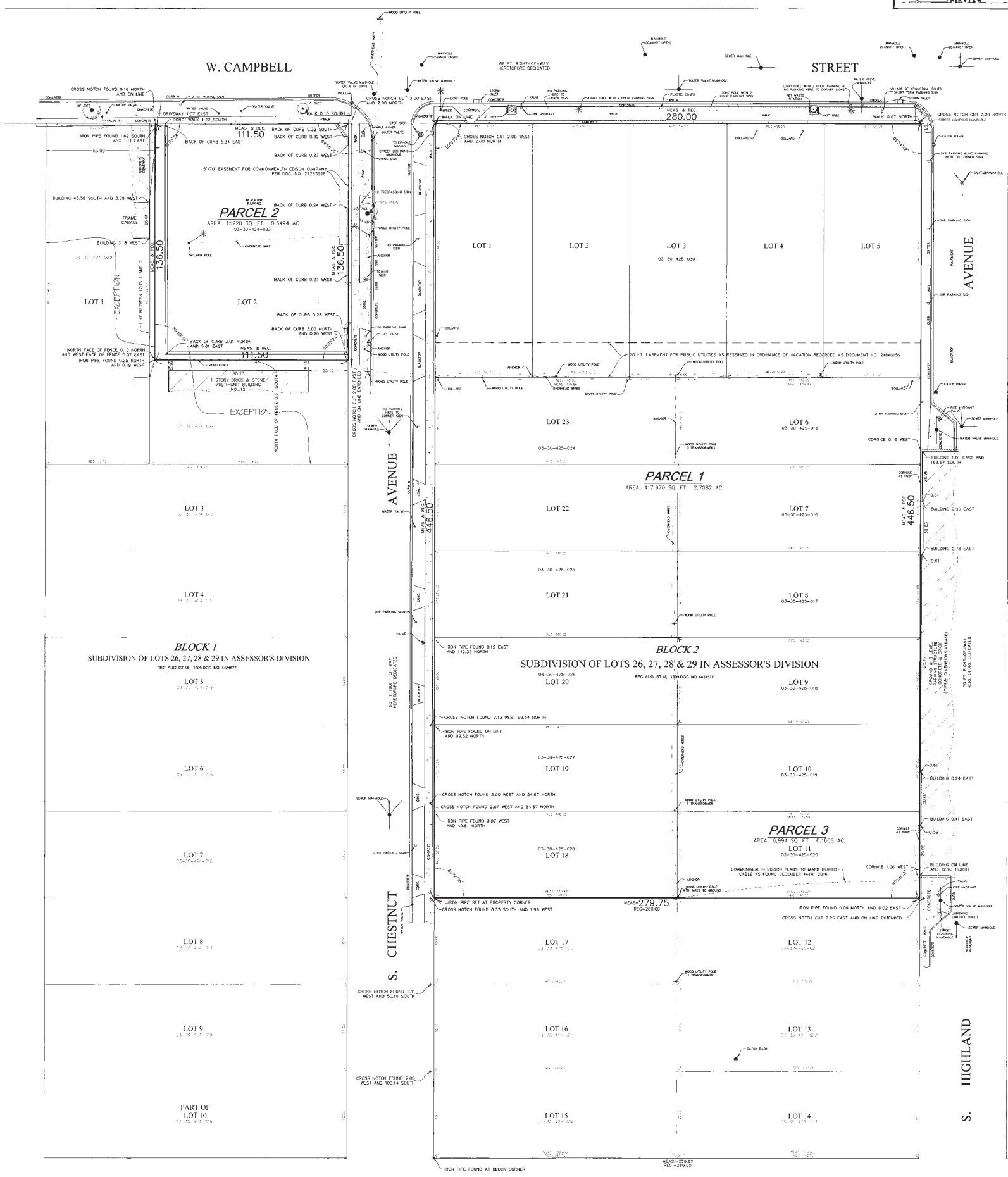
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY: 140,184 SQ. FEET OR 3.2181 ACRES

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: *CCH LLC A/N ILLINOIS LIMITED LIABILITY CO.*

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

UTILITY INFORMATION IS BASED UPON FIELD MEASURMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTANCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED. EXCEPT INSOFAR AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

WARNING
GAS MAINS ARE CONSIDERED "CLASSIFIED INFORMATION" PLEASE CALL "JULIE" AT 1-800-892-0123 TO HAVE UTILITIES MARKED ON THE GROUND AT THIS LOCATION AND WE WILL ADD THAT INFORMATION TO THIS DRAWNING

NO BUILDINGS OR FOUNDATIONS ARE VISIBLE ON THE SURVEYED PROPERTY. THIS DOES NOT PRECLUDE THE EXISTENCE OF BURIED FOUNDATIONS OR OTHER STRUCTURES NOT VISIBLE.

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1410 0089655884 UL HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2016 IN THE PREPARATION OF THIS SURVEY.

IN REGARDS TO SCHEDULE "B" EXCEPTIONS OF SAID TITLE COMMITMENT:

ITEM 13

EASEMENT GRANTED TO COMMONWEALTH EDISION RECORDED OCTOBER 5,1984 AS DOCUMENT 27283996. (SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITES IN FAVOR OF COMMONWEALTH EDISION COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.021''	0.50''
0.03''	0.75''
0.042''	1.00''
0.063''	1.50''
0.08''	2.00''
0.104''	2.50''
0.125''	3.00''
0.146''	3.50''
0.167''	4.00''
0.188''	4.50''
0.208''	5.00''
0.229''	5.50''
0.25''	6.00''
0.271''	6.50''
0.292''	7.00''
0.313''	7.50''
0.333''	8.00''
0.354''	8.50''
0.375''	9.00''

IN REGARDS TO TABLE "A" ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

ITEM 2 OF TABLE "A"

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT	*03-30-424-023-0000*
217 W. CAMPBELL	*03-30-425-015-0000*
217 W. CAMPBELL	*03-30-425-016-0000*
217 W. CAMPBELL	*03-30-425-017-0000*
26 S. HIGHLAND	*03-30-425-018-0000*
30 S. HIGHLAND	*03-30-425-019-0000*
34 S. HIGHLAND	*03-30-425-020-0000*
13 S. CHESTNUT	*03-30-425-024-0000*
17 S. CHESTNUT	*03-30-425-025-0000*
21 S. CHESTNUT	*03-30-425-026-0000*
29 S. CHESTNUT	*03-30-425-027-0000*
33 S. CHESTNUT	*03-30-425-028-0000*
217 W. CAMPBELL	*03-30-425-030-0000*

ITEM 3 OF TABLE "A"

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.

ITEM 11 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv., TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK SS

HEREBY CERTIFIED TO: CCH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

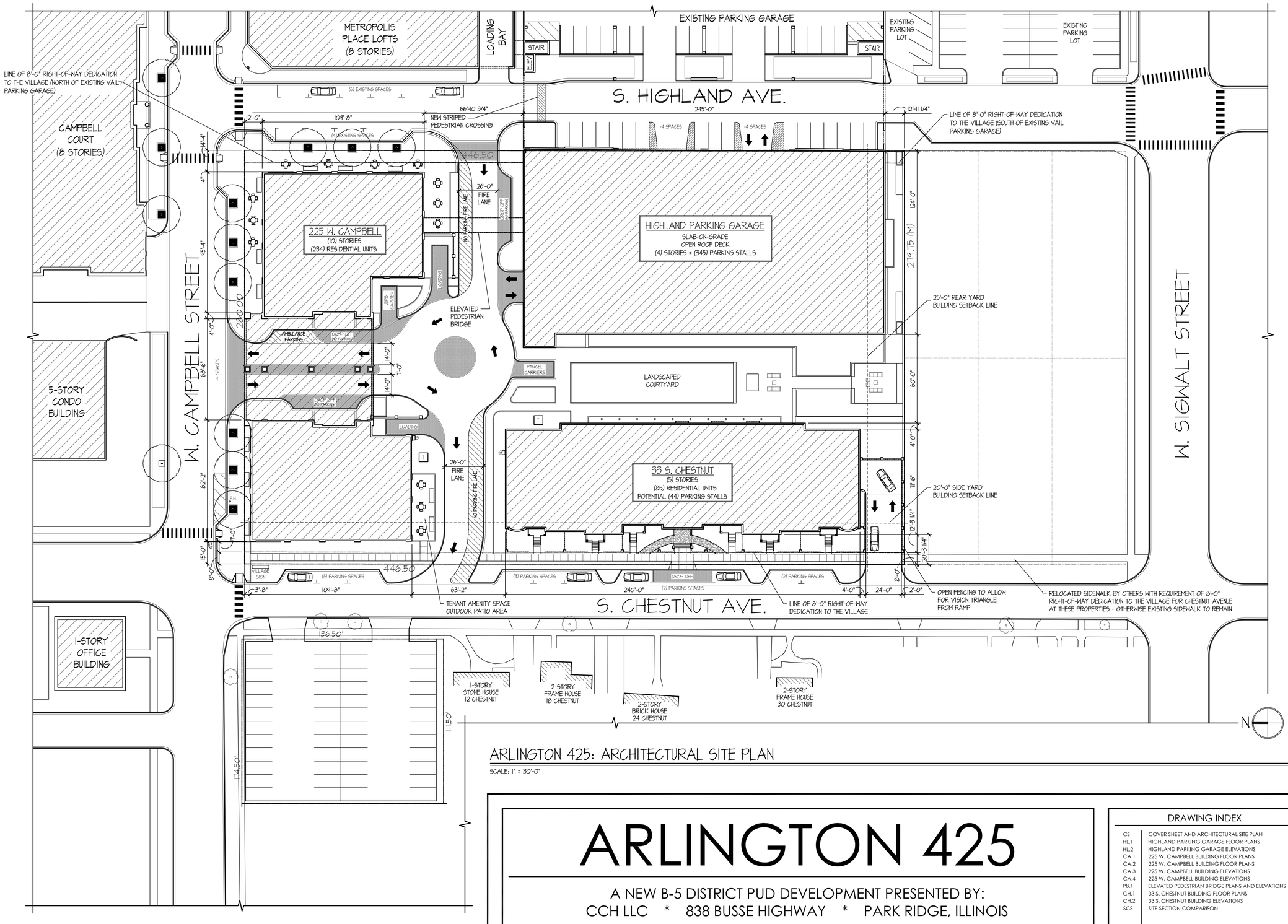
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP DECEMBER 20, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

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ARLINGTON HEIGHTS•IL 60004
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





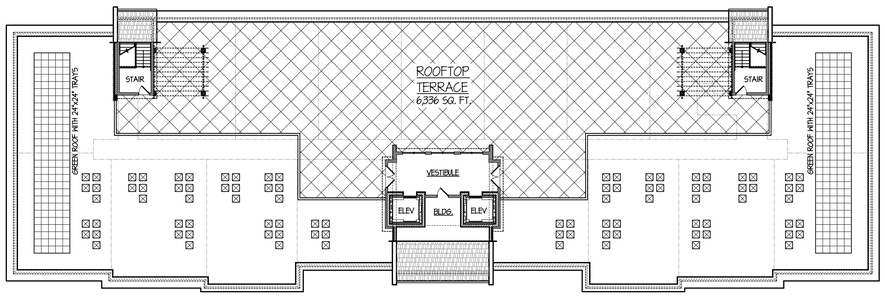





220 W CAMPBELL

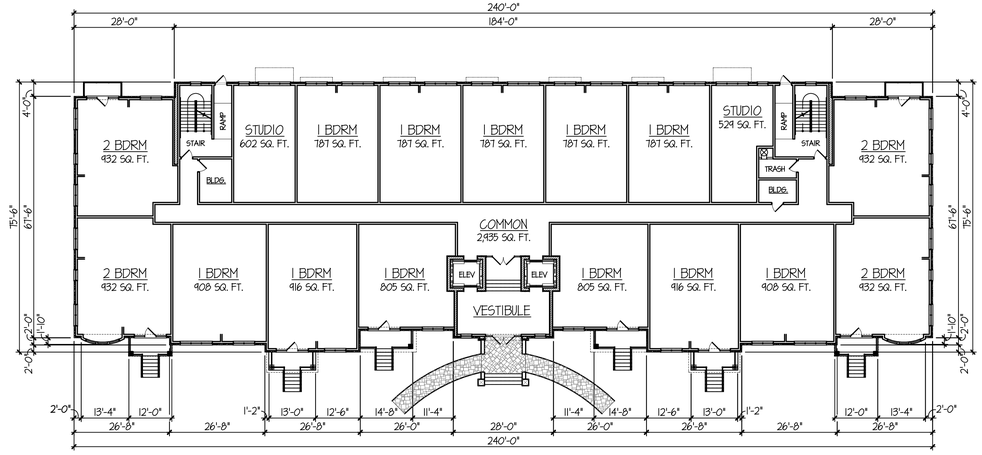

44 S HIGHLAND
ARLINGTON APTS





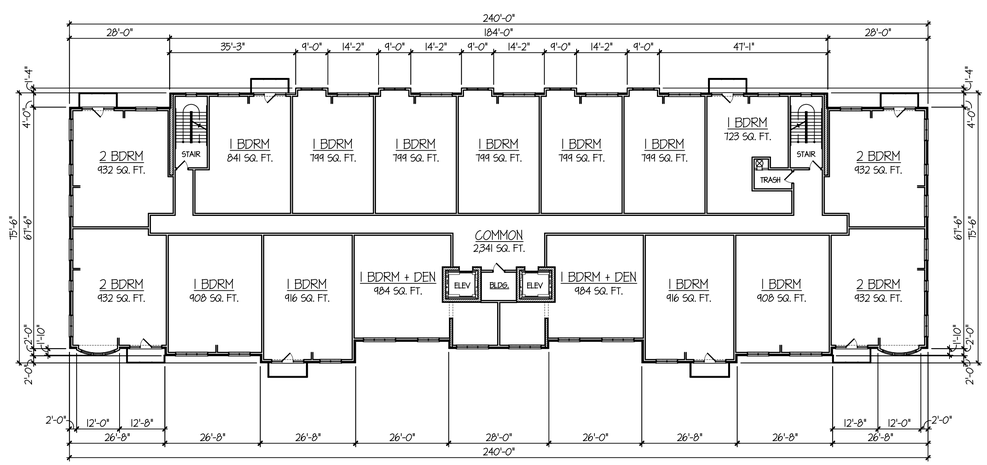
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



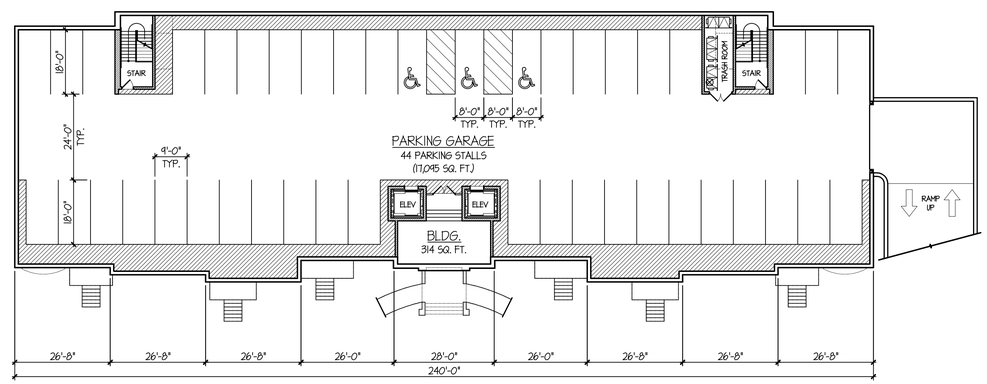
FIRST FLOOR PLAN

17,184 SQ. FT.



TYPICAL 2nd, 3rd, 4th & 5th RESIDENTIAL LEVEL FLOOR PLANS

17,212 SQ. FT. AT FLOOR 5
17,244 SQ. FT. AT FLOOR5 2, 3 AND 4



UNDERGROUND PARKING GARAGE PLAN

17,161 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: 33 S. CHESTNUT FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
FLOOR PLANS

FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CH.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



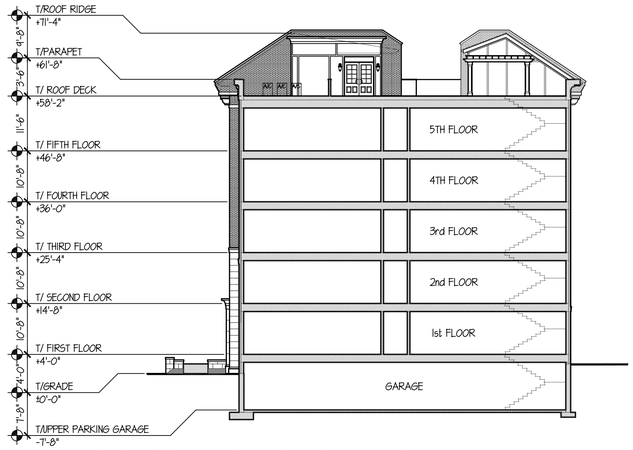
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



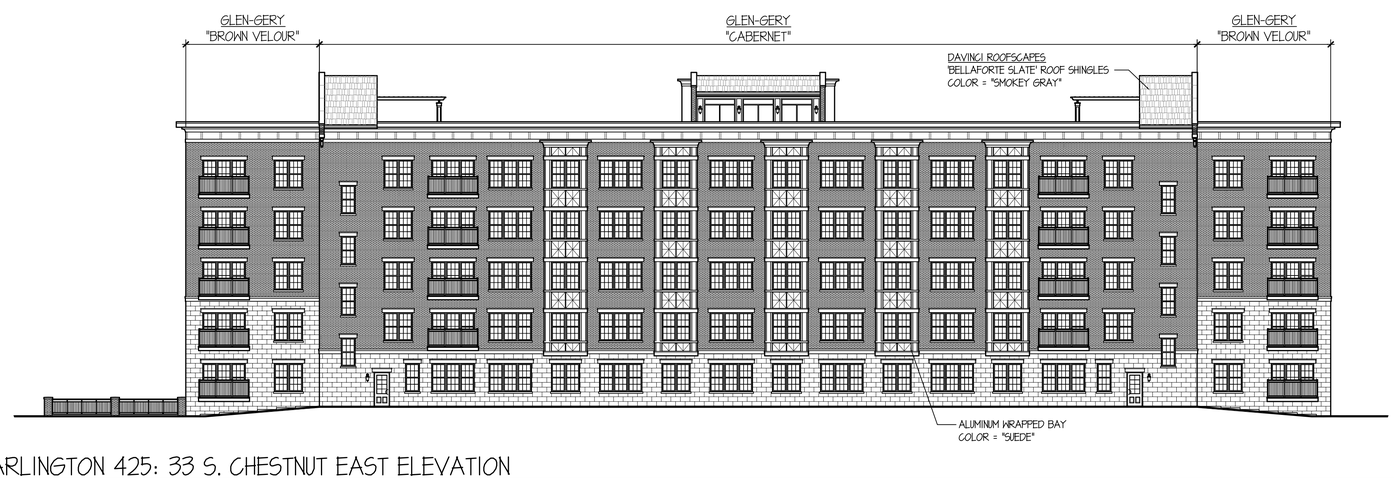
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



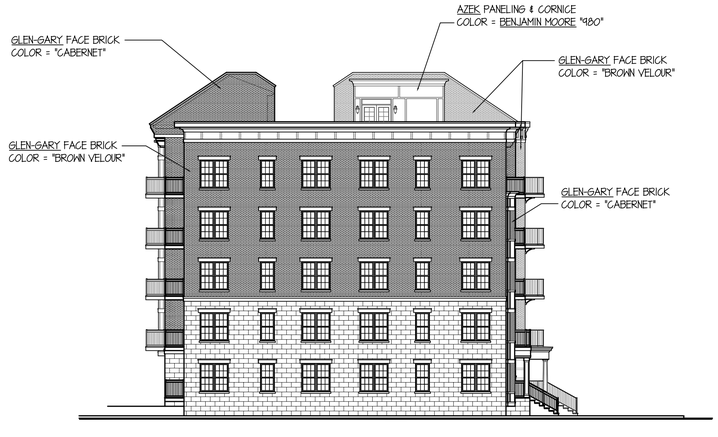
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

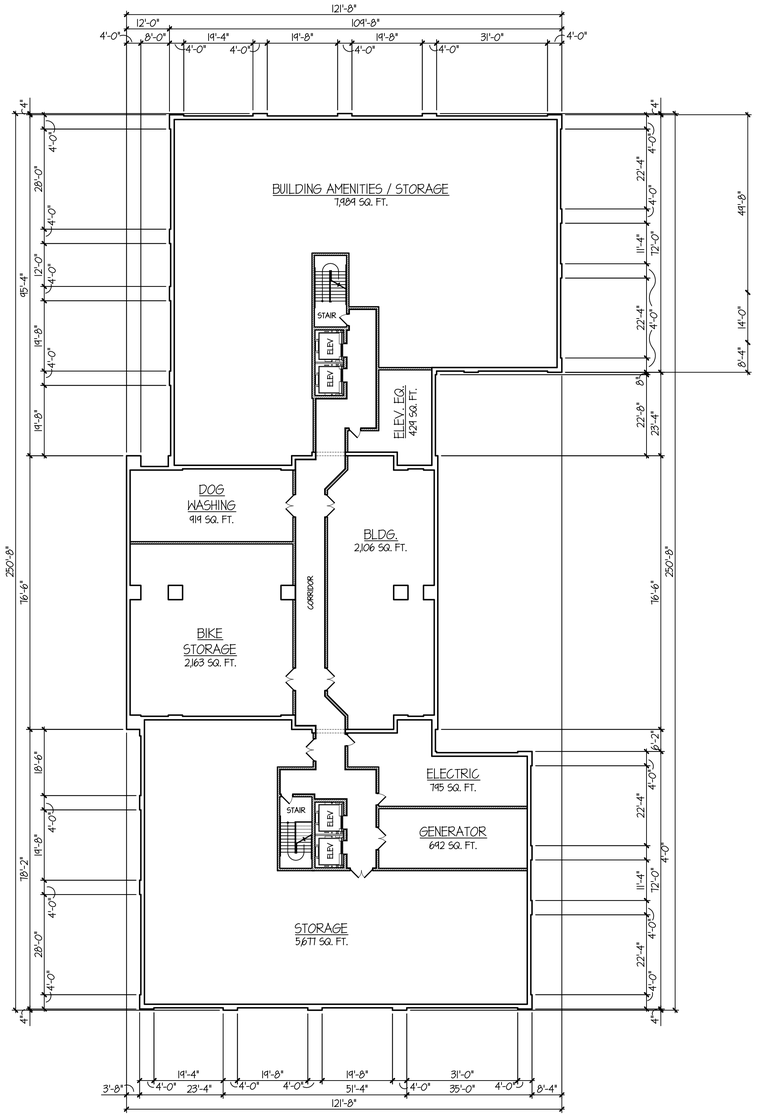
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

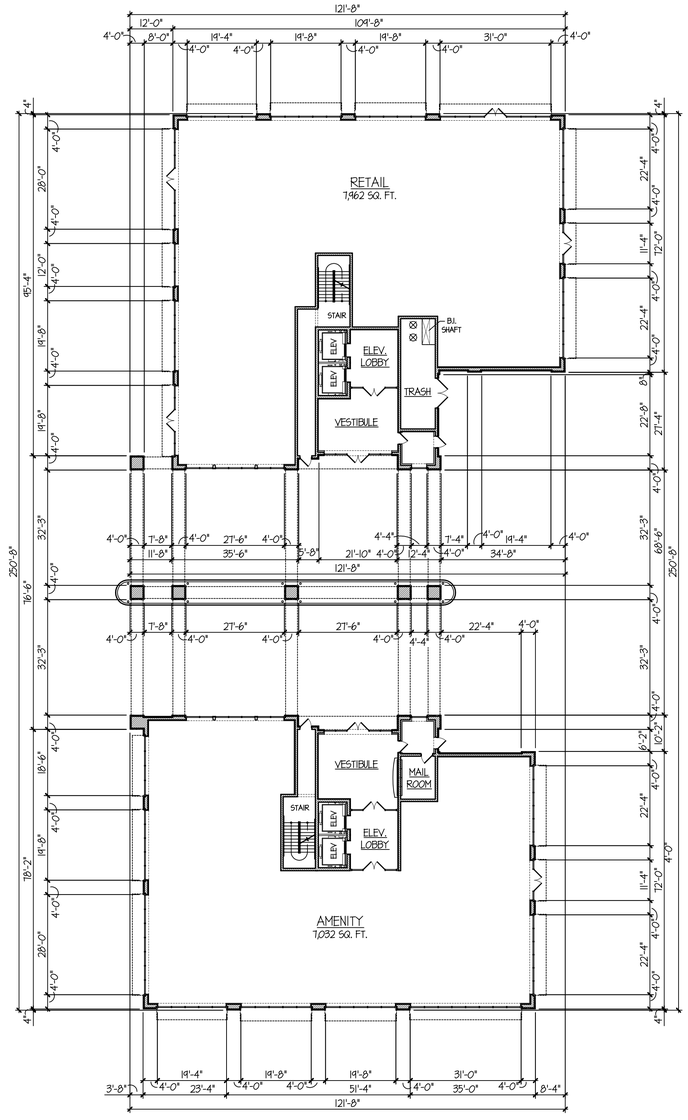
SHEET NO. OF 11 CH.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,300 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
FLOOR PLANS

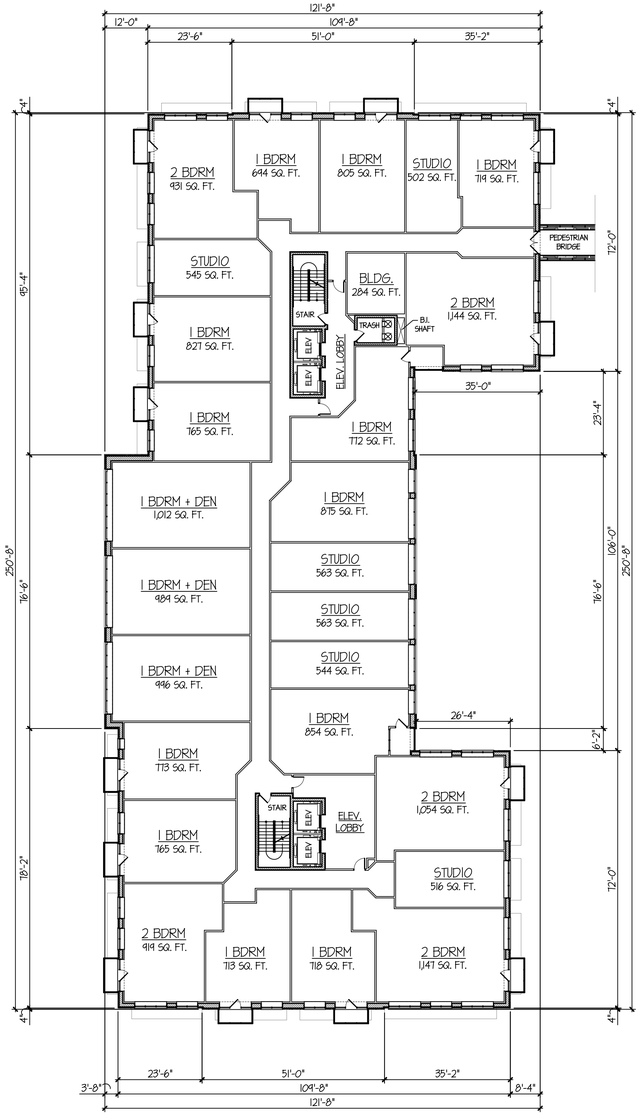
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

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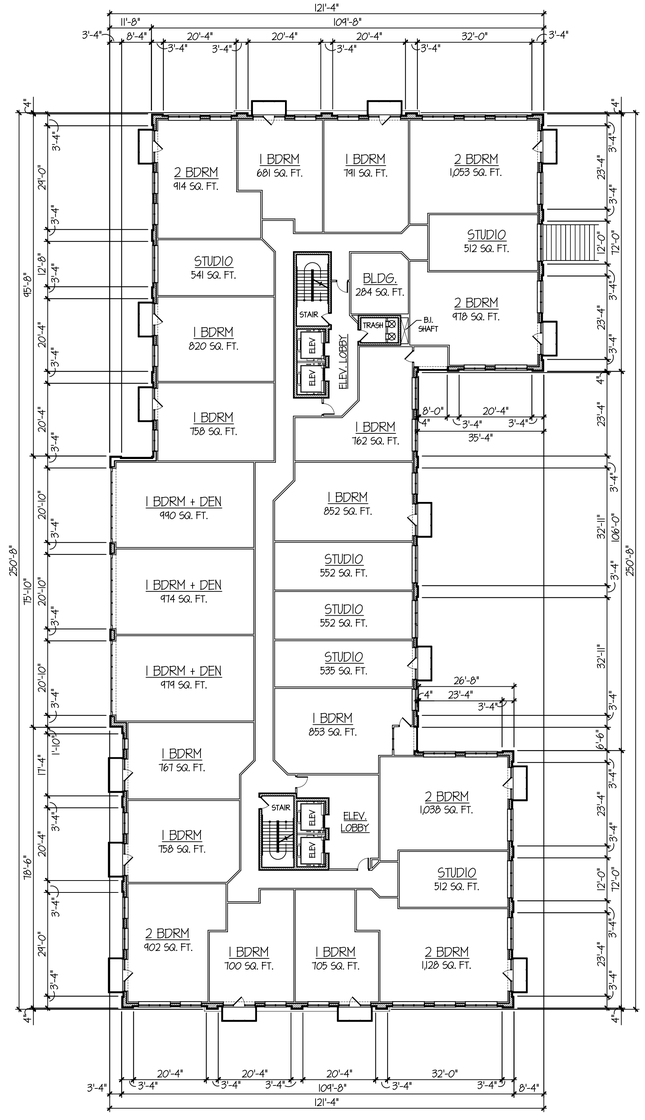
JOB NO. 388315

SHEET NO. CA.1
OF 11

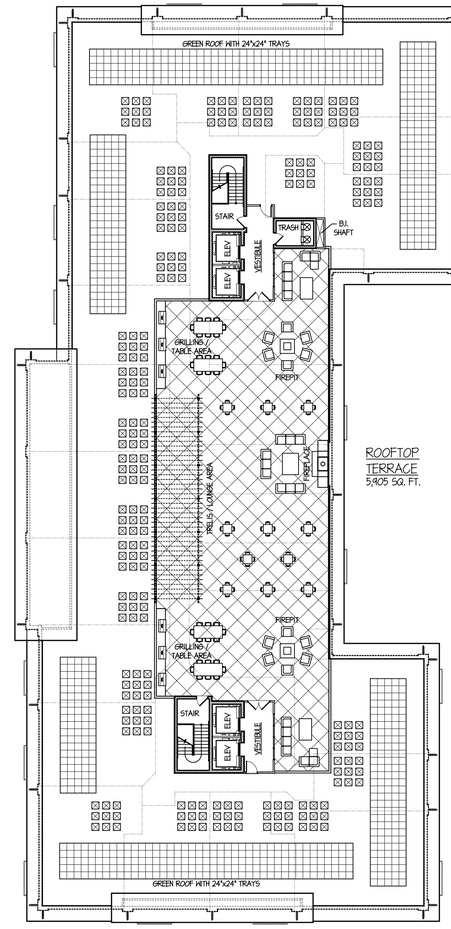
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN 24,733 SQ. FT.



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-10) 24,424 SQ. FT.



ROOF TERRACE PLAN 7,302 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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CLIENT

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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL FLOOR PLANS

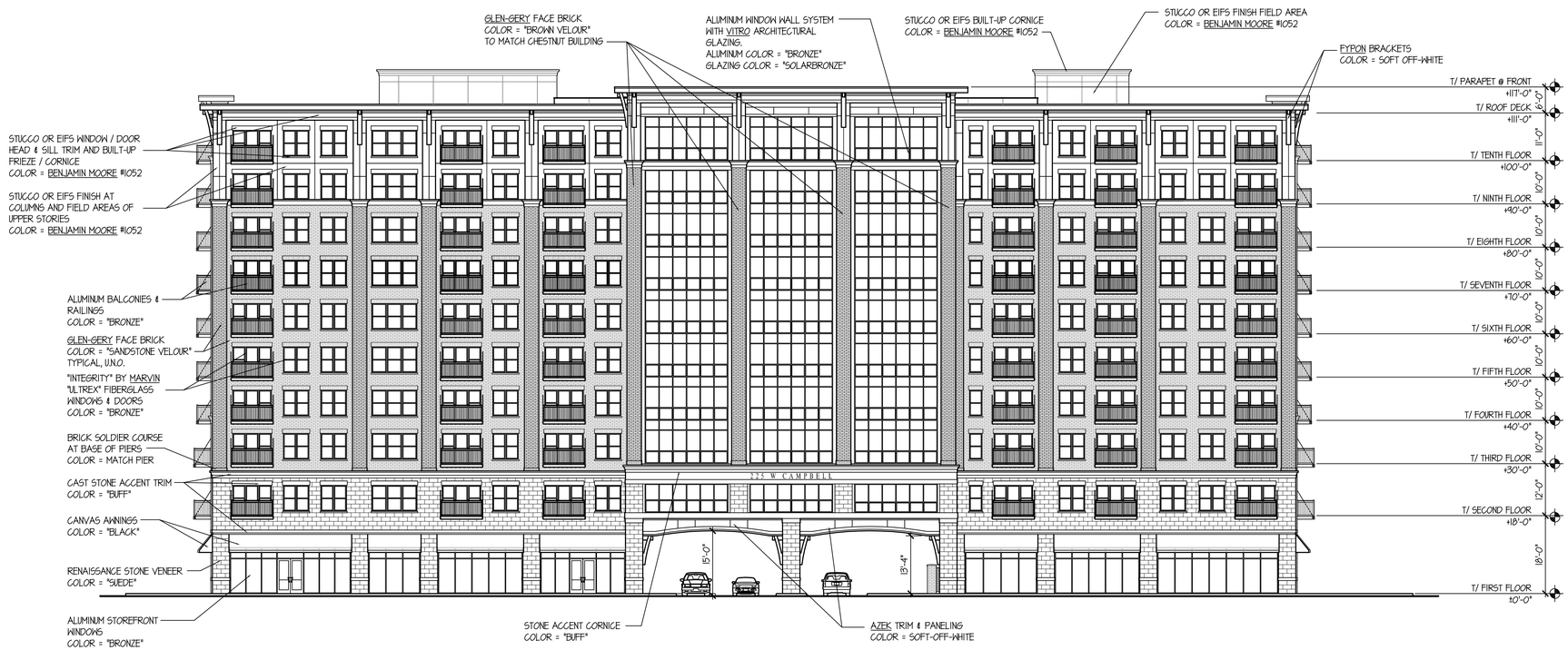
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3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

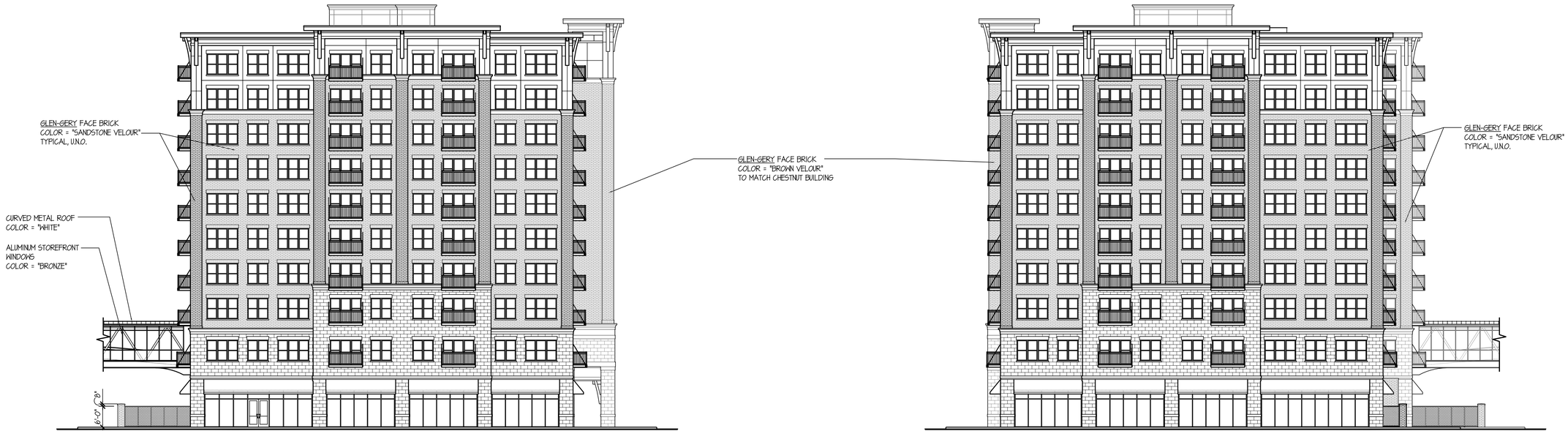
SHEET NO. CA.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"

ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
ELEVATIONS

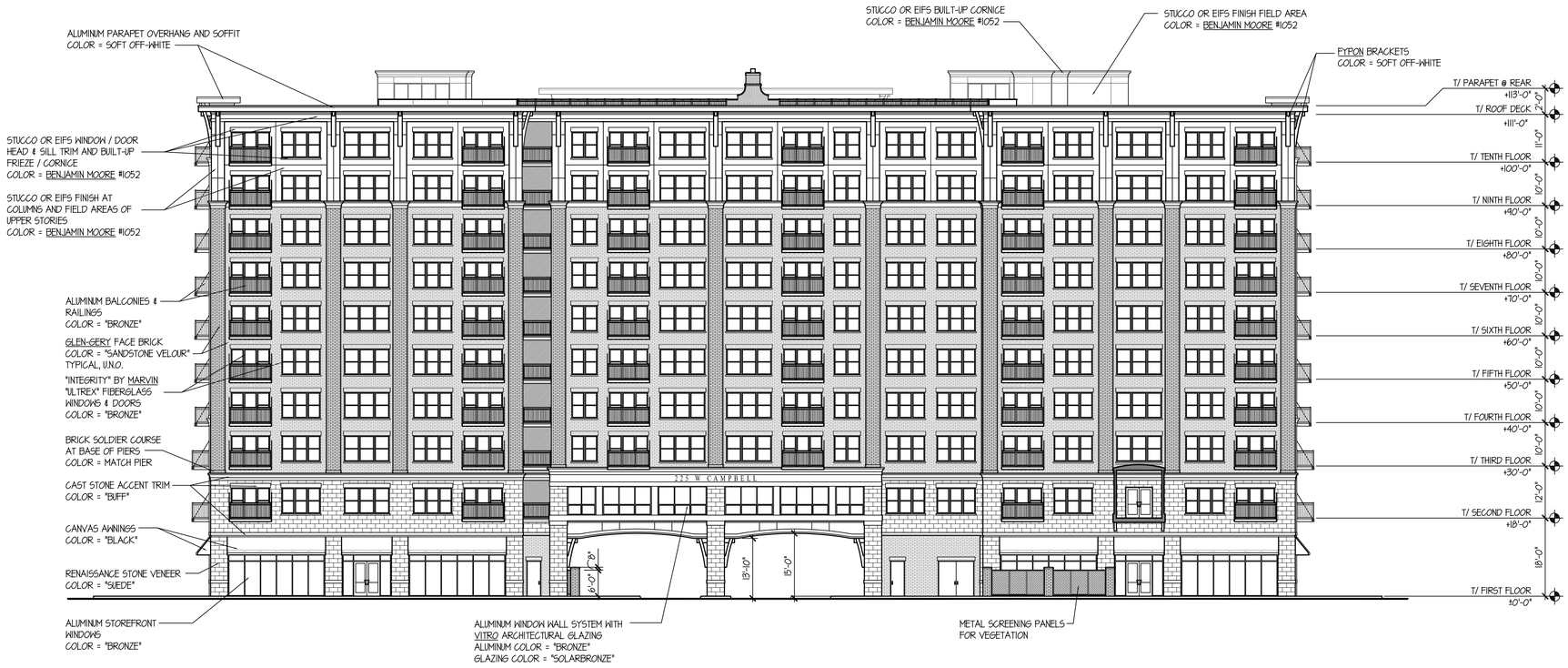
FILE NAME 3883-33P CAMPBELL
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NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

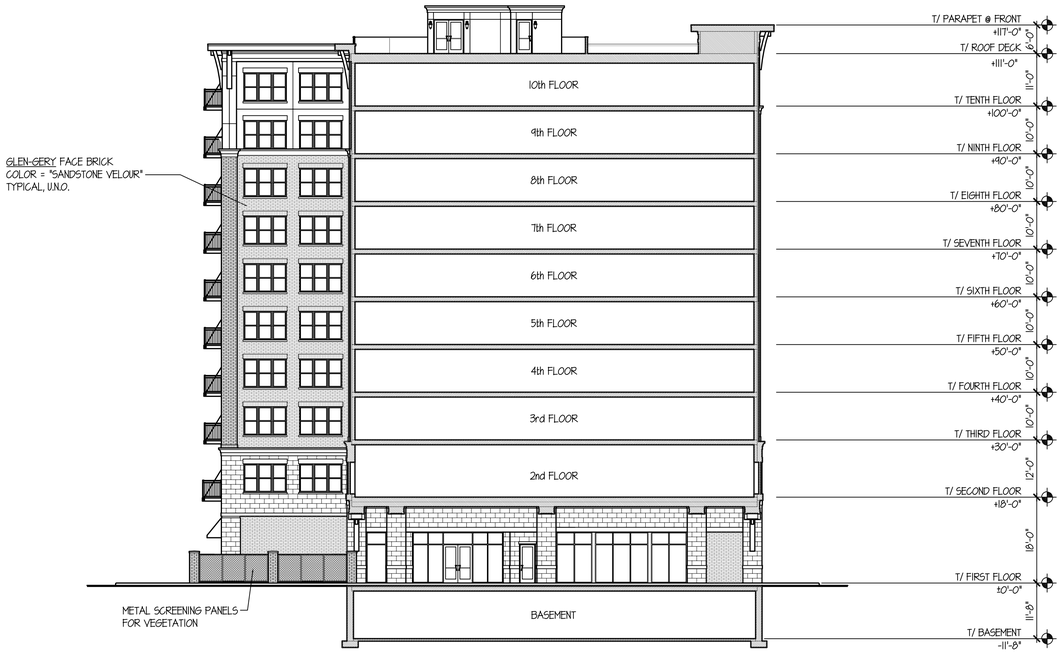
SHEET NO. CA.3
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



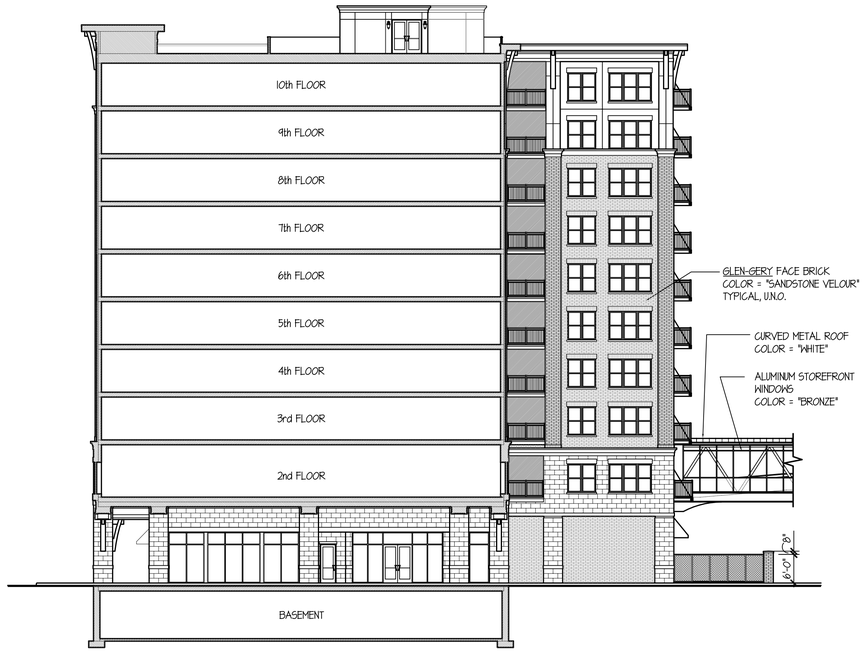
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS • IL 60004
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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 9.15.20

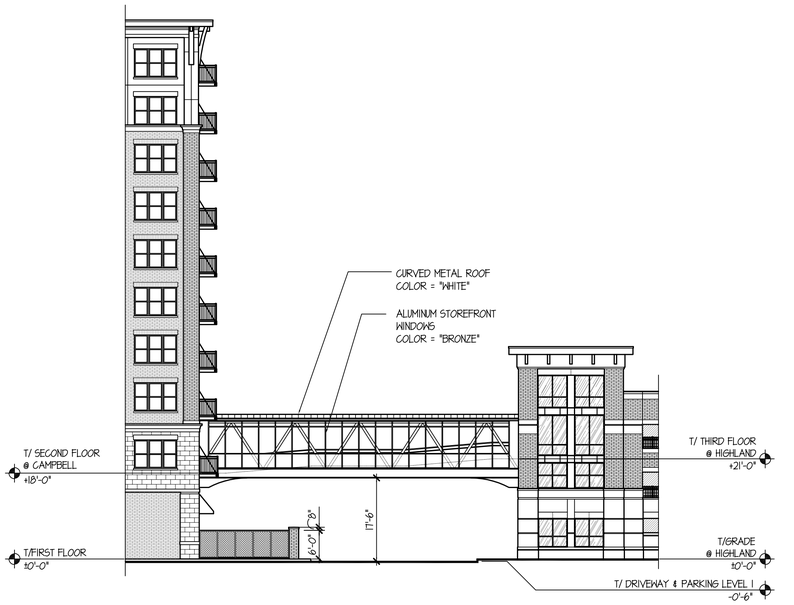
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CA.4
OF 11

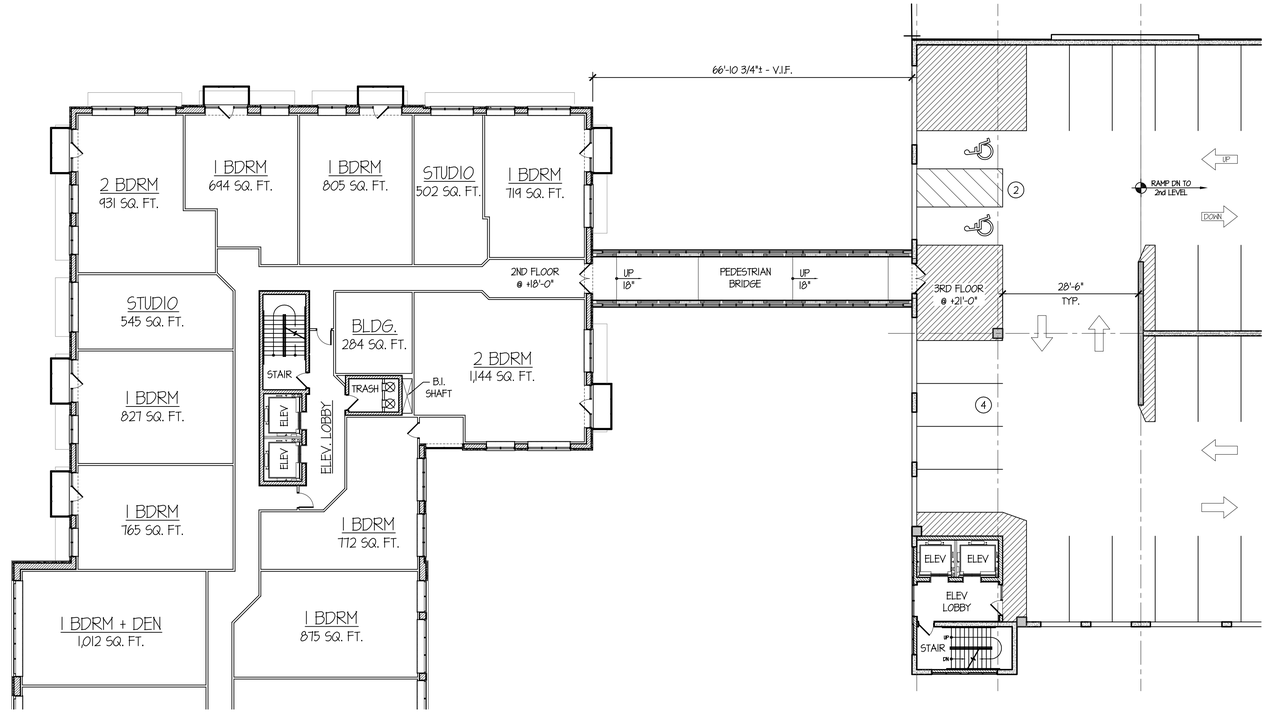
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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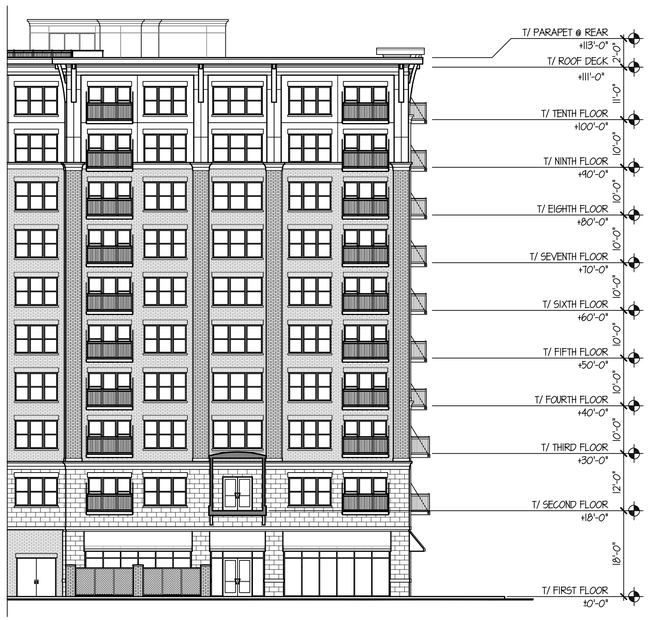
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



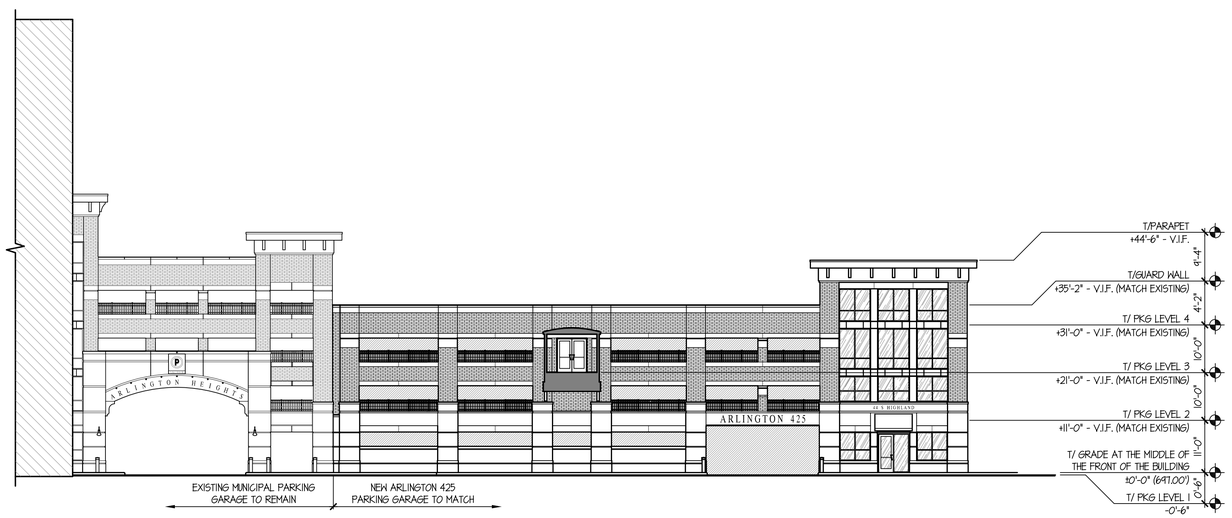
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

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www.tinaglia.com

TINAGLIA
ARCHITECTS & PLANNERS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELEVS.

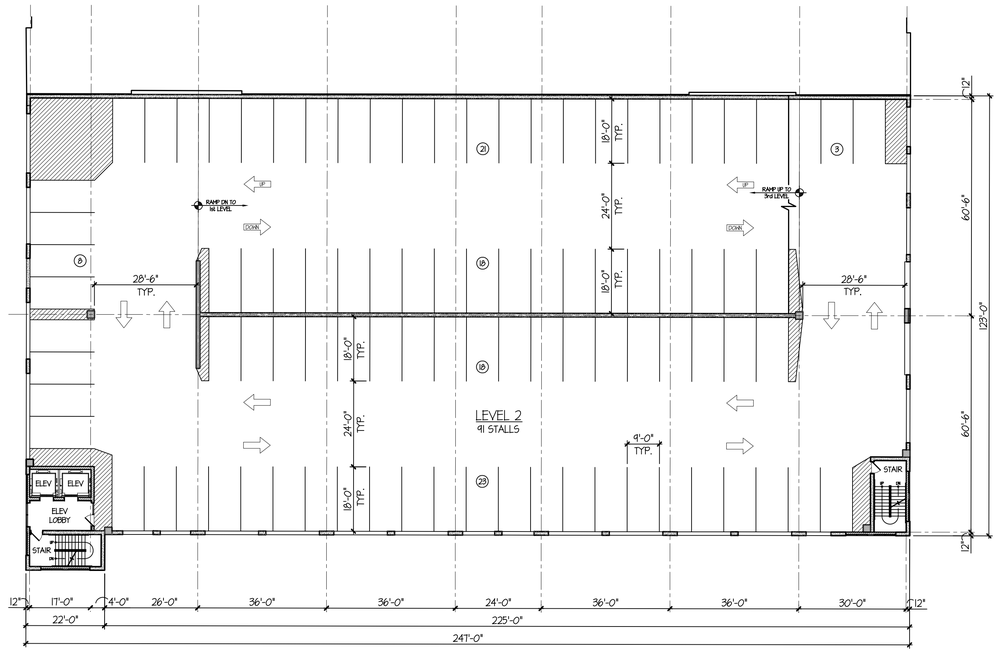
FILE NAME 3883-PedBridge_2-19-21
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NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

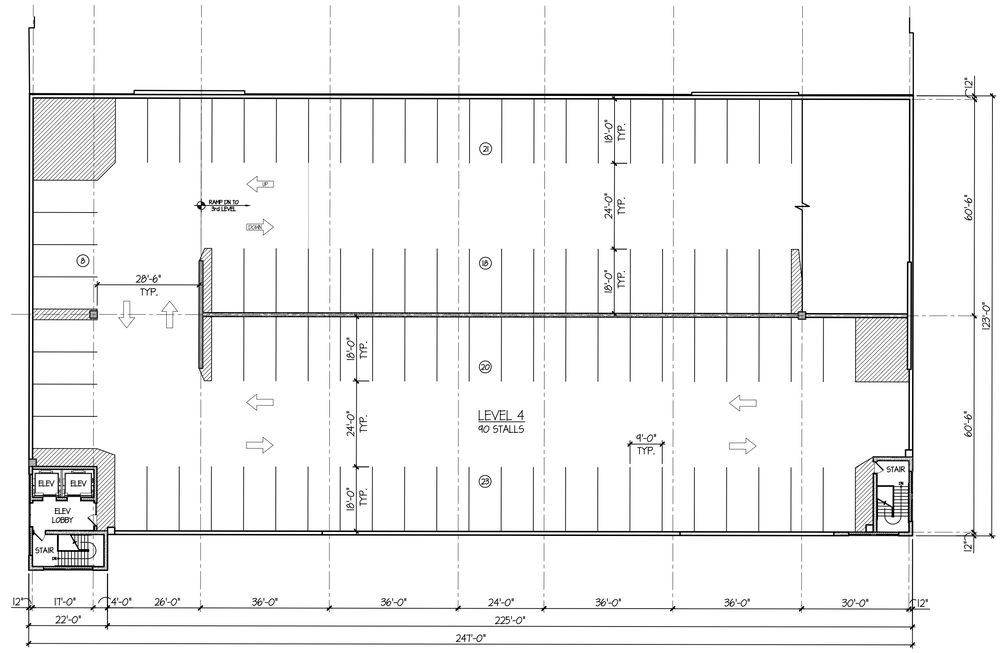
SHEET NO. PB.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



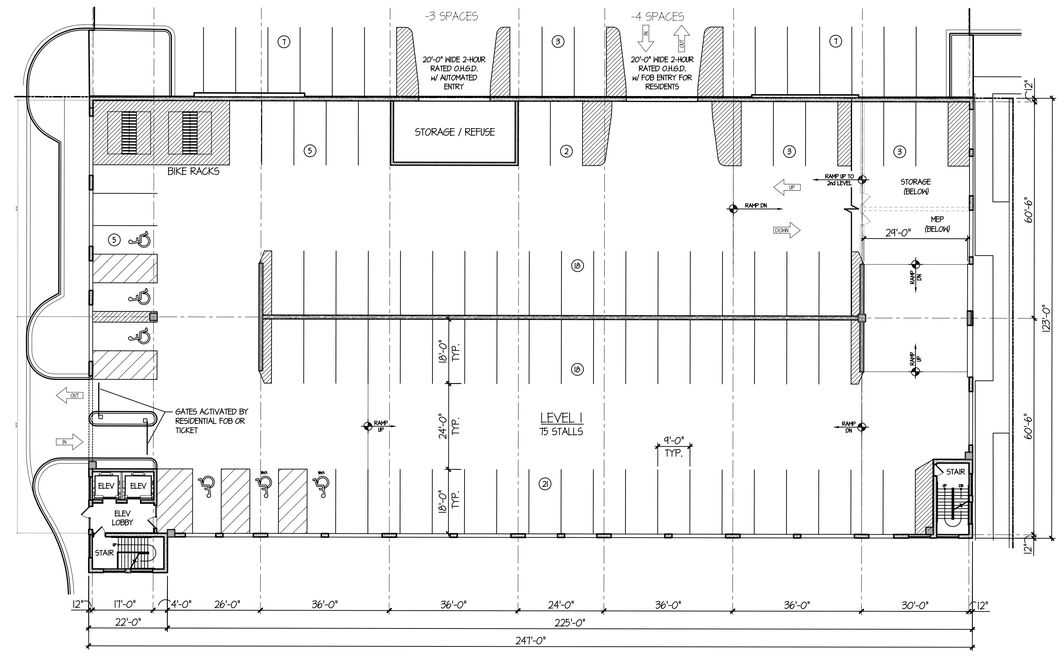
SECOND LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



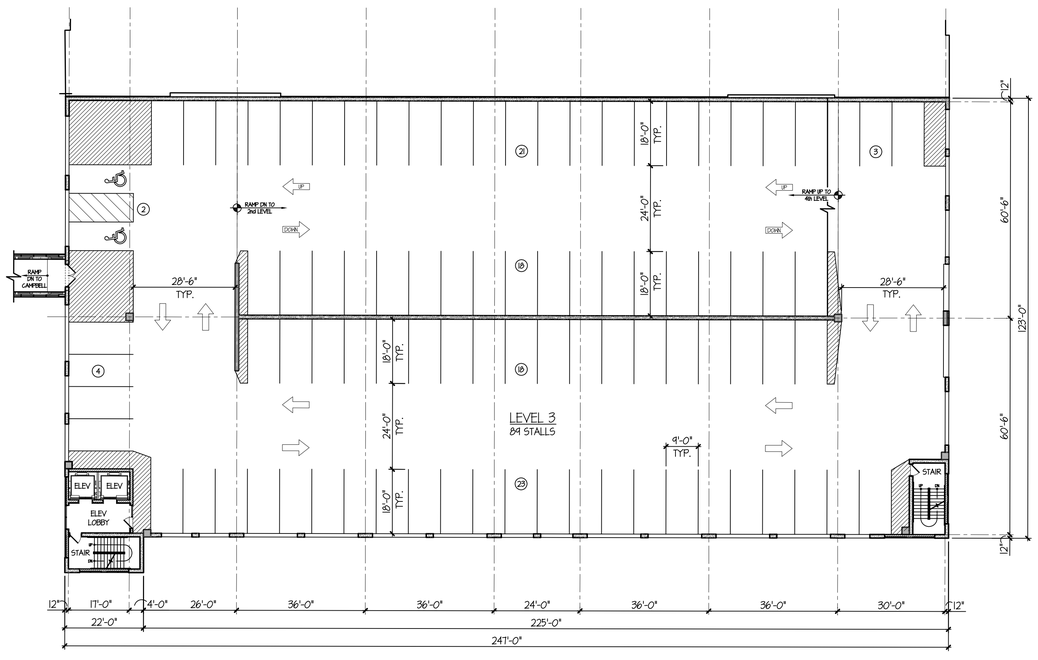
FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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www.tinaglia.com

TINAGLIA
ARCHITECTURE

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

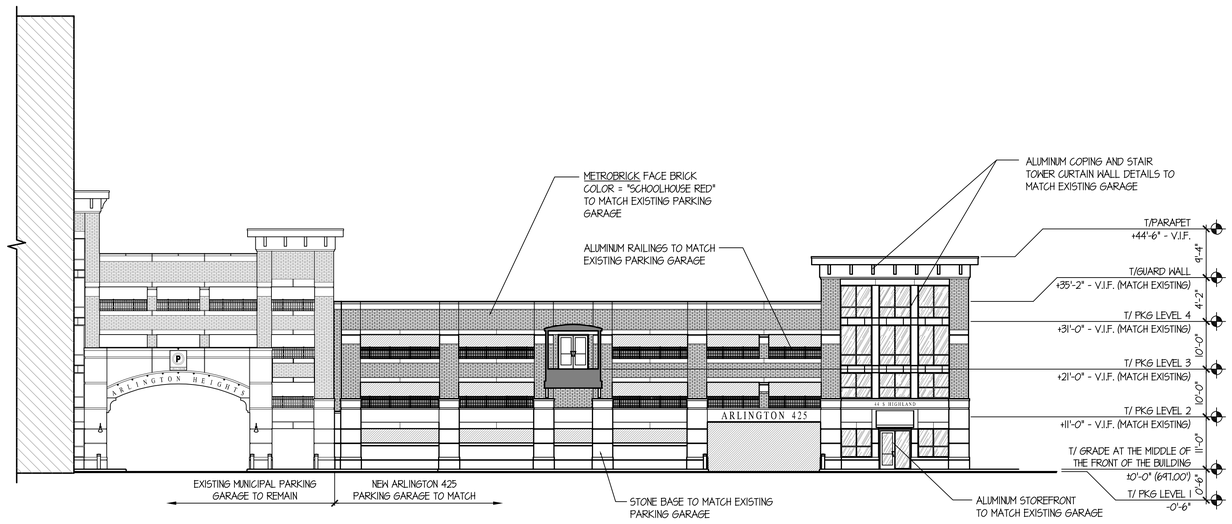
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
1	DC SUBMITTAL	2.10.21	KQB
2	PC REVISIONS	2.19.21	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

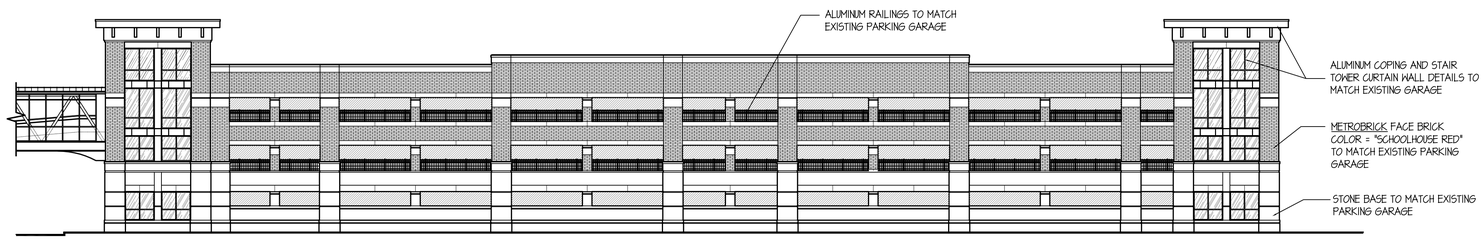
SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



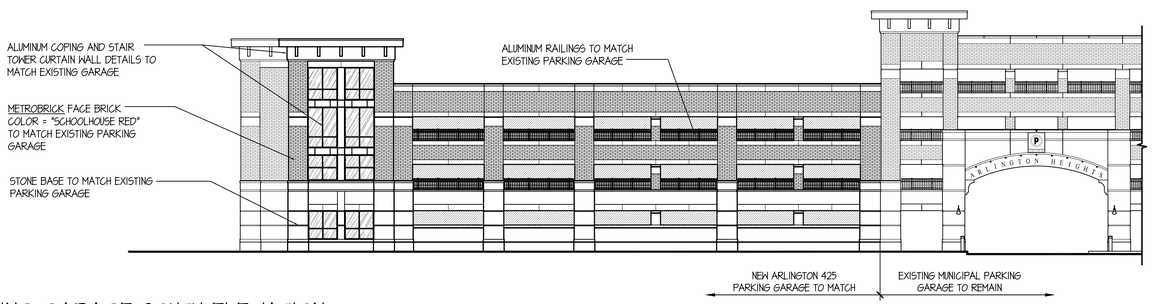
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

33 S. CHESTNUT AVENUE

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY BRICK
COLOR: "CABERNET"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "CAFE"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

TRIM, PANELING & PARAPET: AZEK TRIM & PANELING
COLOR: PAINTED BENJAMIN MOORE "980"

WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

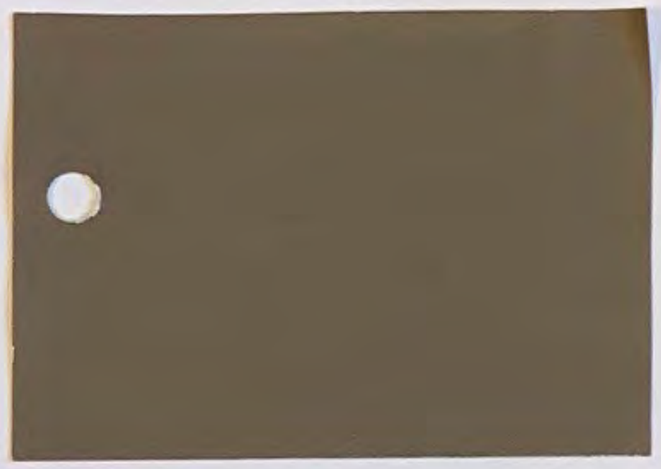
ROOF: DAVINCI ROOFSCAPES 'BELLAFORTE SLATE' ROOF SHINGLES
COLOR: "SMOKEY GRAY"



ARLINGTON 425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS



ROOF SHINGLES



BALCONIES & RAILINGS



FIBERGLASS WINDOWS



ALUMINUM BAY WINDOWS



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

STONE: CAST STONE TRIM ACCENT PIECES
COLOR: "BUFF"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: FIELD, ACCENT & CORNICE / FREIZE
COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: SOFT OFF-WHITE

BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE



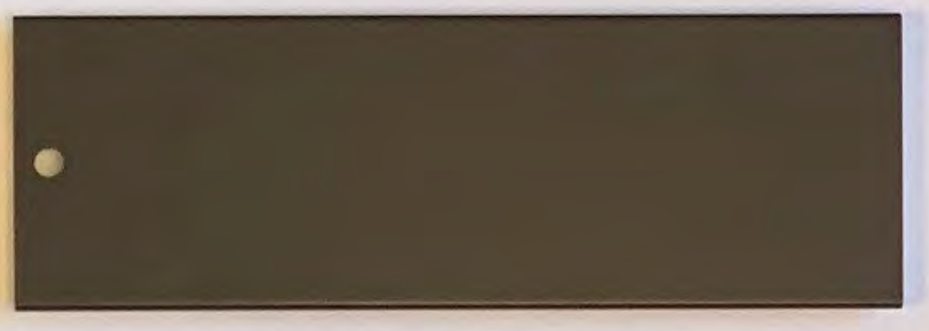
ARLINGTON 425

LIVE | SHOP | DINE

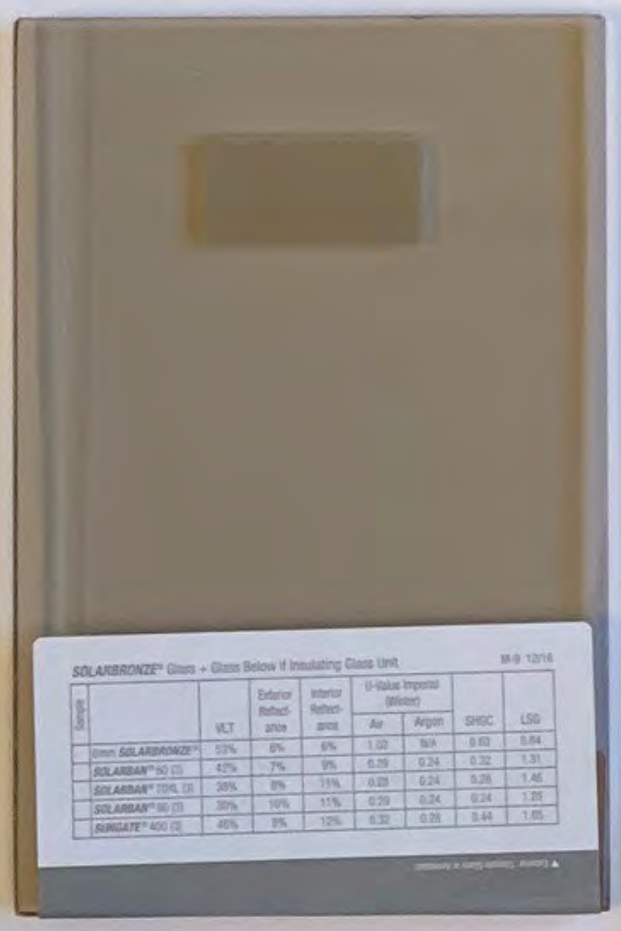
225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 1, 2021
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

44 S. HIGHLAND AVENUE

BRICK: METROBRICK
COLOR: "SCHOOLHOUSE RED"
TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: CLEAR GLAZING OR FROSTED SPANDREL PANEL
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

RAILINGS: ALUMINUM RAILINGS
COLOR: "BRONZE"
- TO MATCH EXISTING MUNICIPAL PARKING GARAGE

CORNICE & BRACKETS: ALUMINUM WRAPPED & COMPOSITE TRIM
COLOR: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

PEDESTRIAN BRIDGE ROOF: STANDING SEAM METAL ROOFING
COLOR: "WHITE"



ARLINGTON 425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



CURTAIN WALL WINDOWS,
ALUMINUM RAILINGS,
CORNICE & BRACKETS



BRICK



STONE

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

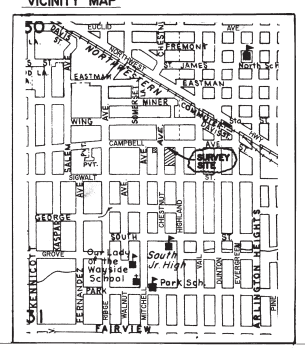
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

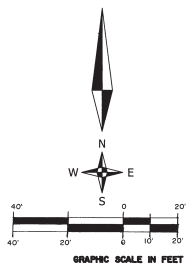
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

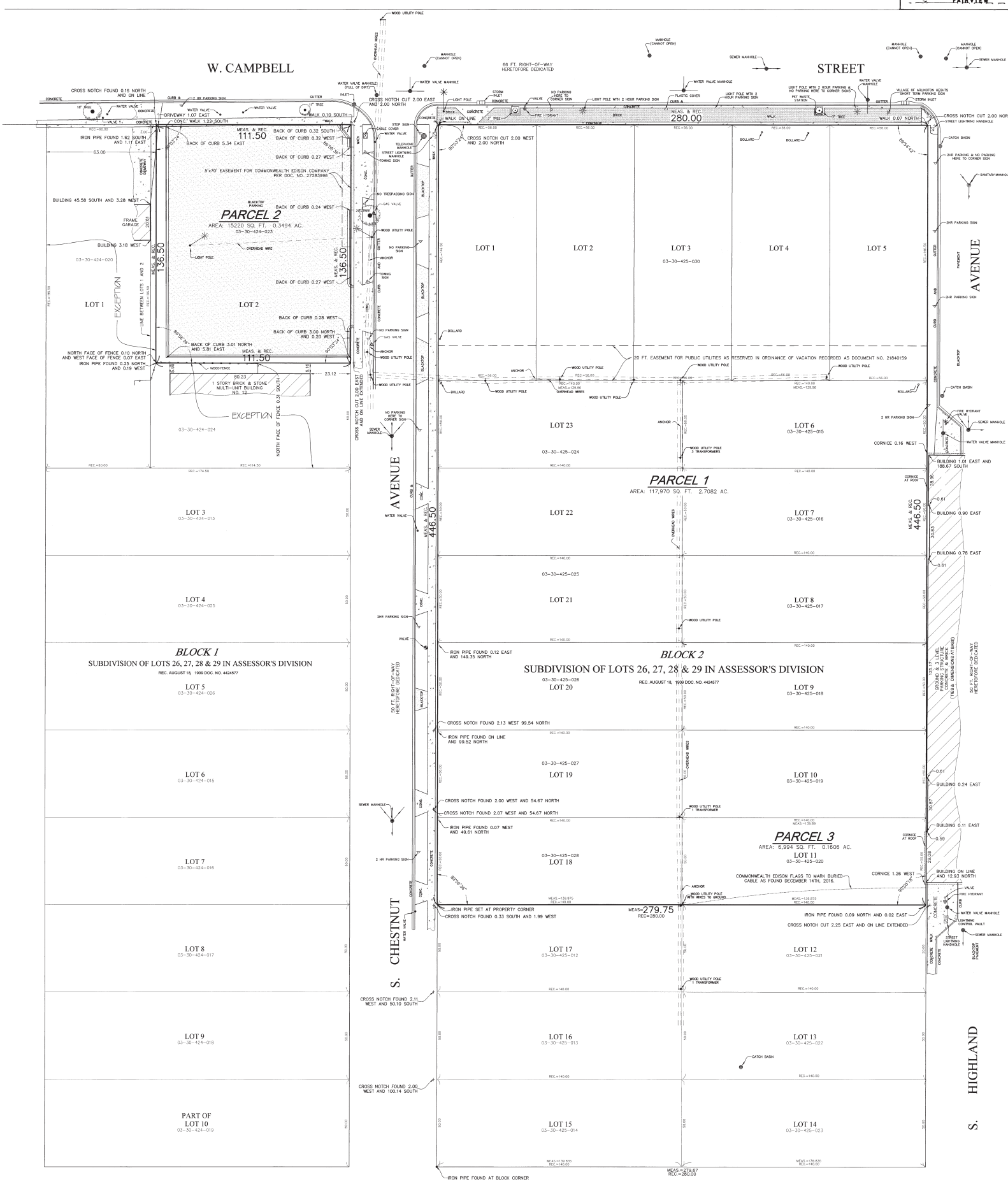
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF SURVEY: 140,184 SQ. FEET OR 3.2181 ACRES

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: *CCH LLC AN ILLINOIS LIMITED LIABILITY CO.*

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

UTILITY INFORMATION IS BASED UPON FIELD MEASURMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED . THIS DOES NOT PRECLUDE THE EXISTANCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INSOFAR AS THEY CAN BE VERIFIED BY FIELD MESUREMENT.

WARNING
GAS MAINS ARE CONSIDERED "CLASSIFIED INFORMATION" PLEASE CALL "JULIE" AT 1-800-892-0123 TO HAVE UTILITIES MARKED ON THE GROUND AT THIS LOCATION AND WE WILL ADD THAT INFORMATION TO THIS DRAWNING

NO BUILDINGS OR FOUNDATIONS ARE VISIBLE ON THE SURVEYED PROPERTY. THIS DOES NOT PRECLUDE THE EXISTENCE OF BURIED FOUNDATIONS OR OTHER STRUCTURES NOT VISIBLE.

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1410 0089655B4 UI, HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2016 IN THE PREPARATION OF THIS SURVEY.

IN REGARDS TO SCHEDULE "B" EXCEPTIONS OF SAID TITLE COMMITMENT:

ITEM 13

EASEMENT GRANTED TO COMMONWEALTH EDISION RECORDED OCTOBER 5,1984 AS DOCUMENT 27283996. (SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITES IN FAVOR OF COMMONWEALTH EDISION COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS RESERVED IN ORDINANCE OF VACATION RECORDED MARCH 29, 1973 AS DOCUMENT 21840159. (SHOWN ON SURVEY)

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.26=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	1.00=1'
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-3/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

IN REGARDS TO TABLE "A" ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS:

ITEM 2 OF TABLE "A"

217 W. CAMPBELL, SOUTHWEST CORNER OF CAMPBELL & CHESTNUT	***03-30-424-023-0000***
217 W. CAMPBELL	***03-30-425-015-0000***
217 W. CAMPBELL	***03-30-425-016-0000***
217 W. CAMPBELL	***03-30-425-017-0000***
26 S. HIGHLAND	***03-30-425-018-0000***
30 S. HIGHLAND	***03-30-425-019-0000***
34 S. HIGHLAND	***03-30-425-020-0000***
13 S. CHESTNUT	***03-30-425-024-0000***
17 S. CHESTNUT	***03-30-425-025-0000***
25 S. CHESTNUT	***03-30-425-026-0000***
29 S. CHESTNUT	***03-30-425-027-0000***
33 S. CHESTNUT	***03-30-425-028-0000***
217 W. CAMPBELL	***03-30-425-030-0000***

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0203, MAP NUMBER 17031C0203J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS;
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.
ITEM 11 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ALTA/NSPS LAND TITLE CERTIFICATE

STATE OF ILLINOIS}
COUNTY OF COOK}SS

HEREBY CERTIFIED TO: **CCH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

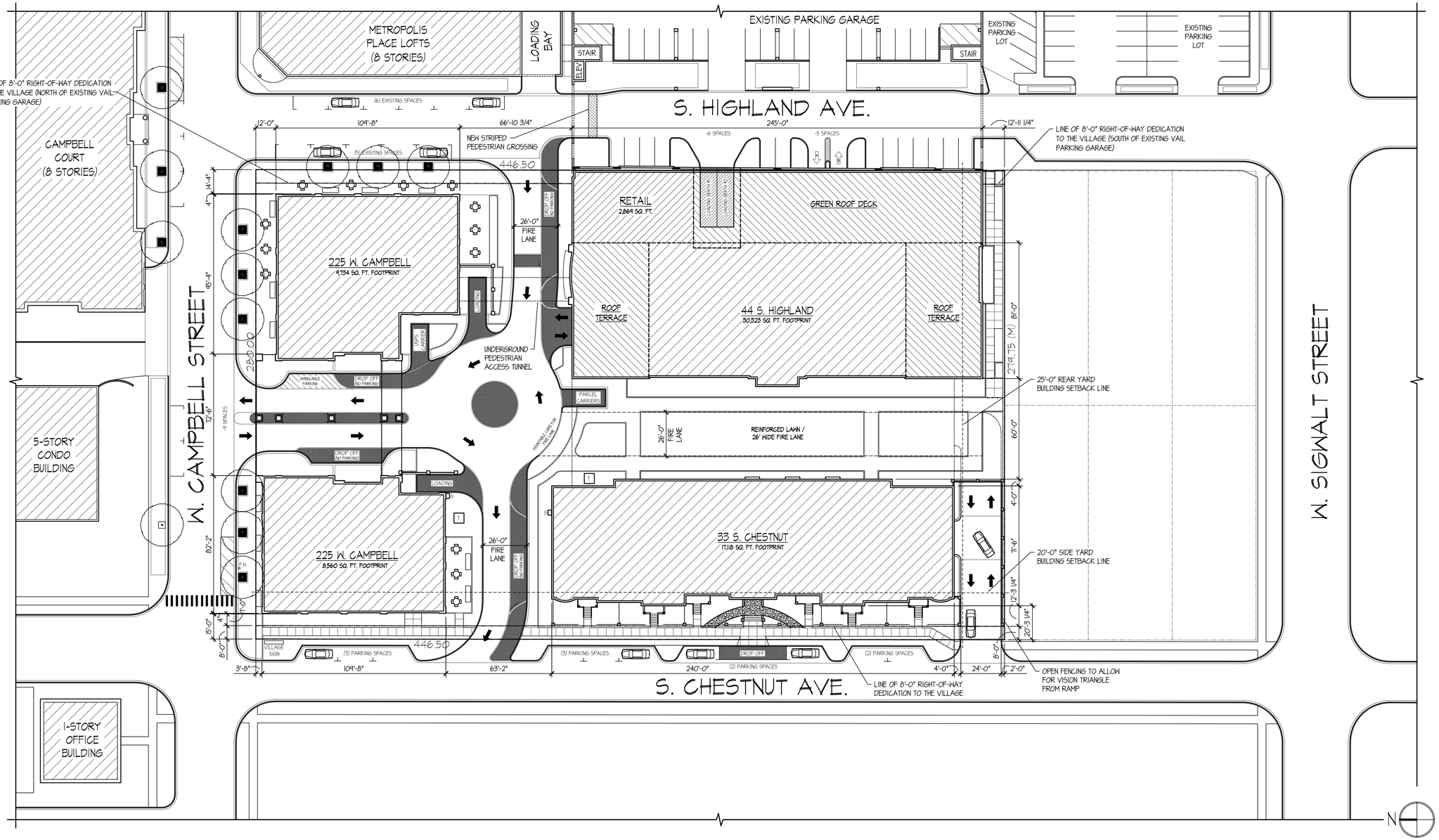
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016.

DATE OF PLAT OR MAP DECEMBER 20, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
CP.1	CONTEXTUAL SITE PLAN
HL.1	44 S. HIGHLAND BUILDING FLOOR PLANS
HL.2	44 S. HIGHLAND BUILDING FLOOR PLANS
HL.3	44 S. HIGHLAND BUILDING ELEVATIONS
HL.4	44 S. HIGHLAND BUILDING ELEVATIONS
HL.5	44 S. HIGHLAND BUILDING SECTIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS

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www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

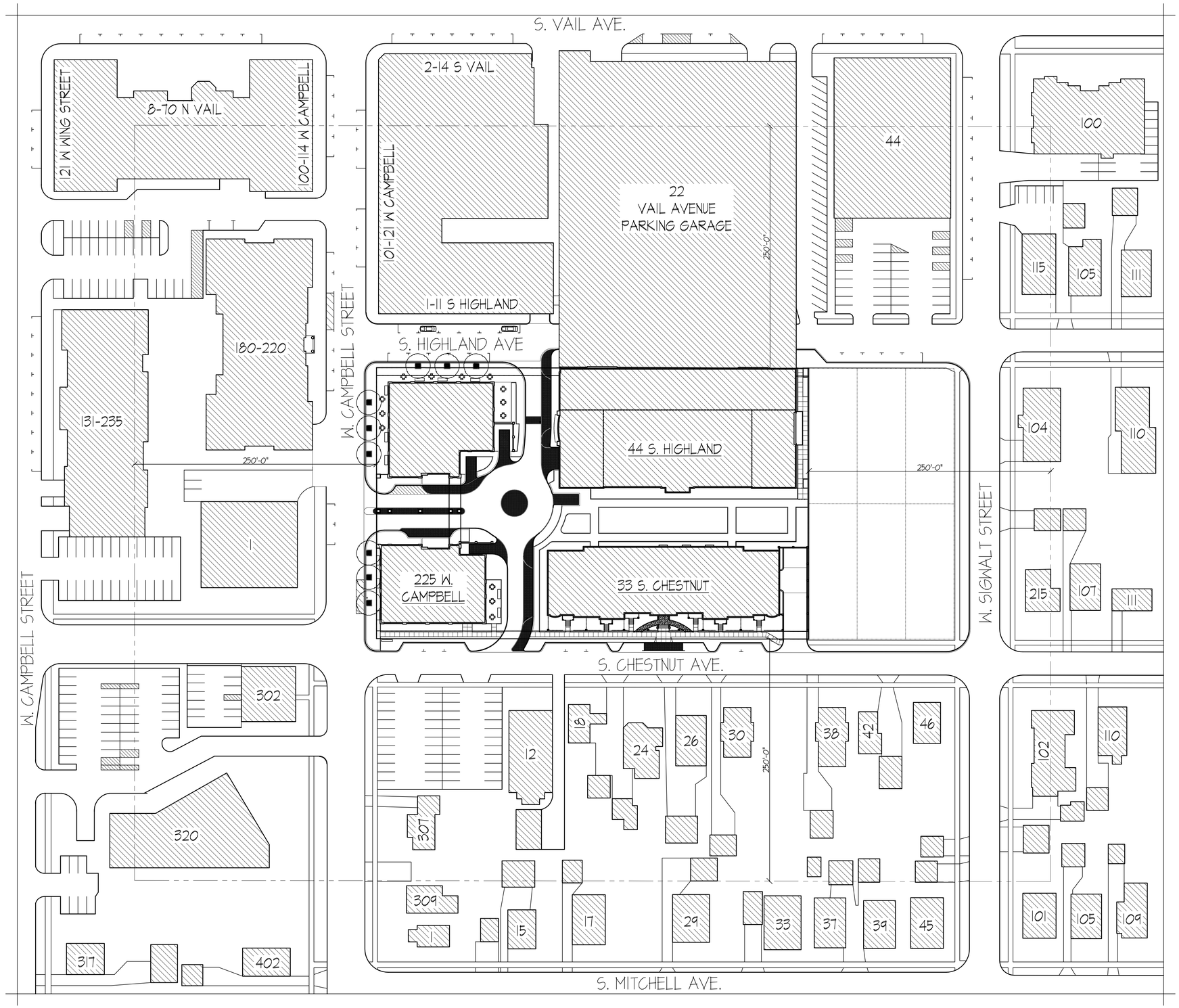
FILE NAME 3883-26P Site Plan
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
1	TRUCK TURNING REQ.	11.21.18	RDL
2	DESIGN DEVELOPMENT	11.27.18	RDL
3	DESIGN DEVELOPMENT	11.30.18	RDL
4	PRELIM D.C. MEETING	12.17.18	RDL
5	DESIGN DEVELOPMENT	12.20.18	RDL
6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

SHEET NO. CS
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



CONTEXTUAL SITE PLAN

SCALE: 1" = 50'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

CONTEXTUAL
SITE PLAN

FILE NAME 3883-24P Site Plan
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

SHEET NO. CP.1
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





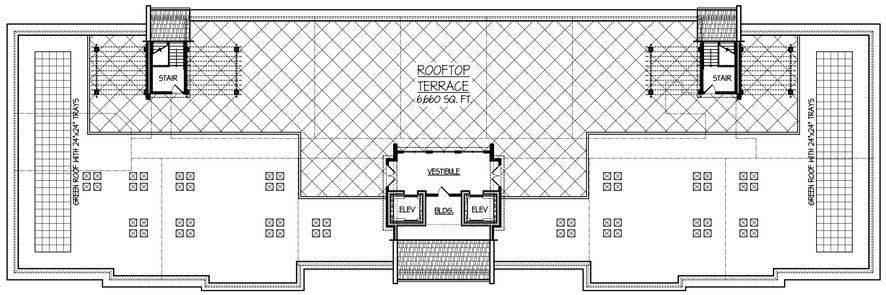

33 S. CHESTNUT




225 W CAMPBELL

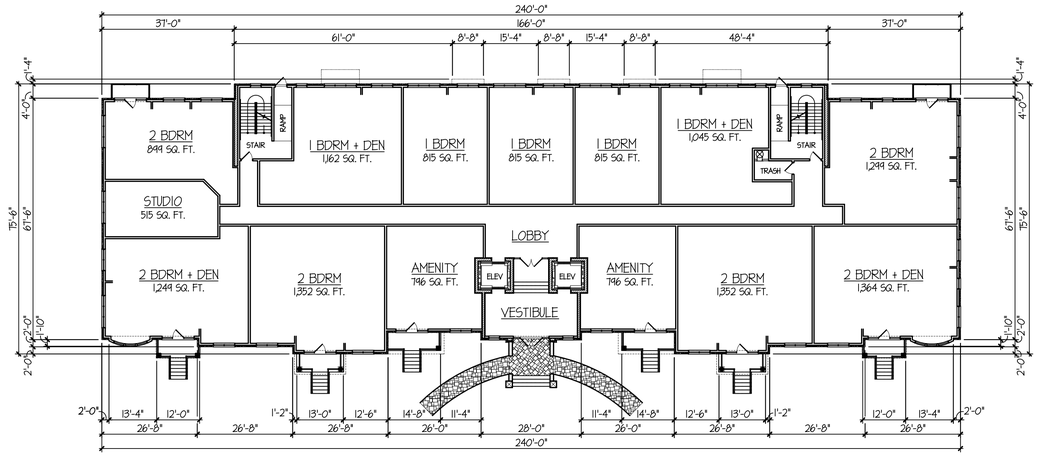

44 S HIGHLAND





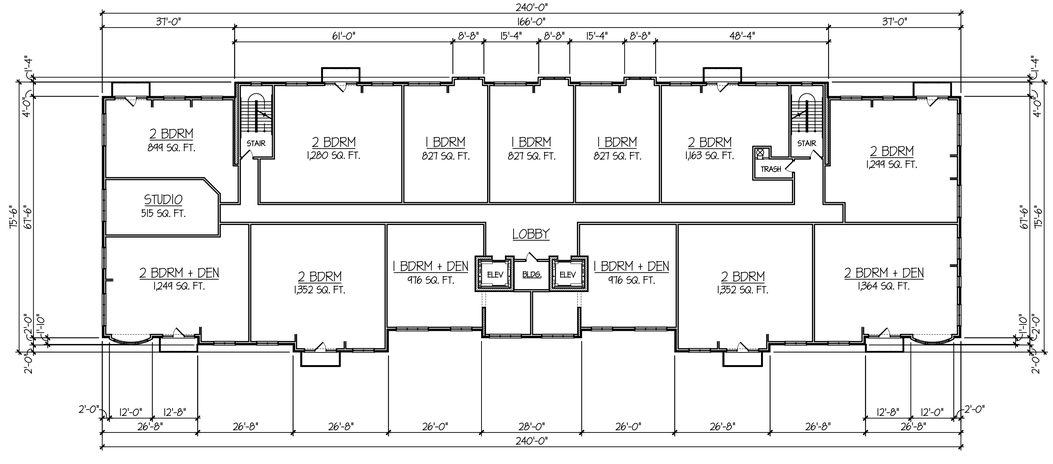
ROOF / ROOFTOP TERRACE PLAN

7,976 SQ. FT.



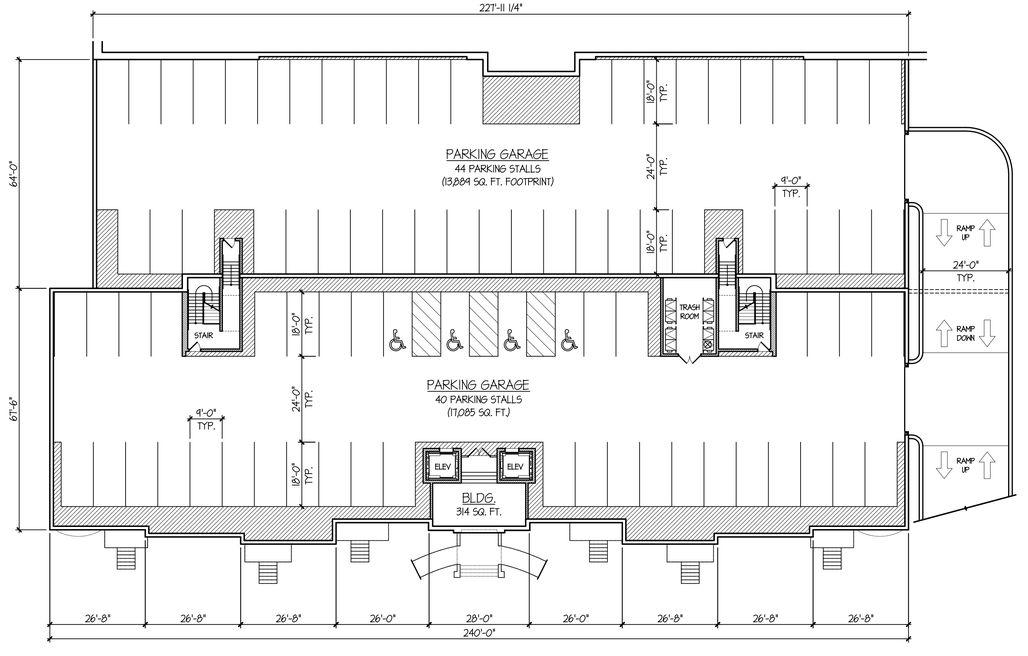
FIRST FLOOR PLAN

17,112 SQ. FT.



TYPICAL 2nd, 3rd & 4th RESIDENTIAL LEVEL FLOOR PLANS

17,148 SQ. FT.



UNDERGROUND PARKING GARAGE PLAN

30,974 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: CHESTNUT BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA
ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
FLOOR PLANS

FILE NAME 3883-26P
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
4	PRELIM D.C. MEETING	12.17.18	KQB
5	ADD 14th UNIT PER FLOOR	1.8.19	RDL
6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

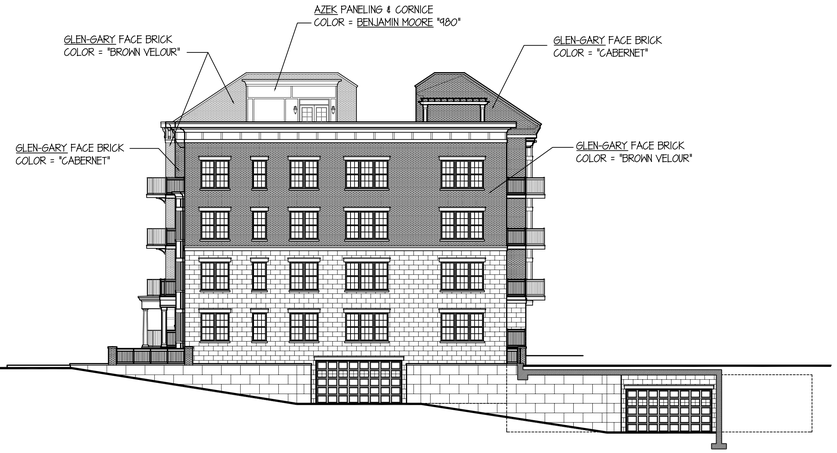
SHEET NO. OF 13 CH.1

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



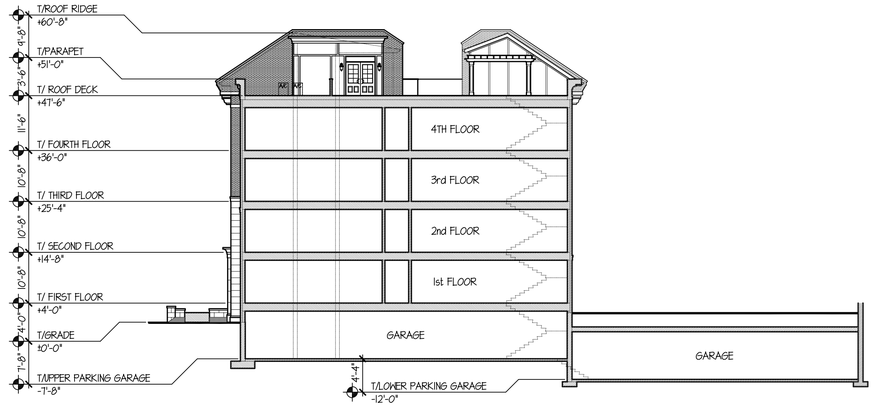
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



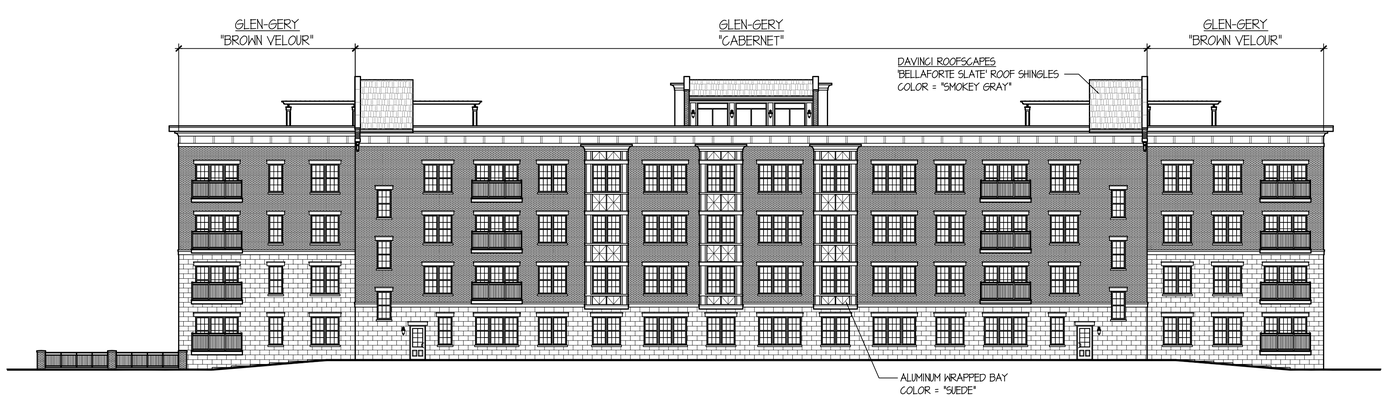
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
ELEVATIONS

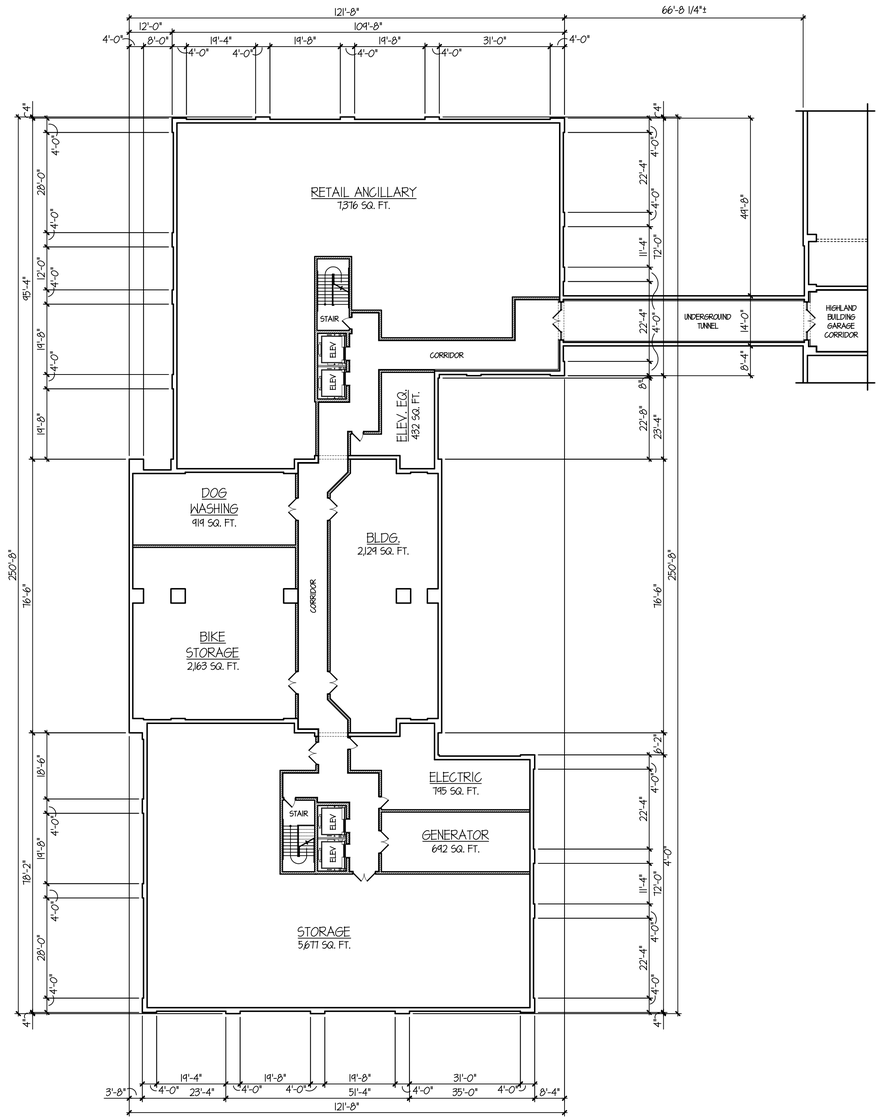
FILE NAME 3883-26P
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
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5	ADD 14th UNIT PER FLOOR	1.8.19	RDL
6	DC & PC SUBMITTALS	1.14.18	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	2.27.19	RDL

JOB NO. 388315

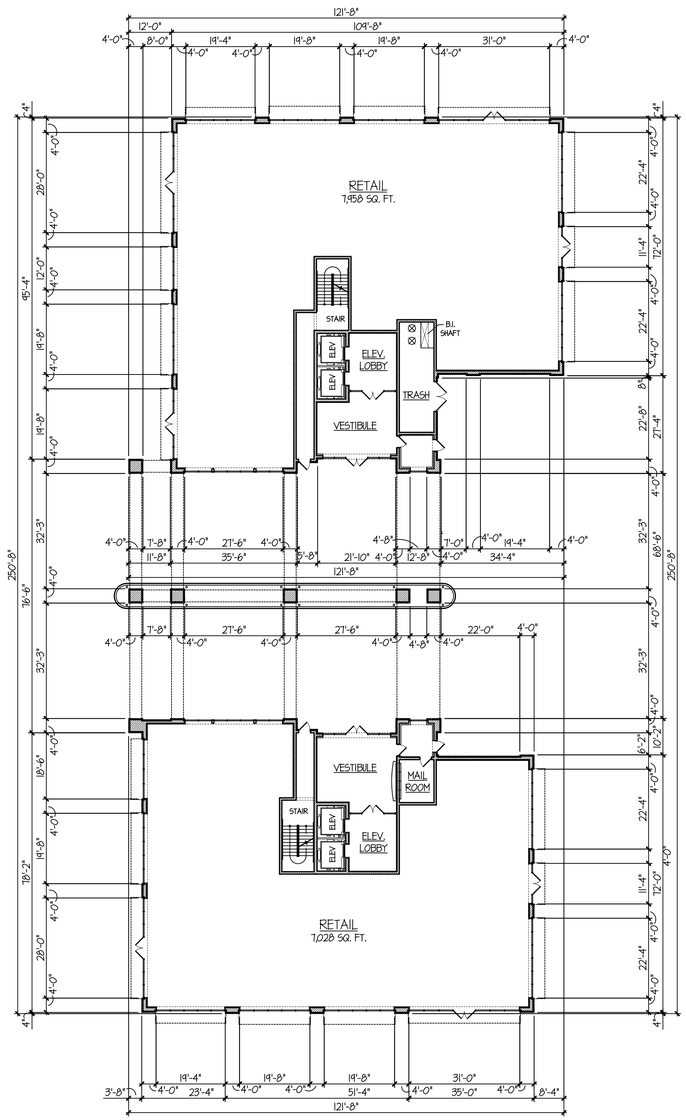
SHEET NO. OF 13 CH.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,451 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,244 SQ. FT.

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

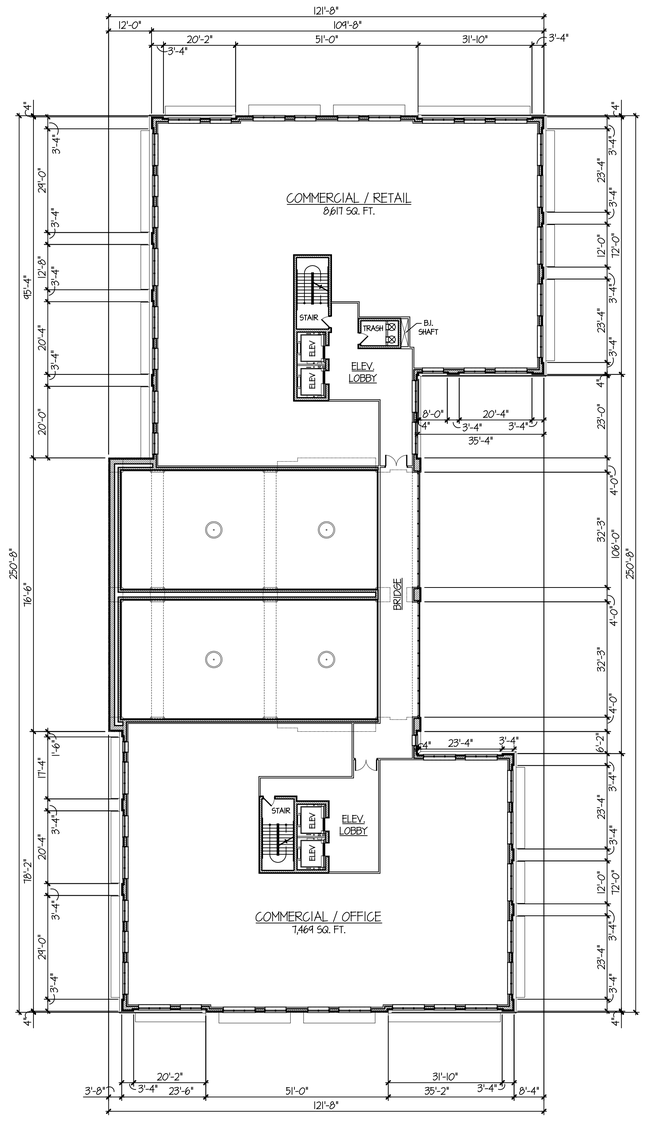
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7	REVISED PC SUBMITTAL	2.18.19	RDL
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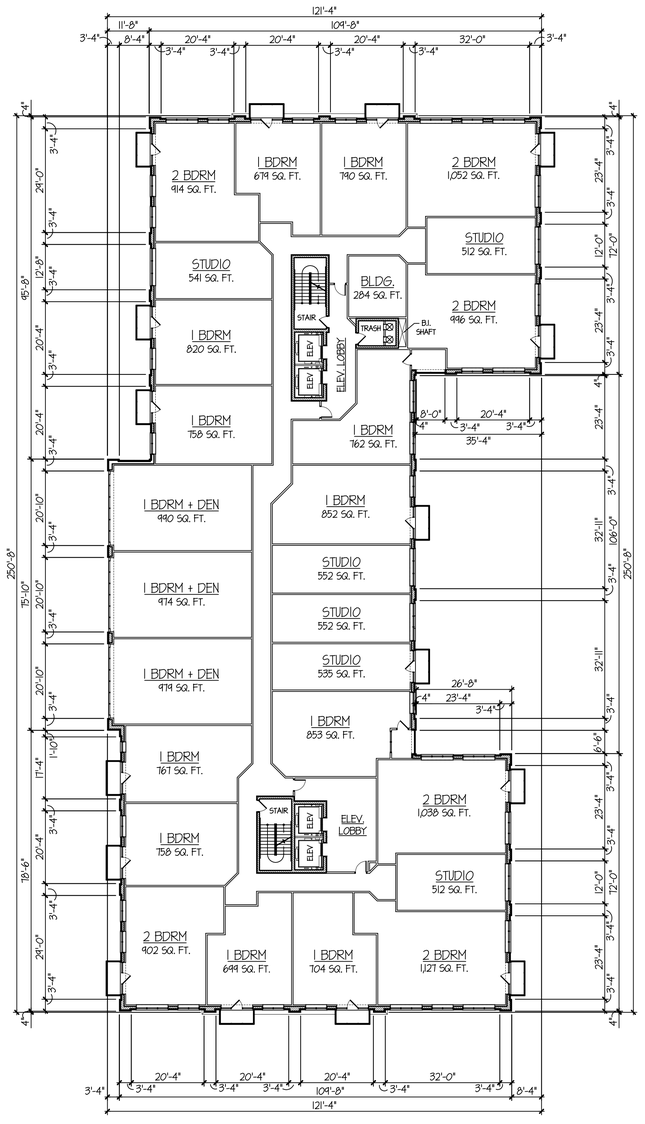
JOB NO. 388315

SHEET NO. OF 13 CA.1

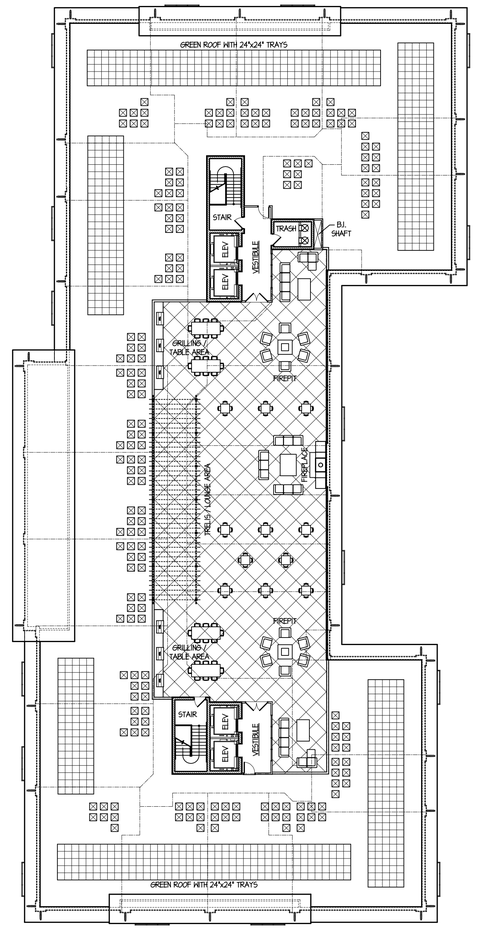
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN 19,201 SQ. FT.



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-9) 24,423 SQ. FT.



ROOF TERRACE PLAN 7,382 SQ. FT.

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

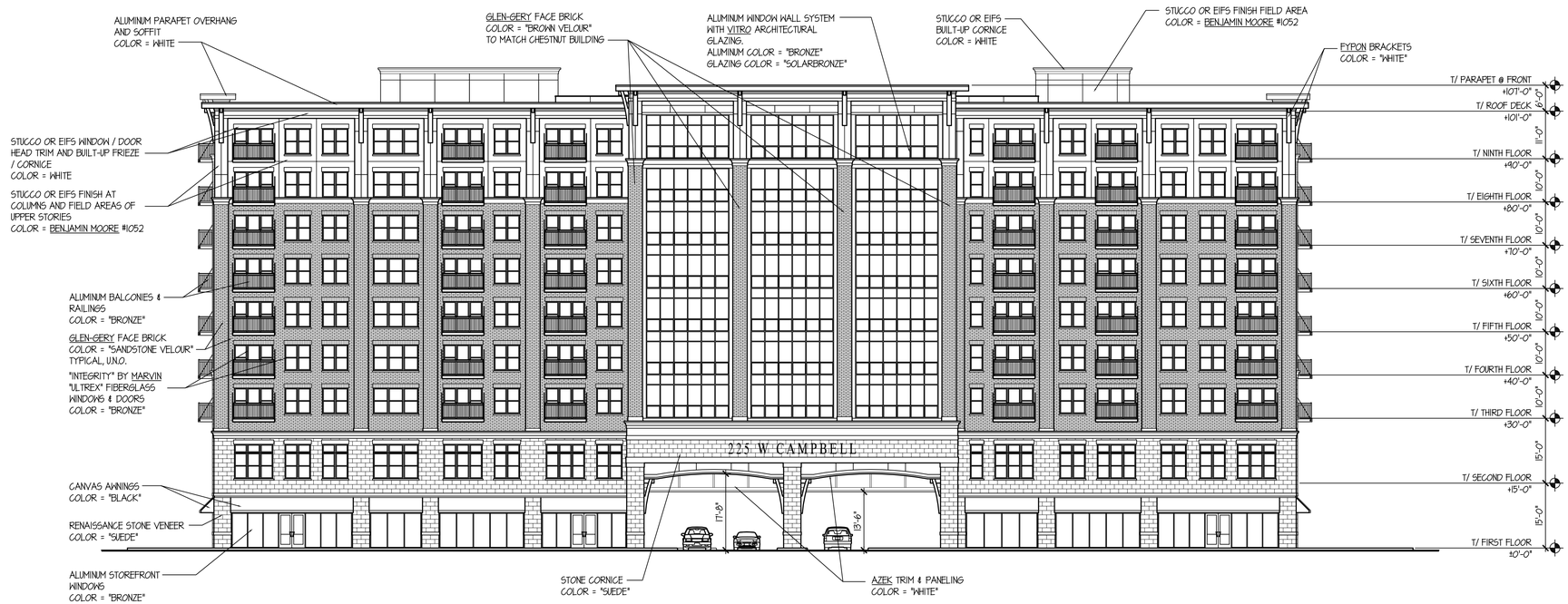
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DRAWN BY RDL DATE 11.13.18

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7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

SHEET NO. CA.2
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

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CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG. ELEVATIONS

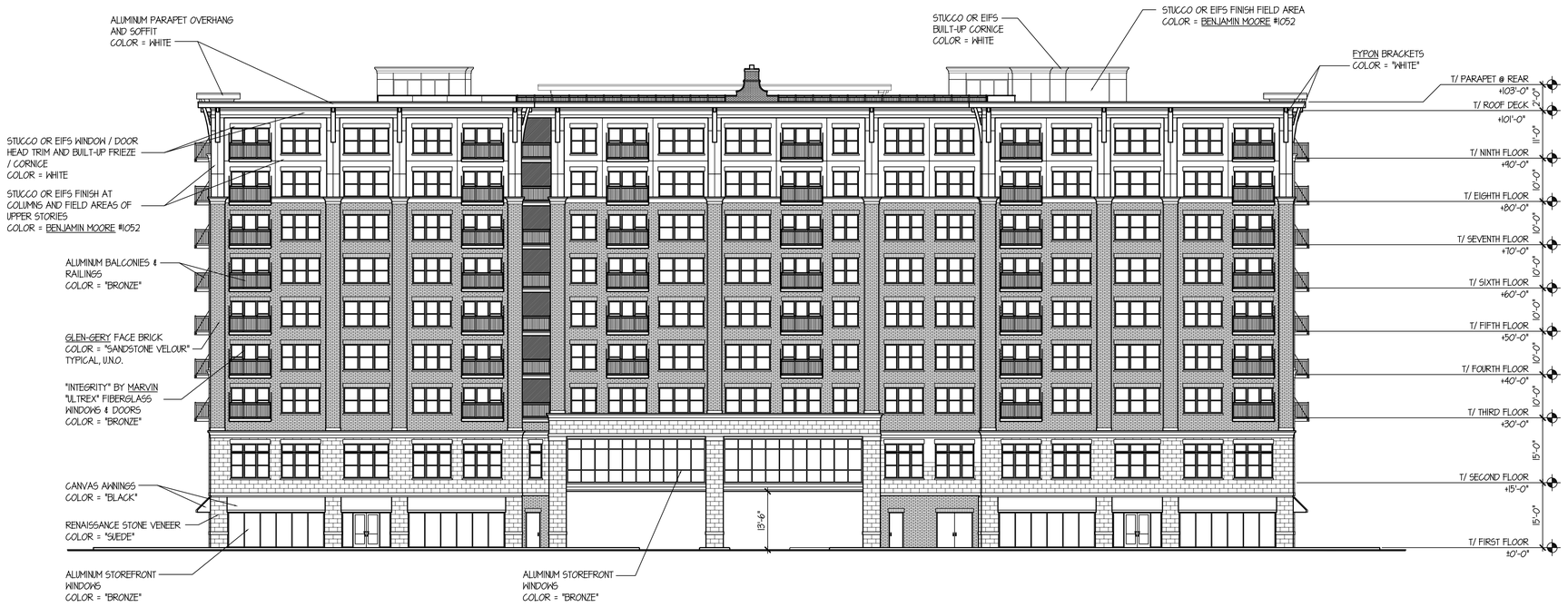
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JOB NO. 388315

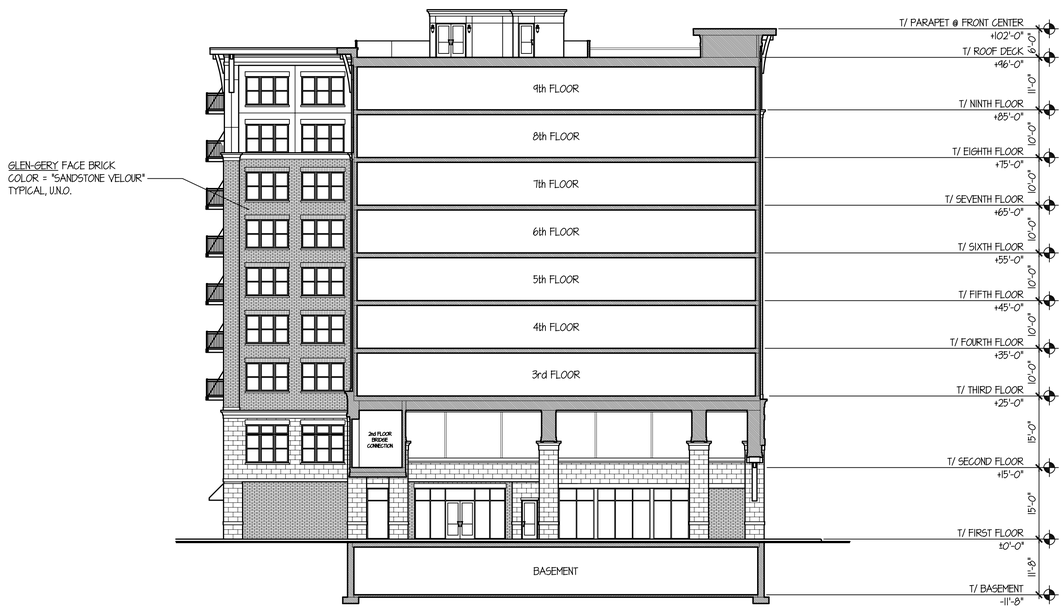
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



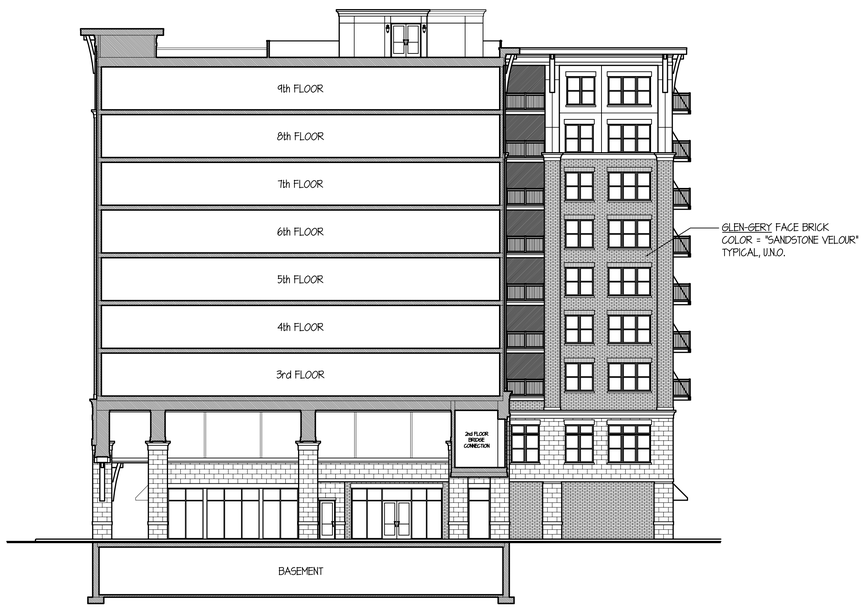
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG. ELEVATIONS

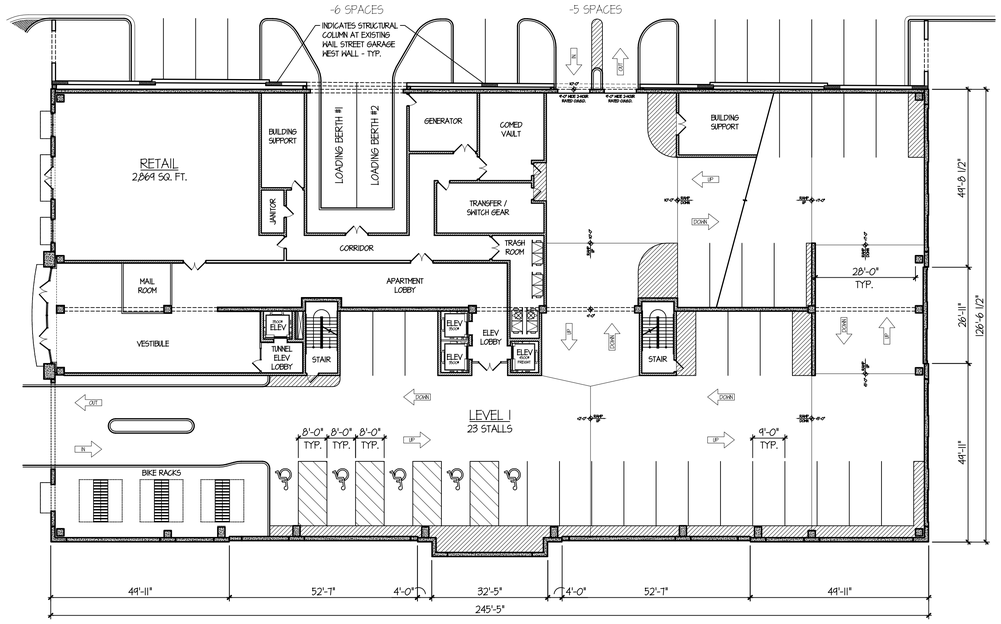
FILE NAME 3883-26P
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
4	PRELIM D.C. MEETING	12.17.18	RDL
5	ADD 26th UNIT PER FLOOR	1.8.19	RDL
6	DC & PC SUBMITTALS	1.14.18	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

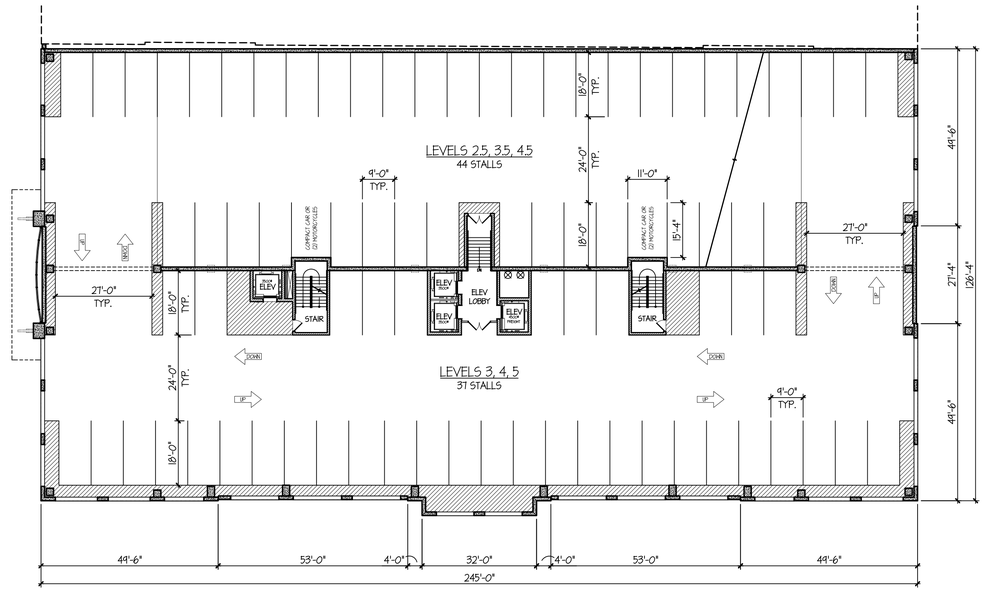
JOB NO. 388315

SHEET NO. CA.4
OF 13

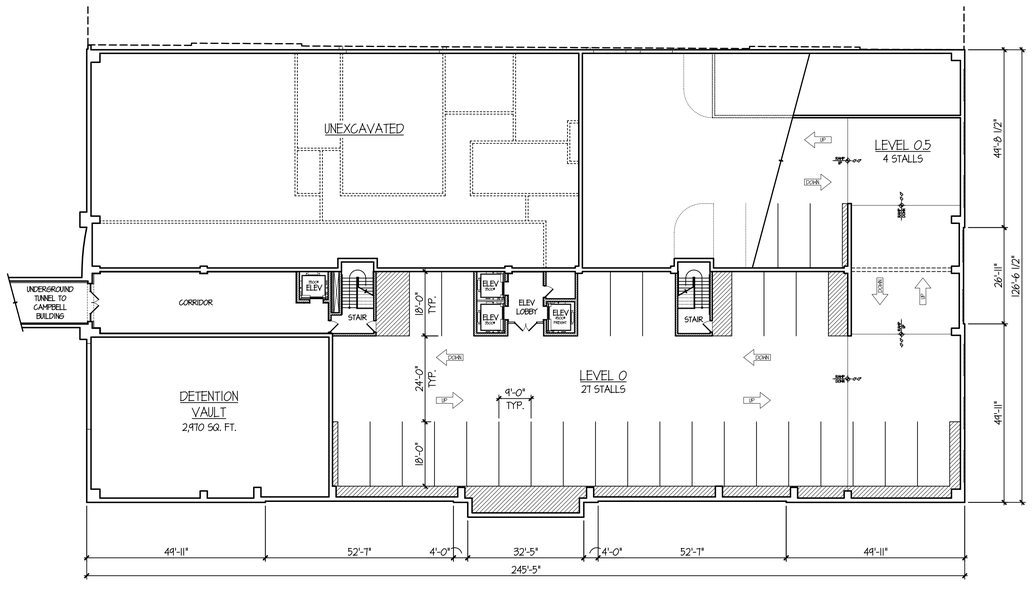
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



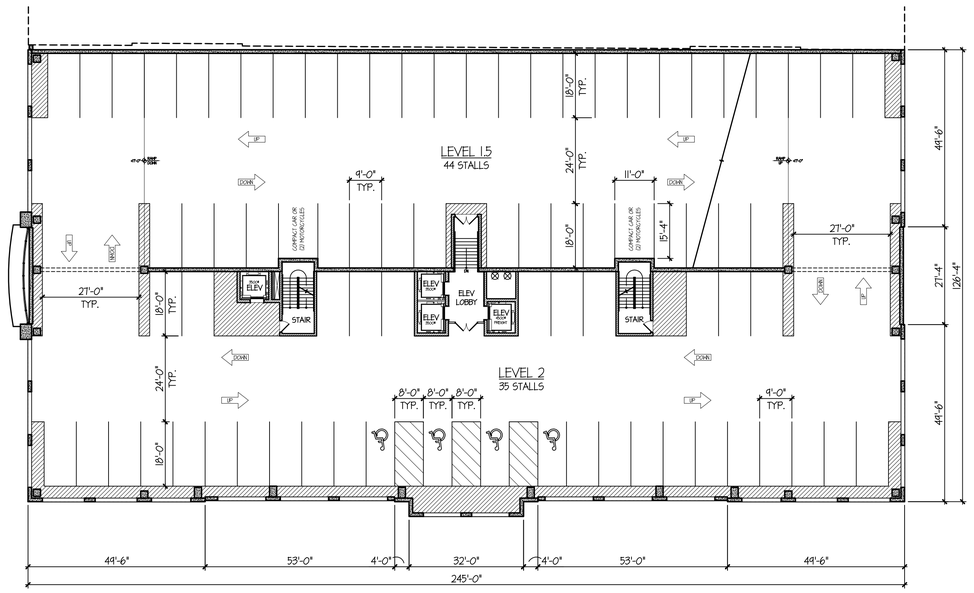
GROUND FLOOR LEVEL PARKING GARAGE PLAN — 30,323 SQ. FT.



TYPICAL 3rd THROUGH 5th LEVEL PARKING GARAGE PLAN — 30,323 SQ. FT.



LOWER LEVEL PARKING GARAGE PLAN — 13,113 SQ. FT.



SECOND LEVEL PARKING GARAGE PLAN — 30,323 SQ. FT.

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
FLOOR PLANS

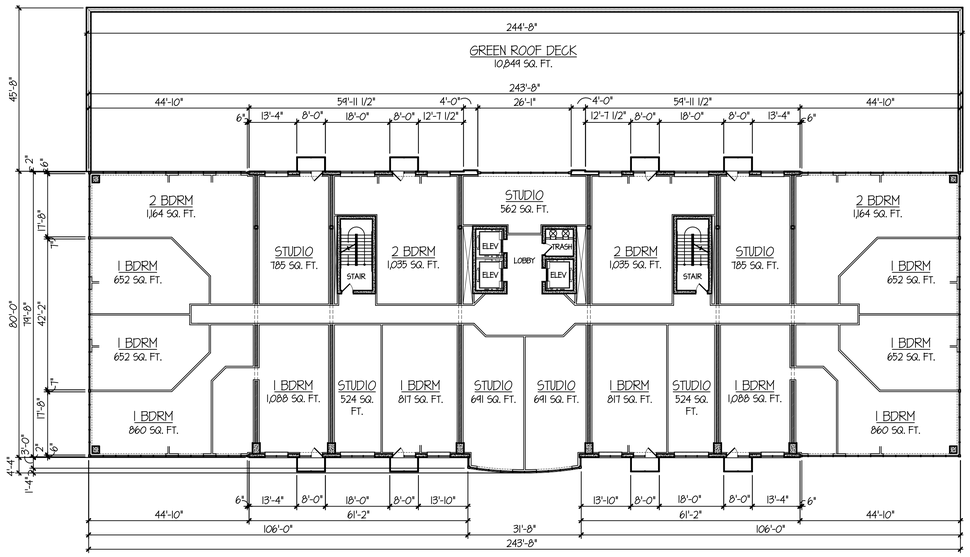
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DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
2	DESIGN DEVELOPMENT	11.27.18	RDL
4	PRELIM D.C. MEETING	12.17.18	RDL
6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

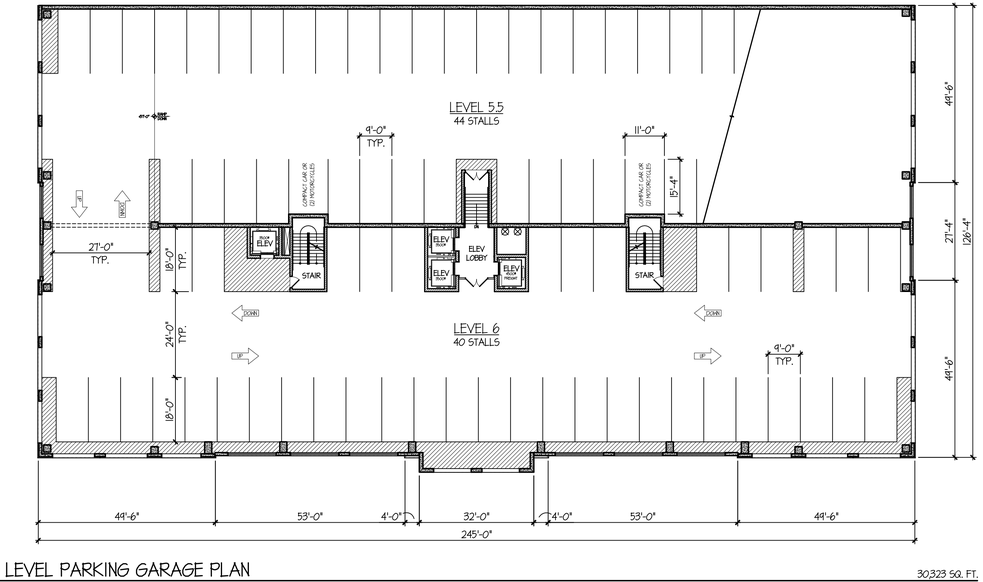
JOB NO. 388315

SHEET NO. HL.1
OF 13

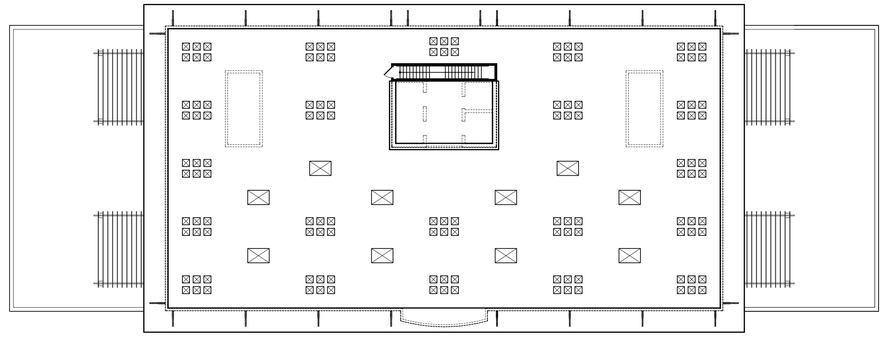
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



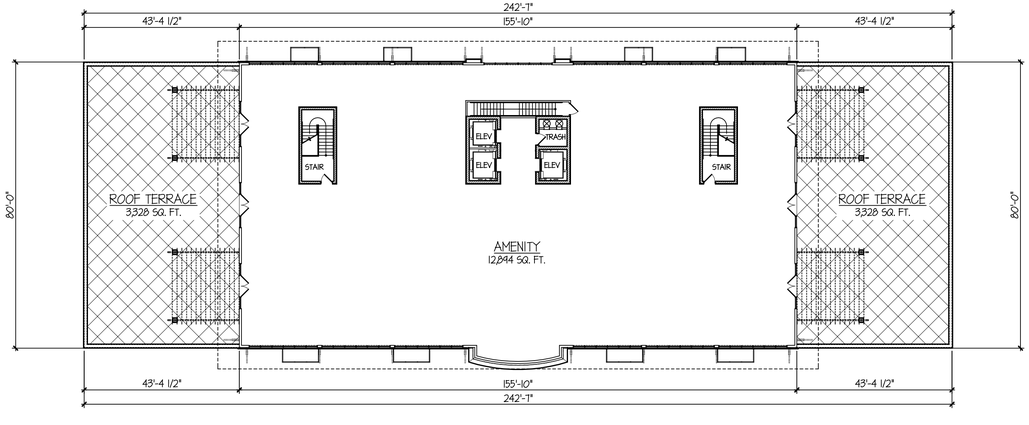
TYPICAL 7th THROUGH 12th LEVEL RESIDENTIAL FLOOR PLAN — 19,485 SQ. FT.



6th LEVEL PARKING GARAGE PLAN — 30,323 SQ. FT.



ROOF PLAN



AMENITY / ROOF TERRACE LEVEL FLOOR PLAN — 12,844 SQ. FT.

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
FLOOR PLANS

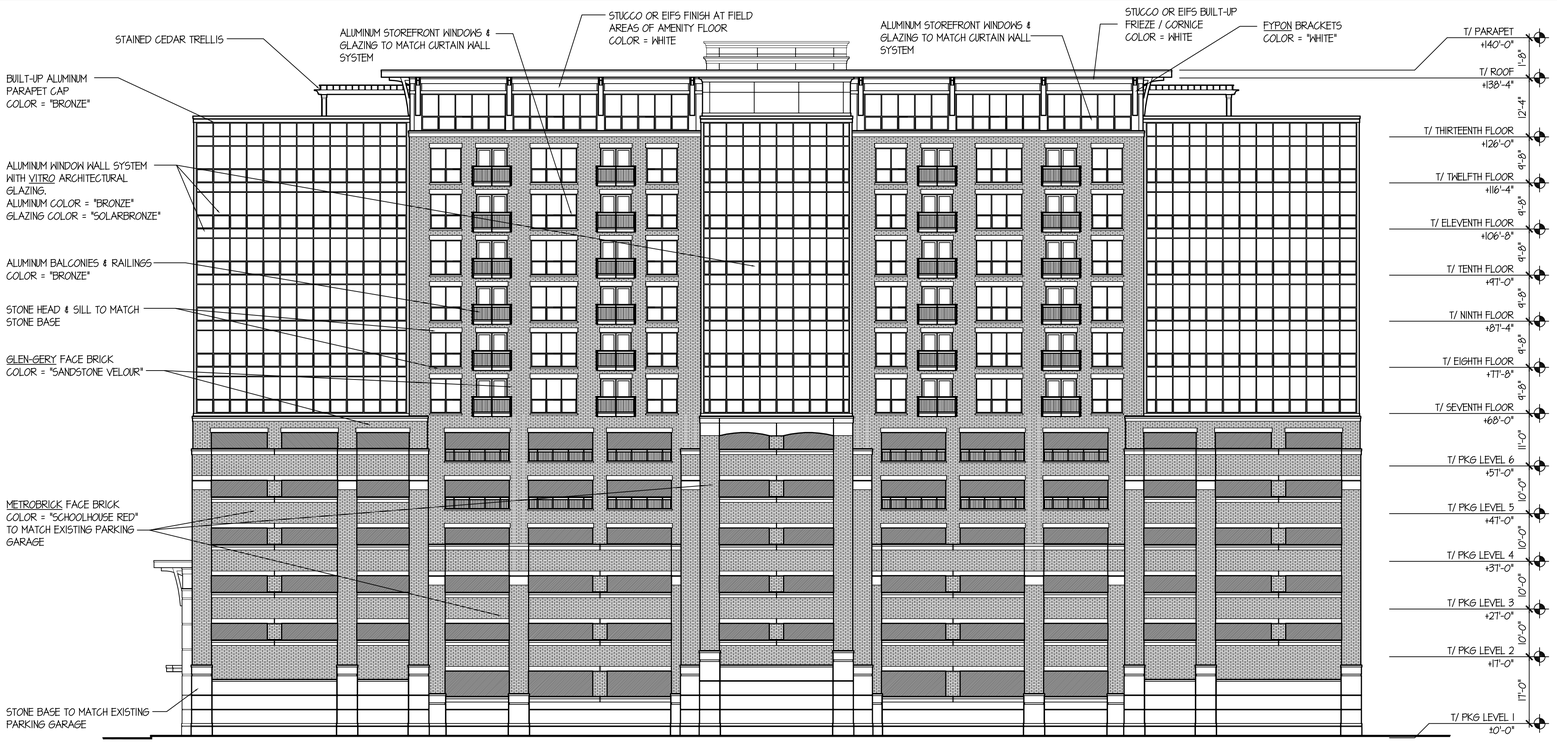
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DRAWN BY RDL DATE 11.13.18

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4	PRELIM D.C. MEETING	12.17.18	RDL
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JOB NO. 388315

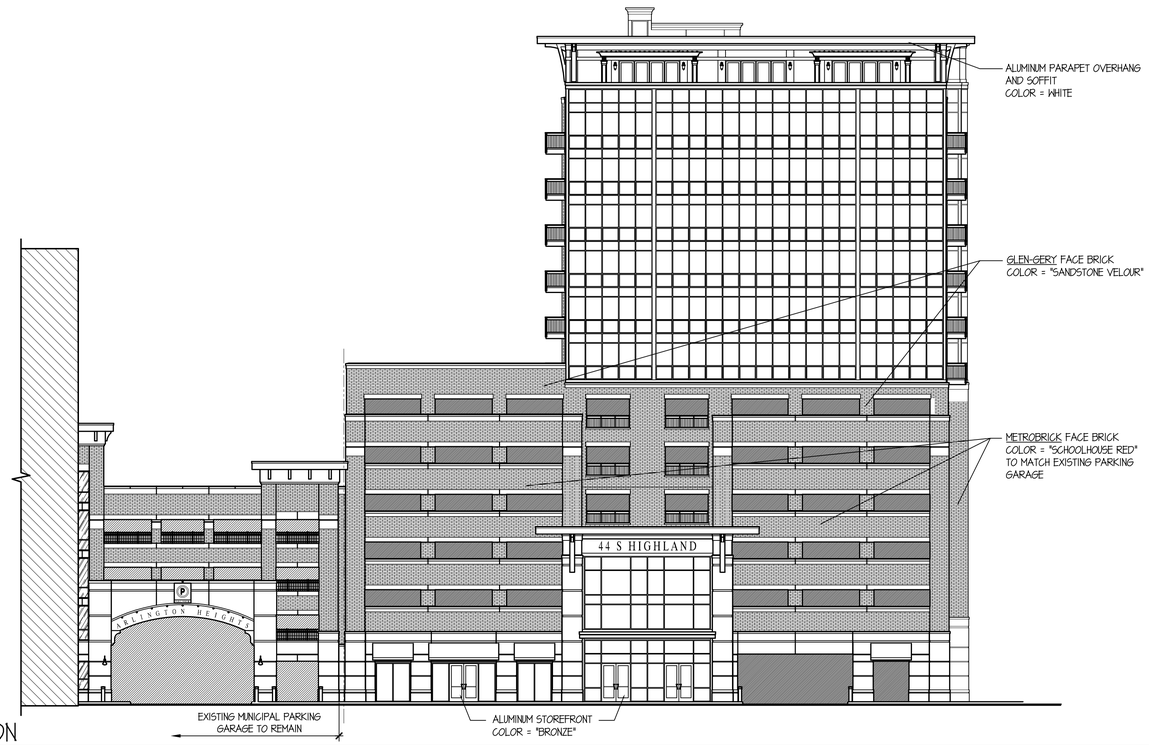
SHEET NO. OF 13 HL.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 44 S. HIGHLAND WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND NORTH ELEVATION

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG. ELEVATIONS

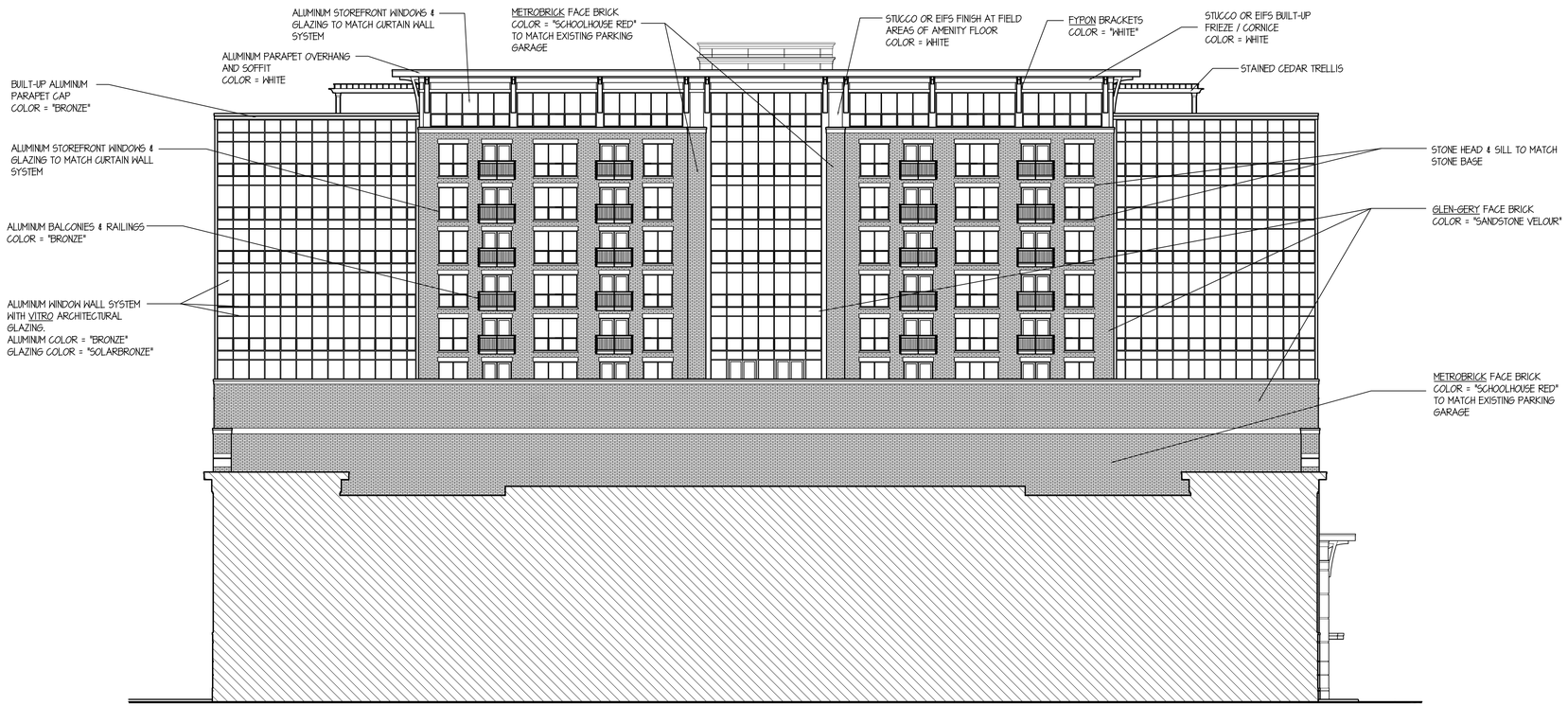
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JOB NO. 388315

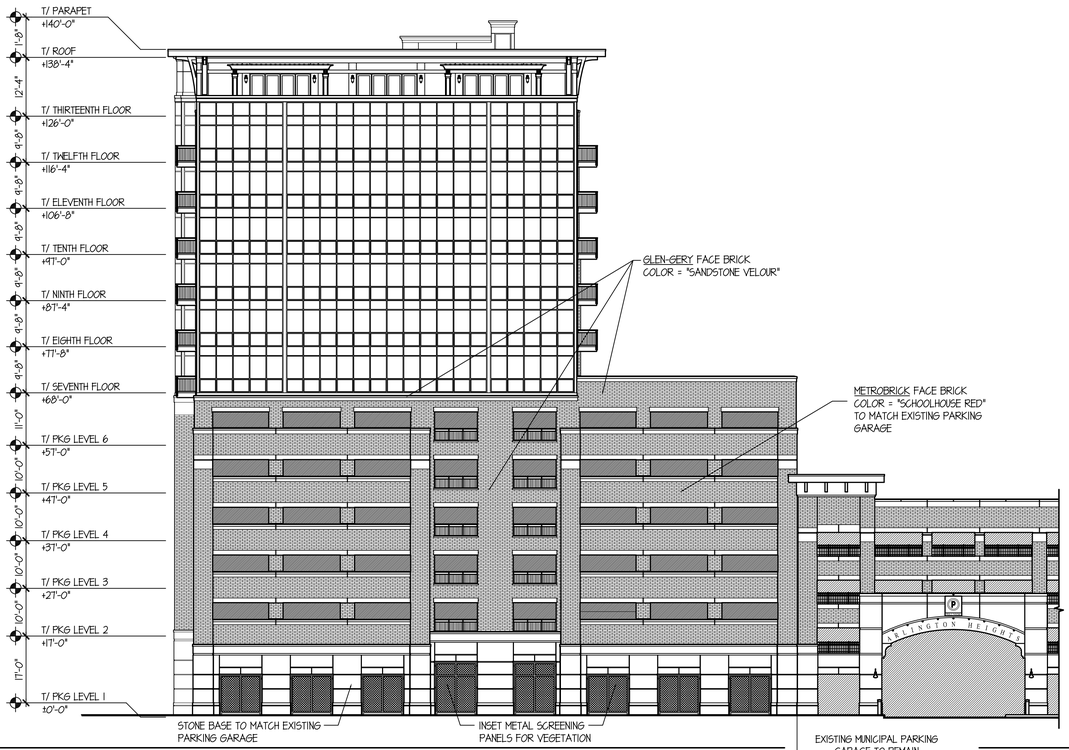
SHEET NO. HL.3
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 44 S. HIGHLAND EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND SOUTH ELEVATION

SCALE: 1" = 15'-0"

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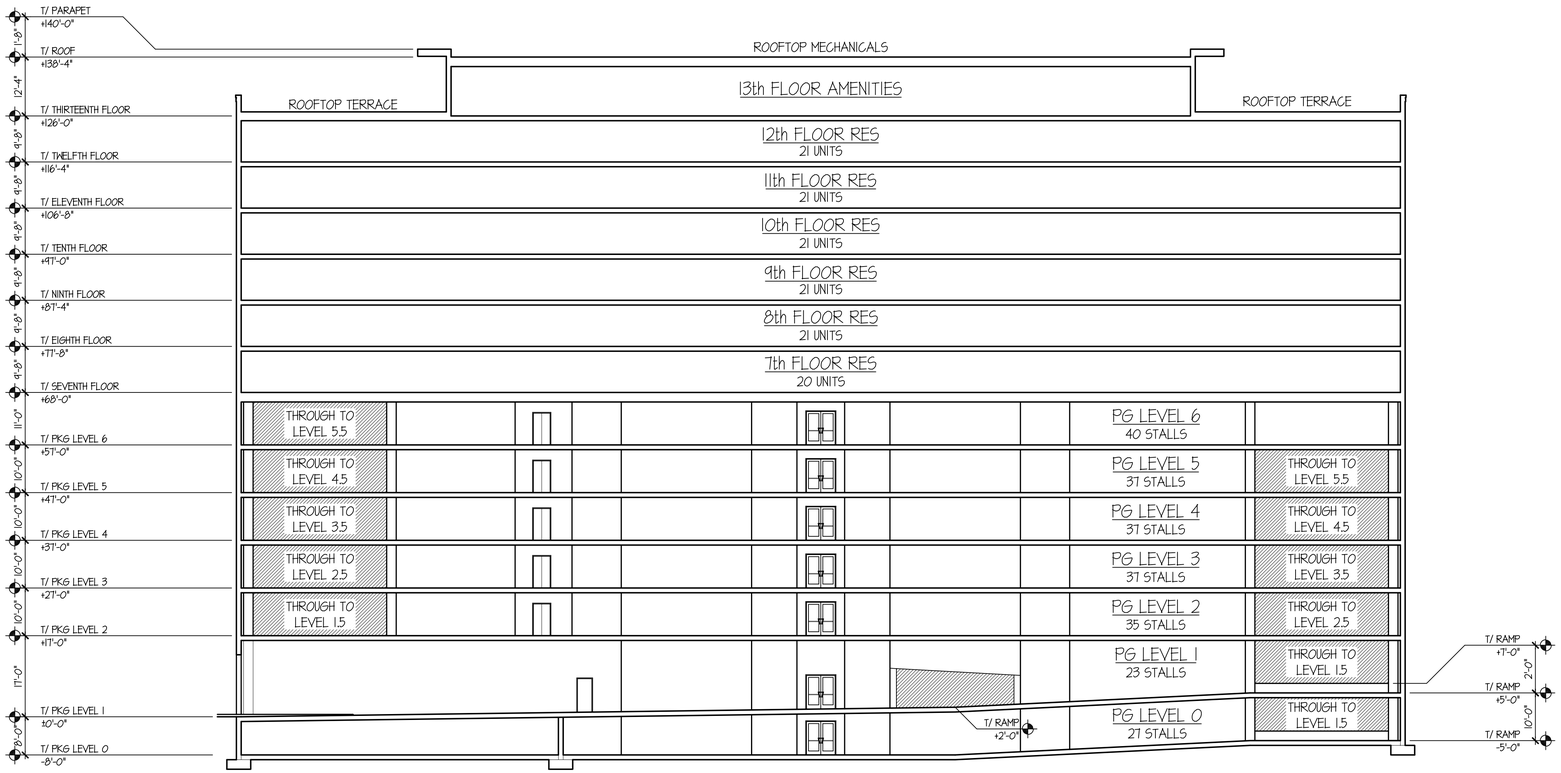
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8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

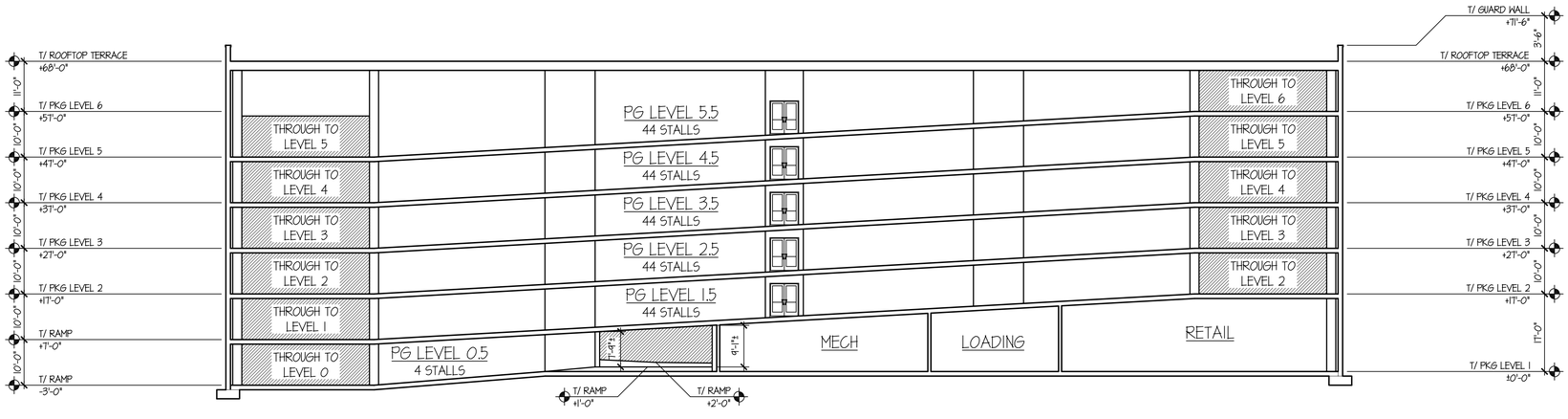
SHEET NO. OF 13 HL.4

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 44 S. HIGHLAND BUILDING NORTH SOUTH SECTION LOOKING EAST

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND BUILDING NORTH SOUTH SECTION LOOKING EAST

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG. SECTIONS

FILE NAME 3883-26P
DRAWN BY RDL DATE 11.27.18

NO.	REVISED PER	DATE	BY
4	PRELIM D.C. MEETING	12.17.18	RDL
6	DC & PC SUBMITTALS	1.14.18	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

SHEET NO. OF 13 HL.5

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 8, 2019
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

33 S. CHESTNUT AVENUE

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY BRICK
COLOR: "CABERNET"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "CAFE"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

TRIM, PANELING & PARAPET: AZEK TRIM & PANELING
COLOR: PAINTED BENJAMIN MOORE "980"

WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

ROOF: DAVINCI ROOFSCAPES 'BELLAFORTE SLATE' ROOF SHINGLES
COLOR: "SMOKEY GRAY"



ARLINGTON 425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS



ASPHALT ROOF SHINGLES



BALCONIES & RAILINGS



FIBERGLASS WINDOWS



ALUMINUM BAY WINDOWS



BRICK



STONE



BRICK


DaVinci
Roofscapes
A Renaissance in Roofing
SMOKEY GRAY
Bellaforté®
SLATE

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 8, 2019
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

225 W. CAMPBELL STREET

BRICK: GLEN-GERY BRICK
COLOR: "BROWN VELOUR"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: ARRISCRAFT "RENAISSANCE" STONE
COLOR: "SUEDE"

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: DOUBLE HUNG
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: ACCENT COLOR = "WHITE"
FIELD COLOR: BENJAMIN MOORE "1052"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"



ARLINGTON
425
LIVE | SHOP | DINE

225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



"AZEK" PANELING



BRICK





BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: MARCH 8, 2019
PROJECT: ARLINGTON 425
LOCATION: 225 W. CAMPBELL STREET , 44 S. HIGHLAND AVENUE & 33 S. CHESTNUT AVENUE

44 S. HIGHLAND AVENUE

BRICK: METROBRICK
COLOR: "SCHOOLHOUSE RED"

BRICK: GLEN-GERY "CHICAGO COLLECTION"
COLOR: "SANDSTONE VELOUR"

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

UNIT WINDOWS & DOORS: INTEGRITY BY MARVIN "ULTREX" FIBERGLASS WINDOWS & DOORS
STYLE: AWNING
COLOR: "BRONZE"

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

CURTAIN WALL SYSTEM: ALUMINUM FRAME COLOR: "BRONZE"
GLAZING: VITRO ARCHITECTURAL GLAZING
COLOR: "SOLARBRONZE"

BALCONIES & RAILINGS: ALUMINUM BALCONIES & RAILINGS
COLOR: "BRONZE"

STUCCO/EIFS: COLOR: "WHITE"

PARAPET/SOFFIT: ALUMINUM WRAPPED
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"



ARLINGTON 425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



"AZEK" PANELING



CURTAIN WALL GLAZING



BRICK





BRICK

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 12, 2019

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt Jonathan Kubow
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Arlington Block 425* Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425* Steve Ross, Firsel Ross LLC for *Arlington Block 425* Edin Lepuzanovic for *924 N. Walnut Ave.* Heather Moss & Matt Shimkus, Owners of *915 N. Walnut Ave.* Joe & Jon Zivoli, for the *Elm Shopping Center* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 26, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 26, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. CBD MIXED-USE RE-REVIEW

DC#18-104 – Arlington Block 425

Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Steve Ross, representing *Firsel Ross LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, with the zoning to be discussed at the Plan Commission review on March 27, 2019. Because this project is going to the Plan Commission, the role of the Design Commission is limited to the review of the building and signage only tonight.

This project received a preliminary Design Commission review on December 11, 2018 and a formal Design Commission review on February 12, 2019, at which time the project was continued to allow design concerns to be further studied and addressed by the petitioner. Highlights of the Design Commission feedback from the February 12 meeting are as follows:

- Chestnut Avenue Building:
  - The Design Commission was in favor of the design as submitted.
  - There was one recommendation to consider a nicer roofing material above the main entrance, such as faux slate shingles.

- Campbell Street Building:
  - There were concerns about the stone base terminating in the middle of the second floor windows, which created a castle-like crenellation appearance. It was encouraged to raise the stone to above the second floor windows.
  - Similarly, there was concern about the castle-like crenellation appearance at the top of the brick piers at the eighth floor.
  - The detailing of the curtain wall feature on the north elevation was discussed. It was recommended to add a horizontal break across the eighth or ninth floor line to give more hierarchy to the top of the building.

- Highland Avenue Building:
  - There was concern about the understated appearance of the main building entrance on the north elevation. It was encouraged to enhance the entry design with additional detailing for a more grand appearance.
  - Further design development of the first floor on the south elevation was encouraged to break up the appearance of the blank wall.
  - One commissioner felt that the top glass portion of the building needed better integration with the masonry garage base.
  - Two of the commissioners encouraged adding the curved central bay feature on the east elevation to match the west elevation.

Based on the feedback received at the February 12 Design Commission meeting, the petitioner has made the following changes to the proposed design:

- Chestnut Avenue Building:
  - The asphalt shingles have been changed to a black faux slate roofing material.

- Campbell Street Building:
  - The stone base has been raised to above the second floor windows, and transoms have been added to the second floor windows.
  - The brick piers at the eighth floor have been lowered to align with the top of the brick wall.

- A horizontal break has been added across the ninth floor line to give more hierarchy to the top of the building.
- The exterior material at the top floors has been changed from PVC panels to EIFS.

- Highland Avenue Building:
  - The design of the main building entrance on the north elevation has been enhanced with a grand appearance that works well with the design.
  - Inset metal screens for vegetation have been added across the first floor on the south elevation, which work well to break up the appearance of the blank wall.
  - The decorative Azek cornice at the top of the glass curtain walls has been changed to a simple aluminum parapet cap.
  - A flat glass curtain wall has been added in the middle of the east elevation.

Staff comments on the revisions are as follows:

- Chestnut Avenue Building:
  - Overall, the proposed design is very nicely done, and the faux slate roofing is a nice enhancement to the design.
  - The petitioner needs to clarify the material and finish of the ramp walls going down to the garage. The renderings illustrate brick, and the architectural drawings show a large-format running bond. It was previously mentioned that this will be a concrete form liner. If so, the finish/color needs to be confirmed.
  - Staff recommends approval of the design as submitted, with clarification of the ramp wall material and finish.

- Campbell Street Building:
  - The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
  - Staff recommends approval of the design as submitted.

- Highland Avenue Building:
  - For a more cohesive appearance, it is recommended that the central curtain wall feature on the east elevation be revised with a curved bay to match the west elevation.
  - The "44 S. Highland" wall sign is not allowed above the second floor ceiling. The sign should be revised to comply with code, or a sign variation would be required.
  - Signage should be developed for the parking garage so as to promote available customer parking for the development.
  - Staff recommends approval of the design, with these recommendations.

Additional Staff comments include all mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings. Staff recommends a condition of approval stating that where possible, all equipment and meters should be inside the buildings; however, for equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens. Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

Chair Fitzgerald asked about any variations being requested for this project, and Mr. Hautzinger said that he did not have a prepared summary of variations; however, in general, the petitioner is seeking approval to rezone a portion of the site in the center of the block, PUD approval is required, and a land use variation to allow residential units on the first floor of the Chestnut building in the B-5 district.

Mr. Ross said that revised plans were submitted, and both Rob and Kelle from Tinaglia Architects could respond to any questions or comments from the commissioners. Mr. Losselyoung clarified that the material and finish of the ramp walls of the Chestnut building are intended to be form liner walls with brick piers around the opening. The ramp walls will be finished in a color to match the stone at the base of the building, with the form liner pattern as shown on the architectural drawing.

PUBLIC COMMENT

Susan Catlin said that she lives on Wing Street. She commented that the parking garage looks like a municipal parking garage; it does not look any different than the Municipal parking garage. She asked who the architect is for the Highland building, and Chair Fitzgerald replied that the same architect is designing all 3 buildings. Ms. Catlin felt the building looked too much municipal. She has lived in downtown Arlington for 14 years and said this looks really bad.

Kathleen Gabriel, 115 N. Pine Avenue. She stated that her comments are going to be more appropriate for March 27th. She has lived in Arlington Heights her entire life and has seen all the development, and is concerned that Arlington Heights is taking the term 'heights' very very literally. We are becoming a town of towers and aesthetically, she found the proposed project institutional looking, just like many other buildings in town. The concentration of this project makes her claustrophobic just thinking of the heavy, heavy concentration of all the buildings in a relatively small space. She is very familiar with this area and is concerned about the largeness of the project, and will attend the Plan Commission hearing on March 27th with more specific comments.

Keith Moens, 636 S. Cleveland Avenue. He is trying to ascertain what the number of affordable units will be in this project. The petitioner replied that the affordable housing component is currently being discussed with Staff and will be part of a Housing Commission hearing in the near future.

The commissioners gave their comments.

Commissioner Eckhardt had no issues with the Chestnut building and appreciated the roof change to simulated slate, which he felt was elegant and rich looking. He also appreciated and supported the form liner being used, along with brick and stone, which was a nice detail. He had no other issues with the Chestnut building. He appreciated that his previous comments about the Campbell building were addressed, and he asked for clarification of the material and color in the rendering of the bright white crown above the second-floor window, as well as the pilasters and the columns. Mr. Losselyoung said that what appears as white in the rendering will actually be more of a light grey limestone color, and the color of the pilasters and columns will be buff; the color difference would be much softer than as shown in the rendering. Commissioner Eckhardt was okay with the rear of the building, and had the same comment about the top of the building with the bright white pieces; he was disappointed that a sample was not presented tonight and felt the motion should include a review of a comparison of the buff and the trim color. In response to the resident comment that the parking garage looks like a municipal garage, Commissioner Eckhardt explained that the intent is to pick up the same architecture as the existing municipal garage, which he felt was appropriate because it would send a clear message that it is a parking garage. He liked the improvements that were made to the entrance of the Highland building, he supported a variation for signage above the second-floor ceiling height as shown, and he added a suggestion to enhance the sign with LED lighting. Commissioner Eckhardt also supported the details of the glass box on the corners, which is true to the aesthetic of the building, and he suggested the curved bay element on the west elevation also be on the east elevation, at least at the top 3 or 4 floors at a minimum. In conclusion, Commissioner Eckhardt was okay with the Highland building as proposed. He had no further comments and was ready to make a motion tonight.

Commissioner Kingsley thanked the petitioner for the hard work that went into the project and the changes that were made. With regards to the Campbell building, she was pleased to see that the piers were brought up. She pointed out where the buff color material and the limestone would be located on the building and asked if the light grey color of the limestone would be cool or warm in nature. Mr. Losselyoung said that either could be used. Commissioner Kingsley referred to the material sample board that had really warm materials, and had concerns that a grey limestone color

could be too stark. She felt the color should be reconsidered to ensure its compatibility with the other materials being proposed. In general, she really liked the color palette, which blends itself with the Arlington Heights aesthetic, but felt that care should be taken with the selection of the limestone to make sure it is more of a warm buff color, and lighter than the one being shown. Commissioner Kingsley was not in favor of using EIFS for the horizontal band through the curtain wall because the materials will wear differently and not look the same. She was also not in favor of using EIFS for the walls on the top 2 floors. With regards to the detailing of the second floor window heads, she suggested the petitioner look at how high the header will be and the tightness between the header and the stone band; maybe they should be separated. She also suggested getting rid of the white bases of the brick piers at the third floor line, which she felt were not appropriate.

With regards to the Highland building, Commissioner Kingsley appreciated the effort put into the entrance, and she liked the signage shown above the second-floor. Mr. Losselyoung reviewed the materials and colors proposed for the building, and Commissioner Kingsley asked if the buff color would be lighter or similar to the color on the Campbell building, and if the EIFS color would match the Campbell building. Mr. Losselyoung said that the buff stone color would be lighter, but the EIFS color would match the white color at the top of the Campbell building. Commissioner Kingsley said she was not in favor of the white color on either the Highland building or the Campbell building, and she was not in favor of the EIFS. She appreciated the cornice detail that was done at the top portion of the Highland building, but she was not in favor of the design in general; it was not cohesive. Commissioner Kingsley had no further comments.

Commissioner Kubow said that although he was not at the previous review of this project, he has reviewed both the meeting minutes and the plans that were presented and he appreciates all the time and consideration the petitioner put into responding to the commissioner's comments and concerns that are reflected in the design being presented tonight. He felt the buildings were better looking than before. Additionally, he felt the petitioner did a great job with overall site planning for the project in terms of density, transitioning, and the architecture. The designs nicely transitioned from west to east with a more traditional look, and more contemporary architecture towards the Highland building where there is more density. He appreciated the color palette as well, which he agreed is very much an ode to Arlington Heights, and felt the petitioner paid close attention to the Design Guidelines and the Village Comprehensive Plan.

In general, Commissioner Kubow wished the project was a little more contemporary in design. He asked about the window color and if the same color would be used on all 3 buildings. Mr. Losselyoung said that the windows on all 3 buildings would be bronze, and the tower on the Highland building would have a slight window tint for the floor to ceiling windows, with opaque spandrel panels. Commissioner Kubow referred to the Campbell building and he liked the modern curtain wall element as a transition from traditional to more modern, as well as the consistency in the material palette. He really liked both the Campbell and the Chestnut building, which address the issue of transition; however, he was struggling with the tower on the Highland building, although he understood what was trying to be accomplished. He asked if the Village was requiring the new parking garage to match the existing parking garage, and Mr. Hautzinger said no, this was the petitioner's choice. Commissioner Kubow liked the cornice detail, he was not against the white color, and felt the EIFS was a fine product to use; however, he was struggling with the lack of separation aesthetically from the Village garage. He also appreciated what was done with the entrance, making it more grand, and the height of the signage made no difference to him. In terms of the curved versus flat pieces, he was fine with flat on both sides for consistency, or he was also fine with curved on one side and flat on the other side. He had no other comments at this time.

Commissioner Seyer applauded the efforts of the petitioner to take the comments made by the commissioners and bring them into this latest design. He had no objections to the Chestnut building; it looked nice and the scale was appropriate. He liked the improvements that were made to the Campbell building, both in design and materials, with the exception of the white color of the cornice that was a little bit off and contrasting to the warm colors in the renderings. He recommended changing the white color to an off-white color instead. With respect to the Highland building, Commissioner Seyer acknowledged the changes that were made with respect to the integration of the glass and the parking, which he felt were better; however, he felt the white color at the top of the building should be a color more

complimentary to the rest of the palette. The spandrel glass seemed fairly transparent, and he cautioned the petitioner about the challenges of making a shadow box in the way it is shown in the rendering; more thought should be given to what that color is, especially in a mock-up to get the desired consistent appearance as shown in the rendering. With respect to the center bay, Commissioner Seyer questioned why the curve was there to begin with because it was foreign to the entire massing of the building. To him, the curve was odd; however, he liked the idea and supported the idea of matching it on both sides of the building. He added that although he was not objecting to the signage location aesthetically on the Highland building, he felt more thought should be given to how successful that sign location will be for the address, people driving up to the building will not be able to see the address because it is so high, especially with the canopy blocking the view of the sign.

Chair Fitzgerald liked the entire campus of 3 buildings and the way they match the existing buildings around the site. He liked how the Highland building is more modern and in the middle of everything, and will eventually be bordered on all four sides. He also liked that the Highland building matches the existing Village garage, making the garage less obvious. He was okay with the location of the building address on the Highland building, and he liked the details of the entrance; the height of it, the width of it, and felt it would solve the issues previously brought up by the commissioners. Chair Fitzgerald also liked the curved wall glass element on the Highland building; the building looked like it could have been an old building and then additions were done to it to bring it to be old versus modern, which he liked. He was okay with the flat element on the east side of the building; either way was fine with him, and he agreed with the concerns about the white color at the top of the building and wanted to see a warmer color. He also agreed with Staff's comments about hiding mechanical and utility equipment. Overall, Chair Fitzgerald liked the project and felt it was exciting, especially how each building was designed for a specific market of residents.

Commissioner Eckhardt felt that it should be a requirement that the top of the Highland building not be white.

Commissioner Kingsley wanted to clarify that comments about the garage on the Highland building matching the adjacent Village parking garage were brought up at previous meetings, where it was said that this was the petitioner's intent. She felt this was a huge challenge, to try to match the existing garage. She also agreed with Commissioner Seyer's comments that the curved element on the Highland building was unnecessary; she liked the building better without the curve.

Commissioner Kubow reiterated Chair Fitzgerald's comment that the Highland building would at some point be surrounded by something being built at the south end of this parcel; therefore, not much of the parking garage would be visible. He also agreed with Commissioner Kingsley's comment that it is difficult design challenge to attach to the existing garage, and how to approach that in terms of design. In general, Commissioner Kubow really liked this development and was excited to see something built here; the Village needs the density. He hoped the Village trustees make the right decision this time.

There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS for 33 S. CHESTNUT AVENUE, 225 W. CAMPBELL STREET, AND 44 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 3/01/19, 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. CHESTNUT BUILDING:
    A. A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.
    B. A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.
2. CAMPBELL BUILDING:

   A. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
   B. THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
   C. A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.
3. HIGHLAND BUILDING:
   A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING.
   B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.
   C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.
   D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.
   E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.
   F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked if landscaping and lighting between the building should be discussed tonight, and Mr. Hautzinger replied that site design elements and landscaping will be reviewed by the Plan Commission. Commissioner Kingsley suggested the motion include a statement that the lighting should be pleasing, not harsh, and integrated with the design of all 3 buildings; less is more.

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

5. AS A NOTE TO THE PLAN COMMISSION AND VILLAGE BOARD, THE LANDSCAPING INTEGRATION, SOFT LIGHTING, AND LIGHTING IN GENERAL NEEDS TO BE STUDIED CAREFULLY IN AND AROUND THE BUILDINGS FOR PEDESTRIAN USE.

With regards to the Highland building, Commissioner Eckhardt suggested adding to the motion an option for the petitioner to either add another curved bay window or eliminate both of them, since the commissioners have voiced differing opinions. Chair Fitzgerald was okay with that option. Commissioner Seyer said that he and Commissioner Kingsley were okay with them both being flat, if that was the direction the petitioner wanted to pursue. Commissioner Kubow agreed as well.

Mr. Hautzinger asked for clarification regarding the requirement about the ramp walls for the Chestnut building. Commissioner Eckhardt just wanted the record to show a requirement to treat the ramp walls with the brick and stone

form liners and coloration. Mr. Losselyoung clarified that there will be brick piers above as posts for the guard rails, and the ramp walls below will be a form liner wall.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISISONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. HIGHLAND BUILDING:
    A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING, OR AS AN OPTION TO THE PETITIONER, EITHER ELIMINATE THE BAY WINDOW ON THE WEST ELEVATION, OR ADD A BAY ON THE EAST ELEVATION, OR MAKE THEM BOTH THE SAME FLAT.

Commissioner Kingsley asked for clarification that the vote is for all 3 buildings in one vote, and Chair Fitzgerald said that it is.

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

Context Photos

Chestnut Building

60 feet

















Context Photos

Campbell Building

80 feet














METROPOLIS


METROPOLIS PL



TOWNHOMES ON THE SOUTH END OF THE BLOCK - CURRENTLY UNDER CONSTRUCTION

-----Original Message-----
From: Aaron Coon [redacted]
Sent: Thursday, March 18, 2021 2:01 PM
To: Hautzinger, Steve <shautzinger@vah.com>; Hubbard, Sam <shubbard@vah.com>
Subject: Arlington 425 DC and PC meeting

Hi Steve,

I will not be able to attend the design commission meeting for Arlington 425 on the 30th. I have one question and one comment that I would like to share with the developer and architect.

1. Is it possible to reduce the height of the parapet along Chestnut and the south elevation facing Sigwalt 16 in order to minimize the overall height of the building?

2. I appreciate the level of detail and articulation at the street level along Chestnut. The steps connecting to the sidewalk are particularly nice addition for an apartment building that has an internal common corridor.

Thank you,
Aaron

Design Commission
3/30/2021

Item: DC#21-018 - Hawkeye Chiropractic - 1650 S. Arlington Heights Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new medical office building.

RECOMMENDATION

It is recommended that the Design Commission approve the architectural design for Hawkeye Chiropractic at 1650 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 3/1/21, 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. Consider enhancing the design of the south tenant's main entrance, which currently appears as a secondary entrance or back door instead of another main entrance.

2. Consider revising the size and spacing of the punched windows on the front elevation to be one size with a regular spacing to provide a more balanced appearance and nicer rhythm on the front façade. If possible, increase the height of the windows to align with the top of the entry door storefronts.

3. Consider omitting the decorative window grilles (grids) from the punched windows, which appear out of context with the style of the design.

4. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

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 must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Hawkeye Chiropractic	**DC Number:**	21-018
Project Address:	1650 S. Arlington Heights Road	**Petitioner Name:**	Jason Bergwerff
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Apex Design Build 9550 W Higgins Rosemont, IL 60018
Date Prepared:	March 16, 2021	**Meeting Date:**	March 30, 2021

Requested Action(s):
Approval of the proposed architectural design for a new medical office building.

Design Commission Responsibility for Projects Reviewed by the 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 the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and Planned Unit Development (PUD) approval to allow a medical office building. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing to build a new single-story medical office building on an existing vacant lot. Hawkeye Chiropractic will occupy approximately 3,142 sf of the 5,142 sf building. The remaining 2,000 sf will be for a future medical office tenant.

Architectural Design:
Overall, the proposed design concept has a fresh modern appearance that will work well in this location. The single-story massing and pitched roof design complements the neighboring Zion Church building and the Memory Care facility across the street. The white brick façade fits well with the surrounding masonry buildings, and the accent of charcoal gray vertical siding adds interest to the design. However, to further enhance the design, the following items should be evaluated:

1. **Entrance Designs**. The petitioner's main entrance is nicely highlighted with gable bump out and decorative metal canopy. However, the second tenant's entry door appears as a secondary entrance or back door instead of another main entrance. The Design Commission should evaluate if additional design development of the second entrance is necessary.
2. **Punched Windows**. The width and spacing of the punched windows varies across the front elevation creating a somewhat unbalanced appearance. Consider revising the windows to be one size with a regular spacing to provide a nicer rhythm to the front facade. If possible, consider increasing the height of the windows to align with the top of the entry door storefronts. Additionally, the decorative window grilles (grids) appear out of context with the style of the design. Consider omitting the decorative grilles.
3. **Additional Detailing**. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

Signage:
Signage has not been submitted at this time, but it should be noted that this property is intended to be rezoned as O-T, Office Transitional District where only one freestanding monument ground sign (24 sf maximum) is allowed per Planned Unit Development, and wall signs are not allowed. One nameplate per occupant (one sf maximum), as well as window signage (40% maximum coverage) are allowed to identify each tenant's entrance.

Mechanical Equipment Screening:
The only exterior mechanical equipment are small air conditioning condensers which will be located behind the building. There is no rooftop equipment.

Trash Screening:
The petitioner is proposing one trash dumpster enclosure at the south end of the parking lot which is nicely designed using the same brick as the main building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the architectural design for Hawkeye Chiropractic at 1650 S. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 3/1/21, 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. Consider enhancing the design of the south tenant's main entrance, which currently appears as a secondary entrance or back door instead of another main entrance.
2. Consider revising the size and spacing of the punched windows on the front elevation to be one size with a regular spacing to provide a more balanced appearance and nicer rhythm on the front façade. If possible, increase the height of the windows to align with the top of the entry door storefronts.
3. Consider omitting the decorative window grilles (grids) from the punched windows, which appear out of context with the style of the design.
4. Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.
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 must meet code, Chapter 30, or approved variations.

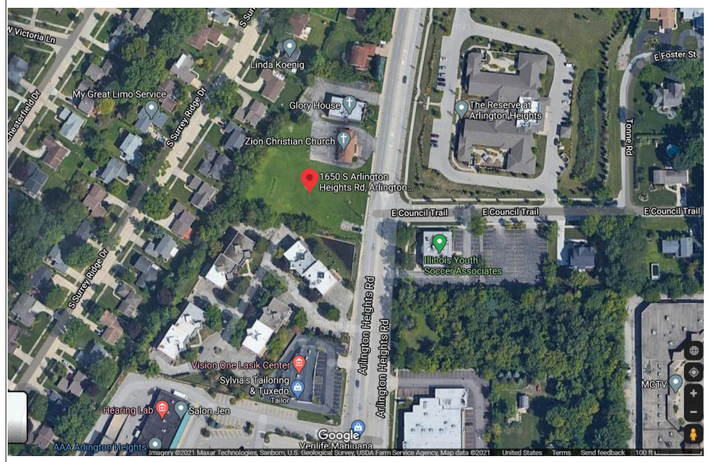
March 16, 2021

Steve Hautzinger AIA, Design Planner

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 21-018

DR. DREW VOELSCH
DOC V'S CHIROPRACTIC
1650 S. ARLINGTON HTS RD, ARLINGTON HTS., IL

LOCATION MAP



CONSTRUCTION NOTES

1. ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH ALL OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO COINCIDE WITH THE PROJECT CONSTRUCTION SCHEDULE TO AVOID DELAY OF THE PROJECT COMPLETION OR THE WORK OF THE OTHERS.

2. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR THE TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER AND/OR GENERAL CONTRACTOR AS PER THEIR DIRECTION.

3. ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILINGS, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.

4. SUB-CONTRACTORS SHALL SUBMIT TO G.C. A SAFETY PROGRAM FORM SHOWING THAT ALL HIS/HER CONTRACTORS ARE MAINTAINING SAFE WORKING CONDITIONS AND METHODS.

5. ALL MSDS SHEETS AND PACKET INFORMATION TO BE KEPT ON SITE FOR INSPECTIONS AND TO BE HANDED OVER TO CLIENT FOR FUTURE REFERENCE.

6. FLOOR PLANS WHICH ARE CITY/VILLAGE APPROVED SUPERCEDE ALL DENTAL SUPPLIER PLANS/NOTES. IF ANY DISCREPANCIES EXIST BETWEEN THE TWO, CONTACT GENERAL CONTRACTOR FOR CLARIFICATION.

7. PROVIDE MEP SUBMITALS FOR ALL PRODUCTS TO BE INSTALLED IN THIS PROJECT. PLEASE ALLOW 1-2 WEESK FOR APEX REVIEW AND APPROVAL OF THE PRODUCTS BEFORE PROCEEDING

ACCESSIBILITY NOTES

1. ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ALL CITY / VILLAGE ADOPTED ACCESSIBILITY REGULATIONS
2. ALL THRESHOLDS MUST COMPLY WITH CITY/VILLAGE ADOPTED ACCESSIBILITY REGULATIONS.
3. THIS PROJECT COMPLIES WITH THE ILLINOIS ACCESSIBILITY CODE SECTION 400.510 FOR ALTERATIONS TO EXISTING BUILDINGS.
4. THIS PROJECT COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES SECTION 4.1.6 FOR ALTERATIONS TO EXISTING BUILDING ELEMENTS.
5. THIS PROJECT COMPLIES WITH ICC/ANSI A117.12003 FOR NEW AND EXISTING CONSTRUCTION.
6. PROJECT HAS ACCESSIBLE DRINKING FOUNTAIN ON THE FLOOR/S BEING ALTERED & AN ACCESSIBLE WATER COOLER

ELECTRICAL

1. ELECTRICAL SUB-CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR DEMOLITION CONTRACTOR.

2. ALL ELECTRICAL ITEMS BEING REMOVED SHALL BE DISCONNECTED AT THE CIRCUIT PANEL.

3. ALL EXIT LIGHTING SHALL BE DUAL VOLTAGE AND SHALL HAVE BATTERY CAPACITY OF NO LESS THAN 90 MINUTES ILLUMINATION IN CASE OF PRIMARY POWER FAILURE. (IFC-1011.5.3 & NFPA 101-7.10.4)

4. EMERGENCY LIGHTING SHALL PROVIDE NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. (IFC-1011.5.3 & NFPA 101-7.92.1)

5. THE EXIT AND EMERGENCY LIGHTING POSITIONS SHALL BE CLEARLY MARKED ON ALL ELECTRICAL PLANS.

6. ELECTRICAL SUB-CONTRACTOR TO VERIFY WITH CITY/VILLAGE IF PVC CAN BE USED FOR SLAB TRENCHING AS WELL AS VERTICAL PORTIONS EXTENDING FROM THE FLOOR TRENCHING

7. ELECTRICAL SUB-CONTRACTOR TO VERIFY WITH CITY/VILLAGE APPROPRIATE MATERIALS REQUIRED FOR LOW VOLTAGE WIRING AND INSTALL. LOW VOLTAGE WIRING (PHONE, ALARM, DETECTION, ETC.) INSTALLED IN DUCTS, PLENUMS, OR OTHER SPACES USED FOR ENVIRONMENTAL AIR COULD BE PLENUM RATED CABLE OR INSTALLED IN CONDUIT. NO WIRING SYSTEMS OF ANY KIND PERMITTED IN DUCTS CONVEYING DUST, LOOSE STOCK, OR FLAMMABLE VAPORS.

APPLICABLE BUILDING CODES

1. APPLICABLE BUILDING CODES
ICC 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH AMENDMENTS NFPA 2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTs

1. FIRE PROTECTION SYSTEM
NO FIRE SPRINKLERS SHALL BE INSTALLED IN BUILDING
2. FIRE ALARM SYSTEM
AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM IWILL BE INSTALLED WITHIN THE BUILDING AND SEPARATE PLANS AND SPECIFICATIONS WILL BE PROVIDED FOR PERMITTING OUTSIDE OF THESE DRAWINGS. AN AUTOMATIC SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND NFPA 72 IN ALL BUILDINGS OF GROUPS A-B-E-F-H-I-M-R-S AND U. (AMENDS SEC. 907.2, INTERNATIONAL BUILDING CODE). A MANUAL FIRE ALARM SYSTEM WILL BE INSTALLED AND MAINTAINED IN THE FOLLOWING OCCUPANCIES REGARDLESS OF THE OCCUPANT LOAD: A,B,E,F,H,I-1, I-2, I-3, M, R-1, R-2, AND S. (AMENDS SECTION 907, INTERNATIONAL FIRE CODE). FA SUB WILL ALSO PROVIDE ALL REQUIRED SMOKE AND CARBON MONOXIDE DETECTOR LOCATIONS.

DRAWING INDEX

SHEET NO.	DRAWING NAME	REV.1
G0-1	COVER PAGE	
7001TO	TOPOGRAPHIC SURVEY	
PAGE 1 OF 1	PLAT OF SURVEY	
SHEET 1	CIVIL SITE PLAN	
G1-3	ARCHITECTURAL SITE PLAN	
A1-1	FLOOR PLAN & GENERAL NOTES	
G1-4	LANDSCAPING PLAN	
A1-4	NEW ROOF PLAN	
A8-0A	RENDERING	
A8-0B	RENDERINGS	
A8-0C	EXTERIOR FINISH SCHEDULES	
A8-0D	MATERIAL SAMPLE BOARD	
A8-1A	EXTERIOR ELEVATIONS	
A8-1B	EXTERIOR ELEVATIONS	

DRAFTING SYMBOLS

DETAIL TITLE DESIGNATION
DETAIL NO. DESIGNATION
TITLE
#' - #" = 1' - 0"
DRAWING SCALE

SECTION CUT DETAIL DESIGNATION
SECTION NO. DESIGNATION
A1.0
SHEET NUMBER. WHERE DRAWING IS LOCATED

ELEVATION DETAIL DESIGNATION
SECTION NO. DESIGNATION
SHEET NUMBER. WHERE DRAWING IS LOCATED

CALLOUT DETAIL DESIGNATION
SECTION NO. DESIGNATION
SHEET NUMBER. WHERE DRAWING IS LOCATED

SPOT ELEVATION MARK
SPOT ELEVATION HEIGHT
#' - #" SEE RCP

NORTH ARROW

XX WALL TYPE DESIGNATION
XX DOOR NUMBER DESIGNATION
XX WINDOW TYPE DESIGNATION
KEY NOTE TAG
XX FINISH TAG
REVISION TAG

LINE TYPES
OBJECT LINE
HIDDEN LINE (DENOTATES SOMETHING LOCATED BELOW OR BEHIND)
PHANTOM LINE (DENOTATES SOMETHING LOCATED ABOVE OR IN FRONT)
CENTER LINE

MATERIAL DESIGNATIONS
EARTH
EXISTING MASONRY
GRANULAR FILL
STEEL
CONCRETE
BATT INSULATION
FACE BRICK
RIGID INSULATION
C.M.U.
GYPSUM BOARD

SCOPE OF WORK

1. ARCHITECTURAL SCOPE - NEW GROUND UP BUILDING. BUILDING TO BE DIVIDED INTO TWO SUITES, ONE TO BE A WHITEBOX AND ONE TO FULLY BUILD OUT.
2. MECHANICAL SCOPE - NEW FURNACES AND CONDENSER FOR NEW BUILDING
3. ELECTRICAL SCOPE - NEW ELECTRICAL SERVICE AND PANELS FOR NEW BUILDING.
4. PLUMBING SCOPE - NEW SANITARY AND WATER SERVICE FOR NEW BUILDING
5. EXTERIOR SCOPE - NEW BUILDING, PARKING LOT, AND LANDSCAPING ONE EMPTY PARCEL OF LAND.

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE FOLLOWING LAWS, ORDINANCES, AND BUILDING CODES LISTED IN THE APPLICABLE BUILDING CODES.
DATE: _____

SIGNED: _____

ILLINOIS LICENSE NUMBER: 001.022921

LICENSE EXPIRATION DATE: 11/30/2022

ILLINOIS DESIGN FIRM LICENSE NO: 184-007754-0001 EXPIRATION: 04/30/2021

ENERGY CONSERVATION COMPLIANCE

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). i ALSO CERTIFY THAT TO THE BEST OG MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:

(ADDRESS): _____

FULLY COMPLY WITH THE LOCAL REQUIREMENTS OF THE ENERGY CONSERVATION CODE.

SIGNED: _____

ILLINOIS LICENSE NUMBER: 001.022921

apex DESIGN > BUILD
9550 W.Higgins Rd. 170
Rosemont, IL 60018

DOC V'S CHIROPRACTIC

DR. DREW VOELSCH

1650 S. ARLINGTON HTS RD, ARLINGTON HTS., IL

CLIENT APPROVAL

☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

I UNDERSTAND ANY CHANGES HEREIN WILL RESULT IN ADDITIONAL COSTS AND TIME EXTENSIONS

SIGNATURE: _____

DATE: _____

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date
	ISSUED FOR PERMIT	XX/XX/2020

COVER PAGE

Project number 19420

G0-1

Scale 12" = 1'-0"

2/26/2021 3:24:59 PM

COPYRIGHT APEX DESIGN BUILD 2020

ALTA/N.S.P.S

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

SCALE: 1"= 30'

PARCEL 1: THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO THE WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR THE WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1650 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, ILLINOIS.

P. I. N.: 08-09-400-008-0000

AREA= 38850.25 SQ. FT. (MORE OR LESS)
PERIMETER= 833.65 FT. (MORE OR LESS)
ACREAGE= 0.89187901745 (MORE OR LESS)

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. _____, with a date of identification of _____, for Community Number _____, in County, State of Illinois, which is the current Flood Insurance Rate Map of the community in which said Property is situated;

E. The property has direct physical access to Arlington Heights, a public street or highway;

F. The number of striped parking spaces located on the subject property is zero, and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s). CH19031890, dated November 9, 20 20, issued by Fidelity National Title Insurance Company for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

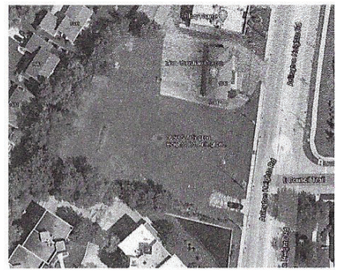
SURVEY CERTIFICATE REQUIREMENTS:
A. The survey must be certified to: ADIO Land LLC.
B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2019 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA an NSPS and includes items 2, 3, 4, 6(a), 6(b). 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 18 of table A thereof.

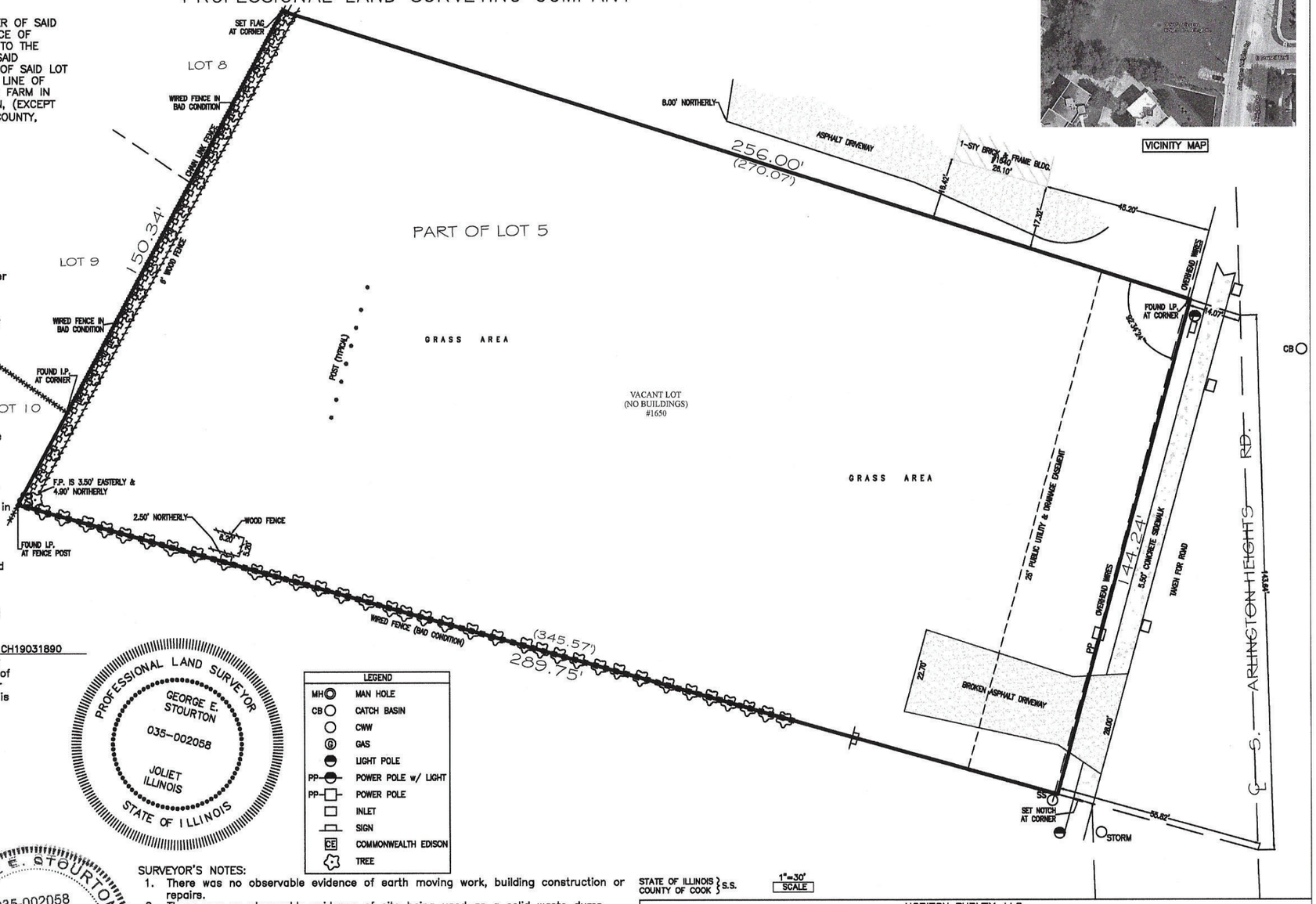
DATE OF PLAT OR MAP:

JANUARY 4, 2021
GEORGE E. STOURTON, P.L.S. #2058

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 2058
LICENSE EXPIRATION DATE: 11/30/22



VICINITY MAP



PROFESSIONAL LAND SURVEYOR
GEORGE E. STOURTON
035-002058
JOLIET ILLINOIS
STATE OF ILLINOIS

GEORGE E. STOURTON
035-002058
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
JOLIET, ILLINOIS

LEGEND	
MH	MAN HOLE
CB	CATCH BASIN
CWW	CWW
G	GAS
	LIGHT POLE
PP	POWER POLE w/ LIGHT
PP	POWER POLE
	INLET
	SIGN
CE	COMMONWEALTH EDISON
	TREE

SURVEYOR'S NOTES:
1. There was no observable evidence of earth moving work, building construction or repairs.
2. There was no observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
3. There was no observable evidence of street widening.
4. The location of utilities shown hereon is from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements servitude and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. The land described in this survey is the same as that described in the commitment for title insurance issued by Fidelity National Title Insurance Commitment No. CH19031890, with an effective date of November 9, 2020.
7. The property surveyed and shown hereon is the same property as described in the referenced title commitment.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=30'
SCALE

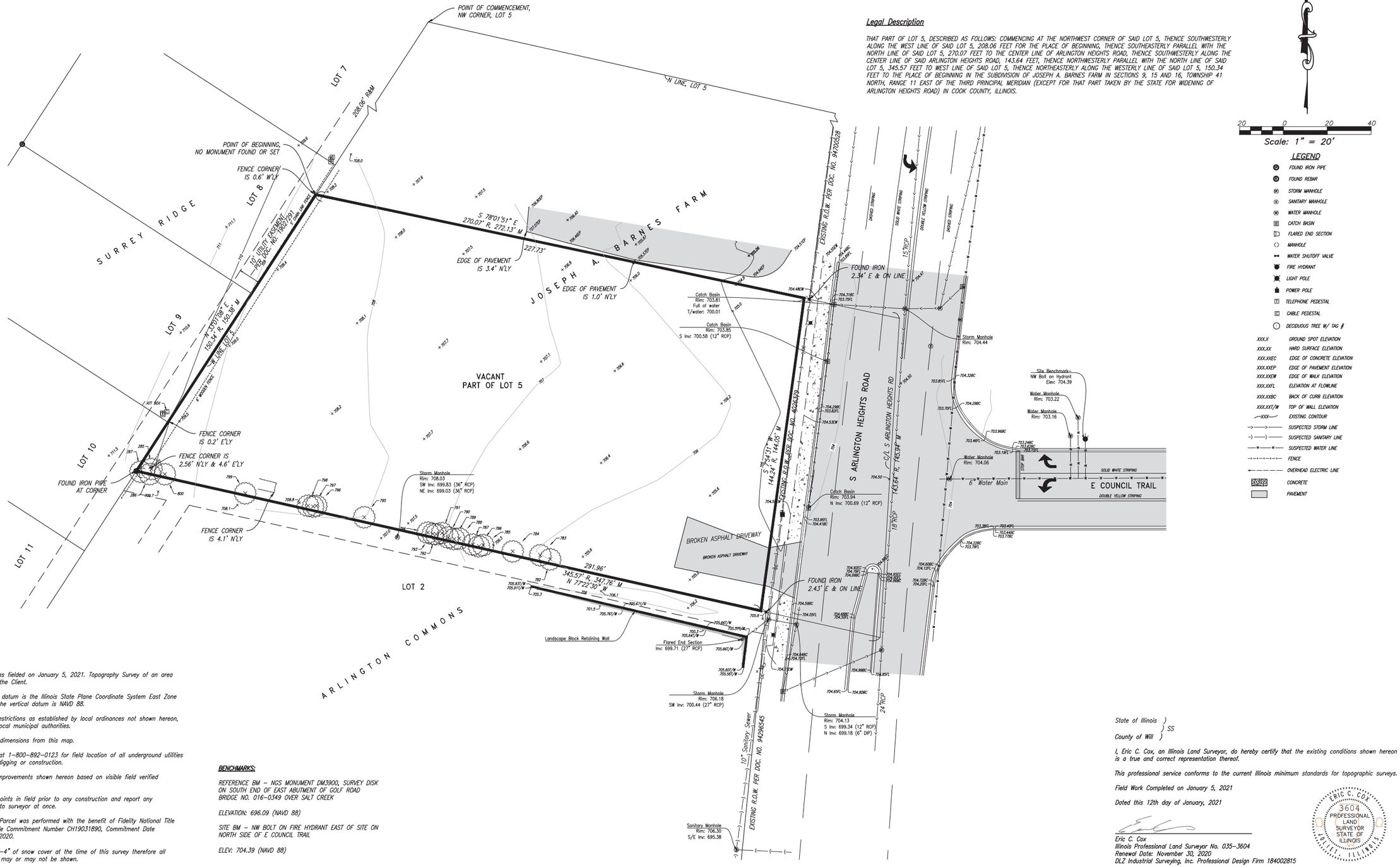
HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

ADIO Land LLC

DRAWN BY: D.J.
JOB #: CK 08-09-400-008
DATE OF COMPLETION IN THE FIELD: OCTOBER 31, 2020
PREPARED FOR: ADIO Land, LLC
P.I.N #: 08-09-400-008-0000 COOK COUNTY, ILL
COMMONLY KNOWN AS: 1650 S. Arlington Heights Rd, Arlington Heights, IL

PAGE
1 OF 1

TOPOGRAPHIC SURVEY



Legal Description

THAT PART OF LOT 5, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 5, 208.06 FEET FOR THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 270.07 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ARLINGTON HEIGHTS ROAD, 143.64 FEET, THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 345.57 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5, 150.34 FEET TO THE PLACE OF BEGINNING IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THAT PART TAKEN BY THE STATE FOR WIDENING OF ARLINGTON HEIGHTS ROAD) IN COOK COUNTY, ILLINOIS.

20 0 20 40

Scale: 1" = 20'

LEGEND

- FOUND IRON PIPE
- FOUND REBAR
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- MANHOLE
- WATER SHUTOFF VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE W/ TAG #
- XXX.X GROUND SPOT ELEVATION
- XXX.XX HARD SURFACE ELEVATION
- XXX.XXEC EDGE OF CONCRETE ELEVATION
- XXX.XXEP EDGE OF PAVEMENT ELEVATION
- XXX.XXEW EDGE OF WALK ELEVATION
- XXX.XXFL ELEVATION AT FLOWLINE
- XXX.XXBC BACK OF CURB ELEVATION
- XXX.XXT/W TOP OF WALL ELEVATION
- XXX EXISTING CONTOUR
- SUSPECTED STORM LINE
- SUSPECTED SANITARY LINE
- SUSPECTED WATER LINE
- FENCE
- OVERHEAD ELECTRIC LINE
- CONCRETE
- PAVEMENT

Notes:

1. This Survey was fielded on January 5, 2021. Topography Survey of an area requested by the Client.
2. The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83 and the vertical datum is NAVD 88.
3. For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
4. Do not scale dimensions from this map.
5. Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
6. Utilities and improvements shown hereon based on visible field verified structures.
7. Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
8. The Surveyed Parcel was performed with the benefit of Fidelity National Title Company's Title Commitment Number CH19031890, Commitment Date November 9, 2020.
9. There was +/-4" of snow cover at the time of this survey therefore all improvements may or may not be shown.

BENCHMARKS:

REFERENCE BM – NGS MONUMENT DM3900, SURVEY DISK ON SOUTH END OF EAST ABUTMENT OF GOLF ROAD BRIDGE NO. 016-0349 OVER SALT CREEK

ELEVATION: 696.09 (NAVD 88)

SITE BM – NW BOLT ON FIRE HYDRANT EAST OF SITE ON NORTH SIDE OF E COUNCIL TRAIL

ELEV: 704.39 (NAVD 88)

State of Illinois)
) SS
County of Will)

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon is a true and correct representation thereof.

This professional service conforms to the current Illinois minimum standards for topographic surveys.

Field Work Completed on January 5, 2021

Dated this 12th day of January, 2021

ERIC C. COX 3604 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS JOLIET, ILLINOIS

Eric C. Cox
Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2020
DLZ Industrial Surveying, Inc. Professional Design Firm 184002815

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

ARLINGTON HEIGHTS ILLINOIS

COOK ENGINEERING GROUP
1650 S ARLINGTON HEIGHTS ROAD

BOUNDARY/TOPOGRAPHIC SURVEY

DRAWN: CSH	CHK'D. ECC
DESIGNED: -	APPRV'D: ECC
DATE: 1/8/21	
SCALE: 1" = 20'	
PROJECT NUMBER	2150-7001-90

NO.	REVISION	BY	DATE

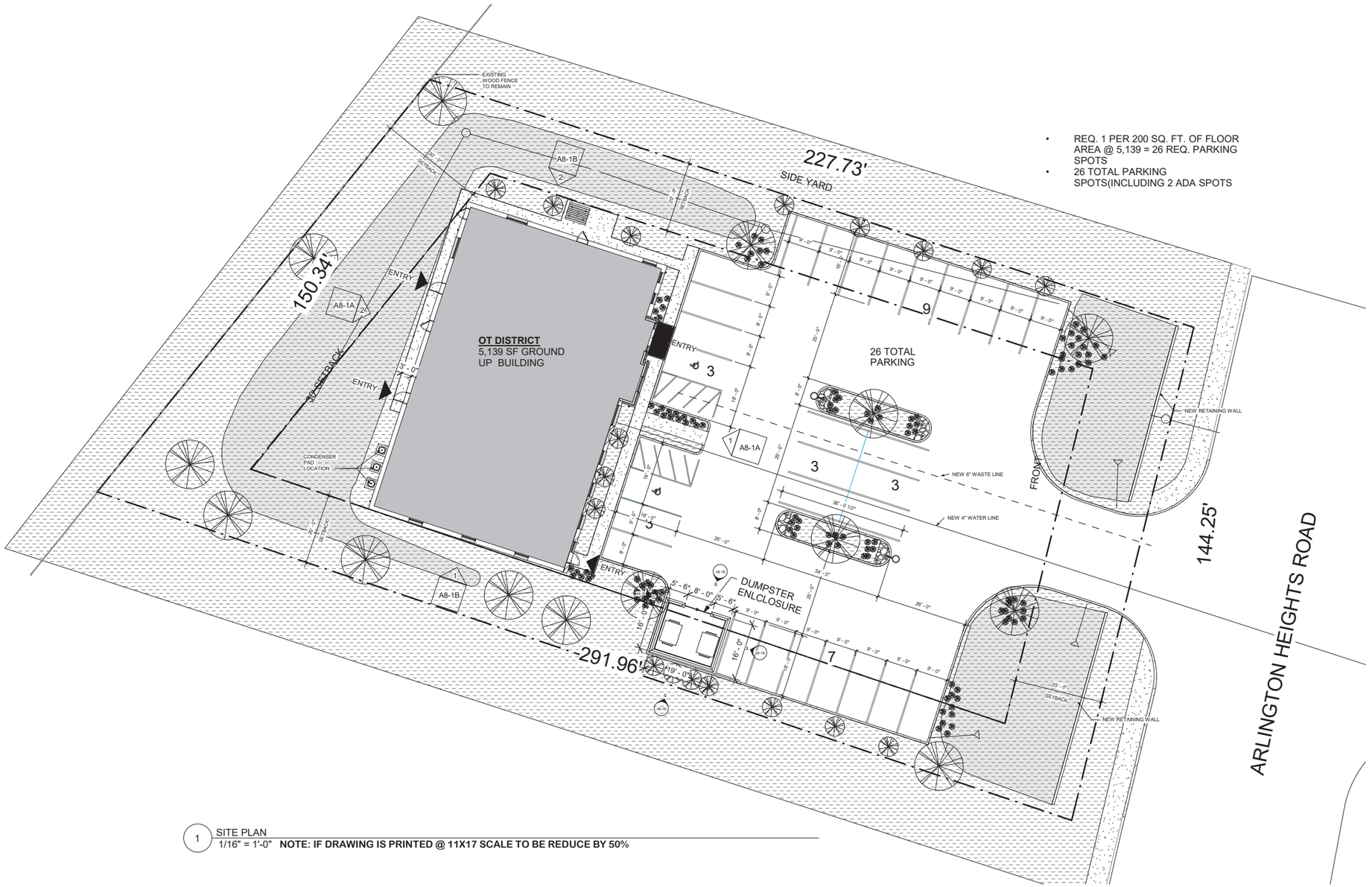
SHEET 1
OF 1
DRAWING NUMBER 7001T0

X:\PROJECTS\GFL\2021\2150\7001\90 COOK ENGINEERING G\TOPO\7001T0.DWG



SUBJECT PROPERTY





- REQ. 1 PER 200 SQ. FT. OF FLOOR AREA @ 5,139 = 26 REQ. PARKING SPOTS
- 26 TOTAL PARKING SPOTS(INCLUDING 2 ADA SPOTS

1 SITE PLAN
1/16" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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No.	Description	Date

ARCHITECTURAL SITE PLAN

Project number 19420

G1-3

Scale 1/16" = 1'-0"

2/25/2021 10:40:24 AM

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RENDERING

Project number 19420

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Scale

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RENDERINGS

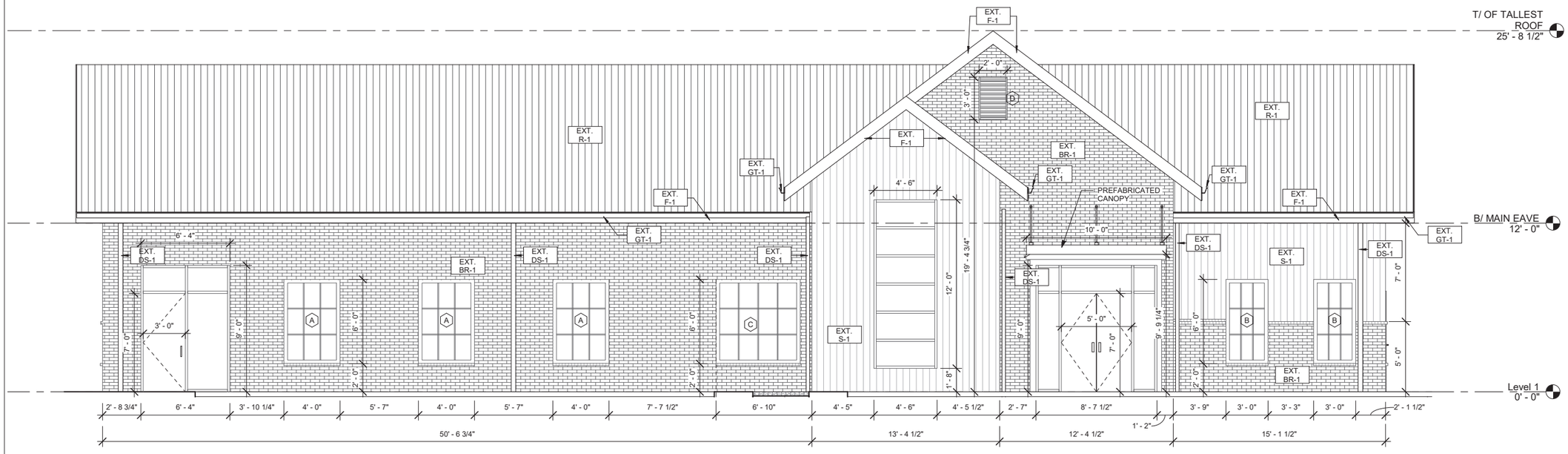
Project number 19420

A8-0B

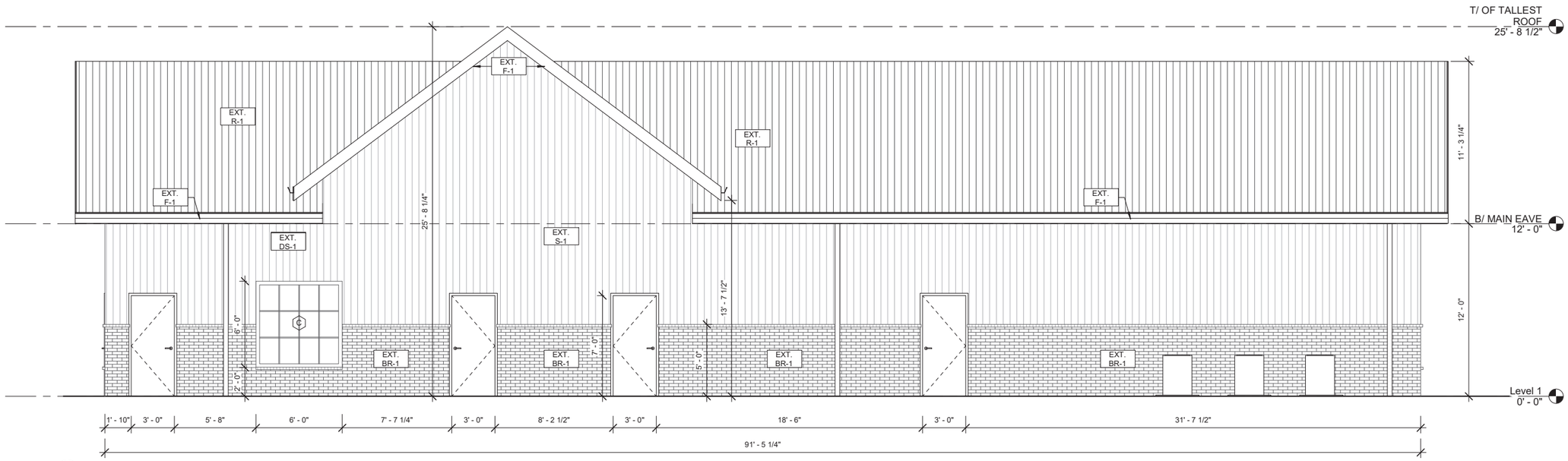
Scale

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1 WEST ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



2 EAST ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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EXTERIOR ELEVATIONS

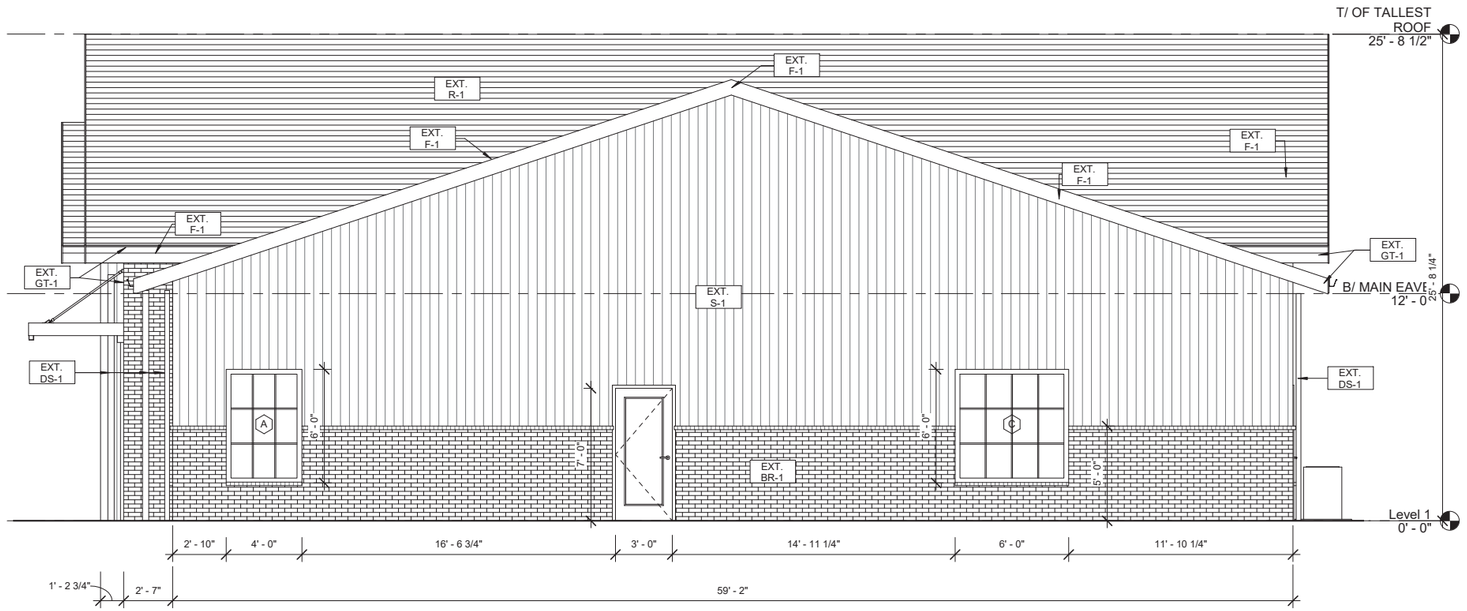
Project number 19420

A8-1A

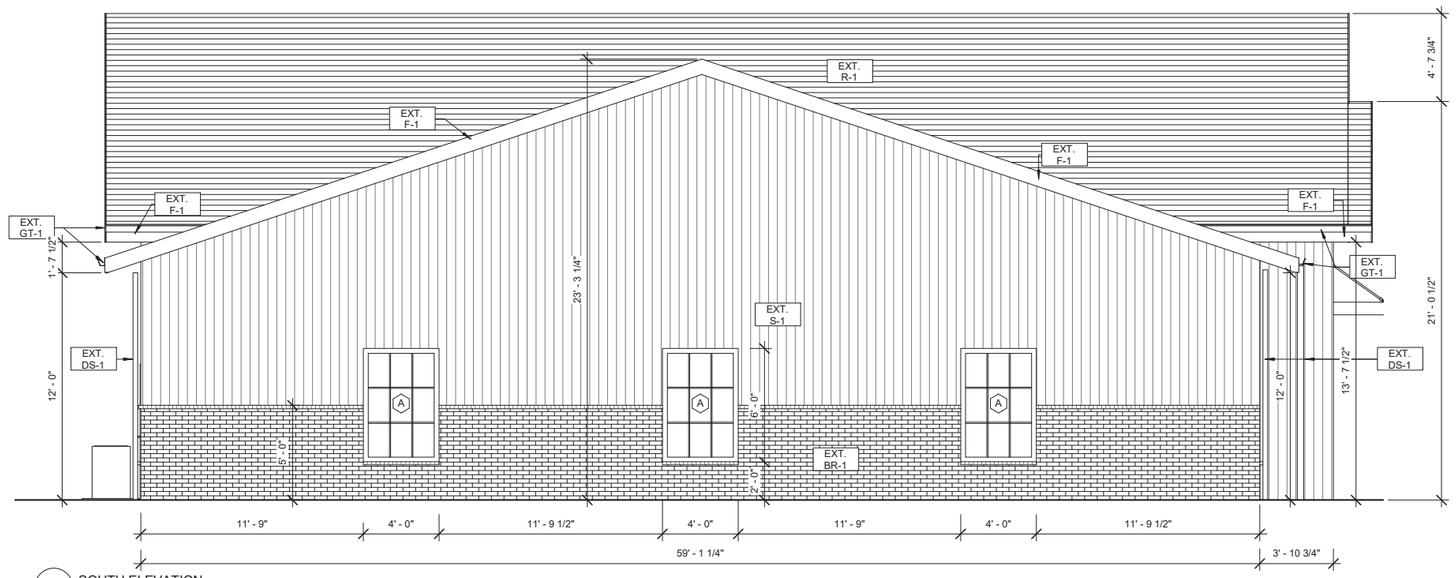
Scale 1/4" = 1'-0"

2/25/2021 10:40:16 AM

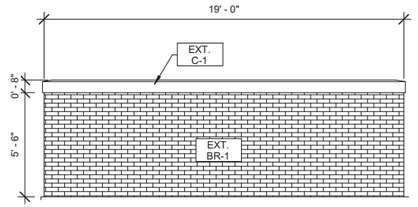
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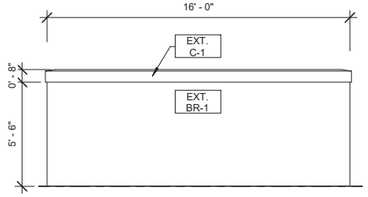
2 NORTH ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



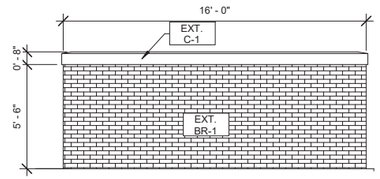
1 SOUTH ELEVATION
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



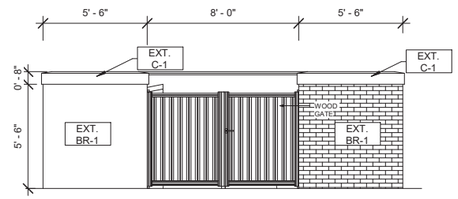
4 DUMPSTER ENCLOSURE SOUTH
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



3 DUMPSTER ENCLOSURE WEST
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



5 DUMPSTER ENCLOSURE EAST
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**



6 DUMPSTER ENCLOSURE NORTH
1/4" = 1'-0" **NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCE BY 50%**

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EXTERIOR ELEVATIONS

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ROOFING



WINDOWS





BRICK

SIDING- SEE RENDERING FOR ACTUAL FINISH

FASCIA

SAMPLE BOARD IS FOR MATERIAL EXAMPLES ONLY - SEE RENDERINGS AND EXTERIOR SCHEDULE FOR ACTUAL FINISH COLOR

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MATERIAL SAMPLE BOARD

Project number 19420

A8-0D

Scale

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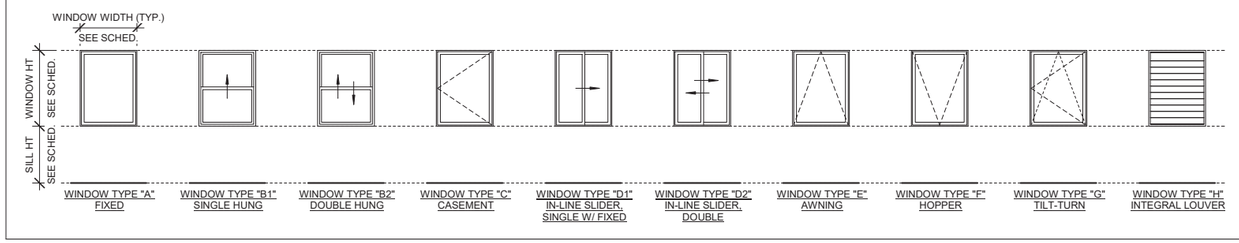
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WINDOW SCHEDULE

1. REFER TO APPROVED COMPONENT BOOK FOR MORE DETAILED WINDOW SPECIFICATION INFORMATION.

WINDOW NO.	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	WINDOW MATERIAL	FRAME MATERIAL	REMARKS
A	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES, COLONIAL STYLE; BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
B	3' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES, COLONIAL STYLE; BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
C	6' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES, COLONIAL STYLE; BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
D	2' - 0"	3' - 0"	H	ALUMINUM	ALUMINUM	MODEL TBD	
F	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES, COLONIAL STYLE; BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS
G	4' - 0"	6' - 0"	2' - 0"	A	GT	VINYL	ANDERSON 100 SERIES WINDOWS W/ FULL DIVIDED GRILLES, COLONIAL STYLE; BLACK EXTERIOR FINISH W/ WHITE INTERIOR FINISH; LOW-E GLASS/ TAMPERED GLASS

WINDOW TYPES



EXTERIOR FINISH SCHEDULE

1. EQUAL PRODUCTS ARE ACCPETABLE AFTER IT HAS BEN SUBMITTED & APROVED BY ARCHITECT.

2. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS

TAG	MATERIAL	MFG.	SPECIFICATION / DESCRIPTION	LOCATION	REMARKS
EXT. BR-1	BRICK	GLEN GERY	PROFILE: MODULAR; COLOR: ASPEN WHITE	PER ELEVATIONS	PROVIDE BRICK FOR BRICK SILL AT WINDOWS AND BRICK TO SIDING TRANSITIONS
EXT. C-1	COPING	PAC-CLAD	PROFILE:PAC-TITE COPING; COLOR: MATT BLACK	AT DUMPSTER ENCLOSURE	
EXT. DS-1	OVER SIZE DOWNSPOUT	EGUTTER	PROFILE: 6" COMMERCIAL BOX GUTTER IN .032: KYNAR ALUMINUM ; COLOR: MATTE BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. F-1	ROOF FASCIA	PAC-CLAD	PROFILE: SS RAKE FASCIA; COLOR: MATTE BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. GT-1	OVER SIZE GUTTER	EGUTTER	PROFILE:4"X6" EXTRA WIDE COMMERCIAL IN .032 KYNAR ALUMINUM ; COLOR: MATT BLACK	PER ELEVATIONS & ROOF PLAN	
EXT. R-1	METAL ROOF	PAC-CLAD	PROFILE: SNAP-ON BATTEN 12" O.C. ; COLOR: MATTE BLACK	PER ROOF PLAN	
EXT. S-1	METAL SIDING	PAC-CLAD	PROFILE: SNAP-ON BATTEN, 18" O.C. ; COLOR: CHARCOAL	PER ELEVATIONS	

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EXTERIOR FINISH SCHEDULES

Project number 19420

A8-0C

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