



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 12, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 2/26/19

IV. REPORTS

V. OLD BUSINESS

- A. DC#18-104 - Arlington Block 425 -
Campbell/Chestnut/Highland / CBD Mixed-Use

VI. NEW BUSINESS

- A. DC#19-012 - 924 N. Walnut Ave. - SF/Teardown
- B. DC#19-019 - 915 N. Walnut Ave. - SF/Teardown
- C. DC#19-022 - Elm Shopping Center - 500-550 W. Northwest Hwy. / 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
3/12/2019

Item: Minutes - 2/26/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 2/26/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 26, 2019

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Kirsten Kingsley

Members Absent: Ted Eckhardt
Jonathan Kubow

Also Present: Jennifer Thorstenson, MRV Architects for *Dunkin'/Baskin Robbins*
Kevin Sherwin, Sherwin Construction for *Yamada America*
Marc McLaughlin and Scott Barenbrugge for *Taylor Morrison*
Mark Hopkins, HKM Architects for *Taylor Morrison*
Doug Wirth, BSB Design for *Urban Street*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 12, 2019

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF FEBRUARY 12, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is needed for a project to be approved. He also encouraged the commissioners to be more specific with their comments when using the laser pointer, so interpretation can be clear when the minutes are transcribed.

ITEM 1. SIGN VARIATION REVIEW

DC#19-007 – Dunkin'/Baskin Robbins – 105 W. Dundee Rd.

Jennifer Thorstenson, representing *MRV Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is adding Baskin Robbins ice cream to an existing Dunkin' Donuts restaurant. The exterior design of the building is being changed to include branding for both Baskin Robbins and Dunkin Donuts. As part of the exterior remodel, new wall signage is proposed. The new signage includes a code compliant combined "DUNKIN' baskinBRobbins" wall sign above the main entrance facing Dundee Road. The petitioner is requesting sign variations to allow an additional Baskin Robbins logo sign facing Dundee Road, and an additional Dunkin' logo sign on the west side of the building.

This request requires the following variations:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.
4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28 sf wall sign on the west elevation, where zero sf is allowed.

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign facing Dundee Road. The existing ground sign will be updated with a new combined "DUNKIN' baskinBRobbins" panel to match the new wall signs. It is recommended that the petitioner consider replacing the ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.

The proposed signage received preliminary Design Commission feedback during the review of the new exterior architectural design for the building on January 8, 2019. At that time, Staff encouraged the petitioner to have only one combined wall sign above the main entrance door to comply with code, which is consistent with other Dunkin/Baskin Robbins restaurants in Arlington Heights. However, the Design Commission expressed their support for the two additional wall signs because they felt they were important to the overall appearance and balance of the building facade.

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is required based on current national prototype standards and to help with visibility since the existing building is set back behind the adjacent buildings. Staff does not object to the proposed wall signs due to the unique circumstance of having two separate business brands in the same building, as well as the hardships of working within the design constraints of an existing building and the existing building setback.

Staff recommends the Design Commission recommend approval to the Village Board of the proposed sign variation requests, with a recommendation to consider replacing the existing pole-mounted ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.

Ms. Thorstenson said that the signs were discussed in detail at the last Design Commission meeting, and the elevations were modified to reflect the comments made at that time.

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

Commissioner Kingsley was in support of the 3 wall signs being proposed because of the way the building is set back. She felt the 'DD' wall sign was needed because of the site lines, and how the building is tucked behind the gas

station, and because of the right-in right-out. She felt the proposed signage went nicely with the recently approved design changes to the building, and she was okay with the variation request. With regards to the existing ground sign, she agreed with Staff's suggestion to spruce it up and make it look nicer.

Commissioner Seyer was in favor of the sign variation requests and had nothing to add to Commissioner Kingsley's comments.

Chair Fitzgerald also agreed with the comments made.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *DUNKIN'/BASKIN ROBBINS* LOCATED AT 105 W. DUNDEE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW TWO WALL SIGNS ON THE NORTH ELEVATION, DUNDEE ROAD FRONTAGE, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A SECOND 5.7 SF WALL SIGN ON THE NORTH ELEVATION, DUNDEE ROAD FRONTAGE, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW ONE WALL SIGN ON THE WEST ELEVATION, WHERE ZERO WALL SIGNS ARE ALLOWED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 17.28 SF WALL SIGN ON THE WEST ELEVATION, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 11/28/18 AND RECEIVED 12/3/18, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

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

Mr. Hautzinger clarified that the motion for approval is a recommendation to the Village Board for final approval.

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

ITEM 2. COMMERCIAL REVIEW

DC#19-009 – Yamada America – 955 E. Algonquin Rd.

Kevin Sherman, representing *Sherman Construction*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the proposed architectural design for an addition to an existing office warehouse building. This project requires Plan Commission review and Village Board approval for amendment to existing Ordinances and zoning variations to allow the proposed addition. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing a new 8,063 square foot second floor office addition to an existing 42,422 square foot office/warehouse building. The new addition is proposed to be built above an existing parking area on the east side of the building.

Staff feels that the proposed addition has an attractive appearance that fits seamlessly with the existing building. The addition is designed to match the existing building materials, colors, and details. The addition will be a very nice enhancement to the appearance of the existing building. Staff's only comment is regarding the undulating blue wave graphic shown across the bottom of the new office windows, which the Design Commission should evaluate. It is assumed that the "wave" graphic is inspired by the fluid pumping equipment that is manufactured by Yamada. However, it may create a misleading image of an indoor swim center. The petitioner should clarify the design intent for these graphics, and confirm that they comply with the code limitation of 40% maximum window coverage of each individual window pane. All mechanical and utility equipment/meters are required to be screened from view, and the drawings indicate unit screens for the new rooftop mechanical equipment.

Staff recommends approval of the proposed design of the addition, with the comment to evaluate the proposed undulating blue wave graphic.

Mr. Sherman presented a sample of the glass with the wave material applied to the interior side of the glass, and explained that it is an adhesive applied material. Commissioner Seyer added that it is a translucent adhesive decal on the inside surface of the glass. Mr. Sherman said that the project was submitted with the intent to use clear glass, but they are now considering tinted glass instead to be more energy efficient, and he presented a sample of the tinted glass and pointed out that the wave would be less visible through the tinted glass. Mr. Hautzinger commented that if the commissioners have no concerns about the design of the building, Staff could work with the petitioner on the issue of the window signage on the glass, to ensure that the code requirements are being met.

Mr. Sherman said that he previously contacted Staff to discuss the issue of the wave graphic, which he felt was not related to window signage because the graphic goes around the entire building and is desired as an architectural element and not as signage. He reiterated that the wave is on the inside of the glass and is not as bold from the outside. As designed, it only represents 13.9% of the overall 9' height of the glass.

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

Commissioner Seyer agreed with Staff that it is a nice addition; however, he did not see a roof plan and asked about the location of any mechanical equipment. Mr. Hautzinger said that the roof plan is in the packet and it indicates mechanical units on the roof with screening on each side to be painted a 'Shadow Grey' color. Mr. Sherman added that the Shadow Grey color was chosen to be an inconspicuous color option that would blend into the sky. There will be a total of 4 rooftop units, but only 2 units will be screened because the other 2 units are located at the back of the roof. Commissioner Seyer was concerned about site line issues of rooftop equipment from neighboring parcels as well. Mr. Hautzinger said that Staff agreed with the petitioner's position that the rooftop units located closer to the edges would require screening, but the units located toward the middle of the roof are set back far enough to not be

visible. Commissioner Seyer had no concerns about the design of the proposed addition or the materials, and he supported both options presented for the glass. He cautioned that the material samples presented should be the actual materials and colors used so that they match the existing building. He had no further comments.

Commissioner Kingsley said it was a nice design and well done. She was glad to see the sample of how the wave image is applied to the glass, and it was nice to know that it is not permanent and could be removed if necessary. She also pointed out that the business' website uses the same wave image. With regards to the rooftop screening, Commissioner Kingsley preferred the darker color as opposed to the lighter color, but she was okay with the lighter color if the petitioner preferred it.

Chair Fitzgerald was okay with either glass option, he preferred the darker RTU screen color, and he felt the lighter RTU screen color did not work as well and it would look like something was stuck on top of the building. In general, he felt the proposed addition would make the existing building look a lot nicer than it already is. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING YAMADA AMERICA BUILDING LOCATED AT 955 E. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 1/11/19 AND RECEIVED 1/22/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CONSIDER A DARKER COLOR SCREEN FOR THE ROOFTOP MECHANICAL EQUIPMENT.
2. THAT BOTH GLASS OPTIONS PRESENTED ARE ACCEPTABLE.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. CBD MULTI-FAMILY - PRELIMINARY REVIEW

Taylor Morrison Townhomes – Block 425 South

Marc McLaughlin & Scott Barenbrugge, representing *Taylor Morrison*, and Mark Hopkins, representing *HKM Architects* were present on behalf of the project.

Mr. Hautzinger said that since this is a preliminary review, the petitioner will be presenting an overview of the design and the concept for the development. He explained that tonight's review is for the design portion of the review process, focusing on architecture and aesthetics. No vote will be taken tonight. There will also be a preliminary Plan Commission review meeting tomorrow night in this same room at 6:30 p.m. for any residents who are interested in the zoning details of the project. Staff will present their comments after the petitioner's presentation.

Mr. McLaughlin said that Taylor Morrison is the 5th largest home builder in the United States, operating in 9 states. They are currently under contract for the south 150-feet of Block 425 where 16 rowhomes are being proposed that will be for sale and not for rent.

Mr. Hopkins referred to the site plan showing 3 buildings, 20-feet wide, 3 ½-stories, with 50% of the 4th floor recessed back, and a 2-car garage for each unit with access off the back. The front door and sidewalk for each unit will have individual fenced yards. The concept is for a 3-story townhome with a head house and a roof deck in a transitional architectural style. The end units at the corners of the buildings were modified by sliding the garage out at the first and second-floor in order to close off the facade on the street. The intent of the site plan was to intentionally close off the view into the rear courtyard and try to create a more continuous street wall. There will be 6 units on Chestnut, 5 units on Highland, and 5 units on Sigwalt. A perspective was shown looking northeast that included Dunton Tower in the background, and the AT&T building on the right. Mr. Hopkins explained that the 3 new buildings proposed for the north end of Block 425 are not shown, but they would be seen over the top of this building if they were built as currently proposed.

The design of the three buildings is proposed as a transitional style, more crisp and not overly ornamented, with a rhythm of facade panels that will make a good transition to the much larger buildings that will occur to the north. Two brick colors are being proposed for the facades, with punched windows in the lighter brick color that will be oversized and going almost all the way to the floor, a fixed upper sash, an operable lower sash, and a 4-inch band of trim around the jam and the head down to the sill to create more impactful glass from the inside and the outside, which they felt is important to this particular marketplace. The entries will be at ground level, which is a client requirement, with 20-feet of private fenced yard. The different facade systems have been broken up with facade bounce and parapet bounce, broken into 1, 2, and 3-story increments. They are trying to blend in with the size of buildings in the adjacent residential community, as well as the Central Business District that has much broader lengths of facade, in order to be a good neighbor to all.

Mr. Hopkins also presented an aerial perspective showing the top level that will consist of a head house that is ½ the footprint and stepped back on the corner units, and a roof deck space over the extended garage. The front entries at grade level will consist of a suspended metal canopy at each of the front doors, a simple stoop and sidewalk with landscaping and fencing not yet detailed. Mr. Hopkins added that the box bays that consist of the light brick elements will be of a more urbane nature with the windows, spandrel panels and champagne colored trim.

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

Mr. Hautzinger presented Staff comments. After the previous Sigwalt Apartments proposal for this site was denied, and prior to the submittal of this project, Village Staff met with the Village Board to discuss the potential for a development on this site and what the Board wanted to see. Numerous examples of 'edge' developments from other communities were reviewed, which are multi-story buildings on the edge of the Downtown across the street from residential neighborhoods. Mr. Hautzinger presented an image of an 'edge' development in Naperville that the Village Board strongly preferred and liked the feel of for this location, which has a traditional style, materials, and details. Staff recommends that the current proposal should be redesigned with a traditional style to comply with the direction from the Village Board.

Staff is suggesting a more traditional material palette. The proposed shades of gray have a modern aesthetic, and the appearance is somewhat dull. Staff's impression is that the proposed design has the appearance of one large building and lacks the feeling of individual townhomes; therefore, Staff recommends the petitioner consider the following suggestions to enhance the appearance of the individual townhomes:

1. Consider omitting the 2-story bumped out garages on the southeast and southwest units to allow more visual separation between the 3 buildings, or consider reducing it to one-story to maintain screening of the garage doors.
2. Provide steps up to the front door of each townhome at a raised midpoint between the first and second-floors. A raised stoop at each entrance would improve the prominence of each entry door and greatly enhance the feeling of a townhome. Also, consider adding more detail to further highlight the entry doors.
3. Consider more jogs in the front wall to help define the identity of each townhome unit.
4. The proposed bay windows add a nice scale to the design. Consider providing similar detailing on the upper stories of the other units to break up the flat walls.
5. Additional windows on the south ends of the east and west buildings are recommended to break down the areas of blank brick walls.

Commissioner comments were as follows:

Commissioner Kingsley liked the direction of the project and felt it responded to some of the comments heard from neighbors on the previous project for this location. She commended the petitioner for making the buildings 3-1/2-stories, and assumed the buildings were not as tall because the first-floor is either at or close to grade, which she liked. She felt the Village needed a variety of different housing and a variety of entrance types, which help residents with mobility issues. She really liked that the entrances were near or at grade because most buildings like this in the Village are raised up. She liked the rhythm of the buildings, she liked the scale, she liked the materials, and that the brick is a different color than typically seen in the Village. She liked the overall transitional style being proposed, which she felt was appropriate for the site. She also liked the windows and asked about the muntins. Mr. Hopkins said that the muntin proportions would be square, or slightly vertical, with divided muntins, and Commissioner Kingsley commented that she preferred no muntins in the windows.

Commissioner Kingsley asked about the material on the fourth-floor. Mr. Hopkins replied that the material would probably be fiber cement panels, either LP or Hardi, and the coping would be a 4-inch coping with a second bump on it for a very understated mini-cornice look. Commissioner Kingsley felt simpler was better at the top, and she supported the choice of fiber cement panels. She questioned the material of the folded

'X' aluminum spandrel panels, which she preferred to see smooth, and she was okay with the garage facade as proposed on Sigwalt, as long as the façade made some sense.

Commissioner Kingsley also asked the petitioner why they felt the fences are necessary. Mr. Barenbrugge said that they intend to develop options for elevators in all the units, which will appeal to empty nester buyers; they want to focus on accessibility. The fences were designed to create a walkable urban development, while still having some privacy with the low 3-foot ornamental fence; however, they are open to suggestions. Commissioner Kingsley was unsure if the fences were necessary, and with regards to accessibility she asked if there would be a step going up to the front door, and Mr. Hopkins said there would not be a step, and the sidewalk would taper up to the front stoop. Commissioner Kingsley also stated that the petitioner should provide a list of sustainable/green design features when they return for a formal review.

Commissioner Seyer agreed with the majority of comments made by Commissioner Kingsley. With regards to the fences, he understood having them along Sigwalt, but he was concerned about how they would look on Chestnut. He felt the fences were not really fitting with the neighborhood and resembled a 'pen'. He agreed with the idea of breaking up the flat areas of the exterior wall a bit more, not necessarily in an A/B/A/B pattern because he found that to be too repetitive, but he liked the idea of creating some individuality between the units. The bump outs have been very successful, and he questioned whether a reveal between some of the units could help give them some individuality yet still maintain a common materiality of that wall. He was concerned about the lack of windows on the end unit facing Sigwalt, especially on the second level of living space. Mr. Hopkins replied that there are 2 windows on that facade in the garage but they are covered by the tree, and additional windows could be added in the end unit. Commissioner Seyer had no other comments.

Chair Fitzgerald really liked the project, which he felt was similar to the condo/townhomes being built in Mt. Prospect behind the Post Office, which he found visually appealing. He liked that there are 3-stories, which did not feel big to him, and he felt the fourth floor was set back in a way that would be great for nearby residents and people walking by, and really cool for the people that will live there. He was okay with the materials being proposed, and if the design remains as shown tonight, he did not want to see traditional colors used to make the buildings look like the development to the north. He was not opposed to the design presented tonight and he was not opposed to getting more individuality for each residence.

Chair Fitzgerald also felt the parking area was very creative by including guest parking, as well as being visually appealing. He asked if there would be back doors into the homes other than the garage doors into each unit, and the petitioner said no. Chair Fitzgerald suggested adding a walkway on the northwest corner, or something on the outside of that building so guests did not have to walk too far to reach the front door. He also had concerns about the fences; he liked that there was a fence surrounding the property and he liked the idea that fences give each unit a yard feeling, but he agreed with the comment that the fences make the area feel closed in. He suggested changing the fences that connect to the building a live landscape hedge, which would provide separation, without looking like a pen. Chair Fitzgerald also said that he was not opposed to the lack of windows on the facade facing Sigwalt that Commissioner Seyer referred to, and he did not want to see windows forced on the first floor, and then have no windows in the middle floor. He said that the right landscaping here could be great, and could be highlighted with some kind of lighting to cast a shadow on the wall.

Chair Fitzgerald reiterated that he really liked the project and felt it would fit in with the neighborhood, while still standing out, which is exactly what the development to the north is trying to do with their 3 buildings, each being unique, but fitting together.

Mr. Hautzinger asked for clarification of Commissioner Seyer's comments about the style direction of the buildings, and Commissioner Seyer responded that he felt the design was nice aesthetically, but creating more individuality could help. There were no further comments made.

DRAFT

ITEM 4. MIXED-USE - PRELIMINARY REVIEW

Urban Street – Seegers & Arlington Heights Rd.

Mr. Doug Wirth, representing *BSB Design*, was present on behalf of the project.

Mr. Hautzinger stated that tonight's review is for the design portion of the project, focusing on architecture and aesthetics. No vote will be taken tonight. There will also be a preliminary Plan Commission review of the project tomorrow night in this same room at 6:30 p.m. for any residents who are interested in the zoning portion of the project. With regards to Staff comments, Staff feels the overall direction of the proposal looks very nice, and Staff welcomes input from the Design Commissioners. The only detailed comment at this time is regarding the design of the first-floor of the apartment buildings. Mr. Hautzinger acknowledged the first floor enclosed parking, and the challenge of making those exterior walls look nice. He stated that based on the renderings, the first floor looks good, but he asked what the dark colored material is in the brick recesses.

Mr. Wirth responded to Staff's question about the material on the first-floor, he explained that the panels at the first-floor walls have not yet been determined. If the garage is naturally ventilated, then the material will be louvers, and if the garage is heated, then the material will probably be solid metal panels or spandrel glass; however, they are open to suggestions at this point in time.

Mr. Wirth stated that the proposed development will consist of 2 separate components; a retail component and a larger residential component. Tonight he will present the residential component that will consist of four identical 5-story buildings, with 4-stories of residential above one-story of parking. The 55-foot building height will be in keeping with the Arlington Heights Road corridor plan. Each building will have 60 residential units; a mix of studio, 1-bedroom, and 2-bedroom apartments. There will be internal parking at the first level of each building, with surface parking as well. The fifth building will be a Club building to serve the function of leasing and management, club and social functions, a possible fitness facility and facility maintenance. There will also be a large retention area at the north side of the site.

Mr. Wirth presented the elevations, calling the architecture a Transitional Modern style with clean modern forms, with traditional materials. The 4 residential buildings will have almost exclusively brick at the first 2 levels, a combination of fiber cement panels, architectural metals, architectural aluminum balconies, aluminum cornice and coping details, and as much glass as possible will be provided. The club building is a one-story building of almost all brick with a little bit of panel accents, metal accents, and some cast stone details, for a clean, modern, transitional architecture.

Mr. Wirth concluded his comments and was open to any questions and comments from the commissioners.

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

Commissioner Seyer felt the club building looked nice and his only comment was that the giant columns coming down at the main entry should be somehow grounded with something other than brick, which would provide more of a focal point at the entry. He felt there was a lot to take in with the architecture of the overall proposal. He stated that the final material decision for the first floor panels was very important, whether it be a very large metal panel or an actual louver. He was concerned that large metal panels at eye level could be unpleasant and may not remain flat because of deterioration, unless it is a really strong material. He felt the general impression of the ground floor shown in the renderings was not good, and needs more attention. He

felt that overall, the building design was broken up nicely and he was generally supportive of the materials being shown. He liked the large structure being broken down into smaller components. He had no concerns about the general size of the buildings because he did not know how it compared to what was allowed to be built on the site.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer. Her initial reaction was that the design seems really busy and chaotic, and although she appreciated that the large building is broken down, she felt that simpler was better. She found the undulating sill at the top of the second-floor unsettling to the eye, and felt the reveals of the panels and how they are broken up to try to make sense of the different heights of the windows were not as successful as they could be. She had concerns about the emphasized downspouts, and she was not in favor of the small square details next to the downspouts. She recommended that it be simplified. She understood the brise-soleil style cornice detail proposed around the corners at the top of the building, but felt it looked like a commercial building as compared to the club building which was way more traditional, and this mismatch needs to be addressed. Commissioner Kingsley had no further comments regarding the overall appearance of the project.

Chair Fitzgerald felt the entire project should be simplified a bit. "Busyness" was a perfect word to describe all of the ins and outs of the building. However, he wanted to see more detail on the top of the building; there appears to be a lot of detail around the building, but then it loses something near the roof. He agreed with making sure that the first floor garage levels will look good. He emphasized the importance that the end elevation of Building 4 facing Arlington Heights Road needs to be really fantastic and look as good as an entrance. Chair Fitzgerald also expressed the importance of keeping the same level of detail on all four sides of the buildings, especially where facing the game lawn between Buildings 1 and 2. He felt the scale of the buildings were okay, the initial materials were fine, and he preferred more simplicity to the design.

Commissioner Kingsley said that similar to her comment on the previous project, the petitioner should address sustainability and green design features when they return for a formal review.

The petitioner had no further comments and thanked the petitioner for their feedback.

Mr. Hautzinger asked for clarification from Commissioner Seyer that if his comments about adding a stone base at the entry were pertaining to the entry of the club building or the apartments, and Commissioner Seyer said that they were regarding the club building. Mr. Hautzinger added a suggestion to consider adding something to highlight the entrances of the apartment buildings as well, which are currently somewhat understated. Chair Fitzgerald agreed and felt it should be obvious where the front door is on such a large building like this. Mr. Wirth added that each building will have signage and an address that will help with this.

ITEM 5. GENERAL MEETING

Commissioner Kingsley referenced a Google street view image of the Naperville project shared by Staff in regards to the development of the south end of Block 425. She questioned why the Village Board preferred this example, because it appears to have a solid wall of enclosed first floor parking which she did not think would be good for this site. Mr. Hautzinger clarified that the Village Board only saw one image of this development, which is the image that he presented tonight, and the Village Board's reaction was in response to the feel of that image only.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 3/12/2019

Item: DC#18-104 - Arlington Block 425 - Campbell/Chestnut/Highland / CBD
Mixed-Use

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for three new multi-story apartment buildings in the Downtown.

Recommendation

It is recommended that the Design Commission approve the proposed architectural designs for 33 S. Chestnut Avenue, 225 W. Campbell Street, and 44 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the revised plans dated and received 3/1/19, 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. Clarify the material and finish of the ramp walls going down to the garage.
2. 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.
3. Highland Avenue building. 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.
4. Highland building. Signage should be developed for the parking garage so as to promote available customer parking for the development.
5. Where possible, all mechanical and utility 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.

6. 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
3-12-19 Exhibits	Exhibits
2-12-19 Exhibits	Exhibits
Preliminary 12-11-18 Exhibits	Exhibits
Context Photos	Exhibits
DC Minutes 2-12-19	Minutes
Preliminary Review DC Minutes 12-11-18	Minutes

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Arlington Block 425
Project Address: 225 W. Campbell Street
44 S. Highland Avenue
33 S. Chestnut Avenue

Prepared By: Steve Hautzinger
Date Prepared: January 29, 2019
Date Revised: March 5, 2019

PETITIONER INFORMATION:

DC Number: 18-104
Petitioner Name: Michael Firsell
Petitioner Address: Firsell Ross
2801 Lakeside Drive
Bannockburn, IL 60015

Meeting Date: February 12, 2019
Re-Review Meeting Date: March 12, 2019

Requested Action(s):

Approval of the proposed architectural designs for three new multi-story apartment buildings 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 three new buildings on the northern three-fourths of the existing vacant Block 425 in the Downtown:

- Chestnut Avenue Building:
 - 4 stories
 - 54 apartments
 - Underground parking
 - Rooftop terrace
- Campbell Street Building:
 - 9 stories
 - First floor retail space
 - Second floor commercial/retail/office space
 - 182 apartments, floors 3 through 9
 - Rooftop terrace
- Highland Avenue Building:
 - 13 stories
 - First floor retail space and parking garage
 - Parking garage, floors 2 through 6
 - 125 apartments, floors 7 through 12
 - 13th floor amenity space with rooftop terraces

Previous Design Commission Reviews:

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. 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.

Project Update:

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:

- **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.
- **Campbell Street Building:**
 - The changes to the stone and brick detailing are nicely done, and address the Design Commission's concerns.
- **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.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

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. 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:

Separate sign permits and detailed sign plans will be required for the proposed address wall signs.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for 33 S. Chestnut Avenue, 225 W. Campbell Street, and 44 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the revised plans dated and received 3/1/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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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 5, 2019

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 18-104

BY
JOHN M. HENRIKSEN
415 S. GOLF ROAD - SUITE 400 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL: 224.845.7503 FAX: 224.845.7504
WWW.HENRIKSENSURVEY.COM

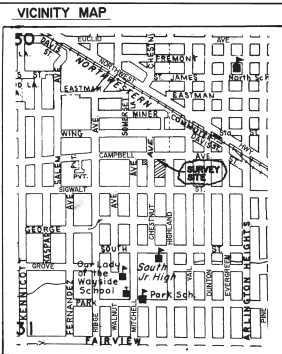
OF

PARCEL 1:
LOTS 1 TO 10 AND LOTS 21 TO 32 IN BLOCK 1 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 63.6 FEET AND EXCEPT THE SOUTH 60.6 FEET THEREOF IN BLOCK 1 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 3:
LOTS 1 AND 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.

TOTAL AREA OF SURVEY: 104,184 SQ. FEET OR 3.2181 ACRES



UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE 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 DRAWING

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

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 008965884 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 EDITION RECORDED OCTOBER 5, 1984 AS DOCUMENT 27283996
(SHOWN ON SURVEY)

ITEM 14

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

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 93-36-624-921-009

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
 ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 175056, PAM
 AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE

UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. FROM 1 PERCENT ANNUAL CHANCE FLOOD.

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE: BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.1.5. TO, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES IS RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, R11 OR OTHER SIMILAR UTILITY IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL: THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST

ALTA INSPECTION AND 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 PLAN 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, 2014.

DATE OF PLAT OR MAP DECEMBER 23, 2014.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2663
LICENSE EXPIRES NOVEMBER 30, 2018.

ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: CCH LLC AN ILLINOIS LIMITED LIABILITY CO.

ORDERED BY: CC/LEC AN/ILLINOIS

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 LINE

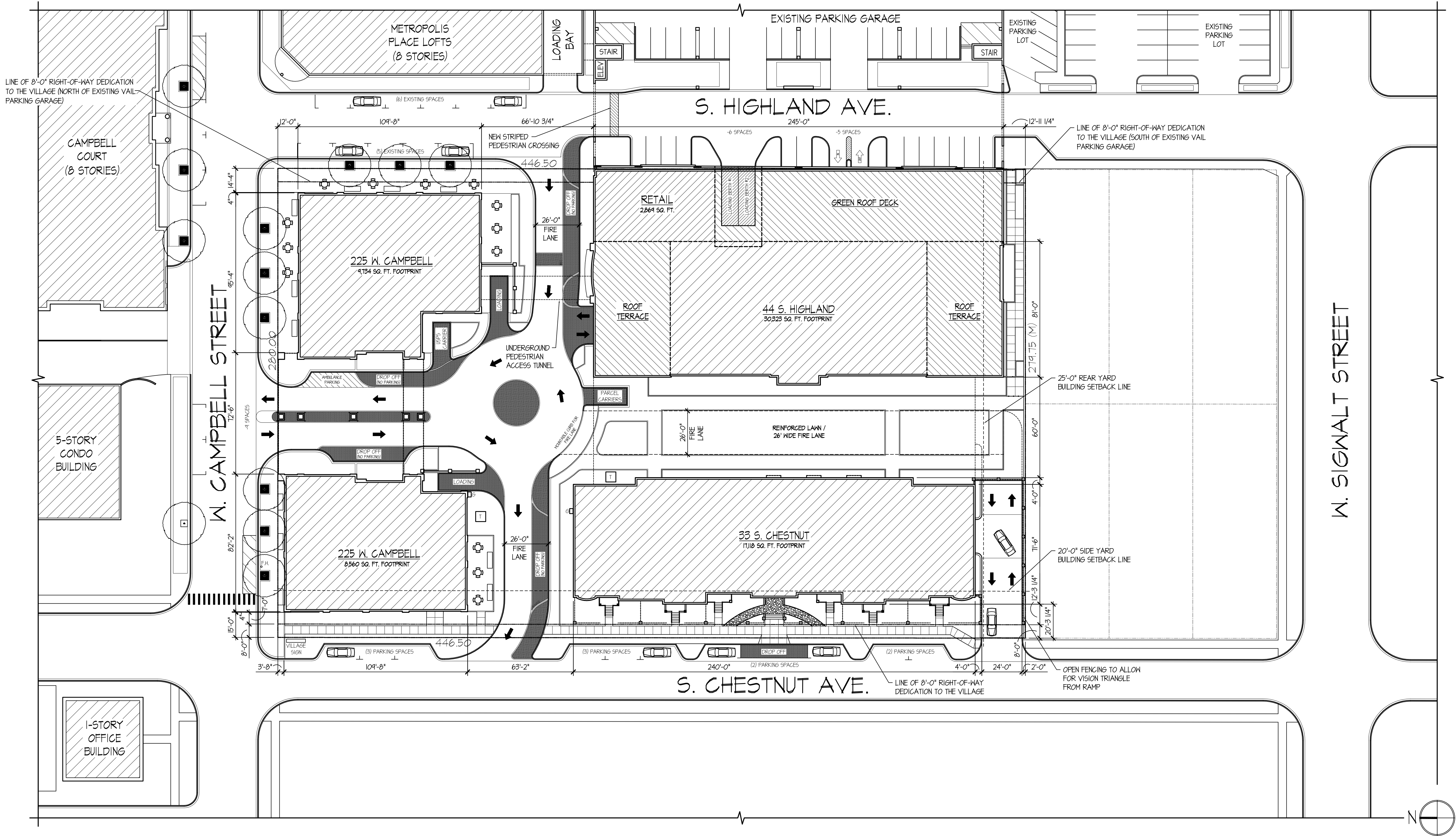
ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT

ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALE



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

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
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 3883-24P 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

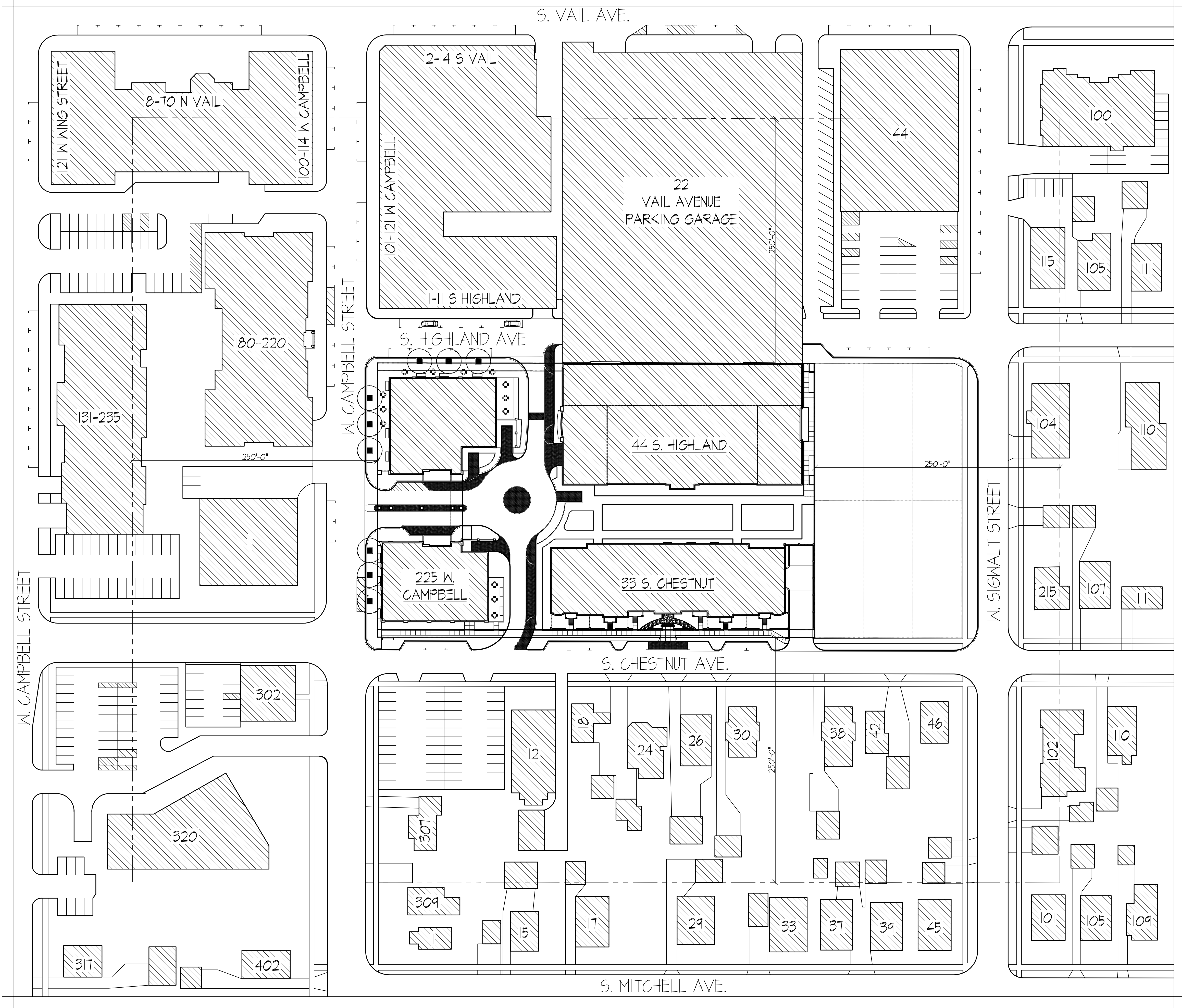
JOB NO. 388315

SHEET NO.
OF 13

CS

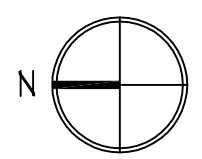
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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CONTEXTUAL SITE PLAN

SCALE: 1" = 50'-0"



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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 3883-26P 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





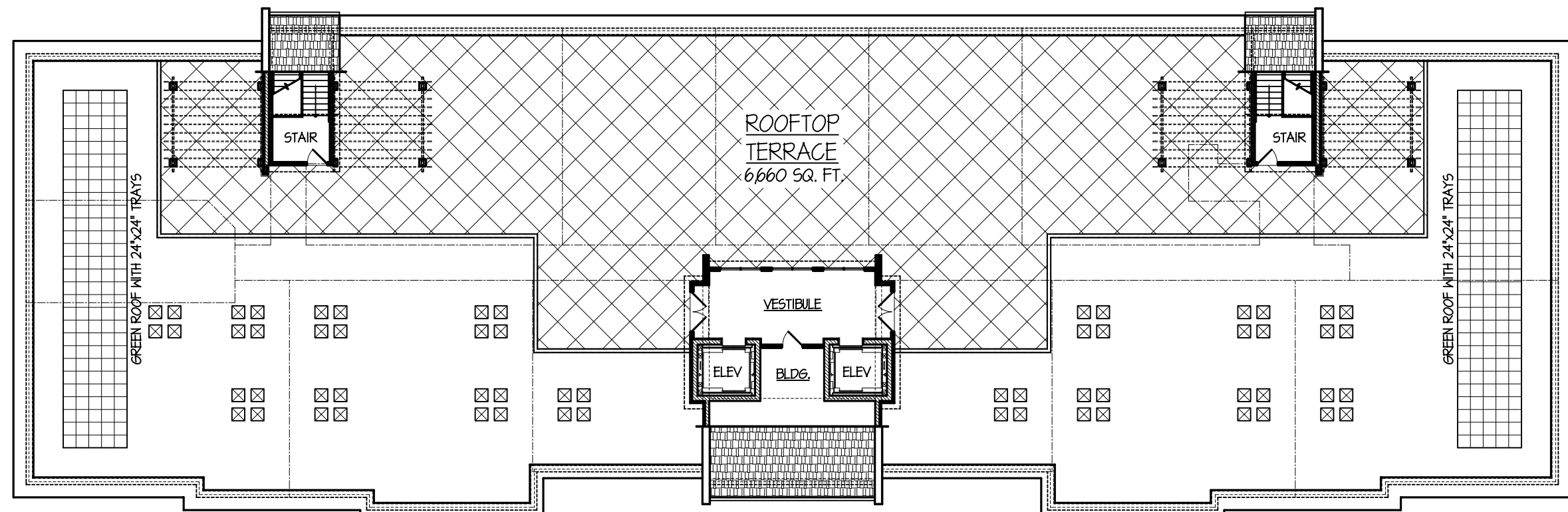






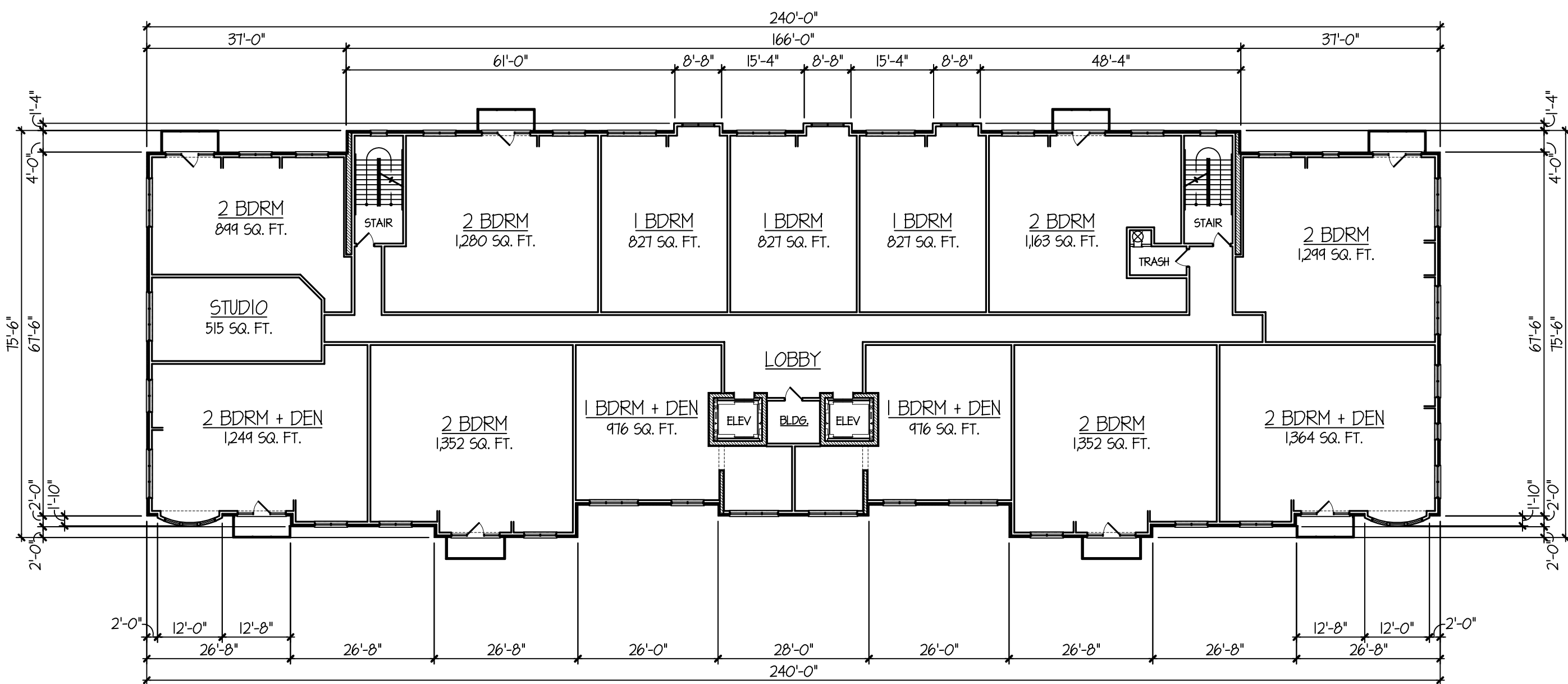






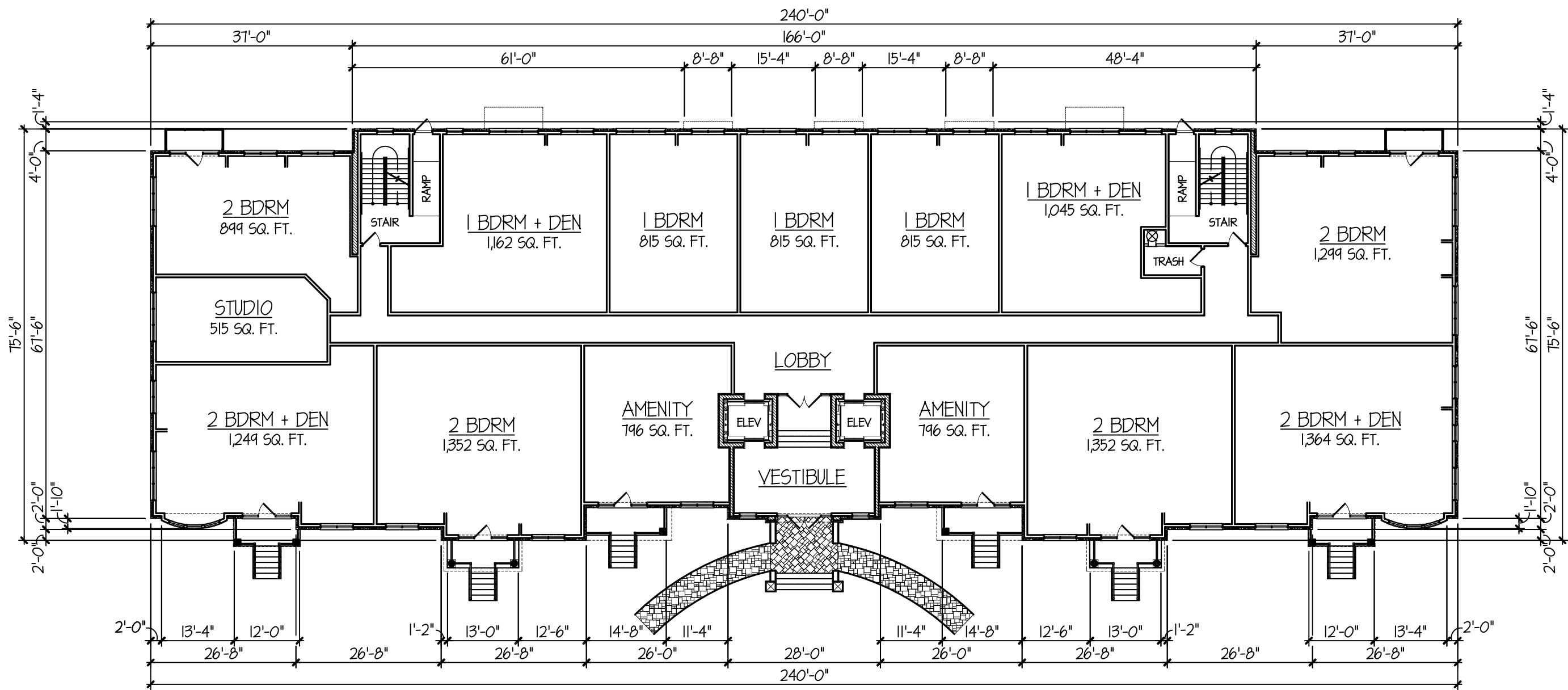
ROOF / ROOFTOP TERRACE PLAN

1,916 SQ. FT.



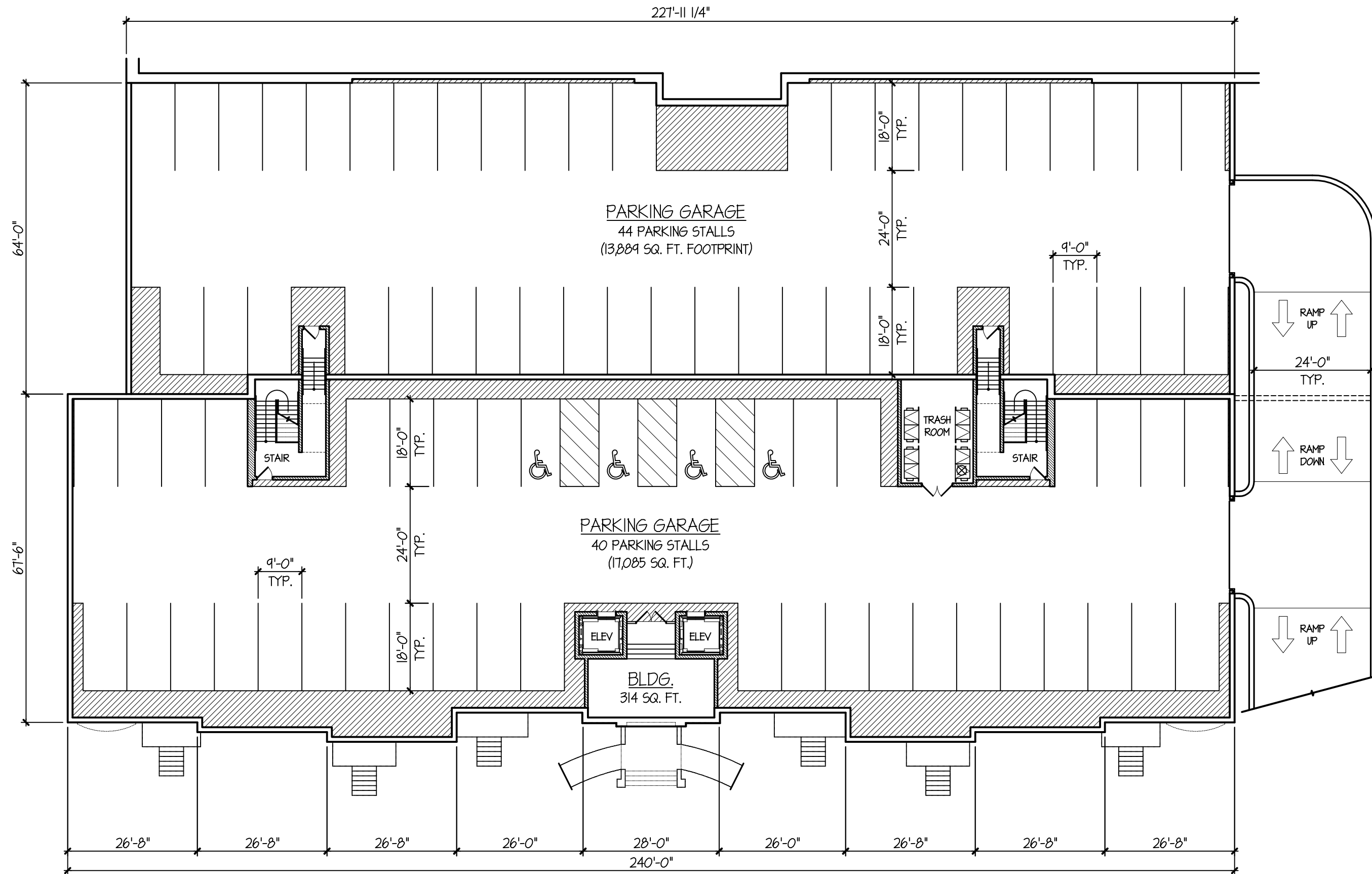
TYPICAL 2nd, 3rd & 4th RESIDENTIAL LEVEL FLOOR PLANS

17,148 SQ. FT.



FIRST FLOOR PLAN

17,112 SQ. FT.



UNDERGROUND PARKING GARAGE PLAN

30,914 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: CHESTNUT BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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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.

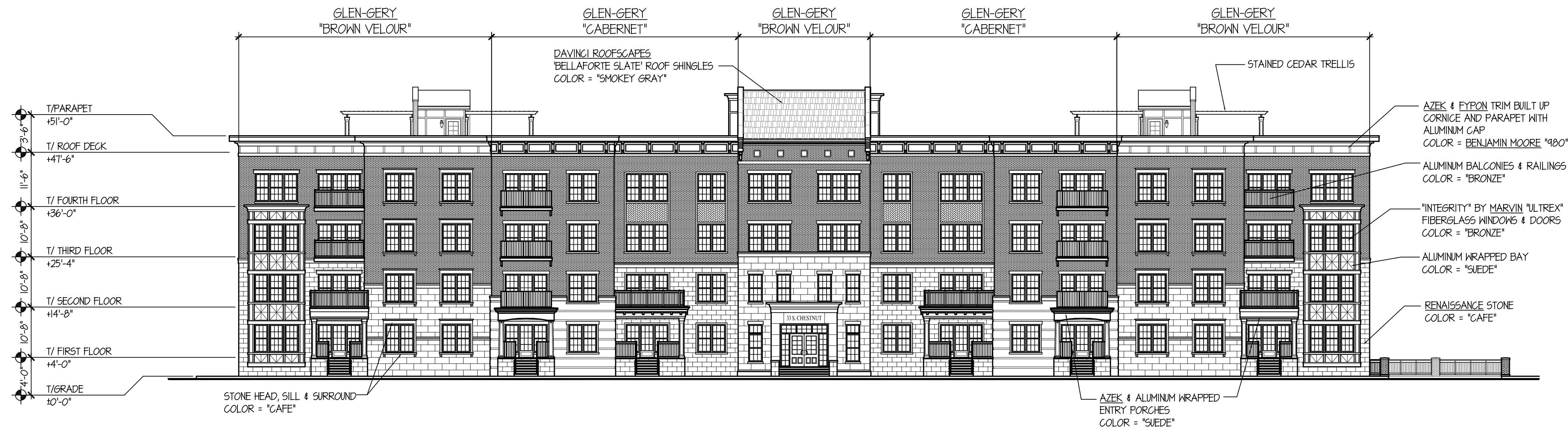
388315

SHEET NO.
OF 13

CH.1

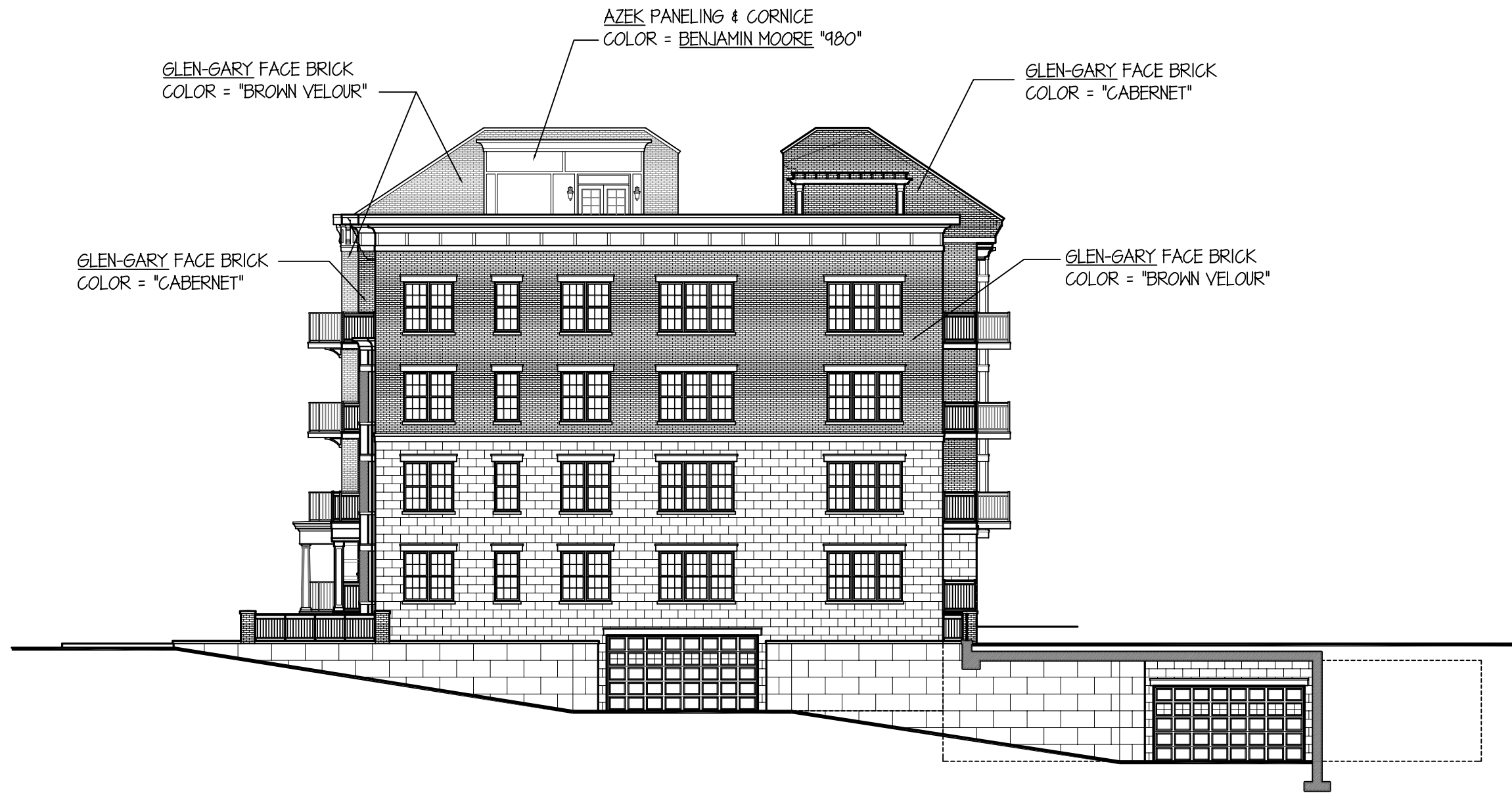
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



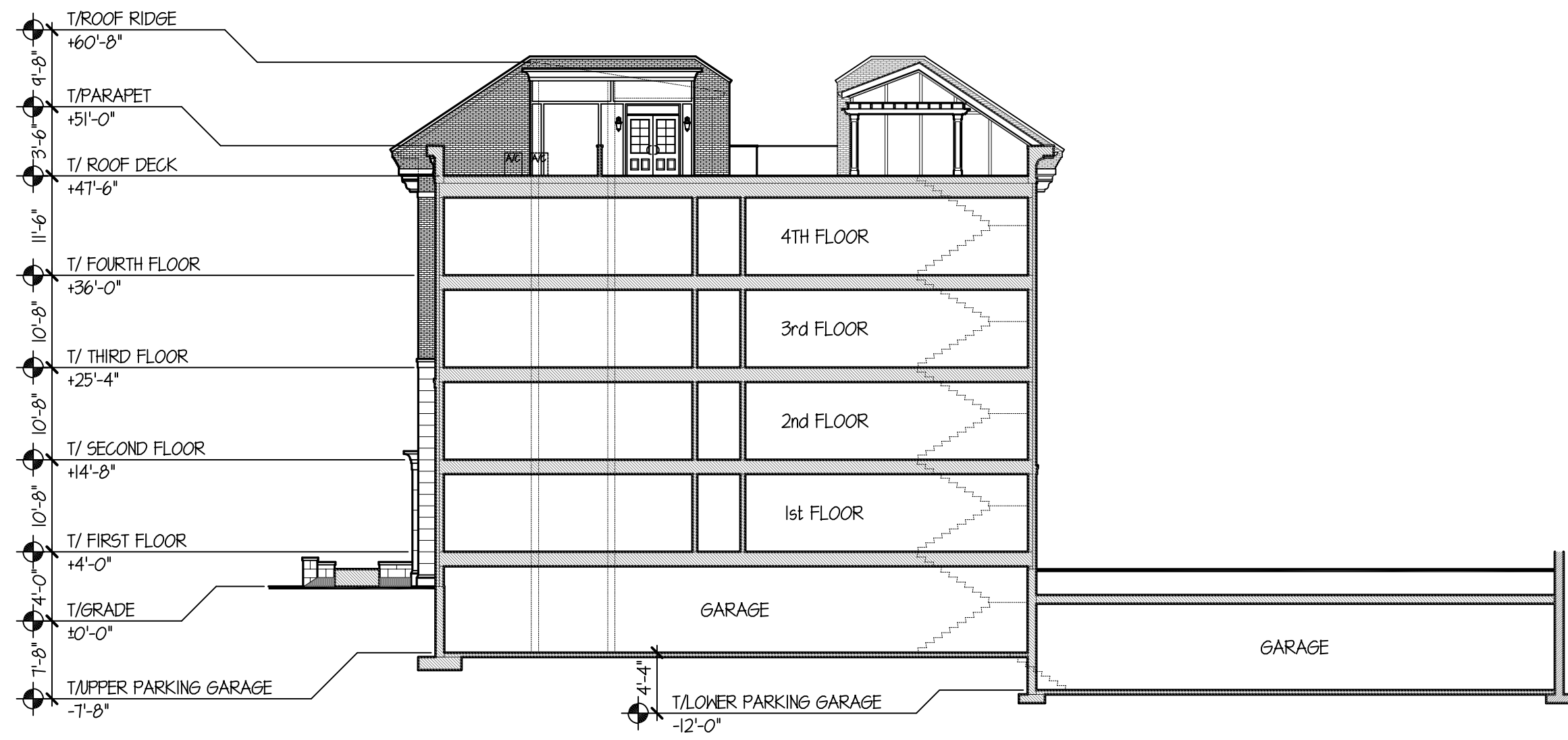
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



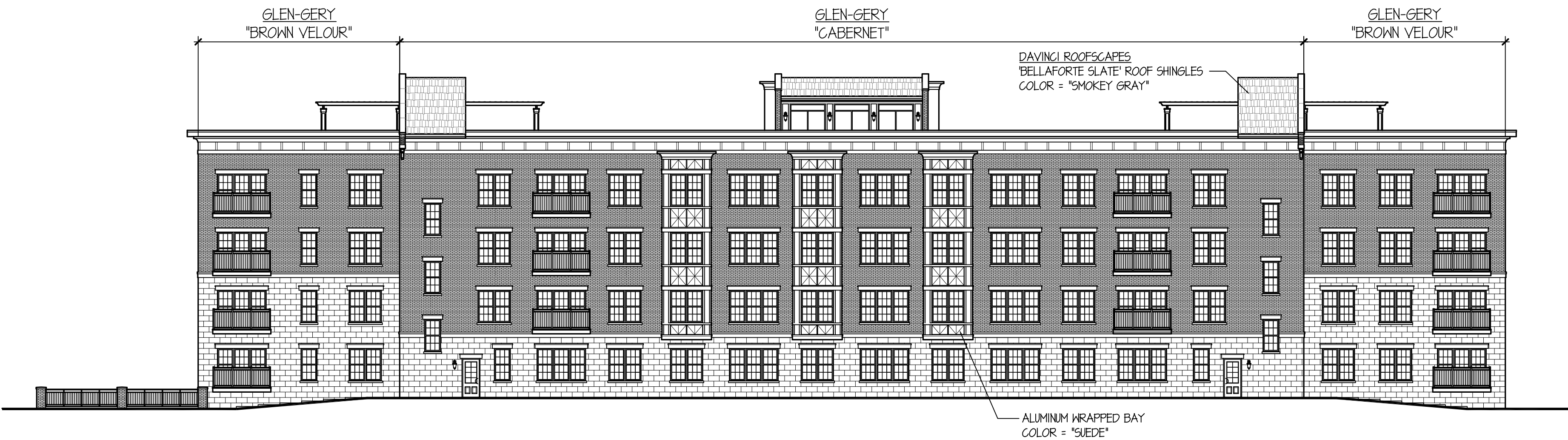
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

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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CLIENT

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

4 PRELIM D.C. MEETING 12.17.18 KQB

5 ADD 14th UNIT PER FLOOR 1.8.19 RDL

6 DC & PC SUBMITTALS 1.14.18 RDL

7 REVISED PC SUBMITTAL 2.18.19 RDL

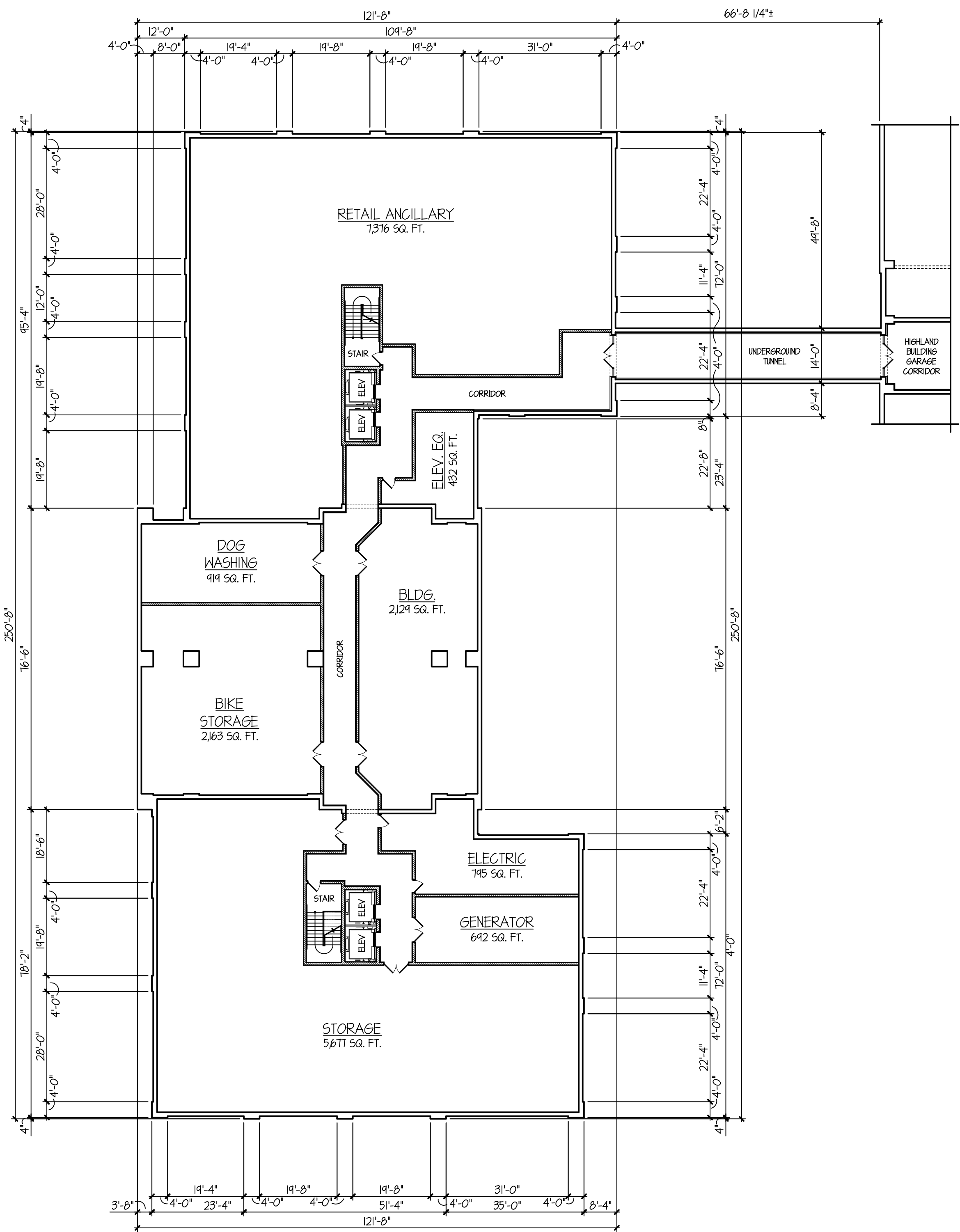
8 REVISED DC SUBMITTAL 2.27.19 RDL

JOB NO. 388315

SHEET NO. CH.2
OF 13

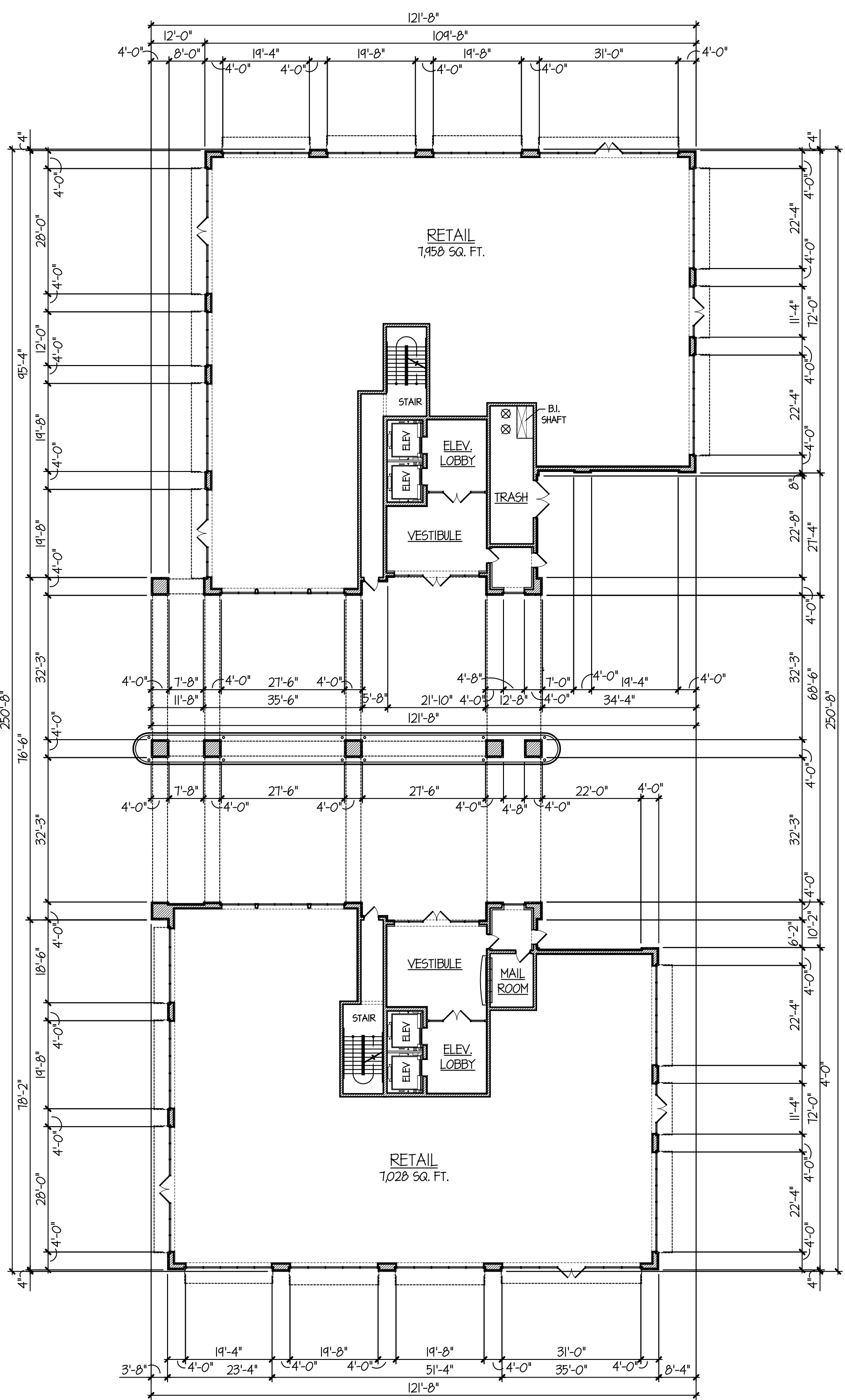
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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FOUNDATION PLAN

24,451 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,294 SQ. FT.

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

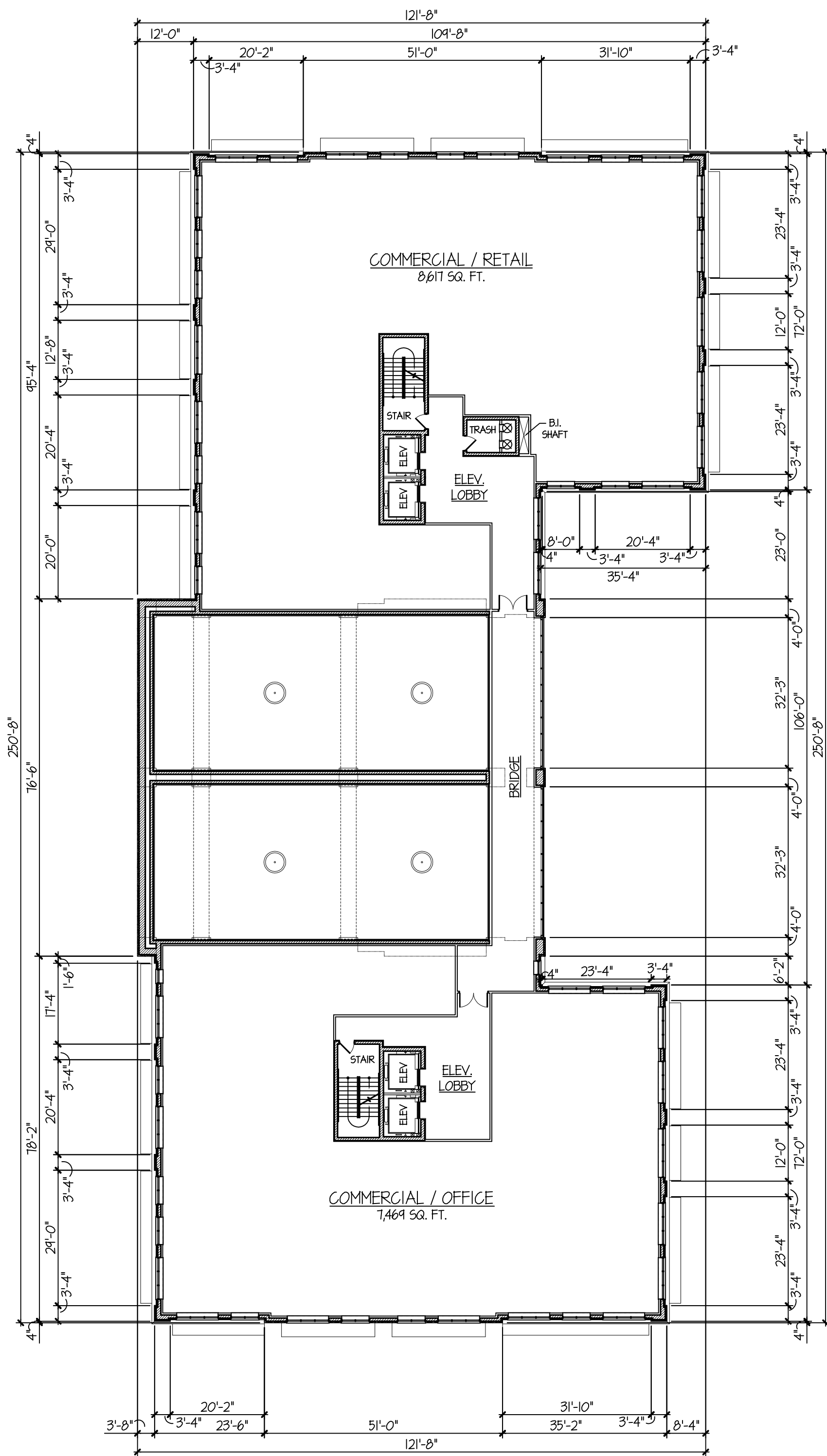
CAMPBELL BLDG.
FLOOR PLANS

FILE NAME	3883-26P		
DRAWN BY	RDL	DATE	11.13.18
NO.	REVISED PER	DATE	
4	PRELIM D.C. MEETING	12.17.18	
6	DC & PC SUBMITTALS	1.14.19	
7	REVISED PC SUBMITTAL	2.18.19	
8	REVISED DC SUBMITTAL	3.1.19	

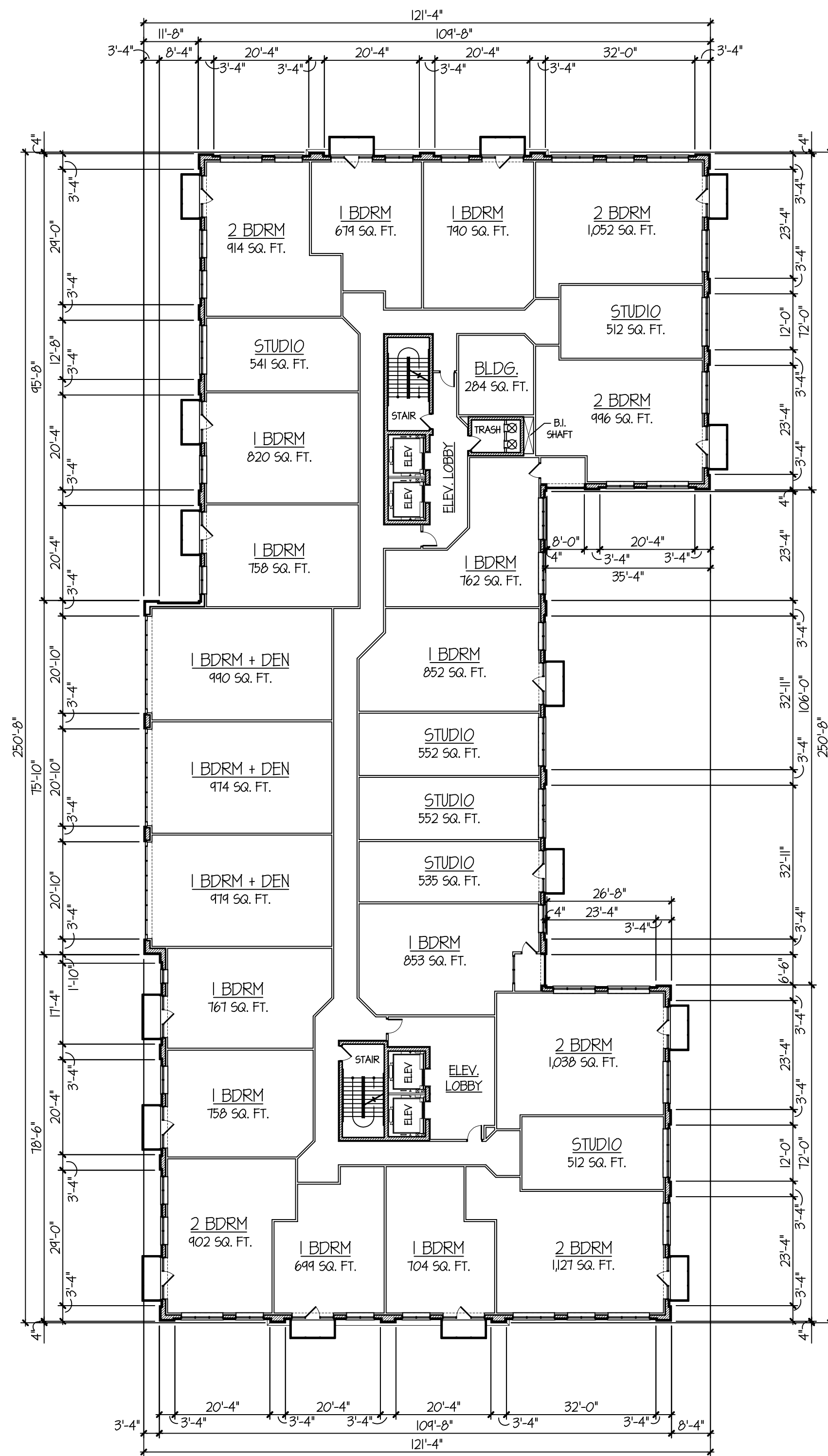
JOB NO. 388315

SHEET NO. CA.1
OF 13

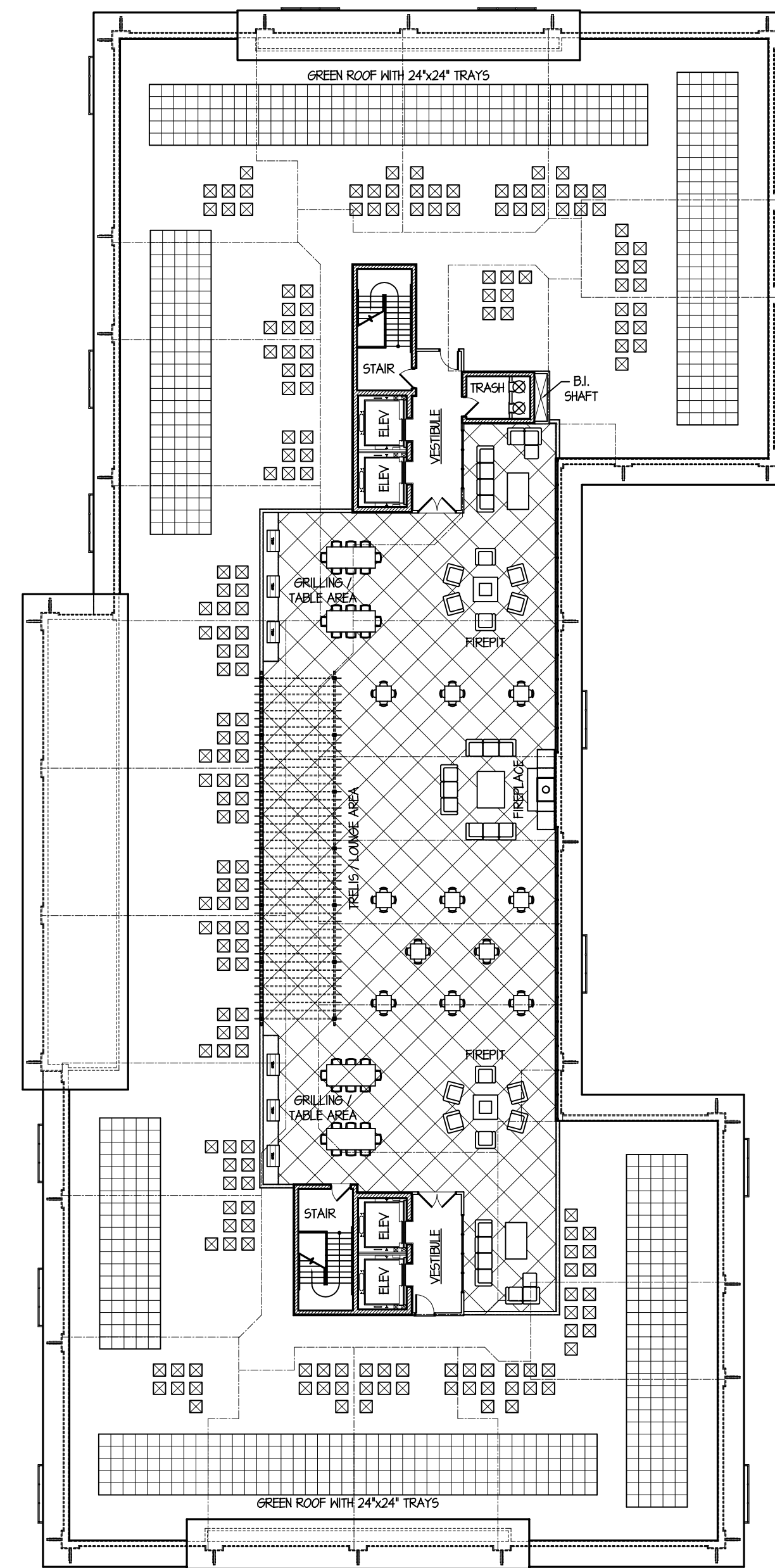
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN 19,201 SQ. FT.



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



ROOF TERRACE PLAN 1,382 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

FILE NAME 3883-26P
DRAWN BY RDL DATE 11.13.18

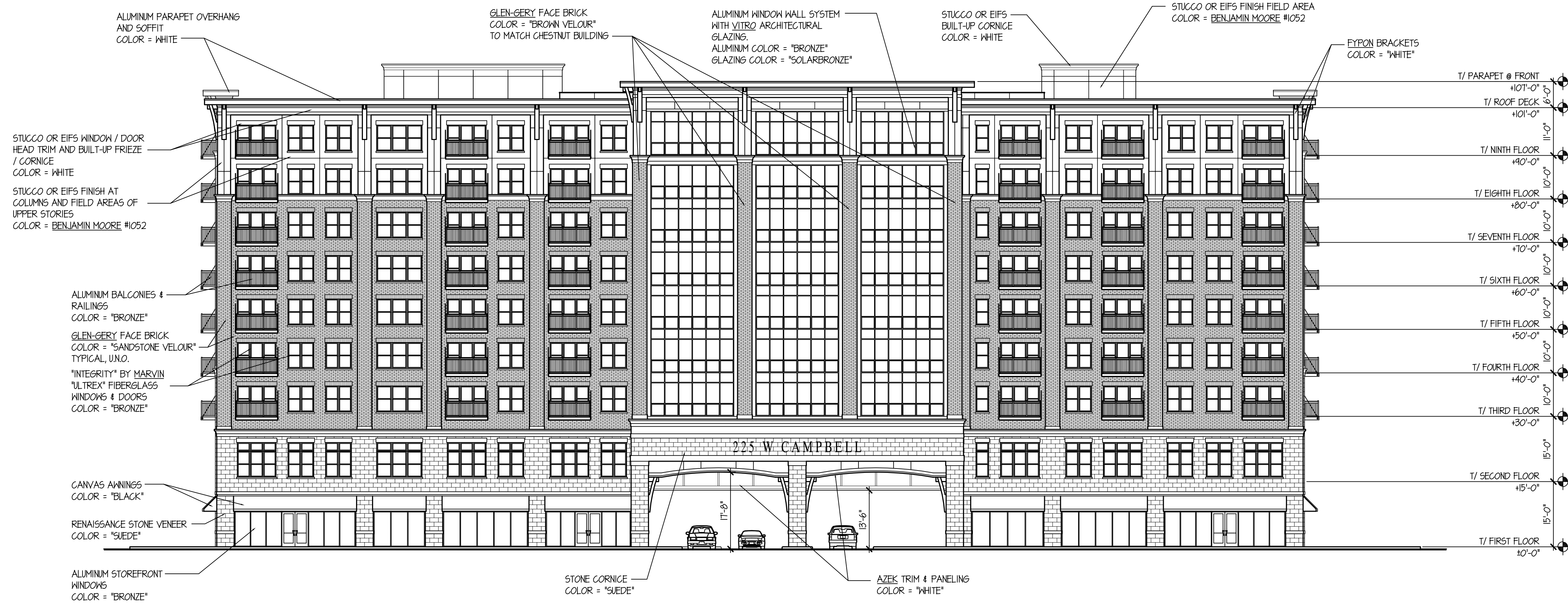
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6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
8	REVISED DC SUBMITTAL	3.1.19	RDL

JOB NO. 388315

SHEET NO. CA.2
OF 13

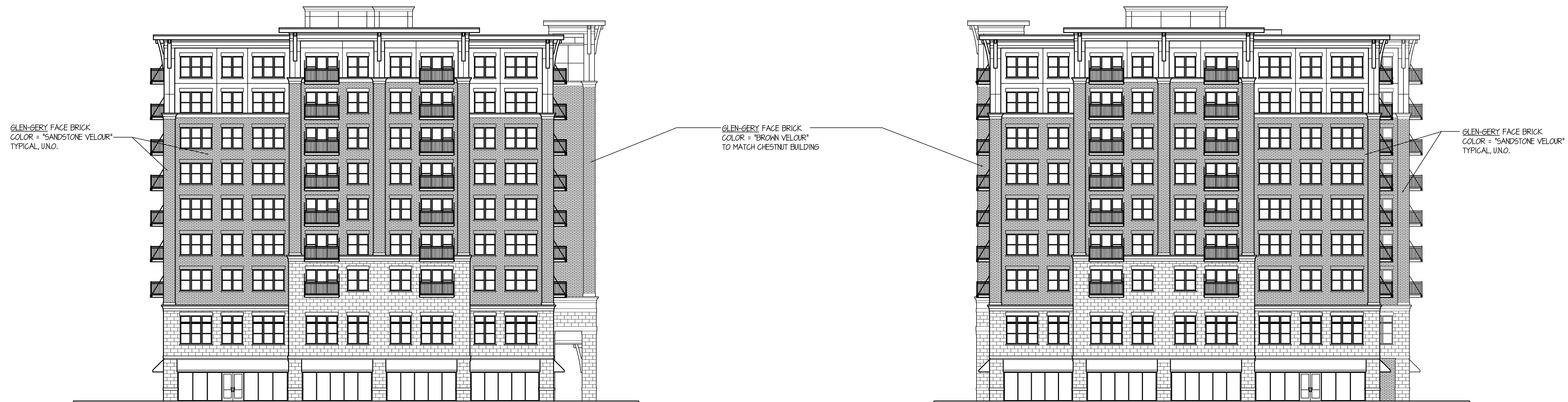
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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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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

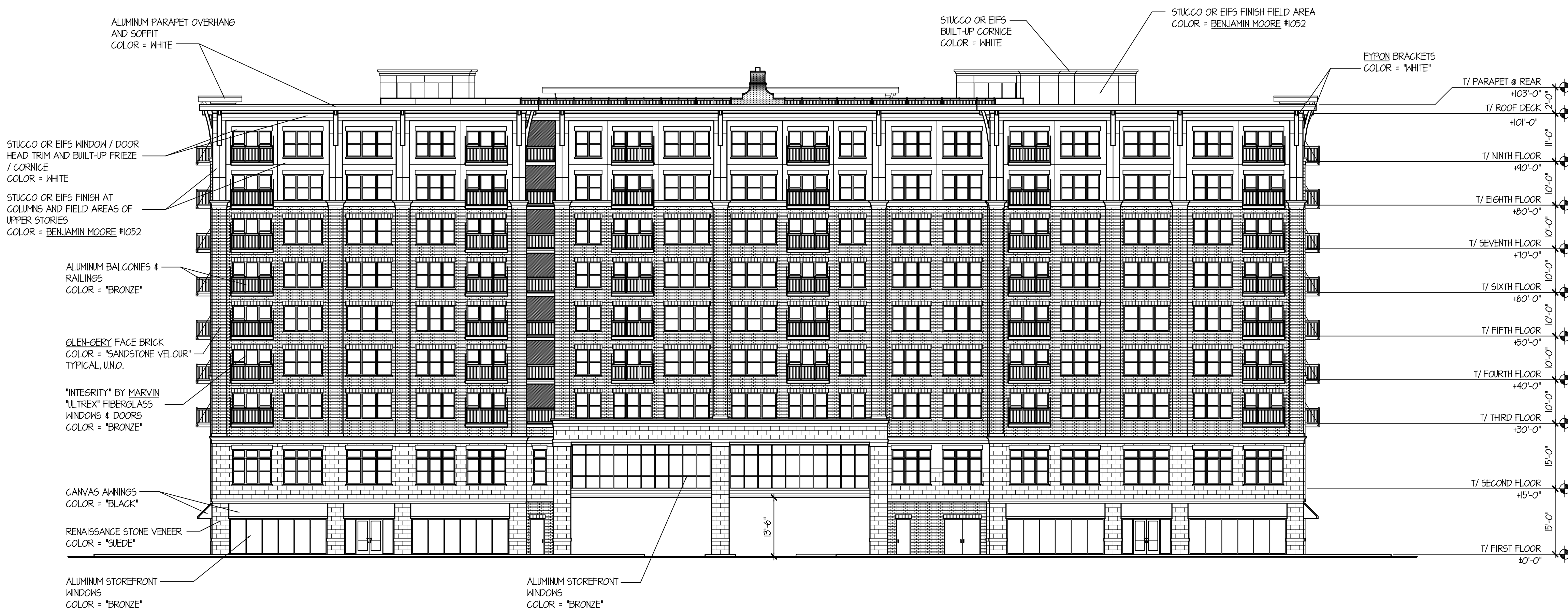
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6	DC & PC SUBMITTALS	1.14.19	RDL
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JOB NO. 388315

SHEET NO. CA.3
OF 13

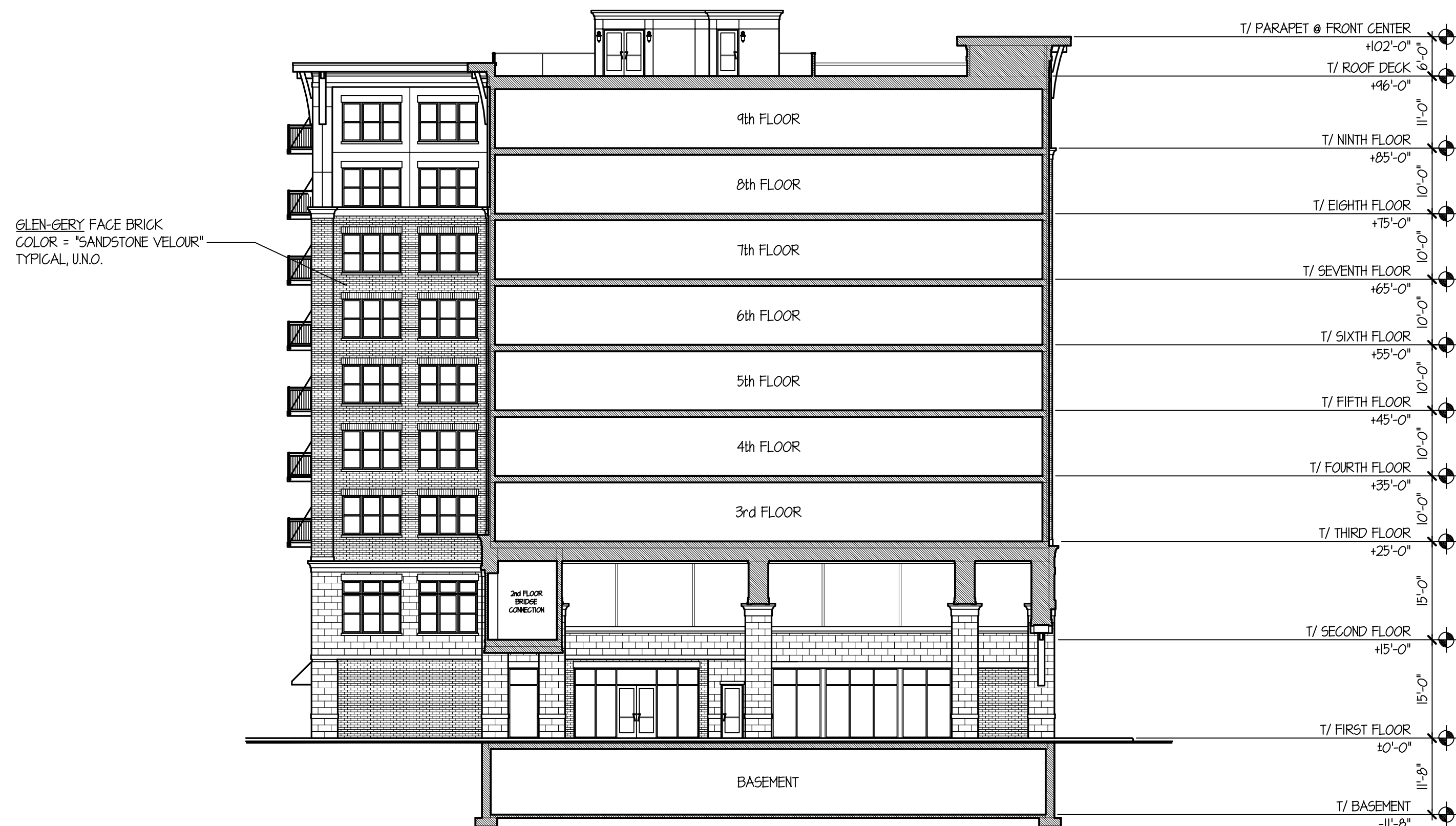
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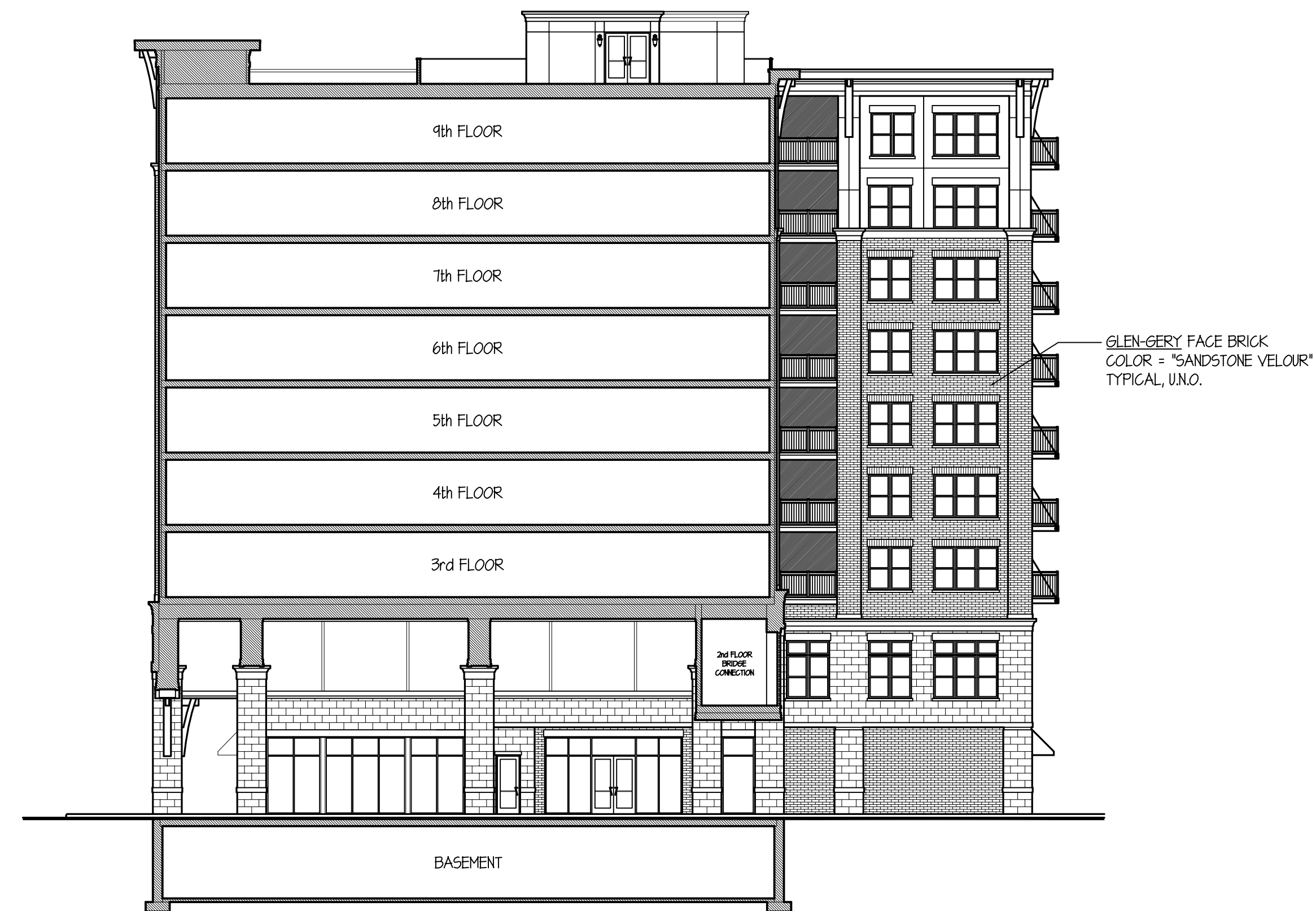
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

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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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

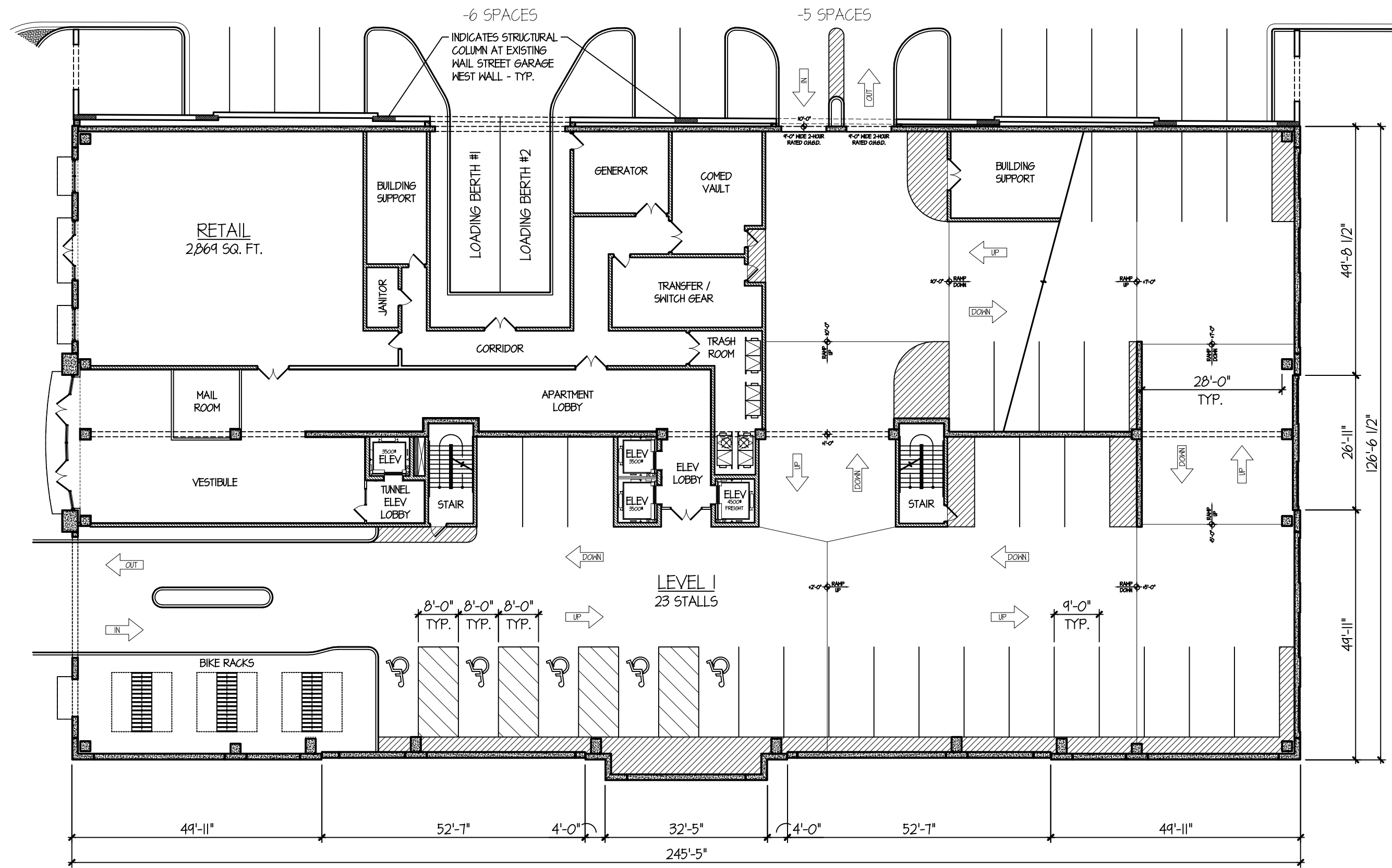
CAMPBELL BLDG.
ELEVATIONS

FILE NAME	3883-26P		
DRAWN BY	RDL	DATE	11.13.18
NO.	REVISED PER	DATE	
4	PRELIM D.C. MEETING	12.17.18	
5	ADD 26th UNIT PER FLOOR	1.8.19	
6	DC & PC SUBMITTALS	1.14.18	
7	REVISED PC SUBMITTAL	2.18.19	
8	REVISED DC SUBMITTAL	3.1.19	

JOB NO. 388315

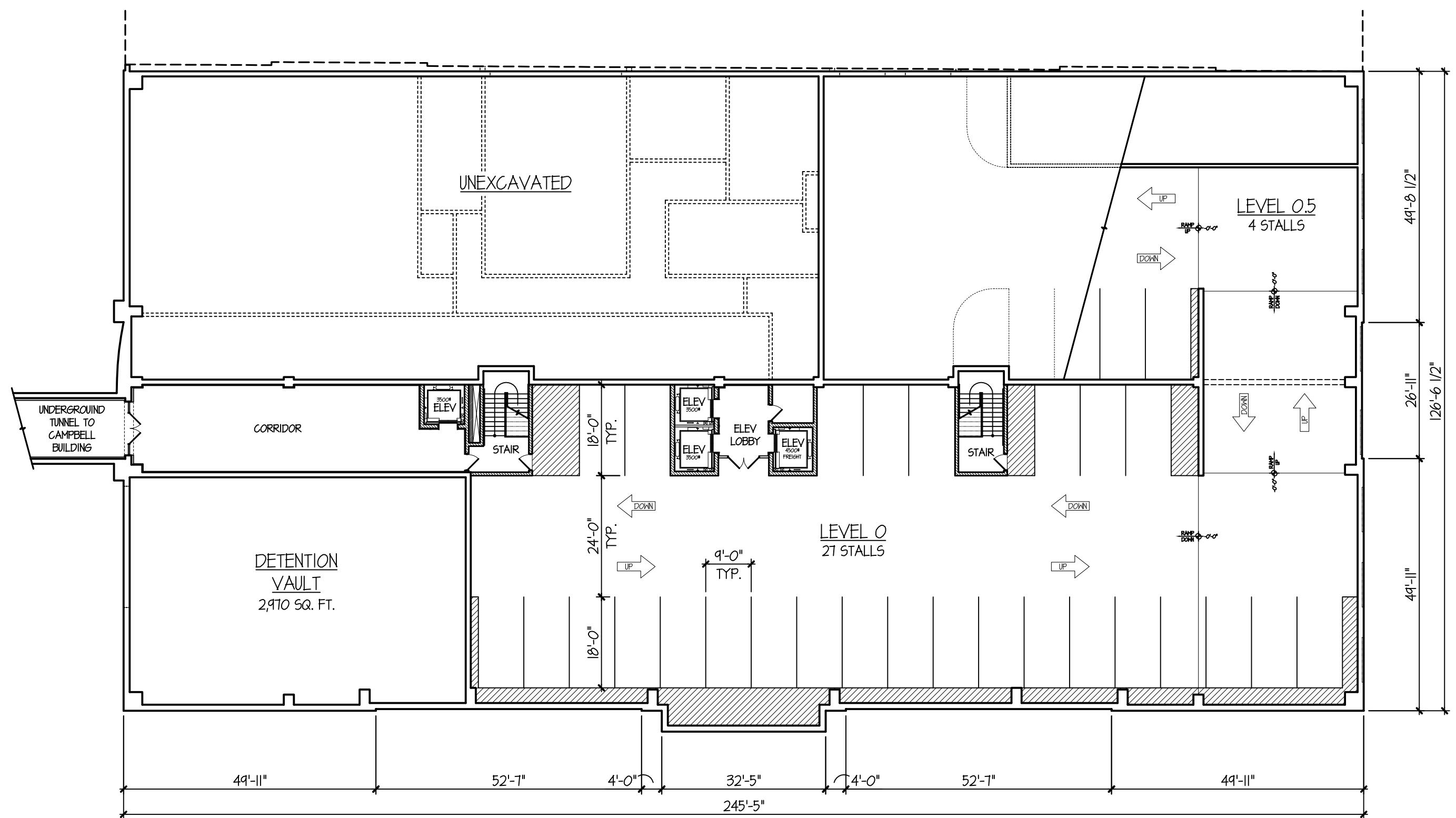
SHEET NO. CA.4
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



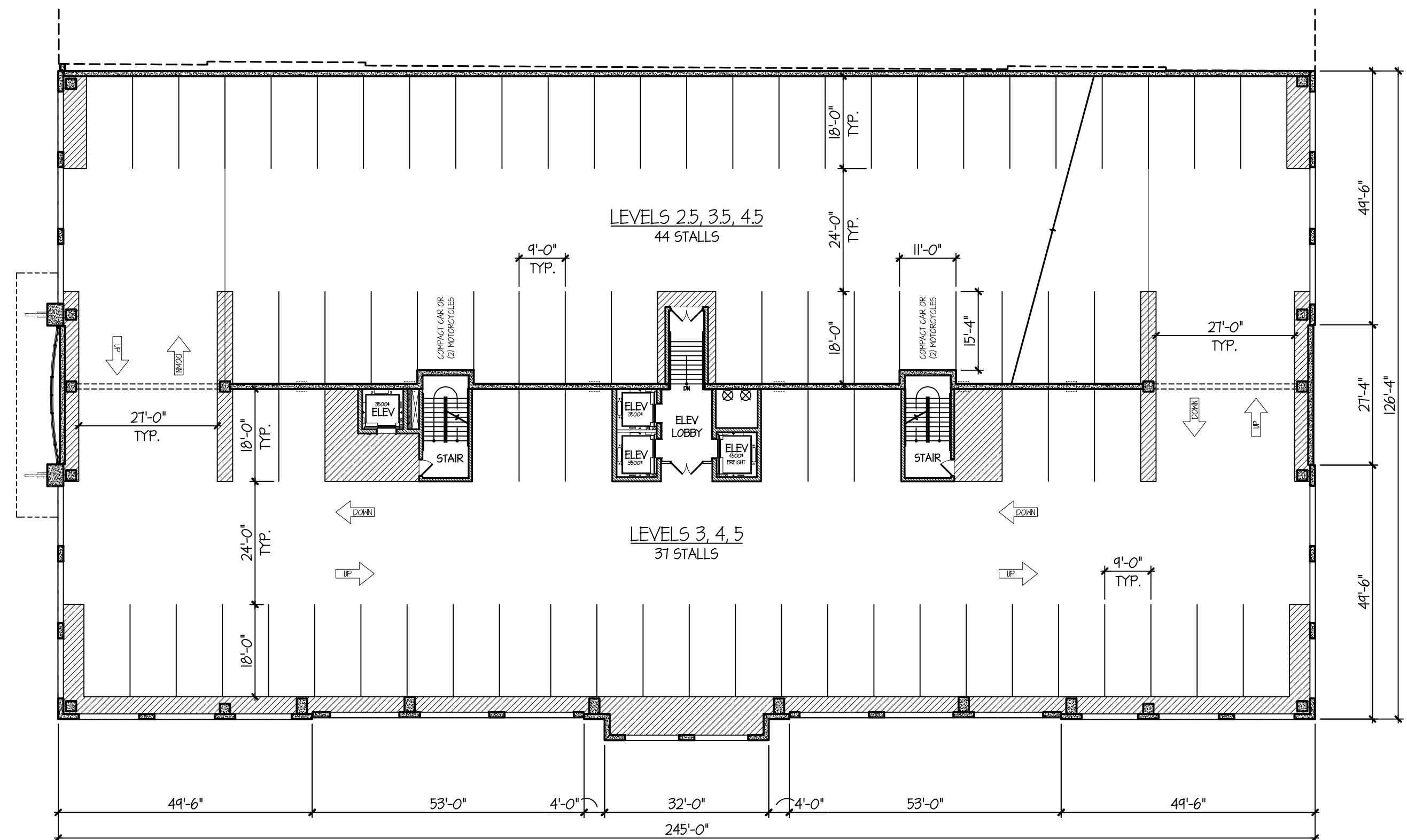
GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,323 SQ. FT.



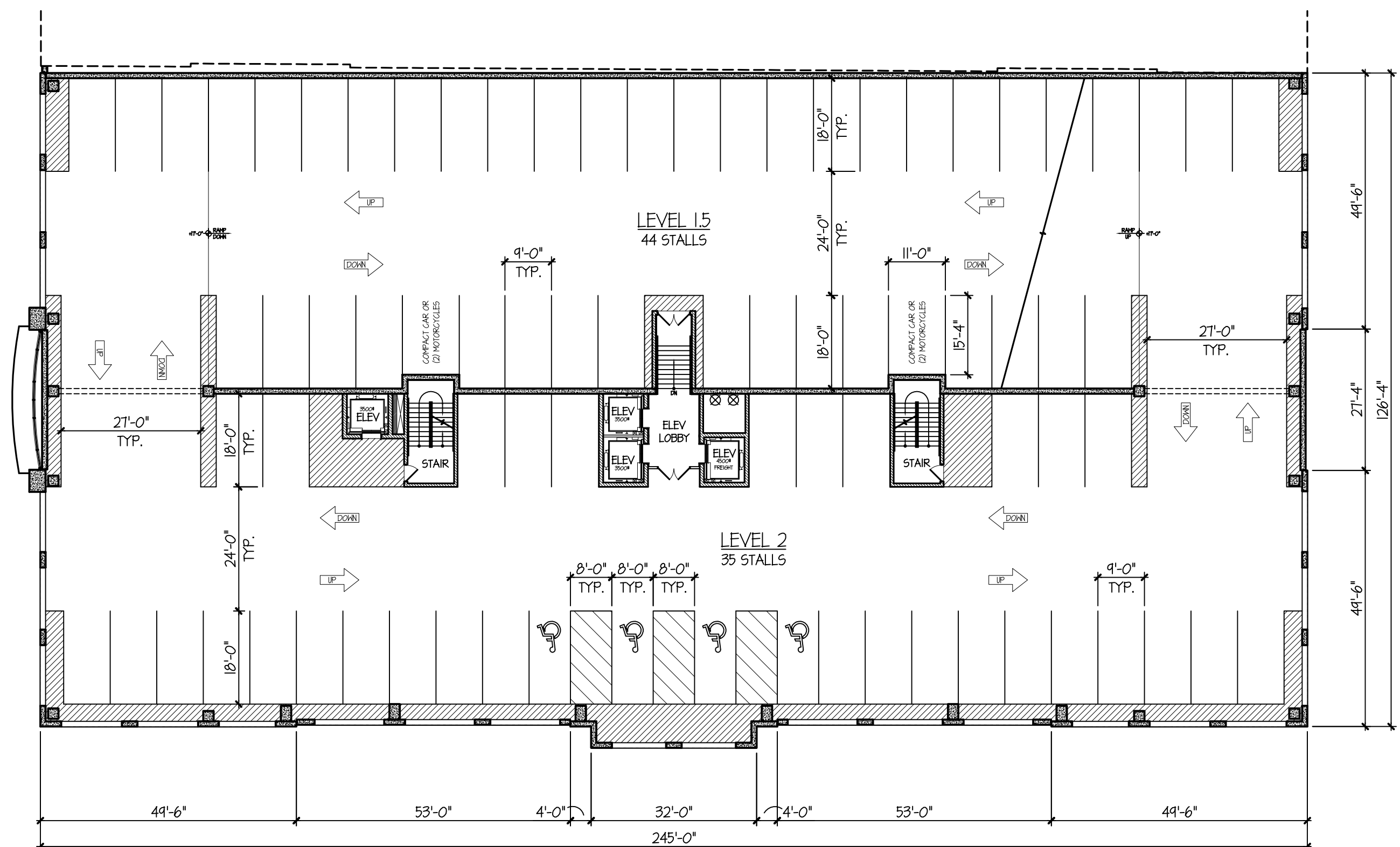
LOWER LEVEL PARKING GARAGE PLAN

13,113 SQ. FT.



TYPICAL 3rd THROUGH 5th LEVEL PARKING GARAGE PLAN

30,323 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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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
FLOOR PLANS

FILE NAME 3883-26P

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
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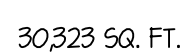
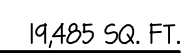
JOB NO. 388315

SHEET NO.
OF 13

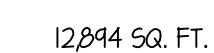
HL.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

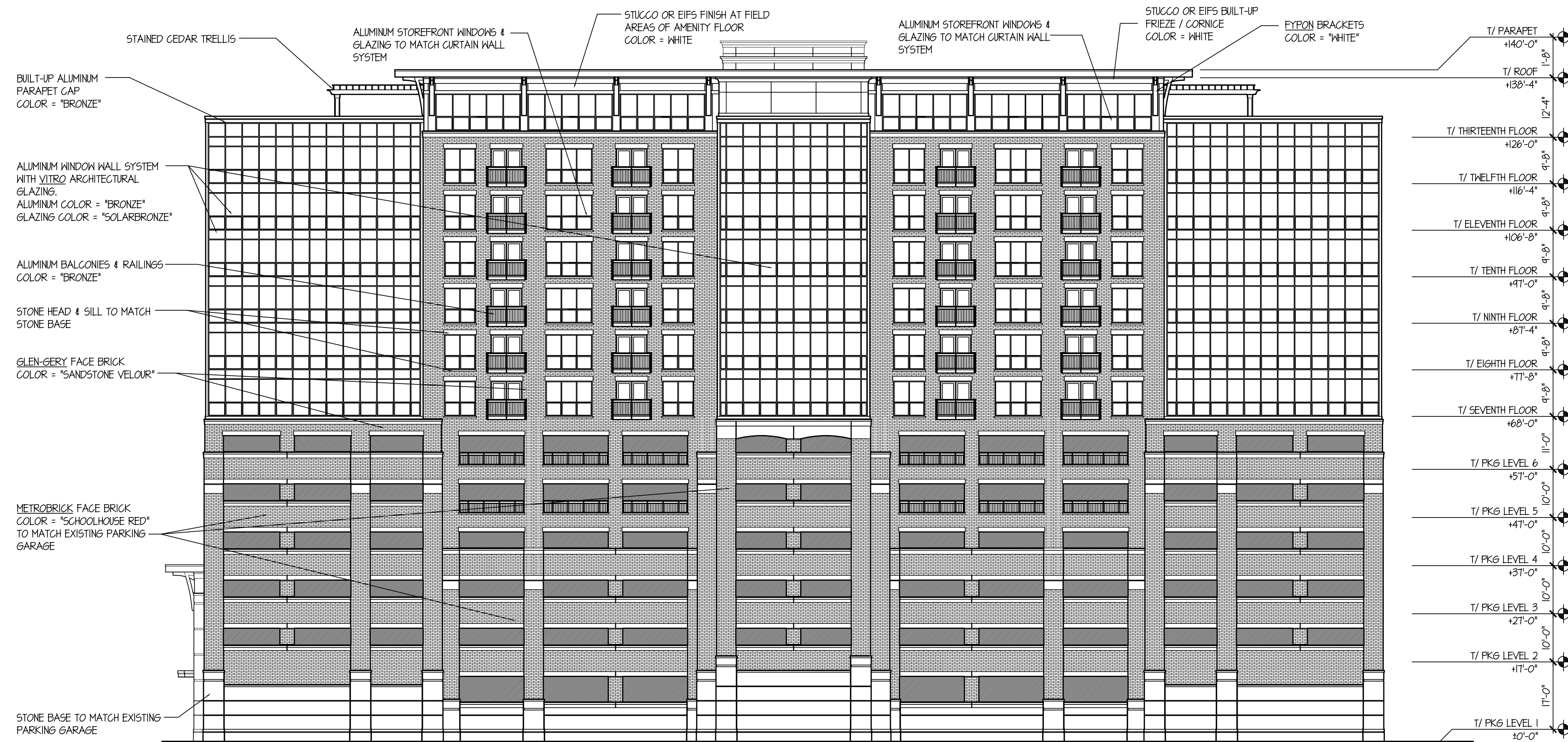
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SCALE: 1" = 20'-0"

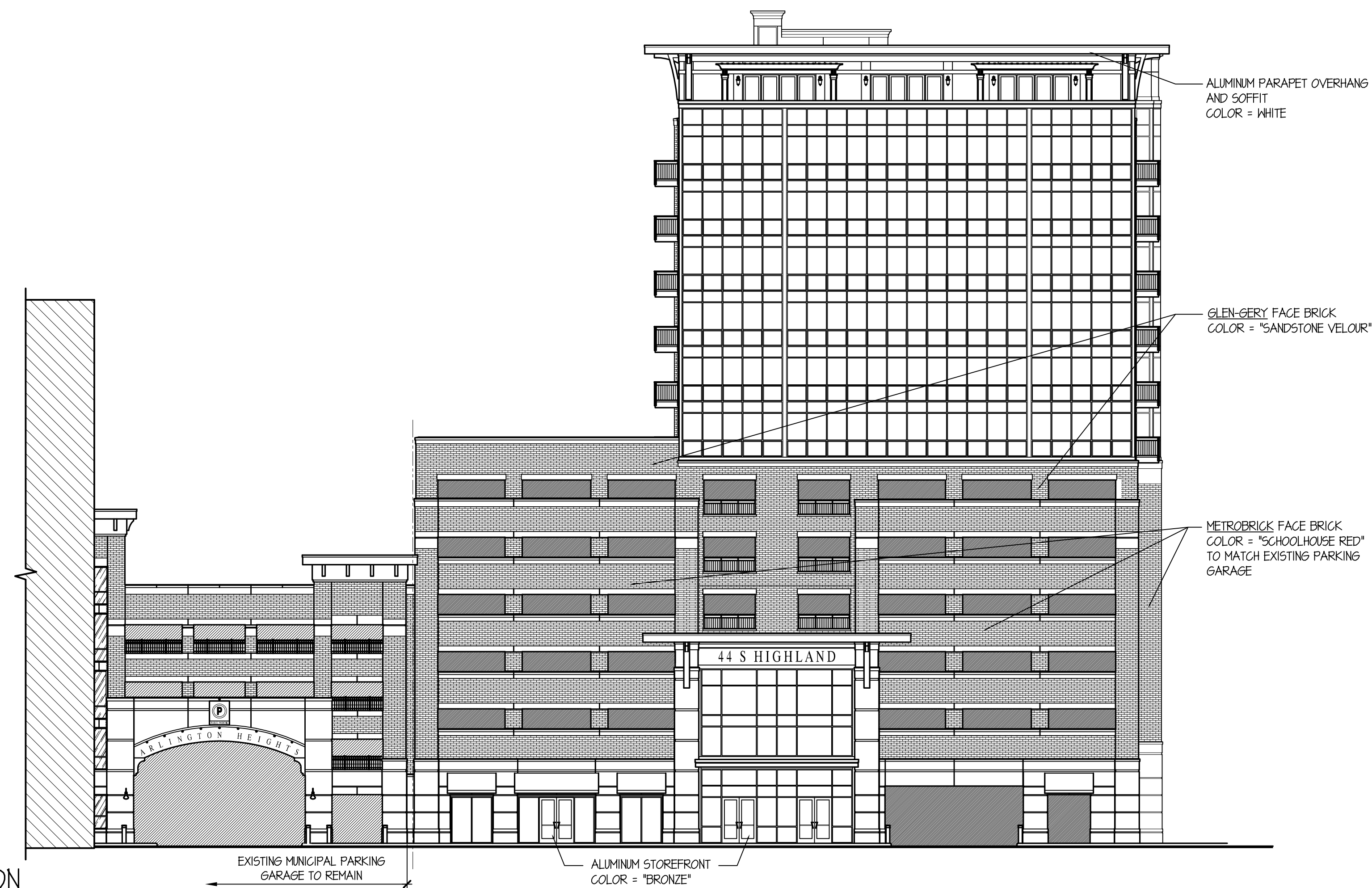


PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-26P
DRAWN BY RDL DATE 11.13.18

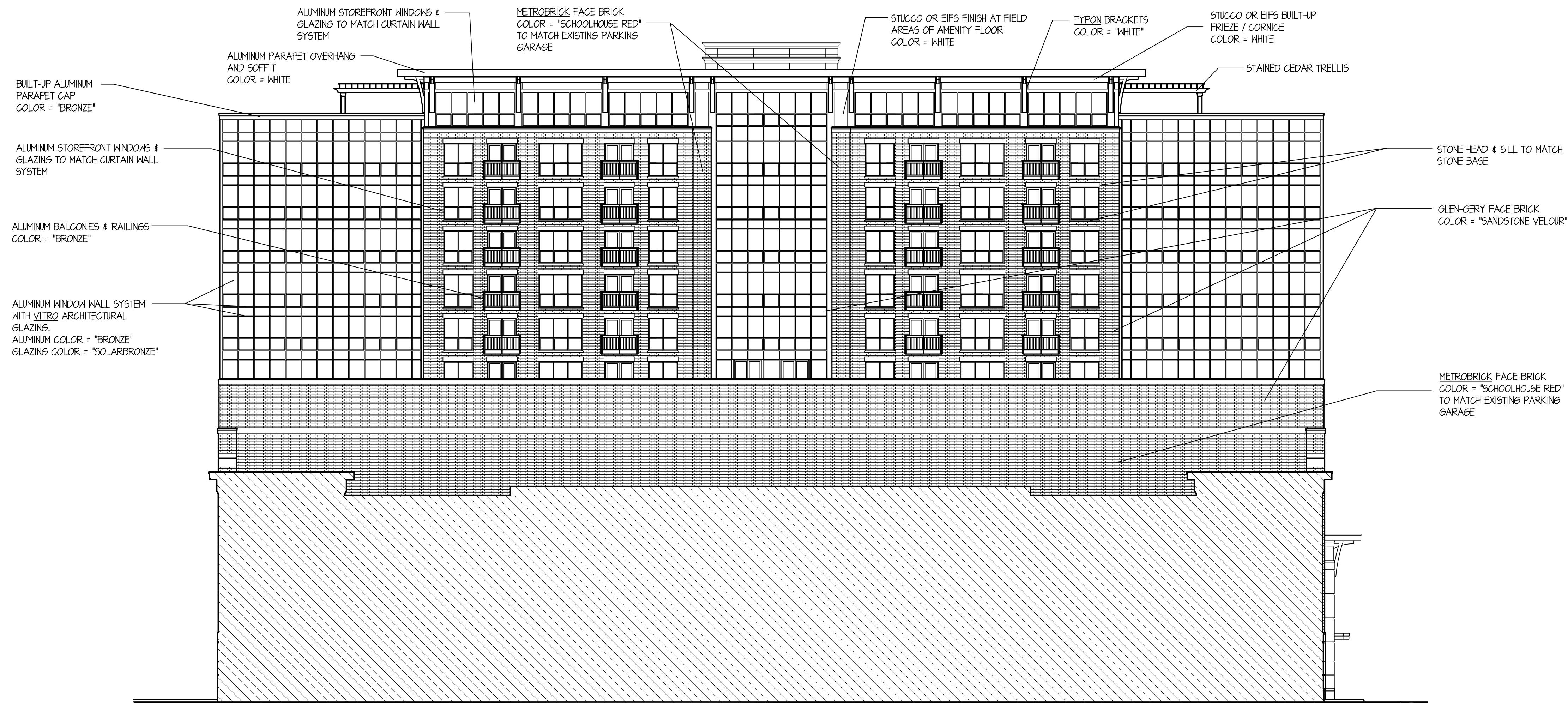
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6	DC & PC SUBMITTALS	1.14.19	RDL
7	REVISED PC SUBMITTAL	2.18.19	RDL
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JOB NO. 388315

SHEET NO. OF 13 HL.3

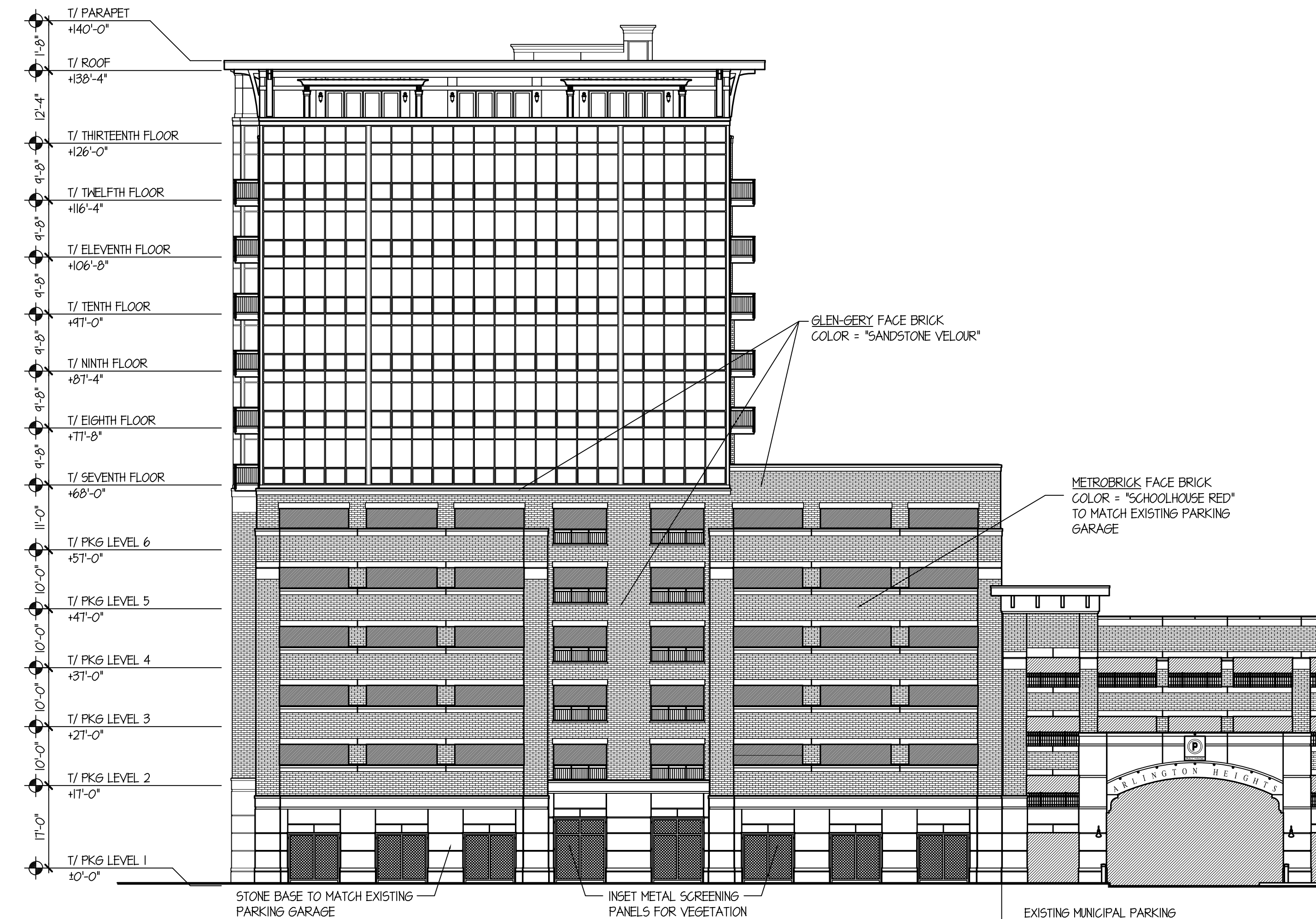
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ARLINGTON 425: 44 S. HIGHLAND EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND SOUTH ELEVATION

SCALE: 1" = 15'-0"

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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

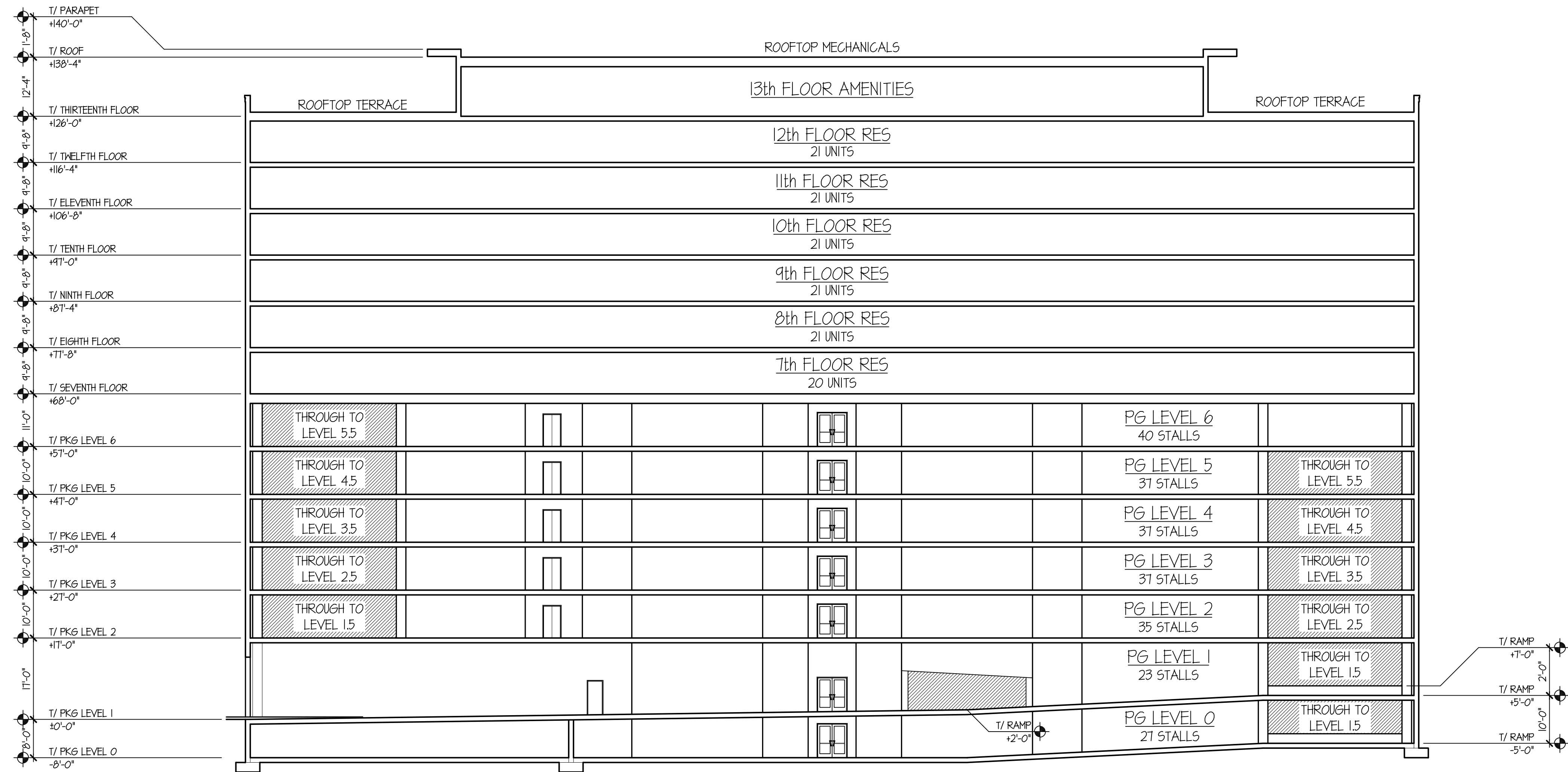
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6	DC & PC SUBMITTALS	1.14.19	RDL
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JOB NO. 388315

SHEET NO. OF 13 HL.4

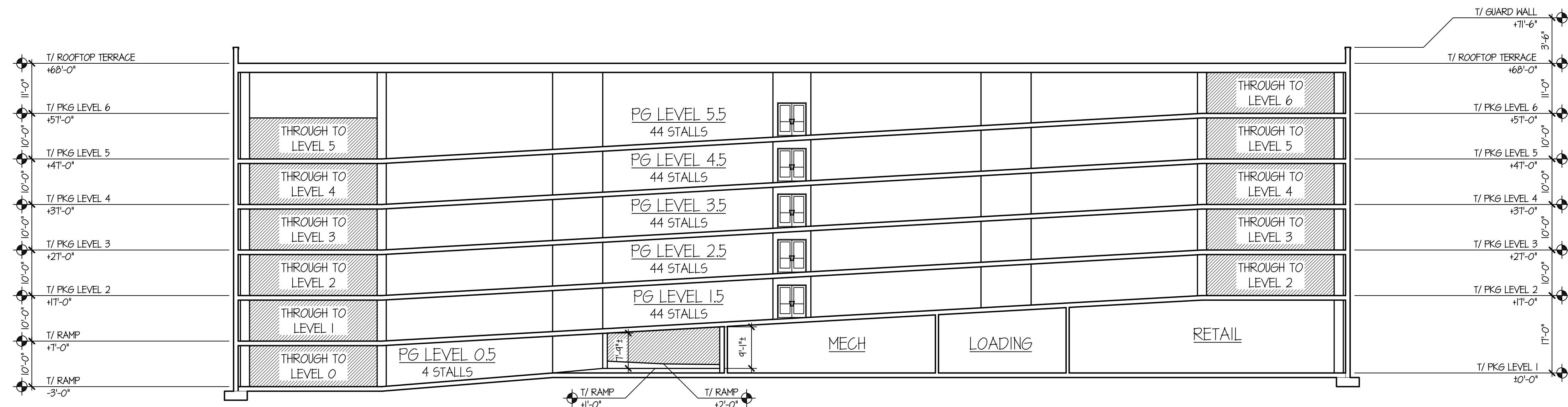
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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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. HL.5
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

T I N A G L I A

A R C H I T E C T S

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



A Renaissance in Roofing

SMOKEY GRAY

Bellaforté[®]
SLATE



T I N A G L I A

A R C H I T E C T S

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

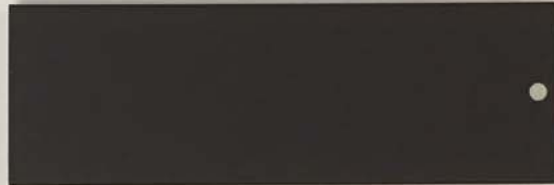
425

LIVE | SHOP | DINE

225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



"AZEK" PANELING



BRICK



BRICK

T I N A G L I A

A R C H I T E C T S

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"

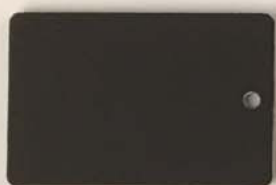


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

BY
JOHN M. HENRIKEN
415 E. GOLF ROAD - SUITE 400 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL: 224-975-7833 FAX: 224-975-7834
WWW.HENRIKENSURVEYS.COM

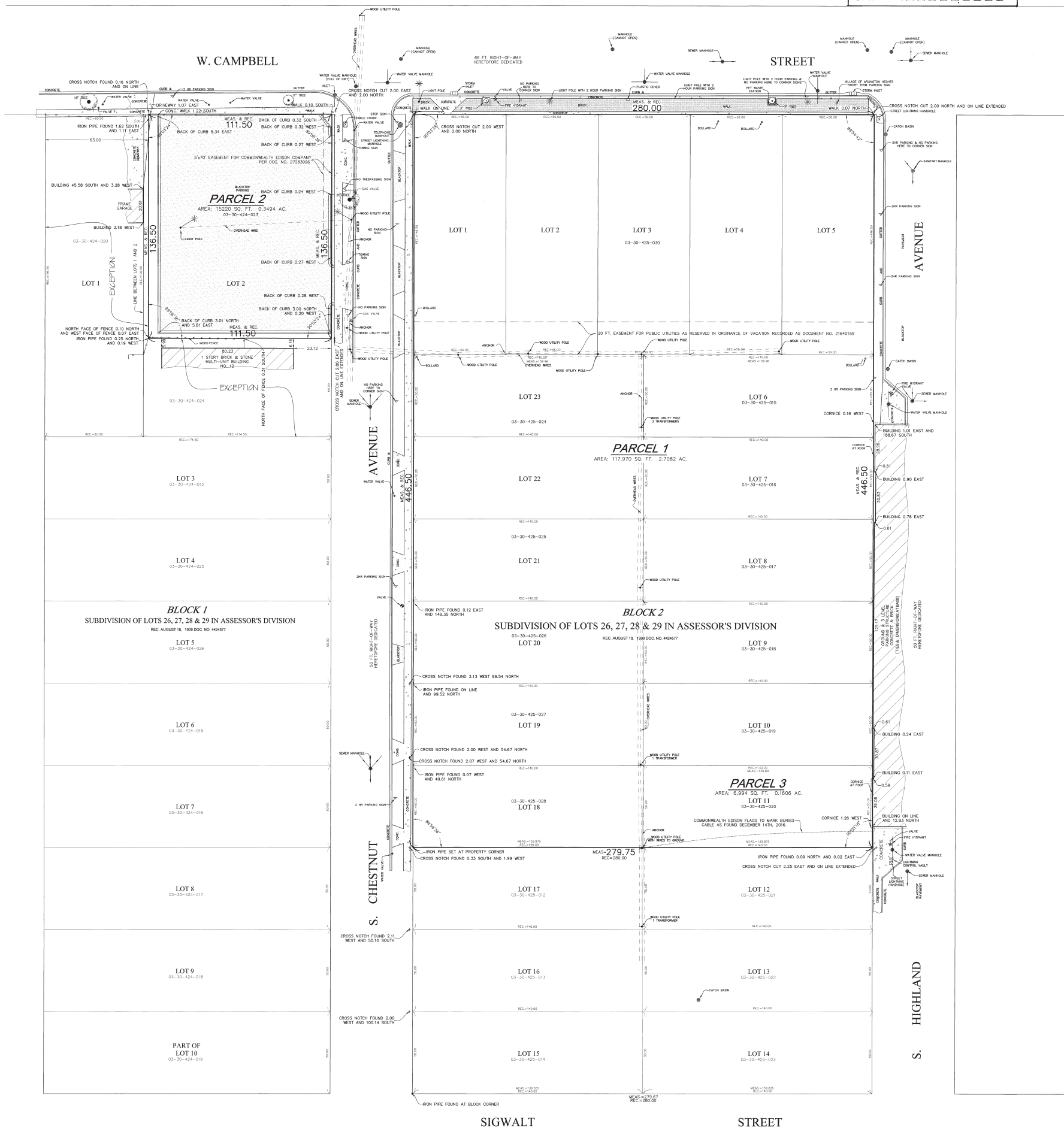
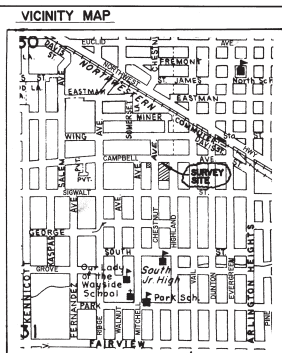
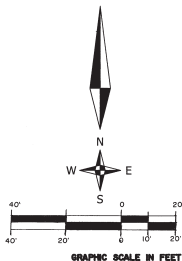
OF

PARCEL 1:
LOTS 1 TO 10 AND TOWNSHIP 21 N TO 23 N BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 31, IN SUBDIVISION OF LOT 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 63.1 FEET AND EXCEPT THE SOUTH 60.1 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 26 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.

TOTAL AREA OF SURVEY: 104,184 SQ. FEET OR 3.181 ACRES



UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE 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 DRAWING

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

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 008965884 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 EDISON RECORDED OCTOBER 5, 1984 AS DOCUMENT 27283996
(SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF COMMONWEALTH EDISON 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)

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	03-30-424-0225-0000
217 W. CAMPBELL	03-30-425-0100-0000
217 W. CAMPBELL	03-30-425-016-0000
217 W. CAMPBELL	03-30-427-0175-0000
30 S. HIGHLAND	03-30-425-018-0000
30 S. HIGHLAND	03-30-425-019-0000
34 S. HIGHLAND	03-30-425-020-0000
34 S. CHESTNUT	03-30-425-024-0000
17 S. CHESTNUT	03-30-425-025-0000
25 S. CHESTNUT	03-30-425-026-0000
33 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"

DECLARED TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THE AREA OF THE VILLAGE OF ALCOR, ILLINOIS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 17056, NENB, 020, MAP NUMBER 17031C020, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREIN DRAWN LIES WITHIN THE:

UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AND

SHADED ZONE "X-1," WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD, AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD OR GREATER, AREAS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A PERCENT ANNUAL CHANCE FLOOD.

ITEM 11 OF TABLE "A"

NOTE TO CLIENT, INSURER, AND DRIVER - WITH REGARD TO TABLE "A", ITEM 11, SOURCE: INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.2. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. THE INFORMATION PROVIDED HEREIN IS BASED ON THE BEST AVAILABLE INFORMATION FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTS 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 LOCATION 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 PLAN 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 31, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 7
LICENSE EXPIRES NOVEMBER 30, 2018

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

PERSON ARE BUILDING LINES AND ENCUMBRANCES AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINE

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 SCALE

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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

ARCHITECTURAL
SITE PLAN

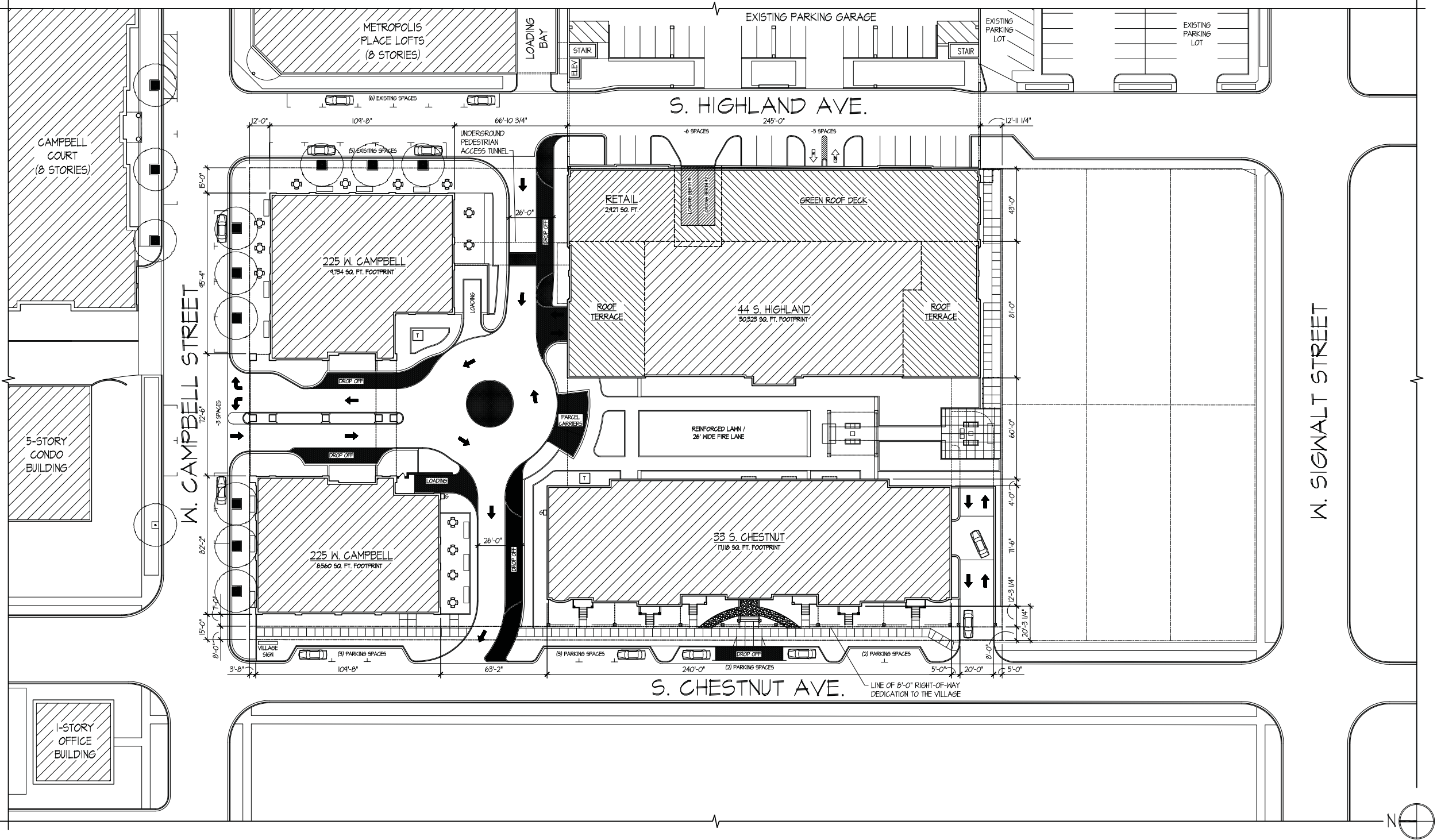
FILE NAME 3883-25P Site Plan
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
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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

JOB NO. 388315

SHEET NO.
OF 12 CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

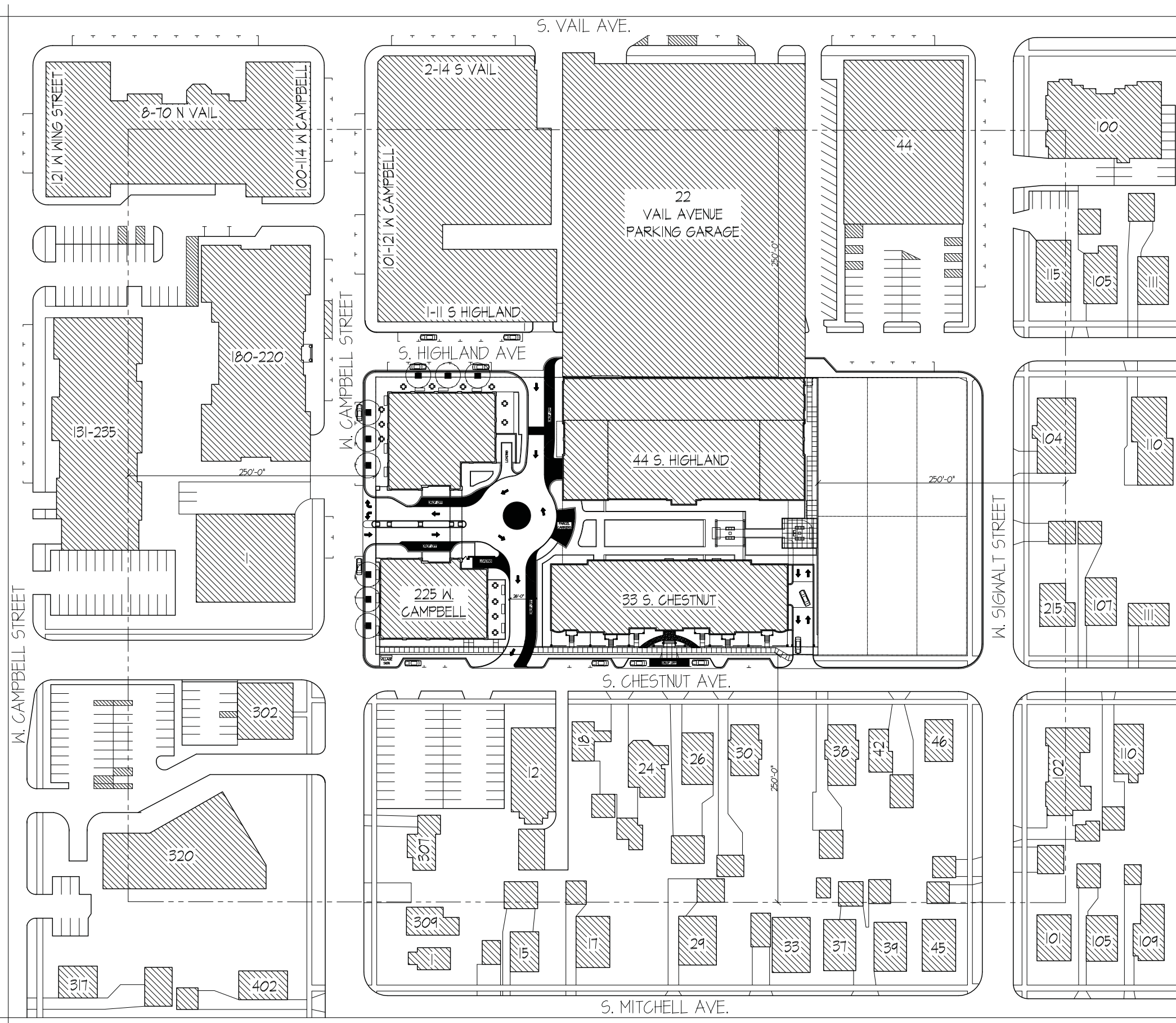
ARLINGTON 425

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 ELEVATIONS
HL.3	44 S. HIGHLAND BUILDING ELEVATIONS
HL.4	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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CONTEXTUAL SITE PLAN

SCALE: 1" = 50'-0"



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ARLINGTON HEIGHTS, ILLINOIS
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DRAWING TITLE

CONTEXTUAL
SITE PLAN

FILE NAME 3883-Context Plan
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
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JOB NO. 388315

SHEET NO. CP.1
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





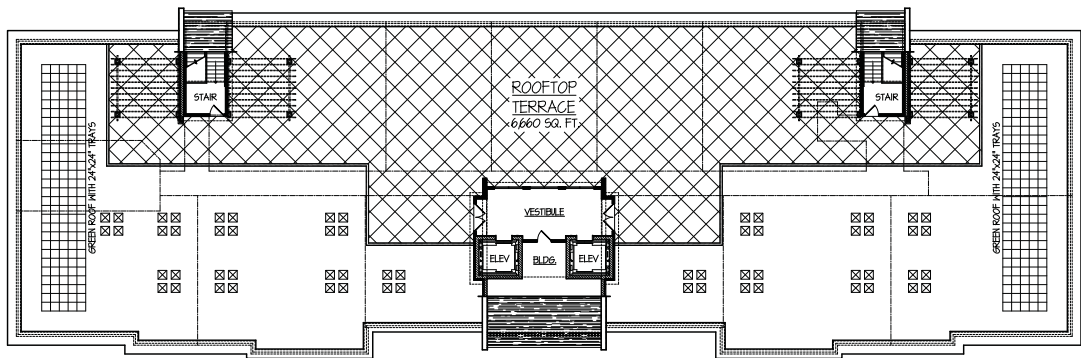




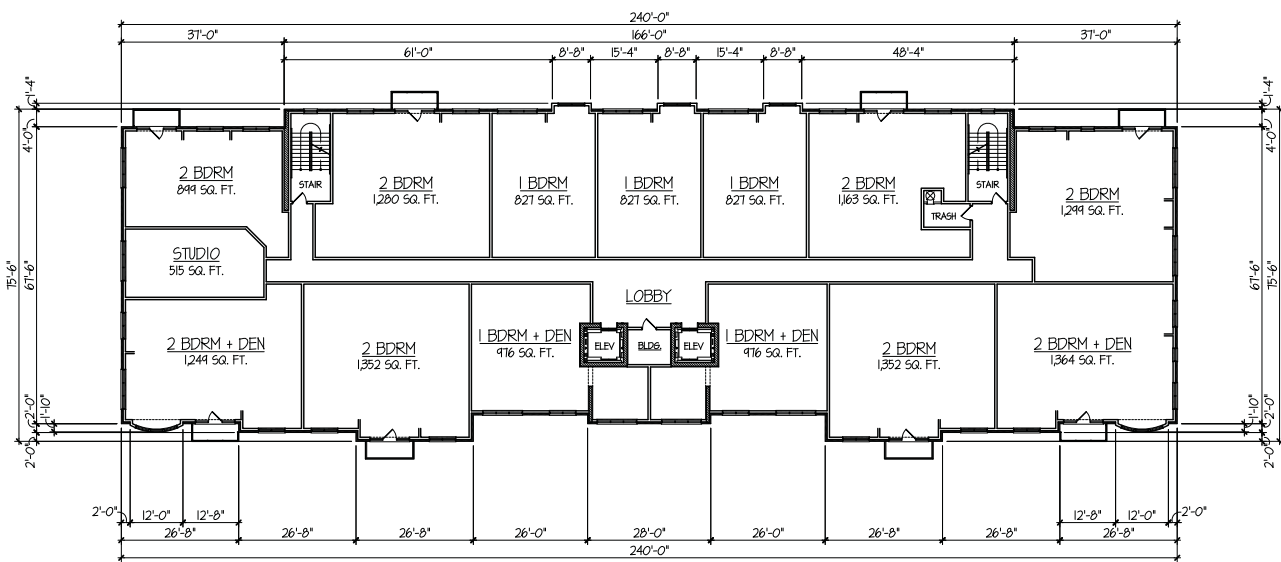




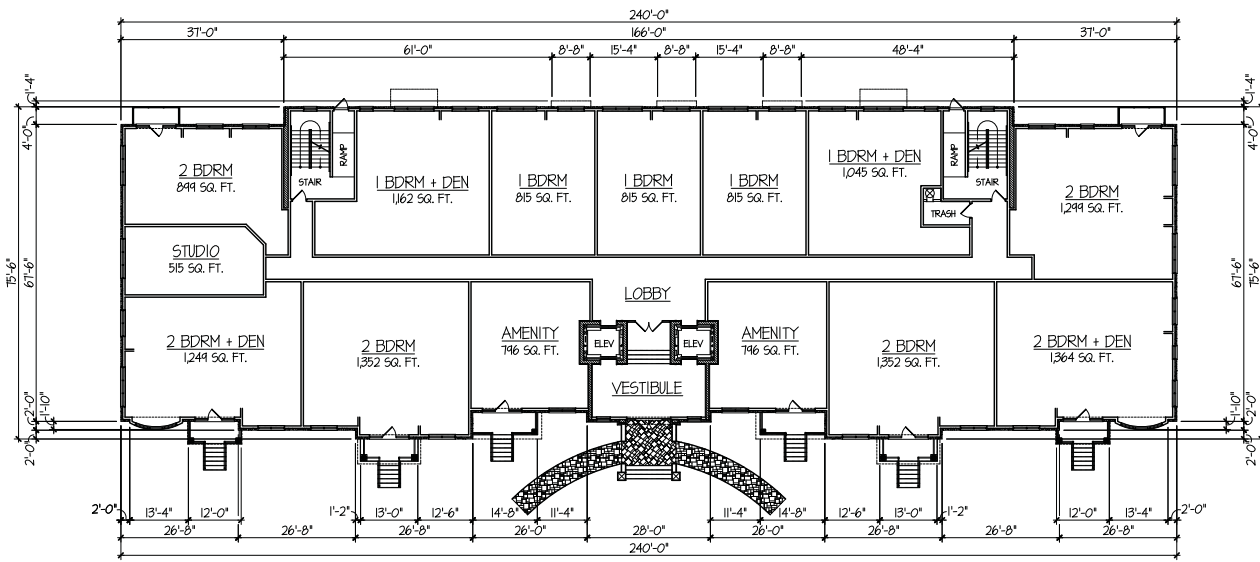




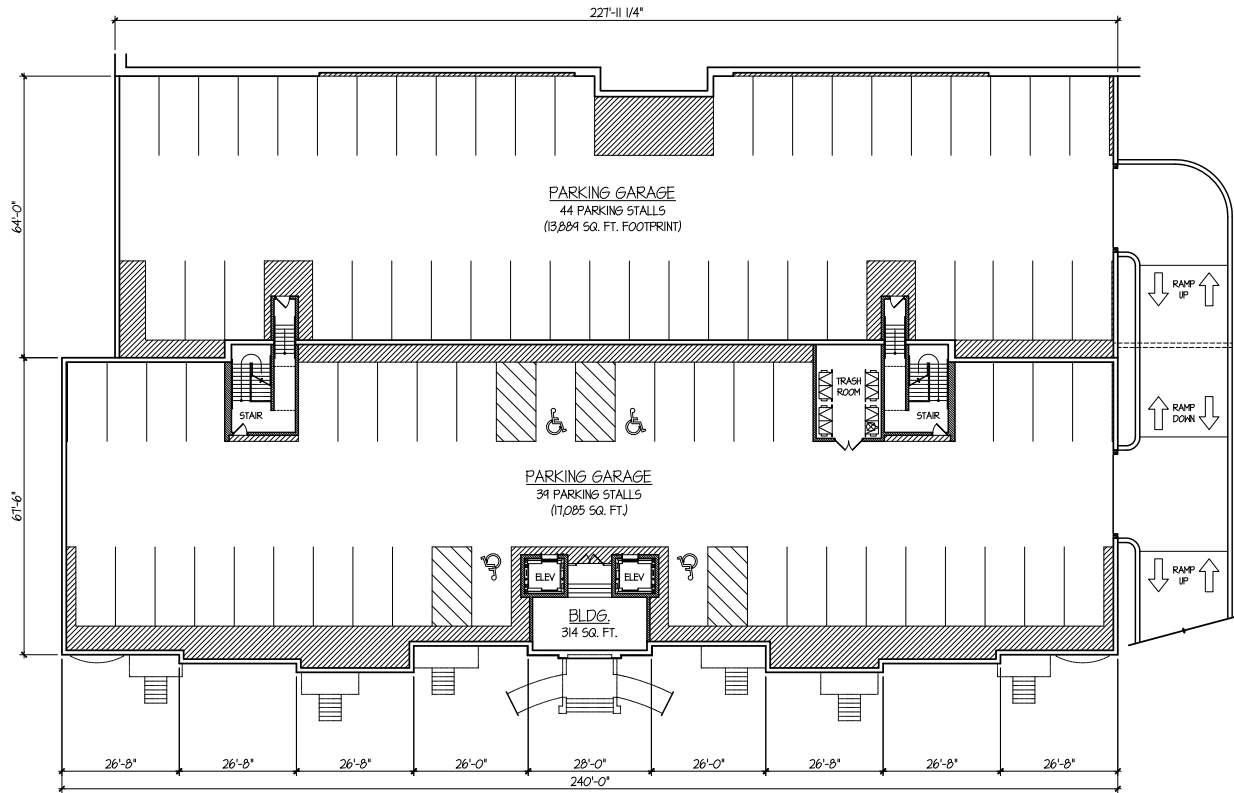
ROOF / ROOFTOP TERRACE PLAN



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



FIRST FLOOR PLAN



UNDERGROUND PARKING GARAGE PLAN

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
FLOOR PLANS

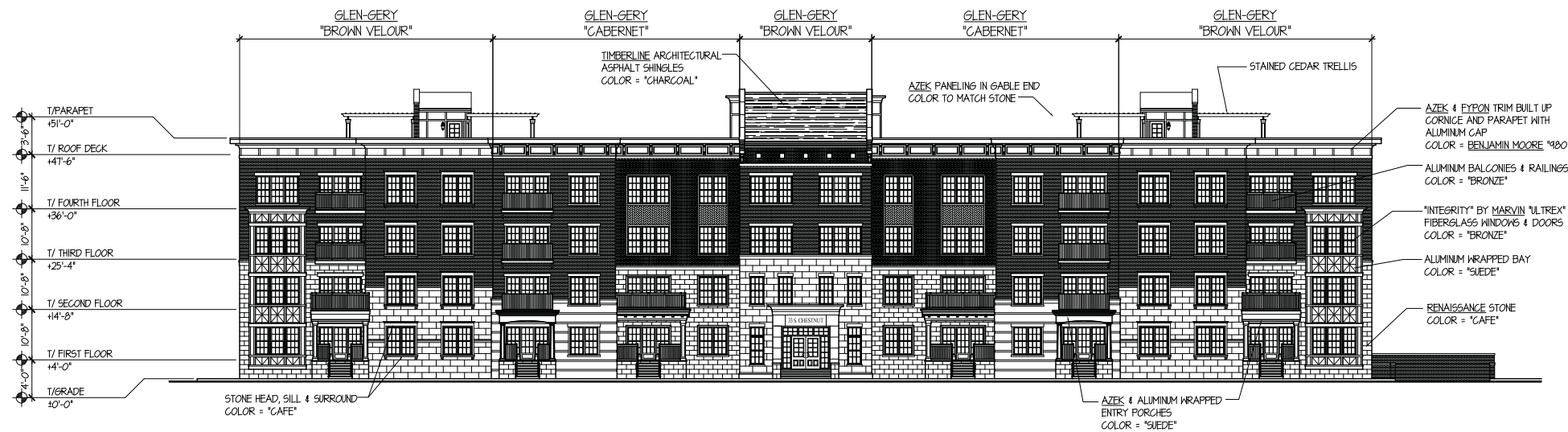
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

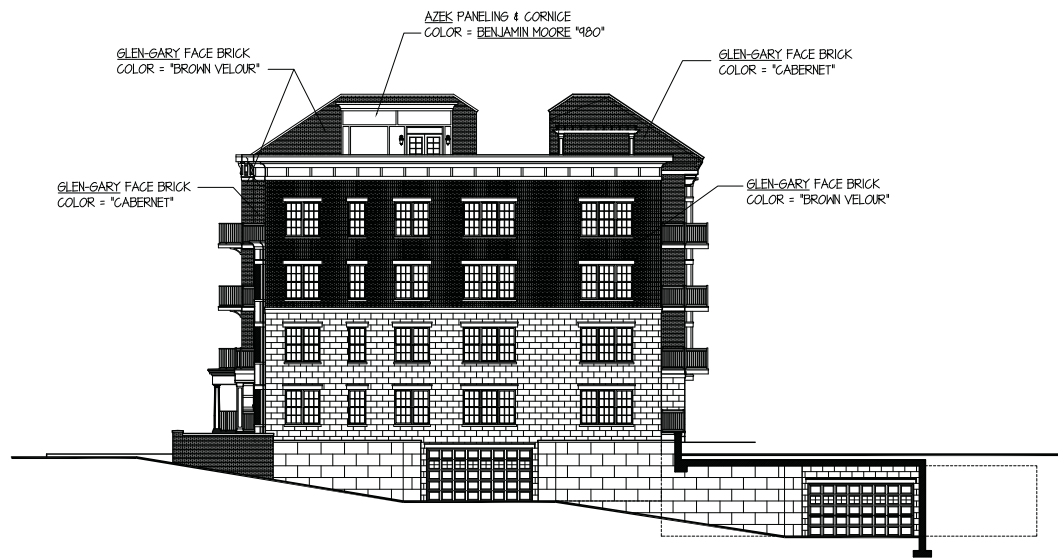
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OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



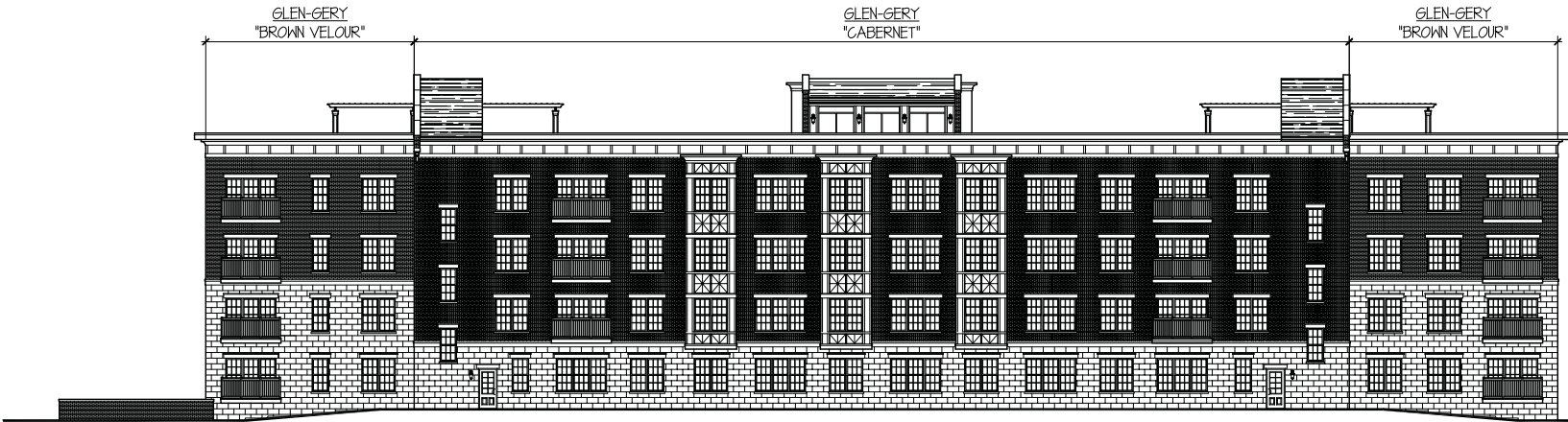
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



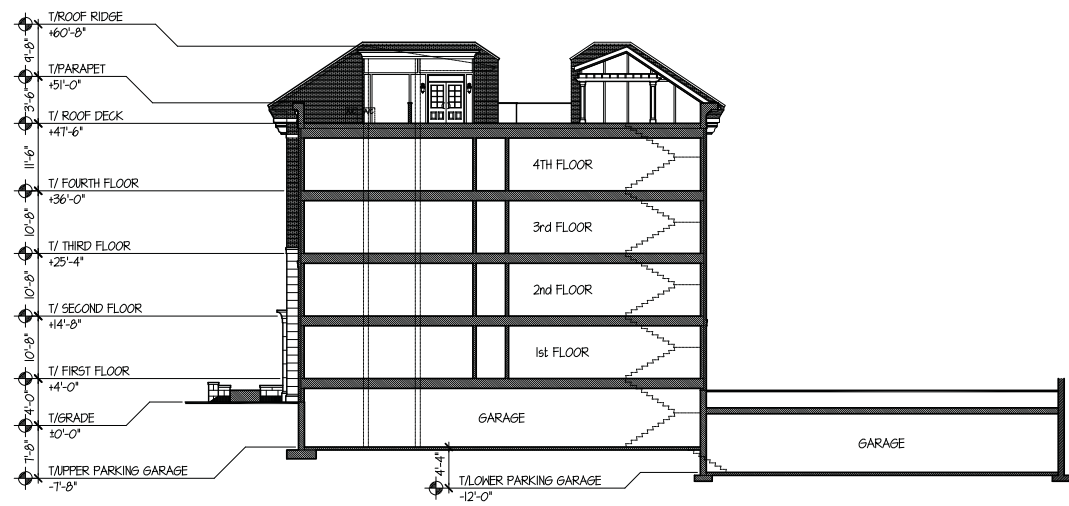
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



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

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
ELEVATIONS

FILE NAME 3883-25P
DRAWN BY RDL DATE 11.13.18

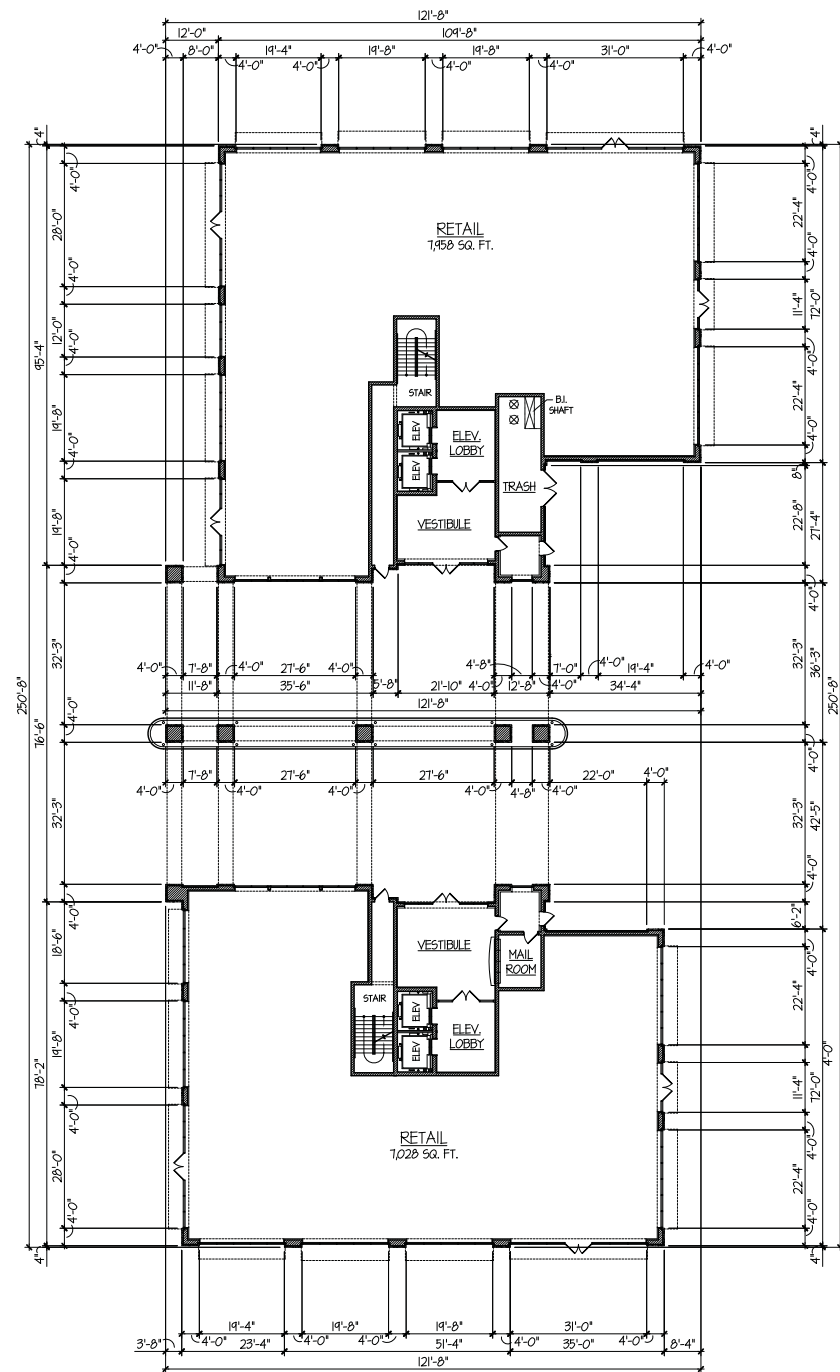
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6	DC & PC SUBMITTALS	1.14.18	RDL

JOB NO. 388315

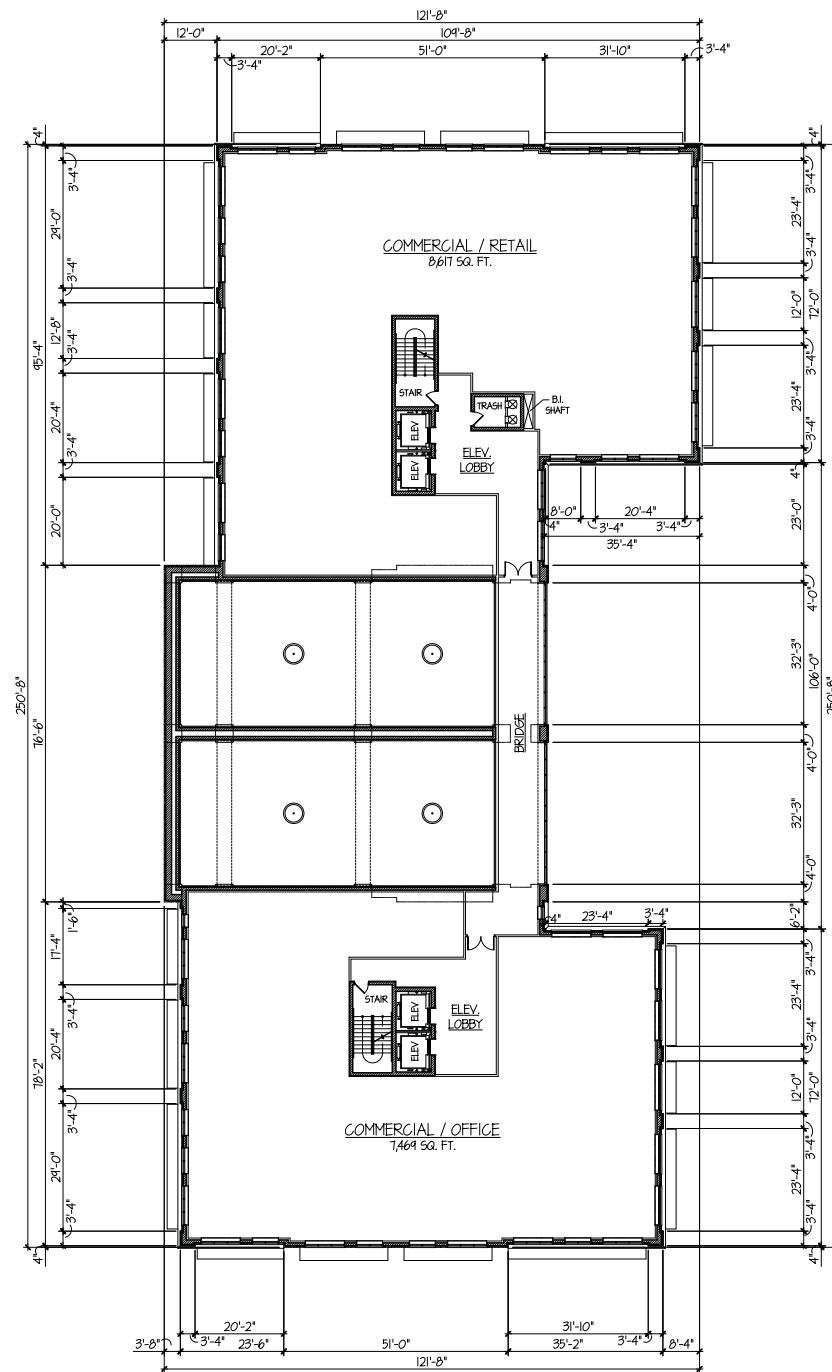
SHEET NO. CH.2
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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PROJECT

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ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

FILE NAME 3883-25P

DRAWN BY RDL DATE 11.13.18

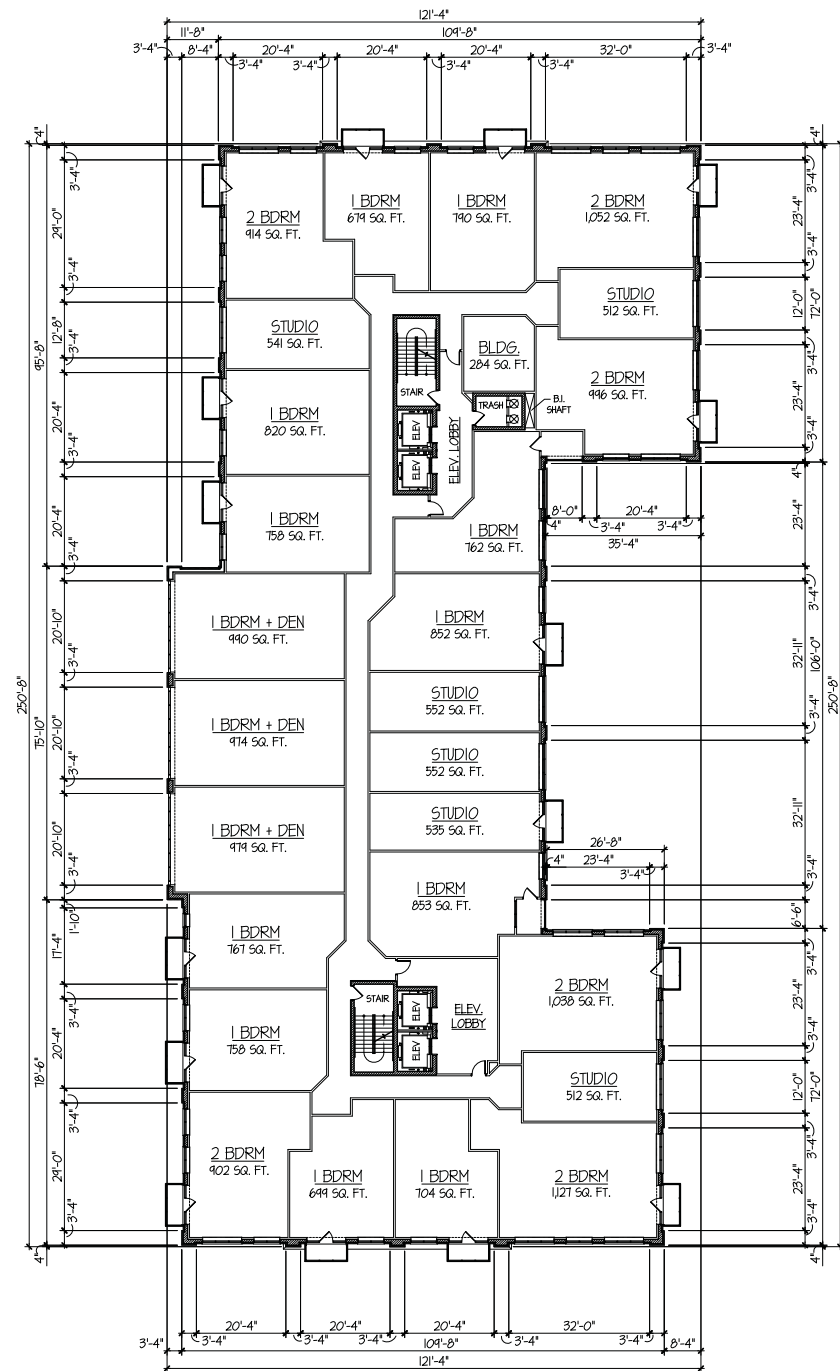
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

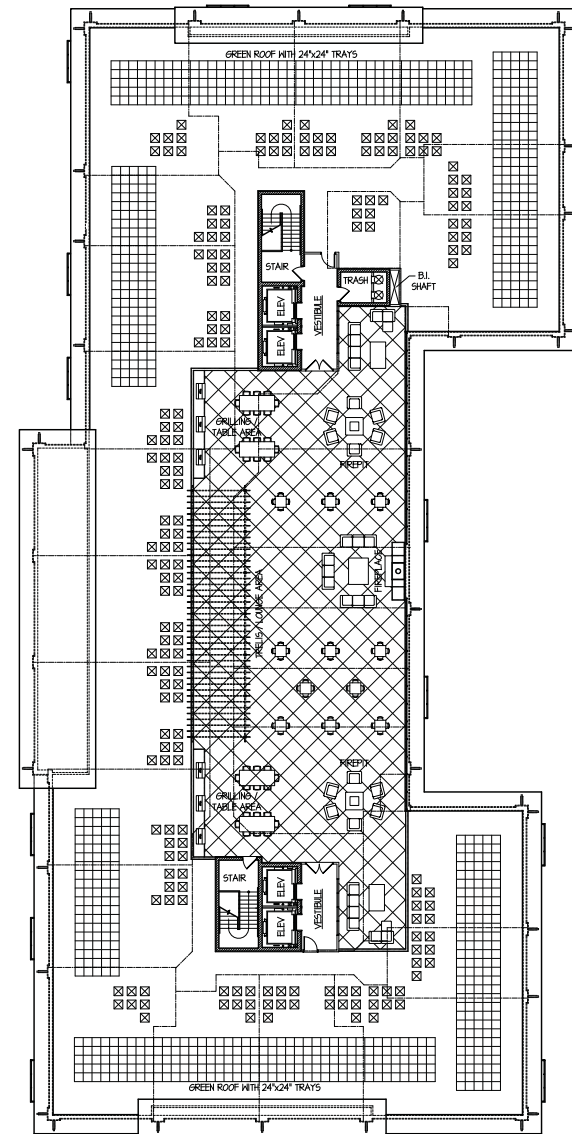
SHEET NO.
OF 12

CA.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-9)



ROOF PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

FILE NAME 3883-2SP
DRAWN BY RDL DATE 11.13.18

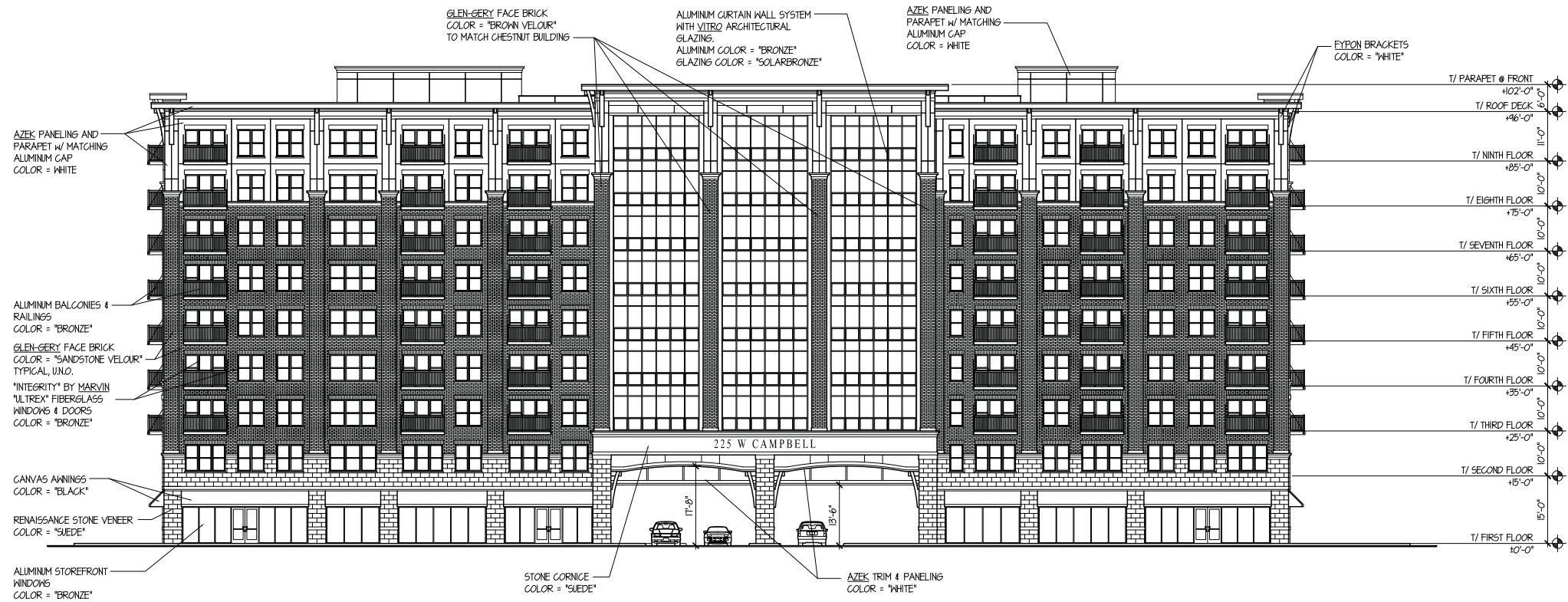
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. CA.2
OF 12

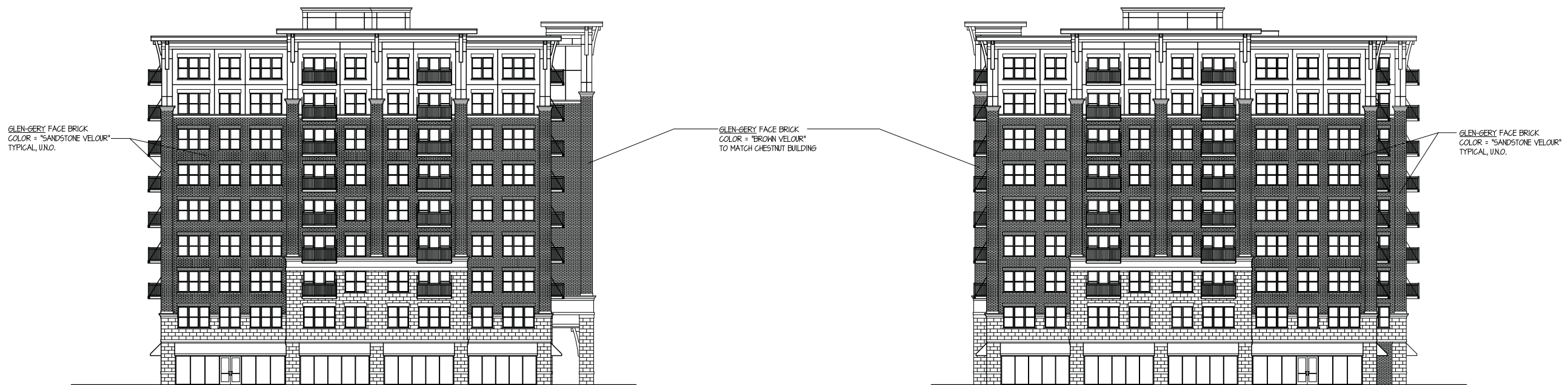
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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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 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
 ELEVATIONS

FILE NAME 3883-25P
 DRAWN BY RDL DATE 11.13.18

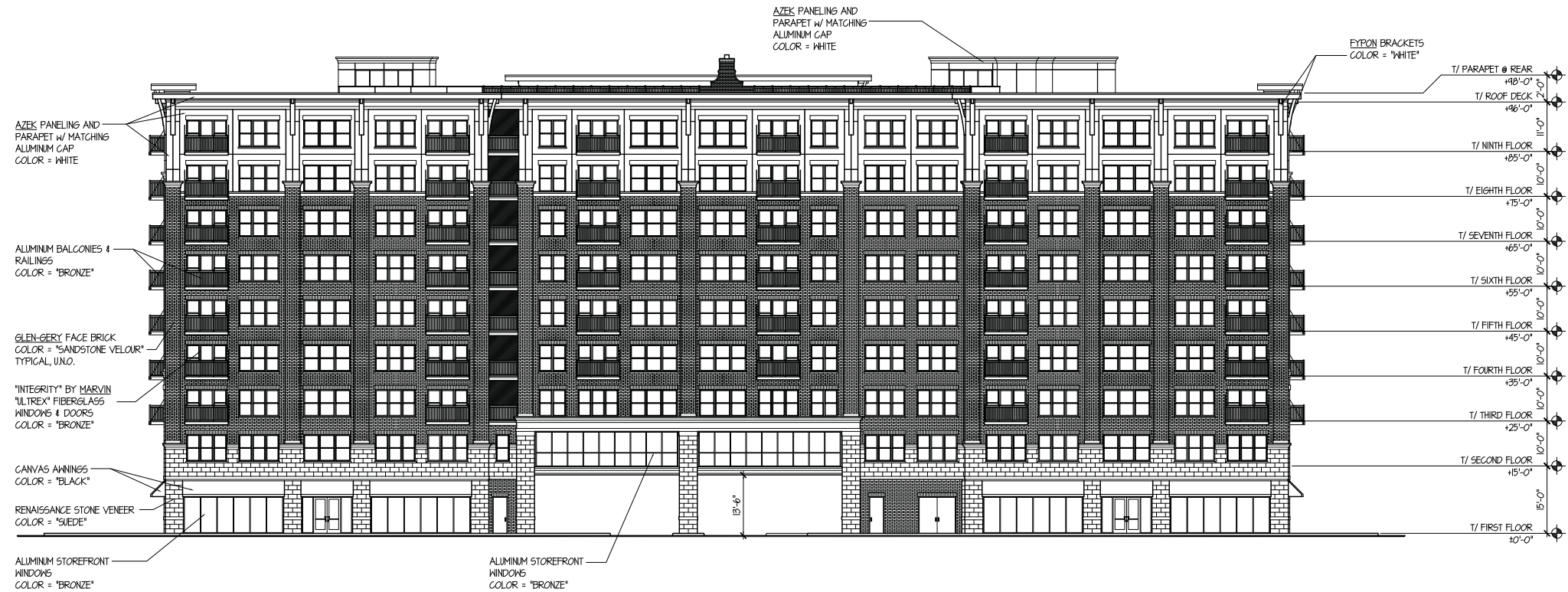
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JOB NO. 388315

SHEET NO. CA.3
 OF 12

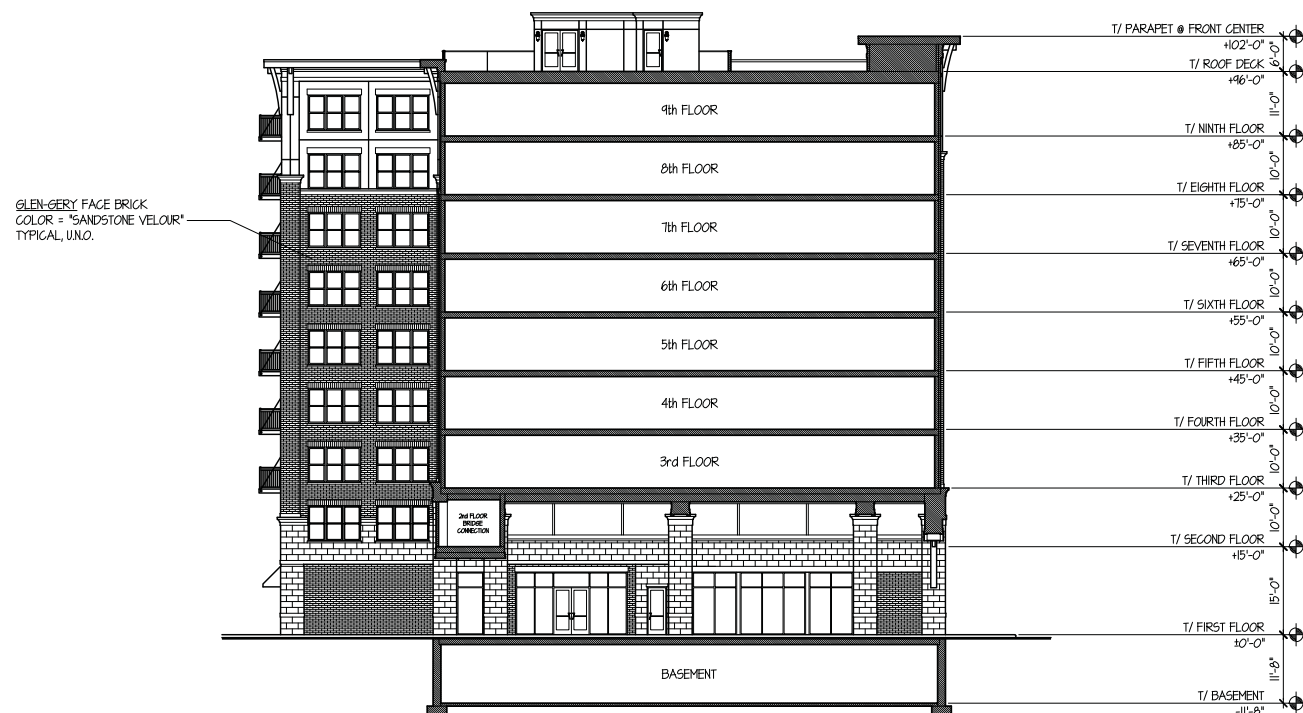
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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CLIENT

CCH, LLC

838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-25P

DRAWN BY RDL

DATE 11.13.18

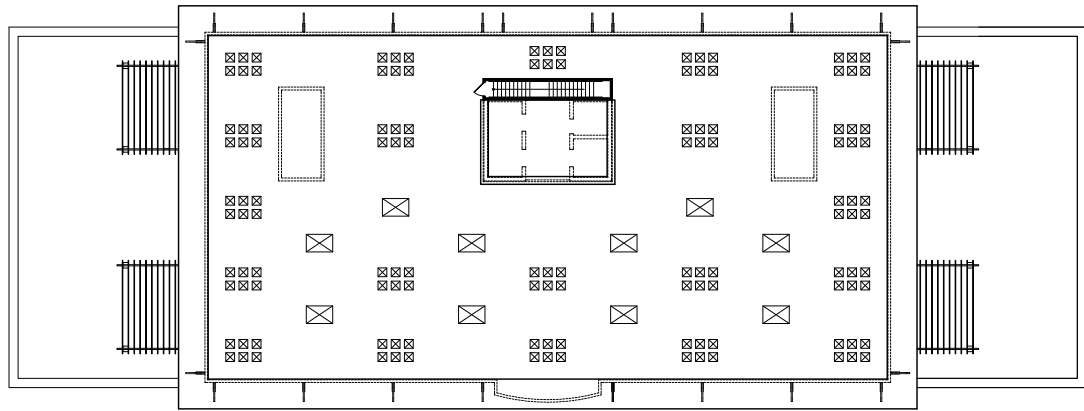
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5	ADD 26th UNIT PER FLOOR	1.8.19	RDL
6	DC & PC SUBMITTALS	1.14.18	RDL

JOB NO. 388315

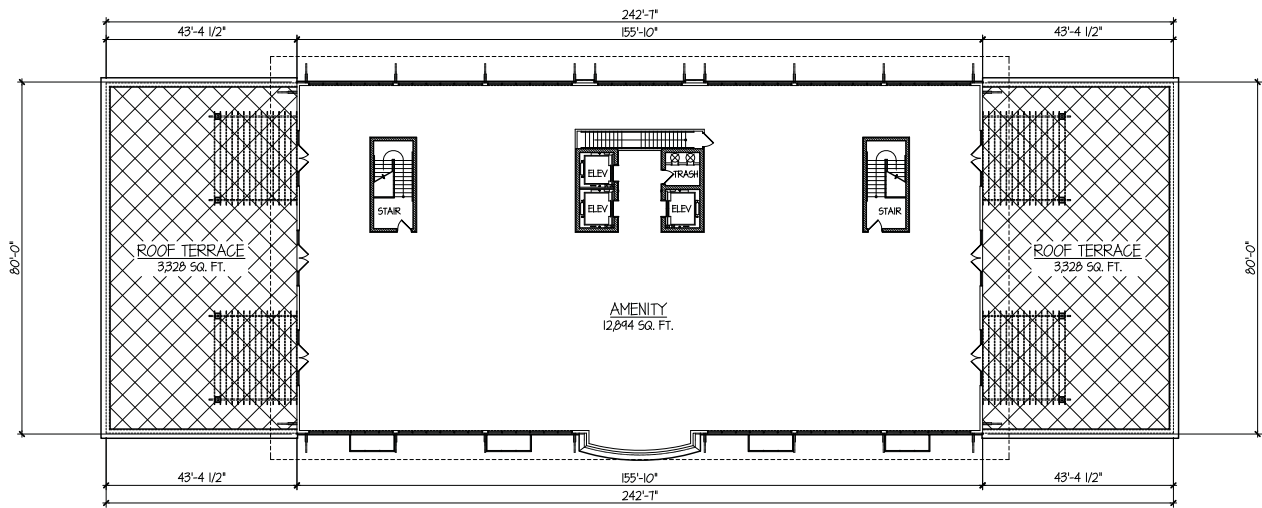
SHEET NO. CA.4
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

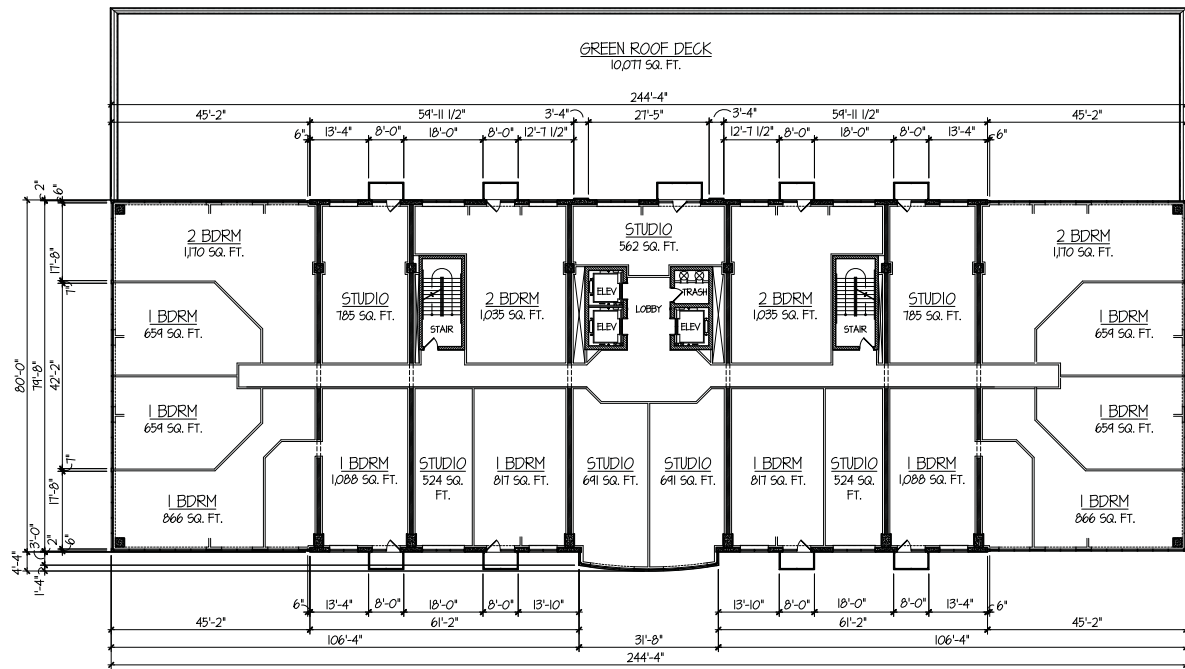
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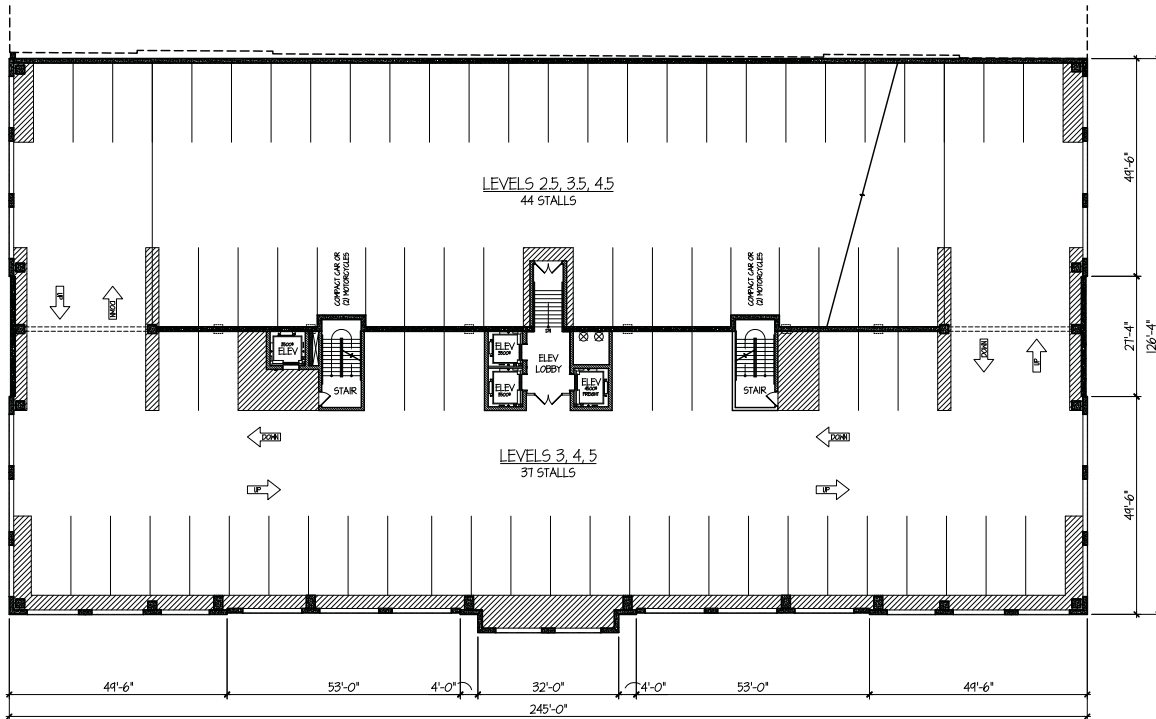
ROOF PLAN



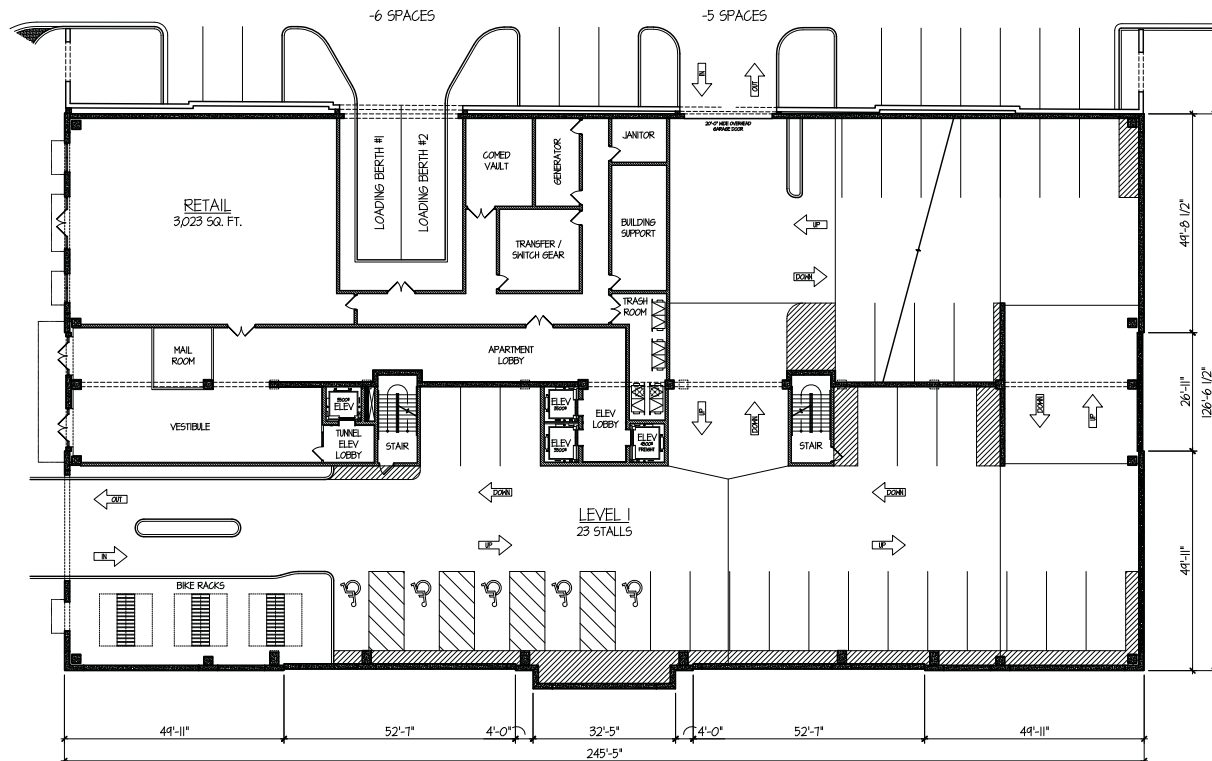
AMENITY / ROOF TERRACE LEVEL FLOOR PLAN



TYPICAL RESIDENTIAL LEVEL FLOOR PLAN



TYPICAL UPPER FLOOR PARKING GARAGE PLAN



GROUND FLOOR PARKING GARAGE PLAN

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
FLOOR PLANS

FILE NAME 3883-25P
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
2	DESIGN DEVELOPMENT	11.27.18	RDL
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

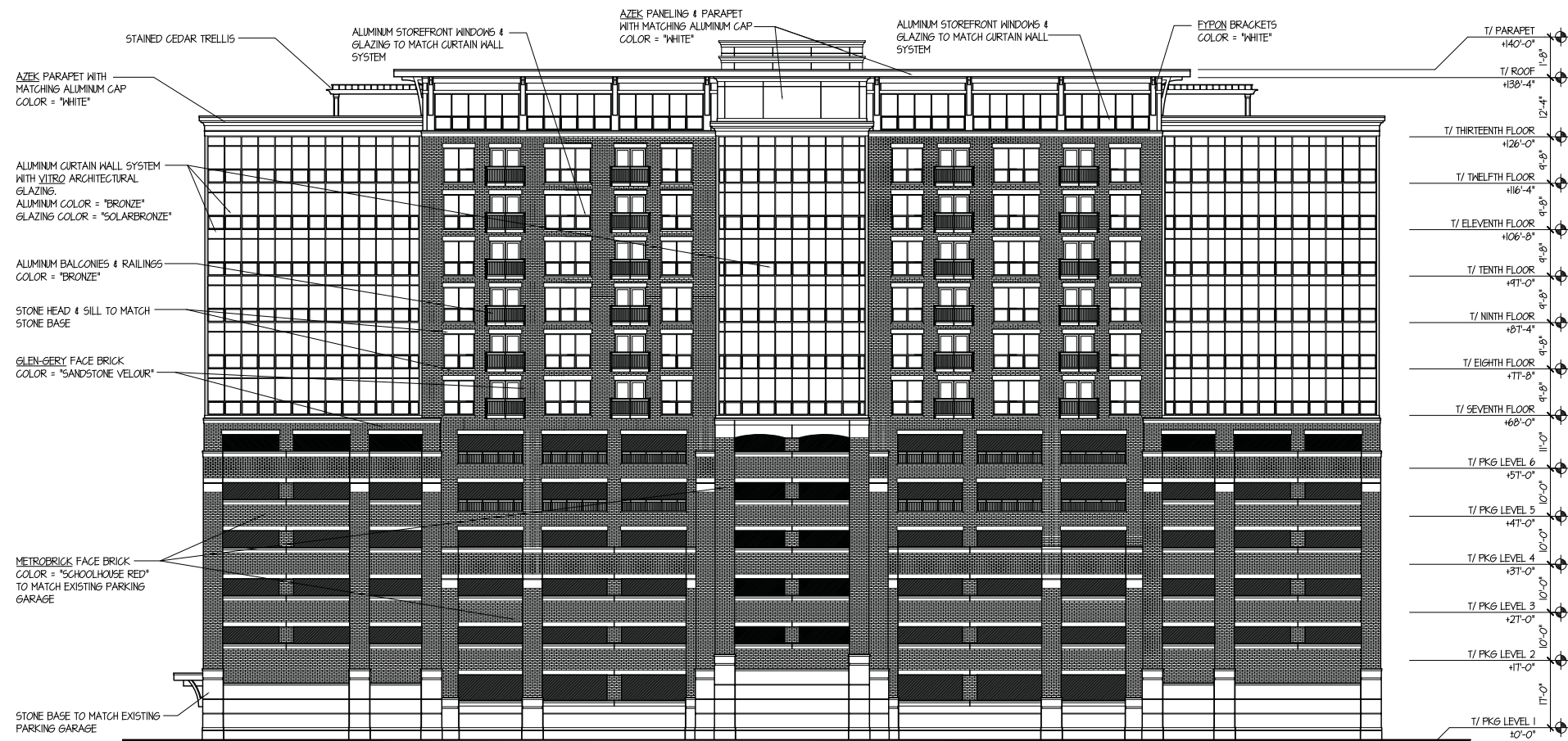
SHEET NO. HL.1
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

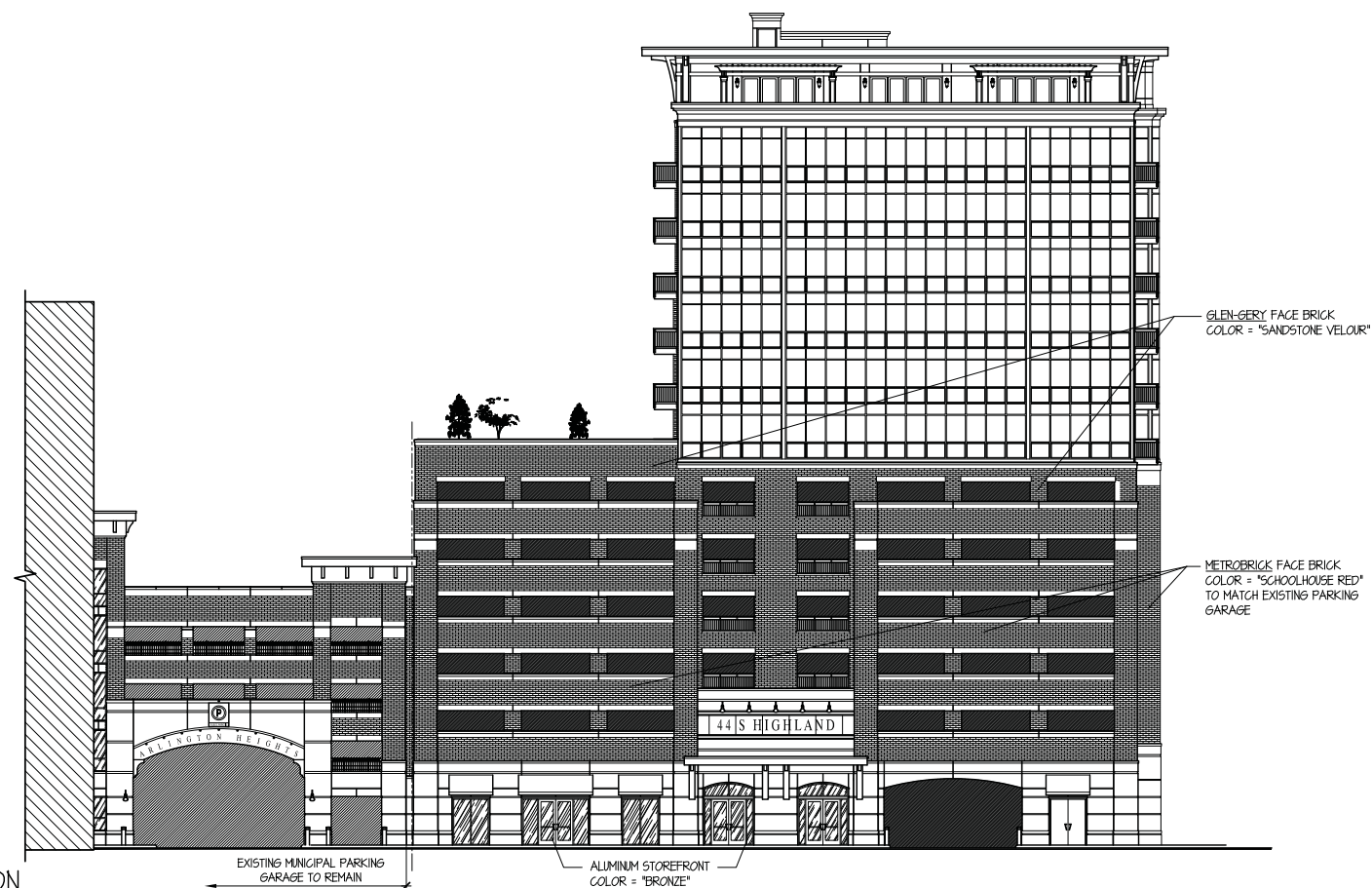
SCALE: 1" = 20'-0"

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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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ARCHITECTS+INC

CLIENT

CCH, LLC

838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-25P

DRAWN BY RDL DATE 11.13.18

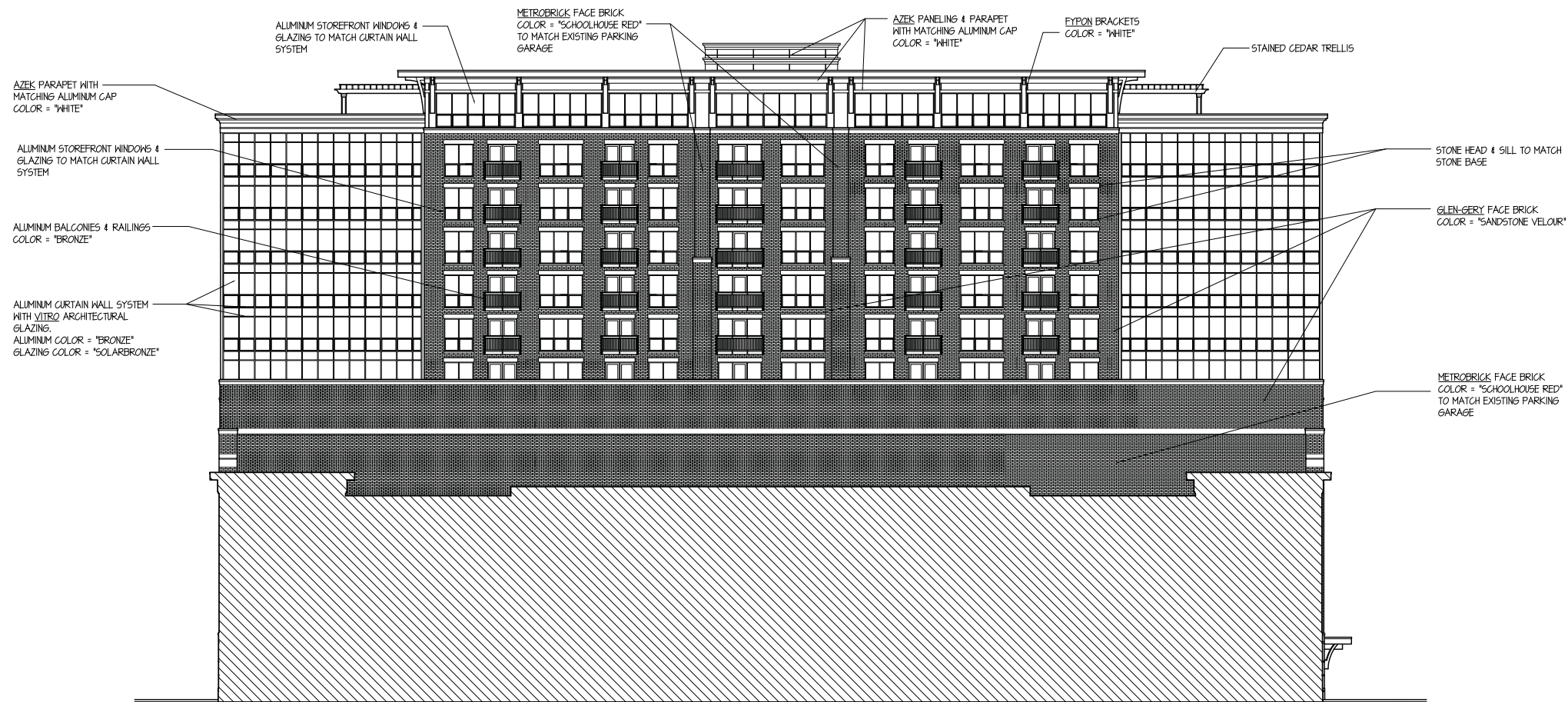
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. OF 12 HL.2

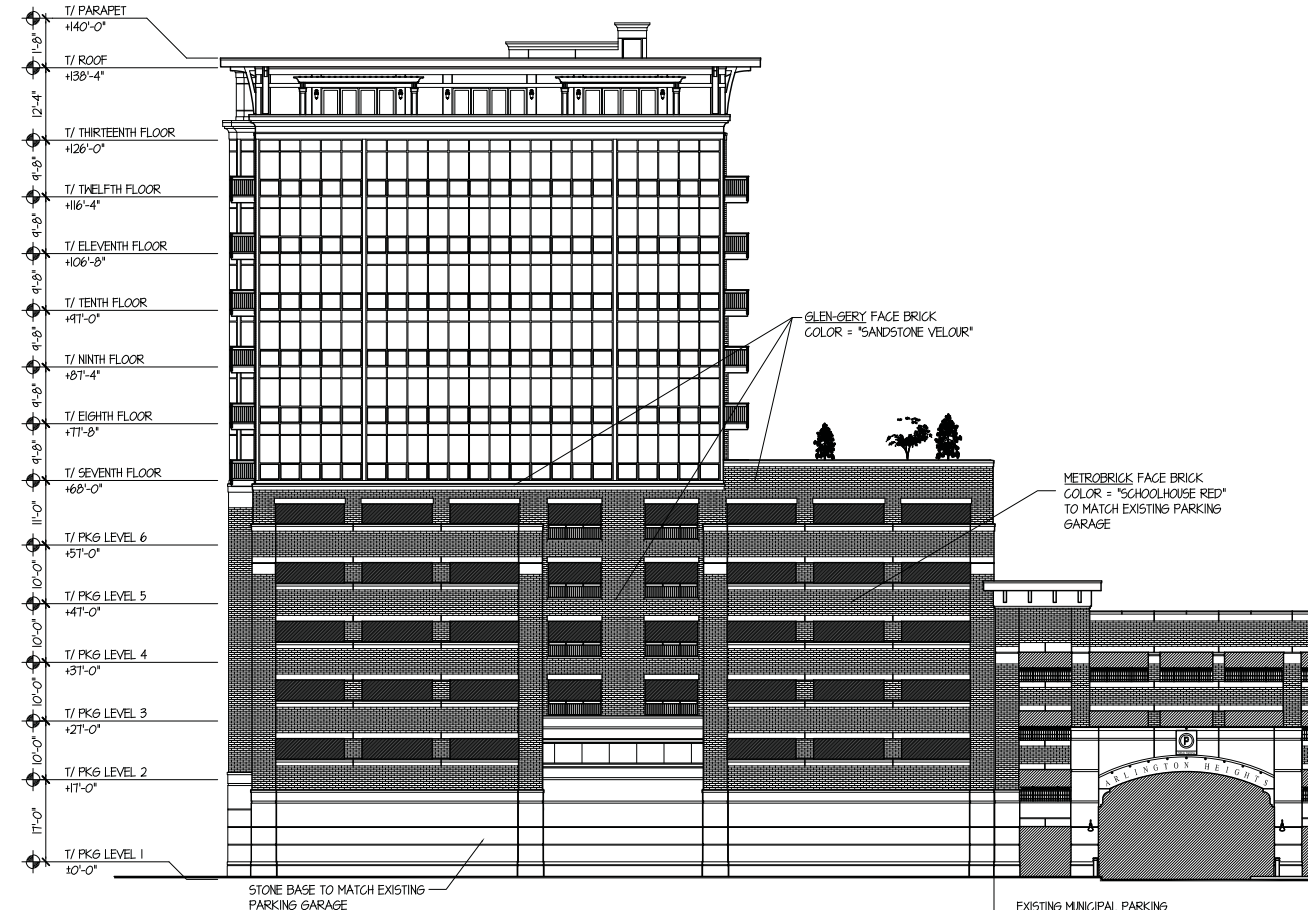
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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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CLIENT

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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-2SP

DRAWN BY RDL DATE 11.13.18

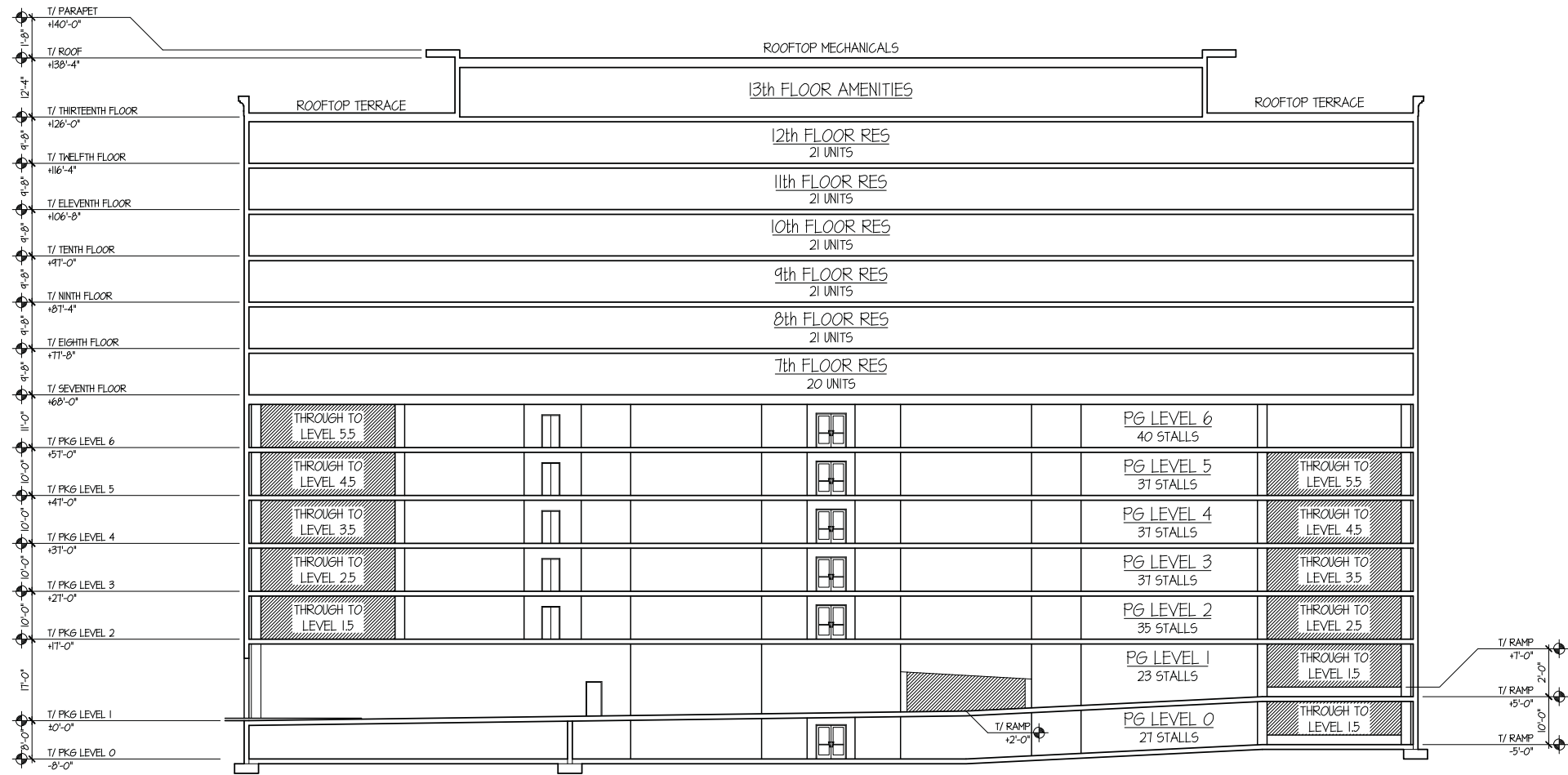
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO.
OF 12 **HL.3**

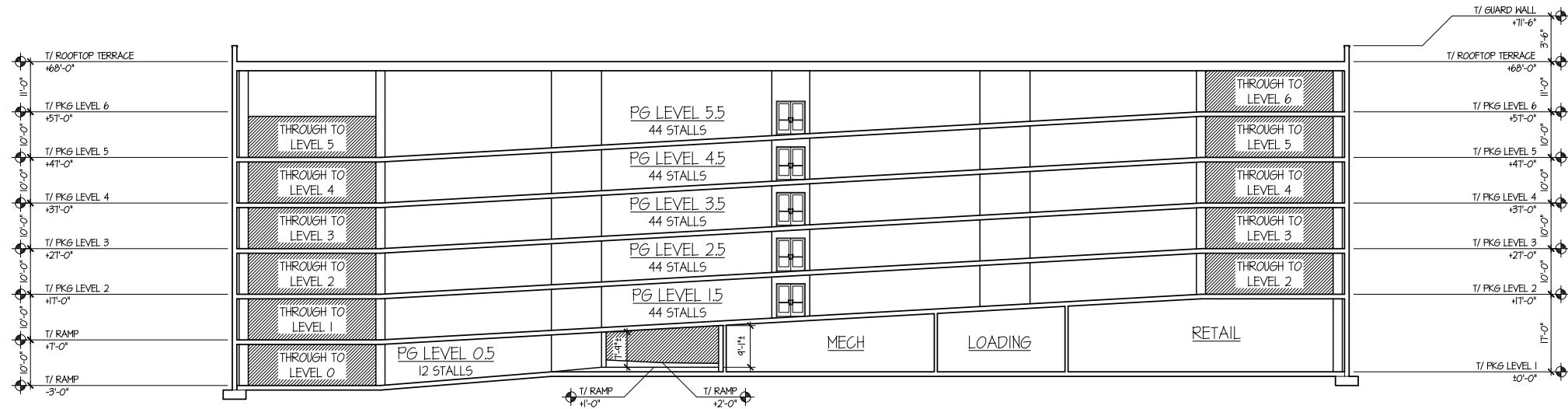
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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"

TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS+INC

CCLIENT

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 3883-25P			
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

JOB NO. 388315

SHEET NO. OF 12 HL.4

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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: TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES
COLOR: "CHARCOAL"



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

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

PANELING: AZEK PANELING
COLOR: PAINTED BENJAMIN MOORE "1052"

PARAPET & TRIM: AZEK TRIM
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"



ARLINGTON

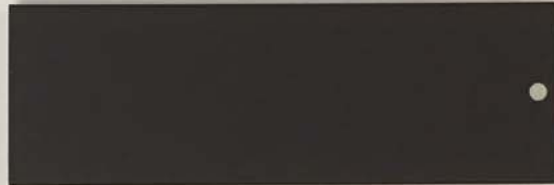
425

LIVE | SHOP | DINE

225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



"AZEK" PANELING



BRICK



BRICK

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

**TRIM, PANELING
& PARAPET:** AZEK TRIM & PANELING
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"

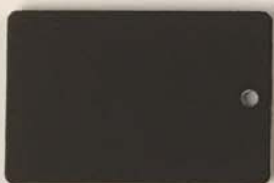


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

BY
JOHN M. HENRIKEN
415 E. GOLF ROAD - SUITE 400 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL: 224-875-7833 FAX: 224-875-7834
WWW.HENRIKENSURVEYS.COM

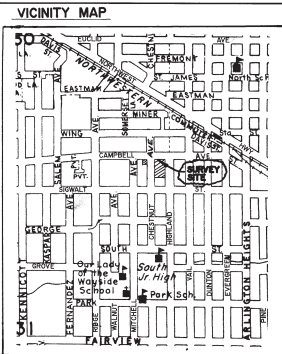
OF

PARCEL 1:
LOTS 1 TO 10 AND TOWNSHIP 21 N TO 23 N BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 31, IN SUBDIVISION OF LOT 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 63.1 FEET AND EXCEPT THE SOUTH 60.1 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 28 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.

TOTAL AREA OF SURVEY: 104,184 SQ. FEET OR 3.181 ACRES



UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS, AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE 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 DRAWING

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

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 008965884 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 EDITION RECORDED OCTOBER 5, 1984 AS DOCUMENT 27283996
(SHOWN ON SURVEY)

ITEM 14

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF COMMONWEALTH EDISON 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)

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	03-30-024-025-0000
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
115 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

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 17031C0203, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN

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

ITEM 11 OF TABLE 5

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 5.6.10. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DICTATED. IN ADDITION, IN SOME JURISDICTIONS, IN WHICH OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IT IS CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTS 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 PLAN 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. _____

ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

ORDERED BY: CCH LLC AN ILLINOIS LIMITED LIABILITY CO.

ORDERED BY: CC/LEC AN/ILLINOIS

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 LINE

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 SCALE

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 3883-24P

DRAWN BY RDL DATE 11.13.18

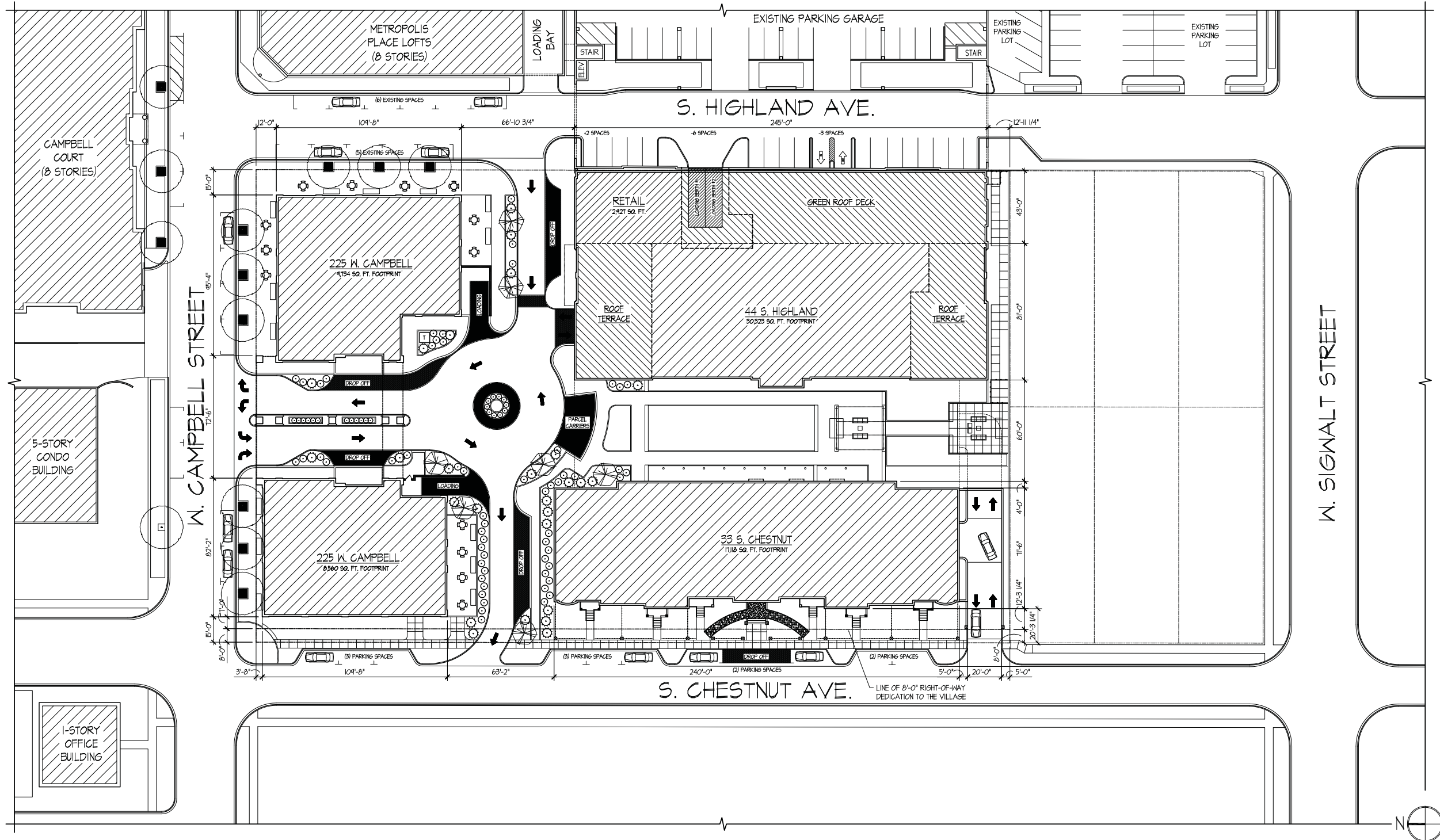
NO.	REVISED PER	DATE	BY
1	TRUCK TURNING REQ.	11.21.18	RDL
2	DESIGN DEVELOPMENT	11.27.18	RDL

JOB NO. 388315

SHEET NO.
OF 12

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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 ELEVATIONS
HL.3	44 S. HIGHLAND BUILDING ELEVATIONS
HL.4	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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FINAGLIA

A R C H I T E C T S

CCH, LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

CHESTNUT BLDG.
FLOOR PLANS

PROFESSIONAL DESIGN FIRM LICENSE #184-0029

JOB NO. 388315

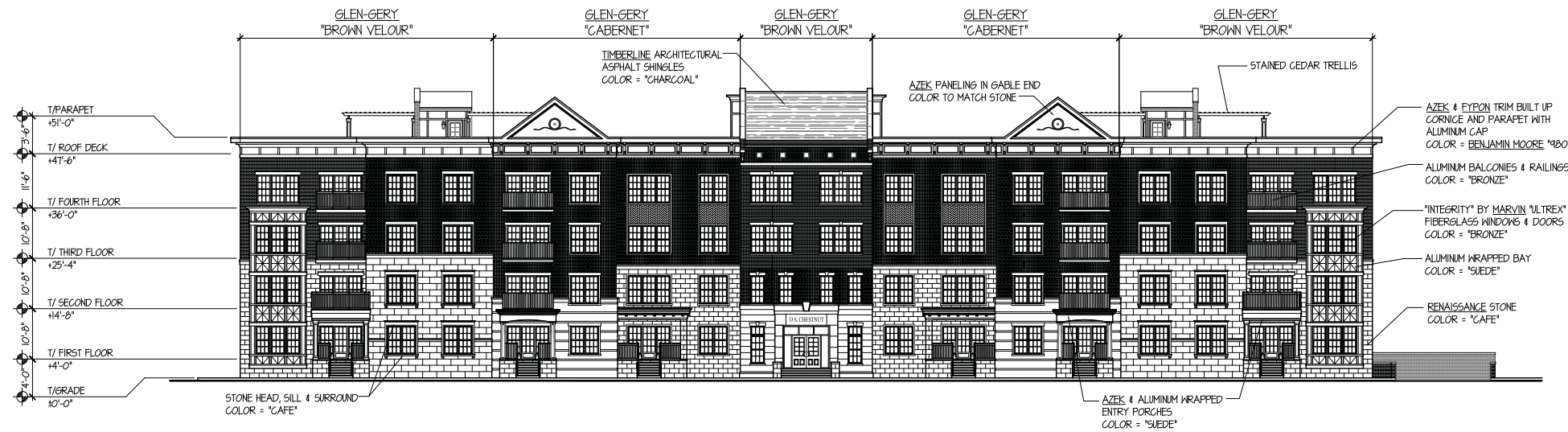
SHEET NO. CH.1
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425 DEVELOPMENT: CHESTNUT BUILDING FLOOR PLANS

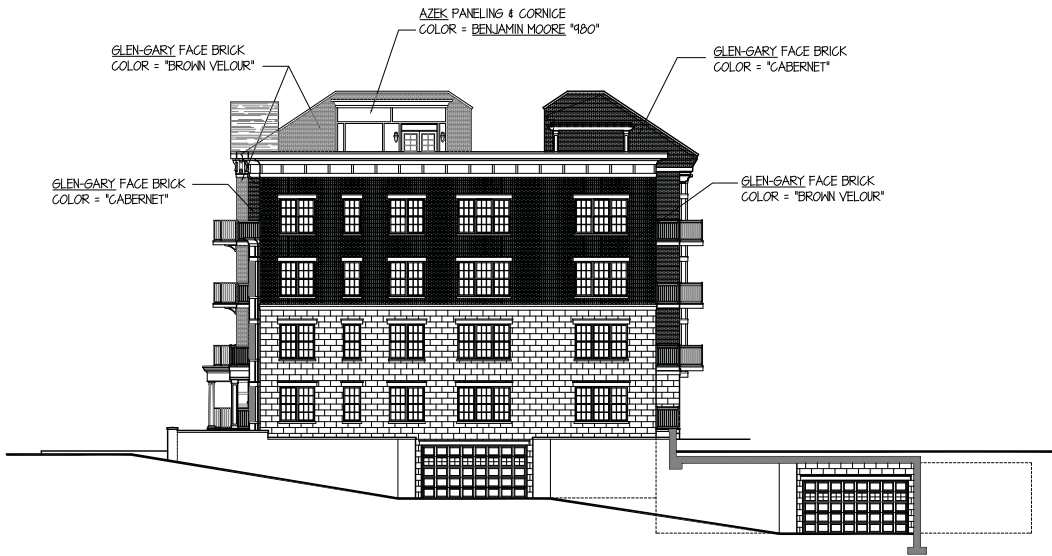
SCALE: 1" = 20'-0"

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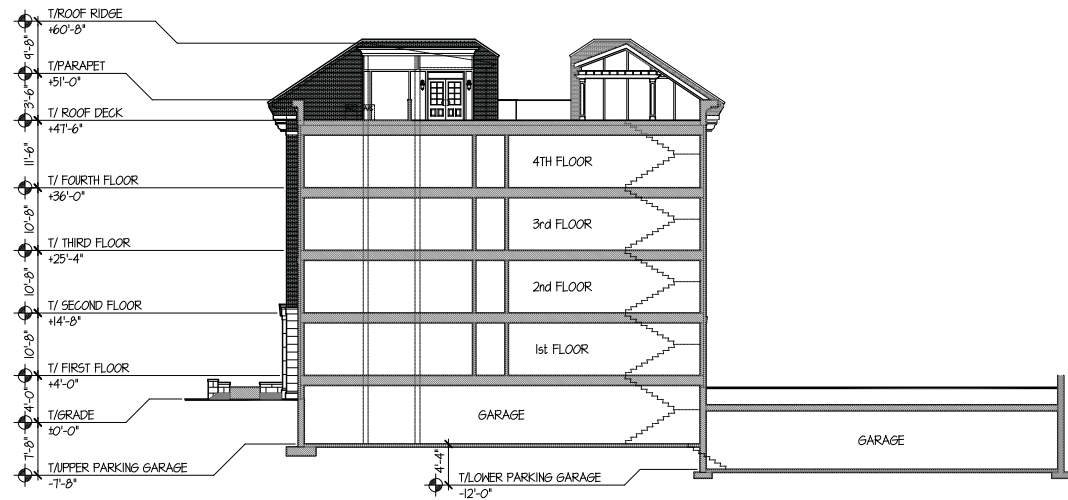
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



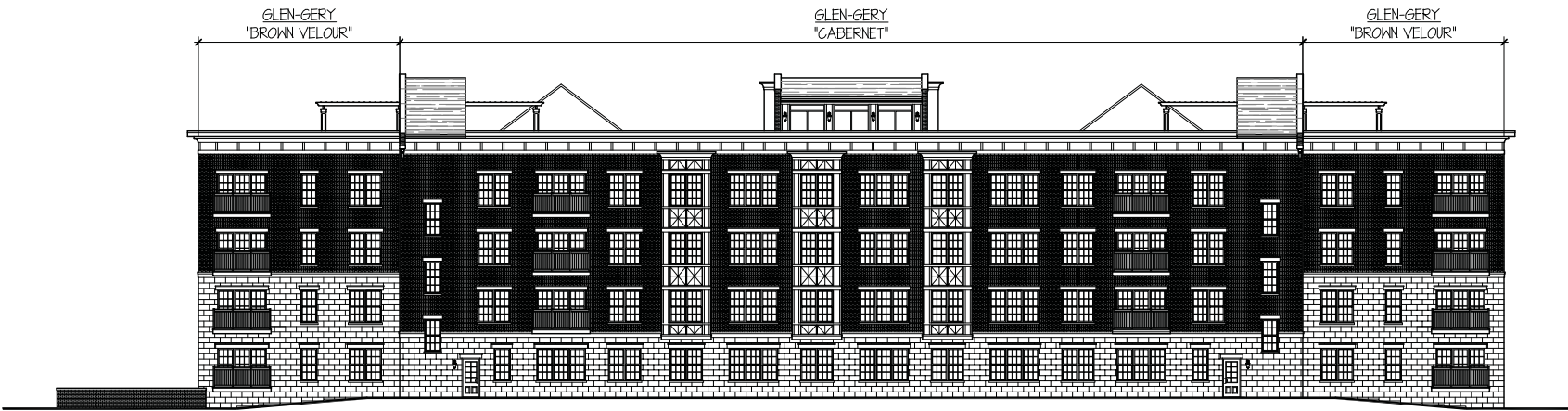
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SCALE: 1" = 15'-0"



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"

TINAGLIA ARCHITECTS • INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

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.
ELEVATIONS

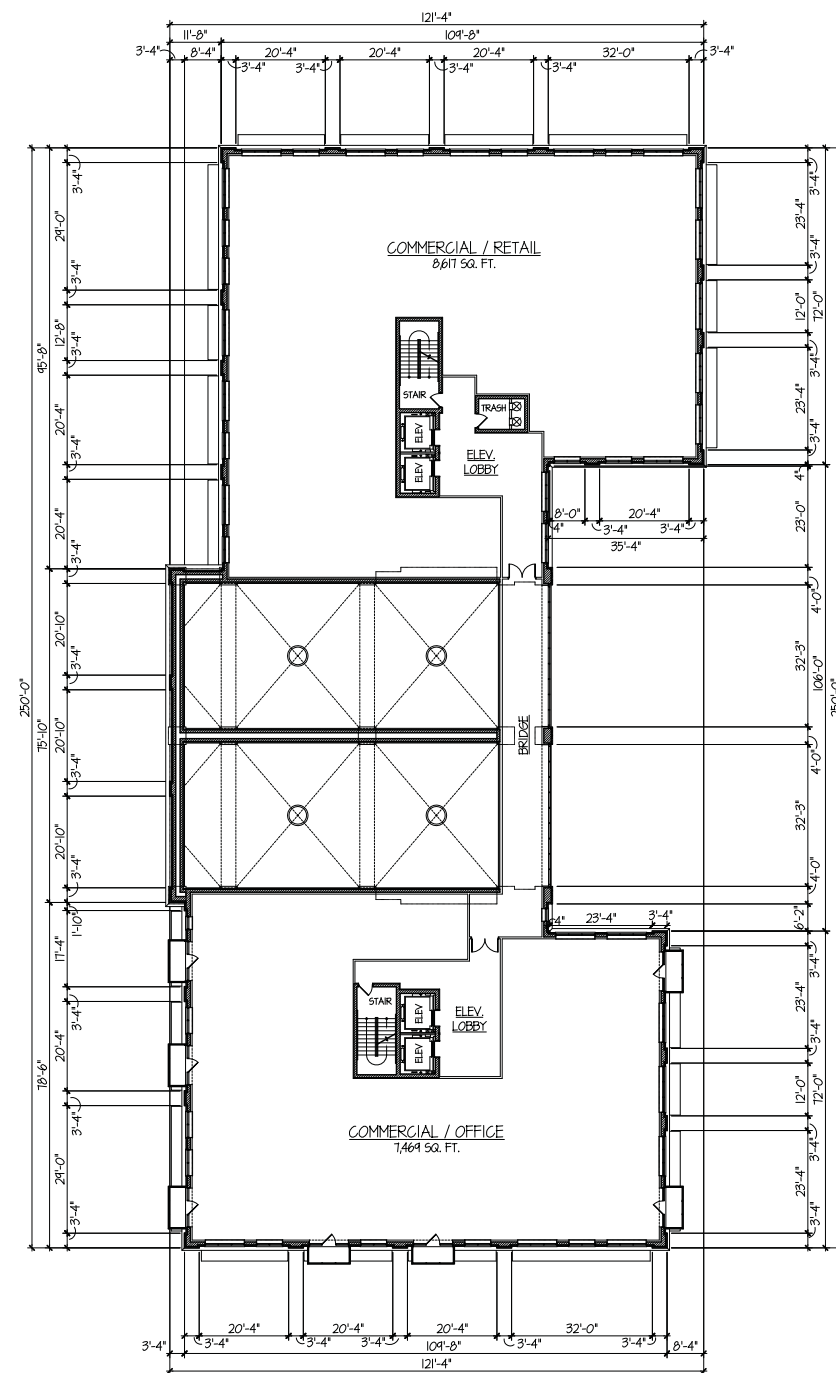
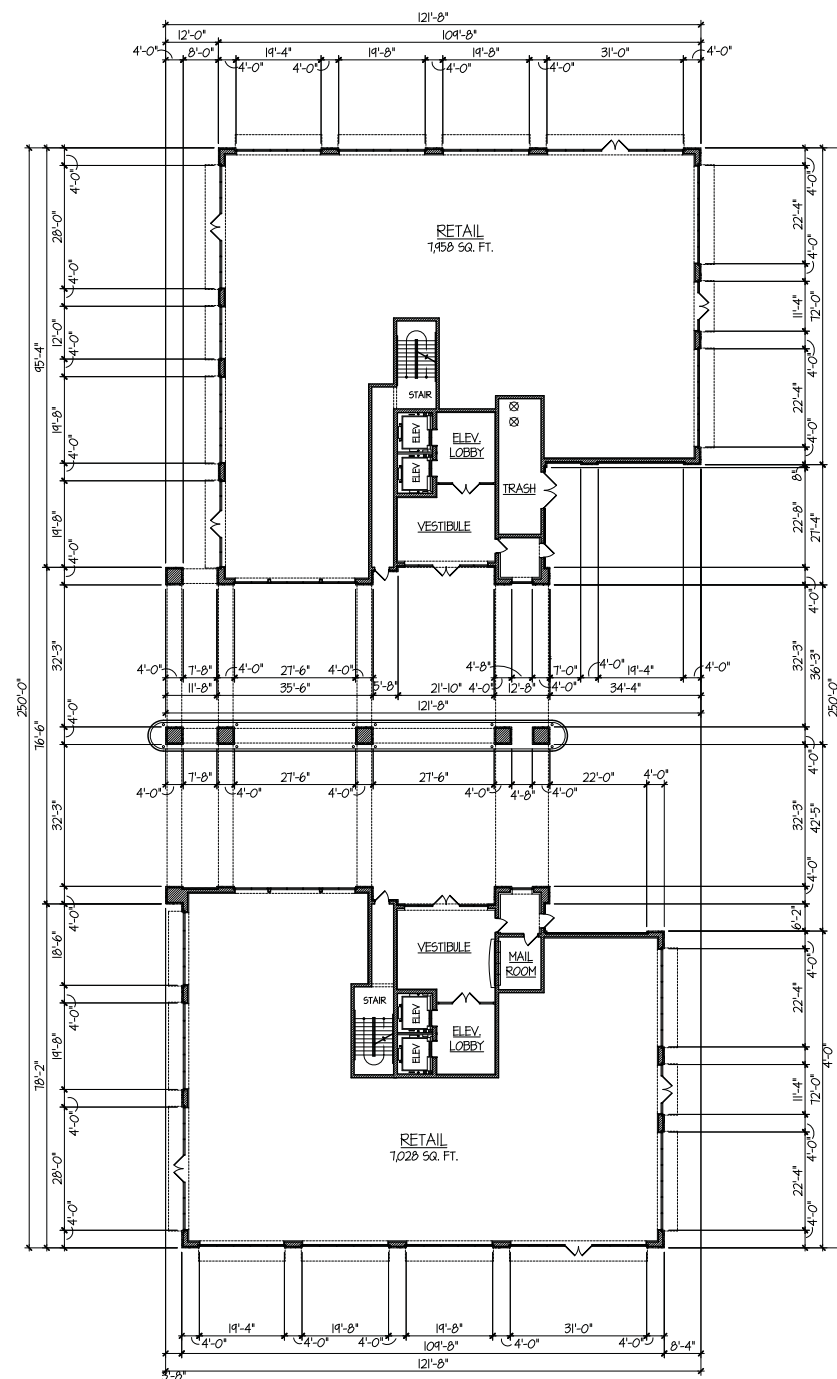
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NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. CH.2
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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ARLINGTON HEIGHTS • IL 60004
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DATA • 847 253 3063
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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

CAMPBELL BLDG.
FLOOR PLANS

FILE NAME 3883-24P

DRAWN BY RDL DATE 11.13.18

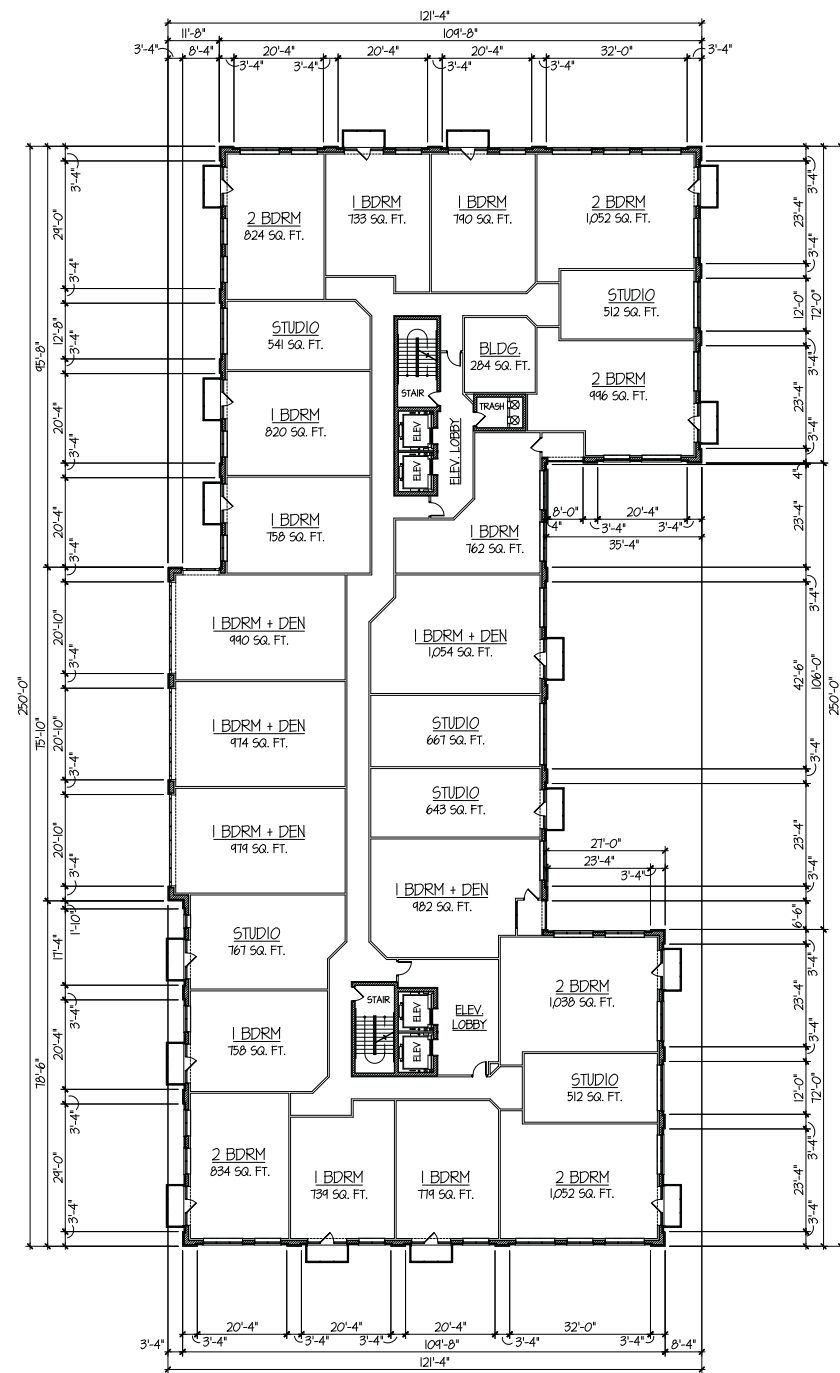
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JOB NO. 388315

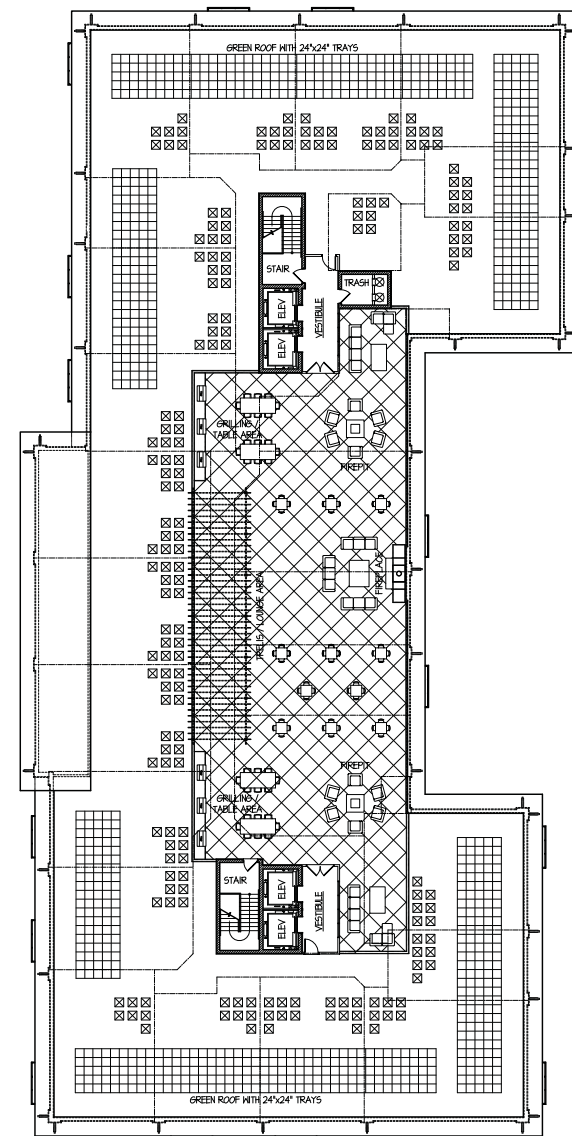
SHEET NO. **CA.1**
OF _____

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TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-9)



ROOF PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL 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

CAMPBELL BLDG.
FLOOR PLANS

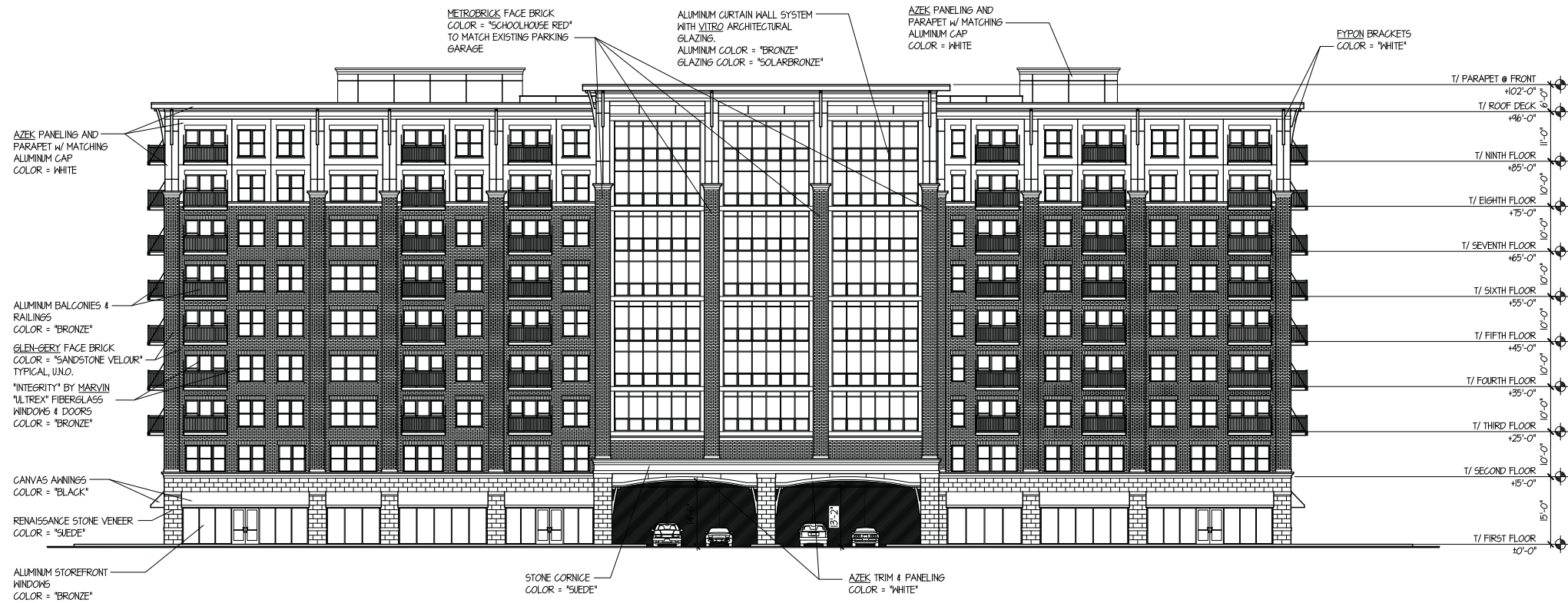
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DRAWN BY RDL DATE 11.13.18

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JOB NO. 388315

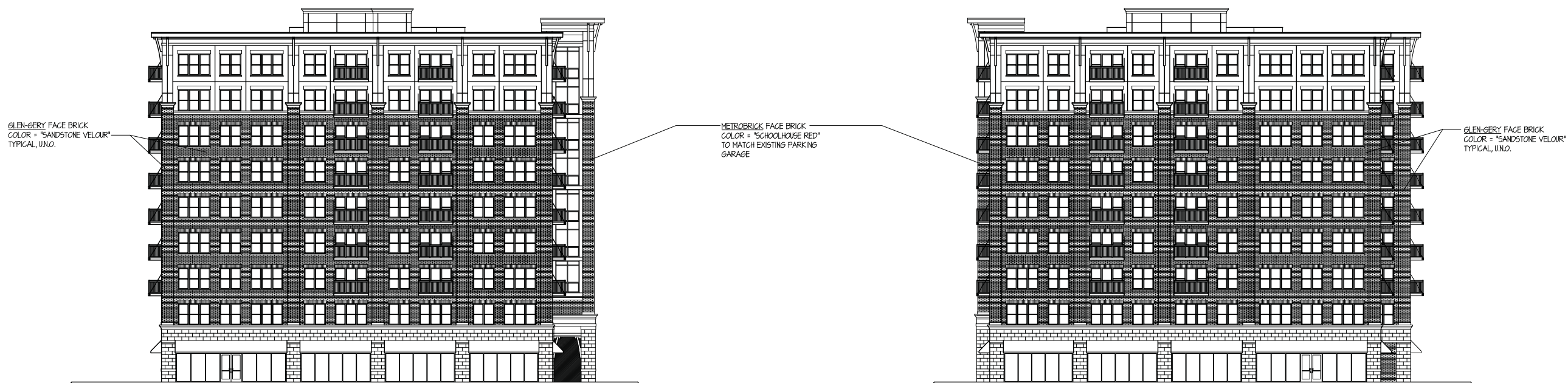
SHEET NO. OF CA.2

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

CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

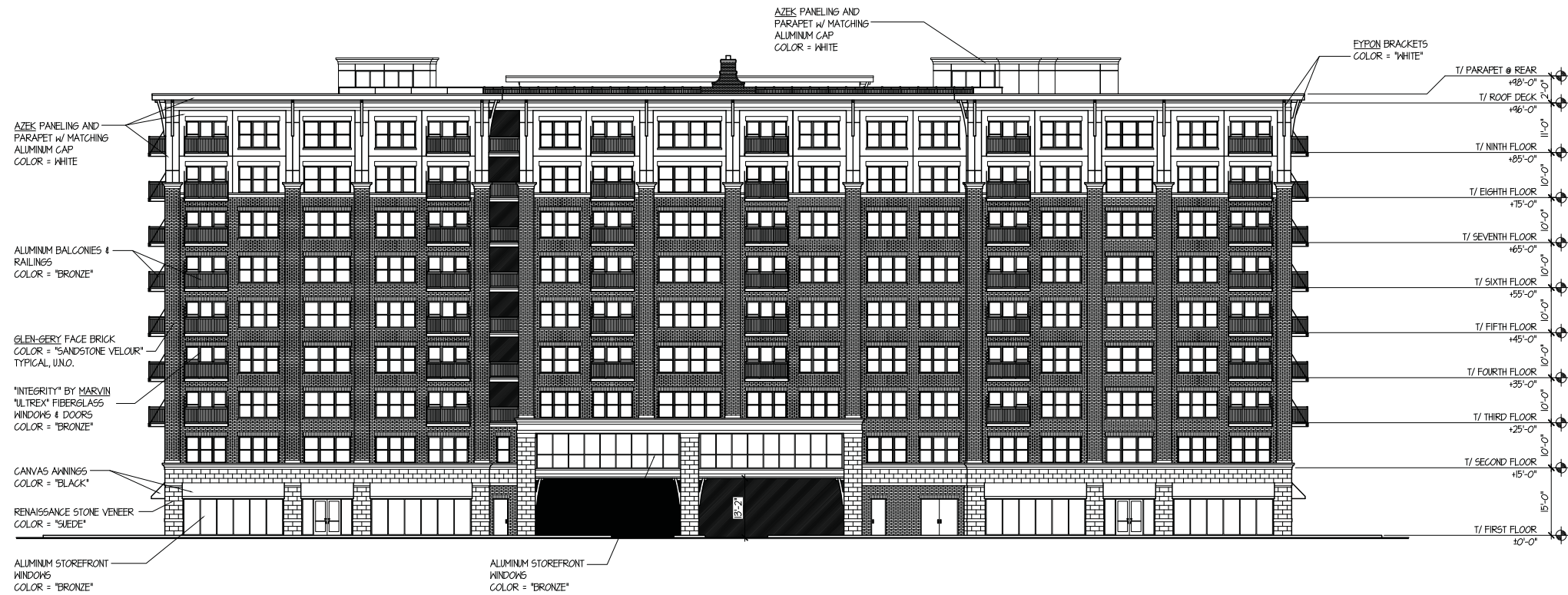
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JOB NO. 388315

SHEET NO. CA.3
OF

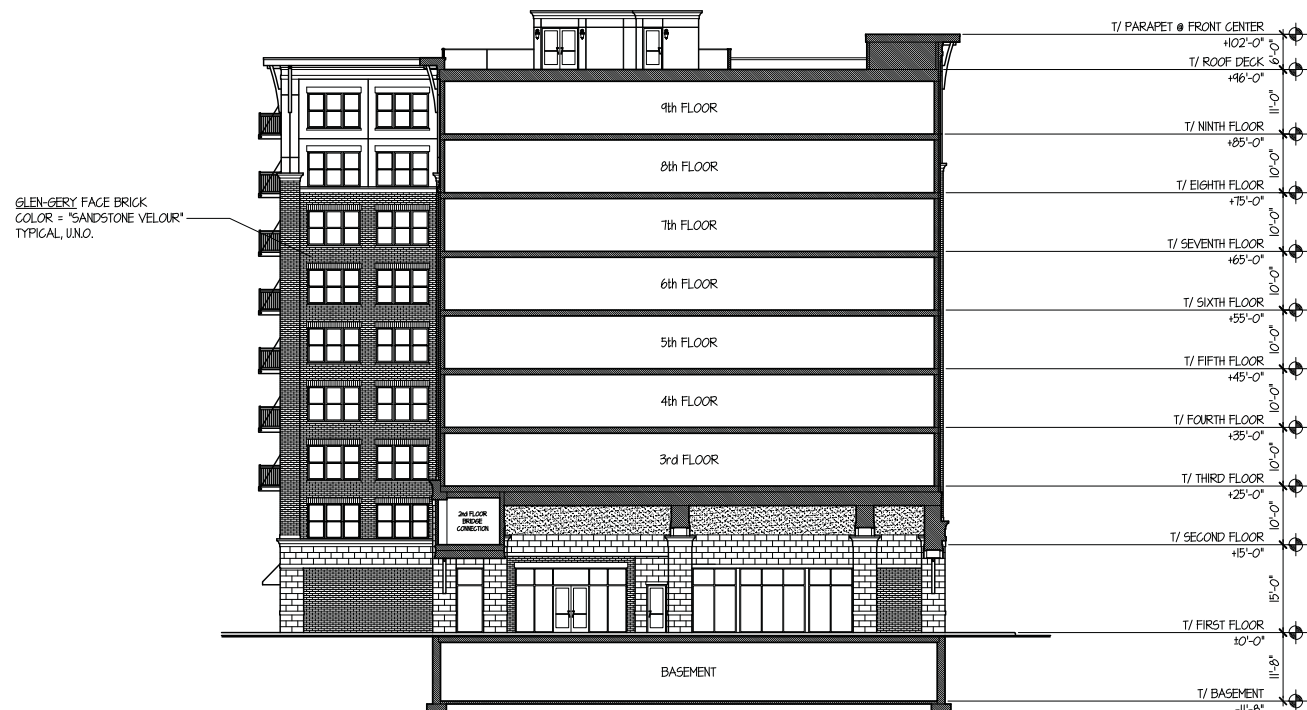
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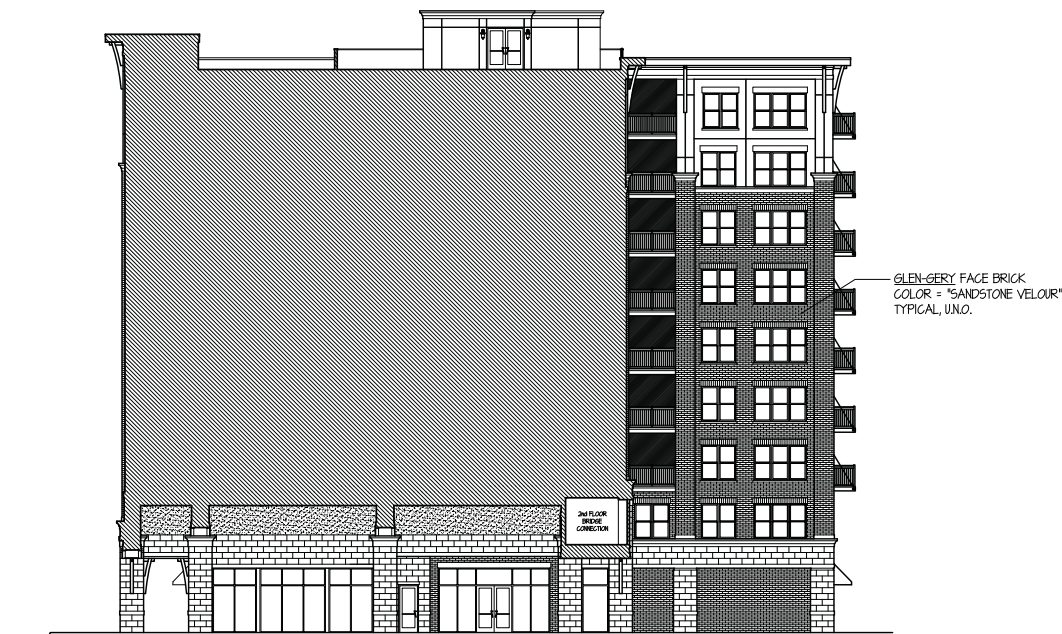
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL COURTYARD LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL COURTYARD LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

TINAGLIA ARCHITECTS, INC.
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ARLINGTON HEIGHTS, IL 60004
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TINAGLIA
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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

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CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

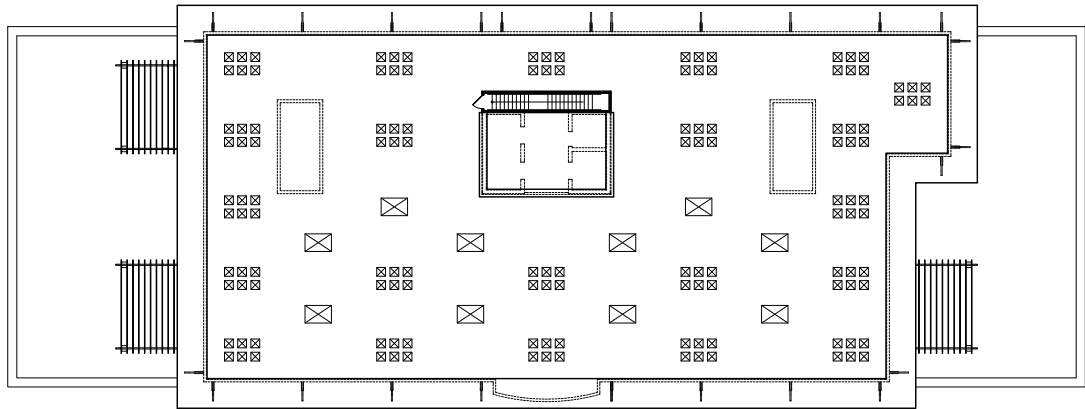
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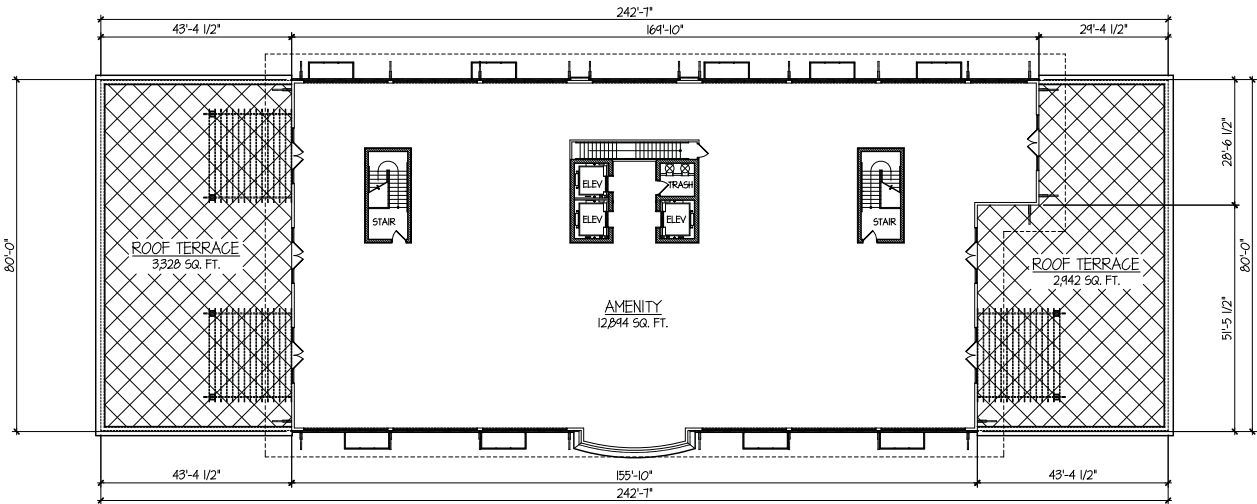
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

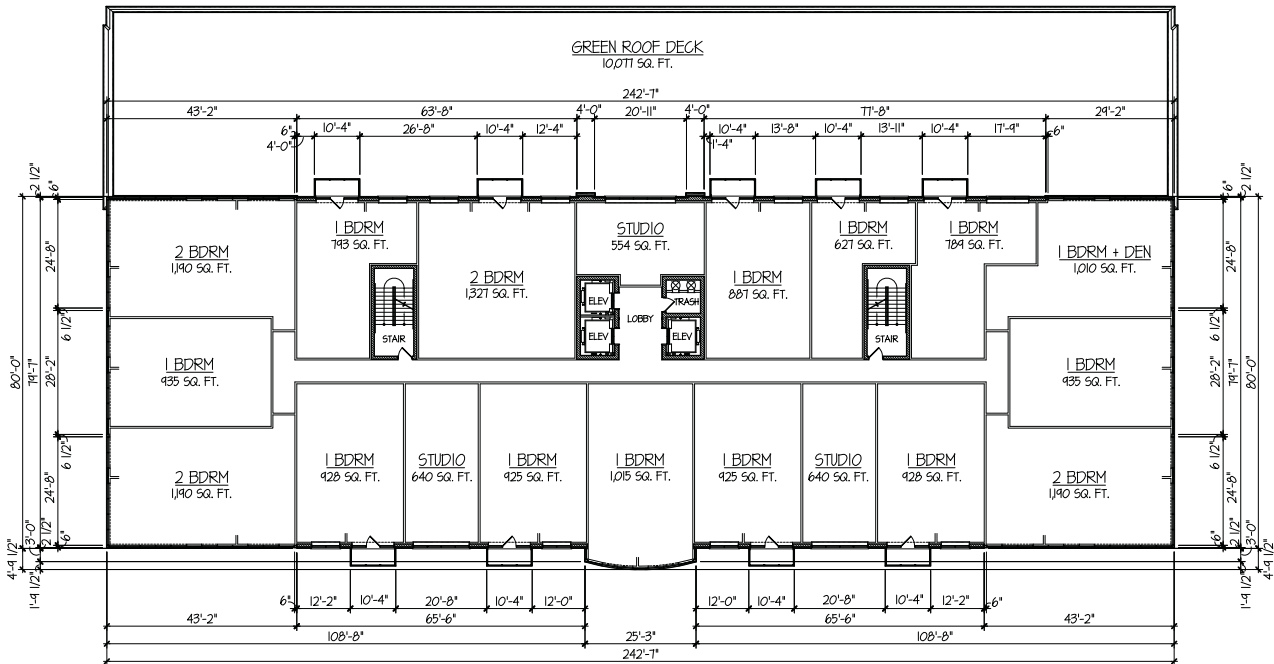
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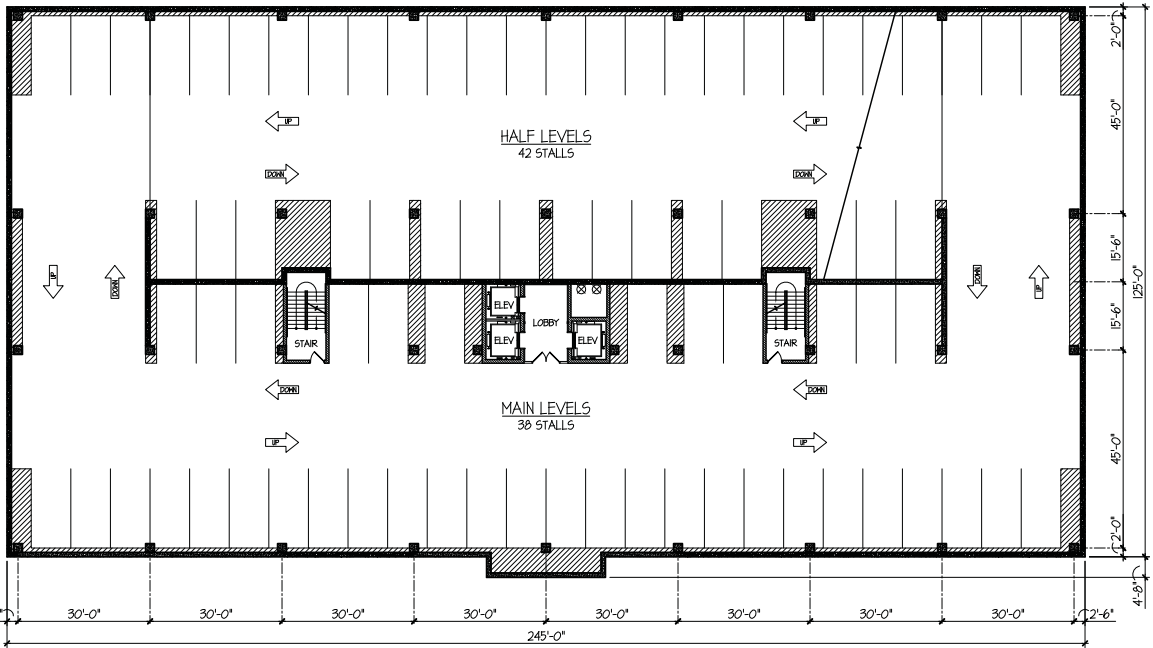
ROOF PLAN



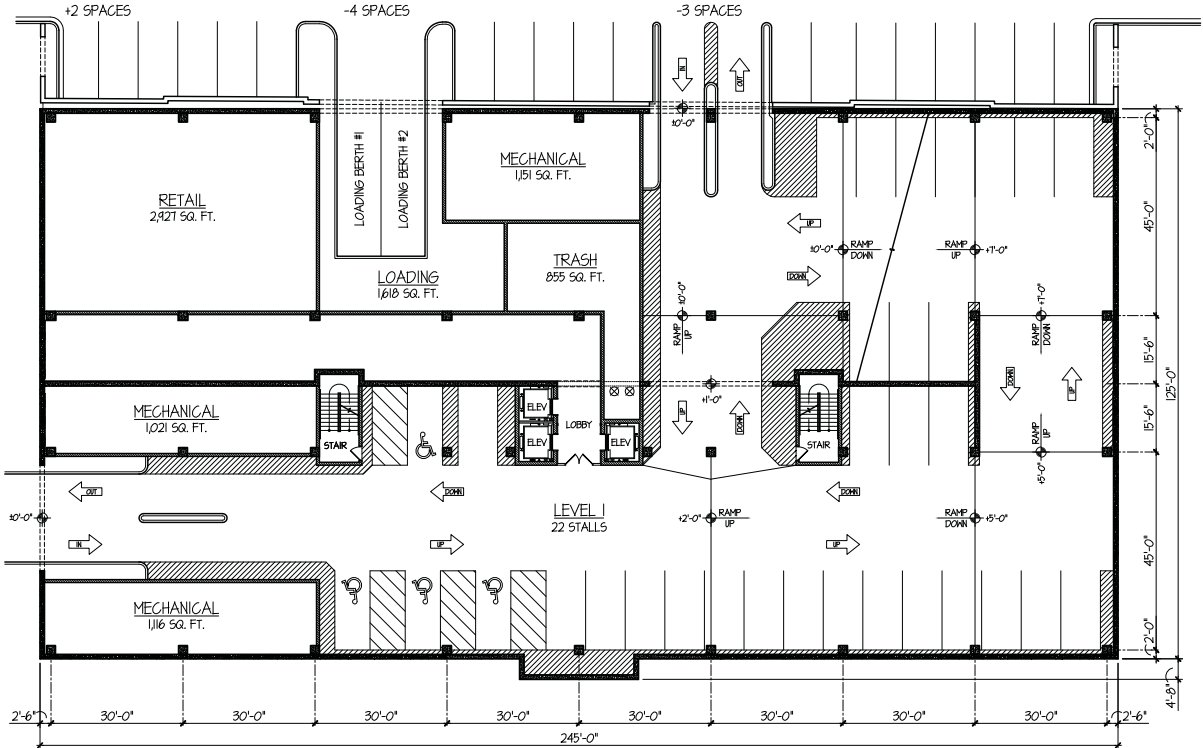
AMENITY / ROOF TERRACE LEVEL FLOOR PLAN



TYPICAL RESIDENTIAL LEVEL FLOOR PLAN



TYPICAL UPPER FLOOR PARKING GARAGE PLAN



GROUND FLOOR PARKING GARAGE PLAN

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ARCHITECTS

CUENT

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

FILE NAME 3883-24P			
DRAWN BY RDL DATE 11.13.18			
NO.	REVISED PER	DATE	BY
2	DESIGN DEVELOPMENT	11.27.18	RDL

JOB NO. 388315

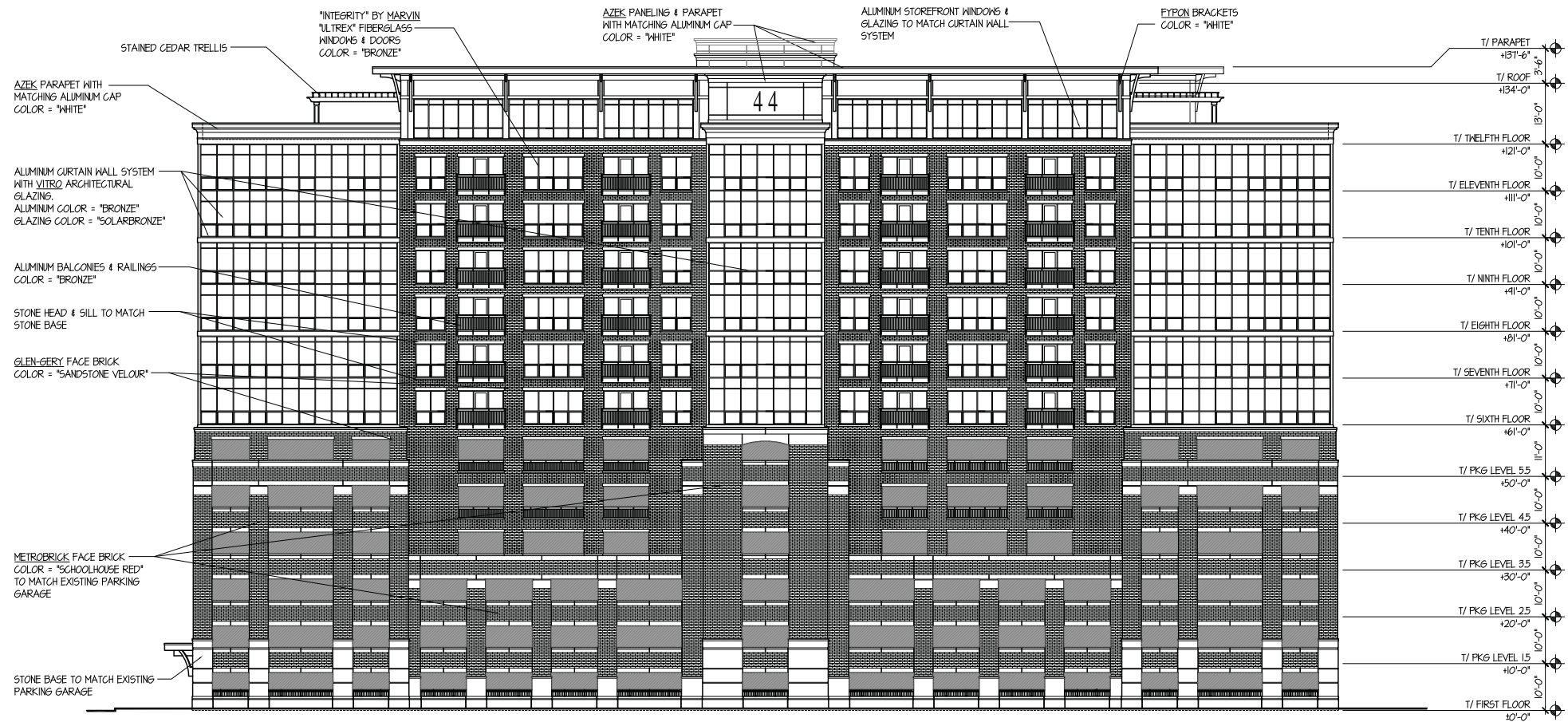
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

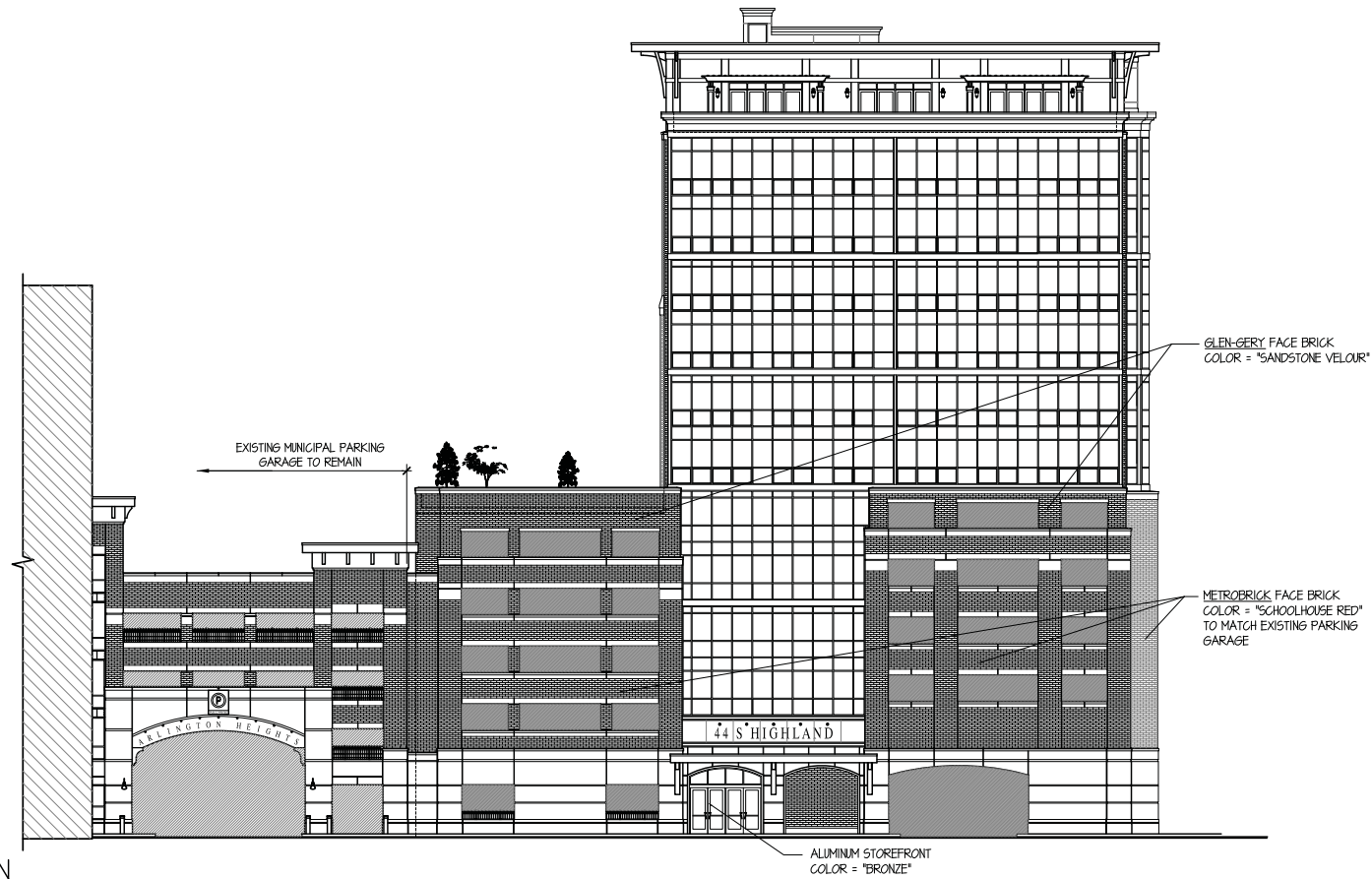
SCALE: 1" = 20'-0"

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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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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P

DRAWN BY RDL DATE 11.13.18

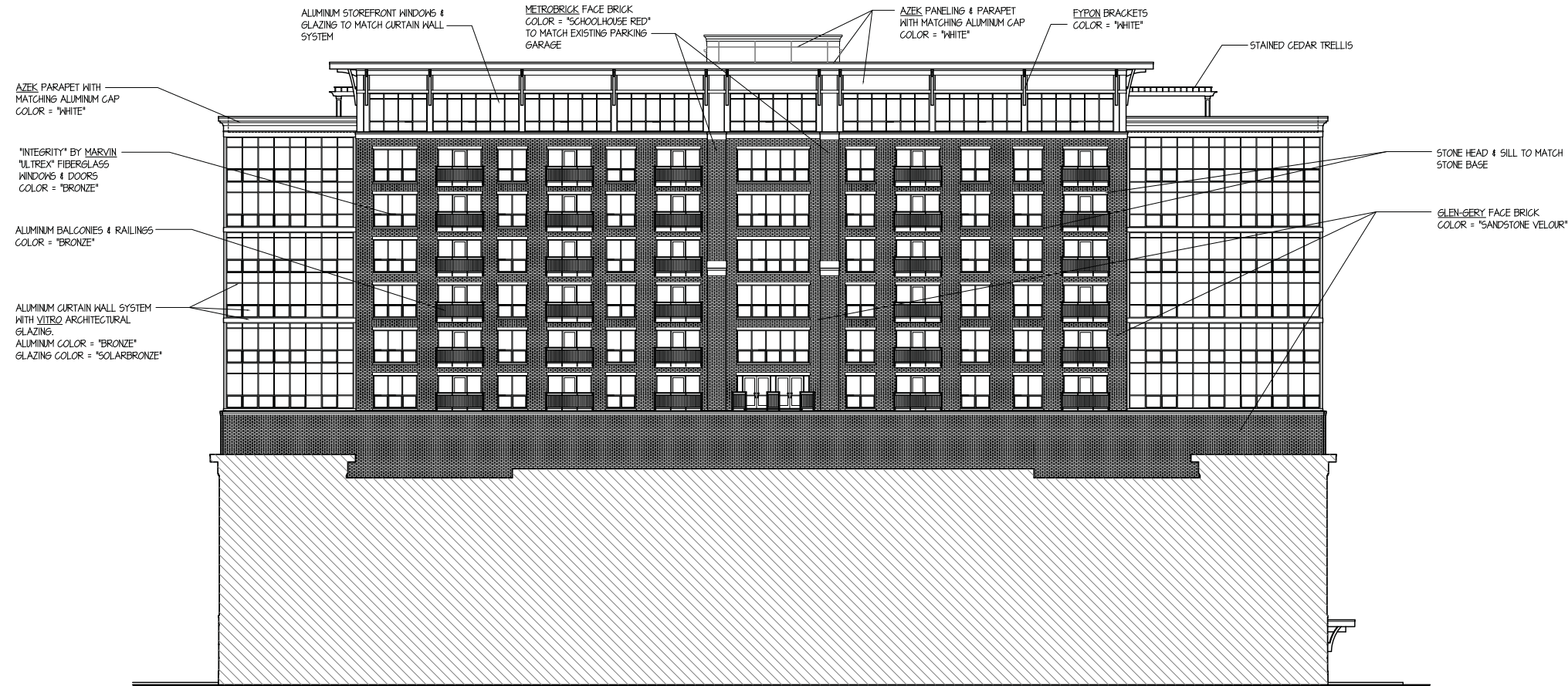
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JOB NO. 388315

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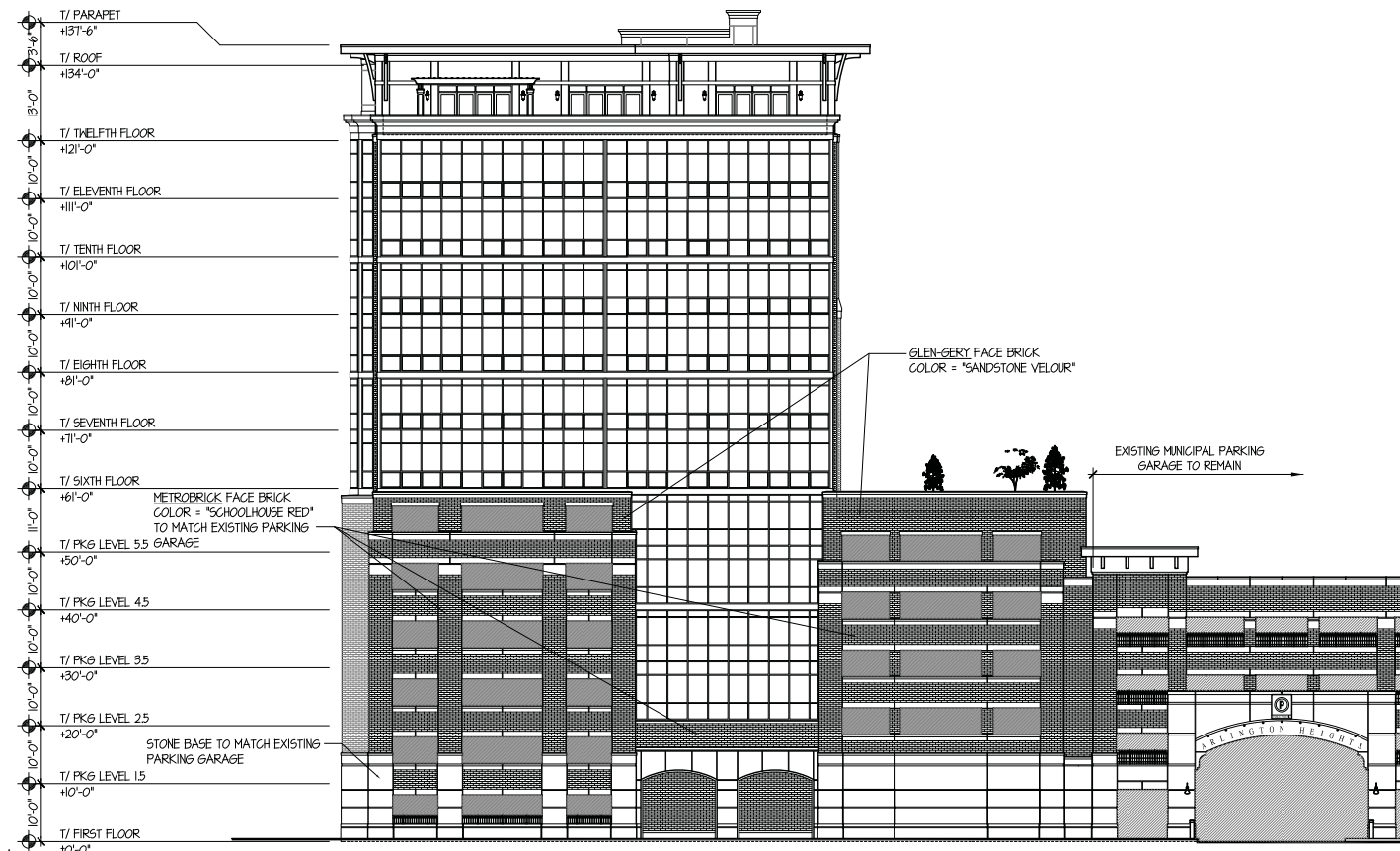
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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CCH, LLC

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P

DRAWN BY RDL

DATE 11.13.18

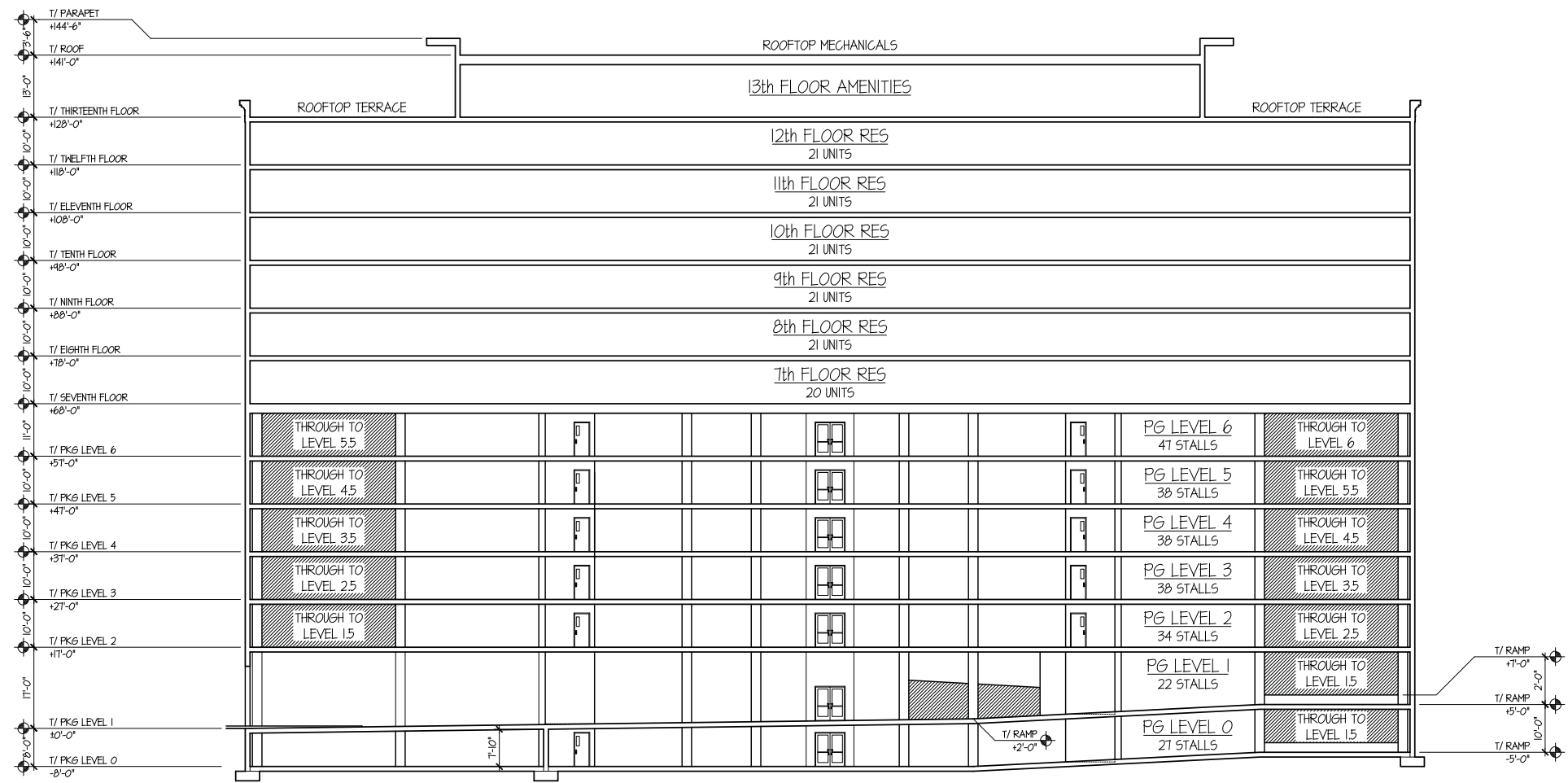
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JOB NO. 388315

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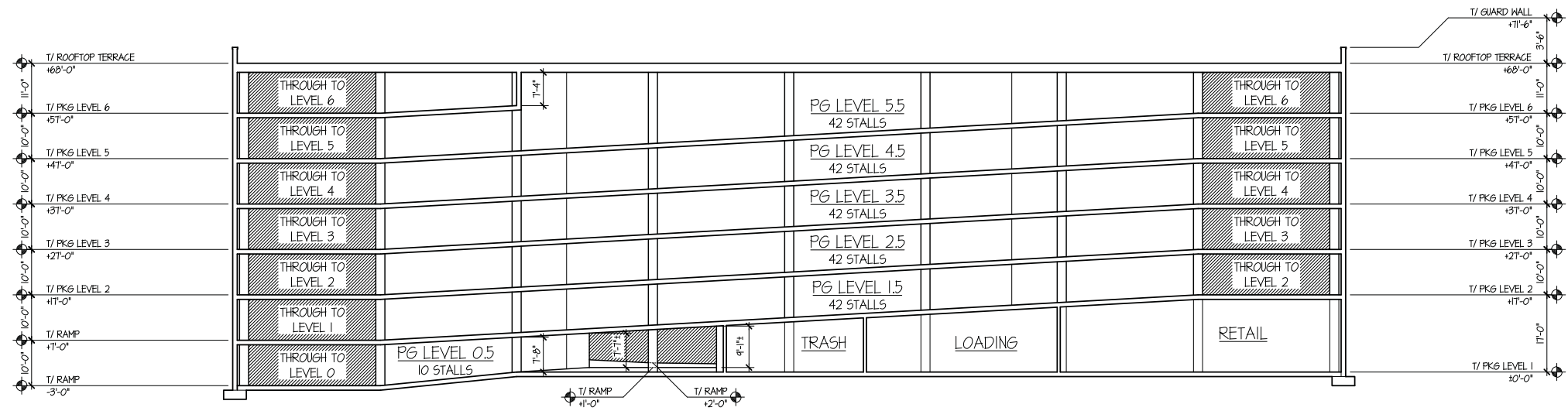
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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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 3883-24P

DRAWN BY RDL DATE 11.27.18

NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. HL.4
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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: TIMBERLINE ARCHITECTURAL ASPHALT ROOF SHINGLES
COLOR: "CHARCOAL"



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

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

PANELING: AZEK PANELING
COLOR: PAINTED BENJAMIN MOORE "1052"

PARAPET & TRIM: AZEK TRIM
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"



ARLINGTON

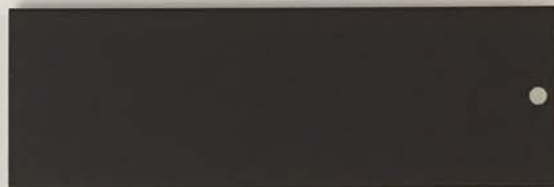
425

LIVE | SHOP | DINE

225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



"AZEK" PANELING



BRICK



BRICK

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CCH, LLC.
DATE: NOVEMBER 13, 2018
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"

TRIM, PANELING & PARAPET: AZEK TRIM & PANELING
COLOR: "WHITE"

BRACKETS: FYPON BRACKETS
COLOR: "WHITE"

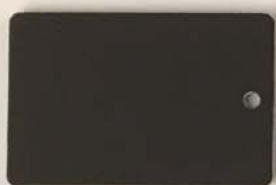


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

Context Photos
Chestnut Building
60 feet

















Context Photos
Campbell Building
80 feet

















Context Photos
Highland Building
120 feet

















APPROVED

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

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Andy & Voula Behlis, Owner of 1518 W. Thomas St.
Mike Firsel, Firsel Ross for *Arlington Block 425*
Robert Losselyoung, Tinaglia Architects for *Arlington Block 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425*
Bruce Adreani, Norwood Builders for *Arlington Block 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 22, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 22, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. CBD MIXED-USE REVIEW

DC#18-104 – Arlington Block 425 - Campbell/Chestnut/Highland

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners was needed for the project to continue moving forward, unless the petitioner wanted to continue the review to the next meeting.

Michael Firsel, representing *Firsel Ross*, Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Bruce Adreani, representing *Norwood Builders*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the architectural designs for 3 new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, and comments regarding the architecture or aesthetics are welcomed. However, any issues regarding zoning, parking, height, setbacks will be discussed at the Plan Commission hearing that will take place in March. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. This project received a preliminary review by the Design Commission on December 11, 2018, and those drawings were used as reference tonight.

Mr. Hautzinger reviewed the comments made at the previous review on December 11, 2018, which included the following:

General Comments:

- o The Design Commission was in favor of the overall style and design direction for the three buildings, except one of the Commissioners felt that the designs of three buildings should be more cohesive, more innovative, and include more sustainable design features.

Chestnut Avenue Building:

- o The two gables on the front elevation were encouraged to be omitted.
- o Additional design development to highlight the front entry was encouraged.
- o The keystone detailing in that flat arches was discouraged.
- o Detailing of the ramp walls leading to the underground garage was encouraged.
- o One Commissioner did not like the cornice design or cornice materials.

Campbell Street Building:

- o Additional design development of the west façade was encouraged to add more interest to the design.
- o Increasing the height of the first floor stone base was encouraged.
- o Increasing the thickness of the thin cornice brackets was encouraged.
- o Clarification of the balcony support structure was requested.
- o Further study of the bump out on the north elevation was encouraged to resolve the imbalance of having windows on one side, but not the other.
- o One Commissioner did not like the cornice design or cornice materials, stating that foam brackets and PVC panels are not sustainable building materials.

Highland Avenue Building:

- o There was concern about the appearance of the glass curtain walls at the garage levels on the north and south elevations being dark at night and looking different from the apartment level curtain walls above. Further study and design development of this area was encouraged.
- o One Commissioner did not agree with matching the existing Village garage design at the garage levels, had concerns about the solar heat gain of the glass curtain wall at the apartment levels, and felt the cornice detail at the top of the building should be more modern.
- o One Commissioner was opposed to the large “44” sign at the top of the building.

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

Chestnut Avenue Building:

- o The two gables on the front elevation have been omitted.
- o The design of the main entrance has been enhanced with a raised stone base.
- o The keystone detailing in that flat arches has been omitted.
- o A form liner pattern has been added to the ramp walls leading to the underground garage.

Campbell Street Building:

- o The east and west facades have been enhanced with a taller stone base and a raised cornice to accentuate the center bay feature.
- o The stone base has been increased to the middle of the second floor windows on all sides of the building, and the height of the drive-through entrance has been raised.
- o The thin cornice brackets have been widened.
- o Hanger rods have been added to the balconies.
- o The windows on the side of the north elevation bump out have been omitted.

Highland Avenue Building:

- o The glass curtain walls at the garage levels on the north and south elevations have been omitted.
- o The large "44" sign at the top of the building has been omitted.

Staff comments on the revisions were as follows:

General Comments:

- o Exterior Materials. Overall, the exterior materials are quality, durable stone & masonry materials, which are nicely coordinated and work well together, providing a cohesive feeling throughout the development.

Chestnut Avenue Building:

- o Overall, the proposed design is very nicely done. The proposed traditional style and detailing will work very well in this location.
- o The decorative cornice and bay windows add richness to the design.
- o The alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a row home feel.
- o Staff recommends approval of the Chestnut Avenue building as submitted.

Campbell Street Building:

- o Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
- o The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
- o The only comment on the design is to clarify the color of the stone trim pieces, which are illustrated as white in the renderings, but are not labeled on the architectural elevations. The raised stone bay on the east & west ends has a thick white cap that appears oversized. It is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
- o Staff recommends approval of the Campbell Street building, to include the comments stated above.

Highland Avenue Building:

- o The garage levels are nicely designed to match the existing adjacent Village garage.
- o The glass curtain wall facade of the upper tower is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
- o Further design development of the north and south elevations is encouraged to better integrate the upper glass residential floors with the garage levels and building entrance below, similar to the center portion of the west elevation, which is nicely balanced and carries the brick material up into the residential floors.
- o The main entrance to the building on the north wall is understated for a luxury rental building. It is recommended that the design of the main entrance be enhanced with a grand appearance, and better integrated with the upper residential floors.
- o The west elevation includes a nicely designed curved curtain wall bay window feature in the center of the wall. It is recommended that this feature also be included on the east elevation to enhance the appearance of the east wall.
- o The first-floor of the south wall is large and blank. It is recommended that openings be added to break up the large wall area. However, consideration should be given to vehicle headlights circulating inside the garage.
- o Staff recommends the Design Commission evaluate the concerns regarding this building.

Mr. Hautzinger also reiterated that all mechanical equipment, utility equipment and utility meters are required to be screened, and all 3 buildings include perimeter parapet walls to screen the rooftop 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, and 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. With regards to signage, the only proposed signs are wall-mounted street addresses on each building mounted above the main entrance. Separate sign permits and detailed sign plans will be required, but the proposed signs are nicely designed and appear to be code compliant. The petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

Ms. Bruckbauer thanked the commissioners for the comments made at the preliminary review, which were considered and incorporated into the current design as much as possible. With regards to Commissioner Kingsley's previous comments about sustainability, they realize the importance of this and after discussing with ownership, they are attempt to obtain LEED certification for the project. A material change was made on the Highland and Campbell buildings with the PVC material on the upper floors changed to either EIFS or stucco, although the color will remain the same. This change is not shown on the plans being reviewed tonight.

Mr. Losselyoung addressed a few of the comments from Staff. The rendering of the Campbell building did not correctly show the cornice line on the middle portion of the west elevation as mentioned by Staff. This cornice will be detailed with a light grey stone band, similar to the cornice above the drive-through entrance on the front elevation. The lack of openings on the south elevation of the Highland building is because of the way the ramp will be coming up and through this side and back up along the exiting Village parking garage. However, they do understand the pedestrian feel should be increased there, so they would consider some sort of screens or faux storefront panels there. In terms of signage, the intention on all 3 buildings is that signage will be face lit from a gooseneck light fixture up above.

Commissioner Eckhardt asked for clarification on the slope of the ramps, and Mr. Losselyoung said that the ramp will come up on the first-floor, and on the first-floor only there will be a ramp that leads to a flat spot on the second floor, and then that entire side will ramp up inside the building, and then it will come around and on this side the entire second-floor will be flat, and then the ramp will come back around and then it will ramp up to the third floor. The transition for most floors is abutted up against the against Village garage. Mr. Losselyoung also said that Staff comments about the front elevation of the Highland building can be further evaluated to create a better entry element, such as enlarging the entry feature, possibly tie in a glass feature or a taller element.

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

PUBLIC COMMENT

Ray Anderson, 200 W. Campbell St. He lives across the street from the site and has been a real estate broker for 25 years. He has concerns about the lack of detail on the entrance to the Highland building, it looks like an entrance to a parking garage. Being the biggest of the 3 buildings, he felt the entrance should be dramatic. He also asked about how the light from the setting sun would be controlled from entering the apartments, such as window blinds. Mr. Losselyoung said that the glazing being provided will be very minimal and reflective.

A resident who did not give his name, asked when, where, and how the affordable housing component fits in to this project. Mr. Firsel replied that although not a part of the design review, an affordable housing proposal was made to the Village and is currently being considered by Staff. The Village has asked for additional information, which they have provided, and they anticipate a meeting with the Village in early March regarding this matter. This would be a separate meeting of the Village Housing Commission, which is also a public meeting. Mr. Firsel added that affordable housing is currently planned for the Highland building and the Campbell building, with at least 80% of the 300 units between the two buildings. There are 60 units in the Chestnut building, so as a proportion, there will be significantly less in the Chestnut building as currently planned.

There was no further public comment.

Commissioner Kingsley thanked the petitioner for considering the comments made at the preliminary review and making the changes that were done. She gave her comments on the Chestnut building. She felt the changes that were made looked really good and the building supported the aesthetic of the Village; it has materials that have been established in the Village, and she had no issues with it. She appreciated the things that were eliminated from the previous design and as a result, felt the Chestnut building looked a lot better. She asked if the cast stone trim around the windows would be one piece, and she encouraged the use of large pieces so it looked as much like limestone as possible. Mr. Losselyoung said that although he preferred it be one piece as well; he did not know if that was feasible.

Commissioner Kingsley gave her comments on the Campbell building. She liked the west elevation presented at the preliminary review better than the revised elevation being presented tonight. She would like it if the column capital details between the windows, which Mr. Losselyoung confirmed will be a light color stone such as limestone, were lowered to be in the same line. On the front elevation, she had the same comment to lower the stone cap to below the windows so it was continuous, and less like a crenellation. In regards to the center curtain wall feature, she liked that the original design had horizontal members to break it up. She suggested that the either the brick columns go all the way up, or add a horizontal member to connect the capitals at the eight floor line. Commissioner Kingsley also asked if the drive-through entry feature would be all stone, and Mr. Losselyoung replied that it will be stone except for the brackets and soffit which will be Fypon and Eifs to match the top of the building. He added that the bracket material had not yet been finalized. Commissioner Kingsley also suggested that the corner brick columns go all the way up, and then eliminate the brackets on the corner piers, or make the corner brackets different than the others, because the two corner brackets look crowded. In summary, she was glad to see some of the changes that were made to the Campbell building, but she liked the previous design better. She appreciated the change in material from PVC to EIFS at the top of the building.

Commissioner Kingsley gave her comments on the Highland building. She asked about the inspiration for the building and what the petitioner was trying to achieve. Mr. Losselyoung replied that they envision a different lifestyle with each building; the Chestnut building will be more detailed inside and out, possibly for older individuals; the Campbell building will be similar in scale and scope to a lot of the buildings along the Campbell corridor; and the Highland building will be something that tied into the design of the Village garage because it is along the property line, creating a unique structure within the center of this, with a parking garage below, and a loft-style building up above. Commissioner Kingsley liked that each of the buildings will have their own unique vision and target; however, she felt the Highland building design still needed work. She was having a hard time with the curtain wall and the masonry base. She said that the top of the building looks like an office building with a cornice, and it did not mesh with the

masonry garage base. She was unsure if they go together, or if they do, it is not successful quite yet. She felt it could be more successful if one of the two were eliminated, suggesting to either re-dress the parking garage to be more glass, or bring the masonry up into the two glass tower ends. She was also concerned about having living space behind a curtain wall. She felt that the main entrance looked like a parking garage entrance. In general, she liked the east elevation better than the west elevation, and she was not in love with the curved bay feature and how it terminated at the top. She had a similar comment about the brackets up at the top as she did with the other building, she felt the corner piers could go straight up. If the petitioner wants the aesthetic of brick, stone and glass, then she suggested bringing up brick piers at the corners of the glass tower might help to make sense of the cornice.

Commissioner Kingsley also questioned the height of the parking walls and if they would hide most of the headlights from cars, and Mr. Losselyoung replied that the walls are being brought up at least 42 inches above the parking deck height, which should hide most of the car headlights. Commissioner Kingsley was glad to hear this. She was also concerned about the aesthetic of the parking garage facing the back of the Chestnut building, and felt the space between them would be so much nicer if the design looked less like a parking garage than it does now. Commissioner Kingsley also asked for clarification on the location of the Azek material, and Mr. Losselyoung said it was located just at the top, but it has now been changed to EIFS. Commissioner Kingsley had no further comments.

Chair Fitzgerald asked for clarification on why the sides of the Campbell building were raised up, and Mr. Losselyoung explained that this change came mostly from Commissioner Eckhardt's comments at the preliminary review about wanting there to be some sort of stepping of the building on that side, as well as his uneasiness with the balance of that elevation; they tried to accommodate both of those comments in a way they felt married the front elevation as well as the rear elevation.

Commissioner Eckhardt gave his comments on the Chestnut building. He questioned the dark asphalt shingle roof being proposed on this very traditional building, versus a heavy/substantial slate or faux slate roof. He referenced the 2 levels of stone on the building that give a substantial feel and help break up the massing with the light and dark, which he felt was very successful and a great solution for Chestnut Avenue, which is an elevation that is very sensitive to the neighborhood.

Commissioner Eckhardt gave his comments on the Campbell building. He appreciated the changes, and he respected Commissioner Kingsley's comments about liking the other elevation, but some of things that she liked are some of the things he was concerned about at the preliminary review. He wondered why the stone caps did not extend up above the second floor windows to form a head piece that just goes straight across. He felt that it is very odd as drawn, and he could not think of another building of historic reference where a pilaster comes up halfway through a window with just a soldier course head being superior to it. He did not like this detail, and he wanted to see this change implemented, and felt it would really balance the elevation nicely. On the north elevation, he had the same comment; concern about the stone cap stopping halfway up, which needs to be raised up to above the second floor windows. If it were lowered down, it will look so light and under-structured to carry all that visual load. It should be raised up to create a nice strong stone base for the building. He was okay with the tall glass wall on the north elevation, especially since this is the major thoroughfare into the courtyard. On the south elevation, the raised stone base has to wrap all the way around. He felt strongly about the base being stronger at the bottom of the building.

Commissioner Eckhardt gave his comments on the Highland building. He agreed with Commissioner Kingsley about some of the issues of the building, and it was unfortunate that only 3 members were here tonight because this building is the most significant and challenging in terms of its size, and its complicated functionality with most of its parking being connected to the existing garage. He felt that eliminating most of the glass coming down on the building helped, but the front door area needed something more, possibly more glass, more detail similar to the main entrance on the Campbell building that says "this is the front door". In terms of the four elements on this building, he felt the glassy areas should either be endorsed or not, and he questioned if adding masonry piers at the corners would look too tall and thin. He felt the concept of a glassy building sitting on top of a parking garage was accomplished, and he continued to support this glassy end of the building. He recommended that the curved bay on the west elevation be repeated on the east elevation. He liked the rhythm of the of the west elevation.

Mr. Losselyoung said that they recently determined that access to the building for exterior window cleaning needed to be addressed; therefore, the walls of the amenity floor on the east and west elevation need to be set back approximately 5 to 6-feet to provide for a hidden walkway behind the brick facade that will allow window cleaners to ascend the building.

Commissioner Eckhardt continued with his comments on the Highland building. He was in agreement with the comment about fenestrating the lower portion of the south elevation. He summarized by saying that he still endorsed the look of the glass box, which maybe could be cut down a little bit, but he felt the apartment residents would enjoy the floor to ceiling glass. Commissioner Eckhardt had no further comments.

Chair Fitzgerald gave his comments on the Chestnut building. He really liked this building and he appreciated everything that was done to it. He also liked the comment made by Commissioner Eckhardt to reconsider a different roofing material. He really liked this building and could not say anything more about it.

Chair Fitzgerald gave his comments on the Campbell building. When he first saw this building at the preliminary review, he thought it was the existing building to the north; there were a lot of similarities and he appreciated the petitioner's explanation of how these 3 buildings all relate to the clients and the Village. He saw both sides of the comments made by the other commissioners, but he did like what was being presented tonight, but he was fine with either option. On the north elevation, he did like the comment about adding a horizontal detail near the top of the curtain wall, which he felt would really frame that out nicely; however, this would not be a requirement for him.

Chair Fitzgerald gave his comments on the Highland building. He loved most of the building; he loved the top and he liked the contrast of super modern against traditional, almost like it could have been an addition at some point or it could have been an upgrade. He also liked the curved bay detail on the west elevation, and felt it would help to add it to the east side as well. He was thinking forward about how this building will be in the middle of a lot of different things; eventually there will be something to the south, and there is the parking garage to the east; therefore, the parking garage on the bottom did not bother him that much. He agreed with the other comments made about the front entrance that it is underwhelming, and he was open to bringing back the curtain wall at the garage levels if it were solid across the back to prevent a different color of lighting from showing through. He commented that the front entrance is actually a lot wider than it appears in the rendering, but it does need some more glass and metal somewhere. He had concerns that it is all on one plane, except for the sign. If this could be adjusted, then he would be okay with it. Looking at all 3 buildings together, this building could be his favorite because it is surprising for Arlington Heights.

Chair Fitzgerald asked if there were any further comments from the commissioners, and if there was direction for moving forward with a motion tonight. Commissioner Eckhardt reiterated that with only 3 of the 5 members here tonight, a motion tonight would require a unanimous vote from all 3 members and he did not want to jeopardize all the work that was done by the petitioner. He felt very strongly about his comments on the Campbell building, which differ from the comments made by Commissioner Kingsley, but for the most part he endorsed the other comments made tonight. He added it sounds like all the commissioners feel that additional work is needed on the front entrance of the Highland building. He felt the 2 members not here tonight would be appreciative of the work that was done on the current design, and would focus on the same concerns that the commissioners expressed tonight, and he wanted those 2 members to have an opportunity to see the current design, and because this is a major development, he felt the project should go to the Plan Commission and Village Board with a strong recommendation from the Design Commission. It would be irresponsible of this commission to ask Staff to interpret their direction. He felt a vote should not be taken tonight unless it was for only 1 or 2 of the buildings, with the remaining buildings to be discussed and continued upon.

Commissioner Kingsley concurred with the comments made by Commissioner Eckhardt that a vote could be taken tonight on some of the buildings, but she was unsure if that would do much and felt it was advisable to take the comments and go forward after tonight, which also follows what Staff suggested in their report. Specifically with the Highland building, she felt it would be difficult to have it go just to Staff after tonight. She wanted to see the Highland

building and the Campbell building come back for another review. In response to Commissioner Eckhardt stating that her comments differed from his, she felt there were in fact some similarities to their comments. For clarification on the Campbell building, she liked Commissioner Eckhardt's suggestion to bring up the stone base; it was the crenellation that she did not like at the second floor or at the eighth floor. She was in support of raising the stone at the base higher up to make a stronger base on the building, and maybe do something similar at the eighth floor, bringing it up to the head of the windows or down to the sill.

Commissioner Eckhardt liked the comments that were made about the potential for a horizontal detail across the eighth floor of the north elevation curtain wall to create square windows at the top, which would separate the top of the building and make it more grand, and he suggested using the same brick material that is rising up. Commissioner Kingsley and Chair Fitzgerald agreed, but Chair Fitzgerald added that if the brick piers were extended all the way up, then he did not like adding a horizontal band, which Commissioners Eckhardt and Kingsley agreed with. Commissioner Eckhardt said that if the stone at the base was raised up to the head of the second floor windows as suggested by Commissioner Kingsley, then he was okay with the rest of the building. Commissioner Kingsley reiterated her suggestion that both the Campbell and the Highland buildings come back to the commission for another review so the petitioner can consider the comments and suggestions made tonight. Mr. Losselyoung agreed.

Mr. Adreani appreciated all the comments made tonight, as well as the comments made at the preliminary review, which they tried to incorporate into the design being shown tonight. They are open to all the comments being made and want this development to be pleasing to not only everyone here tonight, but residents as well, and they want to make sure this is a show stopper piece that will become a legacy for the Village. The thoughts and details being given tonight are things that they can change little by little as they go forward, and the most important thing they want to do is have unison amongst all the architects here tonight. If the project is continued to next month, someone here tonight might not be at that meeting; therefore, he looked to the commissioners for a positive outcome tonight, and they could then come back with the fine details to present when all the commissioners are present. He asked for a straw poll tonight to determine where the 3 commissioners are at.

Commissioner Eckhardt was comfortable making a motion that recommending approval of the Chestnut building with a requirement on the roofing material. He felt that feedback was given to the petitioner on the other 2 buildings that will allow them to discuss with their team the significant details and concerns brought up tonight, and continue to a date specific with the commission.

Mr. Firsel asked if the commissioners and Staff were comfortable approving part, but not all of the project tonight, and Mr. Hautzinger replied that this was an unusual situation, but he would advise against this because the project is being reviewed as one proposal. The Design Commission review is one part of the review process, and the Plan Commission still needs to review the project, and they will be looking at the whole project. He felt that design approval for just one building would not accomplish anything. Mr. Firsel said that because they are trying to be as diligent and responsive as possible, he asked if they could provide revised plans that take into consideration what was given tonight and return on February 26th. Chair Fitzgerald preferred to work with the petitioner's schedule rather than when all 5 members would be in attendance because of the possibility of changes in attendance. Commissioner Eckhardt said that he was not available for the next meeting on February 26th. Mr. Hautzinger added that when projects are continued, they are typically scheduled two meetings out, especially for a project this large, to allow time for the changes to be made and submitted to Staff for review. Continuation to a date specific would not require a new public notification.

Mr. Firsel said they are hoping to be on the Plan Commission agenda for March 13, which would be the day after the March 12 Design Commission review, and he asked if it was a requirement that the Design Commission review be complete with a vote before the Plan Commission review. Mr. Hautzinger replied that this in general, the Design Commission review should be completed prior to the Plan Commission review, but there is flexibility in the process. Mr. Firsel said their goal is to not go past March 12 with the Design Commission, and he was unsure if they could satisfy both Staff and their own team by the February 26th date. He also wanted to have as many commissioners present as possible so that all the commissioners could give their input and they could come up with the best solution. He was confident that they would satisfy the commissioners and Staff on the Campbell building; the ideas presented

tonight were phenomenal, and he agreed that the Highland building needs further study, but they could do so and submit as quickly as possible. He asked for an opportunity to try to make the February 26th meeting, and Mr. Hautzinger replied that revised drawings would be required by the end of this week for that meeting. Mr. Firsell asked for a 2 minute recess for his team to talk about the meeting dates.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO TAKE A SHORT RECESS TO ALLOW THE PETITIONER AND HIS TEAM TO DISCUSS FUTURE MEETING DATES.

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

The meeting resumed after a 2 minute recess.

Mr. Firsell said that in light of what needs to be done, they want as many commissioners present as possible at the next review of the project, as well as enough time to work with Staff. He asked that the project be continued to March 12th.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE ARLINGTON BLOCK 25 PROJECT (DC#18-104) TO THE MARCH 12, 2019 DESIGN COMMISSION MEETING.

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

Chair Fitzgerald asked about the timeframe of construction of the project, and Mr. Firsell said that the Campbell and Highland building would be built first.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 11, 2018

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

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

Members Absent: Jonathan Kubow

Also Present: John Sorenson, U.S. Shelter Homes for 534 W. Ridge Ct.
Jim Sutphen, Abbell Associates for *Arlington Town Square*
Earl Mager, Shive Hattery for *Arlington Town Square*
Robert Losselyoung, Tinaglia Architects for *Arlington 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington 425*
Mike Firsel, Firsel Ross for *Arlington 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 27, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 27, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. CBD MIXED-USE PRELIMINARY REVIEW

Arlington 425 Development – Highland Ave/Chestnut Ave/Campbell Ave

Robert Losselyoung and Kelle Bruckbauer, representing *Tinaglia Architects*, and Mike Firsell, representing *Firsell Ross*, were present on behalf of the project.

Chair Fitzgerald pointed out the number of residents in the audience for this project.

Mr. Hautzinger said that this a preliminary design review tonight and no vote would be taken. The project will return for a formal Design Commission review and approval. Matters of zoning will not be discussed tonight, as they are part of the Plan Commission review of the project. This is design review only. Because this is a preliminary review, the petitioner will be presenting the project tonight. Preliminary Staff comments will be shared after the petitioner's presentation.

Mr. Firsell was present behalf of the petitioner for the project being called Arlington 425. Three buildings are being proposed, with 3 different architectural designs that were intentionally done. He introduced the architects for the project, Rob Losselyoung and Kelle Bruckbauer, who would give the presentation tonight on the 3 separate buildings. He reiterated that tonight's review is to review the architecture of the 3 buildings, and that all matters related to planning would be reviewed, discussed and assessed at the Plan Commission and Village Board.

Ms. Bruckbauer gave a brief overview of the site plan and layout of the 3 buildings. A campus of buildings was created, each of them unique in their architectural character and lifestyle that they will provide for residents; however, the buildings will share a common element to create a cohesive development. The project began with the 44 S. Highland building that will be 13-stories tall, with the first 6-stories to be a parking garage directly adjacent to the existing parking garage along the east side of the site. There will be 6-stories of residential units above that and 1-story of amenities on top of that. The second building is 225 W. Campbell that will be 9-stories tall and feel familiar to the other multi-story residential buildings in the Downtown area. One unique feature of this building is the vehicular entry access that goes through the first-story of the building and brings residents and guests to the internal circulation and the Highland parking garage. The third building is 33 S. Chestnut which is the shortest of the 3 buildings due to the proximity of the single-family residences. This building will be 4-stories tall with a residential feel and more pedestrian friendly in scale. All 3 buildings will have rooftop amenities for the residents that will include gathering spaces, fire pits and barbecue grills, the Campbell and Chestnut buildings will have small planted green roof areas, and the Highland building will have an entire green roof over the top level of the parking garage.

Mr. Losselyoung presented the architectural details of the 3 buildings. He presented updated renderings and clarified that the only difference is the color that was adjusted on the Highland building of the curtain wall, so it is more in line with the sample boards being presented tonight. He began with the 4-story Chestnut building that was created to have a very pedestrian friendly facade, appearing as a series of brownstone homes with lower first-floor entries to help break up the facade while keeping a uniform cornice line across, providing some raised elements such as the gables, and creating an architectural element in the center of the building that houses the elevators that go up to the roof deck. Stairwells going up to the roof will be located at the rear, with trellises on either side of the brick end walls to help add character and shade to the rooftop area. Fenced in yard areas will be located along the street, with walk ups to the front porches, and green roof areas. This building will have a standard brick size to create a residential scale, with rich dark

brown and a dark red alternating colors, bronze colored windows and balconies, a taupe color for the cornice line, and a stone base that will stagger in height.

The next building is the Campbell building that is more traditional in architecture. This will be a 9-story building, with first-story retail, second-story retail and office, and 7-stories of residential units above that. This building will use the same stone color at the base as the Chestnut building, but a different brick color and vertical pier elements to help break up the facade and give it more character. The main center entry of the building with the drive through to the courtyard will have a curtain wall assembly similar to the Highland building, and break up the long facade of the Campbell street elevation. This building will have bronze colored balconies as well, pvc, azek, and fypon trim work at the upper floors, and large 8' tall, 8" square brackets. It will also have approximately 16' of a stone base, 6-stories of brick, and 2-stories of trim details up above.

The last building is the Highland building, where it was important to continue the line of the existing Village parking garage with this new building. The base of the building will mimic and match the details of the existing adjacent parking garage, and have the same brick and concrete details. The parking garage will be 6-stories tall, with 6-stories of residential units above that, and 1-story of amenities at the top that will have tremendous views for residents of the building. The same brick that is on the Campbell building will be introduced on the Highland building, and climb up into the residential floors on either side, with the key feature of the building to be the curtain wall ends. This glass element will come down on the north side of the building to signify the entry point into the Highland building, because the existing Village parking garage is on Highland. On the other side of the building, there will be a waterfall effect of the glass coming down to create horizontal lines across the building. This building as well as the Campbell building, will have utility size brick, and most likely be a pre-cast building similar to the existing Village garage. Lastly, the amenity floor on the top of the Highland building will provide terraces and trellis for the residents to enjoy.

Mr. Hautzinger presented Staff comments based on the drawings received on November 30, 2018.

- General Comments:

- o Exterior Materials. Very nice quality durable materials (stone & masonry). Overall, nicely coordinated materials work well together, and tie the development together.

- Chestnut Avenue Building:

- o Overall, the proposed design looks great. Beautiful traditional style and detailing will work very well in this location.
- o The decorative cornice and bay windows add richness to the design.
- o Alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a row home feel.
 - The two brick colors may not have enough contrast. Consider a new brick selection with slightly more contrast to accentuate the alternating brick appearance.
 - The two inner porticos are less impactful because of the single masonry pier and the lack of a railing above. Consider changing the detailing of the two inner porticos to match the design and detailing of the two outermost porticos.
- o The two gables at the top of the building add interest to the roofline and help balance the center mansard roof. However, the gables are too shallow and have a fake appearance.
 - It is recommend that the gable depth be extended further back, at least 12 feet, for a more substantial appearance.

- Campbell Street Building:

- o Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
- o The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
- o For the final review, it is recommended that the rendering be adjusted to more accurately depict the proposed bronze tinted glazing, instead of the bright blue color as currently shown.

- Highland Avenue Building:

- o The garage levels are nicely designed to match the existing adjacent Village garage.
- o The upper glass curtain wall façade is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
 - Consider integrating vertical masonry piers to break down the large expanses of glass into sections, similar to the curtain wall detailing on the north elevation of the proposed Campbell building.
 - Confirm that the curtain wall glazing will not be highly reflective.
- o The architectural elevations and renderings should be updated to show the ground floor retail storefront on the north elevation.
- o The garage level floor plans should be updated to show the openings and jogs in the exterior walls.

Staff comments about mechanical equipment 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. Additional details are required to confirm the locations and screening for all building-mounted utility equipment and meters. A preliminary utility plan needs to be provided to coordinate the locations and screening of all equipment, including exterior ground-mounted equipment.

Preliminary Signage Comments include:

The only signage proposed at this time are two street address signs on the Highland Building:

- North Elevation: A “44 S. Highland” wall sign is proposed above the main entrance. Additional signage details will be required, but the proposed sign appears to be nicely designed and code compliant.
- West Elevation: A large number “44” wall sign is proposed at the top of the building. Wall signs are not allowed above the second floor in the Downtown, so the proposed sign should either be omitted or a sign variation requested. The Design Commission should provide preliminary feedback on the proposed sign.

Mr. Hautzinger concluded Staff comments.

PUBLIC COMMENT

Joe Glansy, 1 S. Highland Avenue. He asked if the buildings would be condominiums or apartments and Mr. Firsel said that all the buildings would be apartment units, although it was possible that the Chestnut building could be condominiums down the road.

Keith Moens, 636 S. Cleveland Avenue. He asked where and when the affordable housing component of this project would be discussed. Mr. Hautzinger replied that this component would be discussed as part of the Plan Commission review, with a separate public notification when that meeting is scheduled.

Donald Meersman, 202 S. Highland Avenue. He thanked the commissioners for their time and expertise with this gigantic project. His question was whether the mandate of the Design Commission, based on comments made by Staff at the review of the project previously proposed at the south end of this block, was ever clarified, because he never understood the explanation given by Staff at that time, which is that the Design Commission is charged with looking at the design of a building, independent of its neighbors. He said this Commission's work is very important and he wanted to know if the Design Commission's role was clarified to make recommendations as to how these designs coordinate with their neighbors.

Mr. Hautzinger stated that the Municipal Code and the mandate of the Design Commission has not changed; the code has always stated that for projects such as this that are also reviewed by the Plan Commission, the Design Commission reviews building and signage only. In response to the resident comment regarding context, the Design Commission is not being asked to ignore context, but to consider context from an architectural point of view. For example, the rowhome approach and residential style when located across from the single-family neighborhood, is a great example of responding to that context, in terms of design. The Campbell building as it relates to the buildings across the street and adjacent in the Downtown, is a great approach to using context for design. However, when it comes to the scale of these buildings or the setback of these buildings, those discussions will take place at the Plan Commission review.

Chair Fitzgerald asked what if any variations are being requested for this project. Mr. Firsel reviewed the 3 variations currently being requested, which do not include height, density or parking.

Commissioner Seyer felt the overall project had great materials that work really well within the context. With regards to the Chestnut building, he said it was difficult to determine whether or not the joints in the glass portions would have any texture, or were just flush with the façade. He felt that having texture would be better and make it feel richer. With regards to the Campbell building, Commissioner Seyer said that the curtain wall bump out helps break up the facade on the north elevation that has the larger glass openings; however, it appears to be solid on one side and glass on the other side, and he felt they should be the same on both sides, preferably solid. He encouraged further study of this. He questioned the construction of the actual balconies, which would probably require some sort of diagonals for support that are not currently shown, and he was concerned that diagonal supports would cheapen the look of the balconies. He preferred the balconies be as clean as currently being shown, and cantilevered without hanger rods. With regards to the Highland building, he had issues with the design of the glass curtain wall being brought down to the parking levels. This is all about a building that is sitting on top of a parking structure, and although a good job was done mimicking the architecture of the rest of it, he felt the glass facades at the parking levels would never look the same as what was being shown tonight. The glass and the idea of bringing the tower down is just not working for him, and he suggested looking at alternate facade ideas for this area. Commissioner Seyer also acknowledged that the rooftop terraces were set back from the street to help maintain some privacy for the residents, and although the mechanical equipment is schematic at this time, he reinforced that any mechanical equipment should be shielded and screened.

Commissioner Eckhardt asked about the future use of Parcel 2 located across the street, which is also owned by the petitioner. Mr. Firsel replied that Parcel 2 was originally included in this PUD; however, it has been removed for several reasons, one being that they want to concentrate on this project and this project alone, and second being about the possible use of this site for construction staging and parking, with the Highland and Campbell buildings being built first, and the Chestnut building currently planned to be built last. They also understand that there could be Village discussions regarding a possible change in the

Comprehensive Plan on the west side of Chestnut; therefore, ownership is just not ready to commit to what they want to do with Parcel 2 at this time.

Commissioner Eckhardt asked about the code required setbacks for all 4 sides of the site, and Mr. Losselyoung responded with this information. Commissioner Eckhardt asked if Lots 1-11 and 16-23 would be joined into one lot and Mr. Firsell said that they would be. Commissioner Eckhardt also asked if this project is being presented as a PUD, or set up as separate parcels. Mr. Firsell replied that this project will be a one lot Planned Unit Development.

Starting with the Chestnut building, Commissioner Eckhardt said he was okay with the 2-story stone and the 2-story brick elevations that are nicely fenestrated, but felt the articulation of the roof and the appropriateness of the 2 small gables were unconvincing and added more height to the building. He felt the front door was understated and questioned whether it should have more prominence, and he questioned the material of the ramp walls on the south elevation. Mr. Losselyoung said that brick veneer is currently proposed for the ramp walls, and Commissioner Eckhardt suggested using a concrete form liner that is less expensive, but still gave the texture of brick veneer. Commissioner Eckhardt also pointed out that the roof scape of this building would be very visible from the other 2 buildings, and he felt it looked a little scattered as currently shown. He complimented the petitioner on the aerial photograph presented.

With regards to the Campbell building, Commissioner Eckhardt felt the west elevation was unremarkable; it is very plain and one-story higher than all the buildings on the north, and it is the biggest building on Campbell. The weight of the dark center brick on top of a single story of light stone looks overwhelming, and he suggested 2-stories of stone at the base instead of one, for more visual support strength at the base. He felt the elevations were generally well balanced, and he complimented the petitioner on the spacing of the three buildings and the separation as the buildings go down in height, which is appropriate as proposed. Commissioner Eckhardt also commented that although he supported the idea of a regal element on the top of the building, the angle brackets being proposed appear too skimpy.

With regards to the Highland building, Commissioner Eckhardt had concerns about the glass curtain wall at the lower level on both the north and south elevations. Although he was not opposed to a segmented curtain wall, he felt the north curtain wall at the lower level needed more solid detailing at the building entry, and the large expanse of the glass curtain wall was unresolved and needed more study at levels 1 through 6. He questioned why the masonry at the upper levels appeared to thin from east to west, and Mr. Losselyoung explained that it had to do with the offset between the standard half garage levels. Commissioner Eckhardt asked about the heavy line of horizontal fascia shown at the floor levels between the curtain wall on all elevations, and Mr. Losselyoung replied that the line is currently shown as cut aluminum, but they are working on doing either spandrel glass or a clad horizontal. Commissioner Eckhardt had no further comments at this time.

Beginning with the Chestnut building, Commissioner Kingsley agreed with the comments made by the other commissioners, and felt that the layout of the three buildings was fairly nice. She had some hesitation with the center bay and how the roof comes through; however, in general, she felt it was fairly good, and the use of stone window surrounds and aluminum spandrel panels could be really nice. She had some hesitation with the cornice in general for all the buildings; she felt it was unnecessary, and the material selection of the cornices are inferior to the rest of the building; she did not agree with them. She did not care for the gable pediments at all, and felt that simplifying this building would make it a lot nicer. She also felt the keystone detail should be eliminated because it was not appropriate on the historical style of the building.

With respect to the site plan for the Campbell building, Commissioner Kingsley asked about the plantings shown under the building entry drive-thru, and Mr. Losselyoung replied that specific species that will grow in this area are still be worked out with their landscape architect. Commissioner Kingsley also asked why the east portion of the building is stepped back farther than the west portion of the building, and Mr. Losselyoung said it was because of the location of the adjacent buildings. In general, Commissioner Kingsley said she did not agree with that step back and did not care for this kind of drive-thru, which she felt was part of the architecture and not very pedestrian friendly. She understood and commended the petitioner for working things out with the cars, but felt it resulted in difficulties on the crosswalks, especially with the covered entry; therefore, she had some hesitation with that. With respect to the building, Commissioner Kingsley agreed with the comments made by the other commissioners; the columns are unresolved, and the top two floors should step in; there needs to be a reason for that versus just a material change, and there should be a reason for the materials being proposed on this historical style of building.

Commissioner Kingsley said that in general, the Village of Arlington Heights states on their website and most of their brochures, that the Village is sustainable and innovative. While she commends the Village on these efforts, she does not agree with the vision of the style direction of this complex of buildings because it does not say that the Village is innovative or sustainable. She liked that some of the proposed materials are noble, but felt that many of the materials are not necessarily sustainable, with a lot of them made from PVC or foam (fypon) materials, and she preferred to see materials that were true to themselves. She did not like the cornices, she did not like the brackets, and she did not like that the columns were not traditionally detailed. Commissioner Kingsley wanted to see a lot more sustainability and green items with the project; she wanted to see it be more inclusive and to focus on pedestrian versus cars. Although these items are not to be discussed by this commission, she pointed out that the scale and the architecture in most of this project did not focus on pedestrians.

With respect to the Highland building, Commissioner Kingsley agreed with the other commissioners that the glass garage walls would look very different than what was being shown tonight, and she did not care for the waterfall effect being proposed. However, more importantly, she did not agree with the design of the parking garage to match the old existing parking garage; it was okay that this new building attached to the existing parking and had similar qualities, but the petitioner should raise the bar and make the new building look nicer. She preferred some kind of screen over the openings at the garage levels, so they are not completely open, which has been done very successfully in other places. While Commissioner Kingsley agreed with a glass curtain wall, she felt it was unresolved at the top, and heat gain/loss should also be studied. She also reiterated that a glass curtain wall did not need to be topped with trellises, cornices, and brackets; she would rather see this be a modern expression than go back to all the traditional detailing up there.

Commissioner Kingsley acknowledged that this is a large project and a lot of thought was put into it, but there needed to be a clearer vision for all three buildings together. The buildings do not need to look alike, but the continuity between them is missing and they should be more cohesive.

With regards to the 33 S. Chestnut building, Chair Fitzgerald agreed that the gables on top of the building do not add a lot of value and look somewhat added on, and there should be more emphasis on the main entrance. He was okay with the brick variation on the building. With regards to the 225 W. Campbell building, he agreed that the west elevation needed more interest, although he was okay with the symmetry of it, and he liked the north elevation, although it would be difficult for any plants to grow in the entry areas under the building. He suggested paving those areas and adding urns with plantings that could be easily replaced.

With regards to the 44 S. Highland building, he was okay with matching the existing garage, but he was also open to seeing what else could be done there to make the garage of the new building look better. He liked the idea of adding some type of screen in the openings so it did not look so much like a garage from all angles, including views from the 33 S. Chestnut building. He agreed with the glass coming down in a waterfall effect over the garage on both the north and south ends of the building, and in general, felt that the entrance design needs to be beefed up. He was opposed to the "44" sign at the top of the Highland building and any variation for it.

In general, Chair Fitzgerald said it was a very nice project, he appreciated seeing it in a preliminary review, and felt that in general, it was headed in the right direction. He had no further comments at this time.

Chair Fitzgerald asked if there were any additional comments from the commissioners at this time. Commissioner Eckhardt said that he understands the reasons why the garage alignment has been extended on the south, and although not under the purview of this commission, he felt the 12-foot setback being proposed does have something to do with the character of the neighborhood, and does create a hardship for the future neighbor to the south. This is something that concerns him; not seeing a proposal for the entire site at the same time.

Commissioner Eckhardt concluded that he supports the project, he supports the massing, and he supports the 3 different buildings, although there are some small unresolved details on the elevations. He appreciated all the efforts by the petitioner to put together a logical presentation and involve the community on this project.

Mr. Firsel explained that the previous building to the south, that he also represented, which was reviewed and rejected by the Village, was within 5' of their lot line, and the Highland building being presented tonight is 2-1/2 times that. In response to a previous question about why the east end of the Campbell building was setback, he explained that the setback is intended to create more space for outdoor restaurant dining in that location, which will be the prime retail space in the building.

Chair Fitzgerald closed the preliminary review portion of the meeting.

Mr. Firsel asked the commissioners to consider a January review date for a formal review of the project, as they move forward with Plan Commission and Village Board review, and anticipated construction to begin next year. Mr. Hautzinger replied that January 22, 2019 would be the first possible option to return for a formal review, and he noted that the public notice signs will need to be updated, which Mr. Firsel agreed.



Design Commission 3/12/2019

Item: DC#19-012 - 924 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 920 N. Mitchell Avenue. This recommendation is based on the plans dated 7/30/15 and received on 8/17/15, and the following:

1. Evaluate the proposed brick and stone exterior with the context of the neighborhood.
2. Evaluate the garage massing with the context of the neighborhood.
3. Evaluate the small cramped dormer above the entrance.
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, 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
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Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 924 N. Walnut Ave.
Project Address: 924 N. Walnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 7, 2019

PETITION INFORMATION:

DC Number: 19-012
Petitioner Name: Edin Lipuzanovic
Petitioner Address: 924 N. Walnut Ave.
Arlington Heights, IL 60004
Meeting Date: March 12, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,250 square feet and the proposed residence will have approximately 2,808 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.3 feet Side: 5 feet Side: 5 feet Rear: 45.1 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	2,813 SF	2,808 SF
Building Lot Coverage	2,188 SF	1,745 SF
Impervious Surface Coverage Total	3,438 SF	2,851 SF

This property is located within the Historical Arlington Neighborhood Association (HANA) area of Arlington Heights. The neighborhood consists of a mix of single-story, one-and-a-half-story, and two-story homes with a mix of attached and detached garages. Other teardowns have been approved in this area, including four teardowns on this block, all of which have attached, front load garages.

The Design Commission should evaluate the following concerns with the proposed design:

- **Exterior Materials.** The exterior materials are nice quality and colors. However, the proposed all brick and stone exterior looks out of place with the character of the street, which is primarily houses with a mix of siding and masonry.
- **Garage Massing.** The garage projects forward from the main body of the house and dominates the front façade. It has a tall appearance that is out of scale with the adjacent single-story home. The massing of the garage has an awkward appearance with a lowered gable above the front half, and a full two-story at the back half.
- **Dormer.** The small dormer above the entrance looks cramped and lost in the small space between the brick walls.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 920 N. Mitchell Avenue. This recommendation is based on the plans dated 7/30/15 and received on 8/17/15, and the following:

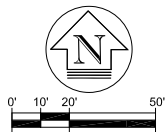
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2. Evaluate the garage massing with the context of the neighborhood.
3. Evaluate the small cramped dormer above the entrance.

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

March 7, 2019

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-012



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

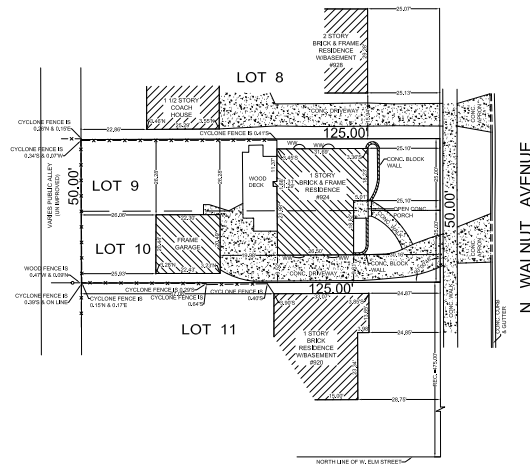
PLAT OF SURVEY

OF
LOTS 9 AND 10 IN BLOCK 10 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 924 N. WALNUT AVENUE, ARLINGTON HEIGHTS

PERMANENT INDEX NUMBER: 03 - 30 - 208 - 015 - 0000

AREA = 6,250 SQ. FT. OR 0.143 ACRE



ORDERED BY:
CAZIM CONSTRUCTION
CORPORATION
SCALE: 1" = 20'
DATE: JANUARY 11, 2019
FILE No.:
2019 - 26507

DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK)

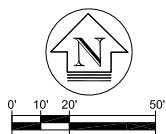
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JANUARY 11, A.D. 2018.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO: 164-004576
LICENSE EXPIRES: APRIL 30, 2019



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

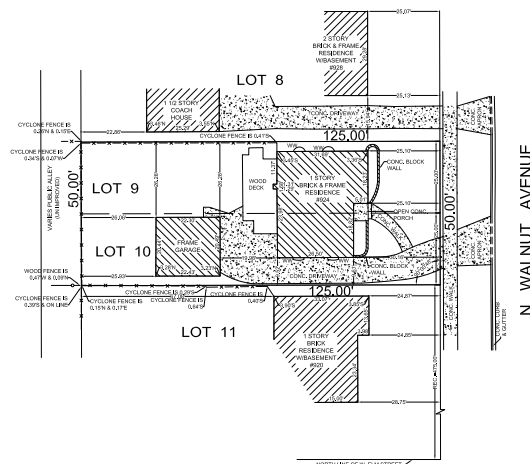
PLAT OF SURVEY

OF
LOTS 9 AND 10 IN BLOCK 10 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 924 N. WALNUT AVENUE, ARLINGTON HEIGHTS

PERMANENT INDEX NUMBER: 03 - 30 - 208 - 015 - 0000

AREA = 6,250 SQ. FT. OR 0.143 ACRE



ORDERED BY:
CAZIM CONSTRUCTION
CORPORATION
SCALE: 1" = 20'
DATE: JANUARY 11, 2019
FILE No.:
2019 - 26507

DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JANUARY 11, A.D. 2018.

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO: 164-004576
LICENSE EXPIRES: APRIL 30, 2019





Property to Left 3
914 N. Walnut Ave.



Property to Left 2
918 N. Walnut Ave.



Property to Left 1
920 N. Walnut Ave.



Subject Property
924 N. Walnut Ave.



Property to Right 1
928 N. Walnut Ave.



Property to Right 2
932 N. Walnut Ave.



Property to Right 3
936 N. Walnut Ave.

MAIN STREET



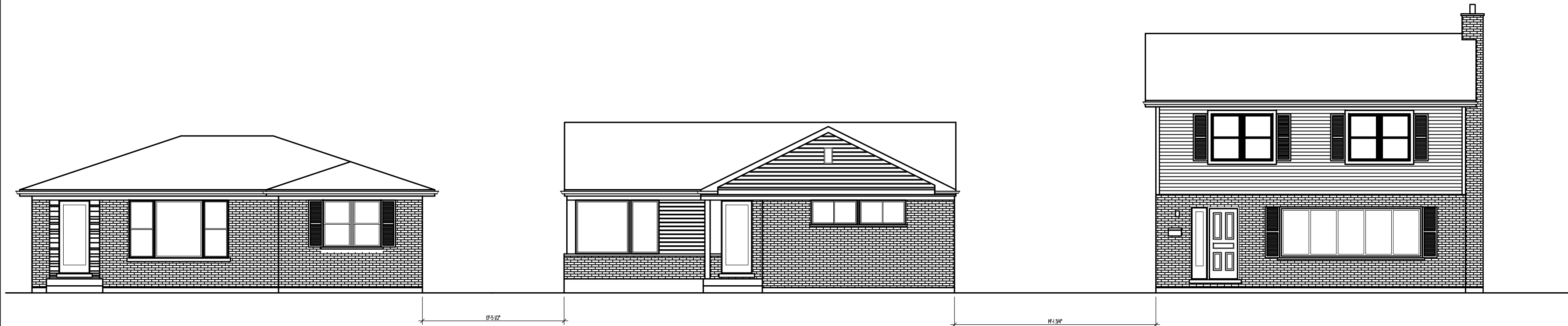
Property Across 1
929 N. Walnut Ave.



Property Across 2
923 N. Walnut Ave.



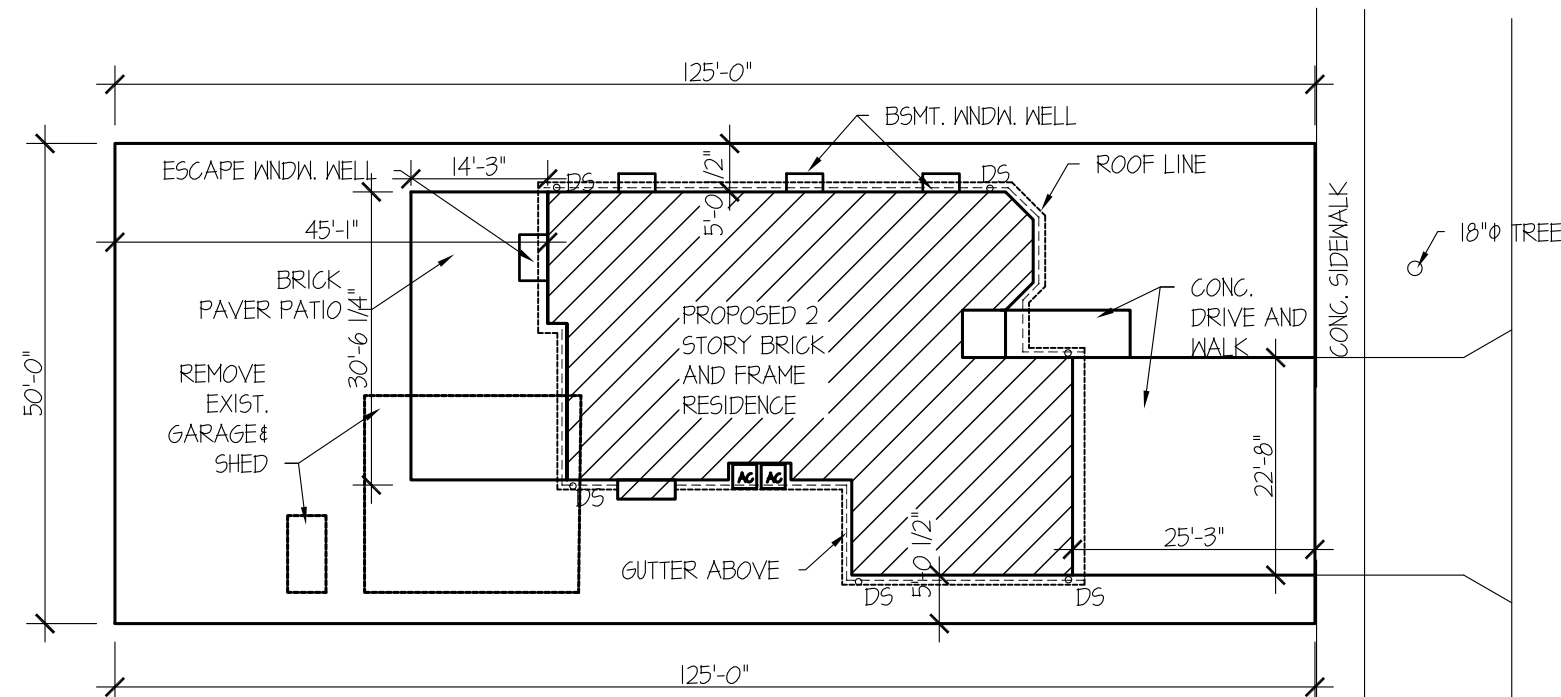
Property Across 3
919 N. Walnut Ave



EXISTING CONTEX ELEVATION
1/8"=1'-0"



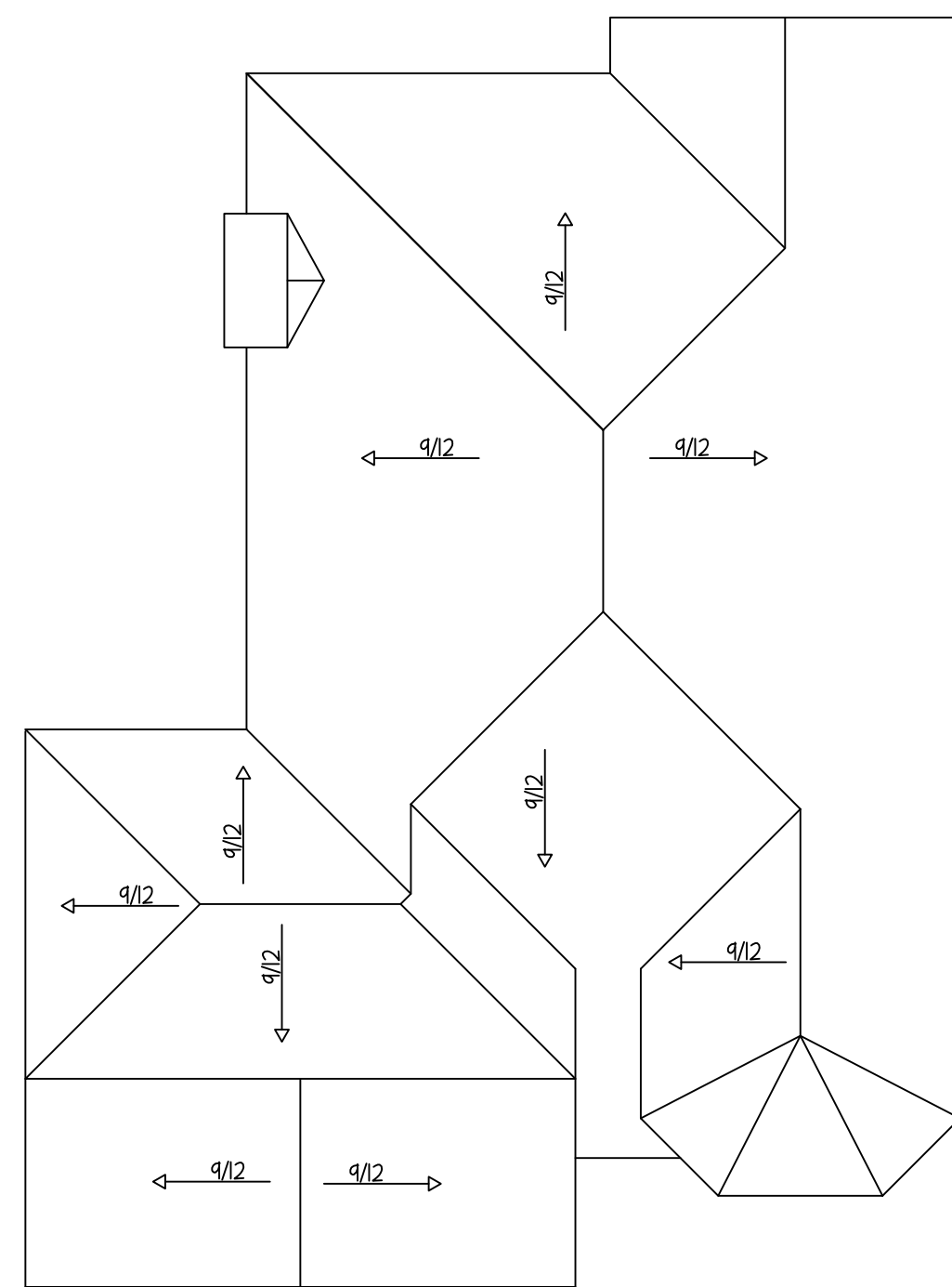
PROPOSED CONTEX ELEVATION
1/8"=1'-0"



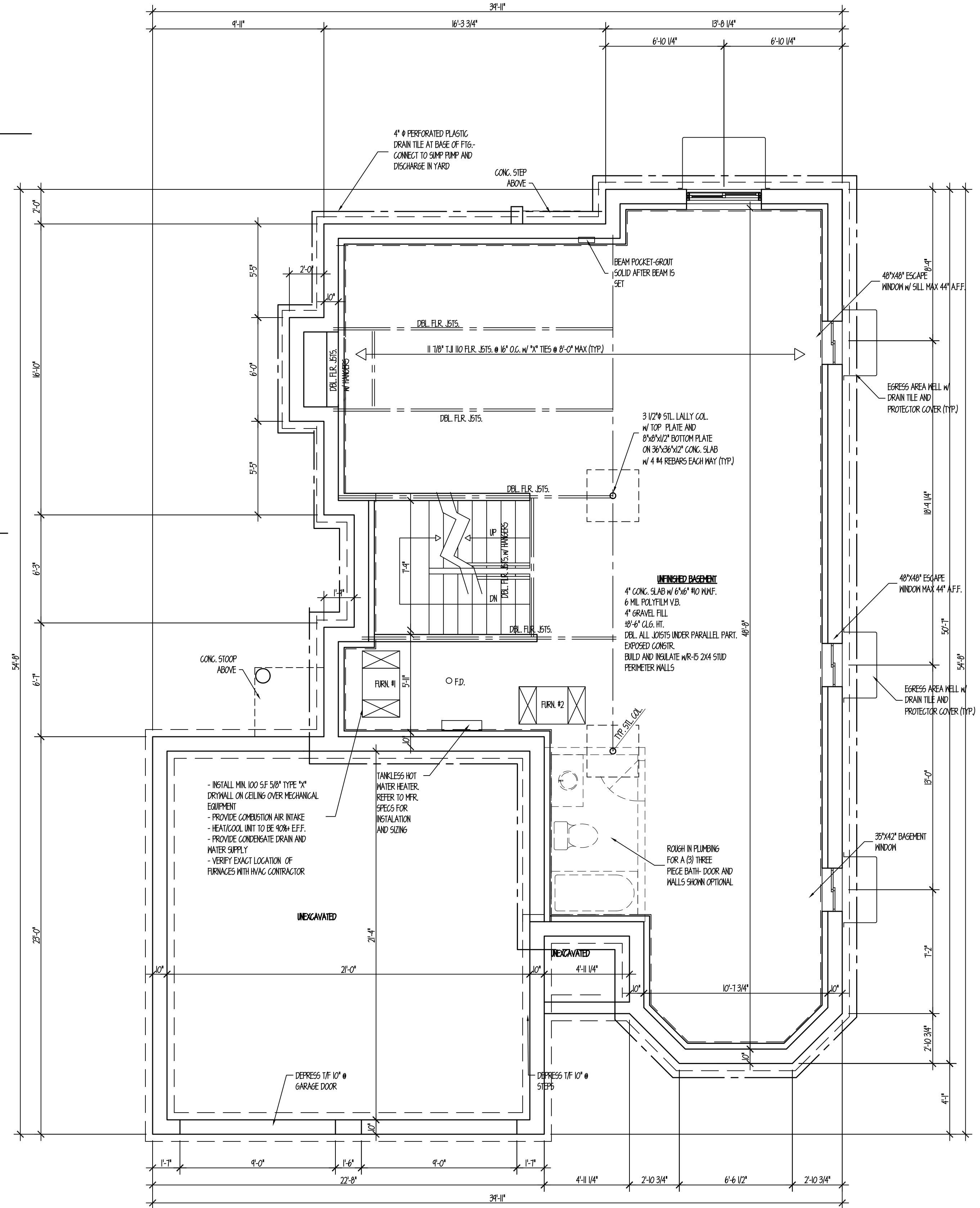
SITE PLAN

SCALE 1" = 20' - 0"

COMMON ADDRESS: 924 N WALNUT AVENUE,
ARLINGTON HEIGHTS, ILLINOIS
ZONE: R-3
LOT SIZE: 50X125' = 6,250 SF.



ROOF PLAN
1/8"=1'-0"



BASEMENT/FND. PLAN
1/4"=1'-0"

I, MICHAEL G. COAN HEREBY CERTIFY UNDER OATH
THAT THESE PLANS WERE PREPARED UNDER MY
DIRECT SUPERVISION THAT I AM FAMILIAR WITH THE
CODES OF THE VILLAGE OF ARLINGTON HEIGHTS AND
TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE
BUILDING ORDINANCES AND OTHER APPLICABLE
CODES AND ORDINANCES OF THE VILLAGE OF
ARLINGTON HEIGHTS.

Michael G. Coan

EXP. 11/20/2020

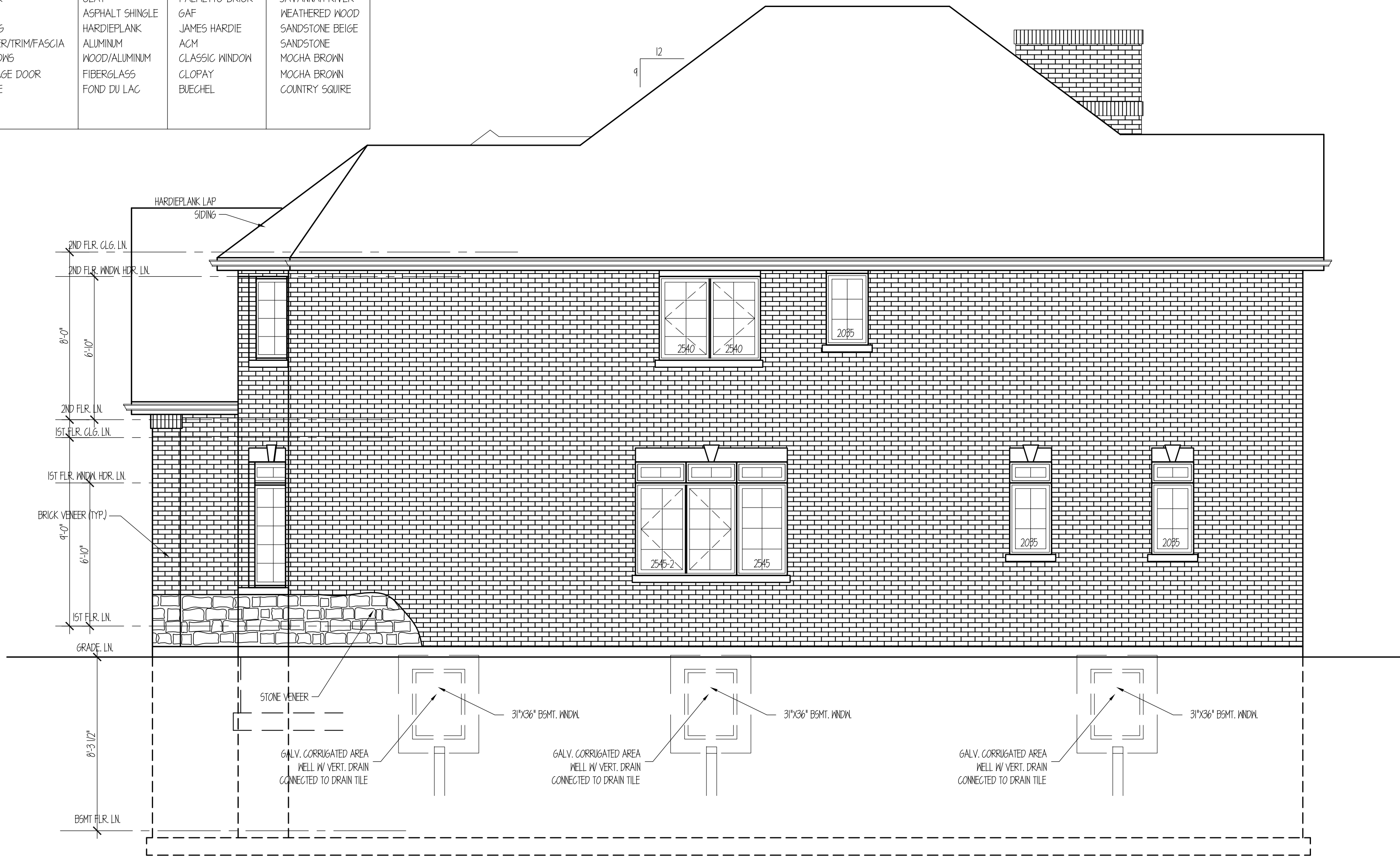


FRONT ELEVATION
1/4"=1'-0"

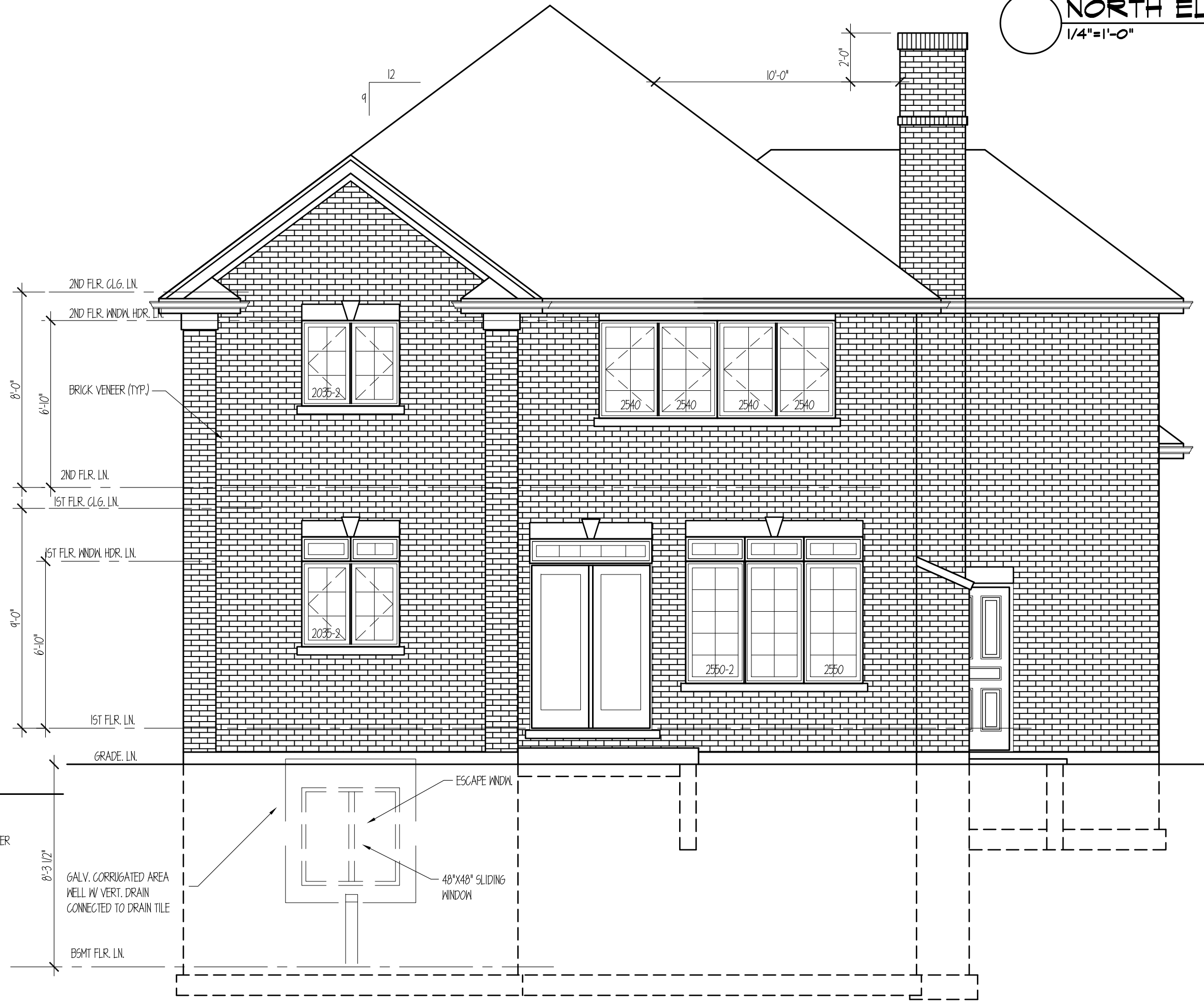


SOUTH ELEVATION
1/4"=1'-0"

SAMPLE MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	CLAY	PALMETTO BRICK	SAVANNAH RIVER
ROOF	ASPHALT SHINGLE	GAF	WEATHERED WOOD
SIDING	HARDIEPLANK	JAMES HARDIE	SANDSTONE BEIGE
GUTTER/TRIM/FASCIA	ALUMINUM	ACM	SANDSTONE
WINDOWS	WOOD/ALUMINUM	CLASSIC WINDOW	MOCHA BROWN
GARAGE DOOR	FIBERGLASS	CLOPAY	COUNTRY SQUIRE
STONE	FOND DU LAC	BUECHEL	



NORTH ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

I, MICHAEL G. COAN HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES OF THE VILLAGE OF ARLINGTON HEIGHTS AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING ORDINANCES AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

Michael G. Coan EXP. 11/20/2020

COAN architect
ARCHITECTURE
PLANNING
15620 Belvidere Rd. (Hwy 120) Wildwood, Illinois 60080
tel 847.502.3839
3839 Hampton Av. Western Springs, Illinois 60558
tel 708.612.8122
pkrc@jotmail.com

DESIGN BY:
PC
PCL INTERNATIONAL, INC.
3839 HAMPTON AVENUE, WESTERN SPRINGS, IL 60558
TEL 708.612.8122 pkrc@jotmail.com

PROPOSED NEW RESIDENCE AT
924 N WALNUT AVE, ARLINGTON HEIGHTS, ILLINOIS

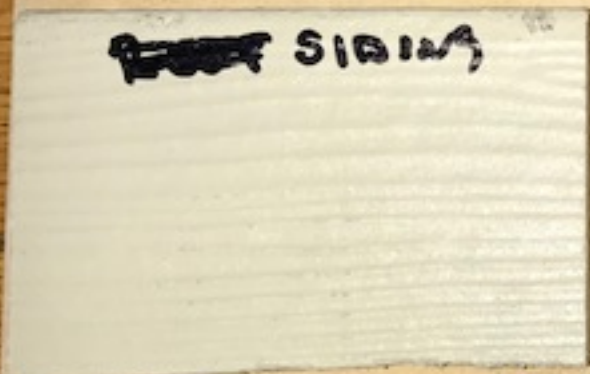
DATE	ISSUED FOR PERMIT / BID	DRAWN BY	CHECKED	APPROVED	M.C.C.
7/19/2016		P.A.			

DRAWING

924 N. WALNUT

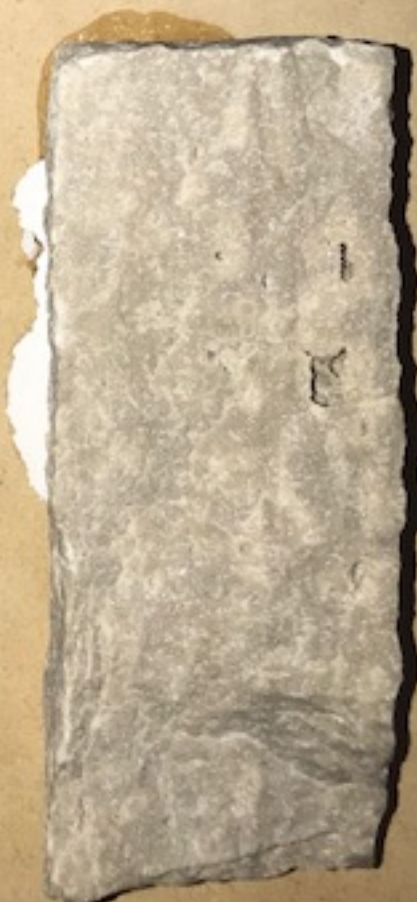


~~SOIL~~ SIDING



SANDSTONE

WINDOW





Design Commission
3/12/2019

Item: DC#19-019 - 915 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed demolition of an existing single-family residence to create an open lot.

Recommendation

It is recommended that the Design Commission evaluate the proposed demolition of the existing single-family residence and detached garage located at 915 N. Walnut Avenue. This recommendation is subject to compliance with the site plan received 2/19/19, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits
Letter from Owner
Neighbor Support Letters

Type

Report
Exhibits
Correspondence
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 915 N. Walnut Ave.
Project Address: 915 N. Walnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: March 7, 2019

PETITION INFORMATION:

DC Number: 19-019
Petitioner Name: Heather Moss & Matthew Shimkus
Petitioner Address: 918 N. Mitchell Ave.
Arlington Heights, IL 60004
Meeting Date: March 12, 2019

Requested Action(s): Approval of the proposed demolition of an existing single-family residence to create an open lot.

Summary

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

The petitioner is proposing to demolish an existing single-family residence and detached garage to create an open, vacant lot backing up to their existing home. The subject site is zoned R-3, One Family Dwelling District, and has a total land area of 6,250 square feet. Per Section 14.2-3 of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. In this case, the development plan proposed by the petitioner is to demolish the existing structures, restore the lot to turf, preserve three existing large mature trees (one of which is a parkway tree), and maintain the lot as open space. The petitioner is not seeking consolidation of the lots, so the area of this lot will not contribute to the adjacent property for zoning purposes. If demolition of the existing home is approved, the lot will remain buildable for possible development in the future. Accessory structures would not be allowed to be built on the vacant lot without a principal building.

This property is located within the Historical Arlington Neighborhood Association (HANA) area of Arlington Heights, which has many older historic homes. However, there have been some newer construction teardowns completed on this block. The existing home is modest, but it has nice character that fits well in this location. Demolition of existing residences to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The Village has not inspected the condition of the existing house, but the petitioner has reported that the house has been neglected with some cracks and water damage, but it would likely be habitable with the necessary repairs.

The petitioner has provided letters of support from three adjacent homeowners.

RECOMMENDATION:

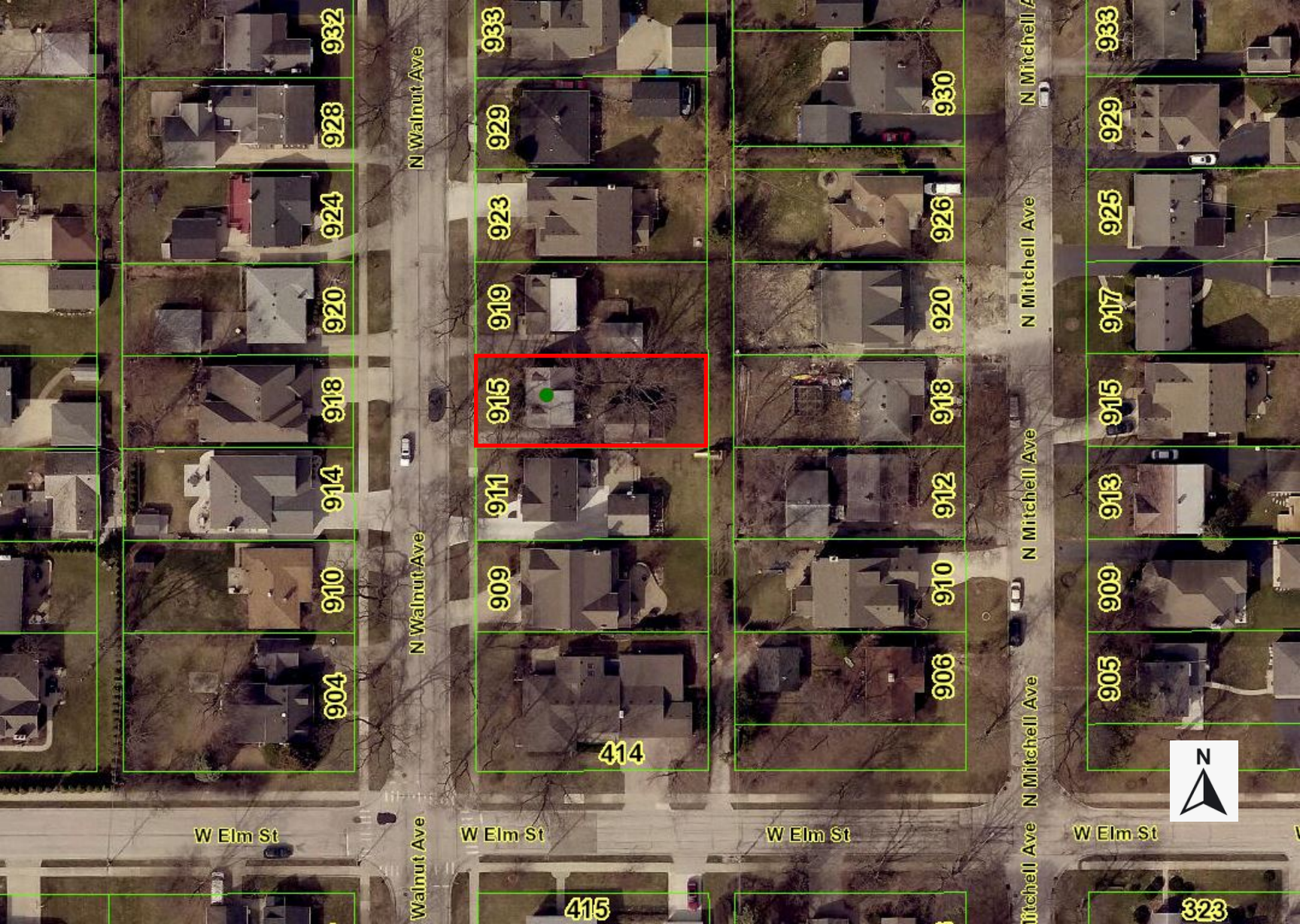
It is recommended that the Design Commission **evaluate** the proposed demolition of the existing single-family residence and detached garage located at 915 N. Walnut Avenue. This recommendation is subject to compliance with the site plan received 2/19/19, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

March 7, 2019

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-019



N Walnut Ave

N Walnut Ave

Walnut Ave

W Elm St

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414

415

933

929

915 N. Walnut – Existing House and Trees (street view images from 2012)





Property to Left 3
929 N Walnut

Property to Left 2
923 N Walnut

Property to Left 1
919 N Walnut

Subject Property
915 N Walnut

Property to Right 1
911 N Walnut

Property to Right 2
909 N Walnut

Property to Right 3
414 W Elm

WALNUT AVENUE

Property Across 1
920 N Walnut

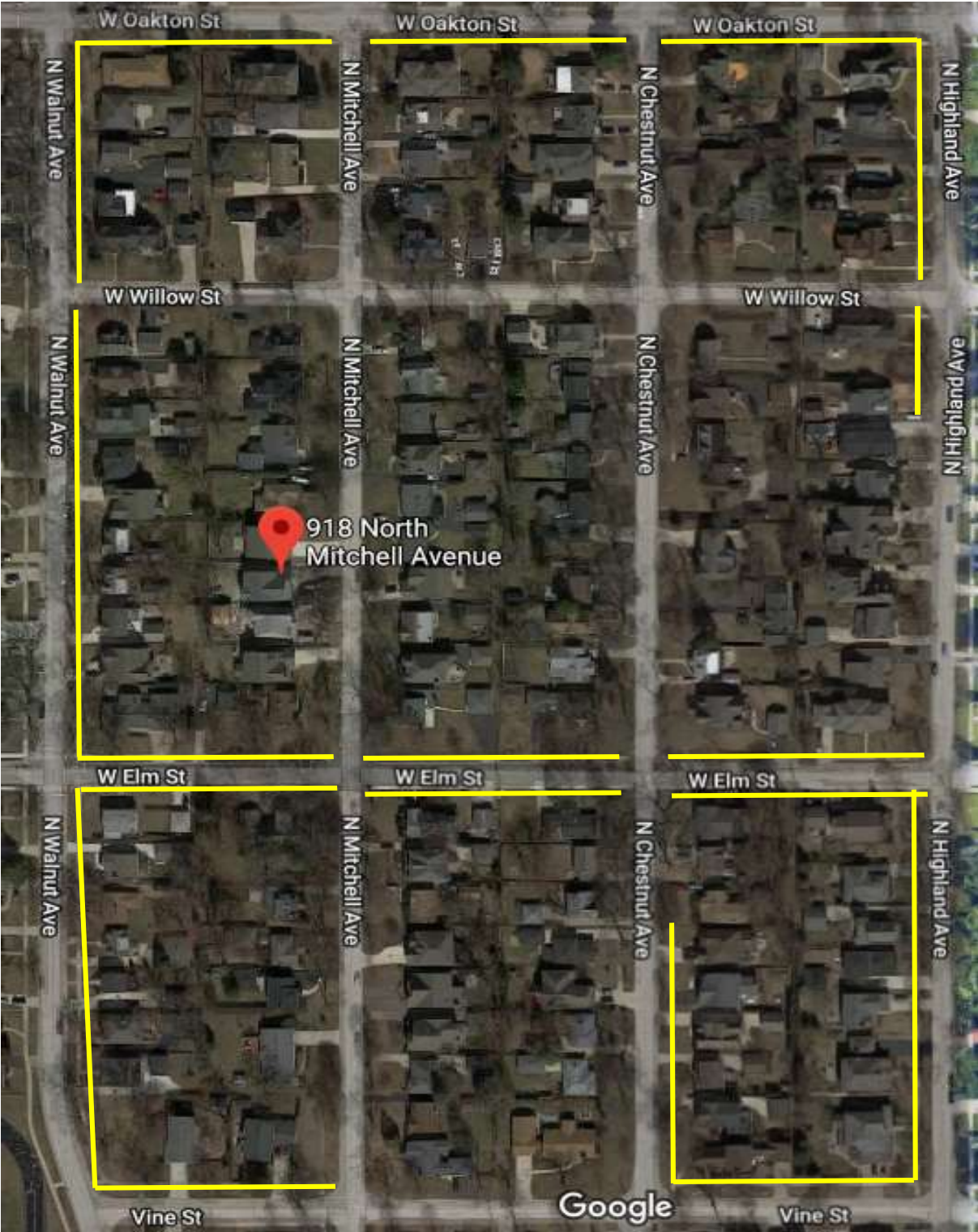
Property Across 2
918 N Walnut

Property Across 3
914 N Walnut



Sidewalk/Safety Challenges in our Neighborhood

Yellow lines denote sidewalks



BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

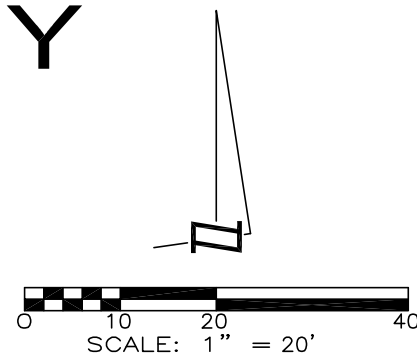
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



PARCEL INDEX NUMBER
03-30-209-007

SYMBOL LEGEND

- (R) - RECORD DATA
- (M) - MEASURED DATA
- T/F - TOP OF FOUNDATION
- F/F - FINISHED FLOOR
- EXIST. CONTOURS
- XXX.XX - EXISTING ELEVATION
- >— SANITARY SEWER
- >— STORM SEWER
- W— WATERMAIN
- OHW- OVERHEAD WIRES
- ⊙ - MANHOLE
- - CATCHBASIN
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊗ - VALVE & VAULT
- *** - FENCE LINE
- ⊡ - POWER POLE
- ⊗ - BUFFALO BOX
- ⊗ - STREET LIGHT
- ▨ - CONCRETE SURFACE
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

Combination Manhole
Rim=106.56
Inv.=99.07

Valve & Vault
Rim=106.79

WALNUT AVENUE
(66' R.O.W.)

SITE BENCHMARK

CROSS CUT IN TOP OF CURB NEAR
SOUTHWEST CORNER OF SUBJECT
PROPERTY, AS SHOWN HEREON.

ELEVATION = 107.07 (ASSUMED)

LEGAL DESCRIPTION

LOTS 29 AND 30 IN BLOCK 11 IN MITCHELL'S ADDITION
TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PREPARED FOR: E&J BUILDERS
ADDRESS: 915 N. WALNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 17/35 DATE: 8/20/2018 JOB NO: 1816194
DRAWN BY: JHH CHECK BY: SAR
REVISED:

AVERAGE SETBACKS

#414	25.3'
#909	22.9'
#911	25.3'
#915	25.4'
#919	25.5'
#923	26.5'
#929	25.2'
#933	26.1'
#937	25.8'
#415	25.8'

Catch Basin
Rim=107.07
Inv.=97.12

SURVEYED AREA: 6,250± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE
SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY
AND LOCAL BUILDING AND ZONING ORDINANCE
FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF AUGUST, 2018.

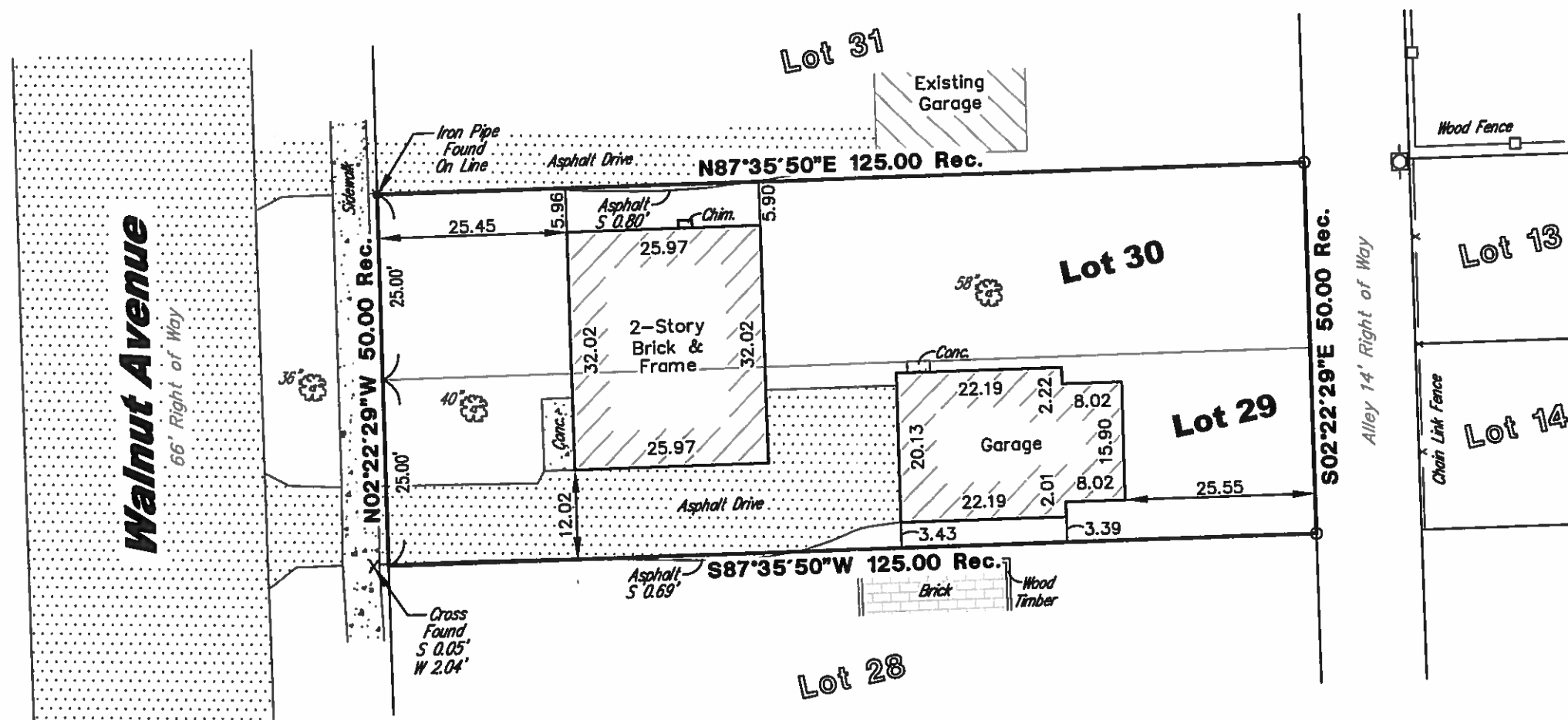
IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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



PLAT OF SURVEY

LOTS 29 AND 30 IN BLOCK 11, IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross
- - Trans. Pole
- ✿ - Tree

Surveyor Notes:

- Field Work Completed on 7-25-18
- Prepared for Wifler Law Group, P.C., for real estate transaction.
- Site Address: 915 N. Walnut Avenue, Arlington Heights, IL 60004
- Pin No.: 03-30-209-007
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois) SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the date of survey.

Given under my hand and seal this 16th day of January, A.D. 2019, at Lake Zurich, Illinois.
Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-20

This professional service conforms to the current Illinois minimum standards for a boundary survey.



Drawn By:	EB	Checked By:	GJK
Drawing Revisions			
REVISION		Date	Drawn
			Checked

Field Work Completed:	7-25-18
Scale:	1" = 20'
Date:	1-16-19
Site Address:	915 N. Walnut Avenue

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number	LS180752
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

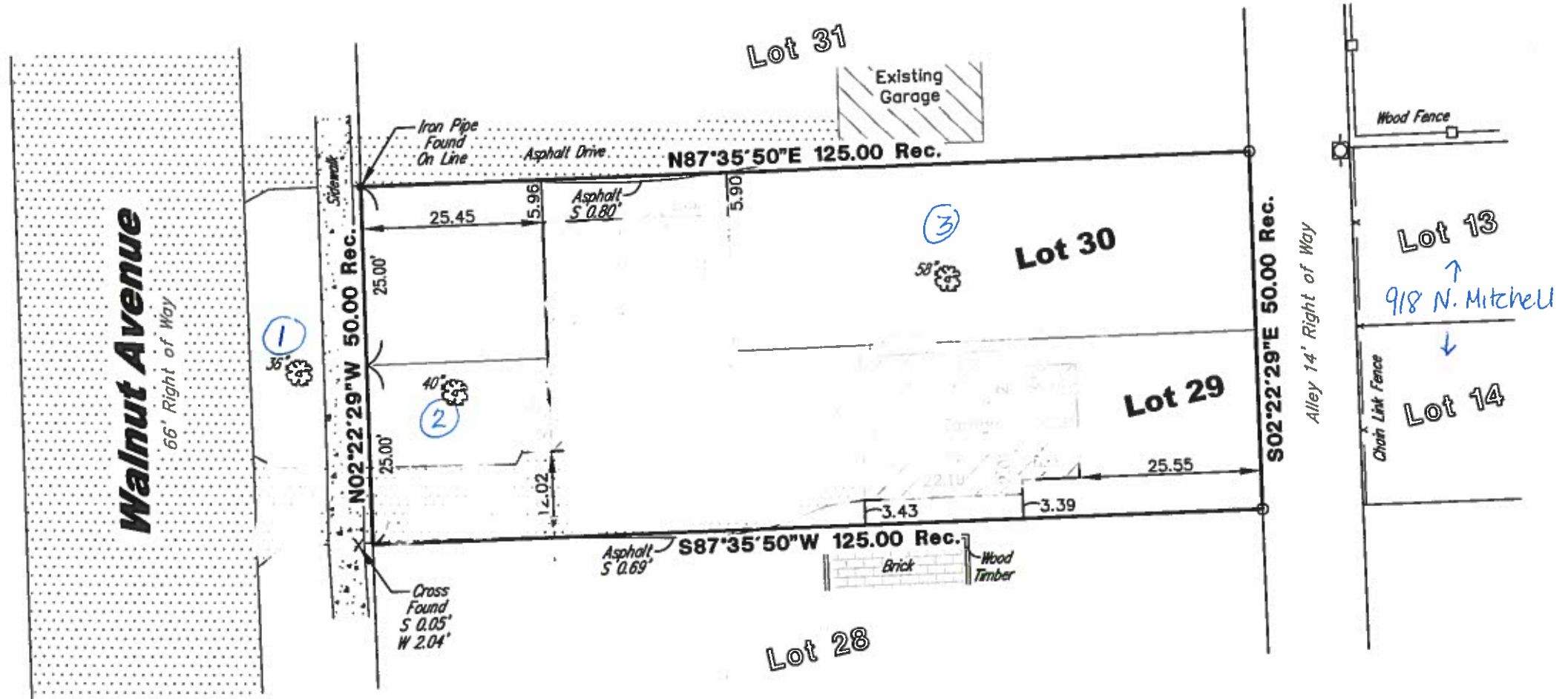


Scale: 1" = 20'

PLAT OF SURVEY- 915 N. Walnut

LOTS 29 AND 30 IN BLOCK 11, IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

★ Mature Trees: 1, 2, 3

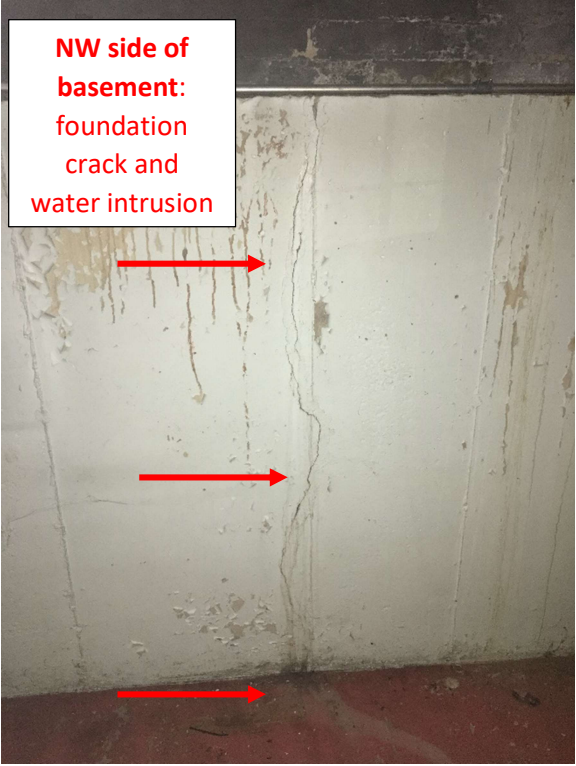


Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross
- - Trans. Pole
- ✿ - Tree

Surveyor Notes:

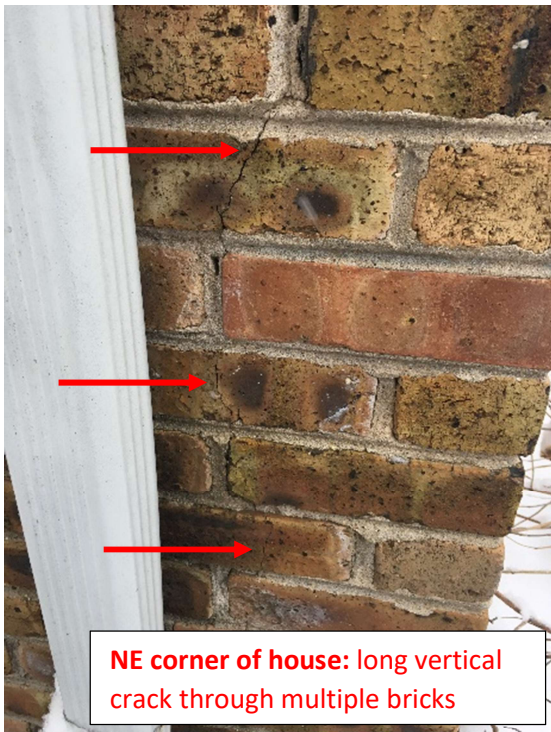
1. Field Work Completed on 7-25-18
2. Prepared for Wilfer Law Group, P.C., for real estate transaction.
3. Site Address: 915 N. Walnut Avenue, Arlington Heights, IL 60004



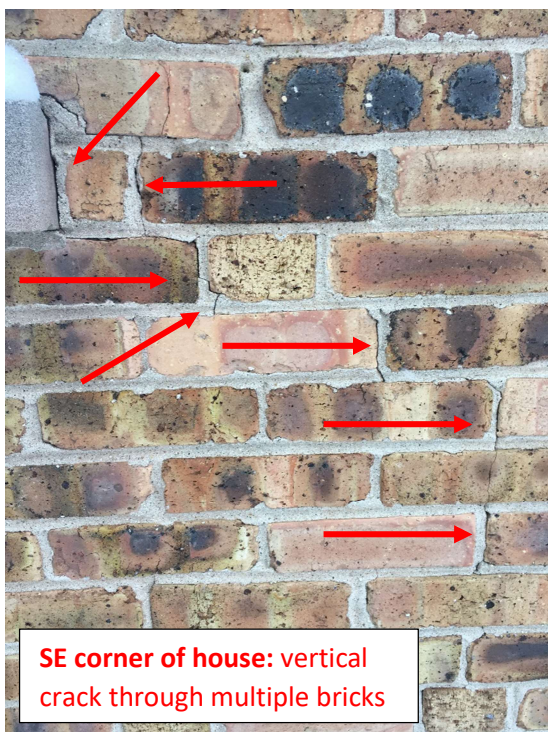




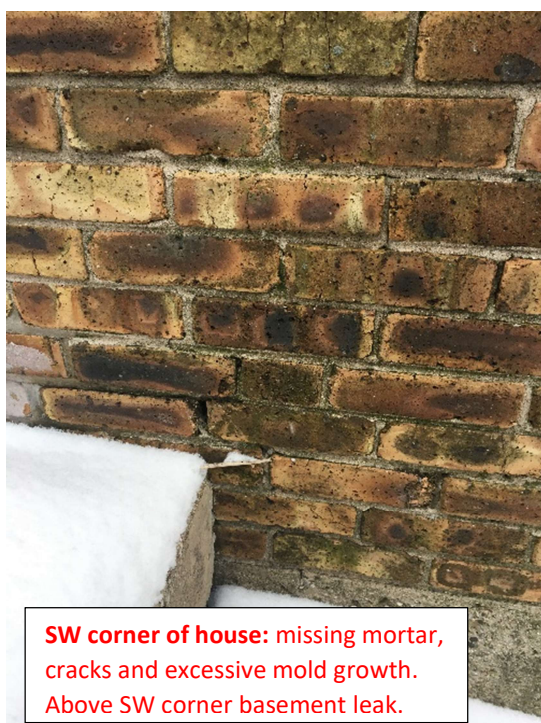
NW corner of house:
large crack in foundation



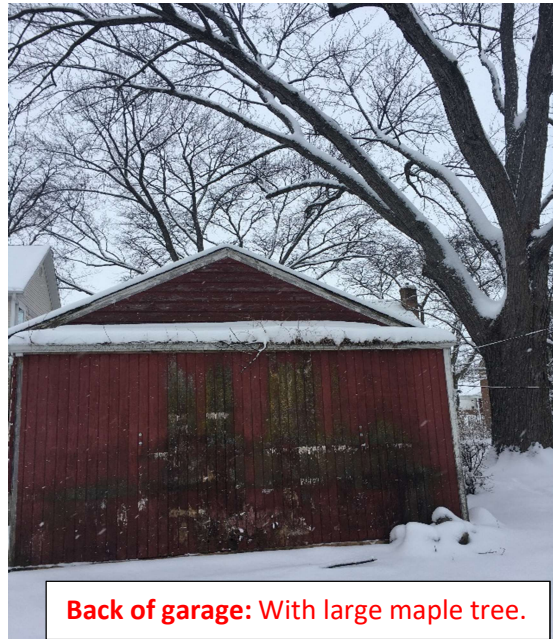
NE corner of house: long vertical
crack through multiple bricks



SE corner of house: vertical
crack through multiple bricks



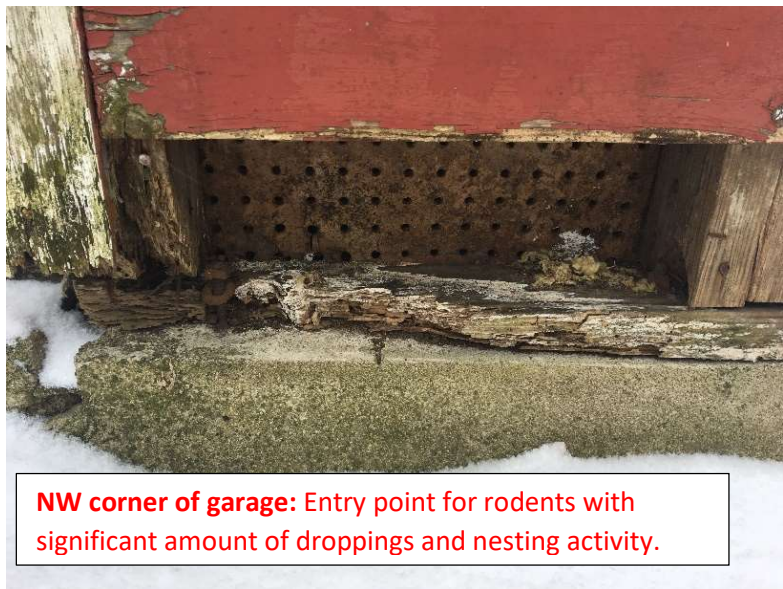
SW corner of house: missing mortar,
cracks and excessive mold growth.
Above SW corner basement leak.



Back of garage: With large maple tree.



Front of garage:



NW corner of garage: Entry point for rodents with
significant amount of droppings and nesting activity.

February 18, 2019

To Whom It May Concern:

In July of 2018, my family and I moved from the city to 918 North Mitchell in Arlington Heights. We bought new construction in the HANA neighborhood and fortunately, we maintained our goal of being both close to the train line and surrounded by other young families on all sides of Mitchell as well as behind us on Walnut. One of the key aesthetics is the mature trees, mainly Maple that we have to blanket all the newer homes as they have been in place for 50+ years and cascade their branches from 915 North Walnut on to the backyards of our Mitchell homes.

Sadly, our builder told us the trees would have to be taken down for anyone to build on the dilapidated house directly behind us at 915 North Walnut. While we knew the house was vacant and in poor shape with critters (skunks) going in and out of the garage in back, the summer trees masked the house/garage and provided the warm and natural feel of an established neighborhood amongst the new homes.

Proactively, we reached out to the owners of the home who were in talks with our builder and others. We told them about our family, our three young children and our desire to remove the home and replace it with a well-maintained green landscape to extend our backyard without disrupting the trees. They were thrilled with our vision so we had an Arborist visit the property and he confirmed the trees were in great shape.

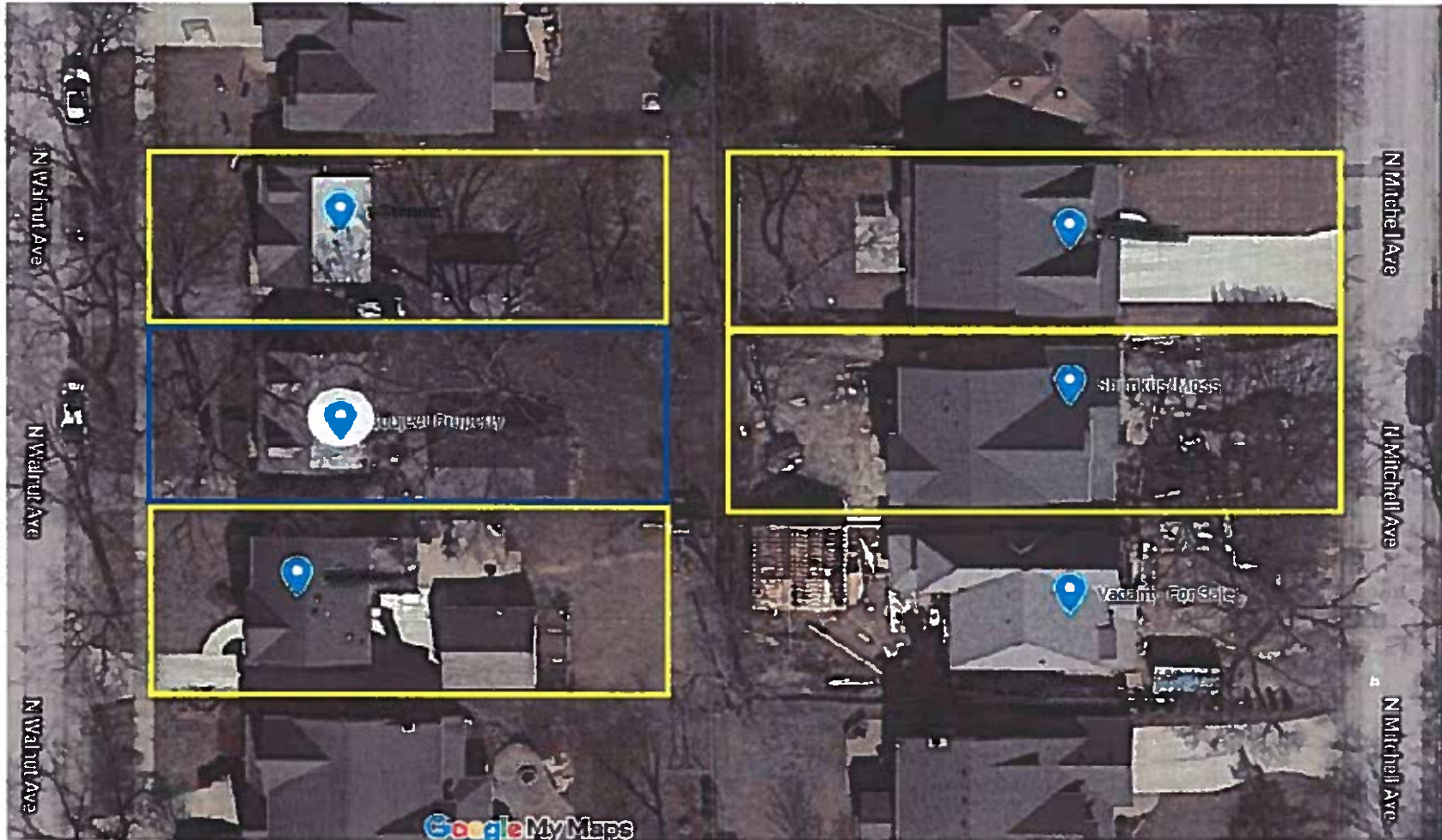
We also spoke to both neighbors flanking the property at 915 North Walnut and have submitted their letters of recommendation as they, too would like to see us gain approval from the village. In addition, we submitted a letter from our direct neighbor to the North on Mitchell. Our neighbor directly to the South is a new construction home (912 North Mitchell). The builder erected a two-car garage in the back of the house, thus relinquishing a backyard and the house has been sitting on the market for 6+ months. We believe a prospective buyer would greatly appreciate the green space extension from our yard as our homes are next door.

We closed on the property Feb 7 and would like permission to bring our vision to life with the help of the committee. Should you have any questions, don't hesitate to contact me, Heather Moss [REDACTED]
[REDACTED]

Thank you for your consideration,

Heather Moss

Map of Letters of Support for 915 N Walnut



Letter of Recommendation 3:

Letter of Recommendation for 915 N Walnut

915 N Walnut



Lianne-Elise Paterson

Fri, Feb 15, 12:52 PM
(3 days ago)

to me

To whom it may concern:

We live on [REDACTED] and are direct neighbors of Matthew Shimkus and Heather Moss. We are in support of the intent to have their property on 915 N Walnut avenue demolished due to its worn down condition. In addition, we support the intent to create a green yard space on the property site, which will preserve mature trees.

Sincerely,

Lianne and Mark Paterson
[REDACTED], Arlington Heights

Letter of Recommendation:

915 N. Walnut

915 N Walnut



Lauren Hutchins <[REDACTED]>

Sun, Feb 17, 8:50 PM
(14 hours ago)

to me

To whom it may concern,

Over the last four years since moving to [REDACTED], we have seen our next-door property (915 N. Walnut) fall into further disrepair. Its previous owner lived alone for many years and was unable to maintain the upkeep of the home. Now having been vacant for nearly a year, it has become an even greater eye sore on our street and home to many unwanted animals/rodents.

While we prefer the charm and character of original Arlington Heights homes, we know that this property is far beyond any possible rehabilitation project due to its terrible condition. Having the property turned instead into a landscaped garden and lawn would allow its mature trees to remain standing and would keep our home from being infringed upon by new construction. We support Heather Moss and Matt Shimkus' proposal to transform 915 N. Walnut Ave. into a green space and hope that you will find it a favorable option for our neighborhood.

Sincerely,
Lauren & Ryan Hutchins

[REDACTED]

Letter of Recommendation 2:

915 N Walnut

915 N Walnut



Angie Frye

Fri, Feb 15, 2:44 PM
(3 days ago)

to Heather

To whom it may concern,

I'm writing in support of the proposed green space at 915 N Walnut. We live next door and were neighbors of the previous owner for 13 years. She is an elderly woman whom we adore. Unfortunately she was moved into a home around 2 years ago. Her family is not in town and her husband passed away years ago, so the house was gone into disrepair for the past 7 years. With it being empty for the last 2 years, it has gotten worse, the porch is cracked and crooked, there is overgrowth on the lawn, the driveway is crumbling, the garage is a complete mess and has skunks and possible other things living in and below it. In short it's an unsafe eye sore.

When we heard that the Moss's were buying it to turn into a green space, we were thrilled. That property has 2 huge and beautiful trees that would most certainly have been cut down if a new house was built there. We have so few green spaces in this area, and it is definitely a need. We hope that the village will agree with this and allow them to complete this project in a timely fashion. Having this house sit abandoned any longer than it already has is unsafe and unsightly. Please feel free to contact me if you have any questions or would like to follow up. Thank you for your time.

Angie Frye

[REDACTED]

Arlington Heights, IL 60004

[REDACTED]



Design Commission 3/12/2019

Item: DC#19-022 - Elm Shopping Center - 500-550 W. Northwest Hwy. /
Commercial

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications at Elm Shopping Center located at 500-550 W. Northwest Highway. This recommendation is based on the plans dated and received 2/22/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement that the brightness of the proposed "metal grille and luminous panel lanterns" at the top of the existing masonry piers shall be subtle and subdued.
2. A requirement to replace the painted striped island at the west end of the site with a new curbed landscape island with 4" caliper shade tree.
3. A recommendation to replace the existing raised timber planter around the base of the ground sign with a new brick planter to match the building design and new decorative landscaping.
4. A recommendation to replace the asphalt parkways with new grass and parkway trees.
5. The petitioner is encouraged to explore options to improve the appearance of the back of the building.
6. The petitioner is encouraged to work with the adjacent property owner to improve the alley paving.

7. 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.

8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

DC Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Elm Shopping Center
Project Address: 500-550 W. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: March 6, 2019

PETITIONER INFORMATION:

DC Number: 19-022
Petitioner Name: Joe Zivoli
Petitioner Address: 1005 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Meeting Date: March 12, 2019

Requested Action(s):

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

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

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

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

Summary:

The petitioner is proposing exterior improvements to an existing multi-tenant retail buildings facing Northwest Highway. The scope of the project is a complete makeover of the front and side elevations including:

- Complete removal of the existing flat canopy that extends across the front and down the sides of the building.
- Replacement of all existing masonry with new red brick, gray brick, and stone coping.
- Replacement of all existing storefronts with new clear anodized floor-to-ceiling storefronts.

There are no site or landscaping improvements being proposed. The subject site is approximately 42,000 square feet, the existing building is approximately 20,300 square feet, and the property is zoned B-2 General Business District.

Architectural Design:

The existing building has a dull and dated appearance. The proposed design and new materials will provide a welcome refreshing for the building with a crisp and modern appearance. The drawings illustrate that all tenant wall signage will be white channel letters for a consistent signage appearance. Overall, the design is nicely done, and it will be an excellent enhancement to the property.

The only comment on the architectural design is that the brightness of the proposed "metal grille and luminous panel lanterns" at the top of the existing masonry piers should be subtle and subdued.

Landscape Screening:

There is an existing landscape bed along Northwest Highway that currently only has grass. Per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. The petitioner is proposing to install a continuous bed of Karl Forester grasses, which is a good salt and drought tolerant choice for this harsh location. It should be noted that the planting bed overlaps into the Northwest Highway right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the new landscaping.

Landscape Islands:

Code requires landscape parking islands with shade trees at the end of all parking rows. The existing site does not have any

landscape islands. The site is short on parking, so all parking spaces need to remain. However, there is one painted striped island at the west end of the site that should be converted to a curbed landscape island with a 4" caliper shade tree.

Signage:

The existing building has an old "The Elms Shopping" sign mounted on the roof at the west end of the building, which is not allowed. The petitioner is proposing to remove the sign.

There is an existing ground sign at the east end of the property. Detailed dimensions for this sign were not provided, but it appears to be existing non-compliant for setback from the property line and driveway. The sign appears to be in generally good condition. It is recommended that the existing raised timber planter around the base of the sign be replaced with a new brick planter to match the building design and that it be enhanced with new decorative landscaping.

Parkway Paving:

The parkways on the east and west ends of the building are currently paved over with asphalt, which has a very poor appearance. The petitioner should replace the asphalt with new grass and parkway trees to enhance the image of the property.

Rear Elevation and Alley Paving:

The back of the building and alley are highly visible from Walnut Avenue, and they have a poor appearance. This is an existing condition, so improvements should not be required, but the petitioner is encouraged to explore options to improve the appearance. The alley is privately owned and shared with the adjacent apartment building property to the north. The alley paving is in poor condition, and the petitioner is encouraged to work with the adjacent property owner to improve the alley paving.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications at Elm Shopping Center located at 500-550 W. Northwest Highway. This recommendation is based on the plans dated and received 2/22/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement that the brightness of the proposed "metal grille and luminous panel lanterns" at the top of the existing masonry piers shall be subtle and subdued.
2. A requirement to replace the painted striped island at the west end of the site with a new curbed landscape island with 4" caliper shade tree.
3. A recommendation to replace the existing raised timber planter around the base of the ground sign with a new brick planter to match the building design and new decorative landscaping.
4. A recommendation to replace the asphalt parkways with new grass and parkway trees.
5. The petitioner is encouraged to explore options to improve the appearance of the back of the building.
6. The petitioner is encouraged to work with the adjacent property owner to improve the alley paving.
7. 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.
8. All signage must meet code, Chapter 30.

March 6, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-022



N Ridge Ave

Alley

N Ridge Ave



N Ridge Ave

Alley

W Northwest Hwy

500-550

W Northwest Hwy

N Walnut Ave

N Walnut Ave

N Walnut Ave

400-1

Subject Property, Elm Shopping Center: 500-550 W Northwest Highway



Properties to the West:





Properties to the East:





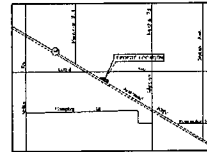
Properties Across the street:





CF

SCALE: 1" = 20'



LOCATION MAP

- [illegible]

PAYING SUMMARY

ACCOUNT NO. 1005.11
TOTAL

Surveyor's notes:

- [illegible]

Exception 4 - **Circle** if person or legal entity is listed in the Governmental Edition Company - Doc. No. 1693306 - **Circle** and attach herein

Exception 5 - **Circle** if person or legal entity is listed in the Governmental Edition Company - Doc. No. 1783312 - **Circle** and attach herein

Exception 6 - **Circle** if a person lived in the Village of Arlington Heights - Doc. No. 2035649 - **Circle** and attach herein

Exception 7 - **Circle** if Environmental Protection Agency Environmental - Doc. No. 1435662 - **Circle** and attach herein

- The land described herein is the subject property. However there are no other items to plot

State of North Carolina
 158

Quality of Care 3

Fig. 2. *Left*: $f_{\text{eff}}(z)$. *Right*: $f_{\text{eff}}(z)$ vs. z .

Rest Thomas LLC
Chicago, IL 60601

1946年10月1日

S. *sp.* 100% *sp.* 100%
S. *sp.* 100% *sp.* 100%
S. *sp.* 100% *sp.* 100%

The reference group

6/11/09

Standing Area _____

De _____

10

1992



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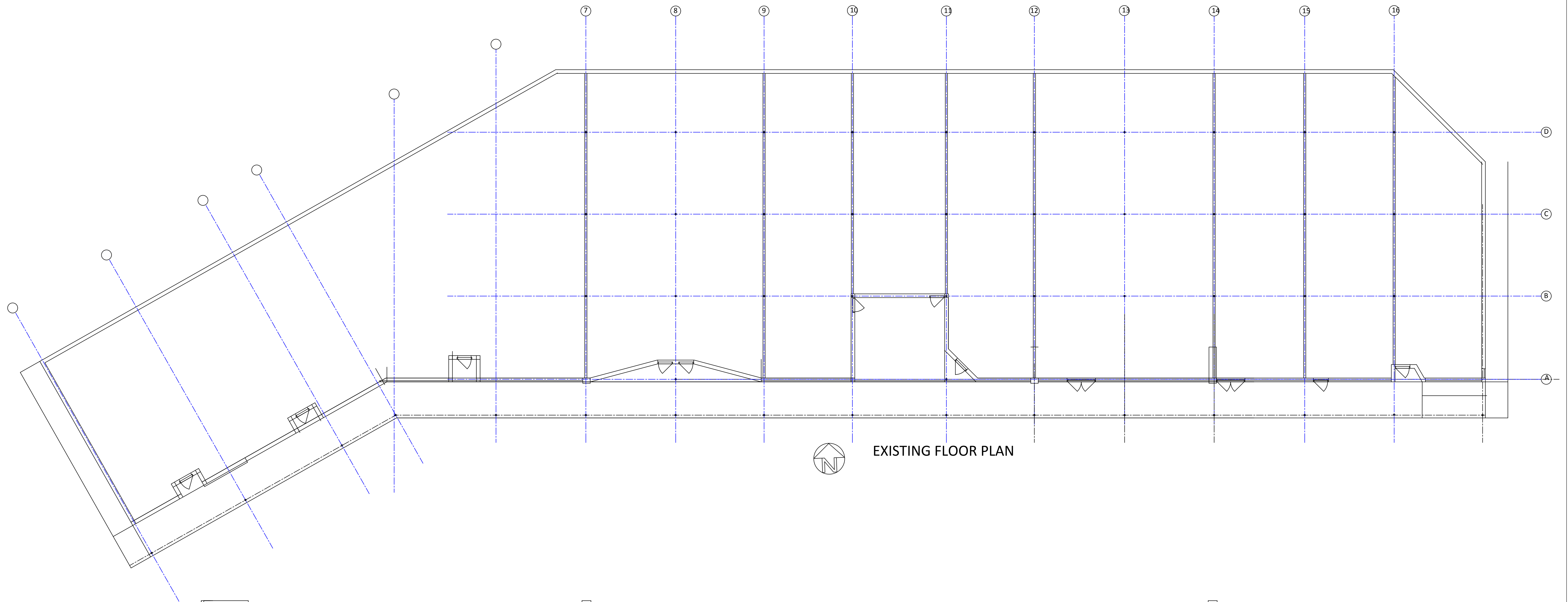
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and 100-500(1)2

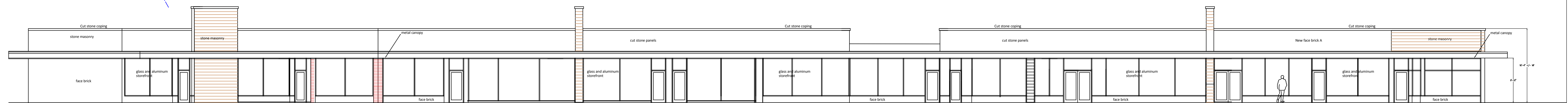
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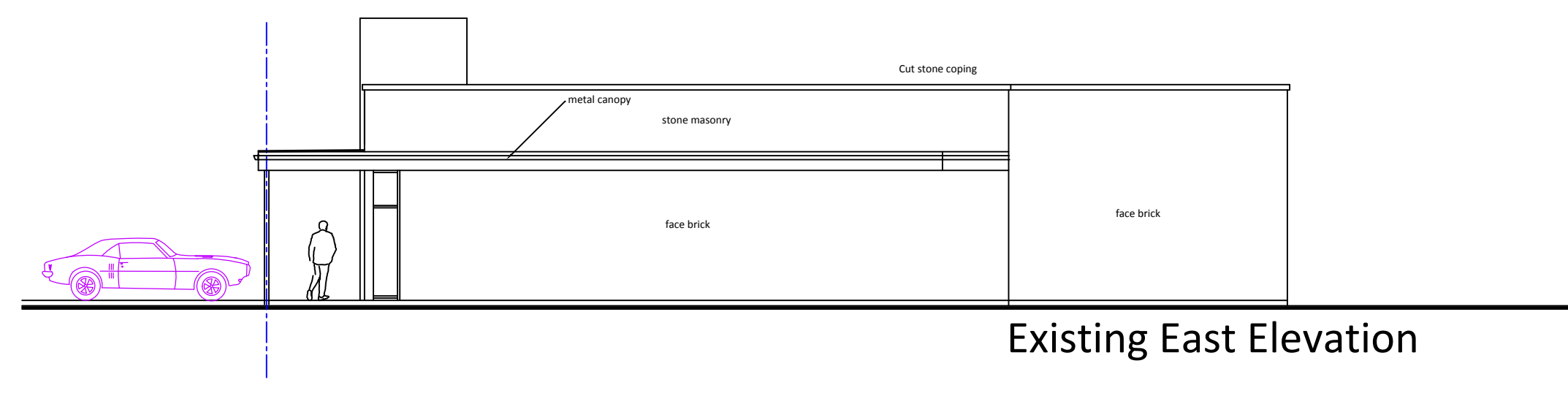




EXISTING FLOOR PLAN



Existing South Elevation



Existing East Elevation

NEW FACADE REMODELING
500-550 West Northwest Hwy
Arlington Heights, Illinois

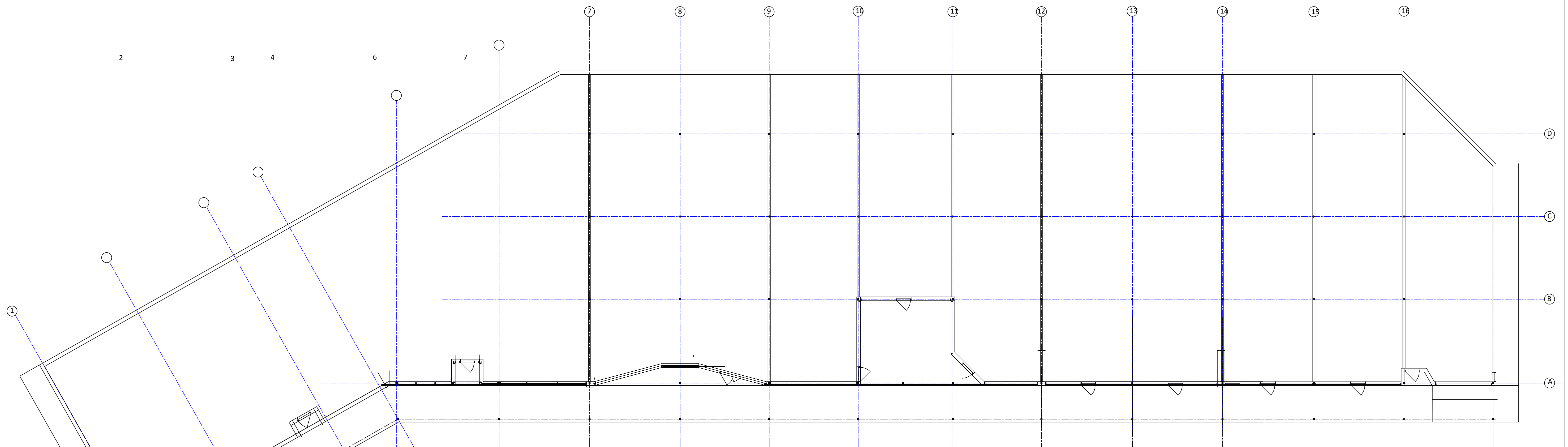
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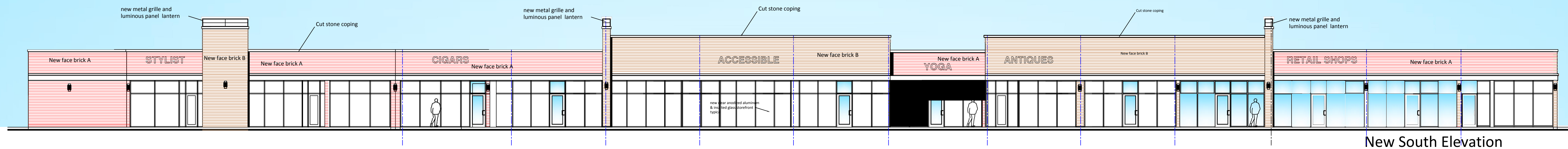
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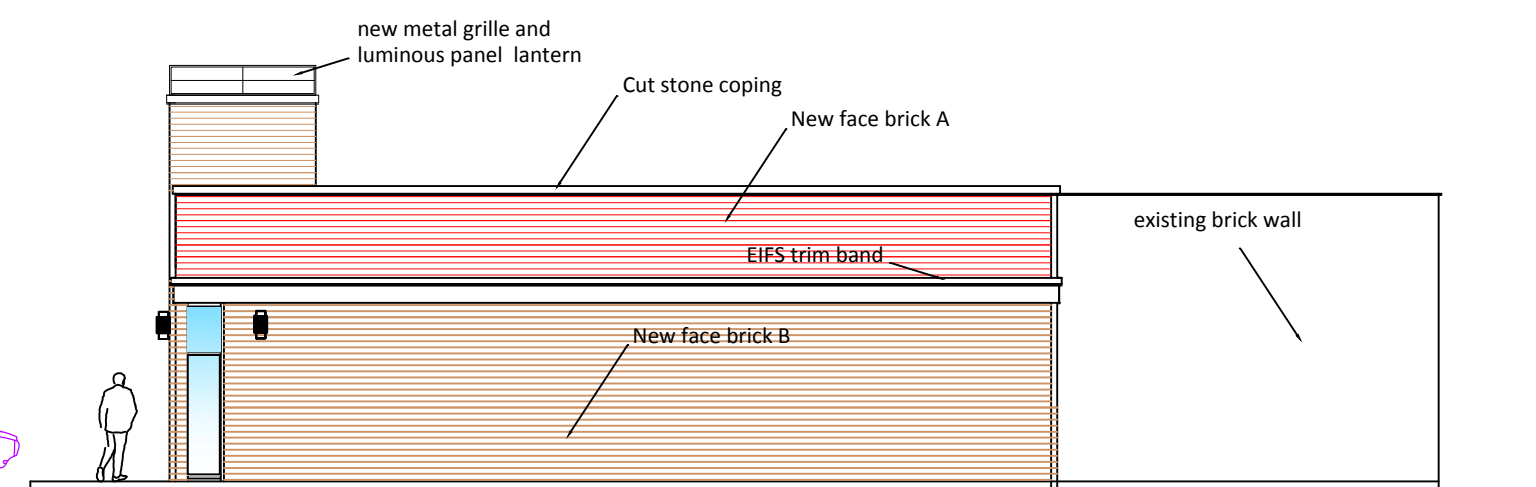
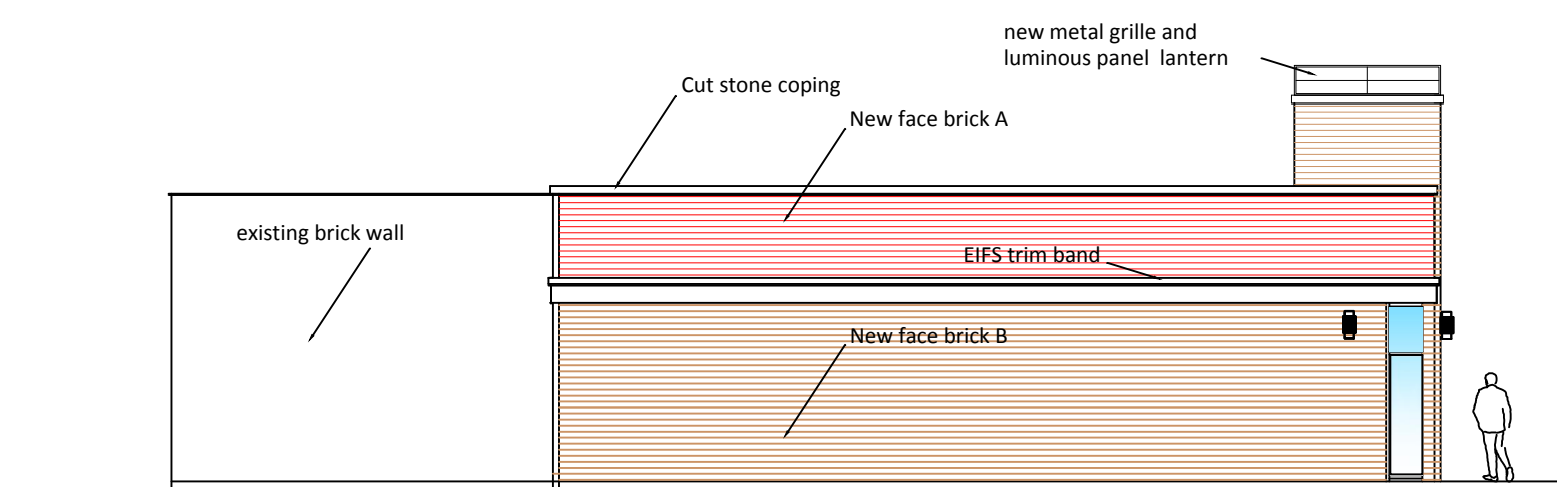


existing photos



NEW MATERIALS LIST

- a. Brick A- Towerston Shale Co. Santa Fe W/C no darks utility bond and mortar joints to match 1015 building
- Brick B- Golden utility gray
- Stone- Indiana Buff limestone/alternate East stone
- Facade- Brick tiles to match and EIFS panels
- d. Trim Band- Preformed EIFS 8" length minimum
- e. Signage- preformed aluminum internally LED lit letters
- f. Lighting 1- LED wall sconce or approved equal
- Lighting 2- luminous panel lantern
- g. Storefront - anodized clear aluminum storefront system
- 1" insulated clear glass tempered where required by code.
- Alternate low E insulated. Contractor shall field verify all dimensions and conditions and submit 3 sets of complete detailed shop drawings and submittals US aluminum



NEW FACADE REMODELING
500-550 West Northwest Hwy
Arlington Heights, Illinois

2-22-2019- issued for
Design Commission Review

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 847 257 6598

dwg.

A1





View from SW corner
2/25/2019 rev





500 Northwest HWY NEW FACADE
View from SW corner
2/22/2019

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

2/22/2019

Material List*

1. Petitioner Name: Joe Zivoli
2. Date: 3/12/19
3. Project: Retail Center Façade
4. Location: 500-550 West Northwest Highway

Commercial/Retail Shopping Center:

Brick: Belden-gray smooth utility size & Rough glazed red bricks

EIFS: Off white sandblast finish.

Limestone: Coping limestone standard buff

Storefront Windows: Anodized aluminum finish.

500 - 550

NORTHWEST
HWY



LM'S

RESALE

Elm Shopping Center

AMERICAN RED CROSS

ELM'S LIQUORS
IMPORTED BEER & WINE ALL STATE LOTTERY

CIGAR SHOP

DRIVING SCHOOL

RESALE

CARPET ONE

Antiques

REGIONAL REALTY

BARBER



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44-624

504

500



ELM SHOPPING CENTER, 500-550 W. Northwest Highway



Asphalt Parkway at Walnut Avenue Looking North



Asphalt Parkway at Walnut Avenue Looking North



Asphalt Parkway at Ridge Avenue Looking North

