



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

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 1/22/19

IV. REPORTS

V. OLD BUSINESS

A. DC#18-066 - 1518 W. Thomas St. - SF/Teardown

VI. NEW BUSINESS

A. DC#18-104 - Arlington Block 425
44 S. Highland Ave/225 W. Campbell St/33 S. Chestnut Ave.
CBD Mixed-Use

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.



Item: Minutes - 1/22/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 1/22/19

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.
JANUARY 22, 2019

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs-Retail B*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 8, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JANUARY 8, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#18-066 – 1518 W. Thomas St.

Staff requested a motion to continue the project to the February 12, 2019 meeting, per the petitioner's request.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE PROJECT FOR 1518 W. THOMAS ST. (DC#18-066) TO THE FEBRUARY 12, 2019 DESIGN COMMISSION MEETING.

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

ITEM 2. COMMERCIAL REVIEW

DC#19-001 – Arlington Downs / Retail B – 3400 W. Stonegate Blvd.

Mike Fitzgerald, representing *OKW Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new multi-tenant retail building at the Arlington Downs Planned Unit Development. This project was reviewed by the Plan Commission and approved by the Village Board as an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project went to the Plan Commission, the role of the Design Commission is limited to building and signage only. The Arlington Downs development has received Zoning and Design Commission approval for the following: existing “One Arlington” luxury apartment building (former Sheraton hotel building), Family Entertainment Center (existing former water park), ADR-II five-story apartment building with parking garage, and five-story Vib Hotel. The development plans also include four single-story retail buildings. At this time, the petitioner is seeking approval of the architectural design for the first retail building “B”. The retail site is currently vacant.

The proposed design is nicely done with a modern aesthetic that is appropriate in this location. Overall, the colors and materials complement the approved five-story apartment building and Vib Hotel, and the proposed “Cedar” color brick and “Buff” cast stone are the same exact materials to be used on the five-story apartment building, which will work well to unify the development. The “Midnight Black” brick and “Dark Burma” siding will add uniqueness to the retail building. It is recommended that this proposed design aesthetic be used for the remaining three retail buildings, as shown in the conceptual aerial perspective rendering, to be approved administratively by Staff.

Consideration was given to recommending the addition of glass storefronts on the south elevation to enliven the facade facing Euclid Avenue; however, this is the back of the building so it is anticipated that storefronts in this location would need to be blacked out, which could result in excessive window signage. Instead, it is recommended to keep the facade as designed, which will be softened with extensive landscaping along Euclid per the approved PUD landscape plan.

All mechanical and utility equipment/meters are required to be screened from view. The drawings do not clearly show if the rooftop mechanical units will be fully screened by the perimeter parapet walls. If not fully screened, then the parapet walls will either need to be raised, or separate unit screens will be required. Additionally, it is anticipated that utility meters will be located on the back (south) wall of the building, which will be visible from Euclid Avenue. It is recommended that decorative screens be required to enclose all exterior wall-mounted utility meters/equipment.

The trash enclosure should be masonry construction to match the building. Pursuant to the PUD Ordinance 18-036, the dumpster enclosure is required to be attached to the building facing away from Euclid Avenue. The final location of the trash enclosure requires further review to confirm compliance with the PUD Ordinance.

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required. Each business is allowed one sign per street frontage, and one additional sign facing the parking area.

Staff recommends approval for the design of the proposed Retail B building, to include the recommendations previously stated by Staff, and a recommendation that the design aesthetic for the Retail 'B' building be used for the remaining three retail buildings, as shown in the conceptual aerial perspective rendering, to be approved by Staff.

Mr. Fitzgerald presented revised drawings and material samples. He explained that they want to make sure that the 4 smaller retail buildings work well with the new apartment building and new hotel previously reviewed and approved, and that there is a significant amount of interest, detail, and articulation in these retail buildings. Therefore, what they are proposing to start with for this retail building that sits at the corner of the overall site opposite the residential building, and flanking the main ring road entrance into the development, is a series of layers of materials that help give this retail building some significance and interest. Visual height is being provided to the building, given the scale of it relative to the 2 residential buildings and the hotel, by creating frames at the corners of the building that help visually heighten the building. This is seen on the north elevation that faces into the main field of parking, as well as on the south elevation, particularly the southeast corner that will anchor that portion of the entrance to the site.

Since the south elevation functions as the back of the building, they want to make sure this elevation has some visual interest; therefore, two different brick colors are being proposed; a light color and a dark color, with the light color brick being forward of the dark color brick. Within the light color brick, there will be further articulation by pulling some of the brick forward and creating horizontal bands of projected brick that wrap around the corners to articulate specifically the southwest and southeast corners, as well as above the service doors on the south elevation.

With regards to screening of rooftop equipment, Mr. Fitzgerald said that the proposed retail building has varying height parapet walls, and they are confident that even the lowest parapet will be adequate to screen the rooftop equipment; however, if there are larger mechanical units, they will consider either a separate screen, or will raise the parapet to screen the equipment appropriately.

Mr. Fitzgerald presented the material samples of the adjacent residential building, as well as the material samples being proposed for this retail building, which includes a light brick, a dark background brick, and a siding product by Resysta, which they believe will show a good contrast between the brick and the siding, as well as help emphasize the layers of the building. After looking at many Resysta colors, Mr. Fitzgerald explained that they could not find a color that provided the best contrast with the 'Cedar' brick color, so they are proposing to change from the 'Cedar' color brick to a lighter color called 'Platinum', which he presented a sample of. This change would not be identical to the material palette of the residential building, but the tones are very complimentary and the dark and light brick colors on the retail building are very much in keeping with the dark and light fiber cement panels on the residential building. They feel this revision for all the retail buildings would define them as retail and be different than the residential building, but have similar color tones. The other materials being proposed for the retail building were also reviewed, which include a dark bronze coping, a black storefront frame, and clear glass.

With regards to screening the utility meters on the back (south) wall of the building, Mr. Fitzgerald said they agree with Staff's comments to screen this equipment with some type of metal gate screening, probably in a dark tone finish to complement the metal accents on the building. He also reiterated the reasons why a lighter brick color is now being proposed, which better contrasts with the Resysta color siding that they want to use.

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

Commissioner Kubow asked for clarification on the location of the revised 'Platinum' brick color, and Mr. Fitzgerald explained that the 'Platinum' brick would be the lighter brick color on the south elevation, in the lower zone at the corner on the side elevations, between the storefront, and framed by the Resysta siding on either the sides or on the north elevation. He added that the tone of the brick color shown in the rendering is actually more representative of the 'Platinum' color than of the previously proposed 'Cedar' color. Commissioner Kubow said he did not see a big difference between the two brick colors; the tone of both colors are similar enough, and he liked the separation between retail and residential with the revised brick color being presented tonight.

In terms of the overall development, Commissioner Kubow said the retail building was nicely designed and he liked the different 'faces' being proposed. He understood Staff's comments about making the south elevation more inviting, but he agreed that this did not always work, and he liked that the petitioner is attempting to draw people towards the middle of the plaza where all the activity will happen by introducing some planer changes on the south elevation. He asked about landscaping at the south elevation on Euclid for the single retail building, and Mr. Fitzgerald referred to the landscape plan, which includes a variety of large and small scale plantings. Mr. Hautzinger pointed out the hatched area on the landscape plan that specifies shrubs and perennials along Euclid, but specific species are not called out. He added that as part of the Plan Commission review, Staff has discussed with the petitioner about providing a mix of deciduous and evergreen trees along Euclid Avenue. Mr. Fitzgerald added that the landscape plan submitted does not show the location of service doors on the south elevation or the sidewalks out to the driveway associated with them. He also said that the trash service screen in the southwest corner has been moved, detached from the building; however, it will be masonry to match the building and be approximately 8' in height.

With regards to the concerns about parapet height for screening of rooftop equipment, Commissioner Kubow reiterated the petitioner's previous statement that there would be a 16' clear height to the underside of the structure, which would result in a minimum 4' of screening, which given angles, he felt would be fine. He agreed with Staff's comments and he looked forward to seeing the rest of the development come to fruition.

Commissioner Seyer said that the design of the proposed retail building looked great and he was happy to see more development happening in this area. His biggest concern was with the parapet screening. He pointed out that the overall Master Plan rendering on Page 1 shows the buildings at the interior having a tall parapet on all 4 sides. He felt that there was an emptiness and openness at the southwest corner of the 2 buildings along Euclid and he wanted to see it proven out how the mechanical equipment will be screened, because there is nothing uglier than seeing not only the mechanical equipment but the back of a parapet wall. Without it being proven out, he had no way of knowing if this will happen or not. This was a real concern for him; it looks empty and it looks unresolved.

Mr. Fitzgerald stated that right now there is a 2' differential between the higher and lower parapet, but they are not opposed to raising the 22' parapet to 24' if necessary. Commissioner Seyer reiterated that the more the petitioner could do to confirm what the view lines would be, the better it would be for everyone. Commissioner Seyer also asked what color the doors on the back of the building would be, and felt that the color should match the revised 'Platinum' brick color and all the doors should be painted the same color.

In general, Commissioner Kingsley was happy with how the new retail building looked, although initially, she was worried about the brick over the storefront and the wood above it; however, since nobody else had concerns, she was okay with it since it was a stacked bond pattern. She was unfamiliar with the Resysta product being proposed, and she asked if the corners would be mitered, and what the details of the soffit return would look like. Mr. Fitzgerald believed there would be a channel or corner board instead of a mitered corner, and said that details of the return have not been finalized, although he understood the concerns. Commissioner Kingsley said she was okay with the 'Dark Burma' color being proposed for the siding, but also referred to the Resysta website for other possible colors that she had seen. Mr. Fitzgerald replied that the siding colors on the website look different from the actual color samples, and he presented various actual color samples for reference. Commissioner Kingsley encouraged the petitioner to follow their intent with the Resysta color, although she was also okay with the 'Dark Burma' color being proposed. She also referred to the 'Cast Stone' shown on the materials list, and Mr. Fitzgerald stated that this was an error; there is no cast stone on the building.

Commissioner Kingsley felt the trash enclosure should be attached to the building and kept on the west/southwest elevation, especially if there would be a restaurant drive-thru in the building. She also felt that the exposed concrete foundation should be dressed up with a material on top of it to hide the concrete. Mr. Fitzgerald explained that where there is sidewalk up against the building, the top of the foundation would be flush with the finished floor of the building, which the drawing incorrectly shows. Exposed concrete will only be visible where there is landscaping around the building. Commissioner Kingsley also asked about the up-lights shown on the walls of the building in the rendering, and Mr. Fitzgerald replied that they do not intend to up-light the light brick walls of the building, but there will be 2 types of light fixtures, one on the piers of the Resysta on the north elevation, and another more utilitarian fixture over the service doors on the south elevation. Commissioner Kingsley had no further comments.

Commissioner Eckhardt supported Commissioner Seyer's comment that the doors should be painted the same color as the building, especially on the rear elevation. He asked if the Resysta product was a rain guard material and Mr. Fitzgerald said that it was. Commissioner Eckhardt liked that the building appears to have 3 distinct colors in the rendering, as opposed to the final drawing that shows only 2 and a quarter colors because of the subtle difference between the Resysta color and the brick color. He was okay with either one of the brick colors, but preferred the color with the most contrast from the Resysta color. He liked the design of the new retail building and concurred with the concerns about the parapet walls and visibility of rooftop equipment.

Chair Fitzgerald said that overall, the project looks really nice and he agreed with the comments from Staff and the other commissioners. He referred to the landscape plan where there appears to be a 5-foot wall of plants proposed on the south elevation that would hide some of the details on the building and also go across to where the doors are, which is unclear to him. Looking at Sheet A101, there appear to be pavers proposed for this same area on the south elevation, from the door furthest east going to the west. He wanted the motion to include a requirement that Staff review this to ensure that the entire south elevation is softened, whether it be between the drive-thru lane and the building, or at least to the south of the drive-thru. Chair Fitzgerald had no further comments.

Mr. Hautzinger asked if there would be a walkway along the rear (south) wall of the building connecting all of the service doors, or if the doors would lead straight out to the drive aisle. Mr. Fitzgerald replied that a 3-foot carriage walk along the curb line could be provided, with 4-feet of plantings up against the building. Chair Fitzgerald reiterated that he wanted the south elevation wall to be softened, not hidden, and that Staff should review this area. He also agreed with Staff's suggestion that the design for this retail building be used

for the remaining 3 retail buildings, and that they be approved by Staff. Commissioners Eckhardt, Kubow and Seyer also agreed, as long as the design is substantially the same as this building and the materials are the same. Commissioner Kingsley hesitated because of the concerns stated tonight about the parapet and rooftop screening, landscape details, and the trash enclosure, otherwise she was okay with Staff approving the remaining 3 buildings. Chair Fitzgerald reiterated that he was okay with Staff reviewing and making a final decision on the landscape concerns on the south elevation, and Commissioner Kubow agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR THE PROPOSED *ARLINGTON DOWNS - RETAIL B BUILDING* TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 1/18/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE PARAPET WALLS FULLY SCREEN THE ROOFTOP MECHANICAL EQUIPMENT, AND IF NECESSARY, RAISE THE PARAPET WALLS.
2. A REQUIREMENT TO PROVIDE DECORATIVE SCREENS AROUND ALL EXTERIOR WALL MOUNTED UTILITY METERS AND ROOFTOP EQUIPMENT.
3. A REQUIREMENT THAT THE TRASH ENCLOSURE SHALL BE MASONRY CONSTRUCTION TO MATCH THE BUILDING.
4. A RECOMMENDATION THAT THE TRASH ENCLOSURE BE ADJACENT TO THE BUILDING.
5. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF ON LANDSCAPING THE SOUTH ELEVATION TO HELP SOFTEN THE ELEVATION.
6. A REQUIREMENT THAT THE DESIGN OF THE 3 FUTURE RETAIL BUILDINGS BE CONSISTENT WITH THE DESIGN APPROVED TONIGHT, TO BE APPROVED BY STAFF.
7. APPROVAL OF THE REVISED 'PLATINUM' BRICK COLOR PRESENTED TONIGHT, IN LIEU OF THE 'CEDAR' BRICK COLOR.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked that it be a requirement that the trash enclosure be attached to the building, and the petitioner be allowed the option of choosing the other Resysta color presented tonight that she felt was more appropriate with their design intent. Mr. Hautzinger said that attaching the trash enclosure to the building should be left as a recommendation because it is part of the PUD approval through the Plan Commission. Commissioner Kingsley asked that the motion then state that the Design Commission strongly believes that the trash enclosure should be attached to the building so the garbage does not have to go across the drive-thru and across the entry. She also clarified that the petitioner's design intent is to have a siding color that is similar to the brick on the adjacent residential building, and the the 'Dark Burma'

color is looking a little green because of the lighting in the room tonight. She wanted to give the petitioner the flexibility of choosing the 'Java' color that could be more appropriate and has more of a contrast.

Mr. Fitzgerald explained that 'Dark Burma' is the Resysta color being proposed, and they want to ensure that in natural sunlight this color will not only complement the cedar brick on the residential building, but also provide an appropriate contrast with the revised 'Platinum' brick color, as well as consider another Resysta color similar to the 'Java' if it is also complementary to the 'Cedar' brick color and provides an even greater contrast with the 'Platinum' brick color.

Chair Fitzgerald asked for clarification of the requirement that the design of the 3 future retail buildings be consistent with the design approved tonight, and that it be approved by Staff. Commissioner Kubow stated that if the design of the remaining retail buildings is similar to the building being approved tonight, then it can be approved by Staff, but Design Commission review is required if the design is different.

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

4. A STRONG RECOMMENDATION THAT A DIFFERENT LOCATION BE CONSIDERED FOR THE TRASH ENCLOSURE, ONE THAT IS DIRECTLY ADJACENT TO THE RETAIL BUILDING, TO AVOID TRASH REMOVAL ACROSS THE DRIVEWAY.
9. THAT THE PETITIONER WORK WITH STAFF ON THE FINAL CHOICE OF THE RESYSTA COLOR IN NATURAL LIGHT.

Commissioner Seyer wanted to add that the back service doors be painted a color to match the surrounding brick. He also asked if the issue of the parapet screening was addressed in the motion, because although he strongly agreed that the parapet screening be proven out, he felt it should be done in two-dimension as well as a three-dimension view from the intersection of Rohlwing and Euclid. Commissioner Kubow said the original motion covered the issue of the parapet screening and the petitioner said that if the rooftop units are larger than expected, they would add screening. Mr. Hautzinger said that the minutes will reflect Commissioner Seyer's specific comments about the parapet screening and Staff will work with the petitioner on this issue, so the motion did not need to be amended.

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

10. THAT THE SERVICE DOORS ON THE SOUTH ELEVATION BE PAINTED A COLOR TO MATCH THE SURROUNDING BRICK COLOR.

Commissioner Eckhardt said that he completely supported the issue of moving the trash enclosure out of the front door of this beautiful building; this was just bad planning. This should go as a very strong message to the Plan Commission.

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

ITEM 3. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-066 - 1518 W. Thomas St. - 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 require revisions and re-review the proposed new single-family residence to be located at 1015 W. Thomas Street. This recommendation is based on the architectural plans dated 1/7/19 and received 1/18/19, and the following:

1. Scale and Massing. It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
2. Large Terrace. It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
3. Bedroom Wing. It is recommended that the layout be revised to significantly reduce the length of the bedroom wing.
4. Panoramic Doors. It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
5. Front Entry. Additional design development of the front entry is recommended. Consider integrating it with a new porch roof with decorative support columns.
6. Exterior Materials. Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
7. Driveway. It is recommended that the driveway layout be revised to reduce

the amount of paving in the front yard.

8. 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.

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

ATTACHMENTS:

Description

Staff Report
2-12-19 Exhibits
11-27-18 Exhibits
DC Minutes 11-27-18

Type

Board or Commission Report
Exhibits
Exhibits
Minutes

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Behlis Residence
Project Address: 1518 W. Thomas Street
Prepared By: Steve Hautzinger

Date Prepared: November 21, 2018
Date Revised: February 7, 2019

PETITION INFORMATION:

DC Number: 18-066
Petitioner Name: Andy Behlis
Petitioner Address: 1518 W. Thomas Street
Arlington Heights, IL 60004
Meeting Date: November 27, 2018
Re-Review Meeting Date: February 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 with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have approximately 4,797 square feet. The proposed front setback is 50 feet, where 43 feet is required. The plans will either need to be revised or a variation requested from the Zoning Board of Appeals. The proposed design does comply with all other R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 35 feet Side: 14 feet Side: 10 feet Rear: 41 feet
Building Height	25 feet to the midpoint	21.5 feet to the midpoint
FAR	5,987 SF	4,797 SF
Building Lot Coverage	6,000 SF	5,137 SF
Impervious Surface Coverage Total	10,000 SF	9,770 SF

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

Previous Review Comments:

This project was previously reviewed by the Design Commission on November 27, 2018, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

Staff raised the following concerns:

- **Scale and Massing.** Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 12-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.
 - o Staff recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.

- **Large Terrace.** The design includes a large 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood.
 - o Staff recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
- **Bedroom Wing.** The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.
 - o Staff recommended that the layout be revised to significantly reduce the length of the bedroom wing.
- **Panoramic Doors.** The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.
 - o Staff recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
- **Front Entry Gable.** The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.
 - o Staff recommended additional design development of the front entry. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
- **Exterior Materials.** The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.
 - o Staff recommended softening the color palette with tan or gray EIFS and a more natural color stone base.
- **Driveway.** The design includes a large concrete driveway across the entire front yard.
 - o Staff recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

The Design Commissioners raised the following concerns:

- **Front (South) Elevation:**
 - o The Design Commissioners agreed that the front door and gable needed further study and required revisions.
 - o It was commented that the front elevation was dominated by the tall stone base, large roof, and large panoramic doors.
 - o A three-dimensional perspective color rendering was strongly encouraged to study the design.
- **West Elevation:**
 - o The Design Commissioners agreed that the west wall was too long, flat, awkward, and out of place.
 - o It was encouraged to study adding a second side gable towards the rear to match the side gable towards the front.
 - o A landscape plan was requested to soften the appearance of the wall.
- **Exterior Materials:**
 - o It was commented that the exterior materials and colors should respect the surrounding context.
- **Driveway:**
 - o It was commented that the large driveway in the front yard should be softened.

Project Update:

In response to the comments from November 27, the petitioner has made changes to the design as follows:

- Front Elevation. The gable above the front door and recessed entry have been omitted.
- West Elevation. Six transom windows have been changed to full height windows.

Staff Comments:

The revisions to the design are minimal, and the previous concerns have not been addressed. Omitting the awkward gable above the front door is good, but the front elevation still requires further design development to address the scale and massing concerns. The enlargement of the six windows on the west elevation actually accentuates the monotony of the long flat wall.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 1015 W. Thomas Street. This recommendation is based on the architectural plans dated 1/7/19 and received 1/18/19, and the following:

1. Scale and Massing. It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
2. Large Terrace. It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
3. Bedroom Wing. It is recommended that the layout be revised to significantly reduce the length of the bedroom wing
4. Panoramic Doors. It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
5. Front Entry. Additional design development of the front entry is recommended. Consider integrating it with a new porch roof with decorative support columns.
6. Exterior Materials. Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
7. Driveway. It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.
8. 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.
9. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, February 7, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-066

NEW 1 STORY S.F.R. BRICK RANCH WITH BASEMENT AND NEW 2 CAR DETACHED GARAGE AS PER PLANS

1518 W. THOMAS ST.
ARLINGTON HEIGHTS, IL. 60004

SHEET INDEX

T-1	TITLE SHEET
A-1	EXISTING AND PROPOSED SITE PLAN
A-2	EXISTING AND PROPOSED ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED GARAGE PLAN

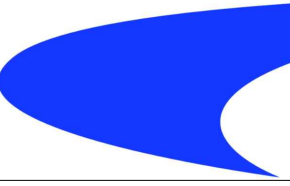
BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
LOT SQ. FT.....20,000 sq. ft.

BASEMENT.....2,658.33333 sq. ft.
1ST FLOOR.....4,155.75000 sq. ft.
BUILDING HEIGHT.....26'-10"
TOTAL.....6,814.0833 sq. ft.

BUILDING VOLUME TOTAL.....183,978 cu. ft.

TITLE PAGE

1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924
EMAIL: Office@OGConsultinginc.com

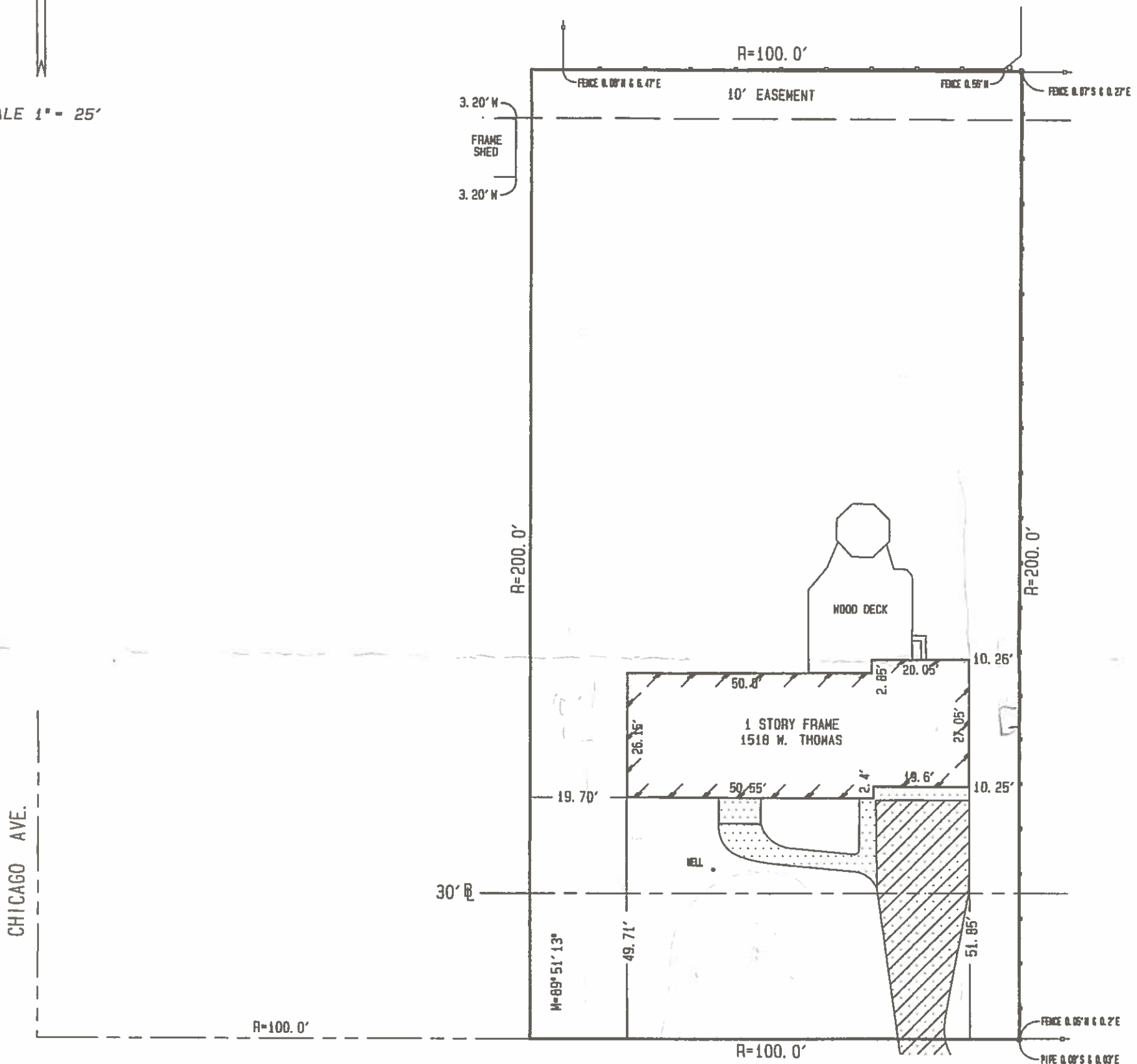
JAN 7, 2019
DRAWN BY: O.G.

Order No. 1613435

LOT 2 IN LYNNWOOD SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 25'



LEGEND

LEGEND
LIMITS of BUILDING =

R - RECORD

M = MEASURED

D - DEED

● - FOUND IRON PIPE

O = SET IRON PIPE

○ - HYDRANT

☀ = LIGHT

CONCRETE •

PAVERS

ASPHALT -

STATE of ILLINOIS
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE
FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS
PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE
BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 13, 2016.

COURTNEY W. SHROEDER
2783
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WEST DUNDEE

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED IN THE RECORD SUBSTANTIAL PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOSS PAYING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR FIEDLER AND BEHLIS.

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LAND DIVISIONS, Inc.

Professional Surveying Services

P.O. Box 835

West Dundee, Illinois 60118

(847) 841-8305 (847) 551-9171

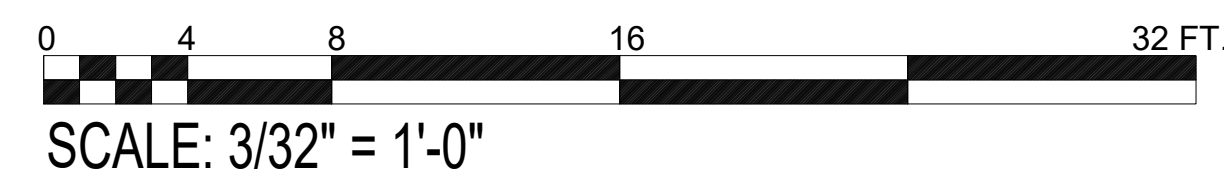
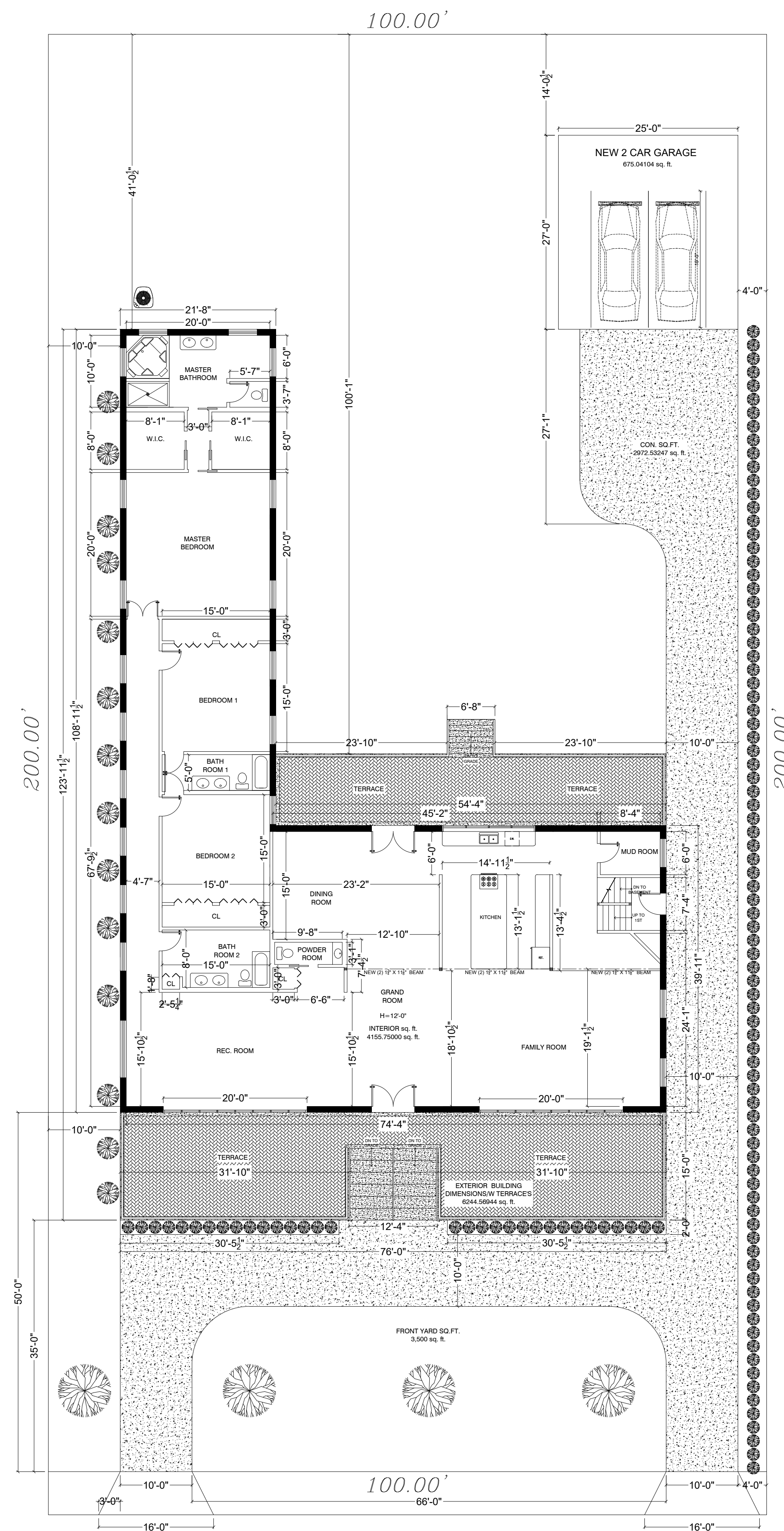
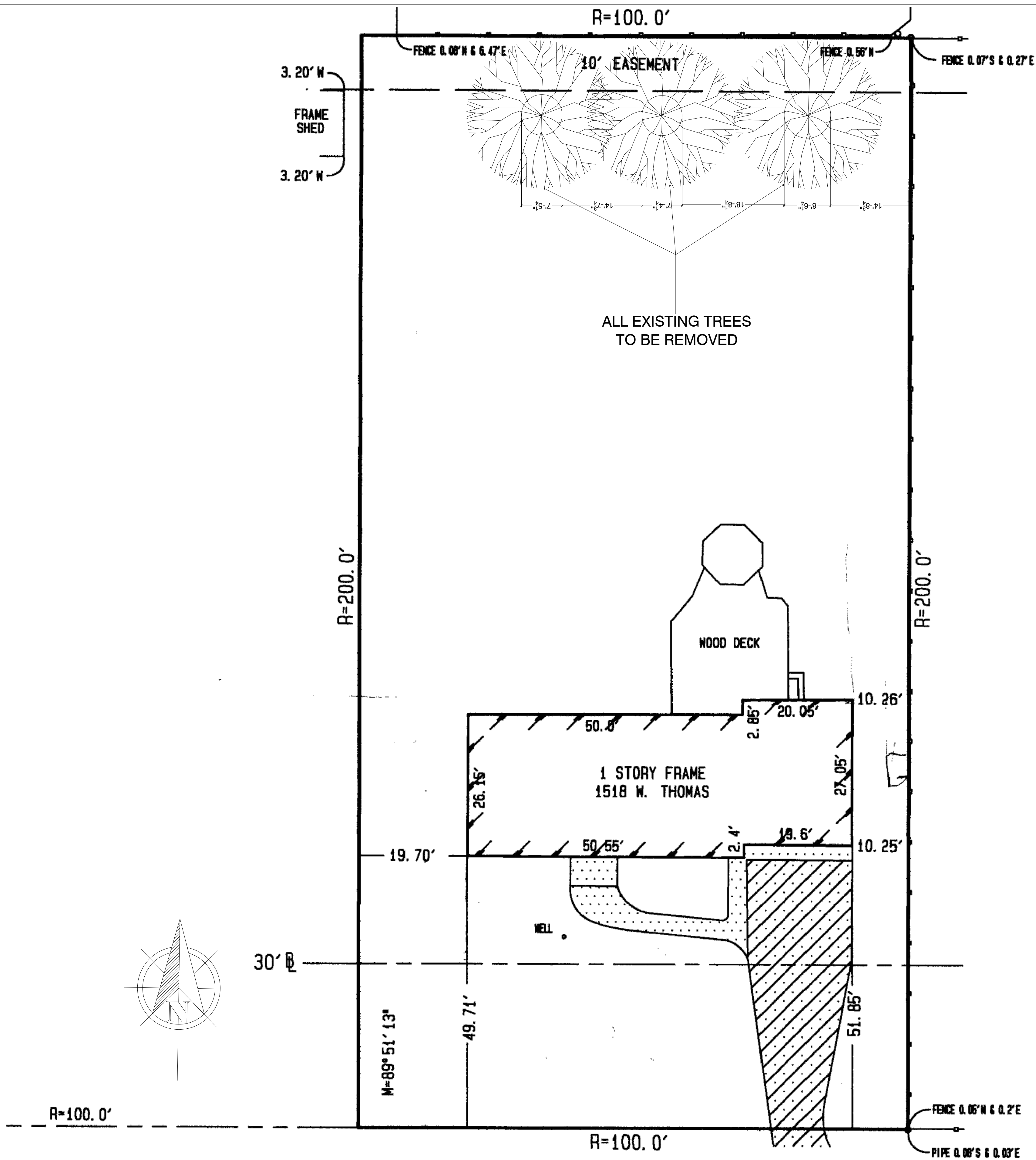
fax (841) 551-9193

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JUN 25 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 **FILE**



BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
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EXISTING AND PROPOSED SITE PLAN
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924 JAN 7, 2019
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

THOMAS ST.

A-1
2 OF 6

A-7
8 OF 8

AN
60004
SERVICES
INC.
13, 2018
BY: O.G.



1750 W THOMAS - WEST 3



1650 W THOMAS
WEST 2

Chicago



1522 W THOMAS - WEST 1

THOMAS



1417 W THOMAS - ADDRESS 2

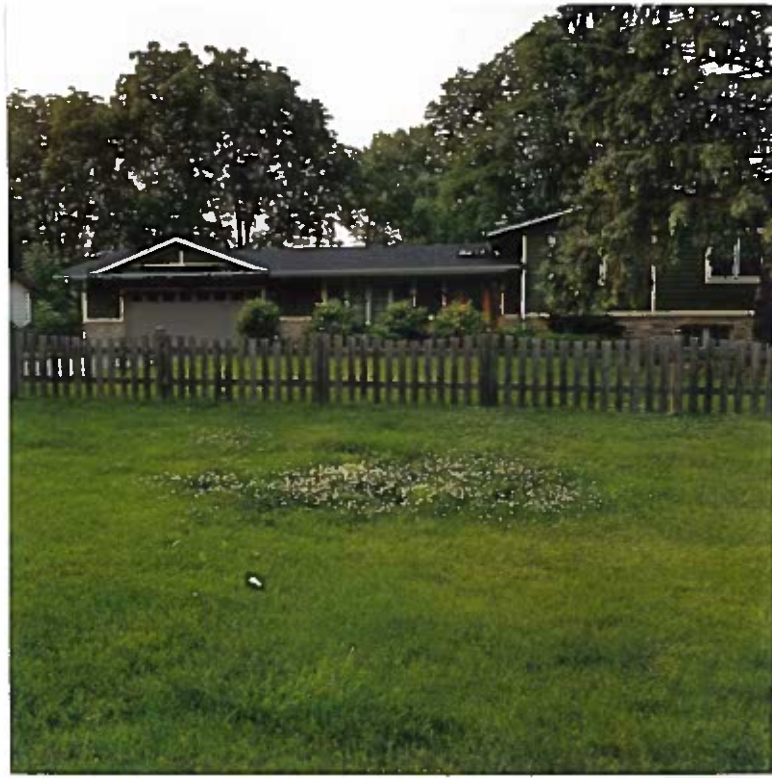


1417 W THOMAS - ADDRESS 1

VI



1518 W. THOMAS
subject



1512 W THOMAS
EAST 1



1506 W. THOMAS
EAST 2



1500 W. THOMAS
EAST 3

STREET

INIA TERRACE PARK

FILE

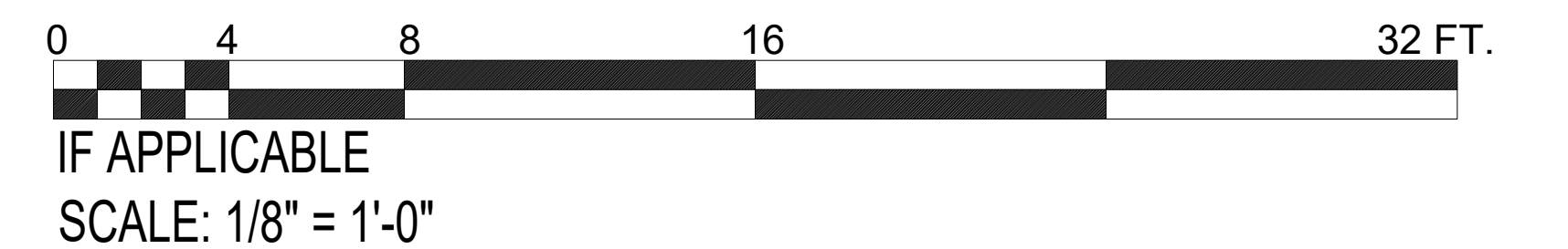
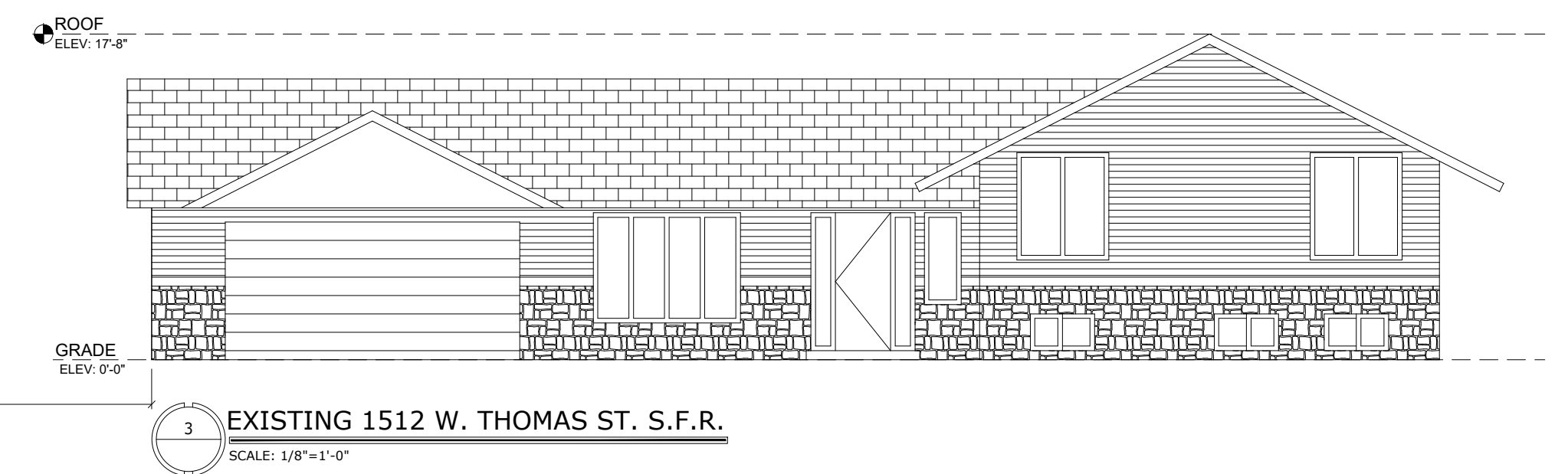
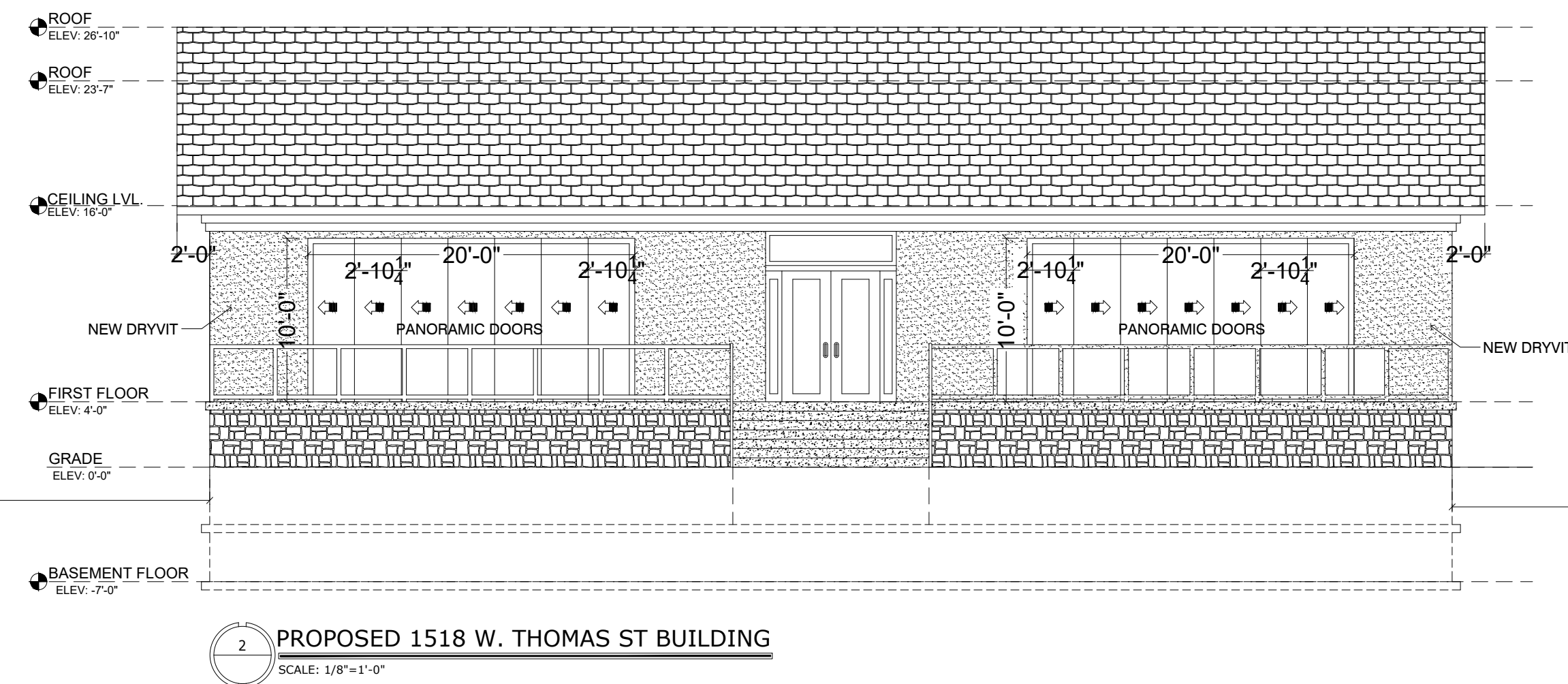
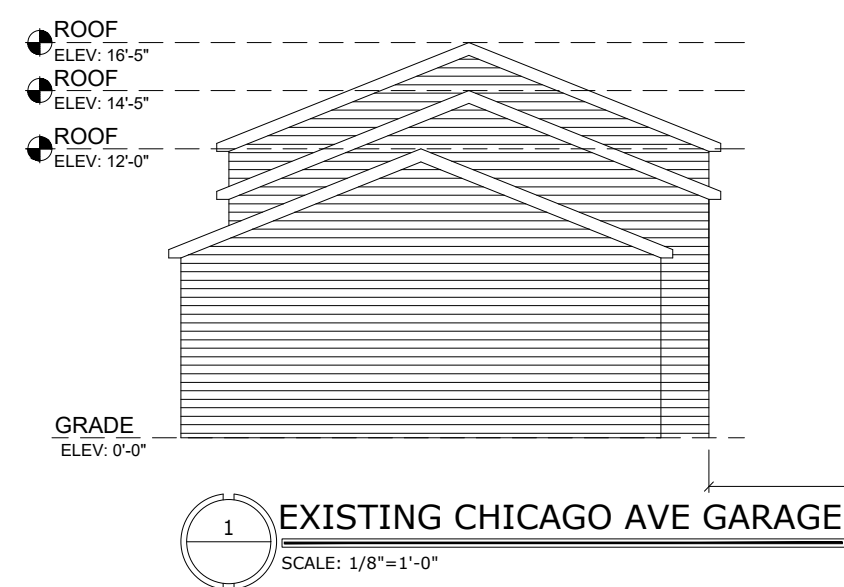
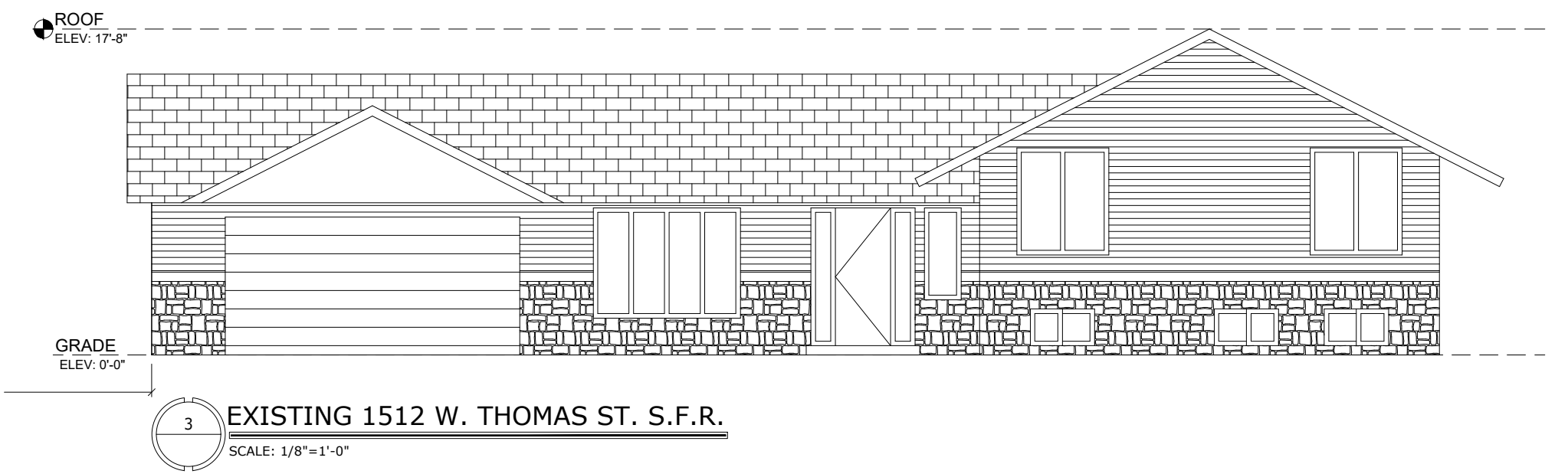
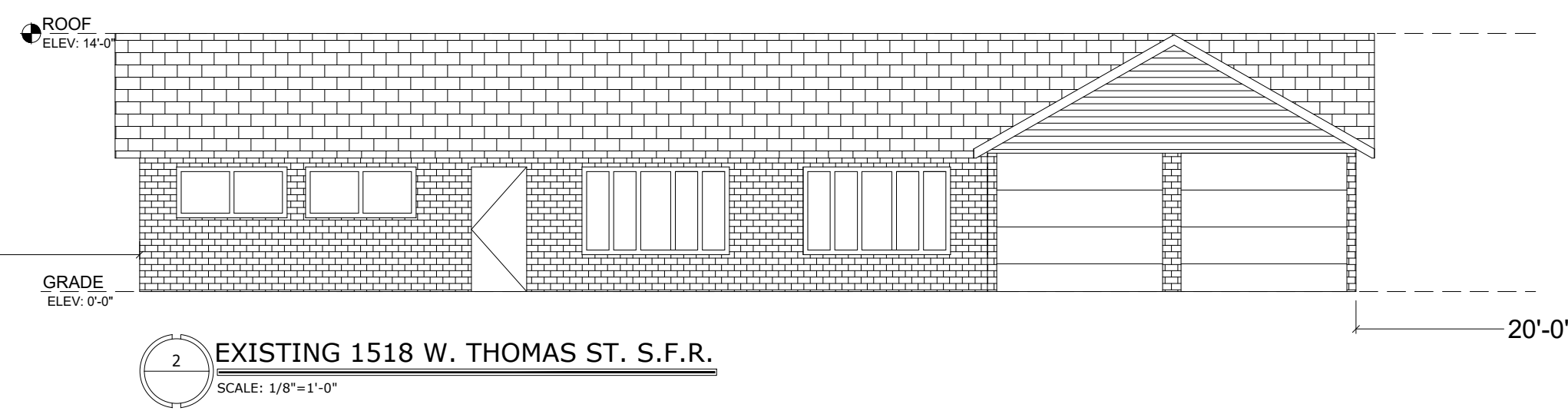
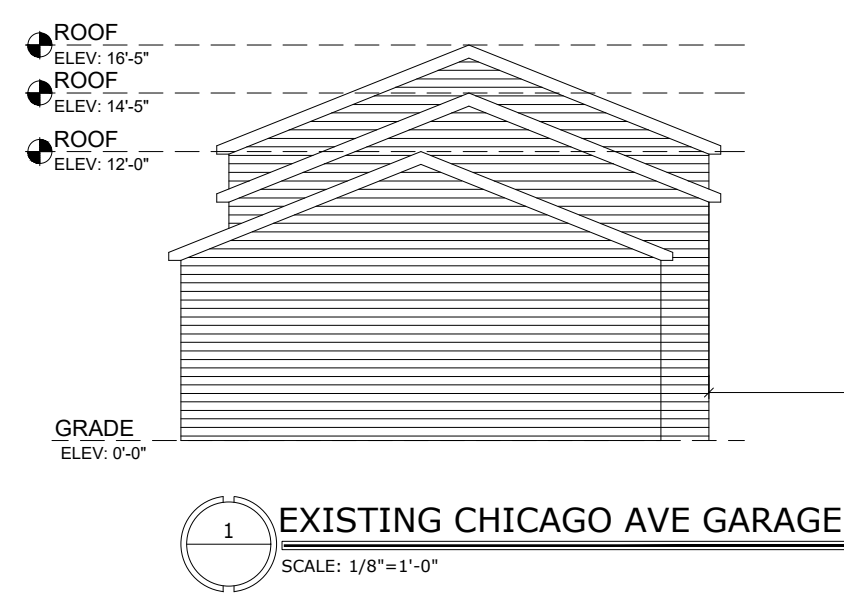
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JUN 25 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



1452 W THOMAS
EAST 2



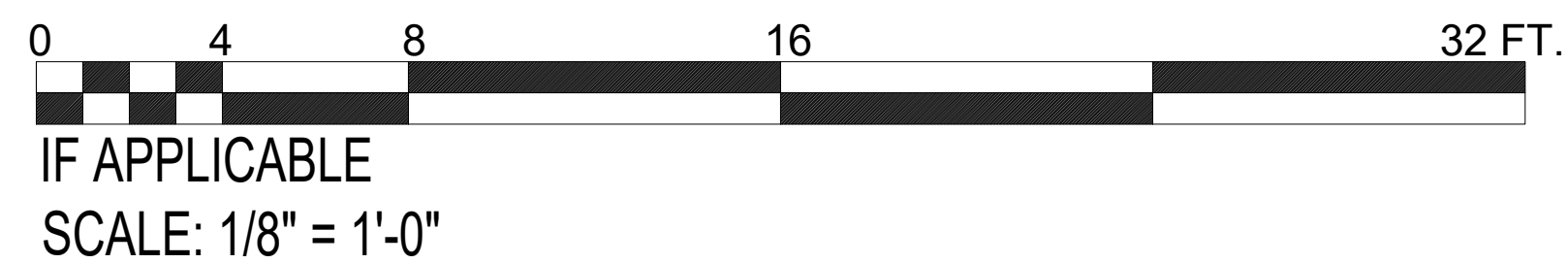
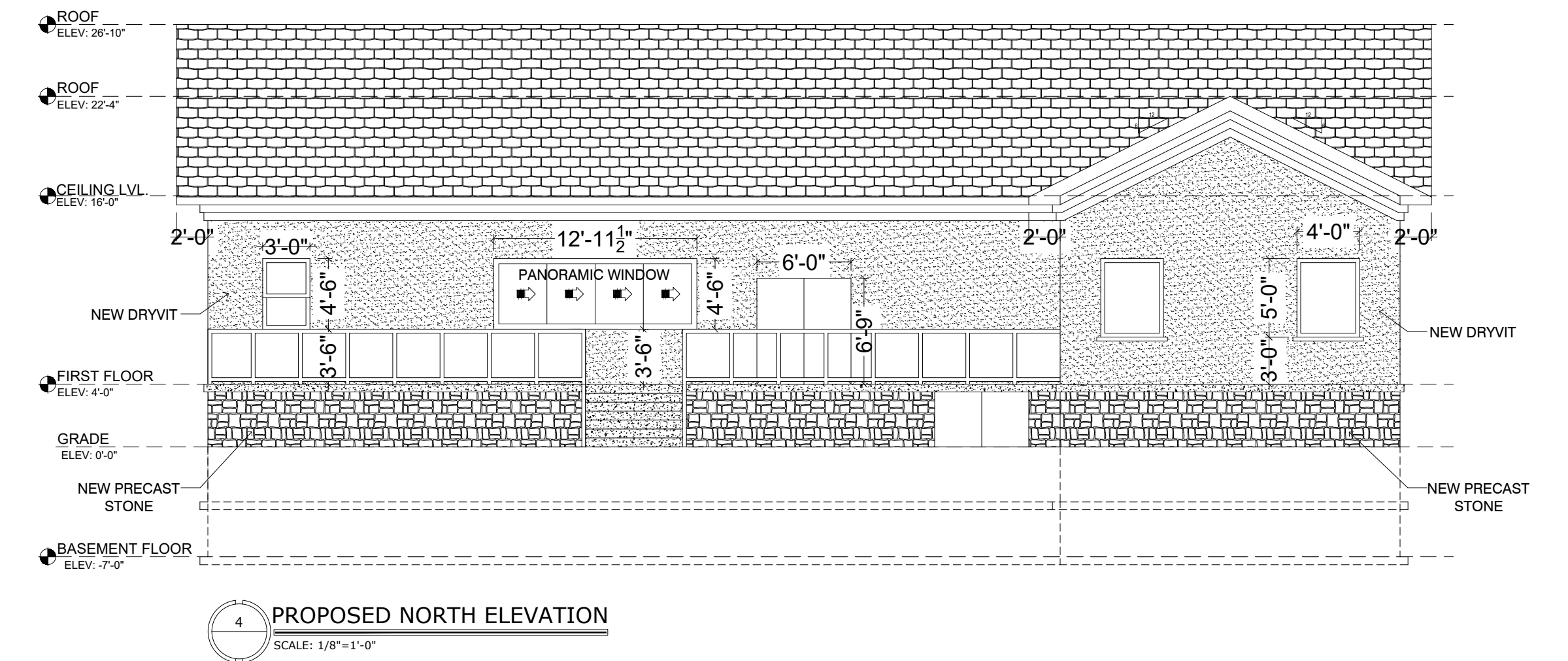
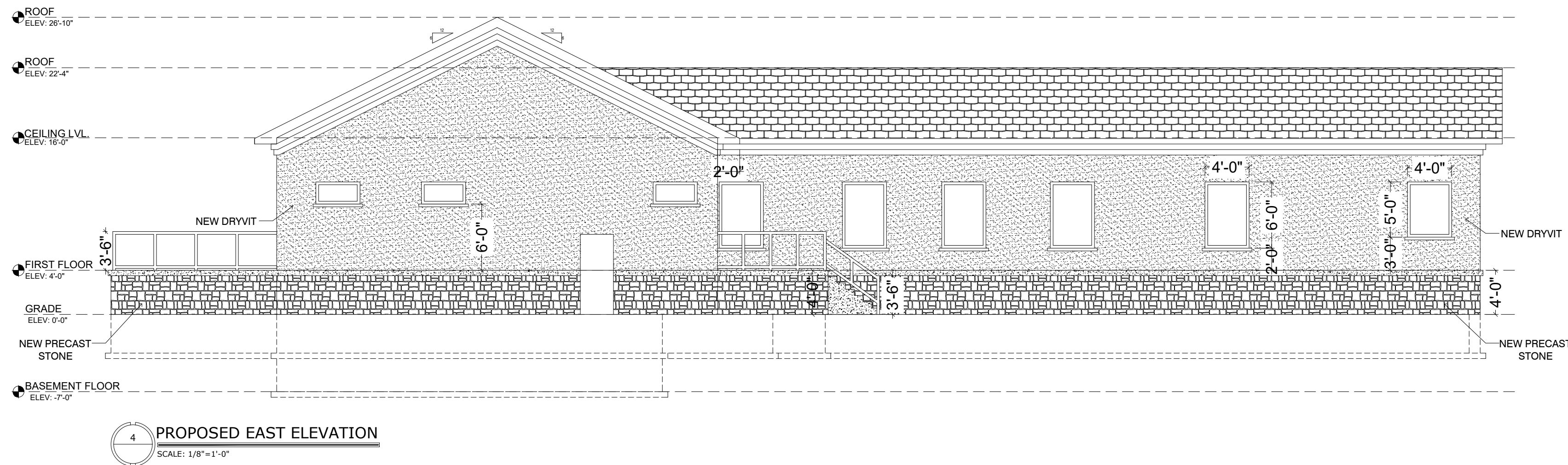
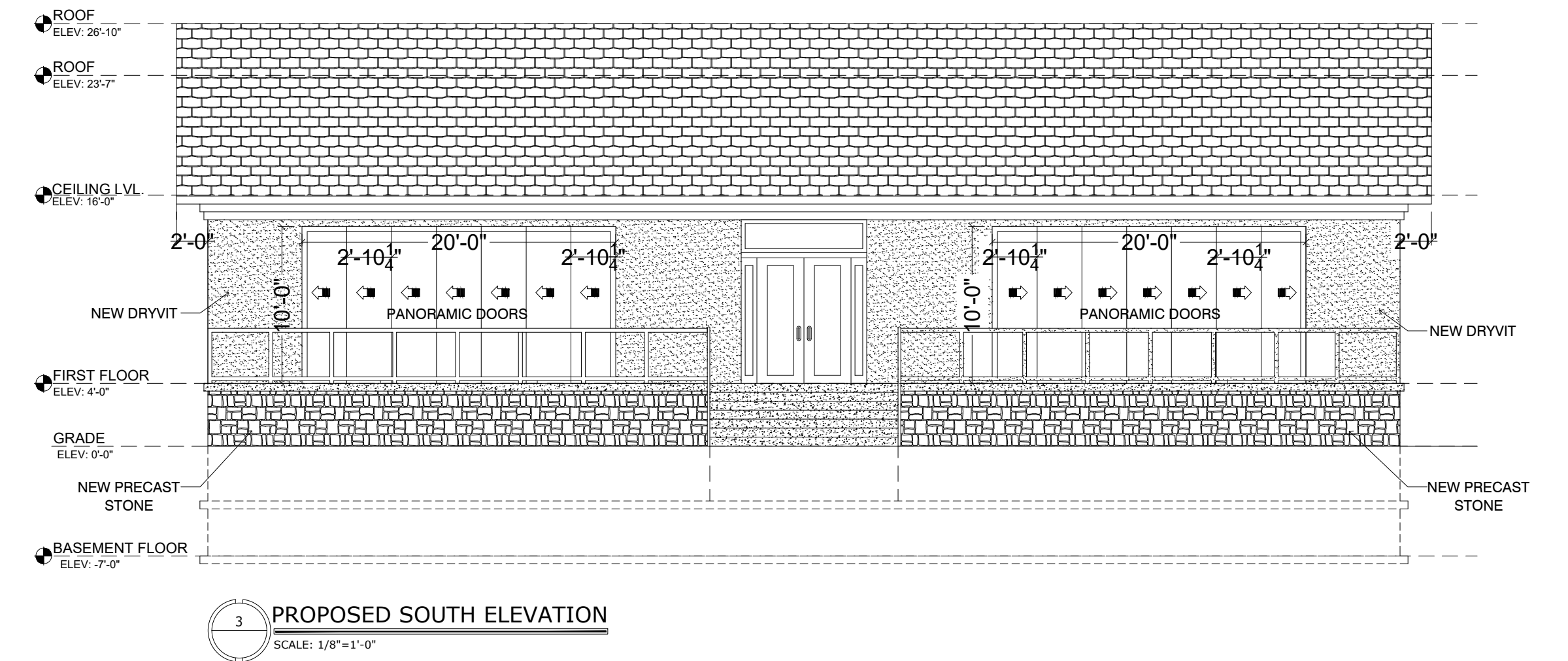
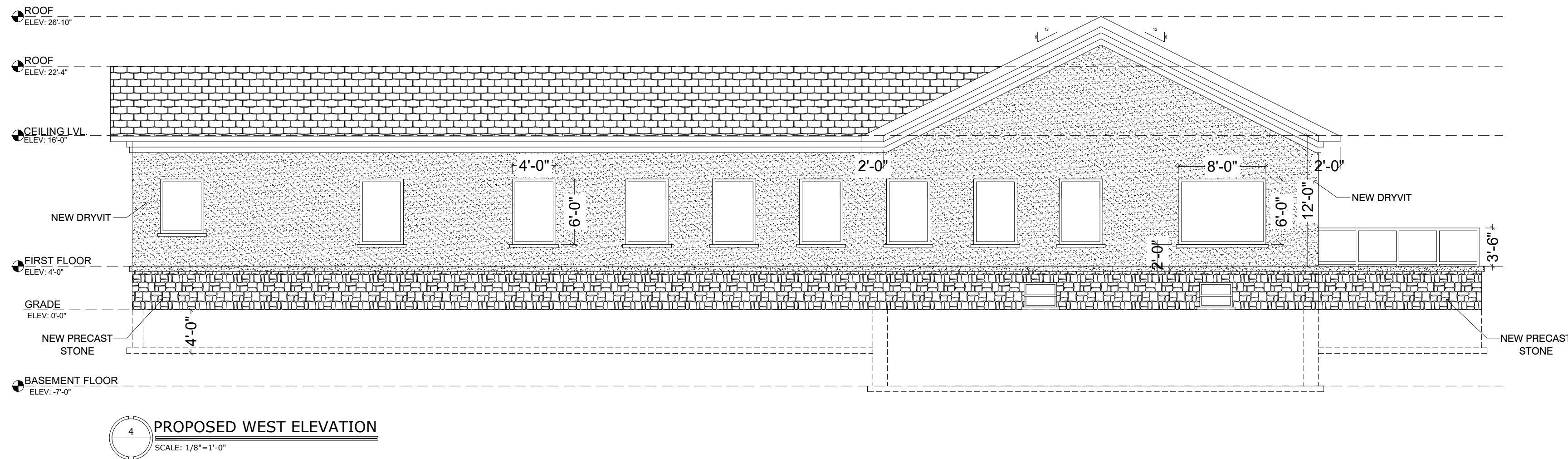
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BUILDING VOLUME TOTAL.....183,978 cu. ft.

EXISTING AND PROPOSED ELEVATIONS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 JAN 7, 2019
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

A-2
3 OF 6



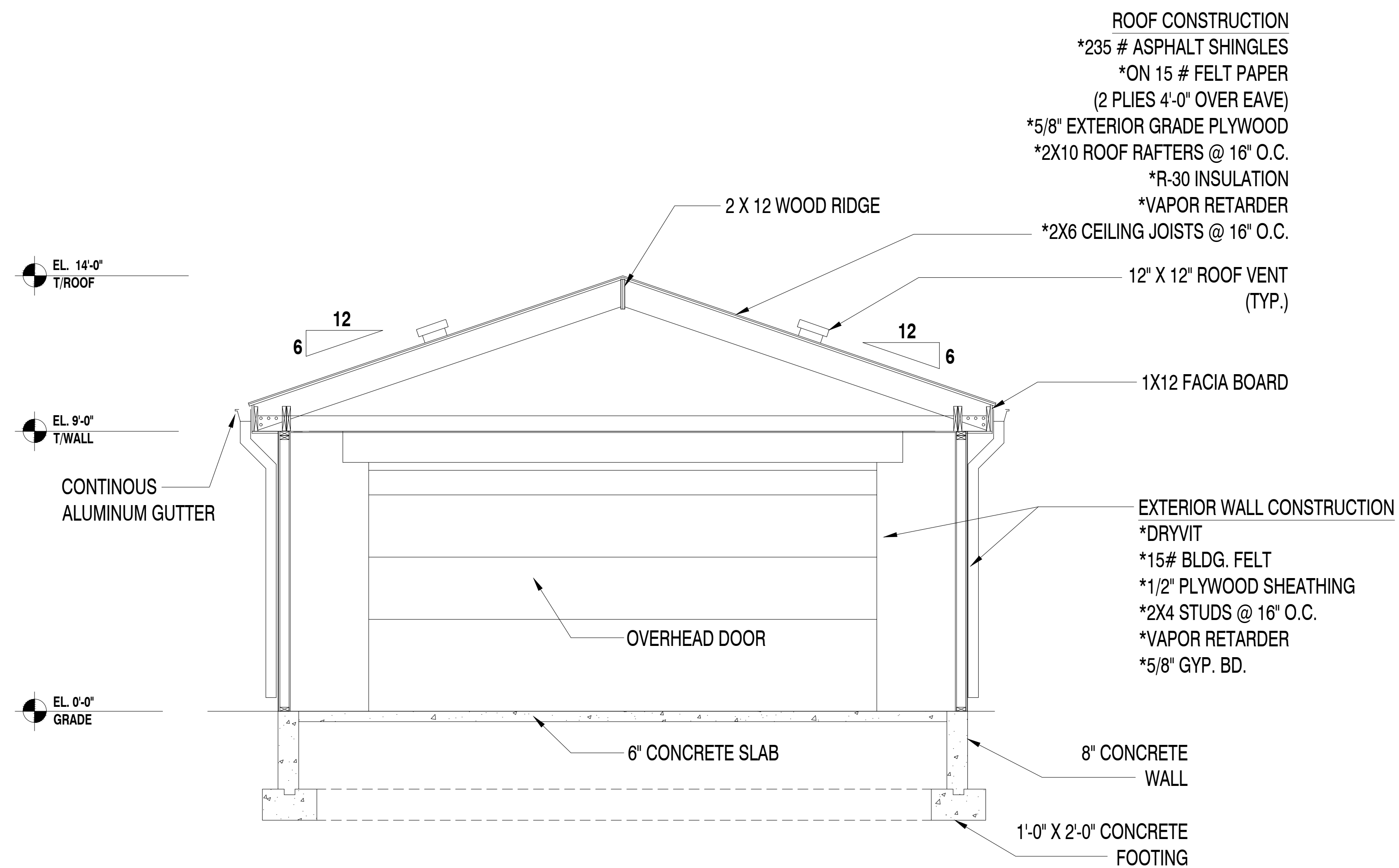
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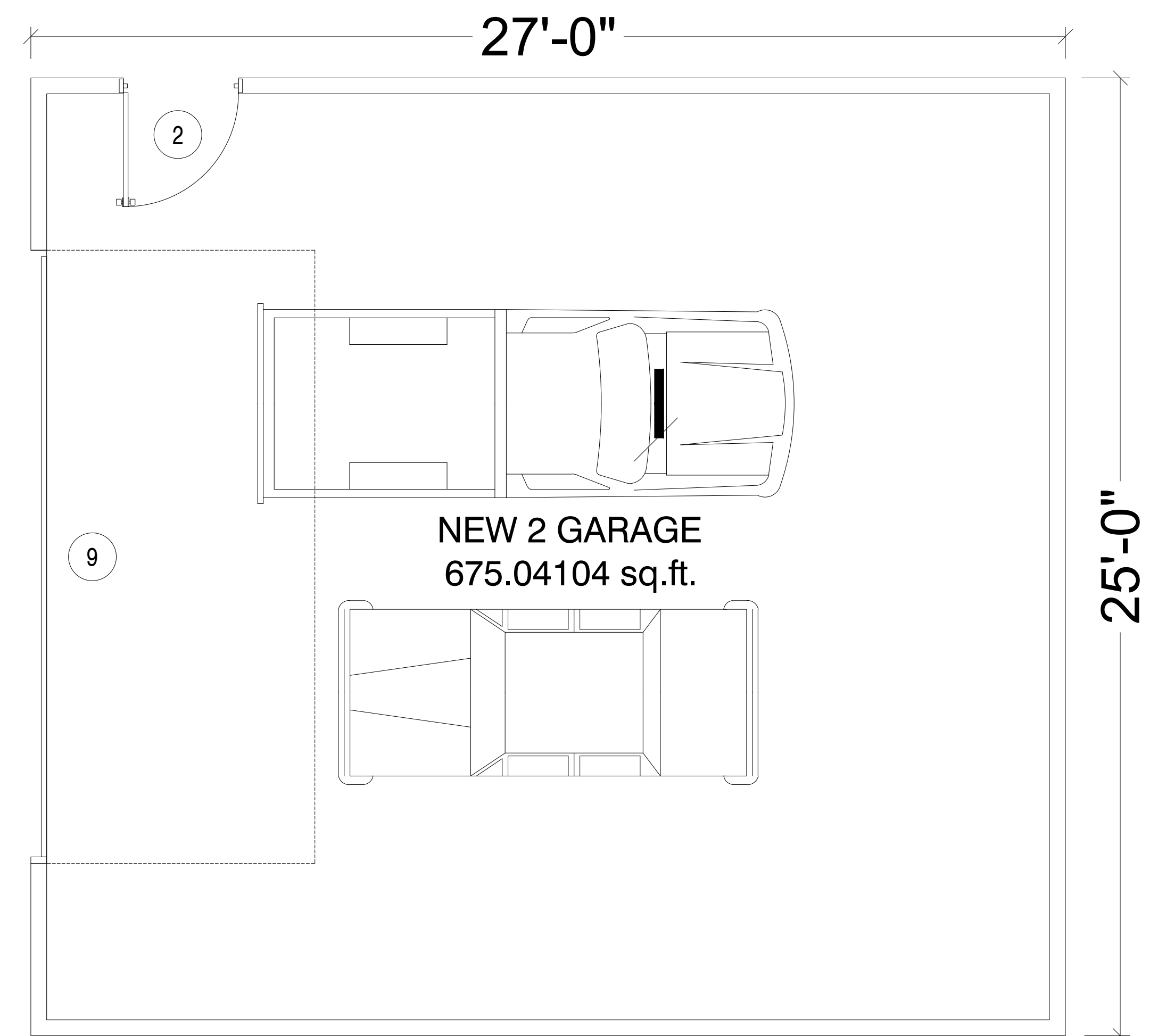
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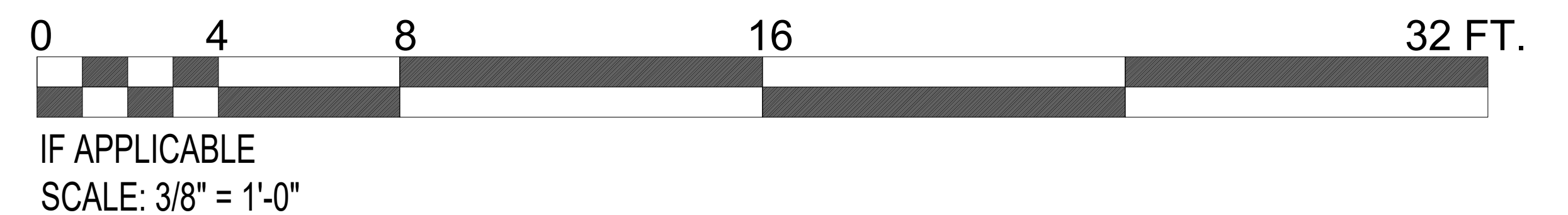
A-4
5 OF 6



1 **PROPOSED GARAGE ELEVATION**
SCALE: 3/8"=1'-0"



2 **PROPOSED GARAGE FLOOR PLAN**
SCALE: 3/8"=1'-0"



BUILDING AREA.....9,892.14295 sq. ft.
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PROPOSED GARAGE PLANS 1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004	
O.G. CONSULTING, INC. ARCHITECTURAL & DESIGN SERVICES	
TEL: 877-461-0924 EMAIL: Office@OGConsultinginc.com	JAN 7, 2019 DRAWN BY: O.G.

1518 W. Thomas

Exterior Material List

ITEM	MATERIAL	MANUFACTURER	COLOR
Roofing	Asphalt Shingles	Owens Corning	Onyx Black
EIFS	EIFS	Dryvit	Cream
Stone	Cast Stone	Accucast Products	Black
Windows	Aluminum	Panoramic	Black

NEW 1 STORY S.F.R. BRICK RANCH WITH BASEMENT AND NEW 2 CAR DETACHED GARAGE AS PER PLANS

1518 W. THOMAS ST.
ARLINGTON HEIGHTS, IL. 60004

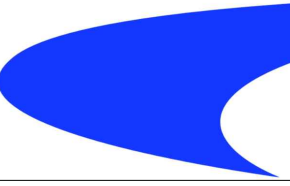
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A-2	EXISTING AND PROPOSED ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED GARAGE PLAN

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OCT 3, 2018

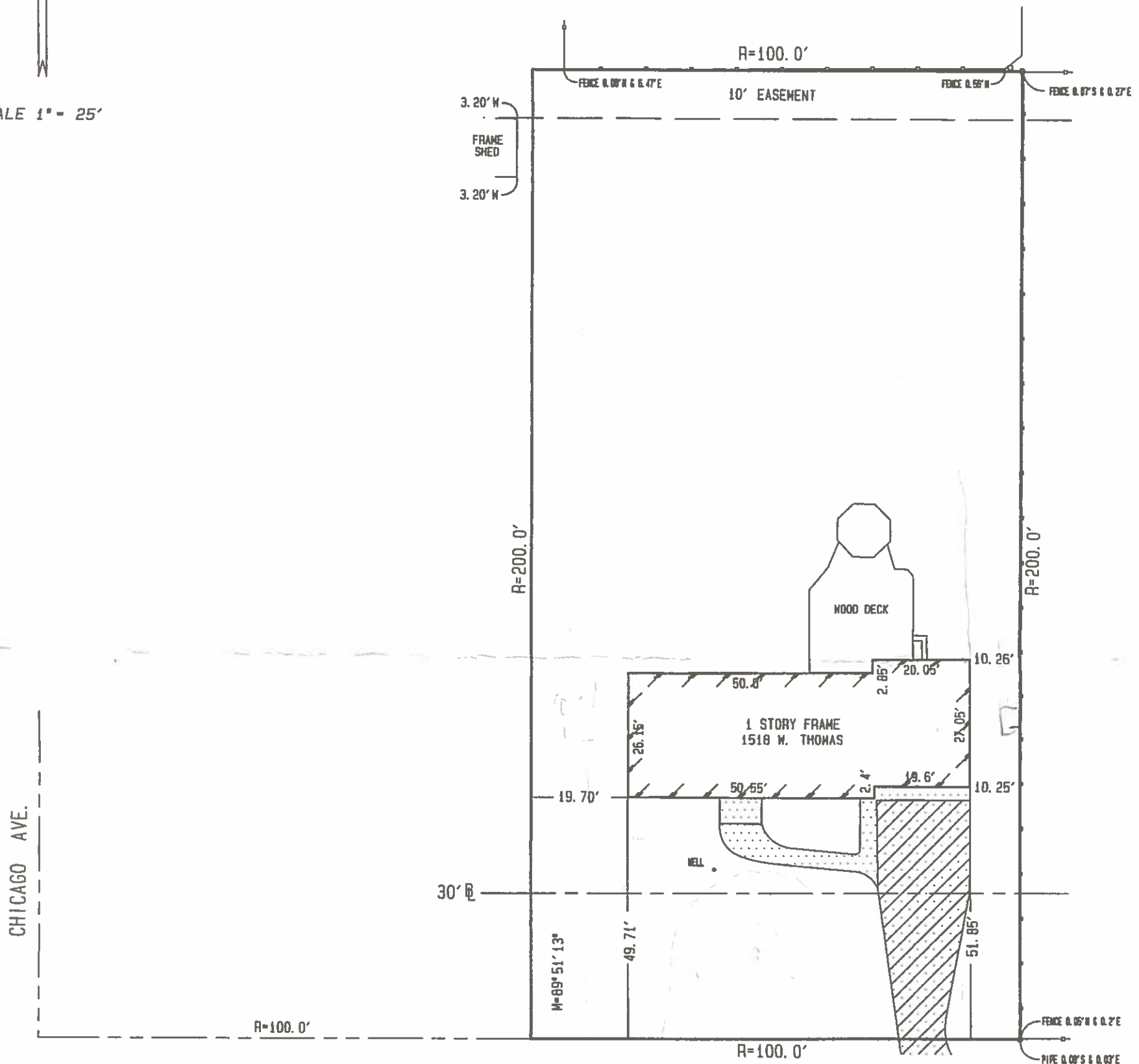
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Order No. 1613435

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SCALE 1" = 25'



THOMAS ST.

LEGEND

LEGEND
LIMITS of BUILDING = 

R - RECORD

M = MEASURED

D - DEED

● - FOUND IRON PIPE

O = SET IRON PIPE

○ - HYDRANT

☀ = LIGHT

CONCRETE •

PAVERS

ASPHALT

STATE of ILLINOIS
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE
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FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS
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BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 13, 2016.

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

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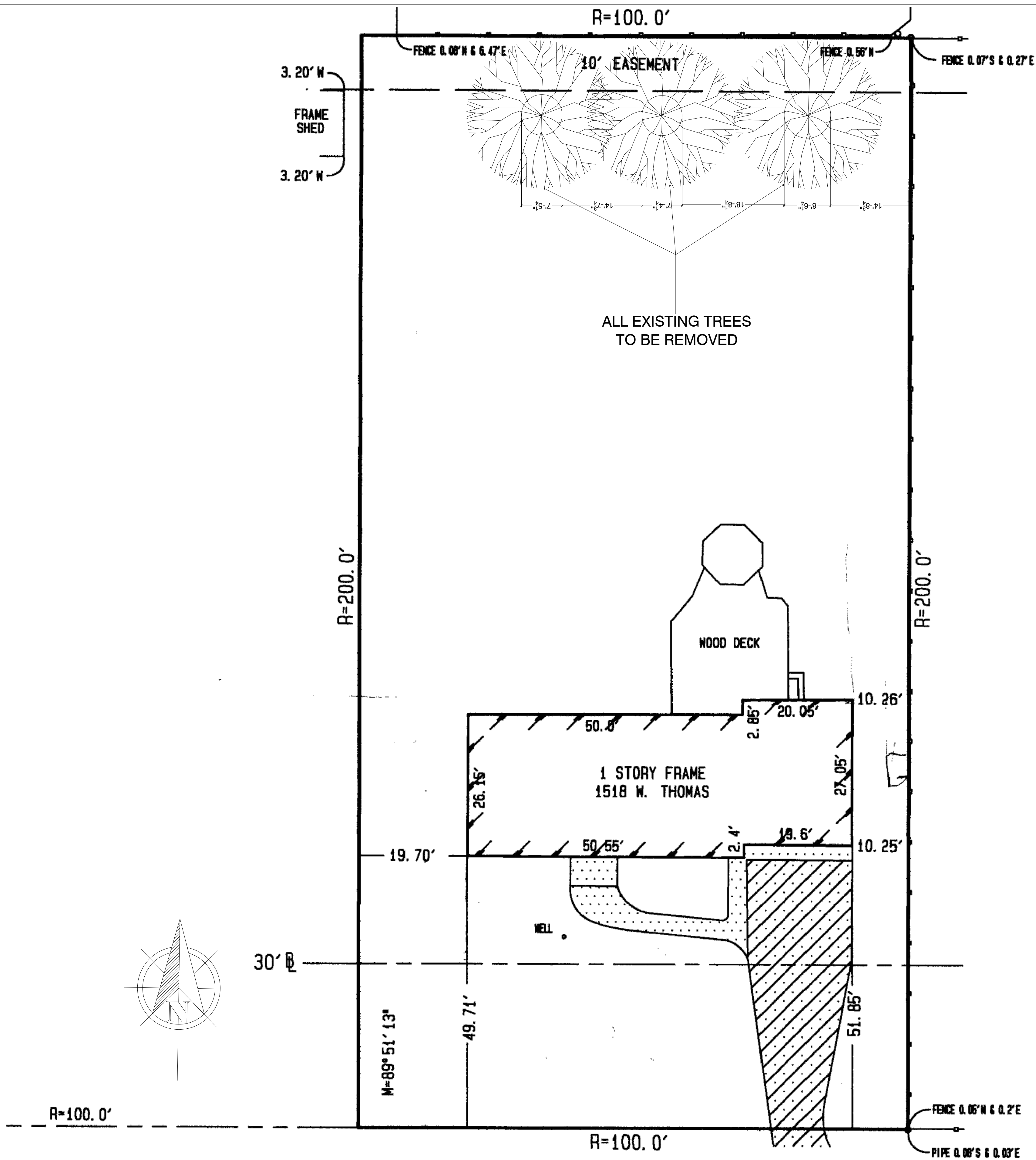
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JUN 25 2018

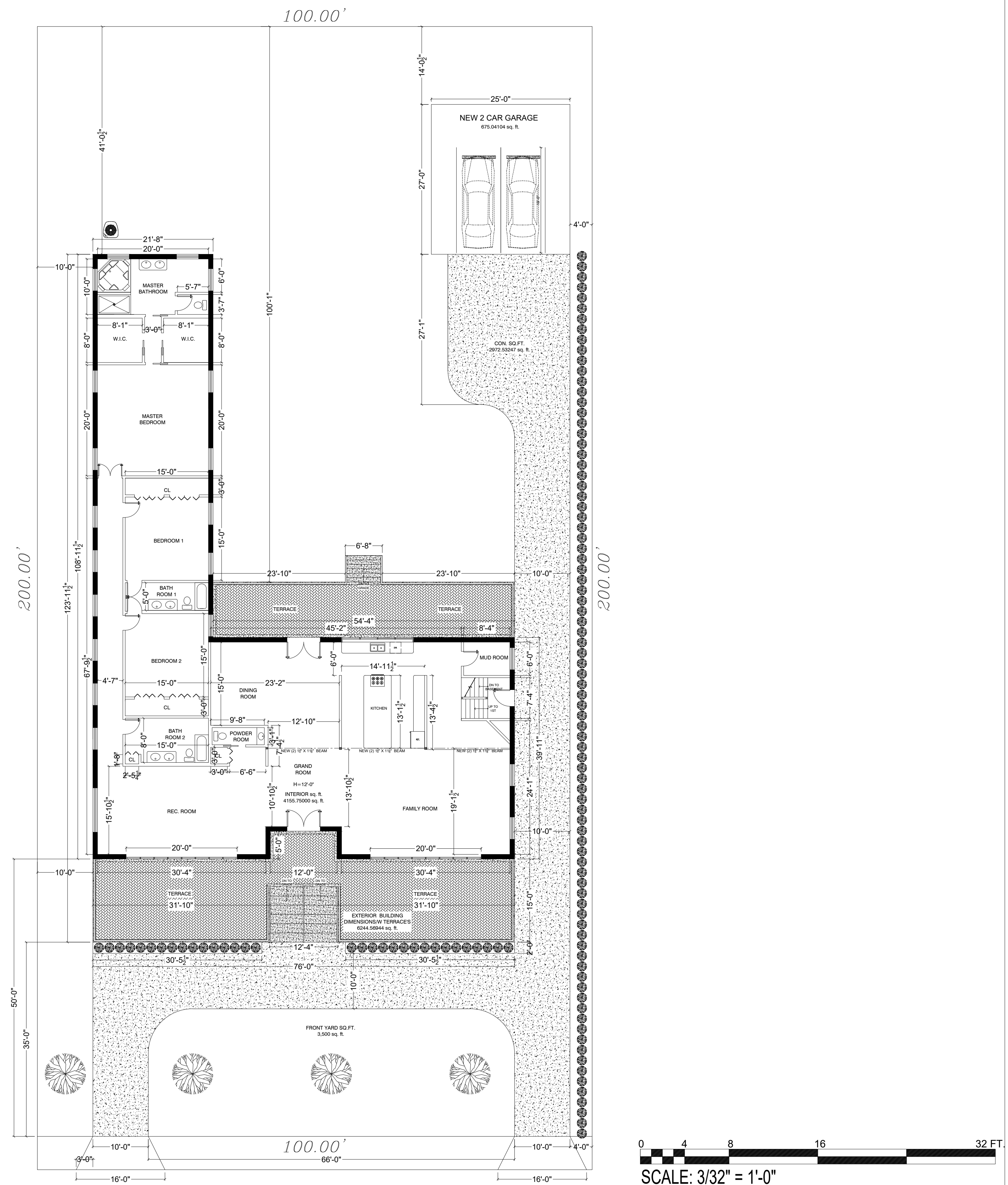
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 **FILE**



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THOMAS ST.



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EXISTING AND PROPOSED SITE PLAN
 1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.
 ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924 OCT 3, 2018
 EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

A-1
 2 OF 6

A-7
8 OF 8

AN
60004
SERVICES
INC.
13, 2018
BY: O.G.



1750 W THOMAS - WEST 3



1650 W THOMAS
WEST 2

Chicago



1522 W THOMAS - WEST 1

THOMAS



1417 W THOMAS - ADDRESS 2

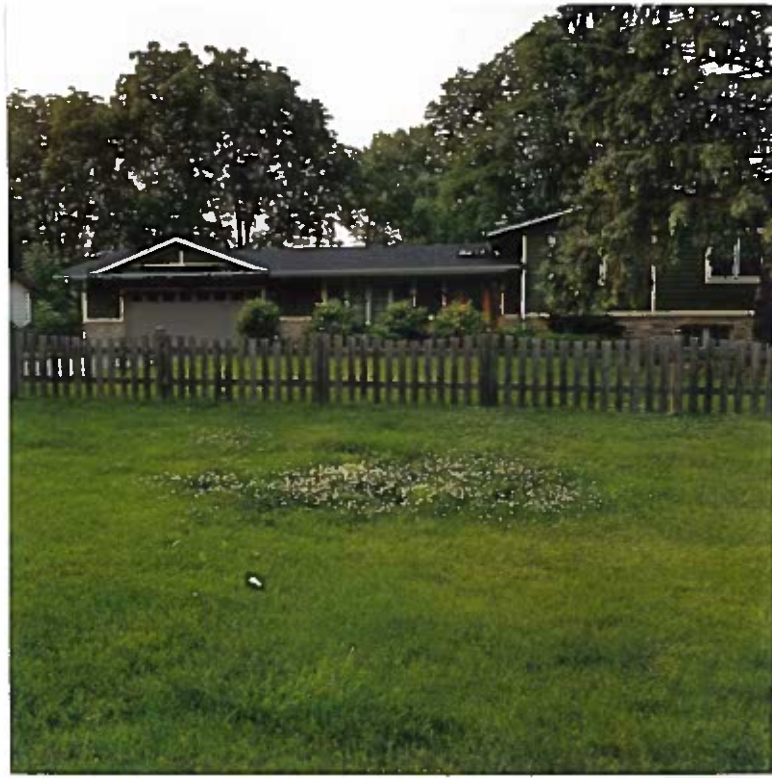


1417 W THOMAS - ADDRESS 1

VI



1518 W. THOMAS
subject



1512 W THOMAS
EAST 1



1506 W. THOMAS
EAST 2



1500 W. THOMAS
EAST 3

STREET

INIA TERRACE PARK

 **FILE**

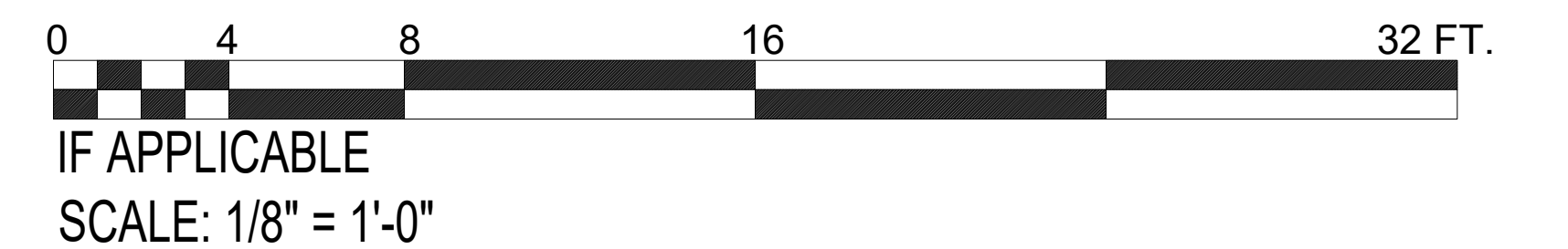
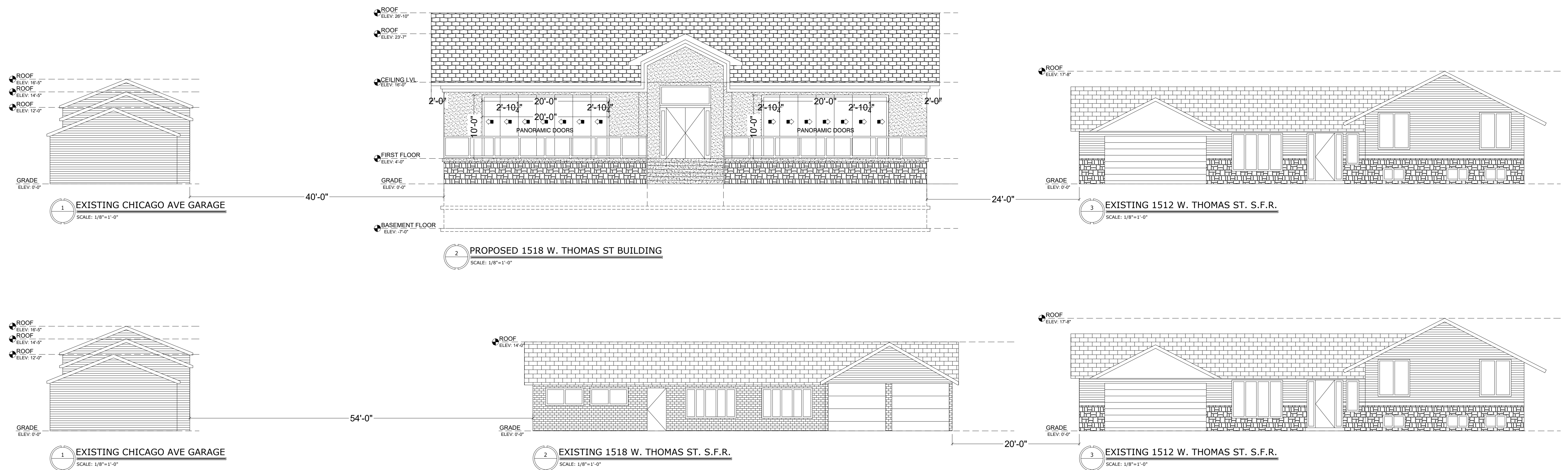
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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



1452 W THOMAS
EAST 2

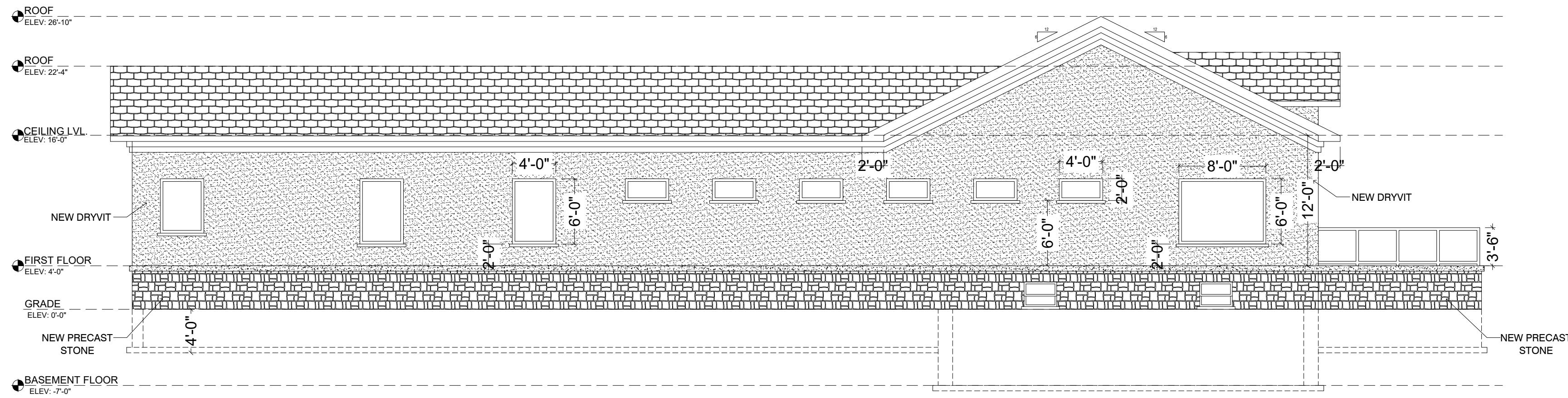


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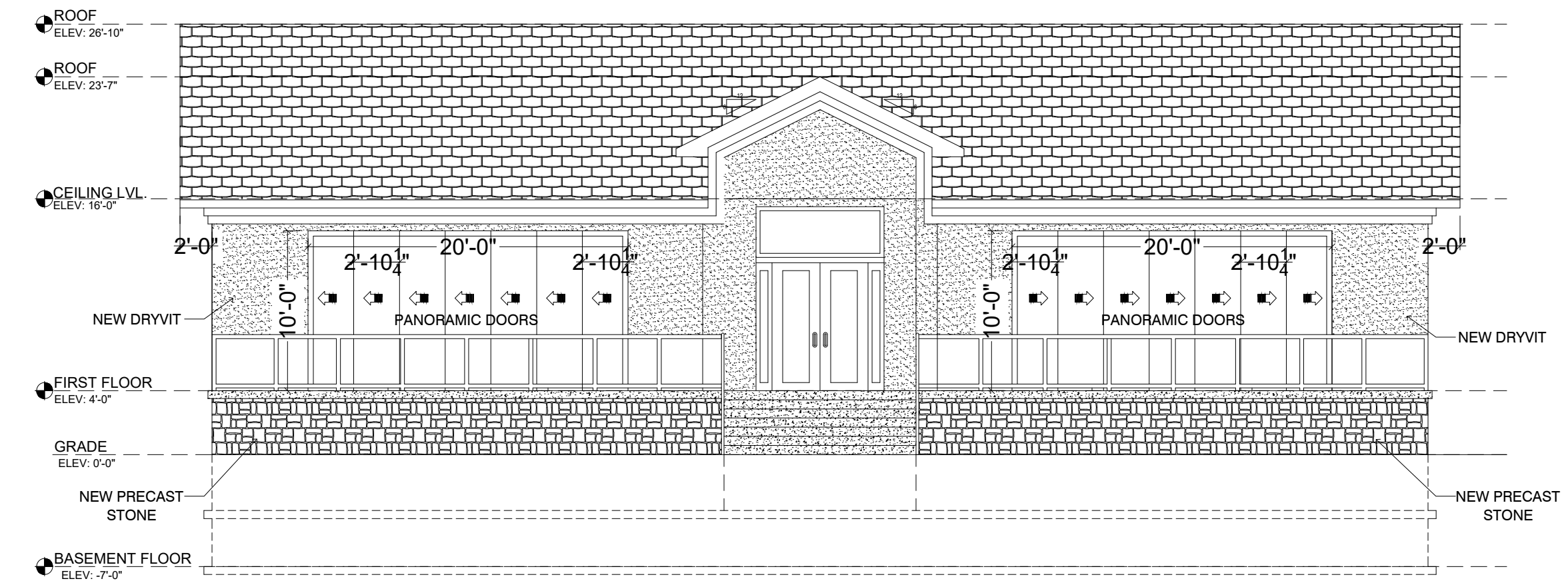
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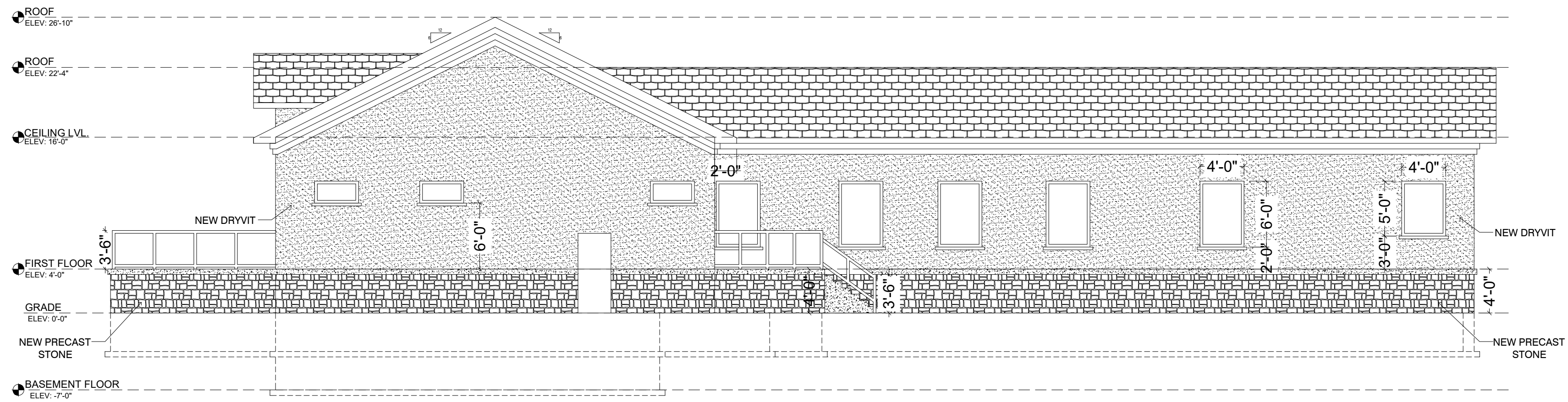
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 TEL: 877-461-0924 OCT 3, 2018
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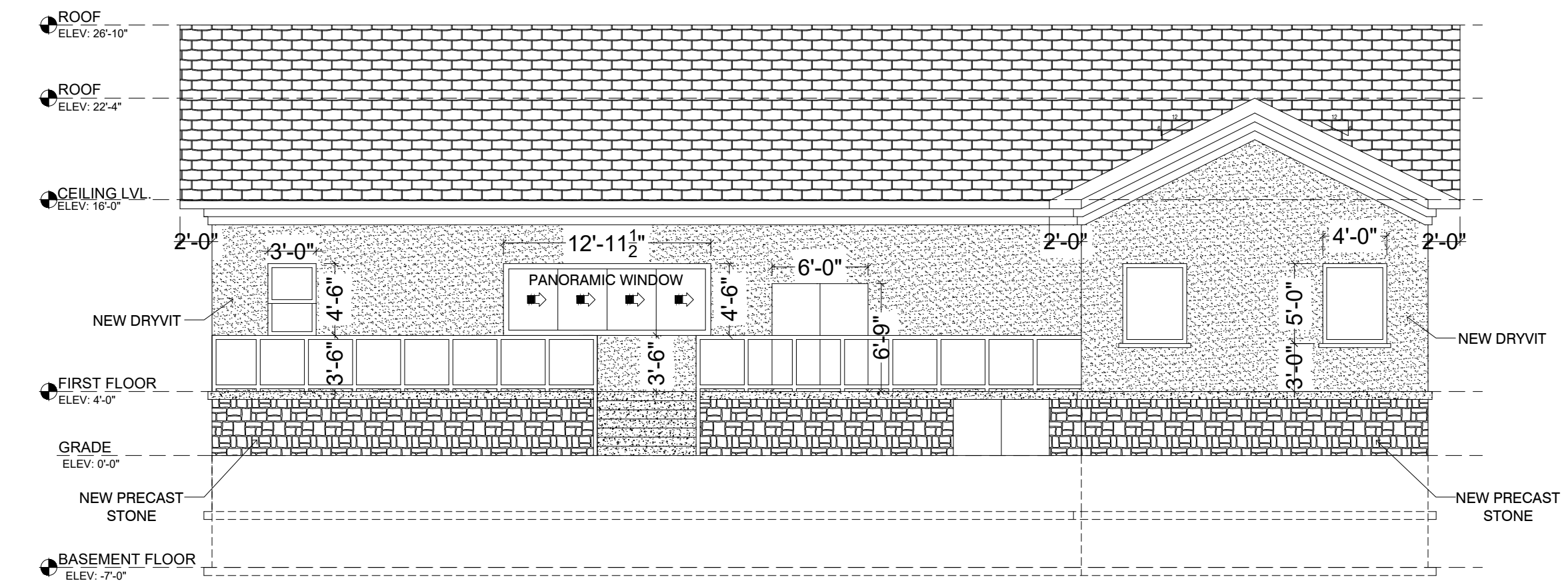
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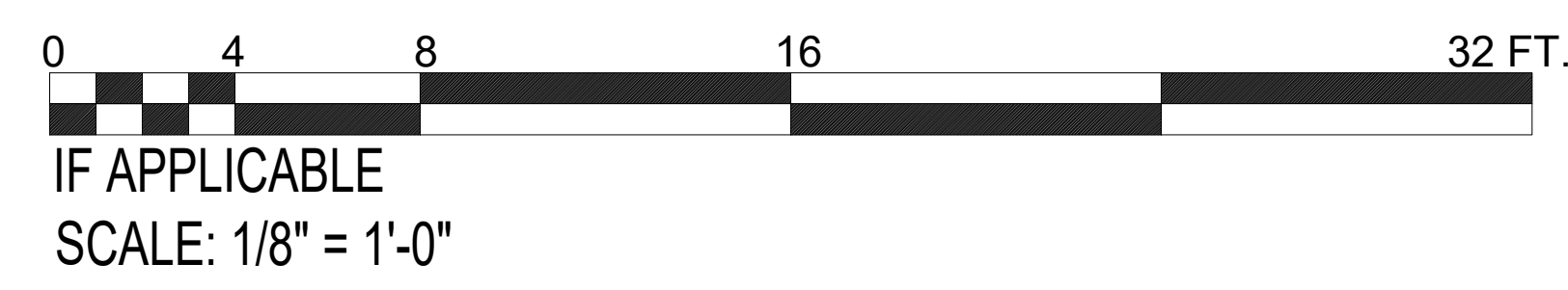
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SCALE: 1/8"=1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

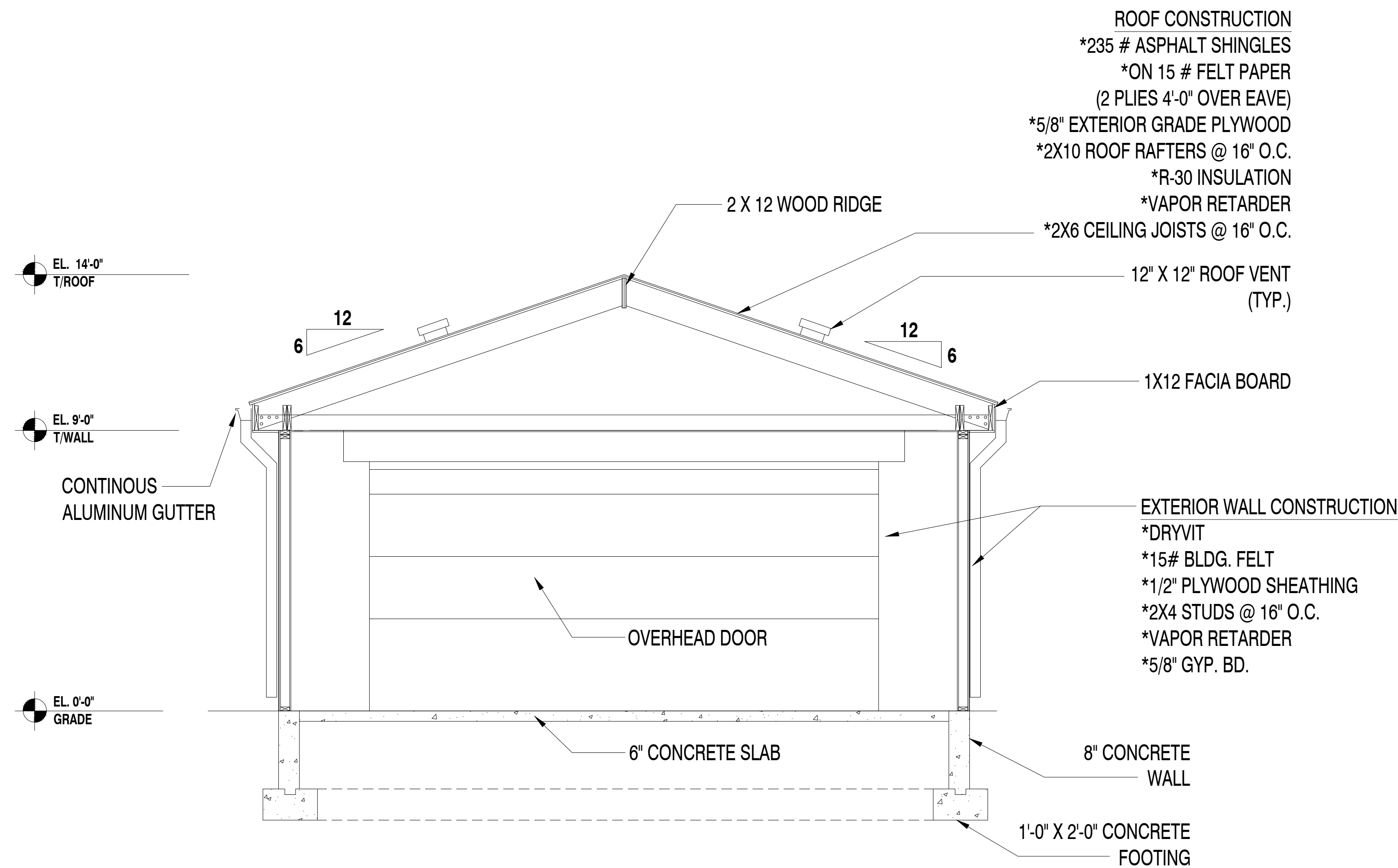


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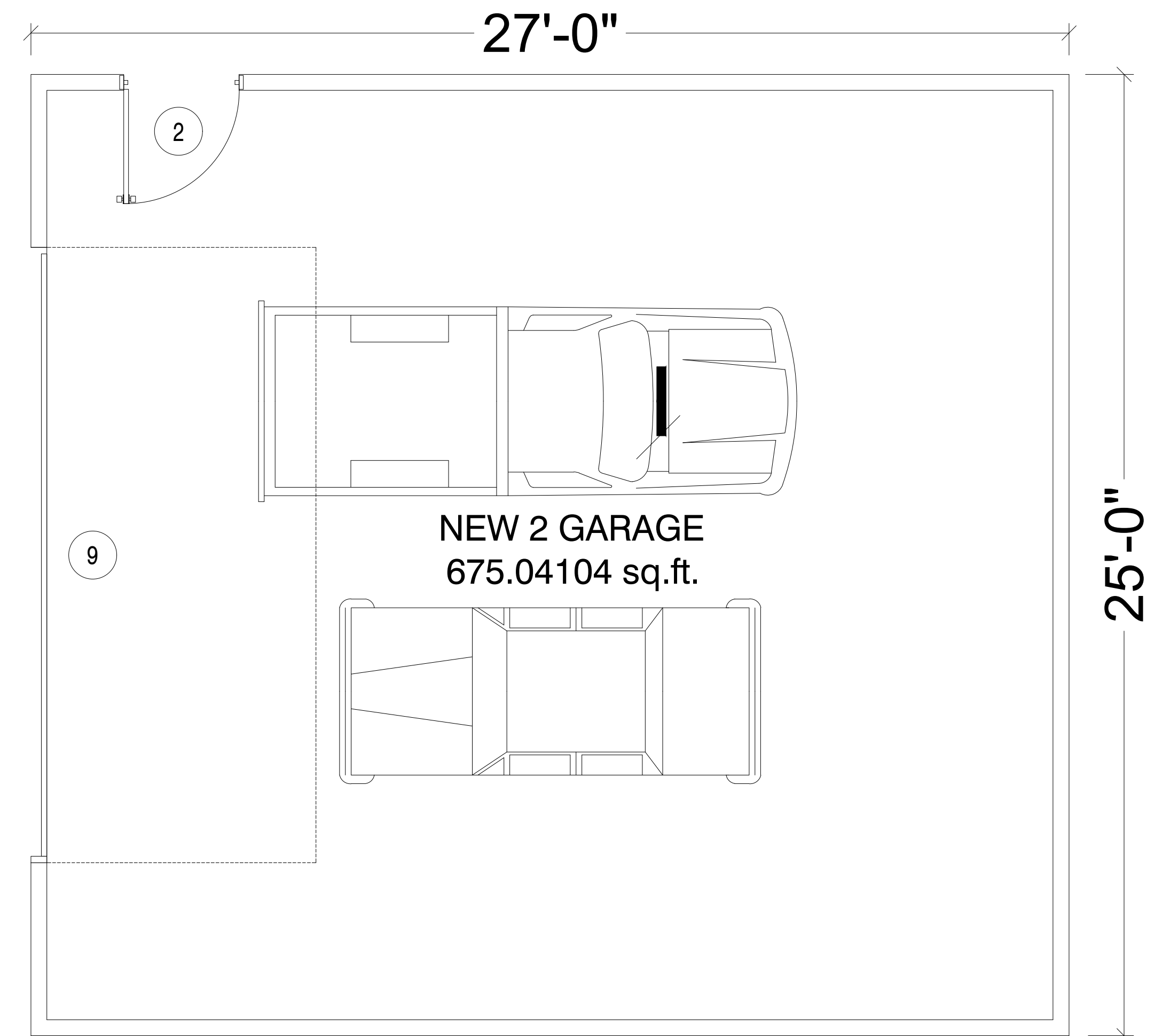
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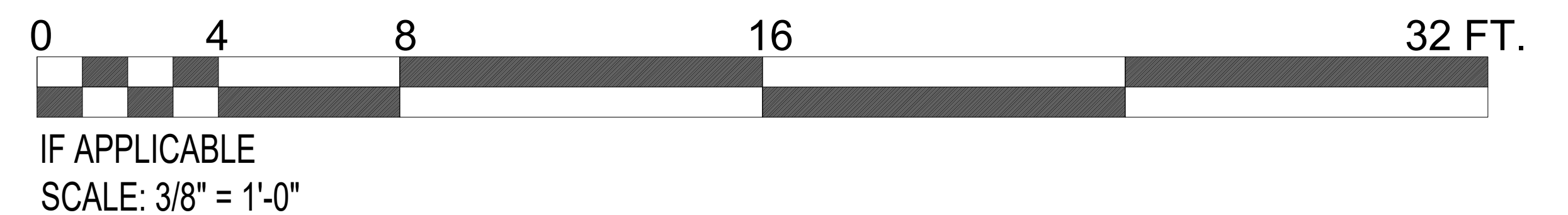
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O.G. CONSULTING, INC. ARCHITECTURAL & DESIGN SERVICES	
TEL: 877-461-0924 EMAIL: Office@OGConsultinginc.com	OCT 3, 2018 DRAWN BY: O.G.



1 PROPOSED GARAGE ELEVATION
 SCALE: 3/8"=1'-0"



2 PROPOSED GARAGE FLOOR PLAN
 SCALE: 3/8"=1'-0"



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PROPOSED GARAGE PLANS
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1518 W. Thomas

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Stone	Cast Stone	Accucast Products	Black
Windows	Aluminum	Panoramic	Black

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 27, 2018

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Andy & Voula Behlis, Owners of *1518 W. Thomas St.*
Jeff Eichhorn & Beth DeBaker, DeBaker Design Group for *1209 N. Dunton Ave.*
Aidan Quinn, AKA Architects for *Goddard School*
James Cazares for *European Crystal Hotel*
John Powers, Dryvit Systems for *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF NOVEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

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

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#18-066 – 1518 W. Thomas St.

Andy & Voula Behlis, the owners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The proposed front setback is 35 feet, where 50 feet is required; therefore, the plans will either need to be revised or a variation requested from the Zoning Board of Appeals. The petitioner stated that he will be seeking a variation through the Zoning Board of Appeals. The proposed design does comply with all other R-E zoning requirements.

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

Overall, the proposed new house raises numerous design concerns that the Design Commission should evaluate:

- **Scale and Massing.** Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 16-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.
 - o It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
- **Large Terrace.** The design includes a huge 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood.
 - o It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
- **Bedroom Wing.** The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.
 - o It is recommended that the layout be revised to significantly reduce the length of the bedroom wing.
- **Panoramic Doors.** The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.
 - o It is recommended that the large panoramic doors be replaced with smaller scale French doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
- **Front Entry Gable.** The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.
 - o Additional design development of the front entry is recommended. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
- **Exterior Materials.** The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.
 - o Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
- **Driveway.** The design includes a large concrete driveway across the entire front yard.
 - o It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

Staff recommends the commissioners consider these comments summarized as items 1 through 7 in the Staff report, requiring revisions and a re-review of the project.

Mr. Behlis said that he and his wife have lived in the home for a couple years and want to build a raised ranch home, similar to the home they built and lived in in Addison. He responded to the comments made by Staff. He questioned the 50' front yard setback requirement, which he believed should be 43' because that is the average setback of the 3 homes on the block. Mr. Hautzinger replied that the average that was calculated by the petitioner for the corner home

was a measurement to the detached garage, which is an accessory structure, and the measurement should have been to the home, which is the primary structure. Mr. Behlis also clarified that the interior ceiling height would be 12' and not 16' as stated by Staff, which Mr. Hautzinger understood and agreed with. In response to Staff comments about the west wing of the home, Mr. Behlis explained that there will be 3 bedrooms measuring approximately 14' in width and another 5' for the hallway, for a total of 20' of width along the west elevation that he felt was appropriate in size.

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

Commissioner Eckhardt said that the proposed design is unique and he asked the petitioner to talk about the aesthetic of the home and whether it was designed by an architect. Mr. Behlis said that he designed the proposed home himself, as well as his previous home in Addison that was similar but not located across the street from a park. Commissioner Eckhardt said that a lot of great architecture is designed by non-architects, such as Thomas Jefferson, and he had no issue with a homeowner designing their own home; however, he felt the front elevation was not quite there yet. He liked the balance of the big windows and the glass railings, but felt the gable above the front door was odd and needed further study, and there is a lot of empty space above the window. Commissioner Eckhardt felt the front elevation needed to be more majestic, and Mr. Behlis explained that the panoramic doors are at 10' and the interior ceiling height is 12'.

Commissioner Eckhardt also reviewed the proposed colors and materials and said that although he could visualize the new home for the most part, a colored rendering would have been helpful. Mr. Behlis replied that his previous home in Addison has the same black pre-cast and EIFS being proposed, and could be seen on the internet for reference. Commissioner Eckhardt said his concerns were not with the colors or materials, but with the massing of the front door. Mr. Hautzinger clarified that the front door is recessed back, and the gable above is aligned with the wall, based on the side elevations. Commissioner Eckhardt liked that the front entry was recessed and suggested bringing the front of it forward to engage the stairs and create a cover. He felt the entire area needed further study.

Commissioner Eckhardt also said that the orientation of the new home to face the park made a lot of sense, and he questioned why a private courtyard was not created with the bedrooms on both sides, instead of all on the same side. Mrs. Behlis said their preference is to have all the bedrooms on one side of the home and Mr. Behlis added that moving a bedroom to the east side of the lot would result in the loss of green space in the yard, as well as a loss of terrace space on the back of the home. Commissioner Eckhardt had no other comments at this time.

Commissioner Kubow said that overall, he liked the material palette and the white and black colors, and he understood the petitioner's thesis for the design; focusing south towards the park and getting a lot of natural light. He also agreed with Commissioner Eckhardt's concerns about the front entry and that it needs something more, but he was unsure what. Even with a high floor-to-ceiling height, all he sees on the front elevation is the 4' band of pre-cast and the roof, which is the opposite of what should be happening; there should be less roof and more of the vertical face of the home. His biggest issue is with the west elevation, which seems really awkward, and although he understood why the petitioner wants all the bedrooms on one side, context is important. The new home does not have to match the adjacent home, but it should be respectful of the homes next to it. Commissioner Kubow also pointed out that the material palette is completely different than surrounding homes, which is fine, but there should be a way to be consistent with the architecture and dimensions of what is around the home. Additionally, the long wall on the west elevation feels severely out of place.

Mr. Behlis pointed out that windows are being proposed along the west elevation to offset the length of the long wall, and larger windows could be added if necessary. Commissioner Kubow thought that landscaping along the west elevation could help, and Mr. Behlis said that landscaping is being proposed along the terrace on the front elevation that will be as tall as the pre-cast stone base, and the same could be done along the west elevation. He felt the windows being proposed along the 108' long west elevation would offset the commissioners' concerns, and he reiterated his suggestion to increase the size of the windows or add another large picture window. Commissioner Kubow felt that a change in the roofline, such as adding a gable, might help give the elevation more definition, and Mr. Behlis reiterated his suggestion to replace the 6 transom windows with 3 picture windows along the west elevation.

Commissioner Kubow said that a three-dimensional rendering showing the colors and the context would have been beneficial and maybe help sell him a little more on the proposed design. For him, he just sees a big, 2 dimensional, flat, huge wing that just feels awkward as currently shown. He felt the proposed design could be adjusted without completely redesigning the home, making it more accommodating and softening it. He suggested the petitioner work with his architect on that. He also reiterated that something needs to change on the front elevation to help draw your eye, instead of staring at the roof and the 4' stone band at the entrance; make it a little bigger, or bring it out further and add columns on either side.

Chair Fitzgerald did not want some of his small comments to sound like he did not like the home; he was intrigued with the home and felt it was nice. He agreed with the other commissioners that further work needs to be done with the front doors and the front entrance; perhaps it needs to be lower, or the doors taller without a transom. He did not mind the large bi-fold doors on the front elevation, but to him, the front entrance seemed secondary, and he pointed out the vacant space above it as an area that needs further tweaking. Chair Fitzgerald also asked why the entire home was up 4', which seems really high, and when looking at the home from the street, the 4' will still be visible even with landscaping. He felt this would be intrusive to the neighbors, and although he was not exactly opposed to it, he was wondered if it needed to be lowered. This could also be an issue for discussion by the Zoning Board of Appeals if the petitioner moves forward with a variation request. Mr. Behlis said that they showed the design to the neighbors, and one of the neighbors is here tonight. Chair Fitzgerald also felt the driveway needed to be softened, and although he was not opposed to the length of the west elevation, he agreed with Commissioner Kubow's suggestion to add another gable on that elevation. Submitting a landscape plan would help the commissioners see how the west elevation would be softened.

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

PUBLIC COMMENT

Mike Calandro, 1512 W. Thomas Street. He lives east of the home and is in support of the project, although he has no windows that actually face the new home because his garage is located adjacent to the new home.

Commissioner Eckhardt reviewed the floor plan, pointing out the recessed area inside the front entrance that opens to 12' and the exact line of that opening with regards to the elevation and how it meets the gable up above; it does not appear to work structurally. He was trying to figure out the relationship of how the pediment over the entrance lands to the ground because it appears to float, which is bothersome and needs to be worked out. Mr. Behlis said that the front door could be flush to the rest of the home, the gable brought forward, and columns added by the stairs. Commissioner Eckhardt said the detail of the eave is similar to a 1970's home, not a modern detail for today. He felt the proposed design needs some additional care with the details; it is potentially there, but not yet, and it is really important for the home.

With regards to the very long west elevation and very long roof, Commissioner Eckhardt felt there were lots of ways to camouflage a long wall, and he suggested creating another gable at the back end of the elevation, similar to the gable at the front end. He felt the petitioner's architect should at least show options to the petitioner, and showing them in 3 dimension or in a massing model would instantly be apparent to the petitioner what the elevation and roofline will look like. He was not trying to discourage the petitioner from the proposed design, but encourage adding more details to the front elevation and front entry.

Commissioner Kubow recommended the petitioner work with his architect to come up with a few ideas, just some sketches that could be brought back to Staff, who can review them before it comes back to the commissioners. Focusing on the front door, he suggested removing the gable and flattening it out, and adding a gable above each set of panoramic doors, putting the focus more on the big open area on the front elevation. Mr. Behlis was concerned about taking away from the 10' height of the panoramic doors, which he felt was an awesome feature on the home.

Commissioner Kubow reiterated his suggestion that the petitioner work with his architect and come up with a few ideas for the front elevation and the west elevation. The home needs a little more design work and brought back.

Chair Fitzgerald said that there were some great ideas given tonight for the west elevation, which he was okay with and liked, and landscaping was a must for him as well. He still felt something needed to be done with the front entrance, and added a suggestion to raise some kind of a shed dormer instead of the gable being proposed. He also agreed with the suggestion for a 3-D view of the new home, because once it is built it cannot be changed. He asked for clarification on the height of the front elevation and the front gable, which was said to go back 5', and commented that this was even more unusual to him because he thought the entire wall was recessed 5'.

Chair Fitzgerald asked the petitioner what his original design looked like before the gable was added in response to Staff's comments, and Mr. Behlis replied that the entire roofline on the front elevation went straight across and the front doors were flush to the panoramic doors. Chair Fitzgerald said that he preferred that design, or exploring something bigger at the front entry that is not traditional like what is currently proposed.

Mr. Behlis said he would eliminate the gable above the front door and create a roofline going forward towards the staircase to create a canopy, and make the doors flush with the panoramic doors. Commissioner Eckhardt said that he liked the recessed front entry because it defines the front door and gives it protection from the rain; he discouraged the petitioner from pulling the front doors forward. Mr. Behlis said the front doors would not be pulled forward; a canopy to the front would be created.

Chair Fitzgerald presented options to the petitioner for coming back with revisions. A date specific could be made tonight that would not involve posting a sign for public notice, or it could be left open until such time as the petitioner is ready to come back, which would require posting a public notice sign again. Mr. Behlis suggested coming back in a couple of months, and he was considering going before the Zoning Board of Appeals prior to coming back here.

Commissioner Eckhardt told the petitioner to come back with a front elevation that they liked, so the commissioners could review it and given an opinion. Commissioner Kubow presented an idea for the petitioner to consider that he found on Google, which included columns done in a modern way. Mr. Behlis asked that a date specific in two months be made tonight, and Mr. Hautzinger said that would be January 22, 2019.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1518 W. THOMAS STREET (DC#18-066) TO THE DESIGN COMMISSION MEETING ON JANUARY 22, 2019.

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



Item: DC#18-104 - Arlington Block 425 - 44 S. Highland Ave/225 W. Campbell St/33 S. Chestnut Ave.

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 the 33 S. Chestnut Avenue and 225 W. Campbell Street buildings, and evaluate the proposed architectural design for the 44 S. Highland Avenue building. This recommendation is based on, and subject to compliance with, the plans received 1/14/19, 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. Campbell Street building. Clarify the color of the stone trim pieces. The raised stone bay on the east & west ends has a thick white cap that appears oversized, and it is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
2. Highland Avenue building. Evaluate the proposed curtain wall facades on the north and south elevations, and consider options 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.
3. Highland Avenue building. It is recommended that the design of the main entrance on the north elevation be enhanced with a grand appearance, and better integrated with the upper residential floors.
4. Highland Avenue building. It is recommended that a curved curtain wall bay window be added to the east elevation, to match the west elevation.
5. Highland Avenue building. It is recommended that wall openings be added to the first floor of the south wall to break up the large blank wall area. However, consideration should be given to vehicle headlights circulating inside the garage.
6. 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.

7. Clarify the proposed address sign materials and if/how the signs will be illuminated.

8. 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	Report
Context Photos	Exhibits
2-12-19 Exhibits	Exhibits
12-11-18 Exhibits	Exhibits
DC Minutes 12-11-18	Minutes

STAFF DESIGN COMMISSION REPORT

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

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

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

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on December 11, 2018. Highlights of the Design Commission feedback from that meeting are as follows:

- **General Comments:**
 - 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:**
 - The two gables on the front elevation were encouraged to be omitted.
 - Additional design development to highlight the front entry was encouraged.
 - The keystone detailing in that flat arches was discouraged.
 - Detailing of the ramp walls leading to the underground garage was encouraged.
 - One Commissioner did not like the cornice design or cornice materials.
- **Campbell Street Building:**
 - Additional design development of the west façade was encouraged to add more interest to the design.
 - Increasing the height of the first floor stone base was encouraged.
 - Increasing the thickness of the thin cornice brackets was encouraged.
 - Clarification of the balcony support structure was requested.
 - Further study of the bumpout on the north elevation was encouraged to resolve the imbalance of having windows on one side, but not the other.
 - 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:**
 - 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.
 - 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.
 - One Commissioner was opposed to the large “44” sign at the top of the building.

Project Update:

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

- **Chestnut Avenue Building:**
 - The two gables on the front elevation have been omitted.
 - The design of the main entrance has been enhanced with a raised stone base.
 - The keystone detailing in that flat arches has been omitted.
 - A form liner pattern has been added to the ramp walls leading to the underground garage.
- **Campbell Street Building:**
 - The east and west facades have been enhanced with a taller stone base and a raised cornice to accentuate the center bay feature.
 - 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.
 - The thin cornice brackets have been widened.
 - Hanger rods have been added to the balconies.
 - The windows on the side of the north elevation bumpout have been omitted.
- Highland Avenue Building:
 - The glass curtain walls at the garage levels on the north and south elevations have been omitted.
 - The large “44” sign at the top of the building has been omitted.

Staff Comments:

- General Comments:
 - 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:
 - Overall, the proposed design is very nicely done. The proposed traditional style and detailing will work very well in this location.
 - The decorative cornice and bay windows add richness to the design.
 - The alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a rowhome feel.
- Campbell Street Building:
 - Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
 - The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
 - 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.
- Highland Avenue Building:
 - The garage levels are nicely designed to match the existing adjacent Village garage.
 - The glass curtain wall façade of the upper tower is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
 - 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.
 - 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.
 - 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.
 - 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.

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:

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.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for the 33 S. Chestnut Avenue and 225 W. Campbell Street buildings, and **evaluate** the proposed architectural design for the 44 S. Highland Avenue building. This recommendation is based on, and subject to compliance with, the plans received 1/14/19, 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. Campbell Street building. Clarify the color of the stone trim pieces. The raised stone bay on the east & west ends has a thick white cap that appears oversized, and it is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
2. Highland Avenue building. Evaluate the proposed curtain wall facades on the north and south elevations, and consider options 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.
3. Highland Avenue building. It is recommended that the design of the main entrance on the north elevation be enhanced with a grand appearance, and better integrated with the upper residential floors.
4. Highland Avenue building. It is recommended that a curved curtain wall bay window be added to the east elevation, to match the west elevation.
5. Highland Avenue building. It is recommended that wall openings be added to the first floor of the south wall to break up the large blank wall area. However, consideration should be given to vehicle headlights circulating inside the garage.
6. 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.
7. Clarify the proposed address sign materials and if/how the signs will be illuminated.
8. 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.

_____, January 29, 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

Context Photos
Chestnut Building
60 feet

















Context Photos
Campbell Building
80 feet

















Context Photos
Highland Building
120 feet

















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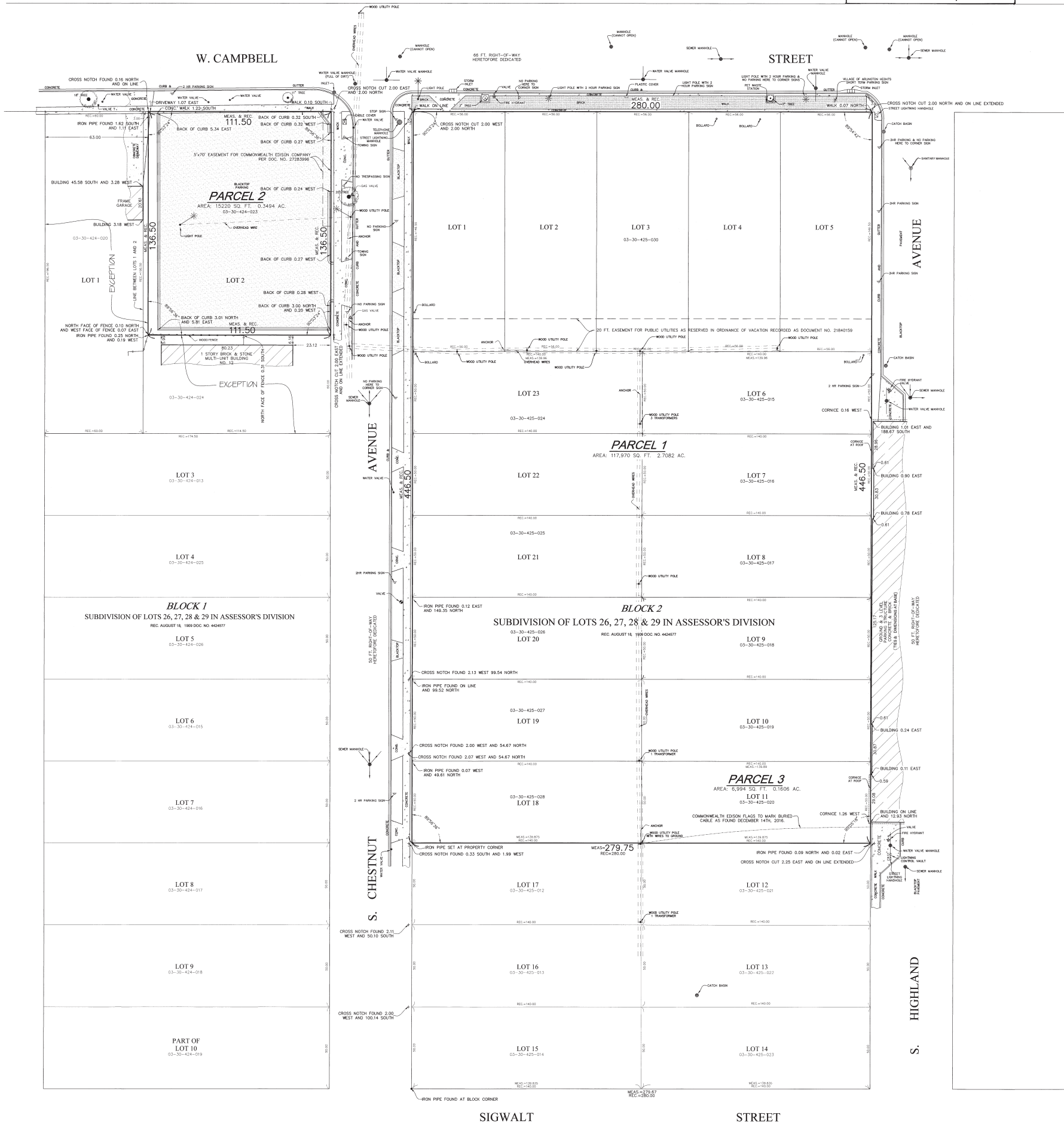
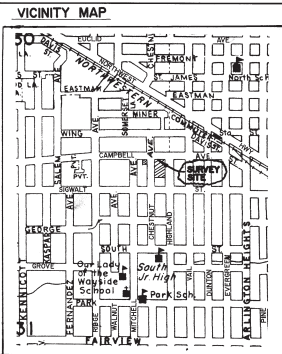
OF

PARCEL 1:
LOTS 1 TO 10 AND LOTS 21 TO 31 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 3.181 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 1-800-892-8123 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	03-30-424-0225-0000
217 W. CAMPBELL	03-30-425-0100-0000
217 W. CAMPBELL	03-30-425-016-0000
217 W. CAMPBELL	03-30-425-017-5000
30 S. HIGHLAND	03-30-425-018-0000
30 S. HIGHLAND	03-30-425-019-0000
34 S. HIGHLAND	03-30-425-020-0000
17 S. CHESTNUT	03-30-425-024-0000
17 S. CHESTNUT	03-30-425-025-0000
25 S. CHESTNUT	03-30-425-026-0000
25 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"

THIS MAP IS A 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 170366, PANEL 020. MAP NUMBER 170366-020. 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; SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD AND AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITHIN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES WITH 1 PERCENT ANNUAL CHANCE FLOOD.

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 5.6.1. 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 SURVEYOR'S STATEMENT OF THE LOCATION OF UTILITIES MAY BE BASED ON SURVEYS MADE BY OTHERS, WHICH MAY BE INCOMPLETE, INACCURATE, 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 I.L.C., 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/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON _____ DECEMBER 16, 2019.

DATE OF PLAT OR MAP _____ DECEMBER 20, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
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

SHOWN ON THE RECORDED SUBDIVISION PLAT.
CONSULT LOCAL AUTHORITIES FOR BUILDING LINES
ESTABLISHED BY LOCAL ORDINANCE.

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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CLIENT

CCH, LLC
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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

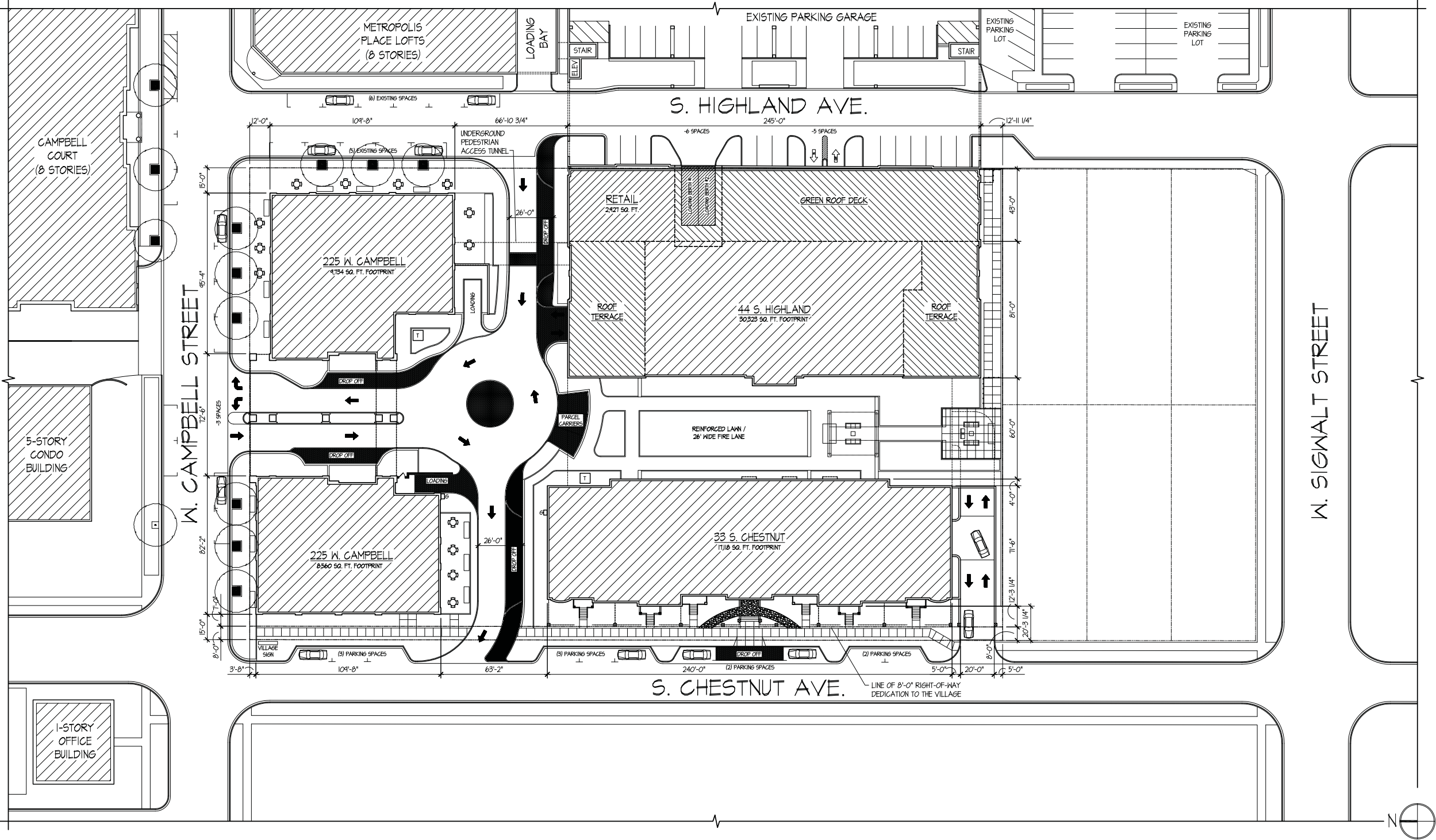
FILE NAME 3883-2SP Site Plan
DRAWN BY RDL DATE 11.13.18

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"

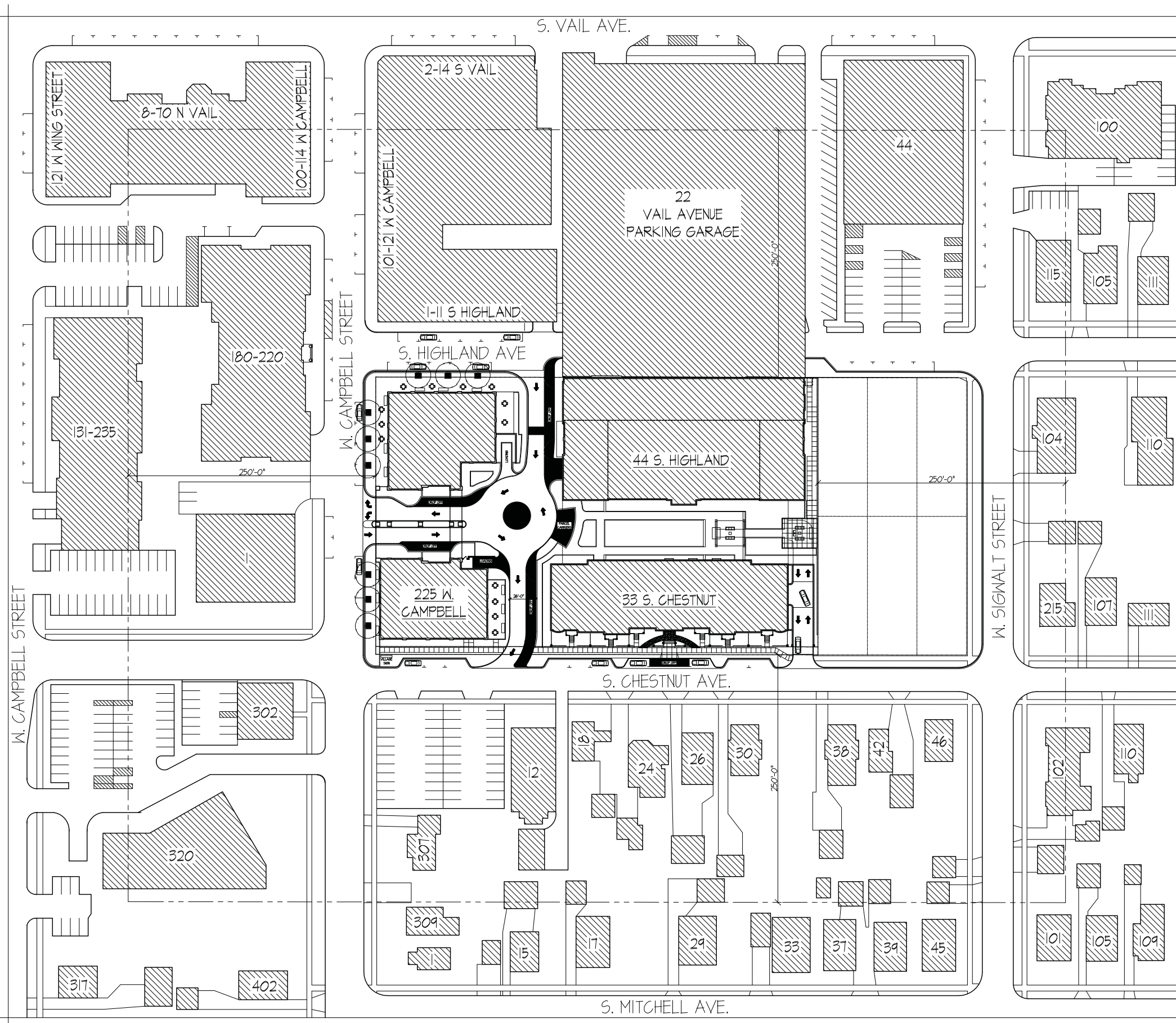
ARLINGTON 425

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
MIXED-USE DEVELOPMENT

DRAWING TITLE

CONTEXTUAL
SITE PLAN

FILE NAME 3883-Context Plan
DRAWN BY RDL DATE 11.13.18

NO.	REVISED PER	DATE	BY
6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. CP.1
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





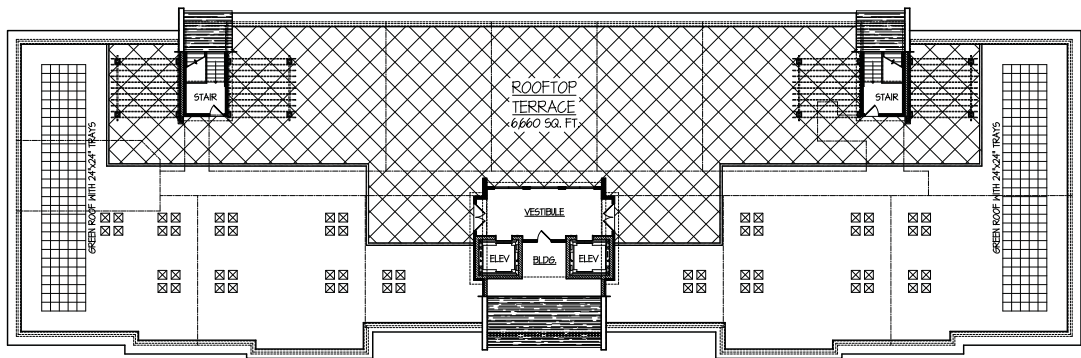




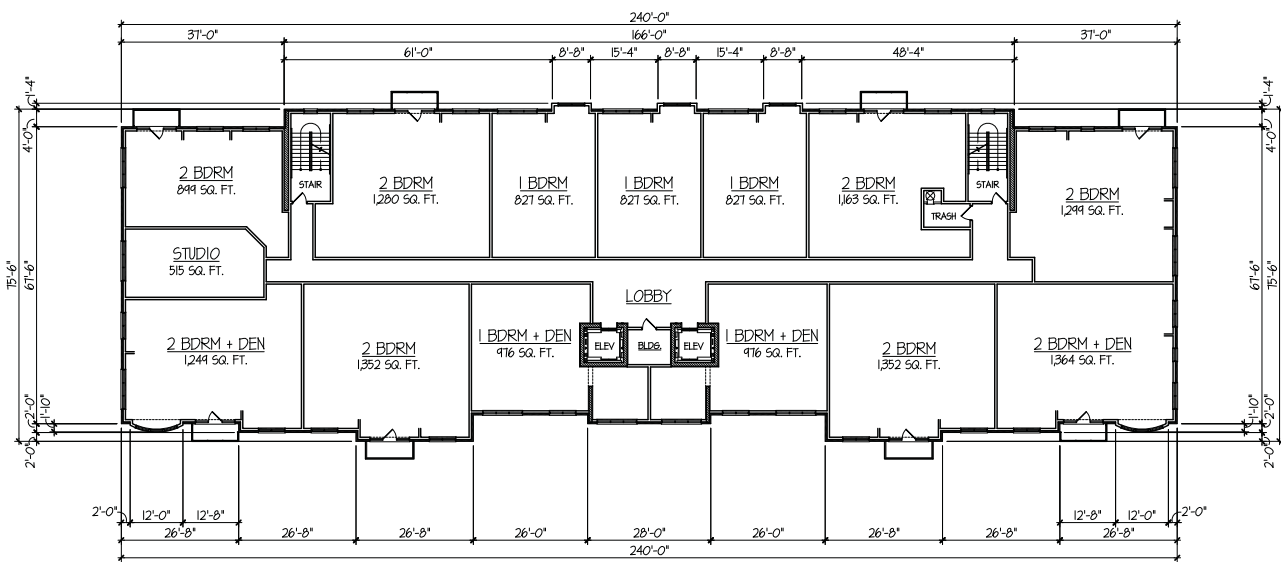




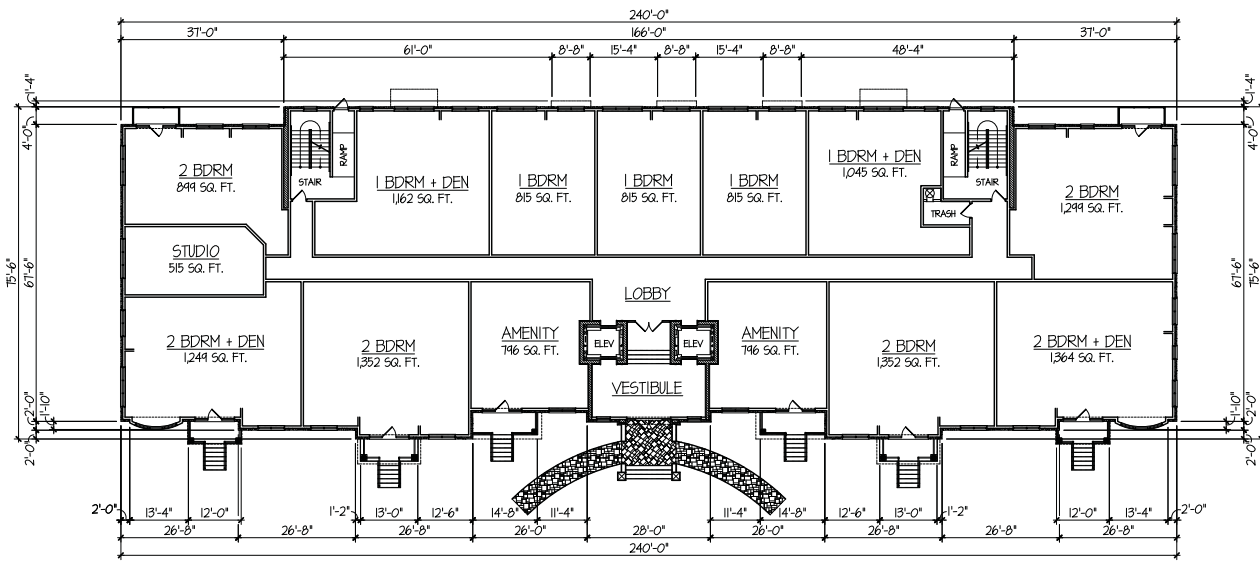




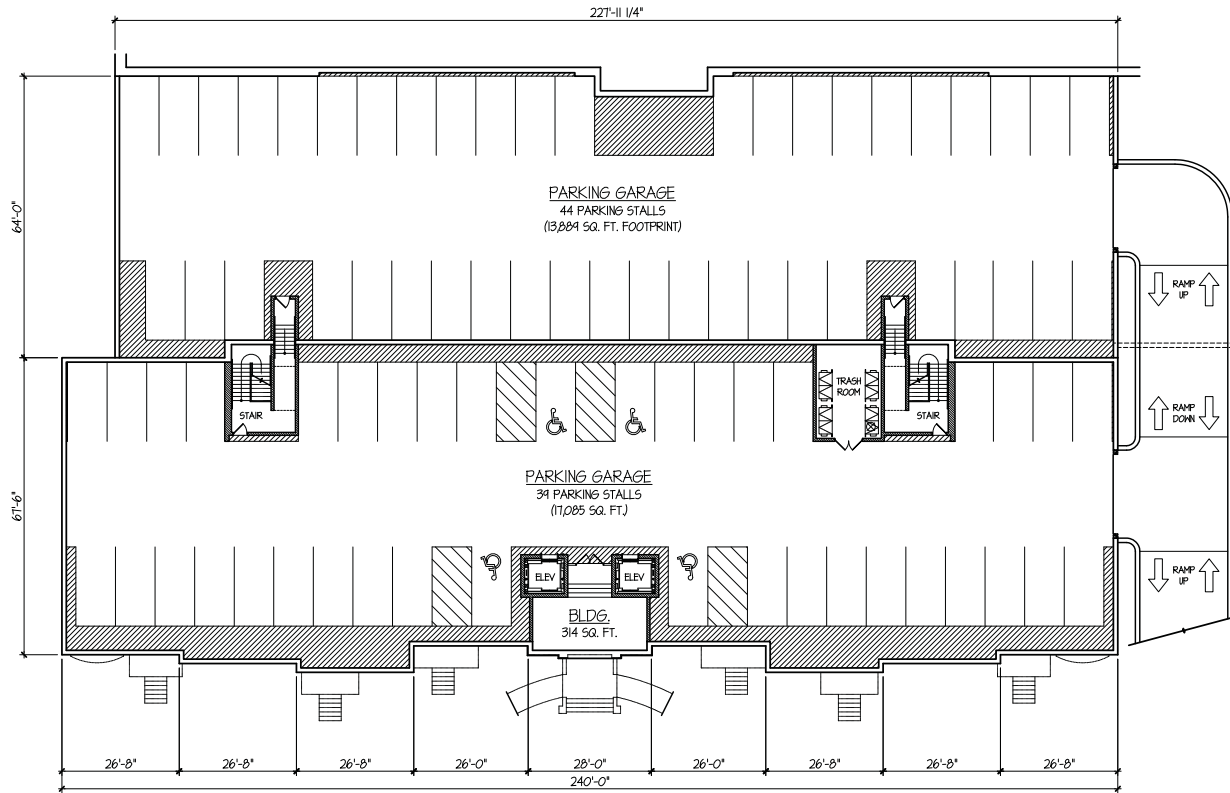
ROOF / ROOFTOP TERRACE PLAN



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



FIRST FLOOR PLAN



UNDERGROUND PARKING GARAGE PLAN

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MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
FLOOR PLANS

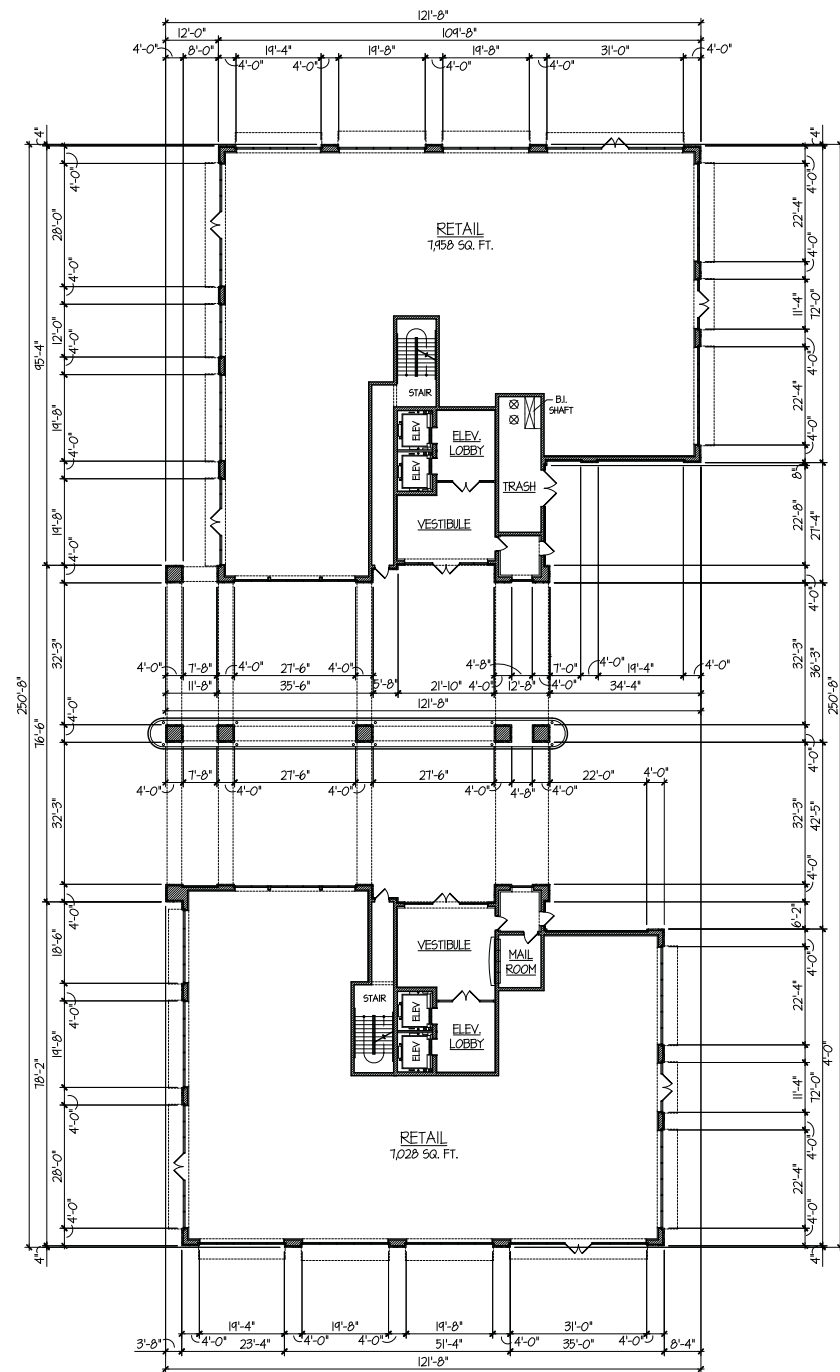
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6	DC & PC SUBMITTALS	1.14.19	RDL

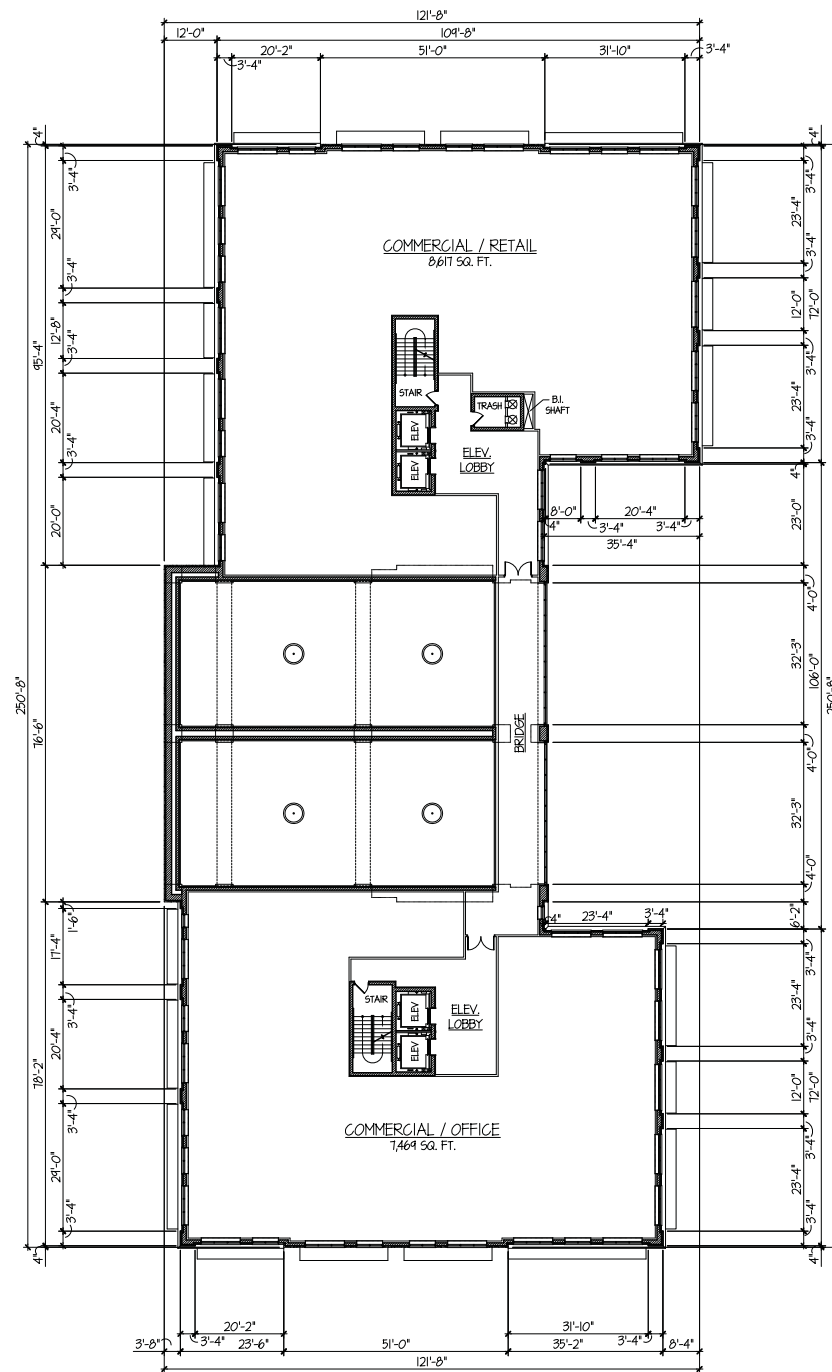
JOB NO. 388315

SHEET NO. CH.1
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARLINGTON 425 DEVELOPMENT: CAMPBELL BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

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ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

FILE NAME 3883-25P

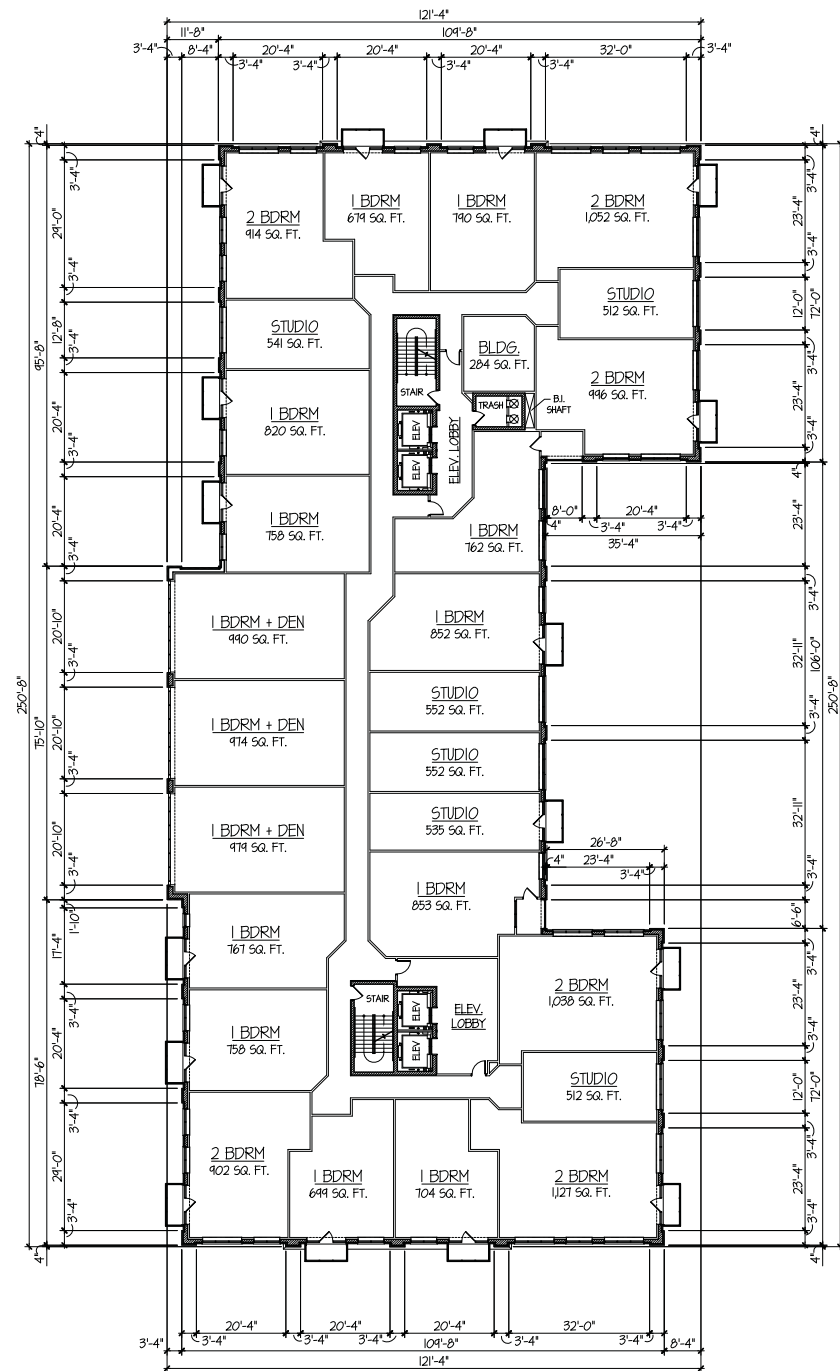
DRAWN BY RDL DATE 11.13.18

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6	DC & PC SUBMITTALS	1.14.19	RDL

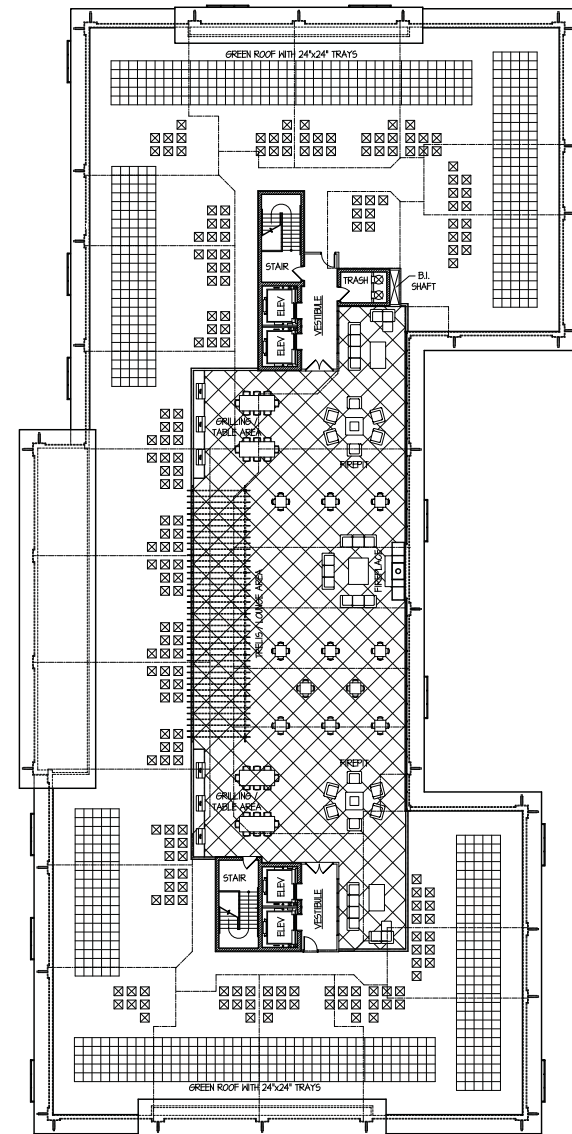
JOB NO. 388315

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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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

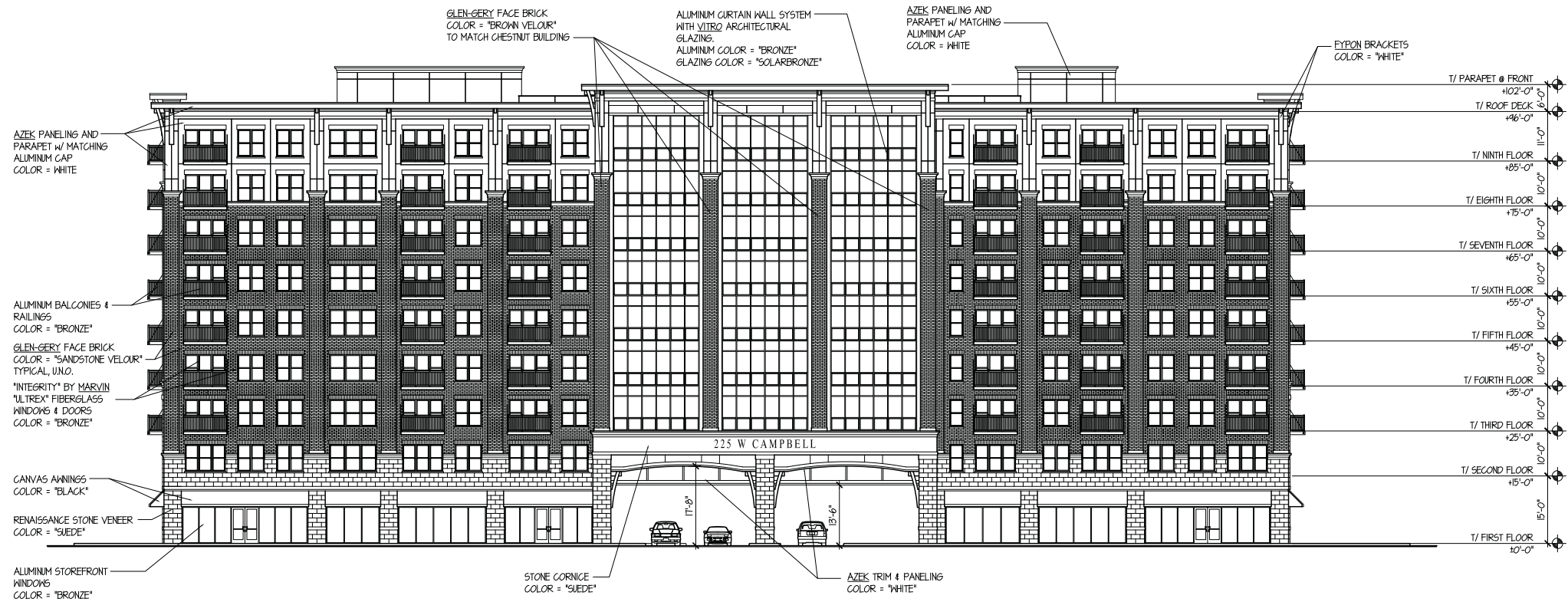
NO.	REVISED PER	DATE	BY
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. CA.2
OF 12

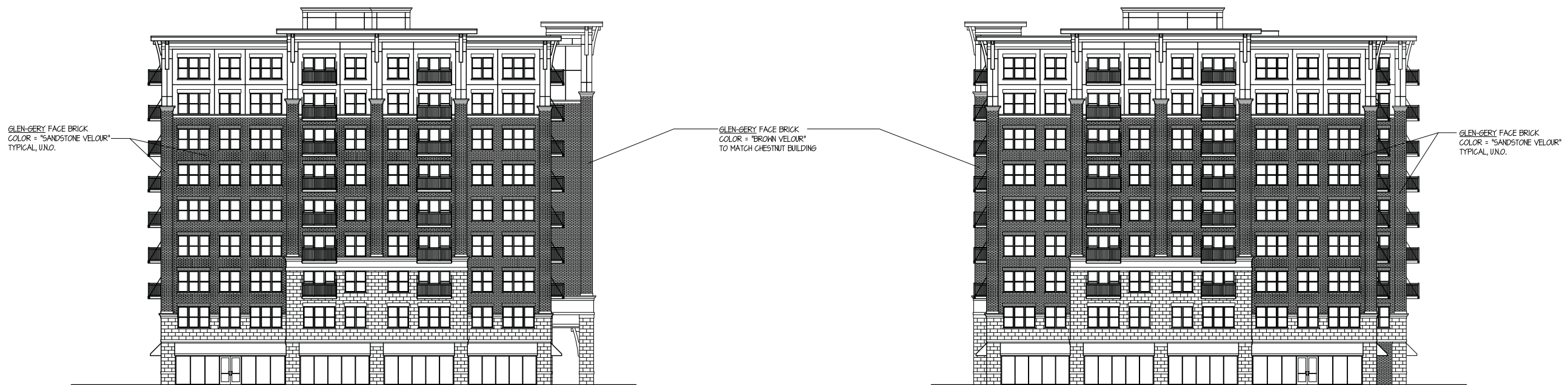
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



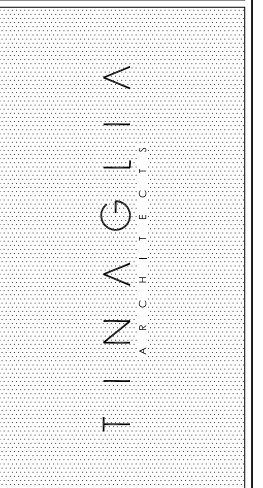
ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

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

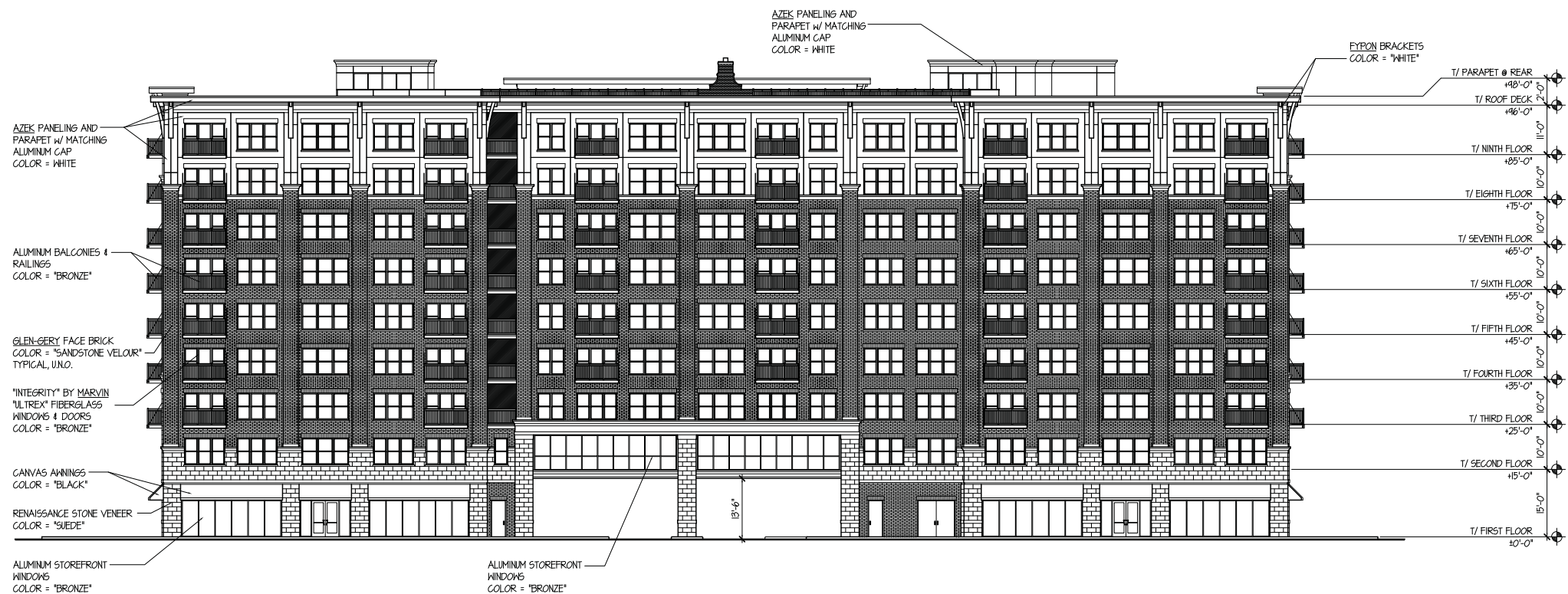
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. CA.3
OF 12

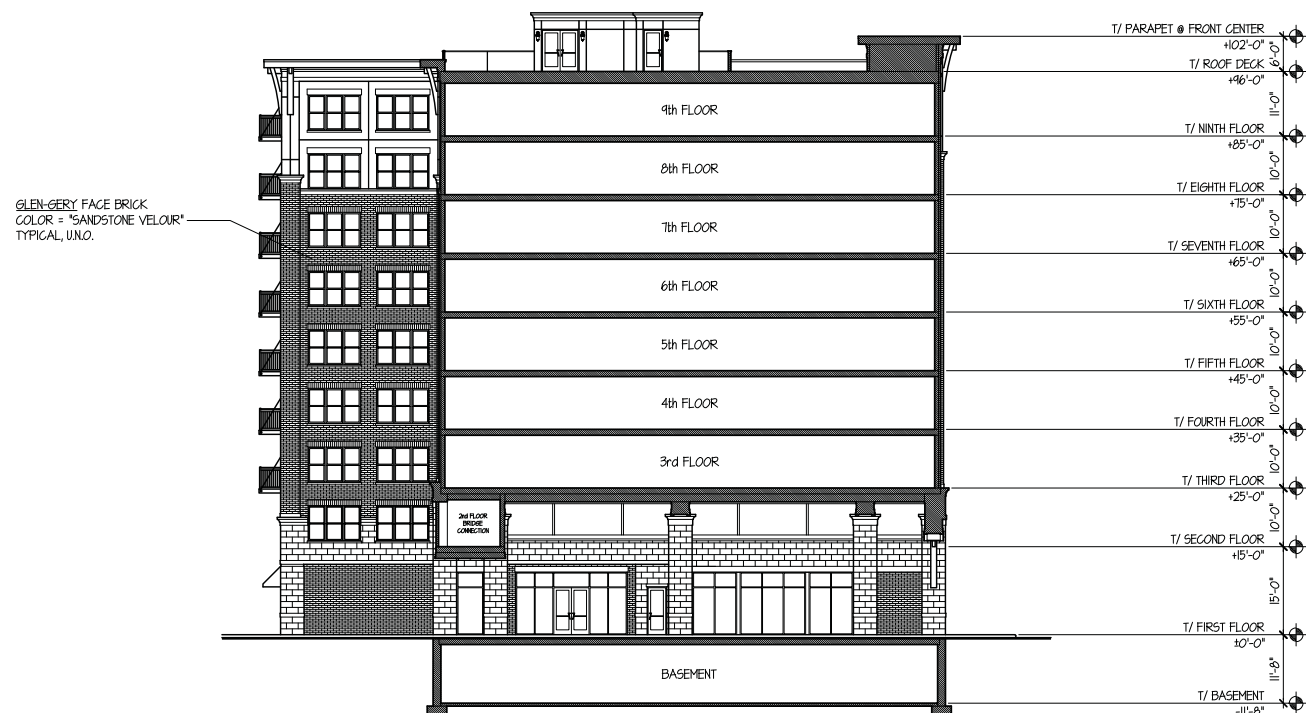
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-25P

DRAWN BY RDL

DATE 11.13.18

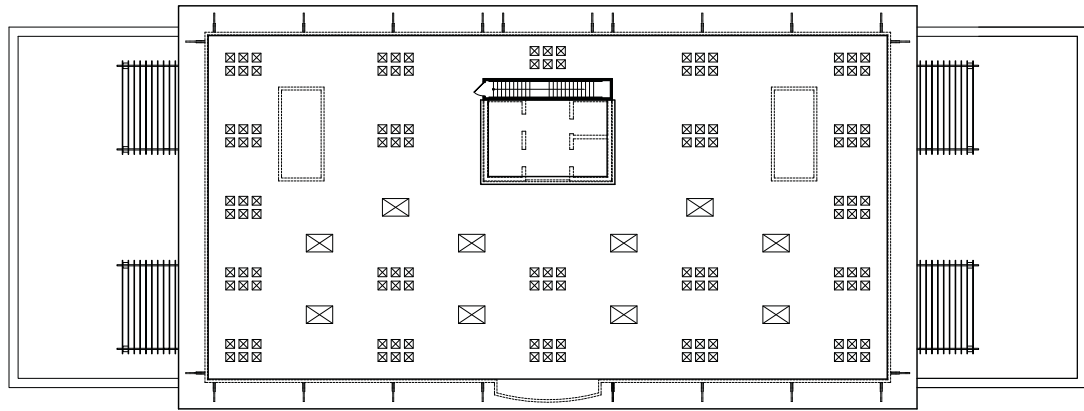
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4	PRELIM D.C. MEETING	12.17.18	RDL
5	ADD 26th UNIT PER FLOOR	1.8.19	RDL
6	DC & PC SUBMITTALS	1.14.18	RDL

JOB NO. 388315

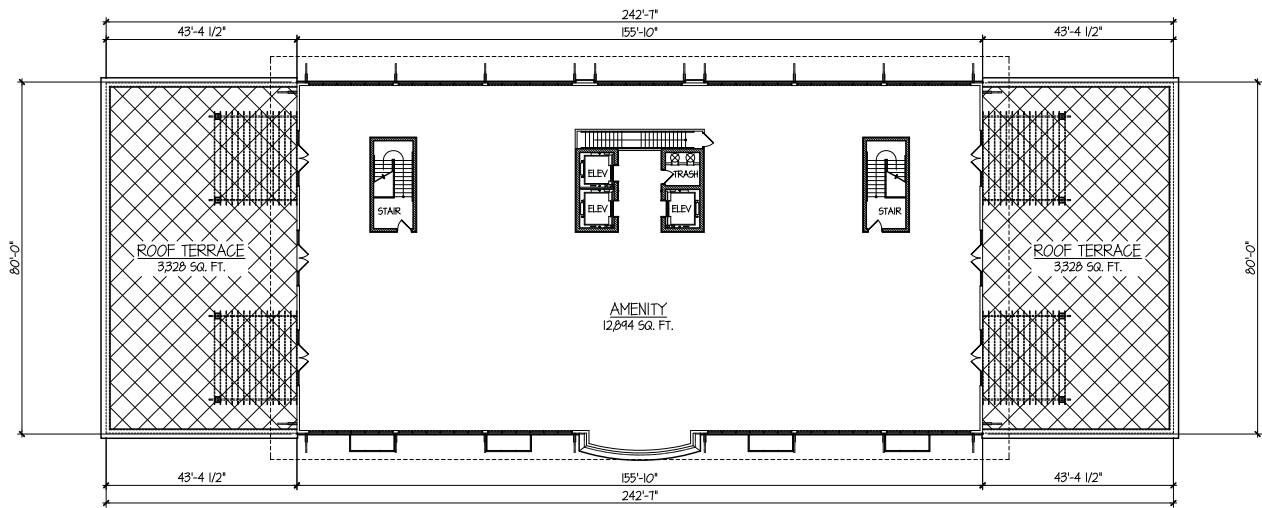
SHEET NO. CA.4
OF 12

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

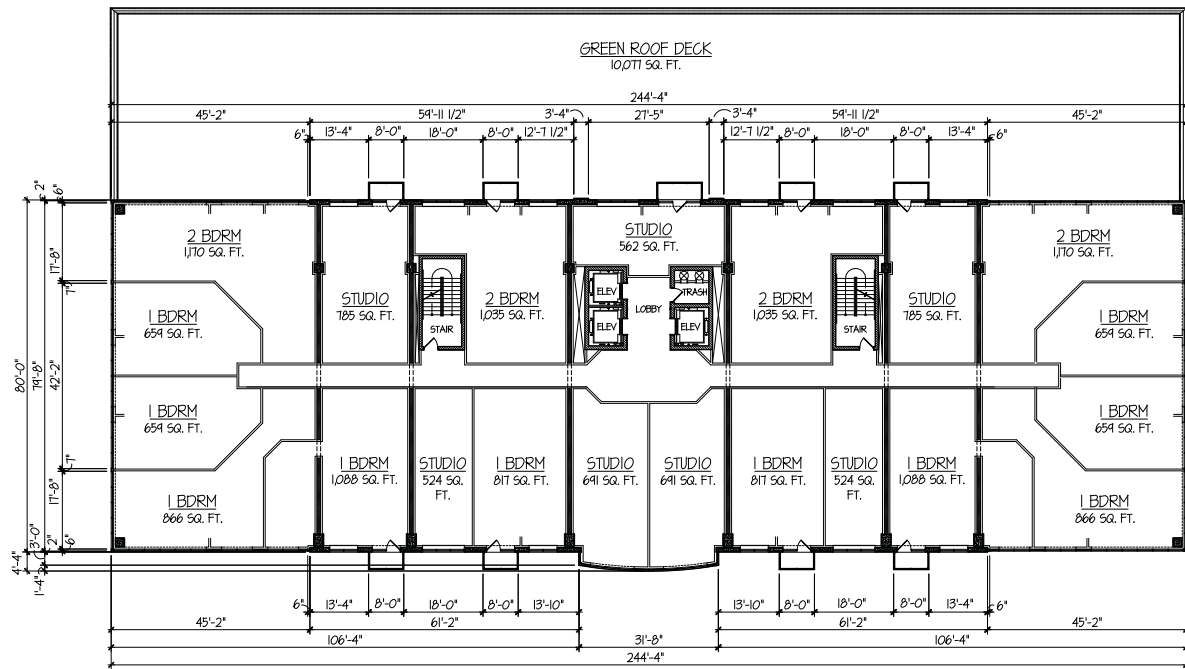
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ROOF PLAN



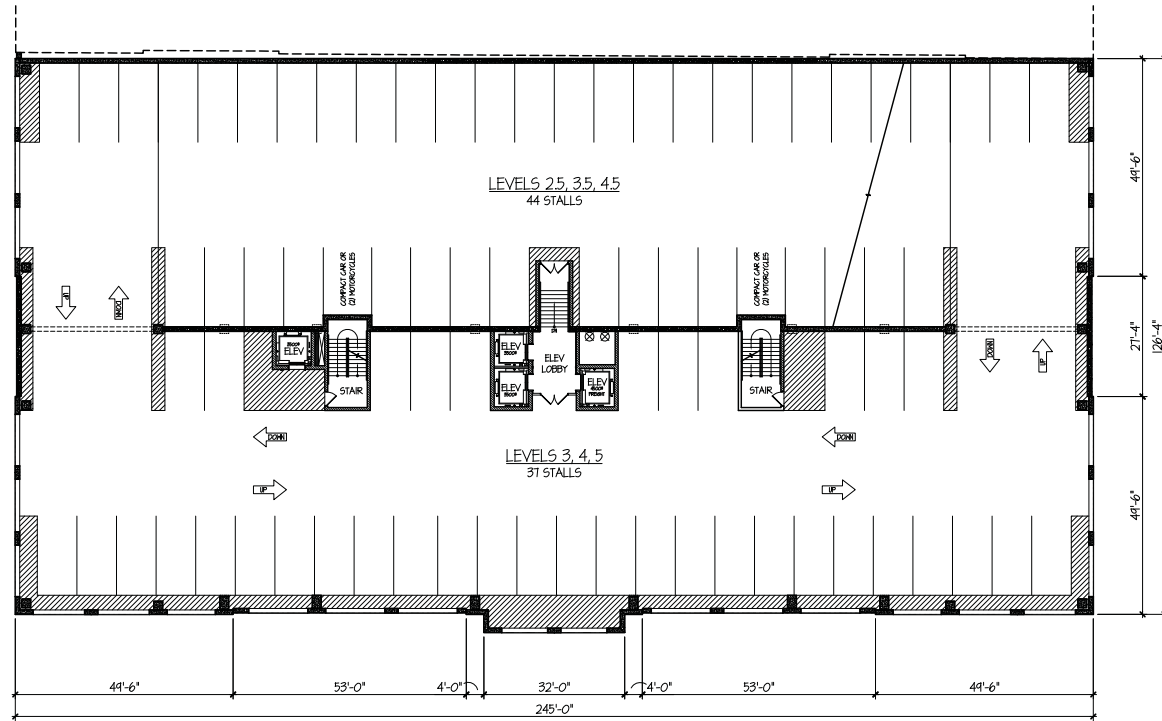
AMENITY / ROOF TERRACE LEVEL FLOOR PLAN



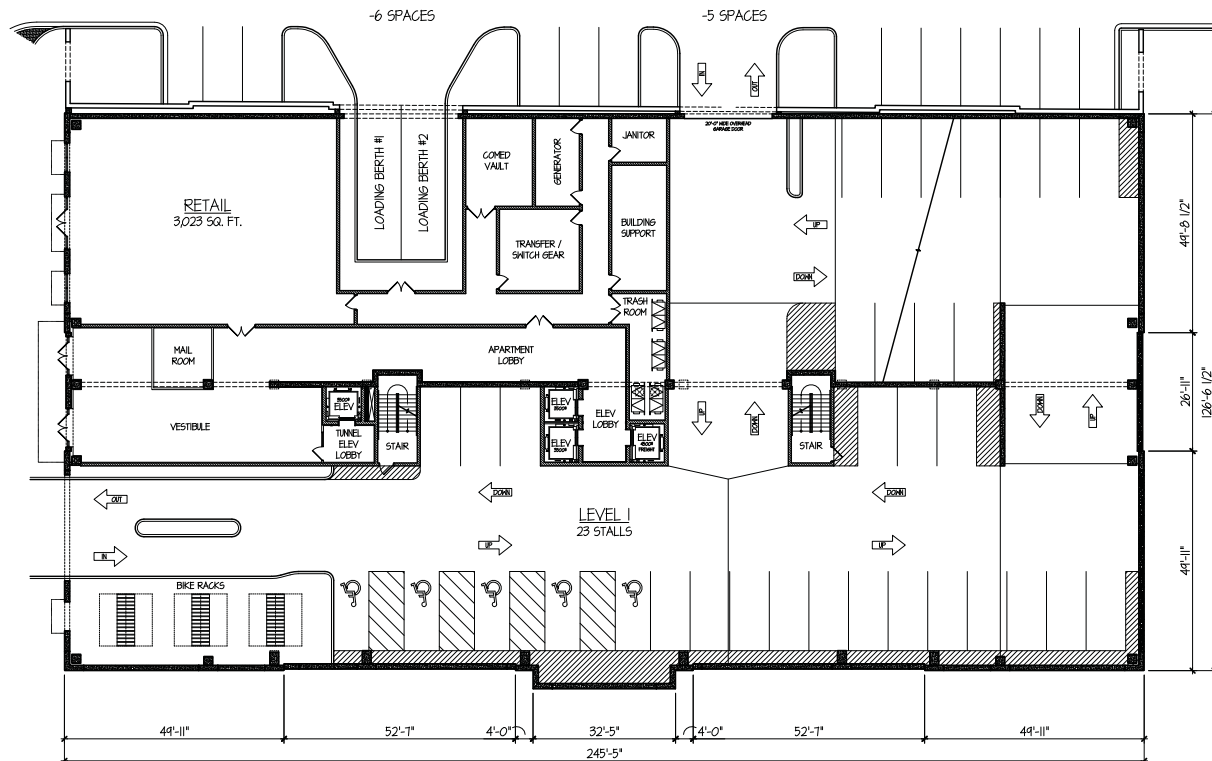
TYPICAL RESIDENTIAL LEVEL FLOOR PLAN

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"



TYPICAL UPPER FLOOR PARKING GARAGE PLAN



GROUND FLOOR PARKING GARAGE PLAN

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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

HIGHLAND BLDG.
FLOOR PLANS

FILE NAME 3883-25P
DRAWN BY RDL DATE 11.13.18

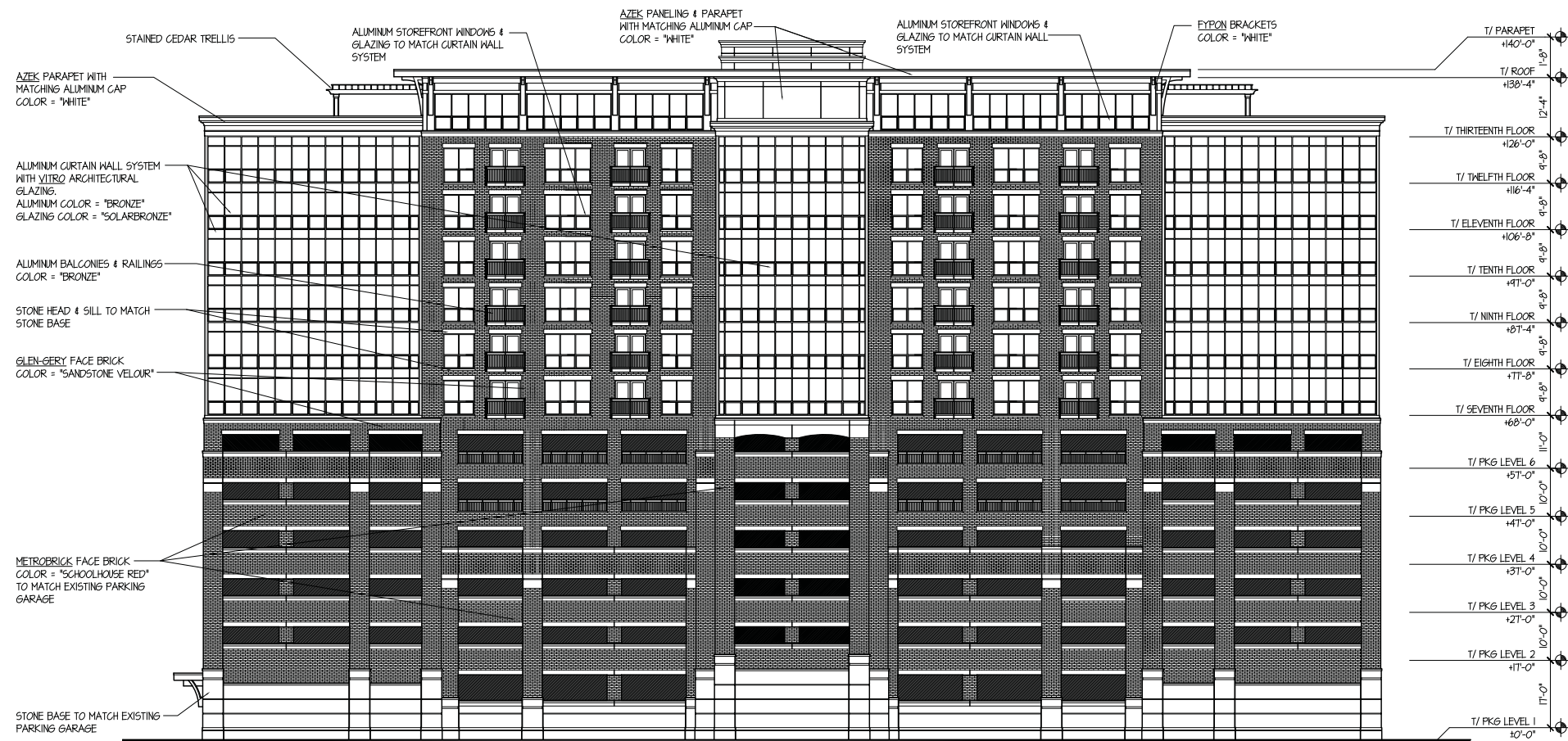
NO.	REVISED PER	DATE	BY
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. OF 12 HL.1

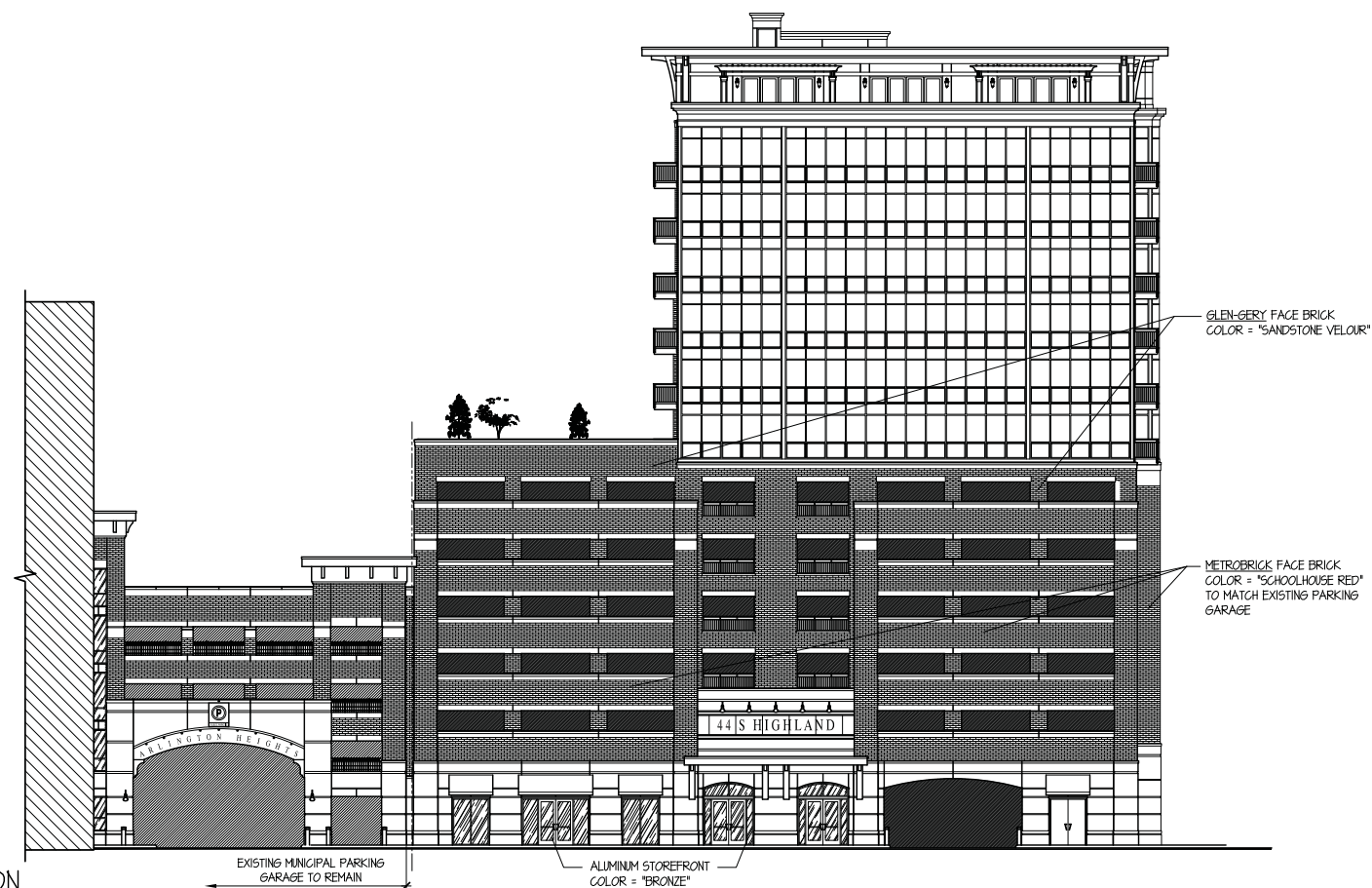
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ARLINGTON 425: 44 S. HIGHLAND WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND NORTH ELEVATION

SCALE: 1" = 15'-0"

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CLIENT

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 3883-25P

DRAWN BY RDL DATE 11.13.18

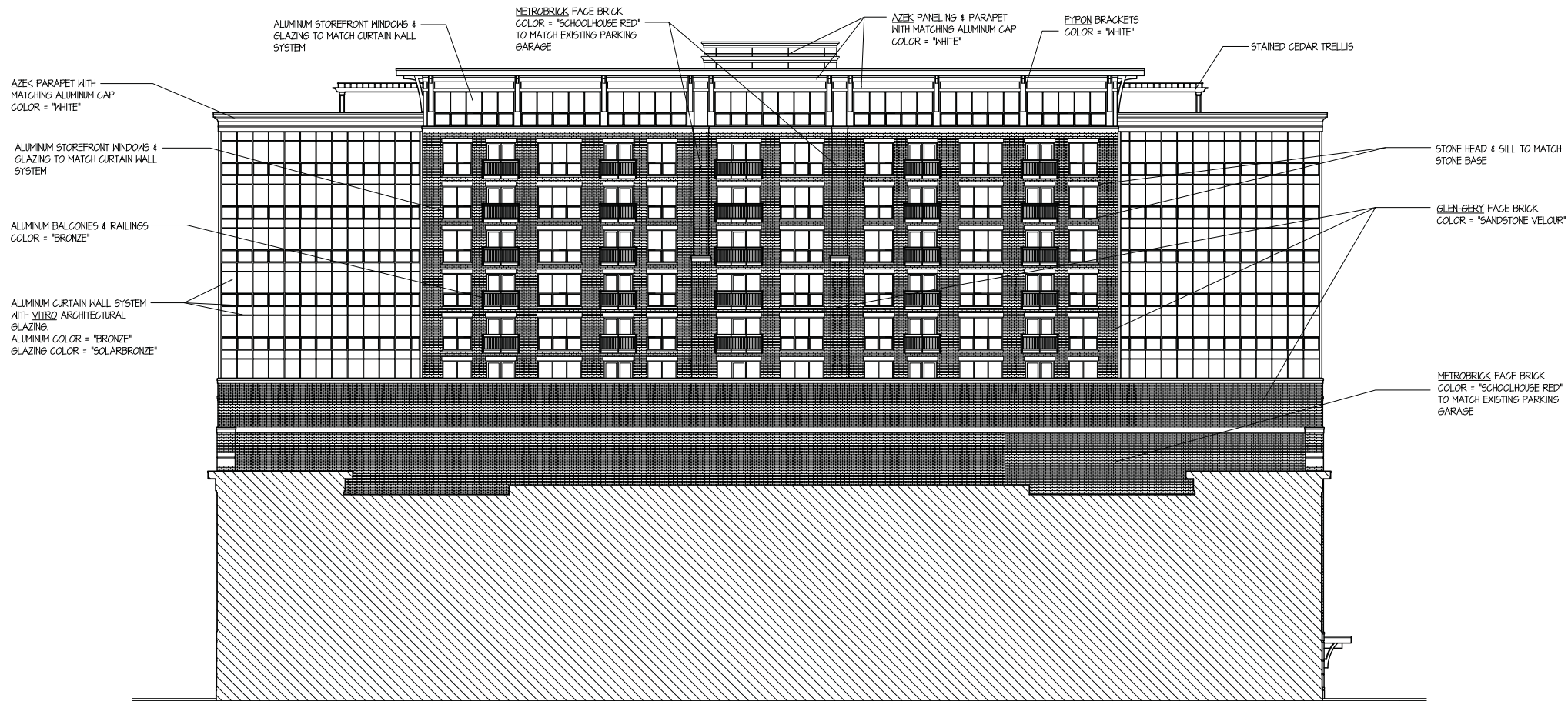
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. OF 12 HL.2

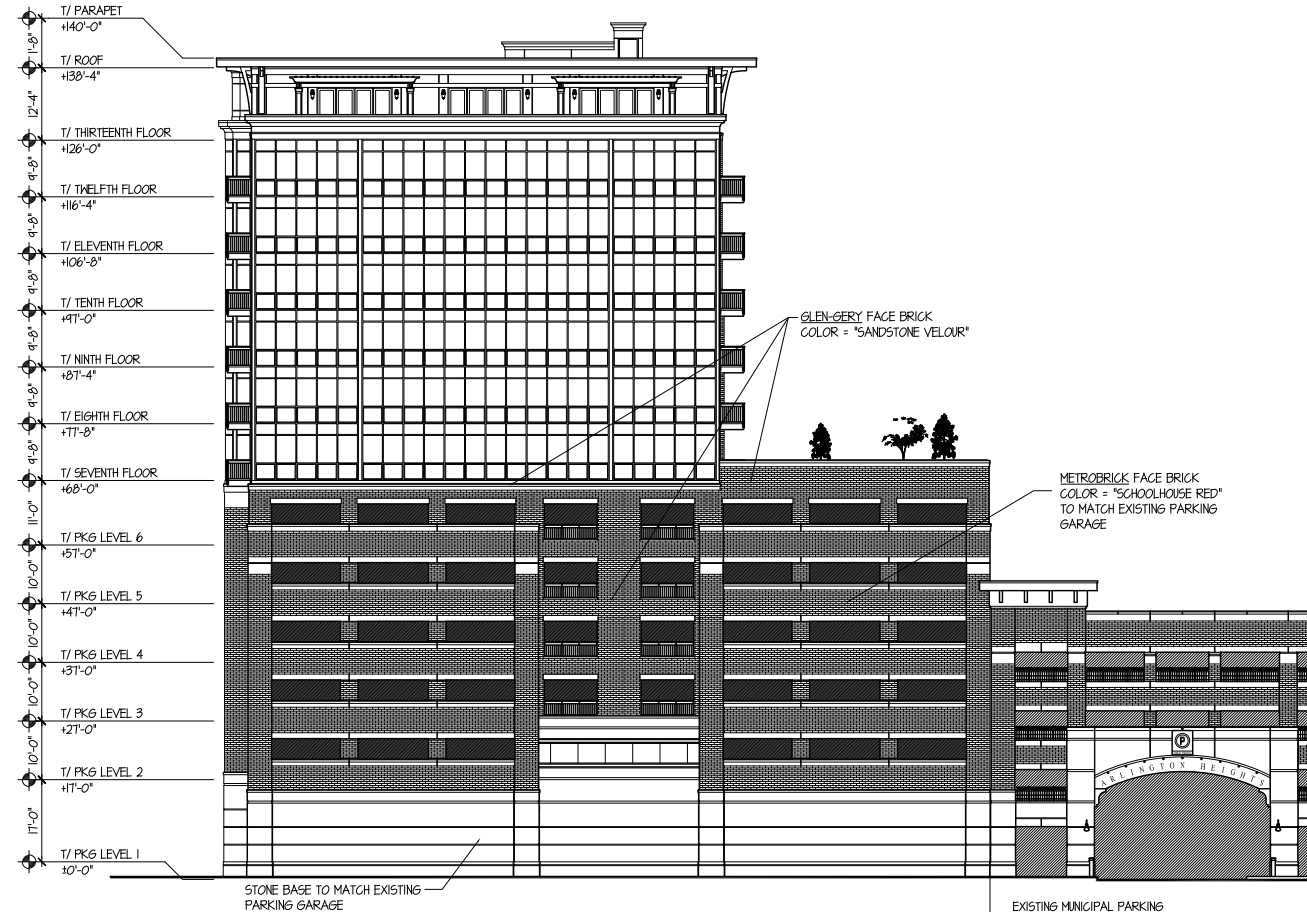
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ARLINGTON 425: 44 S. HIGHLAND EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 44 S. HIGHLAND SOUTH ELEVATION

SCALE: 1" = 15'-0"

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ARLINGTON 425

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 3883-2SP

DRAWN BY RDL DATE 11.13.18

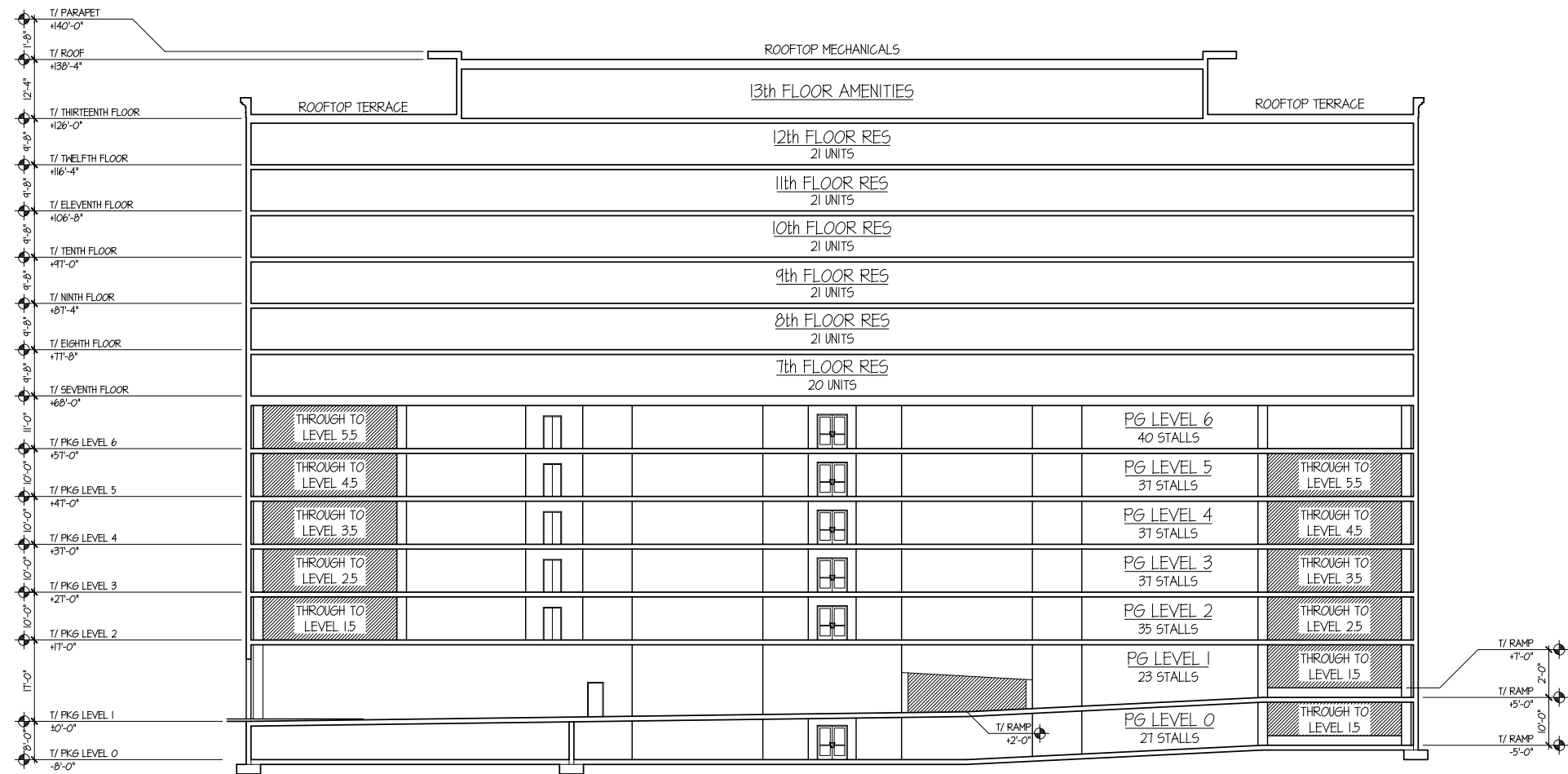
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6	DC & PC SUBMITTALS	1.14.19	RDL

JOB NO. 388315

SHEET NO. OF 12 HL.3

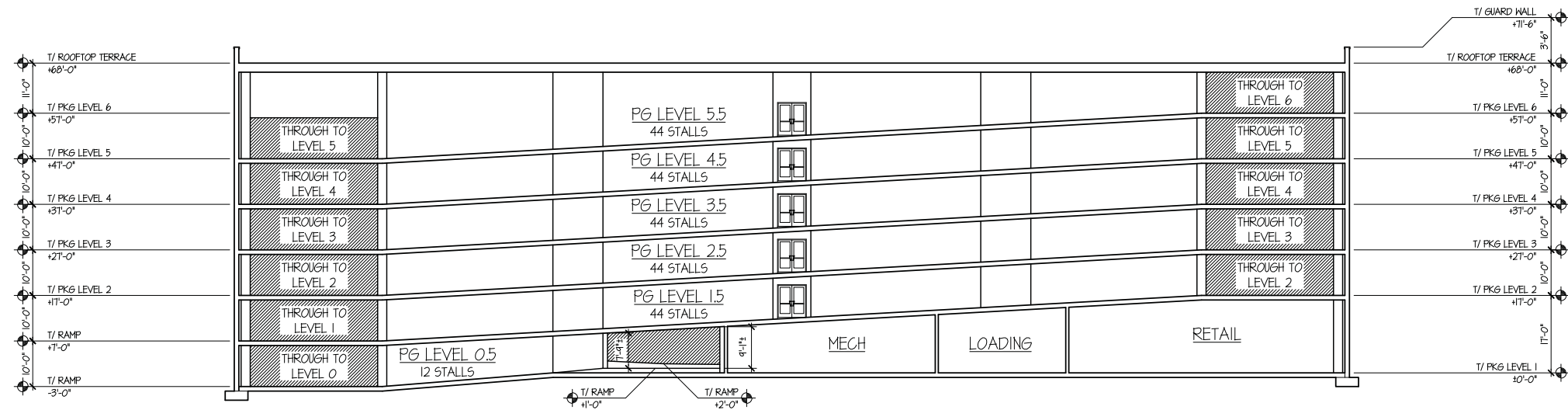
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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"

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CLIENT

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND BLDG.
SECTIONS

FILE NAME 3883-2SP
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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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"

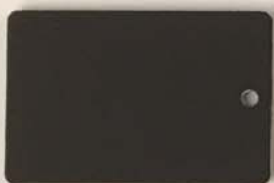


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

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

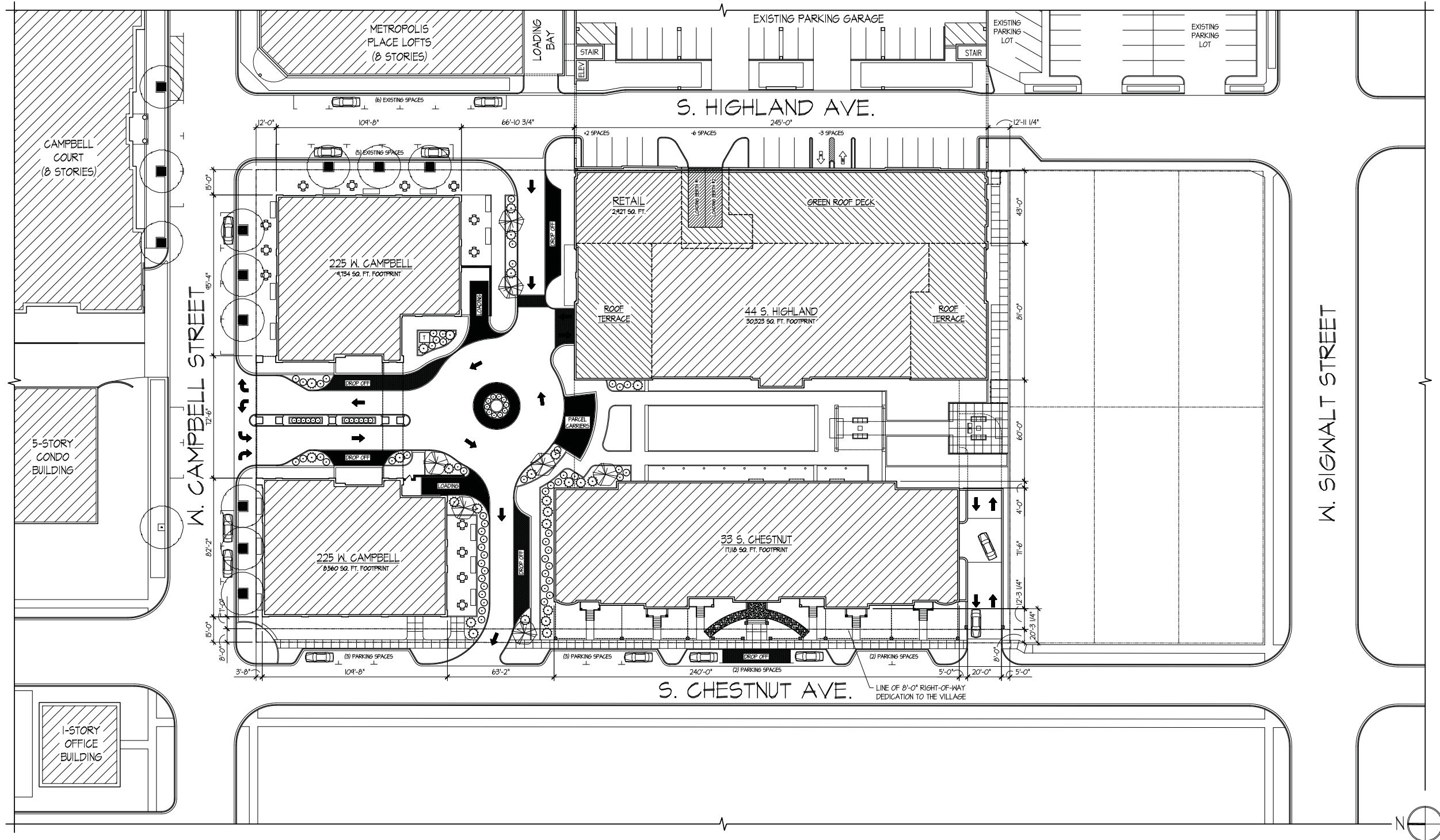
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1	TRUCK TURNING REQ.	11.21.18	RDL
2	DESIGN DEVELOPMENT	11.27.18	RDL

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

NO.	REVISED PER	DATE	BY
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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TINAGLIA

CCH, LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

CHESTNUT BLDG.
FLOOR PLANS

[illegible]

JOB NO. 388315

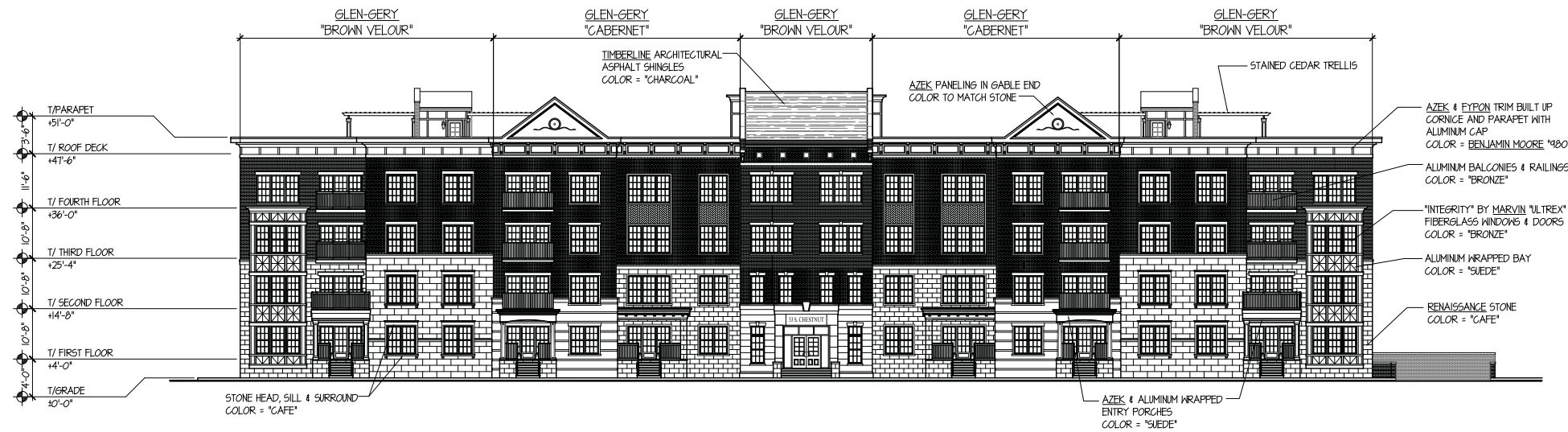
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OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

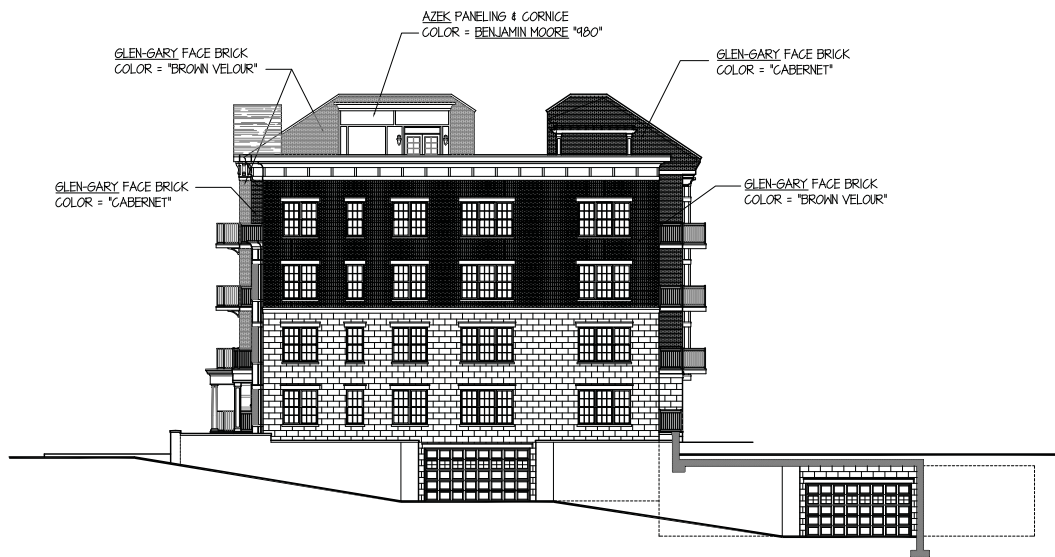
ARLINGTON 425 DEVELOPMENT: CHESTNUT BUILDING FLOOR PLANS

SCALE: 1" = 20'-0"

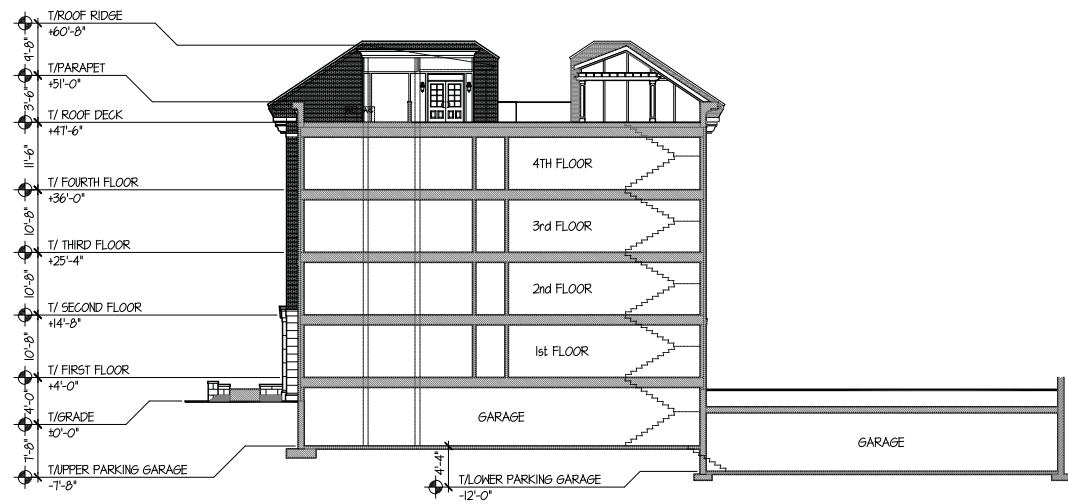
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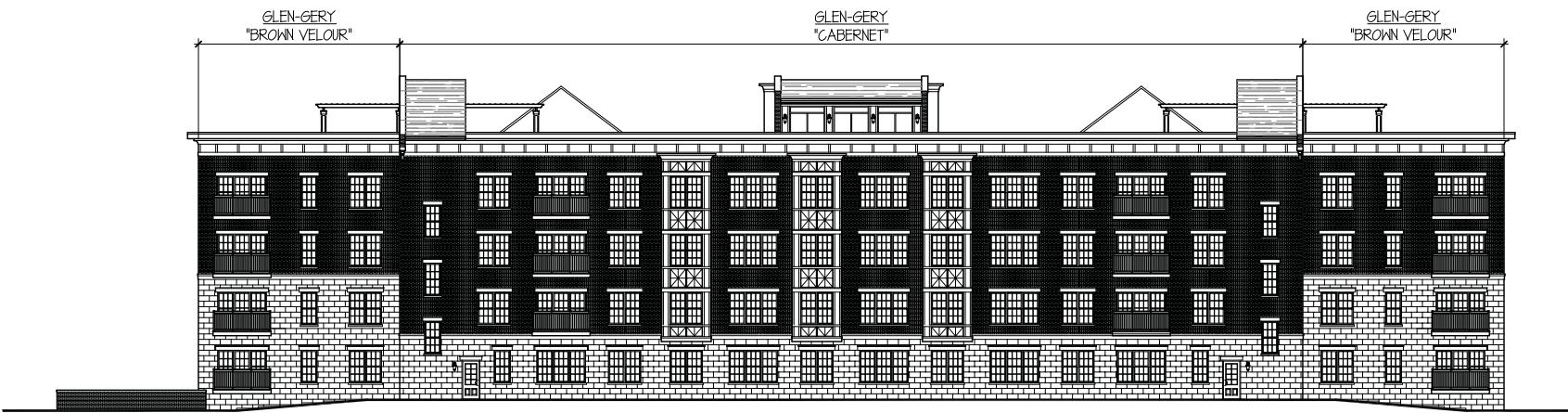
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION
SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION
SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION
SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION
SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION
SCALE: 1" = 15'-0"

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CCH, LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CHESTNUT BLDG.
ELEVATIONS

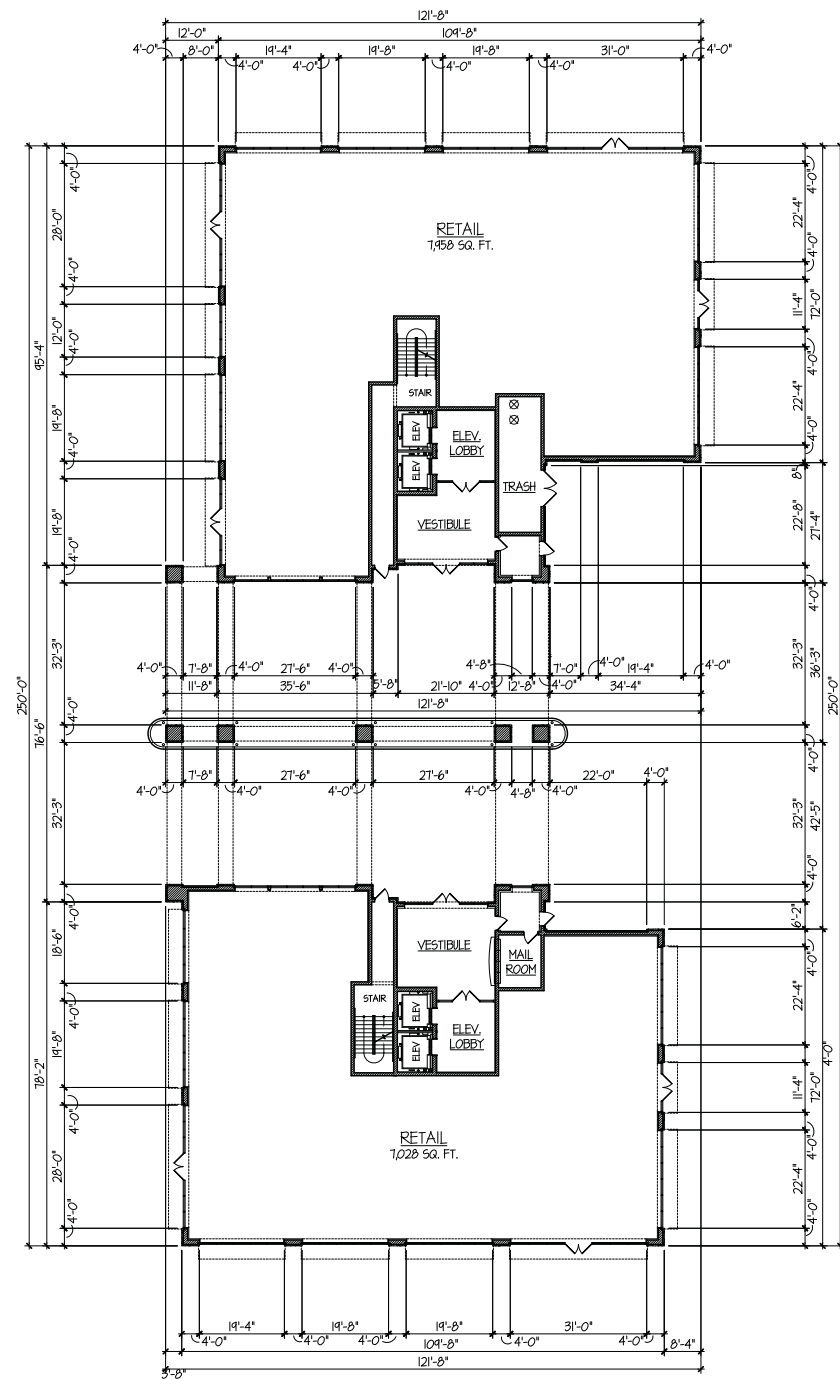
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DATE		11.13.18	
NO.	REVISED PER	DATE	

JOB NO. 388315

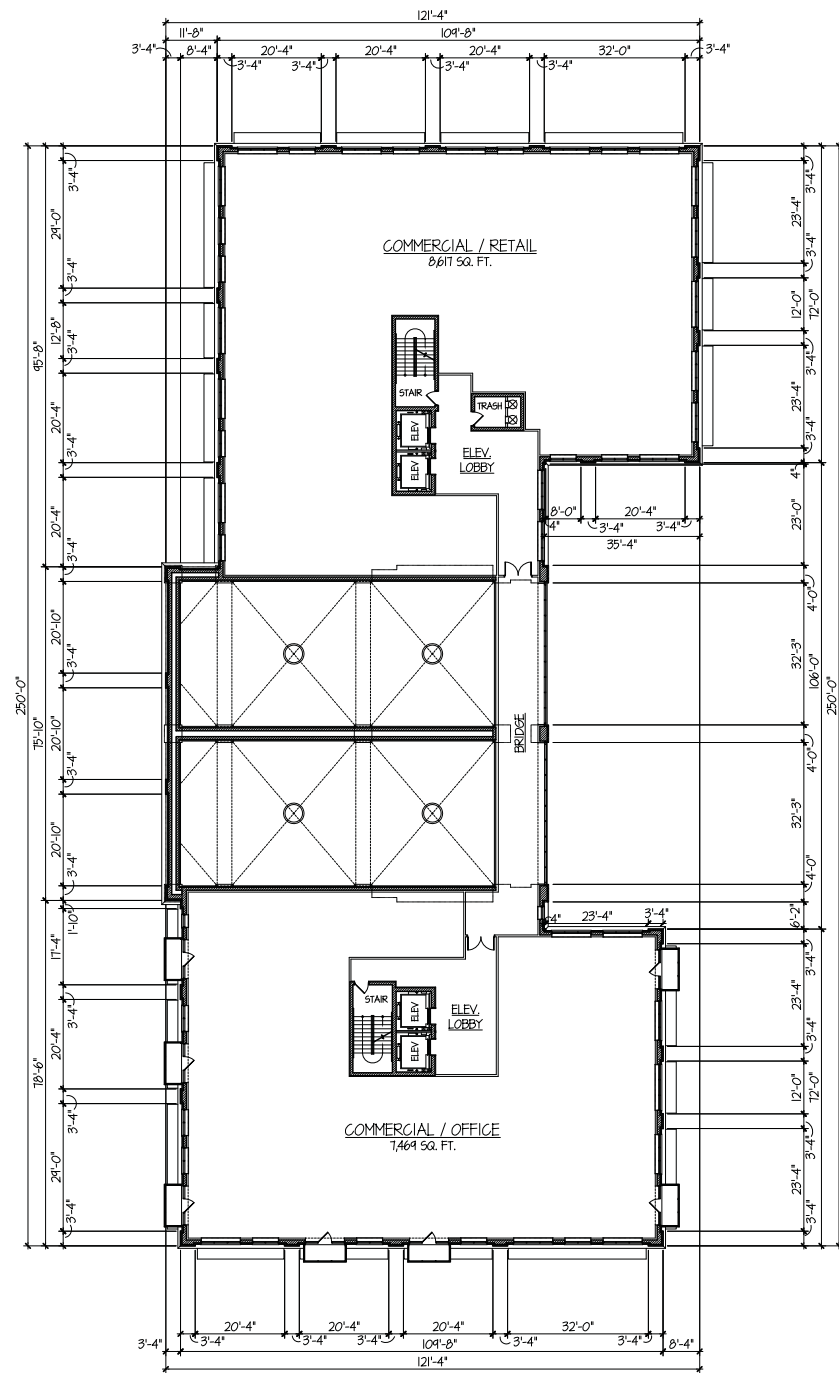
SHEET NO. OF CH.2

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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

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

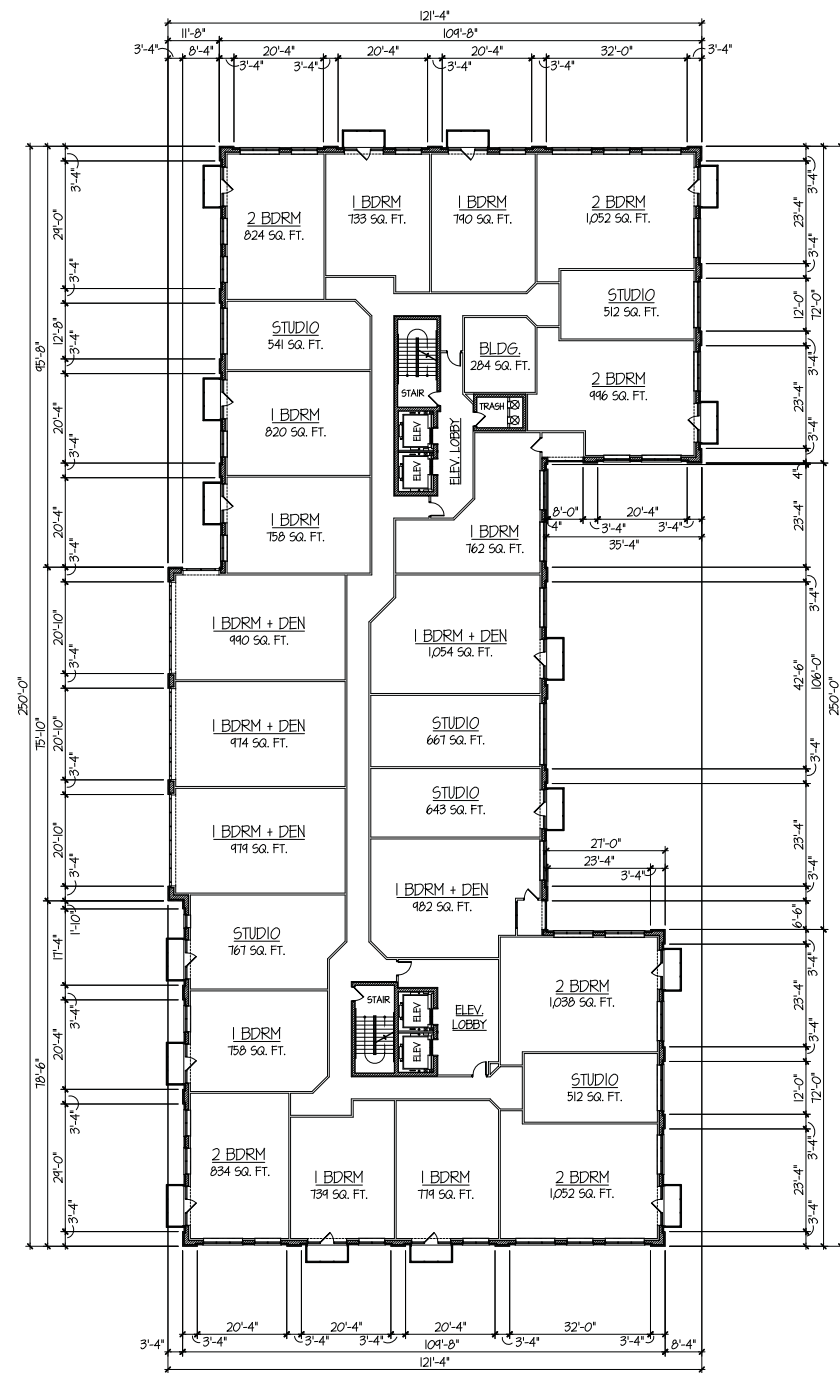
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DRAWN BY RDL DATE 11.13.18

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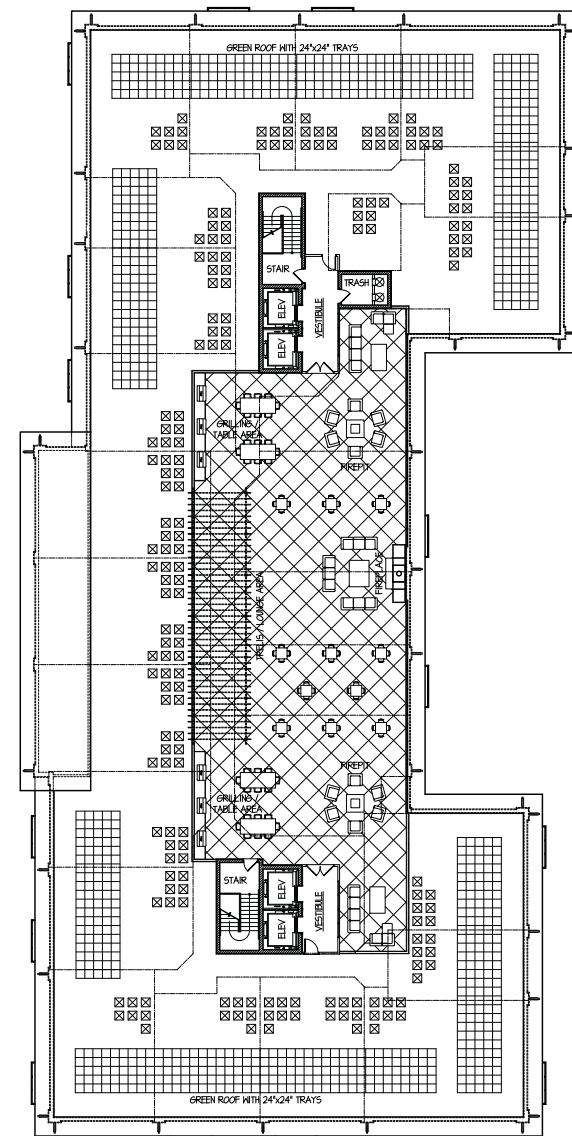
JOB NO. 388315

SHEET NO. CA.1
OF

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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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
FLOOR PLANS

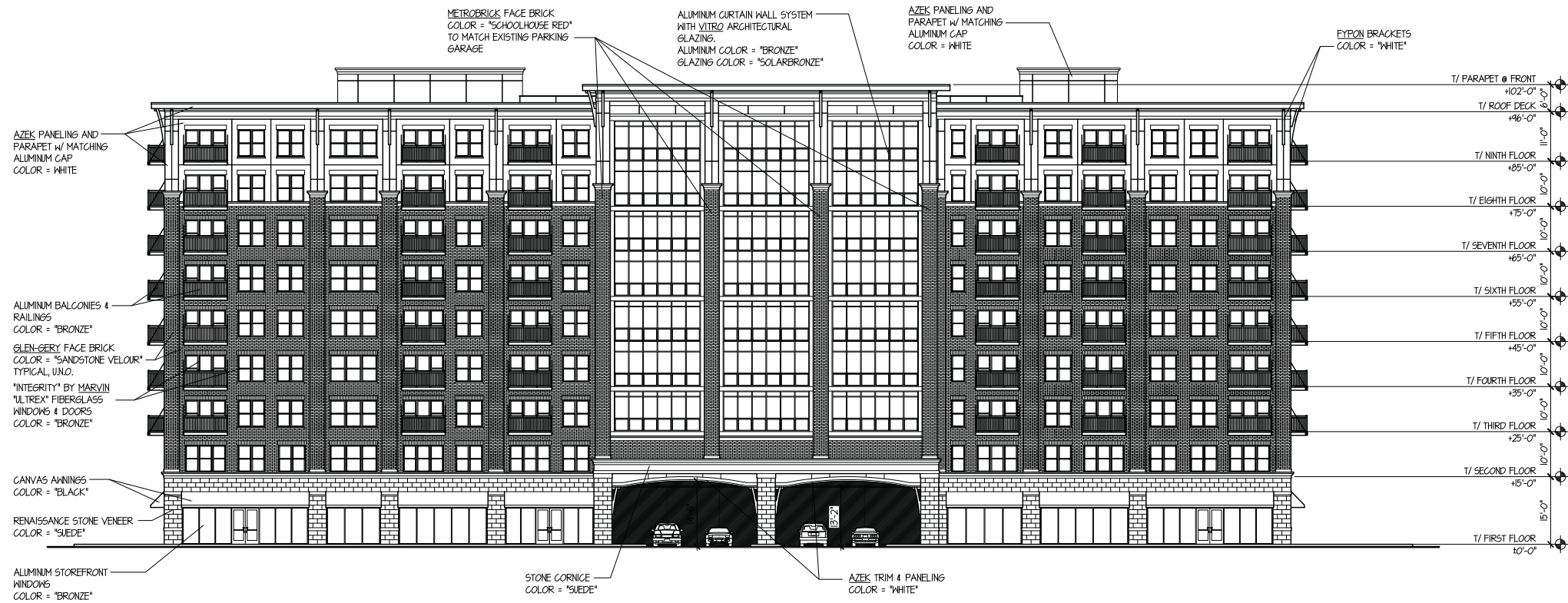
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JOB NO. 388315

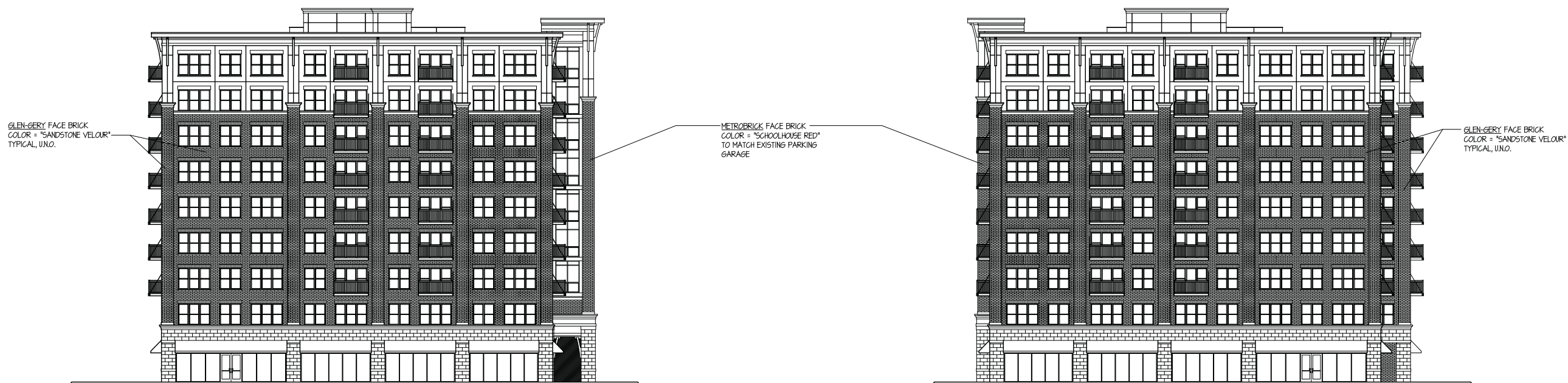
SHEET NO. OF CA.2

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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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

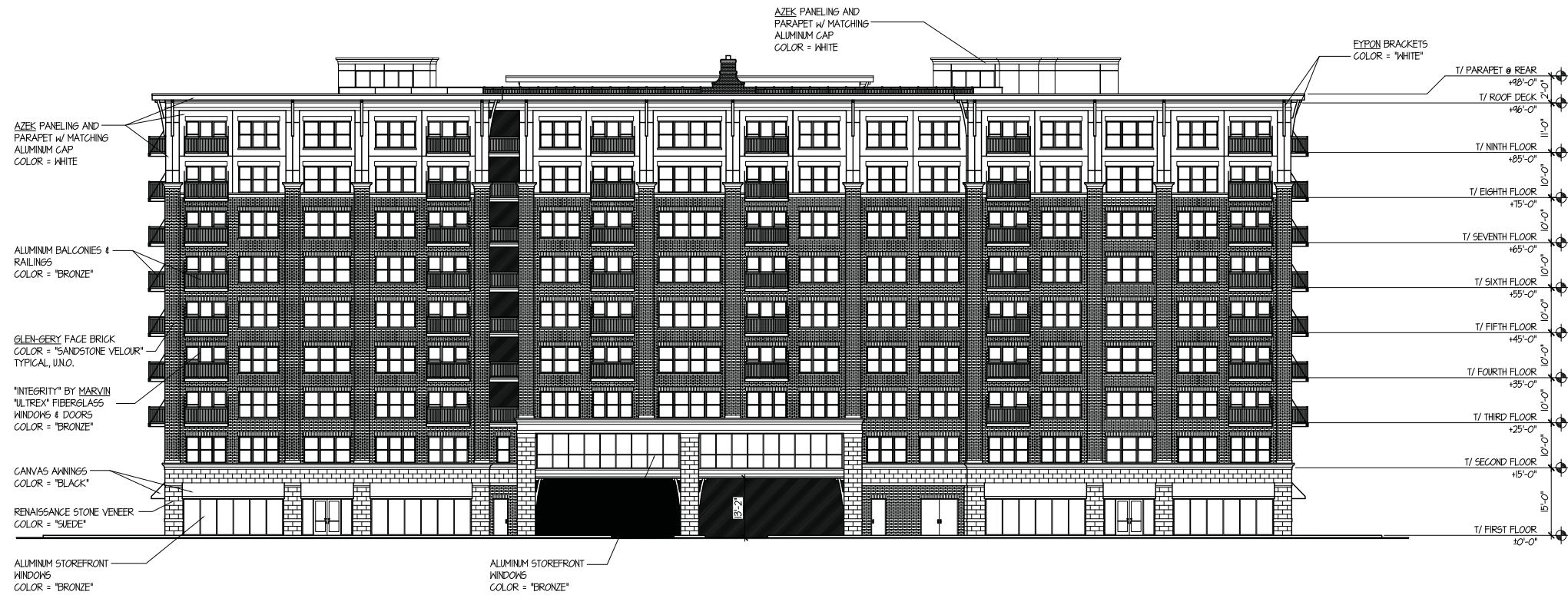
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JOB NO. 388315

SHEET NO. CA.3
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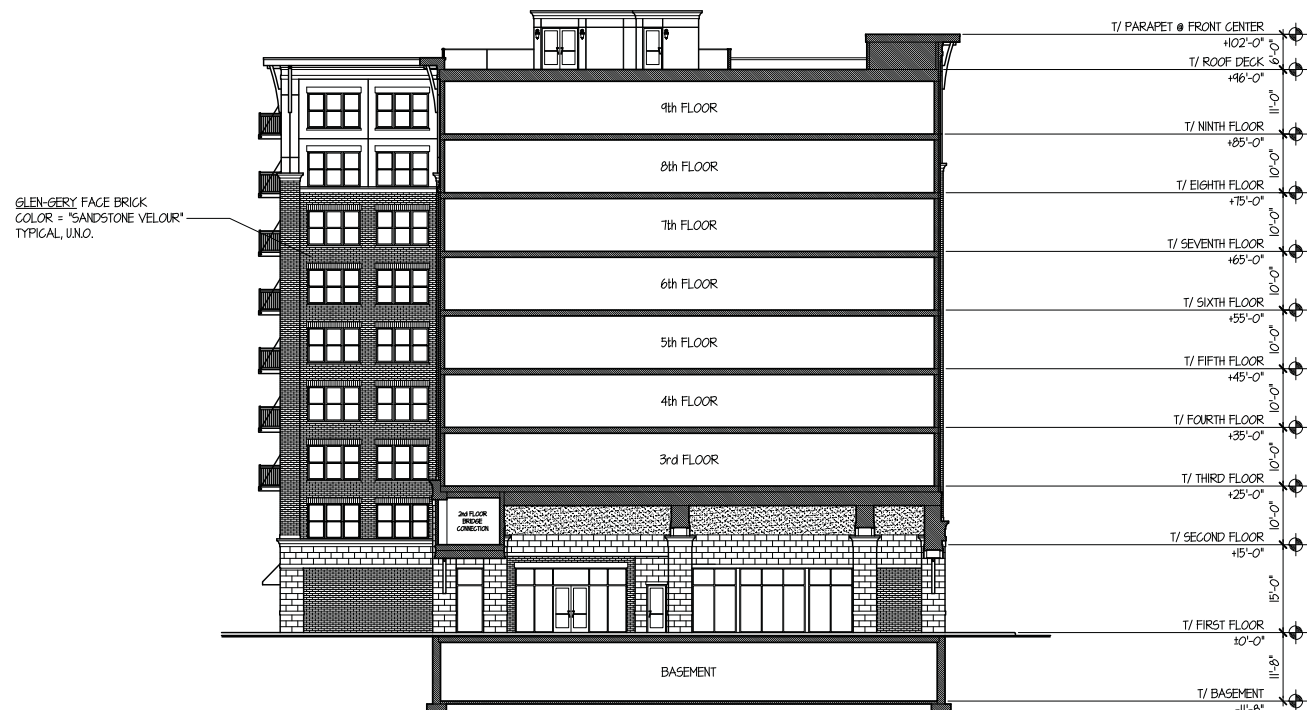
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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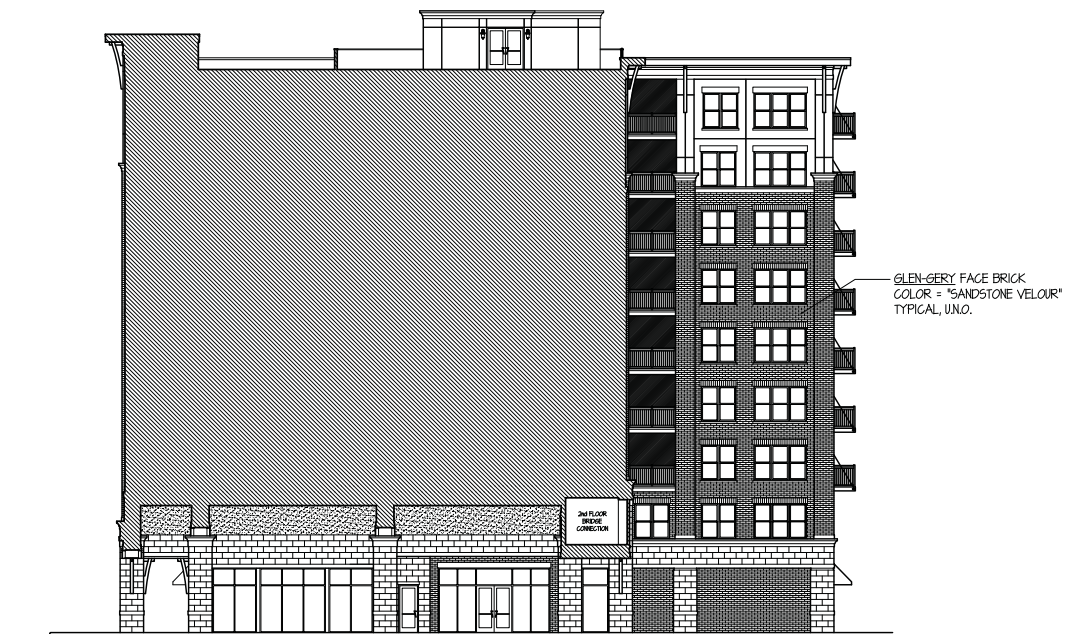
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SCALE: 1" = 15'-0"



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"

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CCH, LLC

838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

CAMPBELL BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

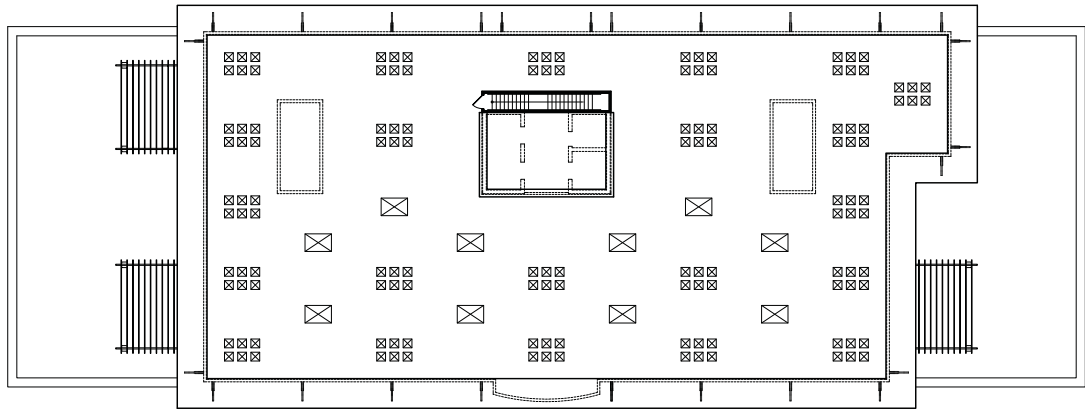
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JOB NO. 388315

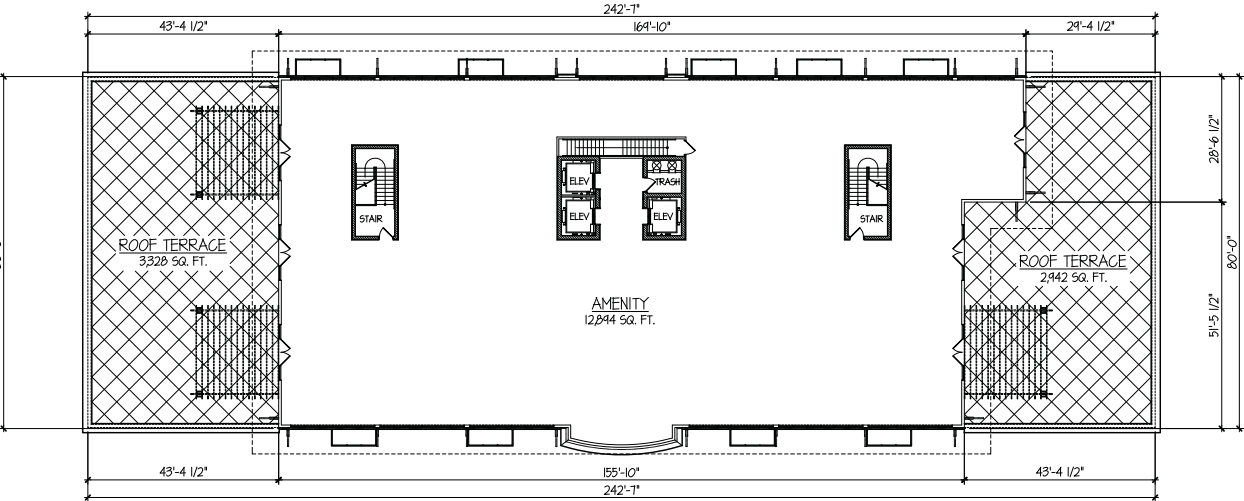
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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

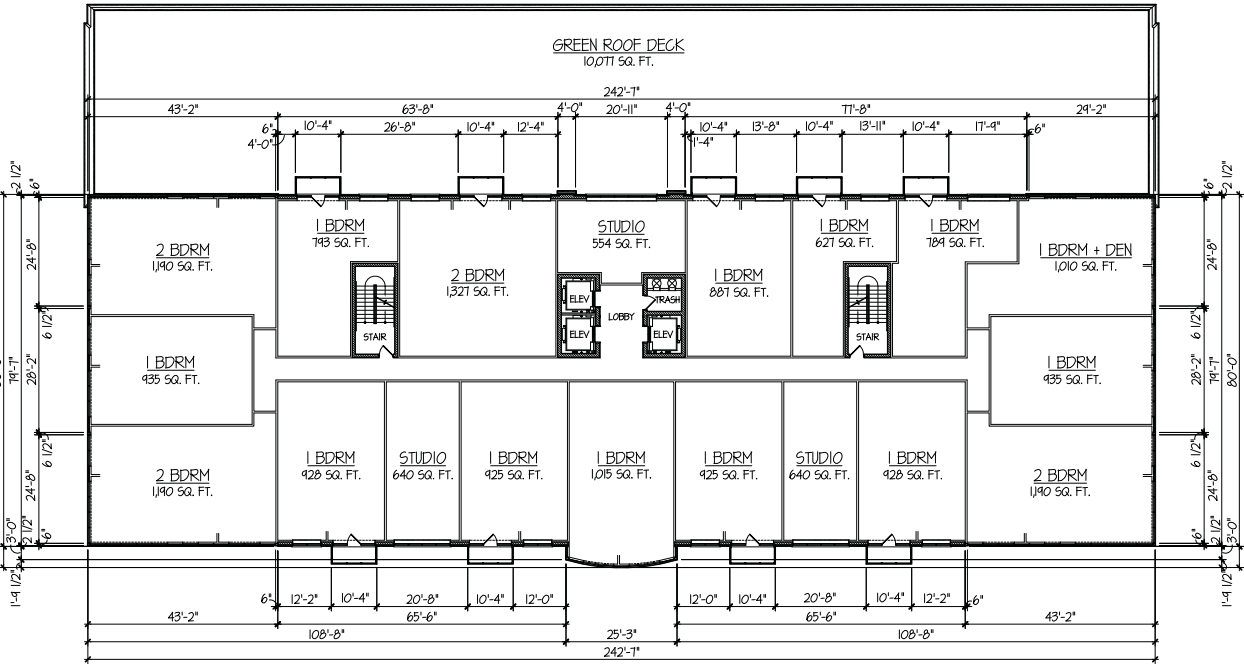
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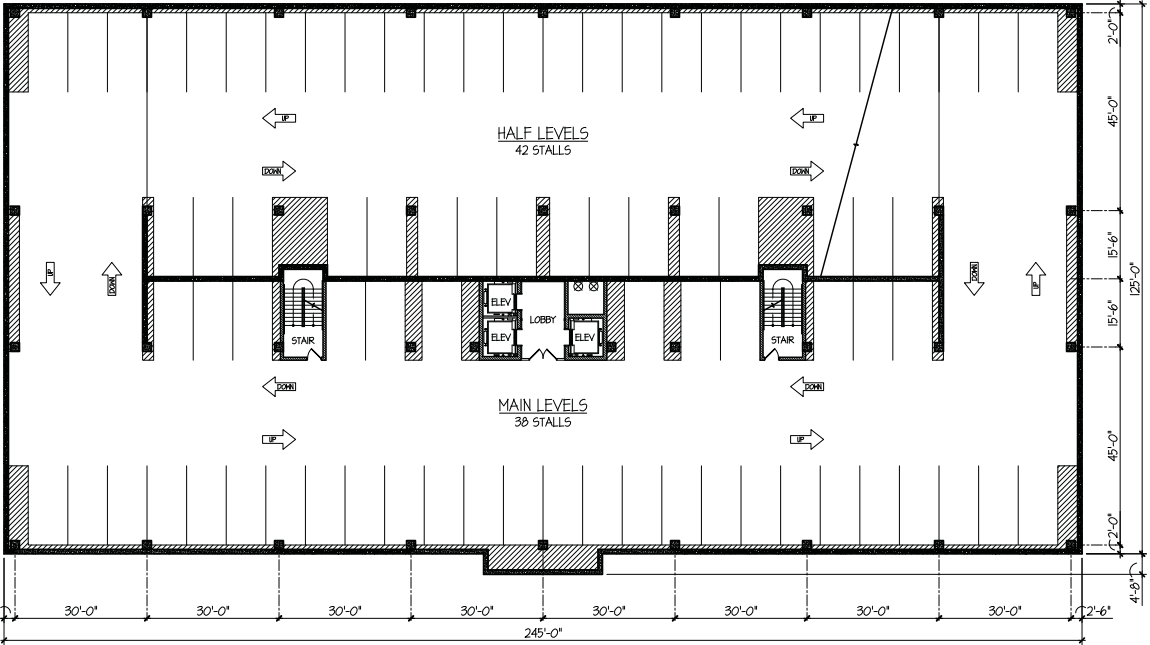
ROOF PLAN



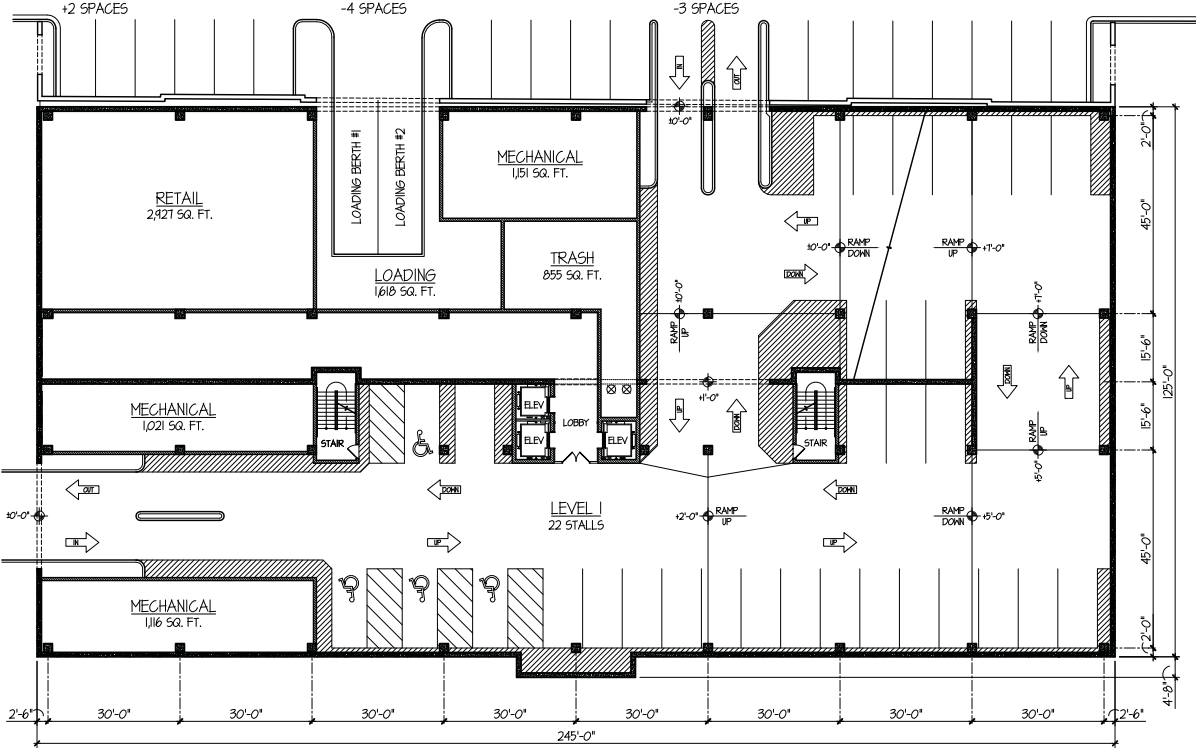
AMENITY / ROOF TERRACE LEVEL FLOOR PLAN



TYPICAL RESIDENTIAL LEVEL FLOOR PLAN



TYPICAL UPPER FLOOR PARKING GARAGE PLAN



GROUND FLOOR PARKING GARAGE PLAN

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CCH, LLC
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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		3883-24P	
DRAWN BY		RDL	
DATE		11.13.18	
D.	REVISED PER	DATE	BY
2	DESIGN DEVELOPMENT	11.27.18	RDL

JOB NO. 388315

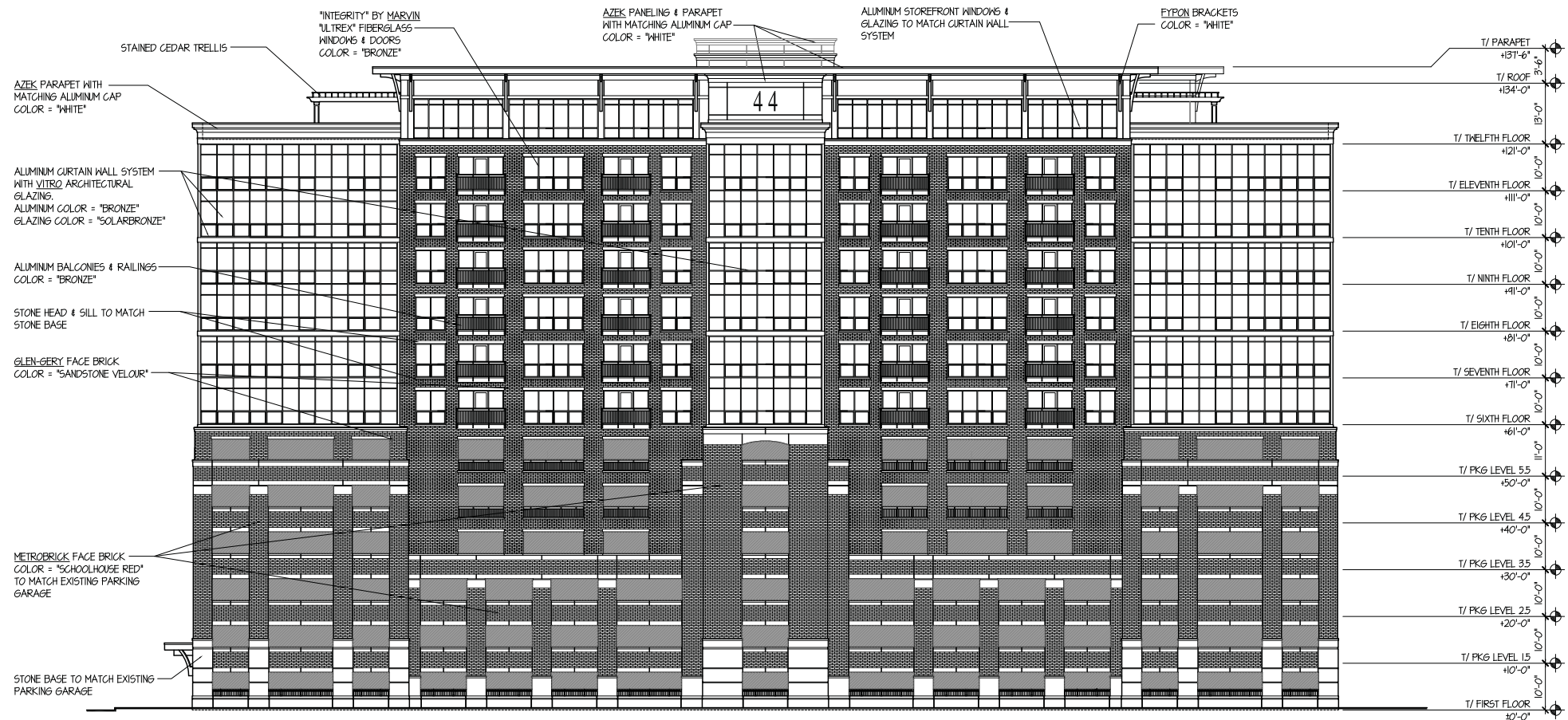
SHEET NO. OF HL.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 44 S. HIGHLAND BUILDING FLOOR PLANS

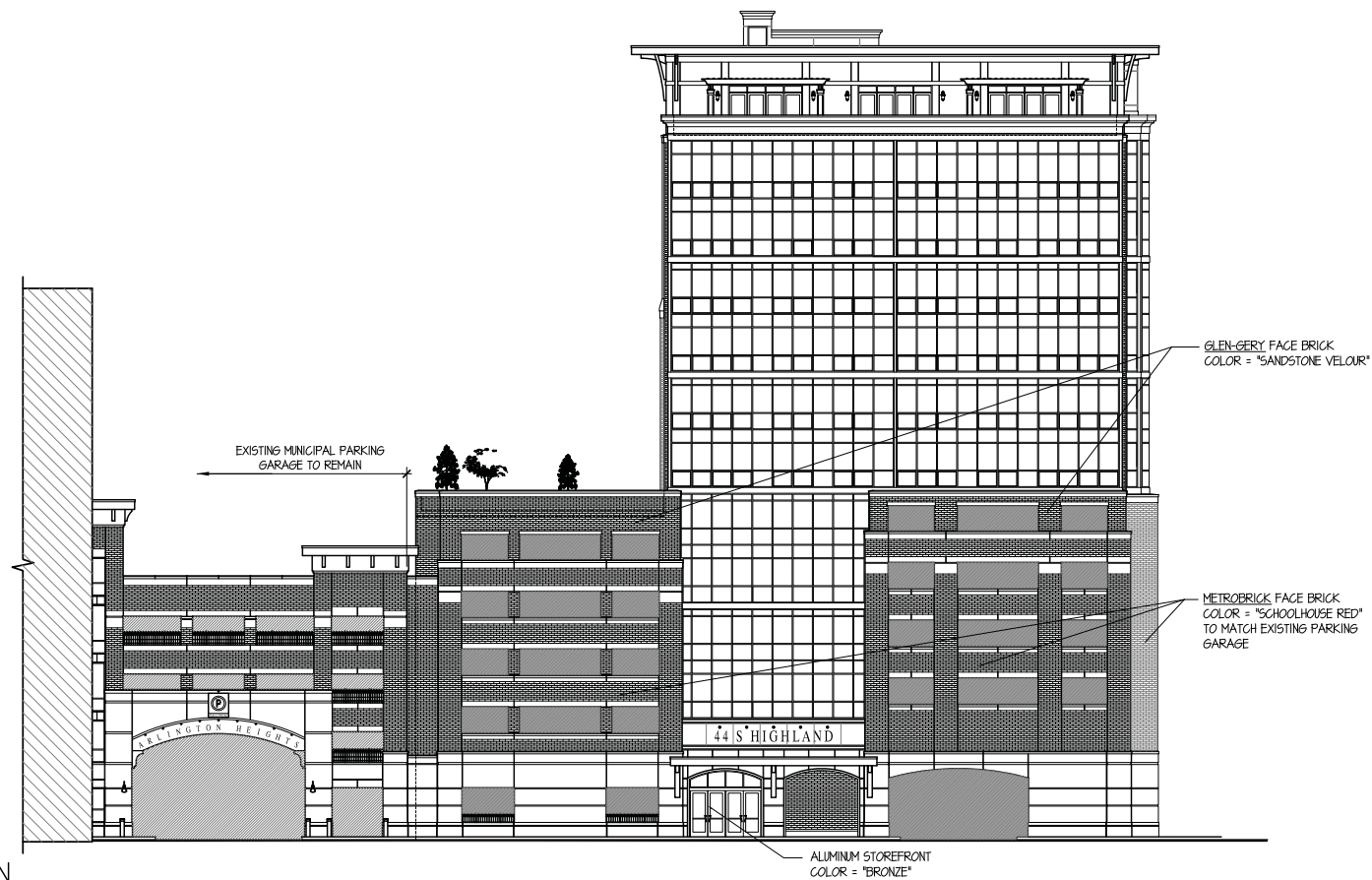
SCALE: 1" = 20'-0"

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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"

TINAGLIA ARCHITECTS+INC
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ARLINGTON HEIGHTS, IL 60004
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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

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P
DRAWN BY RDL DATE 11.13.18

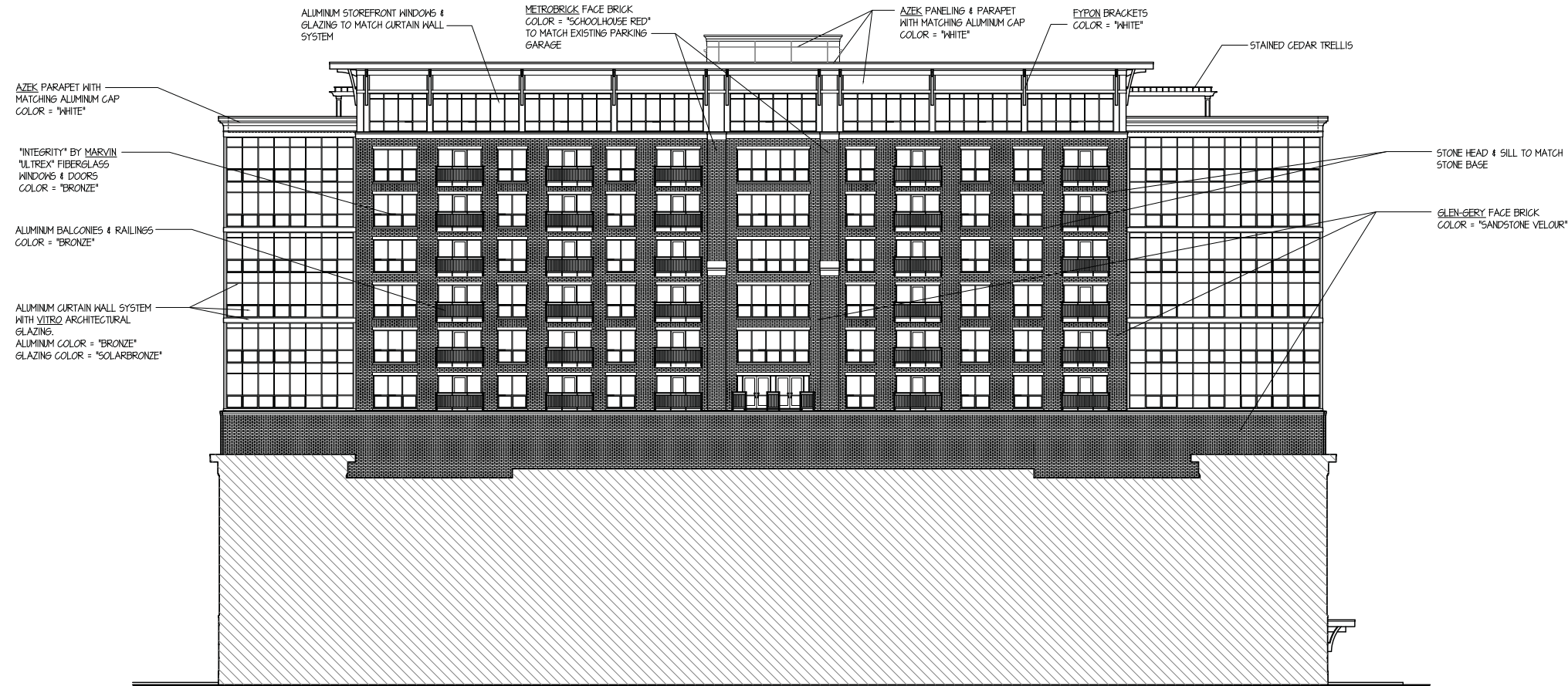
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JOB NO. 388315

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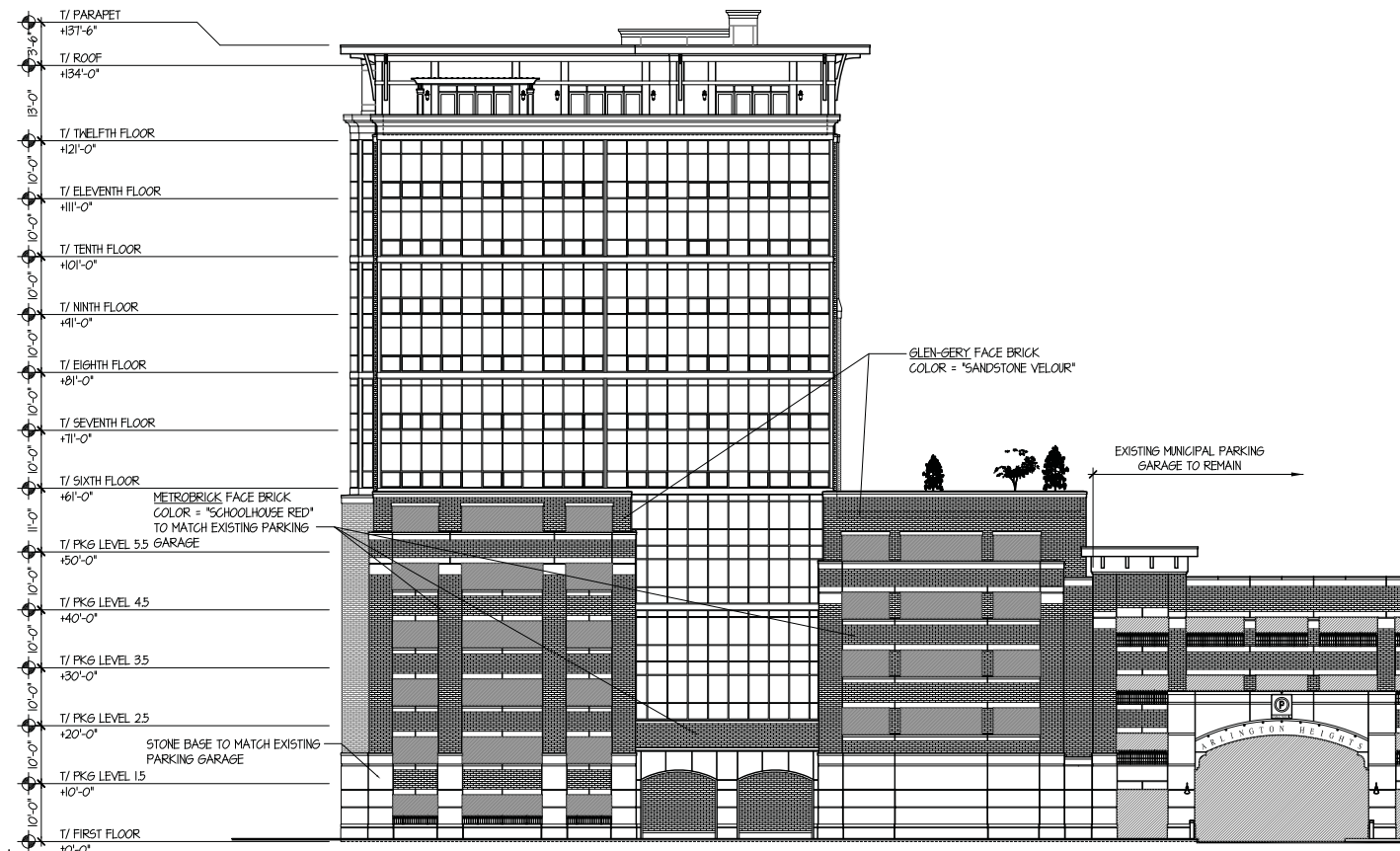
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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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ARLINGTON HEIGHTS-IL 60004
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TINAGLIA
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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

HIGHLAND BLDG.
ELEVATIONS

FILE NAME 3883-24P

DRAWN BY RDL

DATE 11.13.18

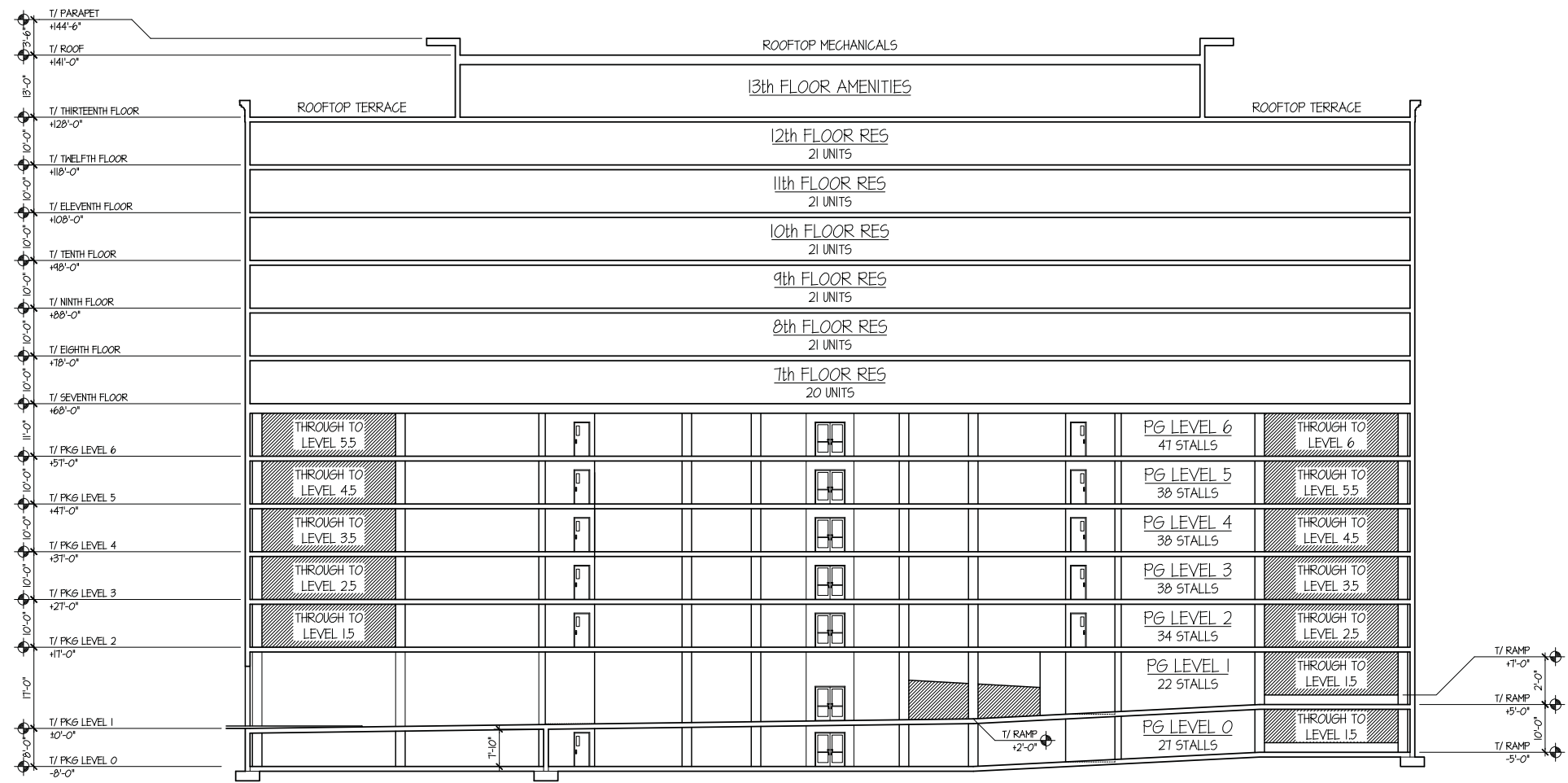
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JOB NO. 388315

SHEET NO. OF HL.3

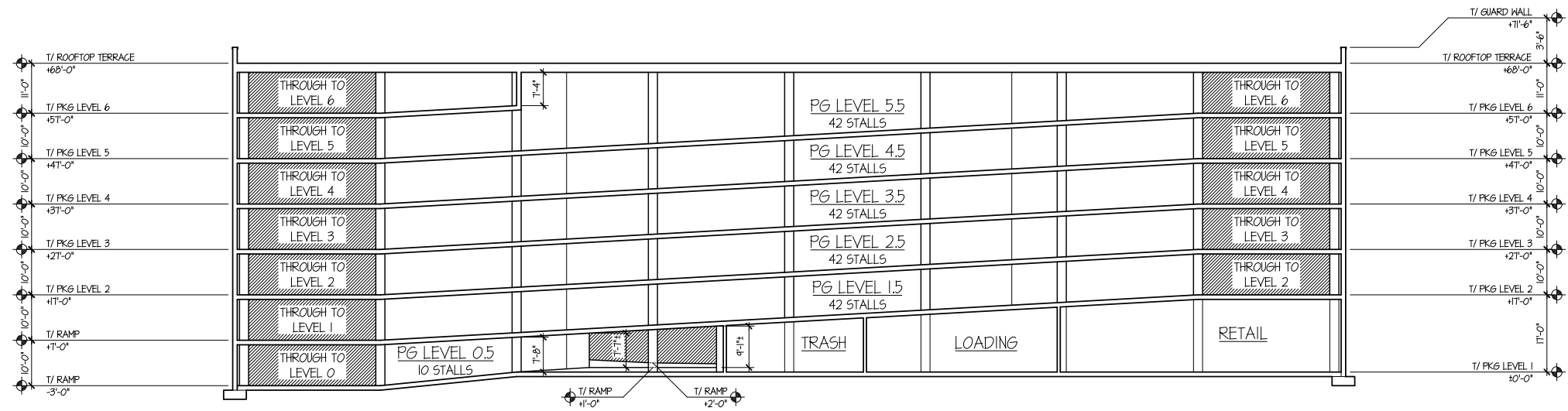
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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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"

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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

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

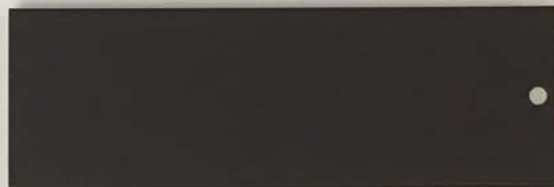
425

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"

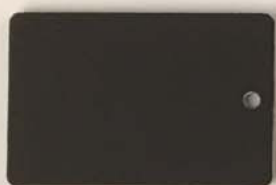


ARLINGTON

425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



ALUMINUM WINDOWS,
CURTAIN WALL & BALCONIES



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



BRICK

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.