Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 9, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 12/12/23

IV. REPORTS

V. OLD BUSINESS

A. DC#23-066 - Arlington 425-Parking Garage - 26 S. Highland Ave. / CBD Commercial

VI. NEW BUSINESS

A. DC#23-062 - 217 E. Foster St. - SF/New

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
1/9/2024

Item: Minutes - 12/12/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Minutes - 12/12/23	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 12, 2023

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	None
Also Present:	Gary Lira, Lira Associates for *208 N. Haddow Ave.* Brad Kahler, Owner of *208 N. Haddow Ave.* James A. Rhodes, Attorney with Klein, Thorpe & Jenkins, for *208 N. Haddow Ave.* Melissa Toops, OKW Architects for *Arlington 425-Parking Garage* Bruce Adreani, Norwood Builders for *Arlington 425/Campbell Building* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 28, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 28, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-059 – 208 N. Haddow Ave.

Gary Lira, representing *Lira & Associates,* Brad Kahler, the owner, and James Rhodes, attorney with *Klein, Thorpe and Jenkins*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight seeking approval to demolish an existing two-story home and detached garage to build a new two-story home with an attached two-car garage. The project does comply with the R3 zoning requirements. This property is located in the Rec Park neighborhood, and an aerial image and photos were shown for reference and context. The existing home was included in the Community Preservation report that was prepared for the Village of Arlington Heights by the School of the Art Institute back in 2004. The report was prepared in an effort to raise community awareness and promote preservation of historic character in certain neighborhoods in Arlington Heights such as the subject Rec Park neighborhood. Homes in the report are rated in order of importance as Exceptional, Notable, or Contributing. The subject house is rated as Contributing. Per the municipal code Chapter 28 Section 13.7 that outlines the Design Commission's authority, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate A) the applicant's plans achieve the purpose and intent of the Design Guidelines; B) the proposed design is compatible with the character of neighboring buildings, contributing to a favorable environment in the Village; and C) if the existing property or structure is determined not to have significant architectural, historical, aesthetic, or cultural value. If the Commission denies the issuance of the Certificate of Approval, no building permit or demolition permit will be issued on the application except by the direction of the Village Board in the event of an appeal.

Mr. Hautzinger said that the existing home appears to be in good condition and based on the surrounding properties, the home does appear to be contributing to the historic character of the neighborhood. It fits in very well with the surrounding homes. Due to the character of the existing home, Staff would encourage a renovation or expansion of this house, while maintaining its historic character, in lieu of a teardown and new construction. The site does have quite a bit of space to the side and to the rear, to accommodate what would appear to be an opportunity for a nice addition/renovation of the home.

With regards to the proposed new design, one of the purposes of the Village of Arlington Heights Single-Family Design Guidelines, is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed design has a modern aesthetic that the Design Commission should evaluate against the historic character of the neighborhood. The design has a black and white color scheme with large areas of charcoal gray panel siding, which will have a bold appearance that may be out of place in this location. The scale and massing of the proposed home fits well, but the majority of the homes in this neighborhood have detached garages, so the Design Commission should evaluate the proposal for an attached garage in this location. A design with a detached garage would be ideal or an attached garage could be further recessed back from the front of the house to diminish the appearance. Staff is requesting the Design Commission to evaluate these issues.

Those present on behalf of the petitioner introduced themselves. Mr. Lira said they received the Staff report and they obviously do not agree with all the comments in the report, and definitely agree with Staff's comment about the massing. He explained that when Mr. Kahler purchased the property, his intent was to build a home that he wanted to either sell or move into. They looked at potentially doing a renovation on the existing home, and with today's standards and everything that today's homes have, determined that was not an option. Mr. Lira said his firm has done close to 1000 additions and renovations, not all in Arlington Heights, and one of their most successful additions is the home at Haddow and Euclid that had the bones for a renovation. They did a wonderful addition and renovation on that home; however, the home being presented tonight is not that home. He said Staff's report mentions the historic nature of the home; however, in his opinion, just because a house is old, it does not make it historic, and there is no historic landmark on this house or anything in the area. Mr. Rhodes said that he reviewed the 2004 Community Preservation Report that was done by the Art Institute and referenced within the design standards and also within the Village Comprehensive Plan. Three specific criteria or standards were created in the report; Exceptional, Notable and Contributing, but the

fact of the matter is that no standards were provided with any of those criteria with respect to particular properties. The reports states that 'Exceptional' was designated for properties that the surveyors "felt", which is a quote, were eligible for the National Register of Historic Places. It did not provide any criteria as to that standard, they did not indicate what those properties in fact possess that would require them to be acceptable, and with respect to the Notable and Contributing, again, they do not provide any standards as to how they arrived at either one of those criteria based upon a particular property. Mr. Rhodes also noted that the Study did provide certain recommendations to the Village with respect to what things the Village could do, and the Village frankly has not followed any of those recommendations; it has not adopted a historic preservation ordinance, it has not adopted any conservation districts, it has not sought certified local government status from the Illinois Historic Preservation Agency; so with respect to 'Contributing', he would point out that within the area designated Area D, there have been approximately 8 properties, not including the one before you tonight, that all had a 'Contributing' designated status, all were subject to redevelopment and teardown. Therefore, this is not a situation where this is the first one within this area, there are situations with respect to other 'Contributing' properties that have in fact been torn down and redeveloped.

Commissioner Eckhardt asked about the total number of homes reviewed by the students in the report, and how many homes were designated as 'Contributing'. Mr. Rhodes said that hundreds of homes were reviewed in the report and probably the overwhelming majority of them were designated 'Contributing'; however, he did not have the report with him tonight. Commissioner Eckhardt acknowledged that the report is not an official Village report, and he questioned how much weight should be put on it, while understanding it is only a recommendation tool. Mr. Rhodes recognized there are also provisions within the Comprehensive Plan that reference historic preservation, and in a number of instances, the Comprehensive Plan indicates that the goals and policies within the provision of the Comprehensive Plan do not control the use of land unless supplemented with an active code such as a historic preservation ordinance. It is his understanding that in 2005, the Comprehensive Plan stated that the Village look at a historic preservation ordinance and perhaps put one together, and also look at potential for neighborhood conservation districts, but they decided because of financial constraints, they would not go any further with either one of those.

Mr. Lira said that addresses the criteria based on the report. As Staff said, the massing of the proposed new home is consistent with the context of the neighborhood, which is what they strive for when they design a home; they do not strive for something that is going to be an eyesore by any means. He had no further comments.

Chair Kubow asked if there was any public comment on the project and there were response from those in the audience.

PUBLIC COMMENT

Tammy Patrika, 204 N. Haddow, which is the property just to the south of the home in question. She has lived there for 37 years and she is speaking on behalf of a number of neighbors that are both here and some who could not be here tonight. She has their names and addresses, there are 14 households.

Karen Enright, 212 N. Haddow, which is the home just to the north of the home being reviewed tonight. She has lived there for 36 years and she has been a resident here since 1983, with her first home being a new home at Palatine and 53. She chose to live in the Rec Park area mainly because of its historic nature of homes, the park-like atmosphere, the mature trees, and the green space between the homes. Her home is a Sears house built in the 1920's, full of charm and history, a home that has many previous owners who stop by to share that history and stories of the home. It is these older homes and mature environment that makes Rec Park an area so charming and special and a desired place to live. The existing home at 208 N. Haddow is also a Sears home built in the 1920's, and like many homes in that area, it might be considered small by today's standards; however, it has many possibilities for renovation, other than demolition. In the years that she has lived here, she has observed first hand that the home being reviewed tonight was always well taken care of and loved, it has had two roofs put on since she has been there, the siding and gutters are only a year old, the foundation and chimney have been tuckpointed and painted, they have new historically accurate Pella windows, the mature trees were always professionally maintained, the yard and gardens were always beautiful, and the inside of the home, though not modernized, was always well taken care of. She said it is a bad precedent to

allow a home to be demolished simply because it is old and small. If this occurs, more investors will seek to demolish homes in the area, destroying the charm and history not only of this neighborhood, but of Arlington Heights itself.

Tammy Patricca thanked the Design Commission for giving them the opportunity to speak and she thanked them for the work they do to really take into consideration the neighborhoods in which questions like this come up. As Karen said, their primary concern is that this sets a new precedent for what a teardown is in their neighborhood. The Rec Park area is bordered by roughly Euclid, Northwest Highway, Arlington Heights Road, and Dryden, but the area of homes that are in the 75- to 100-year-old range is really only three blocks by five blocks in size. So every tear down they have really affects what the ambience of their neighborhood is and it has a negative effect on the aesthetic. She has also witnessed that this home has been very well taken care of over the years, and she lives in a home that is exactly the same model as this home, and was built the same year at the same time. Over the years, she has seen two other homes that are of this model in their immediate neighborhood; one is at 202 N. Belmont and one is at 15 N. Belmont. All three of those homes had two-story additions put on over the years. Speaking only to her home, which went from a three bedroom, living room, dining room, kitchen, to a ½ bath made out of the original pantry on the first floor. Her home now is 4 bedrooms, 2-1/2 baths, a family room, a finished basement with office space, laundry, and a rec room. It is the thing that modern families want. They were constrained with their addition in that they already had a first-floor family room put on their house when they moved in, and it did not have the kind of foundation that allowed them to go up two-stories. So if that had been allowable, that would have added about another 300 square feet to the home. All of this is to say that there are options and there are obvious benefits to this house not being torn down. It does contribute to the neighborhood, it does fit in, and there are many two-story additions in their neighborhood that have been made in a way that have not affected the way the neighborhood looks and feels. She presented pictures of her home and the other two homes that had additions put on them. One other concern they have about the design of the new home is that as you go up and down the street on their part of Rec Park, there is a space between all of the homes. The original homes were all placed on their individual lots to maximize privacy around the homes, but also to allow for permeable green space and mature plantings and trees. If this house comes down and a new house is built instead, it will take out four or five mature trees from the yard, and she shared a picture of that which showed which trees they are. Another thing she noticed when driving through her neighborhood was that the homes are not only positioned to give green space around, but in all but a couple of instances that she saw, there were no instances of three structures being at 13-feet apart on both sides of the middle house. And in the places where she did see that, it was a noticeable difference from the other blocks in the neighborhood. It creates kind of a wall of visual density that is not apparent in other places. And in both of those instances that she saw, it was because there was either an attached garage on one of the homes, or it was modern construction with an attached garage and a larger sideways home, rather than a home that would use the depth of the lot. That is one of the reasons that she would advocate for more space for the new home to be centered in the lot and for a detached garage, as recommended by staff. The majority of the homes in their neighborhood have a detached garage, which allows for the homes to have a little bit more space between them then and gives more continuity of character throughout the neighborhood. Also, although this is an engineering issue, she wants it to be in the record that there was a 3000 square foot home built behind 208 N. Haddow about 12 years ago, and once that happened, although everything was done to Village code, the home at 208 as well as her home have three to four inches of standing water in the backyard, and they still have a river that runs down their lot line to Haddow when there is a heavy rain. She can guarantee that if a house this size without adequate permeable space between the homes is allowed here, she will most definitely have flooding. She knows this is an Engineering thing and she will bring that up if it gets to that point, but she wants this commission to know this is an aspect that affects their neighborhood, not just for this, but also the precedent of a large home with less space between the houses. The yards of the original homes were not graded to be able to take the kind of runoff that occurs when half of the permeable space on the lot is taken up by the home and other buildings. We've talked about the major issues that we have, both with the idea of a teardown and the idea of a brand-new build of this size and in this style, and we most definitely advocate for a tasteful addition that does what the owner and investor want, and we are greatly disturbed by the idea that a home of this character, this condition, and this charm, would be considered a teardown, which will most definitely put the bar for other investor developers at a different place than it has been. She said they are not against teardowns in general, they recognize there have been many homes in their neighborhood that were either 1000 square feet or under that were not taken care of, have been neglected, even abandoned in some cases, that were appropriate teardowns, and that the homes that replaced them did add to their neighborhood. However, they do not believe that

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this home is one of those instances. This is a typical Rec Park home, with 3 bedrooms, 1-1/2 bath, living space, that is charming and welcoming to a family, and so they hope that this commission takes those things into consideration. She has a letter from a neighbor that was delivered to her today that she wants to read into the record as follows:

This is from James and Susan Wilson-Bulka who at 211 N. Haddow, which is kitty corner in front of the home in question. We resided in the Recreation Park neighborhood at 211 N Haddow Avenue since 1999. Our property is across from 208 N. Haddow Ave, the home that is proposed to be demolished. We have reviewed the November 7 Staff Design Commission report and the proposed design of the Kahler residence and disagree with the demolition of the existing home. The character of the existing property contributes to the neighborhood's historic appearance and should be preserved. The existing property is in a state where it could be renovated and expanded to maintain that character. The previous owner had mentioned that the existing home is a Sears home and there are inventory numbers on the beams in the basement. According to the design by Lira & Associates, the proposed demolition would remove three of the four mature trees standing over 40 feet that contribute to the park-like atmosphere of the neighborhood. Not only do these large trees aesthetically contribute, but they also provide shade, being west of their home, and shelter for many of the nesting and migratory birds that pass through our Village. Within the past year, the property at 216 N. Haddow had the mature trees removed, which noticeably diminished the neighborhood's atmosphere. The proposed new construction's color scheme, large dark panels and vertical siding, would conflict with the neighborhood's overall appearance. The proposed attached garage is also out of character with the predominantly detached garages in the neighborhood. The overall design may be more attractive and very well suited in an existing neighborhood with a similar aesthetic. For these reasons, we disagree with the demolition of the existing home and the new construction of the proposed building, and suggest renovation and expansion of this property to maintain the neighborhood's historic character.

Ms. Petricca said she thinks she speaks for all those people that are on her list in saying that we concur with everything that is in this letter and we ask that you take it to heart and preserve this tiny historic part of our Village. Thank you.

Commissioner Eckhardt asked the resident if she is familiar with the Art Institute study, and Ms. Petricca said she knew that it existed and that the homes on their block were part of it, but she has never seen the study itself; however, she knows that the home at 216 N. Haddow that was demolished, was not mentioned even as a Contributing home. There were homes that were left out of the study.

MaryAnn Crosby-Anderson, 728 N. Dunton Avenue. She thanked Staff and the commissioners for all their hard work and conscientious consideration that is always given; the commissioners do a great job and it is good to know that they have the future of their neighborhoods in your hands. She is also a 36-year resident of Arlington Heights. She is here tonight to request the Design Commission to deny demolition of the single-family home at 208 N. Haddow and to lend support to the immediate neighbors of the home. She agrees with Staff's suggestion to renovate the existing home in a manner that fits the historic aesthetic of the neighborhood. While she lives about seven blocks from the subject property, they have spent many thousands of hours in the subject property's neighborhood. Their children were lifeguards and swim instructors at Rec Park, and her husband swims about 5 times a week at Rec Park. From an architectural standpoint, they chose to live in the center of Arlington Heights because of its rich architecture. She knows from conversations with newer Arlington Heights residents, that buyers and investors are attracted to the older areas of central Arlington Heights for the same reason; they like the older atmosphere, the older aesthetic. A friend of hers has said that if they wanted to live in a new construction cookie counter house, they would move to Hoffman Estates. The Rec Park area is the first exposure of Arlington Heights that many non-residents have. Over the summer, during Frontier Days, the 4th of July parade ends there; it's an image that many people who are first coming to Arlington Heights and maybe want to spend money there or buy a home there see. She brought a thumb drive to present 4 images tonight; the section of the Municipal Code that Staff mentioned that states that for demolition in residential zoning districts, design review is required; and then A: the proposed redevelopment has to be in character with the neighborhood and meet the criteria of the Design Guidelines, and the proposed redevelopment must not will not adversely affect the neighborhood. Next is Section 13.7, B: the proposed design is compatible with the character of neighboring buildings contributing to its favorable environment in the Village, and C: the existing property or structure is determined to not have significant architectural, historical, aesthetic, or cultural value. That is a determining factor

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in whether or not the Design Commission decide to allow this home to be demolished, and she thinks we have already heard from the neighbors that they feel that this property has significant architectural, historical, aesthetic or cultural value. That statement does not say it has to have all 4. So she said that in spending a lot of time in that area and knowing Karen's house and the people who live around there, that there is a certain aesthetic in that area, there is a certain older aesthetic, and she has not been in the subject property, but knows people who have, and she understands that it is a beautiful home, and it is a Sears home. She spent a lot of time reading up on Sears homes and for her it was a phenomenon to know how they are really coveted by a lot of people. She felt that this is a factor that should be considered. The next two images are slides of homes in her neighborhood that is seven blocks away. These two homes were in terrible shape, and they were renovated and added on to and they are now show pieces in their neighborhood. They are both 100 plus years old homes and they are very valuable now and they are absolutely stunning. She said what you have is a situation where it's 100% possible to show this home some love, renovate it and make it beautiful. Not every old house needs to be destroyed. She said that there were 517 homes included in the survey that was done by the Art Institute, and the percentage that have been demolished include a small number of homes in all three categories. The report also includes a fourth category called 'Unrated'. She understands it is possible that the study could be redone, which would be wonderful, and she encouraged anybody who has any influence in getting that done, to get that done, but once again, she really hopes that this commission gives some consideration to taking Staff's suggestion of renovation rather than demolition. Thank you.

Sarah McKinney, 203 W. Fremont. She is not in the immediate neighborhood of this home, but she does live in a historic home and in a historic neighborhood in Arlington Heights. She has long been concerned about how we as a Village think about preserving our historic homes and neighborhoods. She has noticed our Village Staff is starting to question teardowns and she sees them reflecting back on the Municipal Code already in place to help guide these decisions, and she is so glad; she is really happy to see Staff encouraging the renovation of expansion for this home. She recognizes that change is really the only constant in our world, what is desired in a home has definitely changed over time, that is so understandable. But she felt there is a way to accommodate for this change and still preserve some of this history that contributes to the character of our town. These are solvable design challenges; it does not take completely tearing down and rebuilding. Thank you.

Myles Whitebloom, 203 N. Haddow Ave. Every time he looks out his front window, he sees the home at 208 N. Haddow, and it is a beautiful house. He has been in his home for 21 years, and when he first drove through this neighborhood looking to buy a home, he saw the beautiful Rec Park building and the surrounding homes that are all well maintained and beautiful. They all take pride in their homes, and the homes all have good bones. The home next to his at 207 N. Haddow did a major addition 25 years ago and it still looks phenomenal today. So to take a home like this and knock it down, that cost and the cost to build a new home would make it an amazing place without a doubt, but hopefully the house will remain. From a design standpoint for the new home, the vertical design just does not fit; put some horizontal siding on that, it would be a lot better, and set the garage back 10-feet, some easy fixes, if it came to that, which obviously a detached garage would be most ideal. The vertical pattern is not a 100-year-old house, it does not have that look to it. At a minimum, those are some of his thoughts. It all goes back to when he first drove down that block and if the homes were all like this; the whole precedent of the new home and then suddenly we have a whole row of those, like up on Beverly, north, and other places in town. That is not the Rec Park that we know. This could be the first domino and we would all hate to see that. Thanks for your time.

Chair Kubow closed the public comment portion of the meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked the residents for being here tonight and for supporting the Village and saying what they believe in. It helps the commissioners. She also thanked the petitioners for presenting a well thought out design for the new home. Although the survey that was done by the School of the Art Institute of Chicago may not be 'official', it was adopted by the Village of Arlington Heights and is referred to in Village code. The task of this commission is to make sure that new homes or additions are compatible and do not alter the neighborhood, and since 2003, this commission is also tasked with giving a demo permit. Most homes that are proposed to be torn down do not have contributing characteristics that give it historical, aesthetic, or cultural value of significance in the area. However, it recently happened that this commission denied a teardown

because of the historical value of the existing home. Commissioner Kingsley said that the existing home is a four square, with only about four or five homes in the four to five block area of Rec Park, and the fact that this home would be torn down is sad. She felt it would alter the character of the neighborhood because the neighborhood in this case is really only four homes long. It is an 8-house block, 4 on one side and 4 on the other side, which is unique to this area. There was a home that was torn down in the last few years at the northwest corner of the block, and that home was smaller and fell into disrepair and was empty. So now there are only 7 houses, and with this teardown there will only be 6 homes left. In her opinion, it means that the new design needs to fit in massing, whether it is a renovation or a new house; it needs to fit in massing with the rhythm of the street, with the greenery of the trees that are already there, the coloring, the height, the porch, the materials.

To that point, Commissioner Kingsley said that. Because of the attached garage, it is the maximum that code allows, it is pretty much maxed out on FAR, it is maxed out on building lot coverage, and it is pretty much maxed out on impervious service. The new home meets code, it is not too tall, but there are elements of it that to her do not fit in with the rest of the neighborhood. The fact that the front porch sticks out and is not the full length, the fact that it is not quite as tall, the rhythm of the fenestration on the second floor, it does not really fit in with this neighborhood. Just the size of the glass, the muntins, and that kind of thing. She felt the colors could be better for the neighborhood; the white with gray portions of black fascia and black fascia will definitely stand out, and on this block on that particular side of the street, all the homes have a detached garage. The home being proposed for the end of the block that was approved, had a detached garage, and she felt a detached garage for the new home was better. Commissioner Kingsley also said that the railing over the front porch is something that fits in with the neighborhood. She also questioned the lighting on the front of the home; this should be looked at more closely to make sure that they are not too bright, it is very different than any of the homes in the neighborhood having that many lights on the front of the home. Lastly, she asked about the material on the base of the porch, both on the front and the back. Mr. Lira said that thin brick is proposed on the base of the porch, a dark charcoal color to match the roof, fascia, windows and garage door.

Commissioner Eckhardt said that if the owner decided to put an addition on the home instead, it could be similar in mass to the new home proposed. Every homeowner has the right to build a home to the current building codes, and this new home meets all R-3 zoning requirements, with no variances needed; however, he acknowledged that the setbacks on both sides of the new home are at the minimum. Commissioner Eckhardt said that he sometimes struggles with the charge of this commission to determine whether a new home or addition is compatible with the character of a neighborhood, and in this case, he would argue that this particular block of Haddow does have strong character, with a lot of white homes there. He felt that a white house would absolutely fit here, and a white house with a dark roof would fit here; however, he was concerned about the very dark fascia color at prime areas, which is a little out of character, so much so that he could not support that fenestration. He appreciated modern homes, but in order to determine compatibility, this commission can deny a design they feel is not compatible, or deny the demolition of an existing home; the Village code allows this commission to do that. He said the exterior elevations and materials being proposed for the new home need to be modified, and his biggest concern is with the gray stripes on all the elevations, and the use of dark fascia at prime areas.

Commissioner Seyer thanked the residents for attending tonight, the commissioners appreciate the input even though they may not always agree. This is a wonderful neighborhood and he loves this area where the home is and he felt the home is nice. However, if the commissioners say the home cannot be torn down just because of its age, then a lot of home values will go down, which he felt would set a bad precedent. It is really expensive to modify one of these homes that was built that long ago; the materials are totally different, and the materials are not friendly to more sustainable energy efficient homes. Because the home is older does not mean it has to be saved. Therefore, unless a home is noted as 'Exceptional', he will be in favor of allowing a new home to be built here. With that, Commissioner Seyer said the new home does not fit in at all; it is a modern farmhouse, which is nice, but this commission has seen so many of these that it will become an entire Village of modern farmhouses, and he felt it just did not fit at all. He said that a colored image would go a long way for a site like this that has this kind of neighborhood characteristic, and will help everyone feel good about it and make it feel like it is more contributing to the neighborhood characteristic, but only architects can read 2D black and white drawings. He also felt that the real starkness of the design is too different from

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what is seen in the immediate context. This commission approved the home at 947 N. Haddow that has a similar vertical siding and black and white color; however, in his opinion, we cannot keep doing these modern farm homes. Aesthetically, he would say no to the design for the new home, he would like to see it modified with staff's comments to the degree that it can be. He said the new home did not have to have a detached garage, but the design should be modified to fit in better. The existing home did not have to be saved because it is old. He was in favor of a new home here, just not the way it is designed right now.

Commissioner Fitzgerald asked if the owner is building this home to live in or to sell, and Mr. Kahler said he is the owner of the existing home but does not currently live there. He is undecided if he will sell his current home to live in this new home. Commissioner Fitzgerald said that he and his family have lived in five homes and rehabbed all of them, giving a lot of value to the homes and retaining their old character. When he first saw this project, he thought about the potential of rehabbing the existing home, and his second thought was that it is a beautiful new home, but not here. It is too modern, and will look like a home that was built in the 2020's. He had no problem with the white color or the black windows being proposed, but felt the architectural details on the sides of the home are almost being rude to the neighbors, with what they will have to see outside their windows. There is nothing being done there to be a good neighbor. He liked the idea of the front porch, and he was okay with an attached garage because of the other attached garages in the neighborhood in general, but it would have to be recessed and played down in order for him to feel that this home would fit in. He had no further comments.

Chair Kubow said that a lot has been said tonight and he agrees with bits and components of the other commissioners' comments. Although he would personally live in this new home and is a huge fan of it, he agreed with the other commissioners that it does not fit in with this location. He could potentially be on board with the demolition here, if the new design has a more contextual feel towards that specific component, adjacent to Rec Park it would have to really fit in for him to support the demolition of the existing home. He felt the design does not fit in well with this specific, small, neighborhood.

In response to the neighbors' comments, Mr. Lira said that Lira & Associates does a lot of renovation and addition work, with the majority of their projects being renovations, not new homes. They do not do a lot of work with builders, but rather with people who are building homes for themselves, or renovating their existing homes, so he completely and totally understands and appreciates where these comments are coming from. In regards to the existing home, a couple of comments that came up were 'materials and contributing factors'. He said Mr. Kahler did his due diligence and provided the staff report and minutes from the Design Commission review of the corner home at 216 N. Haddow, which he believes Commissioner Kingsley was the architect for. The staff report and minutes state that the petitioner is proposing to demolish an existing 1 & 1/2-story house at that location, which was noted as 'Contributing', and that home was proposing board and batten siding. That home was approved unanimously by the Design Commission. He said that Mr. Kahler also put together a map of attached and detached garages in the neighborhood.

Commissioner Eckhardt interrupted and asked Mr. Lira if he was saying that the home at 216 N. Haddow was a similar design and compatible with the design being presented tonight for the home at 208 N. Haddow, and Mr. Lira replied that he is saying that the home at 216 N. Haddow also has vertical siding. Commissioner Eckhardt said that the corner home being referenced by Mr. Lira is nothing like what is being reviewed tonight, they are two different homes, and Mr. Lira agreed. Commissioner Kingsley pointed out that the design for 216 N. Haddow does have vertical board and batten, but it is all on the second-floor, and the first-floor is all horizontal lap siding with a secondary component on the second-floor. She said that that home was 'Contributing' and might have been torn down prior to the Design Commission review, but that home was not quite a 1 & 1/2-story home, it was in disrepair, and there were maybe 3 owners prior that tried to renovate it and it was in very bad shape. She said that you cannot compare the home being reviewed tonight with that corner home. Mr. Lira said he is only comparing contributing factors, he had not seen a picture of it. Commissioner Fitzgerald said he actually went through the home at 216 N. Haddow and it was so rotten through that there was absolutely no saving that home. So in terms of a teardown, that was not in question for that home. Mr. Lira said he did not go through that home and he was only going through the contributing factors based on the staff report for that corner home. He said that the proposed garage is set back 8 ½-feet from the front porch. He showed some other examples in neighborhoods; a home at 836 N. Dunton Ave. that was approved in

2019 that has a 2-car attached garage, and the adjacent five homes to it all have detached garages. He said that the garage on the home at 208 N. Haddow will co-exist with the home a lot better than this. He referenced another example of a new home on N. Highland that was approved where the garage is up front and attached, and the neighboring homes all have detached garages. Commissioner Kingsley commented that the home approved in 2019 at 836 N. Dunton is on a corner and it faces the cross street there, so it still has a front of the home, it's not just the garage. Mr. Lira said his point is that that home was built with an attached garage flush, and there is a detached garage to the south of it, and a detached garage across the street. Commissioner Eckhardt acknowledged the examples being presented and said there is an argument that can be made that attached garages are the 2023 kind of a home, but looking at the attached garage home in the context of the street on Haddow, with a bunch of detached garages, pushing that garage back 8 or 10-feet from the wall of the house, not just from the porch, is going to make the front elevation look in scale to the rest of the homes. He felt that is the kind of criteria this commission is looking for. He did not want to discourage anyone from building a home or anyone from putting an addition on their home that will not be usable in today's world. Commissioner Eckhardt said this street is pretty significant, and he is going to support a redesign of the new home because it has to be designed to fit in with this street.

Commissioner Seyer said the petitioner is getting a taste of where the commissioners are at with respect to the project. He reiterated that he is not against the demolition of the existing home and realizes that is not what many of those here tonight wants to hear. If the existing home is going to be demolished, then the new home replacing it needs to be much more compatible. He felt the design is just not there yet, some of the materials are really bold and their contrasting layout. Commissioner Seyer encouraged the petitioner to design a home that everyone can be proud of, and that the neighborhood also embraces; be a good neighbor, and work with the neighbors and try to come back with a better design that is more compatible.

Mr. Lira said that with all due respect, he understood the comments, but he is hearing from the neighbors that they do not want a teardown. Commissioner Seyer reiterated that he is going to be in favor of a teardown to build a nicer, newer home here, but it needs to fit and the new home being reviewed tonight pops out in a negative way with regards to the materials, the color scheme for sure, and the massing. The home kind of wants to be a modern home, but then it kind of wants to be historic, with the railing above the front porch that does not quite have a perfect embracing of a certain style, which he felt could be improved and be something that fits in. He acknowledged that these are subjective opinions, but that is his opinion.

Options were discussed at this time. Chair Kubow said if there is a continuance tonight there should be a timeframe within that continuance, and the question is whether the petitioner will be able to design within that timeframe to come back to this commission. Mr. Lira said he needed to discuss that with his client, and he asked what the timeframe would be. Commissioner Eckhardt did not want to slow down the process but it appeared that the current design would not receive a favorable vote tonight, and the petitioner would then have the option to go forward to the Village Board. He encouraged the petitioner to consider the comments given tonight. Mr. Lira said that he needs to work with his client on what the next steps will be.

Mr. Hautzinger said it appears that there are 2 issues tonight; the first being how the Design Commission feels about the proposed demolition of the existing home, and then depending on the outcome of that, the second issue would be how the commission feels about the current design being proposed for the new home. Continuing the project to have the petitioner work on improvements to the proposed design, only to get denied because the commission does not support demolition of the existing home, would be a waste of everyone's time. He was not clear on where the Design Commission stood in regards to approving demolition.

Commissioner Eckhardt said the teardown of a home is necessary when this commission sees a new home that they like so much and there are overwhelming reasons to tear it down, such as the home is falling apart, which this home is not, and no one has come forward with information that the home is dangerous and unbuildable. Giving this petitioner permission to demolish the home without an approved design is creating a dangerous precedent, which he was against doing.

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Mr. Hautzinger reiterated that Commissioner Eckhardt indicated that if the replacement home was nice enough, designed well enough to fit in this location, then he could be in favor of teardown, but he needs to see that design before he can make a decision on demolition of the existing home. Commissioner Eckhardt agreed. Commissioner Seyer also agreed and said he would be in favor of demolition if the new home is an improvement on the existing context. Chair Kubow agreed with both Commissioners Seyer and Eckhardt. Commissioner Fitzgerald said it would be sad if the existing home is torn down, but he would vote the way the other commissioners have indicated. Mr. Hautzinger said that he wants the petitioner to be clear on where the commissioners stand at this point, so he knows how to move forward from here.

Mr. Kahler asked when the next Design Commission meeting will be and Mr. Hautzinger said January 9, 2024.

A member of the audience said that if this commission moves forward with the new home, the neighborhood would most likely have more things to say about what the new design looks like. They concur with many of the things that the commissioners are saying, but they came in with the primary thought of not allowing the home to be torn down; however, their secondary concern is that they still care about what is going to be put in place of it. She asked if there will be an opportunity for them to review the design again, regardless of how things proceed. Chair Kubow said absolutely, if the project is continued tonight, there will be another Design Commission meeting for the public to comment about the project. Commissioner Eckhardt said it is important to try to get some consensus and try to get some agreement from at least the adjacent neighbors. If he makes a motion tonight, he is going to ask that the petitioner use his best efforts to reach out to the community, have a meeting, have some presentations, get some more feedback, and try to come up with productive direction, but keep in mind that the homeowner has the right to do what he is asking to do, with approval from this commission.

Mr. Lira and the owner stepped out of the room for a brief conversation.

Myles Whitebloom, 203 N. Haddow Ave. He said that the chances of the house being knocked down are pretty good, but from a design standpoint, the whole neighborly thing would be great. The neighbors have all seen some beautiful homes that Mr. Lira has created, but this is not one of them, and he needs to hear that. There are a lot of them around town, but Haddow is no place for it. The south elevation wall is unacceptable, there is no reason for that height on that wall, it could be brought down, and the north elevation looks more like a bungalow, and there is no reason not to match it on this side, more of a bungalow look versus that. Also, the grey on those vertical slats is like a prison, he did not know about that until the commissioners started talking about that.

Commissioner Eckhardt said these comments should not be made without the petitioner in the room.

Mr. Lira and Mr. Kahler re-entered the meeting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF 208 N. HADDOW AVENUE (DC#23-059), TO ALLOW THE PETITIONER TO RESPOND TO THE FOLLOWING:

1. THE COMMISSIONER'S COMMENTS ABOUT THE MASSING, THE COLORATION, DETAILS, AND ESPECIALLY THE COMPATIBILITY OF THIS HOME ON HADDOW.
2. A REQUIREMENT THAT THE PETITIONER PROVIDE A COLOR RENDERED ELEVATION IF THERE IS A DRASTIC COLORATION MOTIF.
3. A RECOMMENDATION THAT THE PETITIONER SET UP A BRIEF PRESENTATION OF THE FINAL DESIGN WITH STAFF.

Commissioner Kingsley said the motion is a synopsis of comments made by the commissioners, it is not just the three items in the motion. Mr. Lira understood. Commissioner Kingsley asked about a date specific for the continuation, and Mr. Hautzinger explained the options of leaving the meeting date open versus a date specific, with regards to sign posting notifications. Mr. Lira asked for a continuation to January 9, 2024, and said that if they are not

able to meet that timeframe due to the holidays, he will advise Staff. Mr. Hautzinger advised that in order to be on the January 9 agenda, the revised plans need to be submitted to staff by the end of this week. Mr. Lira preferred to meet on January 23.

Commissioner Seyer appreciated how hard it is to design a home where a client is happy, but a home cannot be designed by committee, and it is impossible to make the entire neighborhood happy with the design. The character of the homes in the neighborhood should not prevent someone from designing or building a home; however, having something to influence the design to make it compatible is great. He wanted the petitioner to know that this commission does not expect the petitioner to get everyone's approval before coming back to this commission, and it is up to the petitioner about how they want to engage the neighborhood. He was confident the petitioner could solve it, and to try to address the issues that were raised. Mr. Lira appreciated the comments.

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

4. THAT THE PROJECT BE CONTINUED TO THE DESIGN COMMISSION MEETING ON JANUARY 23, 2024.

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

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ITEM 2. CBD COMMERCIAL REVIEW

DC#23-066 – Arlington 425–Parking Garage – 44 S. Highland Ave.

Melissa Toops, *OKW Architects*, and Bruce Adreani, representing *Norwood Builders*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here seeking approval of design revisions to a previously approved new parking garage in the Downtown. The Arlington 425 project received Design Commission approval on March 30, 2021, and zoning approval on May 3, 2021 per Ordinance 21-013. At that time, three buildings were reviewed and approved: a five-story multi-family residential building facing Chestnut Avenue, a ten-story multi-family residential building facing Campbell Street, and a new parking garage abutting the existing municipal garage. Two versions of the parking garage, four-stories and five-stories, were reviewed and approved. At that time, the petitioner was proposing to build the four-story garage as Phase 1, with an option to expand the garage with a fifth story if needed.

At this time, the petitioner has made changes to the parking garage plans and exterior design. A detailed review of the revised garage plans has not yet been completed to verify zoning compliance, but it appears that the plans are substantially compliant with the approved 2021 plans, therefore not requiring an amendment to the PUD. If it is determined that a PUD amendment is required, then public notification will be required prior to a meeting with the Plan Commission. If it is confirmed that PUD amendment is not required, then the proposed exterior design changes will only require Design Commission approval, and the Village Board would not review the exterior design unless the petitioner were to appeal the Design Commission's determination. The focus tonight will be on the architecture of the parking garage, which is the Design Commission's purview.

Mr. Hautzinger presented renderings from the 2021 approval, with a view looking southeast, a view looking northeast, including the future Chestnut building. He also presented renderings of the proposed design being reviewed tonight, with a summary of the main changes:

- The body of the parking garage is proposed to be changed from a highly detailed architectural grade precast concrete with brick exterior and decorative metal railings, to a simplified painted precast concrete structure. The current design is proposed to be painted precast concrete, in lieu of the 2021 approval which was designed to match the existing garage with the same materials and colors.
- The stair and elevator towers are also being revised. In general, they are maintaining the same architectural materials and detailing as the existing garage, but the design approved in 2021 had more decorative curtain wall features, which are now being simplified with a more simple row of stacked windows on the elevations of the stair towers. Additionally, the detailing at the top of each stair tower is only shown on the two exterior walls, where the existing stair towers have cornice and brick detailing wrapping all four sides.
- The north garage elevation has been changed from either a four or five-story design, to a split four and five-story design.
- An enclosed bike room, sprinkler room, and dog wash have been added with plain painted precast concrete exterior walls.
- The pedestrian bridge has been omitted.
- An exterior generator on grade with metal fence screening has been added to the plans, which is located next to the stair tower.

Mr. Hautzinger said that Staff supports the development team's efforts to move this important development forward. However, overall, the proposed revised parking garage design with painted precast concrete panels is a downgrade from the previously approved 2021 design, which included an architectural grade precast concrete with brick exterior and decorative metal railings throughout to match the existing municipal garage. The proposed painted precast concrete panels on the body of the garage are intended to match the north and south walls of the existing municipal garage. However, the original precast concrete municipal garage was built in the mid 1980's. By the early 2000's, the

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appearance of the garage was looking dated, and the capacity of the garage was becoming inadequate. A complete renovation and expansion of the garage was then completed, including new updated decorative architectural precast concrete walls with brick veneer, decorative metal railings, and highly detailed stair towers on the east and west ends of the structure. The north and south walls from the original 1980's structure remain, but they were painted to match the colors of the new architectural precast concrete and brick facades. In regards to the current development, Staff does not agree with matching the old, dated portion of the original 1980's municipal garage. The existing painted precast concrete walls require significant maintenance to maintain the painted finish. If the design of the new garage is intended to match the existing municipal garage, then it should match the new updated decorative brick façades with architectural grade precast concrete walls.

Additionally, the massing of the north elevation looks very awkward with a partial fifth floor, and the massing of the south stair tower is awkwardly narrow. The revised simplified stair tower designs need to be evaluated by the Design Commission, but the proposed two-sided design at the top floor is unacceptable.

Staff recommends the proposed parking garage design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:

- Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.
- A full five-story façade on the north elevation
- Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.
- The exterior walls of the bike room, sprinkler room, and dog wash require further design development.

Staff is open to creative solutions for comparable but less expensive design solutions on portions of the garage, such as possibly on the west elevation, which will have limited visibility once the Chestnut building is completed. However, if a simpler west facade is approved, then an interim landscape plan should be required including large trees to soften the appearance of the garage wall until such time that the Chestnut building is completed. Finally, in regards to screening the new exterior generator, the proposed location of the generator is highly visible from the internal circular driveway. The proposed black metal fence enclosure has a poor appearance. It is recommended that the metal fence enclosure be replaced with a brick wall to match the design and detailing of the garage, to be adequately tall to fully screen the generator.

In summary, Staff would recommend that the garage be revised to more closely match the existing municipal garage and the previously approved 2021 design, using architectural precast concrete with brick veneer and decorative railings in lieu of painted precast, a full five-story facade on the north, appropriately proportioned and detailed stair towers including four-sided detailing at the top. The southwest stair tower has a very awkward, narrow proportion, and the visibility of that stair tower should be taken into consideration. The exterior walls of the new rooms at the corners of the garage should have further design development since they are at street level. Lastly, given the high visibility location of the fence around the generator, a brick wall should be considered to match the garage.

Based on the concerns from Staff and the extensive change from the original approved design, Staff recommends the Design Commission require revisions and re-review the project.

Melissa Toops thanked Staff for their summary of the project. She clarified that the roof plan is noted incorrectly; the cornice around the stair and elevator towers is intended to go all the way around. She gave a slide presentation and said the garage fundamentally has not changed. There are now some accessory spaces on the first-floor, which ultimately this garage was always going to need but was not previously shown, the typical levels fundamentally have not changed much, and the cornice does in fact wrap around as suggested. Part of looking at this garage again is that they want to complement the existing Vail garage, without competing with it. When they walked the site and looked at the architecture, there was a sense of arrival in the portals for the public parking garage, and the previous design competed with that, in her opinion. The painted precast precedent that was talked about does march around the south end of the existing Vail Avenue garage. She showed a view to the south of the townhomes that did not quite exist at

the time of the previous approval, and the difference between the two materials on the south end of the garage. She felt it was important to understand what is really being seen; the garage on the 425 side is going to be fully internal with the two new projects that will be buffering it from the street itself, so technically it has no street facade, but what is seen from the public street will be in this current proposal, the masonry Vail St. entrance flanked by the painted precast as currently designed. She welcomed any questions at this time. Mr. Adreani asked if the commissioners want to go through each item separately.

Chair Kubow said he would ask for public comment and then the commissioners' comments, before going back for discussion with the petitioner.

PUBLIC COMMENT

Jerry Schiffman, 1 S. Highland Ave. He lives across the street from the existing parking garage where the existing painted precast is falling apart, crumbling, and the paint does not match. Painted precast is not the way to go, the brick veneer is so much more beautiful. He lives in a brick building and all the buildings around it are brick. To bring down the cost of this project to make it look worse, to him is not a value add. When entering the garage, he would rather see the entire new section to the left. We do not want to go backwards in our Village, we want to go forward, we want to go with these nice design changes and improvements that have been made. The massive size of the columns where the stairwells and elevators look so much nicer, and to start making things smaller and skinnier does not look in proportion to what you are looking at there. His preference is to see a continuation of a brand-new garage, rather than look at a brand-new garage flighted by two old garages. That visually does not make sense to him. He also said that upkeep has not been talked about, and those brick walls still look like they are almost brand new, as opposed to the old pre-cast that is cracked, chipped, faded, and does not anywhere match the color of the current bricks. At some point there will be maintenance issues and he asked who will manage that part of the development. If there is no money, then we will be looking at something like this for several years to come. As far as the west elevation, he understands that it may be covered at some point, and the question is may be, because he asked that question about the building itself at the last meeting; if all three buildings were going to be built at the same time and he was told that it is a five-year window. He asked what will happen in the fifth year when it is still not built; we will be stuck with a garage that does not look very nice from the west if that building is not built. We need to assume at this point that this project needs to be complete in itself, and be representative of our town in good condition, so we do not get stuck with something afterwards where there is now an empty corner and we are looking at ugly garage.

The commissioners summarized their comments. Commissioner Fitzgerald said this commission agreed on a whole community campus area here years ago, everything was beautiful and everything worked together, and he felt the original design should be kept. He agreed with Staff's comments that the towers should look like the previously approved design. This is going to be a walkable community not just for people living here, but for people walking through the garage that will see the details. He agreed with the resident's comment that this needs to be a stand-alone garage, because if the Chestnut building never gets built, the parking garage still needs to be great and because of the importance of this project and the location downtown, he did not want it to just have a couple of trees in the front. Commissioner Fitzgerald said he was sad when he saw this revised design, it is just heartbreaking from where the design started and from what was previously approved as a complete concept for the entire block, to what is being presented tonight. He did not like any part of it.

Commissioner Eckhardt said that there is really no comparison between what was previously approved and what is being shown tonight, they are completely different buildings. He was okay with considering an alternative to the original design, but so many of the things that were achieved in the original design that had continuity between the existing and the new garage making it look like one, are now missing. When he looks at the rendering and how the new garage meets the existing garage, it looks like the panels are slamming into an elevation full of charm and detail, with something that is simpler. The exhibit being shown is not a fair exhibit to the design because the rendering shows framing that is architectural and it shows a little parapet wall, and it is indicating a much larger space than what is being shown. The lines of the buff color sill pieces are not coming through. Looking at the middle portion, if it was a thin brick or something other than the painted flat panel there, it could become acceptable. He was concerned about the west elevation and he referred to the site plan that shows a proposed open space between the two buildings; this building

will have exposure and residents walking around in there will see that. Commissioner Eckhardt said this is important and needs attention. He completely agreed with Staff that noble materials should be used, with thin brick being an option, and he commented that there are some pre-casters that can fabricate very realistic form liners with brick material. He has seen some done beautifully. He said the revised design is close, but it needs to be more respectful of the neighboring parking garage. The garage will be here a long time and it needs a little muscle to bring it up. He understood that economics are tough, but he did not support the painted precast and flat panels being proposed; there has to be some design in this parking garage. He was not ready to approve the design tonight.

Commissioner Kingsley concurred with the other commissioners. She felt that simplifying the elevations and eliminating the breakdown of the facade where there were previously more columns and more verticality along the length of it helped tremendously. When the towers are one material and the rest of the building is another, it just screams that the attention is being given to the corners of the building; all the materials should match. She strongly agreed that the west elevation is an important elevation, now and in the future, because it is going to be a public place. Commissioner Kingsley also said that although this garage is not connecting to the Village tower and is just abutting up to it, she liked the previous approved design where it continued all the way to the east.

Commissioner Seyer agreed with the other commissioners; he is confused about why the design has changed when it was already approved, and the approved design looks so much better, it did not compete, it matched the existing. The previous garage design did its very best to not look like a garage and did its best to maintain the natural ventilation. It blended in with the community and the context, and now it looks like a garage. He could not even face himself if he said yes to this new design. This is VE (value engineering) to the extreme and he could not in good conscience support it. His preference is to get back to the previous design as close as possible, without making it look like a garage.

Chair Kubow agreed with the other commissioners. First and foremost, he said that seeing this project again tonight and the possibility that it is coming to fruition is exciting. The Village desperately needs housing, density, additional parking, and he wants to do everything he can to make this successful here; however, he agreed that this design feels like a value engineered version of the previous design, and it is just too stripped down. He asked the petitioner go back to what was previously approved, which is the ideal scenario, or find some middle ground that is still cost effective.

Mr. Adreani thanked the commissioners that were here a few weeks ago for the vote that was had on the Campbell building, and for their comments and persistence with that building. He explained some of the reasons why they maybe did create some sort of value engineering with this garage, which does go to the bottom line and it does save some things. He explained that the panels at the top of the north wall were removed because of the fact that there is no parking there. However, the parking deck could be finished out there, and approximately 20 more stalls could be added, which might be a future component. One of the things they wanted to do in terms of these painted panels is that they want to follow the Villages' painted panels that are on the north and south sides of the existing parking garage. He showed where the Village garage meets up to the Metropolis theater and also on the south side going up to the AT&T building, and he said that those are the painted panels that the resident spoke about tonight. He said the Village is doing work within the garage right now, so perhaps it just needs some touch up restoration work, some maintenance, he did not know. They are just trying to follow those panels and be similar on the new garage. He pointed out the existing decorative railings on the Village garage, which the new garage will not have, he does not want any bars that people will be looking into from the other residential units. He said the exterior areas of the bicycle storage and dog wash could have refinements added to take away from the blank walls there, and changing the screening enclosure for the generator to a brick wall could be an issue with delivery vans in that area. He asked for suggestions regarding the area where the elevators are located on the other side of the building.

Commissioner Kingsley asked the same question that another commissioner asked tonight, why is a different design for the parking garage being reviewed tonight when the previous design was already approved? The commissioners liked the previous design and approved it. Mr. Adreani replied that they want to create differences between the Village's garage which comes right up to their property, it is a tough hand they have been dealt. It is difficult to design around that and they want to make sure that it stands apart from the entry down the street, almost like a hierarchy. When coming down the street, there will be two buildings on either side of it, and to have it all as one is not a good

idea because people will think that their garage is the Village garage, and the Village garage is their garage, which he felt was not proper. Commissioner Kingsley asked then why are they making it look like the old garage, and Mr. Adreani said they are not, they are making it look different from the center portion, and he asked if the commissioners wanted it a different color to totally remove itself, which is okay with him. He said that any changes that need to be made can be done and brought back; they just want to move this project forward and make it viable.

Chair Kubow asked the commissioners about a motion. Commissioner Eckhardt wanted to be sure that a clear list of the commissioners' comments and concerns are provided to the petitioner and his Architect, such as the finish of the painted panels that should be upgraded to a more authentic material such as brick or formliners from DuKane that are sophisticated and well done.

Mr. Hautzinger asked the petitioner for clarification about the west elevation which shows wall panels that are quite thin in terms of height, and much shorter on the west elevation than they are on the north and south. Ms. Toops said that is a drafting error, and they should all match and go up to guardrail height. They will review this for consistency.

Commissioner Eckhardt pointed out the big change in the towers, and trying to pick and choose some if not all of the elements from the old scheme. He said that some commissioners stated that they just like the old scheme, and although he was unsure if he felt that way, he wanted to get pretty close to it. He was particularly interested in how the new parking garage meets the bridge. This building does look like an old office building. Commissioner Kingsley asked if Commissioner Eckhardt was okay with the towers being a different material than the body of the garage, and Commissioner Eckhardt said he wants it all to be the same material so that they look like they belong together. Commissioner Fitzgerald referred to the rendering of the building that was sold to the commissioners when they looked at the entire project as a whole; that is what he wants to see. When he looks at the east elevation of the existing garage, that is the inspiration that led him to this. He was okay without the 'catwalk' that attaches the buildings above ground, but the garage needs to look like a building. He reiterated that it is not just the people living there that are staring at it, it will be more visible than the petitioner might think. He liked the original design that was already approved and he did not like much of anything on the design being reviewed tonight.

Mr. Hautzinger said that it has been communicated to him by other Village staff that maintenance of the current painted precast on the Village garage is an on-going issue; the old portions of the original garage that are painted require constant maintenance.

Commissioner Seyer said if the original design is too expensive and has to be redone to the point where it has to be reevaluated, which is what he is guessing is the case because the commissioners liked the previous design and the petitioner has not been clear about why a different design is being presented tonight, he felt there are lots of other ways to look at this rather than just with face brick. He said there are many buildings that have a panelized thin veneer brick, it is about how it looks, and it does not have to be true to its nature, in his opinion. It is about looking like a quality use and its panelizing, whether it be precast or something like the McDonald's headquarters in Fulton Market that is all panelized brick. He said that there are plenty of materials out there to consider, but painting concrete just cannot happen. Commissioner Seyer also said that a complimentary color could be used to differentiate between the two garages, a color that works with this project but is not the same red brick, which is fine because it is just about the materiality at this point and finding something that is complimentary. The core issue of try to make it not look like a garage, which is a challenge, but it was done with the previous design. He also asked if the columns will be exposed concrete or painted concrete like the existing, and Ms. Toops said the columns are structural precast finished columns. Commissioner Seyer said it was important to make it feel more like a building, and added that the opening is too large, way too much air versus solid. The core materiality is way too cheap.

Commissioner Kingsley concurred with those comments and said that when you squint your eyes and look at this garage it looks like an office building, but when you look at the previously approved design it looks more in scale to the residential because there are more verticals within the openings and the openings are smaller. This parking garage should go with the other buildings in the complex, and Mr. Adreani asked if that meant the same color as building, and Commissioner Kingsley replied that it is the materials and the breakdown of those openings that are more similar to

a window. Commissioner Eckhardt echoed Commissioner Seyer's comments that there is too much space between the vertical columns. Mr. Hautzinger added that previously there were structural columns and now the smaller ones are just little inset piers that are tacked on top and bottom, which are purely decorative. Commissioner Fitzgerald liked the railings because it makes it almost feel like a balcony that can match the other buildings, he likes the railings on the garage.

Commissioner Kingsley asked if a motion should be made tonight and Mr. Hautzinger said that public notification is not required for this project because it is not in a residential zoning district. He suggested the motion remain as just a continuation for a re-review at a future meeting and Staff can work with the petitioner on their schedule for a re-review. He reiterated the quick turnaround needed for the next meeting. Mr. Adreani understood and hears all the comments, although he may not agree with everything being said, but they will try to get something that adheres to most of the commissioners' thoughts. Ms. Toops appreciated the comments and understood the commissioners' direction.

With regards to the railings, Mr. Adreani said he did not like the railings and felt it was more institutional and has a feeling of almost being prison-like, and he felt that was not the proper feel to have. The residential building has railings that they added on the east and west elevations and they make the building look more residential, rather than having a flat wall. Here he did not think it looks good. He thanked the commissioners for their time tonight.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF ARLINGTON 425-PARKING GARAGE AT 26 S. HIGHLAND AVE. (DC#23-066).

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

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment

Keith Moens spoke in general objection to teardowns with the goal of preserving existing, smaller, "affordable starter homes". He questioned if zoning could be created to protect certain neighborhoods from teardowns, such as the Hasbrook neighborhood.

Chair Kubow said that the affordable component is an interesting idea, but he believed that identifying what is affordable and what is not affordable is close to impossible for the existing housing stock. Commissioner Eckhardt questioned how the Village Housing Commission would respond to this well-founded comment from the resident. Commissioner Kingsley said that the whole purpose of the Design Guidelines is to maintain the character of a neighborhood, and areas of small lots/small homes could have restrictions on teardowns. Commissioner Eckhardt pointed out that this commission has the authority to deny a project that includes a teardown of the existing home, but he does not know what this commission can do to preserve small homes in the Village and violate the owner's right, yet he understands the issue of affordable housing. Commissioner Seyer said that putting a covenant on a home in some way that is not part of a deed or something legally binding, is setting up for a lawsuit.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:10 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
1/9/2024

Item: DC#23-066 - Arlington 425-Parking Garage - 26 S. Highland Ave. / CBD Commercial

Department: Planning & Community Development Department

Requested Action

Approval of design revisions to a previously approved new parking garage in the Downtown. The purpose of the meeting is for review of exterior architecture only.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed design for the Arlington 425 Parking Garage at 26 S. Highland Avenue. This recommendation is based on the drawings and material list dated and received 1/3/24, 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. Decorative Metal Panels. The proposed decorative metal panels are very light in appearance. Explore options to enhance the visibility of the panels such as making the members of the panels deeper for a more pronounced appearance.

2. Architectural Precast Reveals. The reveal pattern in the architectural precast panels appears somewhat minimal, especially at the first and second levels. Staff recommends that additional detailing be provided, such as a projected sill profile at all openings, similar to the Village garage. Also, explore options for additional reveal detailing at the first floor, such as varying the width of the reveals, to add more variety and interest to the precast panels, similar to the Village garage.

3. Stair Towers. An additional precast concrete band and stone lintels above the windows is recommended to improve the integration with the walls of the garage, as well as to better coordinate with the existing municipal garage.

4. Generator Screen. It is recommended that the precast concrete generator screen walls be capped with a more decorative profile, and the height of the walls needs to be confirmed to fully screen the generator.

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	**Type**
Staff Report	Report
Parking Garage Exhibits - 1/9/24	Exhibits
Parking Garage Exhibits - 12/12/23	Exhibits
Previously Approved Parking Garage Design	Exhibits
Previously Approved Arlington 425 Plans - FOR REFERENCE ONLY	Exhibits
DC Minutes - 3/30/21	Minutes
DC Minutes - 3/12/19	Minutes

STAFF DESIGN COMMISSION REPORT

RE-REVIEW

PROJECT INFORMATION:

Project Name:	Arlington 425 – Parking Garage
Project Address:	26 S. Highland Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	December 7, 2023
Date Revised:	January 3, 2024

PETITIONER INFORMATION:

DC Number:	23-066
Petitioner Name:	Stephen Messutta
Petitioner Address:	CCH LLC 838 Busse Highway Park Ridge, IL 60068
Meeting Date:	December 12, 2023
Re-Review Meeting Date:	January 9, 2024

Requested Action(s):
Approval of design revisions to a previously approved new parking garage in the Downtown. The purpose of the meeting is for review of exterior architecture only.

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 has been reviewed by the Plan Commission and approved by the Village Board for Rezoning, PUD (Planned Unit Development), Land Use Variation, and other variations. Because this project required Plan Commission review, 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****."*

Background and Summary:
The Arlington 425 project received Design Commission approval on March 30, 2021, and zoning approval on May 3, 2021 per Ordinance 21-013. At that time, three buildings were reviewed and approved: a five-story multi-family residential building facing Chestnut Avenue, a ten-story multi-family residential building facing Campbell Street, and a new parking garage abutting the existing municipal garage. Two versions of the parking garage, four-stories and five-stories, were reviewed and approved. At that time, the petitioner was proposing to build the four-story garage as Phase 1, with an option to expand the garage with a fifth story if needed.

At this time, the petitioner is proposing changes to the parking garage plans and exterior design, presumably to reduce the cost of construction. A detailed review of the revised garage plans has not yet been completed to verify zoning compliance, but it appears that the plans are substantially compliant with the approved 2021 plans, therefore not requiring an amendment to the PUD. If it is determined that a PUD amendment is required, then public notification will be required prior to a meeting with the Plan Commission. If it is confirmed that PUD amendment is not required, then the proposed exterior design changes will only require Design Commission approval, and the Village Board would not review the exterior design unless the petitioner were to appeal the Design Commission's determination.

Design Commission Meeting, December 12, 2023:
On December 12, 2023, the Design Commission reviewed proposed exterior design changes to the originally approved 2021 parking garage design. A summary of the design reviewed on December 12 is as follows:

- The body of the parking garage was proposed to be changed from a highly detailed architectural grade precast concrete with brick exterior and decorative metal railings, to a simplified painted precast concrete structure.

- The stair and elevator towers were proposed to be reduced in size. The same materials and detailing from the approved 2021 design would be used, but the glass curtain wall features were proposed to be replaced with simpler single windows. Additionally, the detailing at the top of each tower was only on the two exterior walls, where the existing stair towers have cornice and brick detailing wrapping all four sides.
- The north garage elevation was changed from either a four or five-story design, to a split four and five-story design.
- An enclosed bike room, sprinkler room, and dog wash were added with plain painted precast concrete exterior walls.
- The pedestrian bridge was omitted.
- An exterior generator on grade with metal fence screening was added to the plans.

Staff supported the development team's efforts to move this important development forward, but raised numerous concerns regarding the proposed design as follows:

- The proposed painted precast concrete panels would be a downgrade from the previously approved 2021 design, which included architectural grade precast concrete with brick exterior and decorative metal railings throughout to match the existing municipal garage. Staff did not agree with matching the old, dated painted portion of the original 1980's municipal garage, noting that the painted concrete requires significant maintenance.
- The proposed exterior painted precast concrete first floor walls of the enclosed bike room, sprinkler room, and dog wash are prominent, lacking detail, and had a poor appearance.
- The massing of the north elevation looked very awkward with a partial fifth floor, and the massing of the south stair tower was awkwardly narrow.
- The revised simplified stair tower designs needed to be evaluated by the Design Commission, and the two-sided design at the top floor was unacceptable.
- It was recommended that the proposed parking garage design be revised to more closely match the existing municipal garage and the previously approved 2021 design including:
    - Architectural grade precast concrete walls with brick veneer and decorative metal railings at prominent locations, in lieu of painted precast concrete.
    - A full five-story façade on the north elevation
    - Appropriately proportioned and detailed stair towers including four-sided detailing at the top floor.
    - The exterior walls of the bike room, sprinkler room, and dog wash require further design development.

Staff was open to creative solutions for comparable, but less expensive, design solutions on portions of the garage, such as possibly on the west elevation, which will have limited visibility once the Chestnut building is completed. However, if a simpler west façade were approved, then an interim landscape plan should be required including large trees to soften the appearance of the garage wall until such time that the Chestnut building is completed.

Finally, in regards to screening the new exterior generator, Staff recommended a brick wall to match the garage in lieu of the black metal fence due to the high visibility from the internal circular driveway.

The Design Commission felt that the proposed design was not acceptable. They felt that people will walk through the development, and the garage needed to look great on all sides. Concern was raised about the mismatch in quality between the highly detailed stair towers and the painted precast walls of the garage. It was recommended to go back to the previously approved design as close as possible, to look more like a building, and less like a garage. It was commented that the openings on the garage are too large, where the original approved design had smaller openings with a more residential scale, similar to a window.

The petitioner expressed their desire to make the garage look different from the Village garage so that people will understand that it is not the Village garage. The petitioner also said that they did not want to include decorative railings on the garage because they felt it had a prison-like appearance. It was suggested by one of the Design Commissioners that a different color brick could be used on the new garage.

The Design Commissioners voted to CONTINUE the project for re-review.

Project Update:

In response to the comments on December 12, the petitioner has submitted a revised design for review. The revised design includes the following features:

- Architectural grade precast concrete walls with brick veneer throughout. The brick color has been changed from matching the red brick on the existing municipal parking garage to matching the tan brick that will be used on the new apartment building to face Campbell Street.
- A full five-story façade on the north elevation.
- Nicely proportioned and detailed stair towers including four-sided detailing at the top floor.
- The exterior walls of the bike room, sprinkler room, and dog wash have been enhanced with architectural grade precast concrete, instead of painted precast concrete.
- The metal fence around the generator has been replaced with architectural precast concrete walls.

Staff Comments:

Overall, the proposed design is a significant improvement from the previous proposal that was reviewed on December 12, and staff appreciates the effort made by the petitioner to address the Design Commission's concerns. Replacing the painted precast walls with architectural precast/brick walls is an important enhancement to the appearance of the garage, as well as eliminating the maintenance concerns associated with a painted exterior. Staff supports the new brick color which will match the new apartment building that the parking garage will be primarily serving. Staff also supports the overall design concept to complement, but not directly copy, the existing municipal garage. Overall, the proposed design is nicely done, but Staff recommends that the following details be evaluated:

- Decorative Metal Panels. The design includes decorative metal panels to break up the large openings. The proposed decorative panels is a nice idea to complement the decorative metal coping on the stair towers as well as the decorative metal railings on the existing municipal garage. However, the proposed decorative metal panels are very light in appearance. Staff wonders if the members of the metal panels could be deeper for a more pronounced appearance.

- Architectural Precast Reveals. The reveal pattern in the architectural precast panels appears somewhat minimal, especially at the first and second levels. Staff recommends that additional detailing be provided, such as a projected sill profile at all openings, similar to the Village garage. Also, additional reveal detailing at the first floor is recommended, such as varying the width of the reveals, to add more variety and interest to the precast panels, similar to the Village garage.

- Stair Towers. Overall, the stair towers look great, but an additional precast concrete band and stone lintels above the windows is recommended to improve the integration with the walls of the garage, as well as to better coordinate with the existing municipal garage.

- Generator Screen. The new precast concrete generator screen walls is a nice improvement from the previous metal fence. However, it is recommended that the walls be capped with a more decorative profile, and the height of the walls needs to be confirmed to fully screen the generator.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for the Arlington 425 Parking Garage at 26 S. Highland Avenue. This recommendation is based on the drawings and material list dated and received 1/3/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

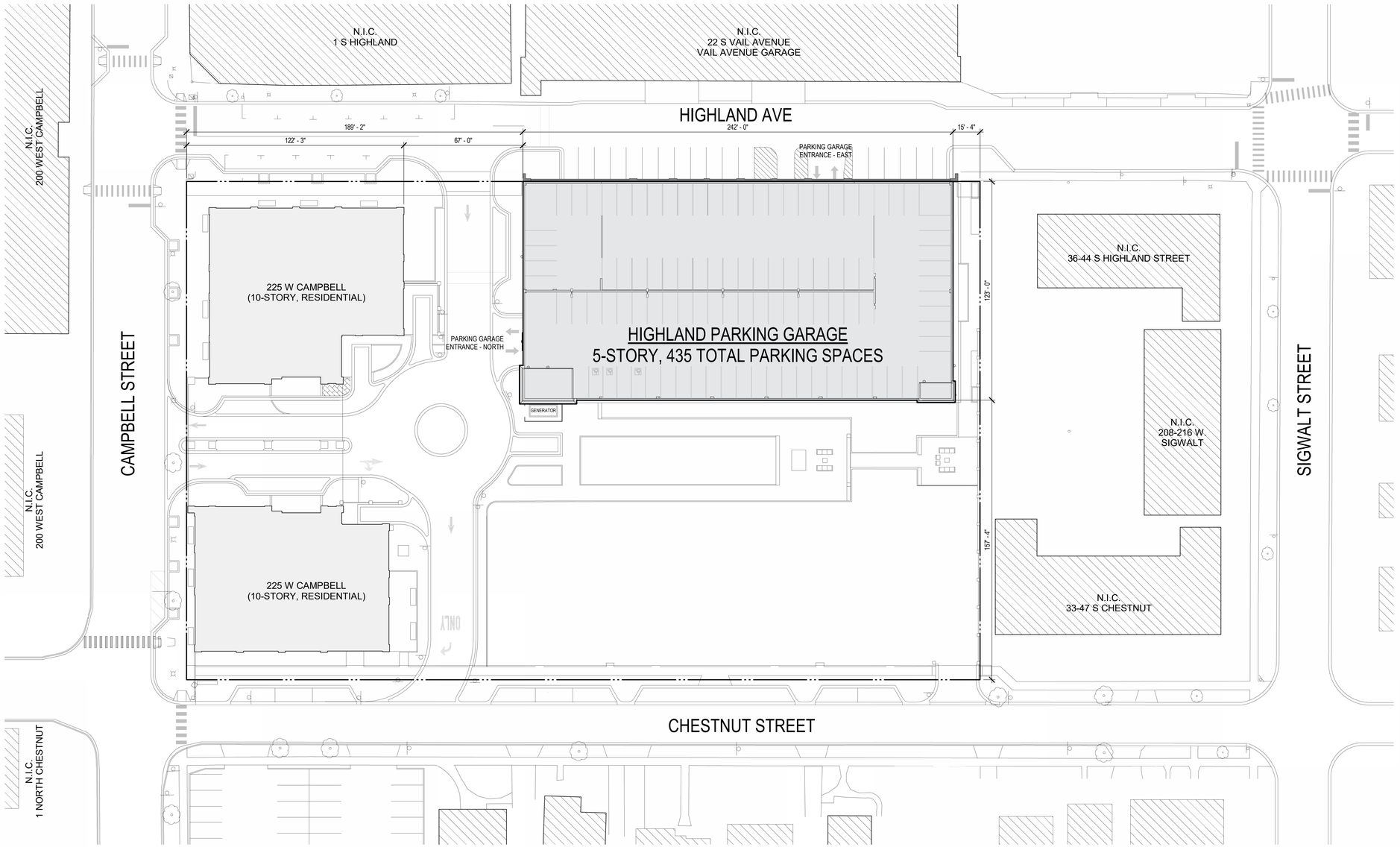
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January 4, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-066



1 SITE PLAN
SCALE: 1" = 30'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 30'
0 7.5' 15' 30' 60'

PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
SITE PLAN
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055

A01



RENDERING #1 - VIEW SOUTHEAST

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
RENDERING - VIEW SOUTHEAST
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055

A06



RENDERING #2 - WEST ELEVATION

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
RENDERING - WEST ELEVATION
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055



RENDERING #3 - VIEW SOUTHEAST

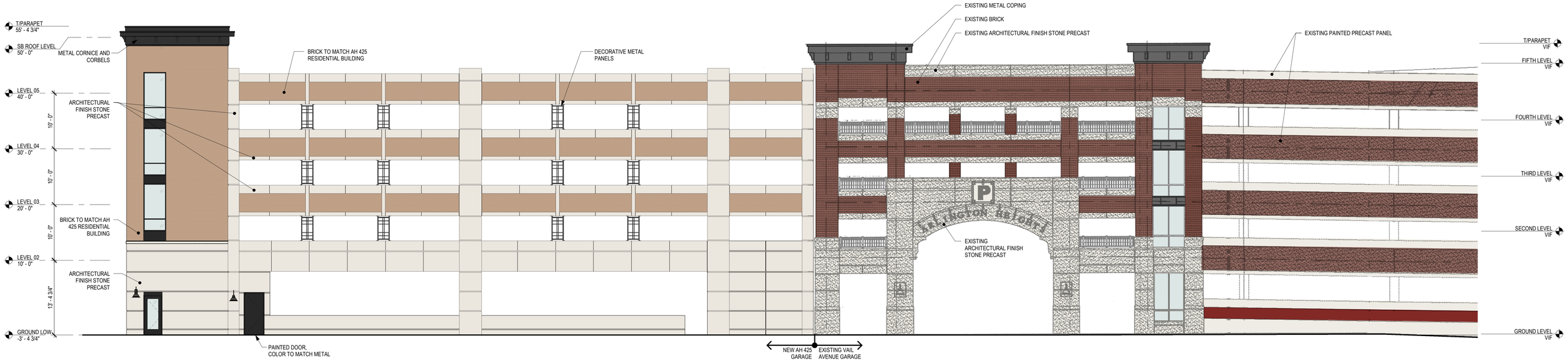
OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
RENDERING - VIEW SOUTHEAST
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055

A08



2 SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

CCH, LLC.

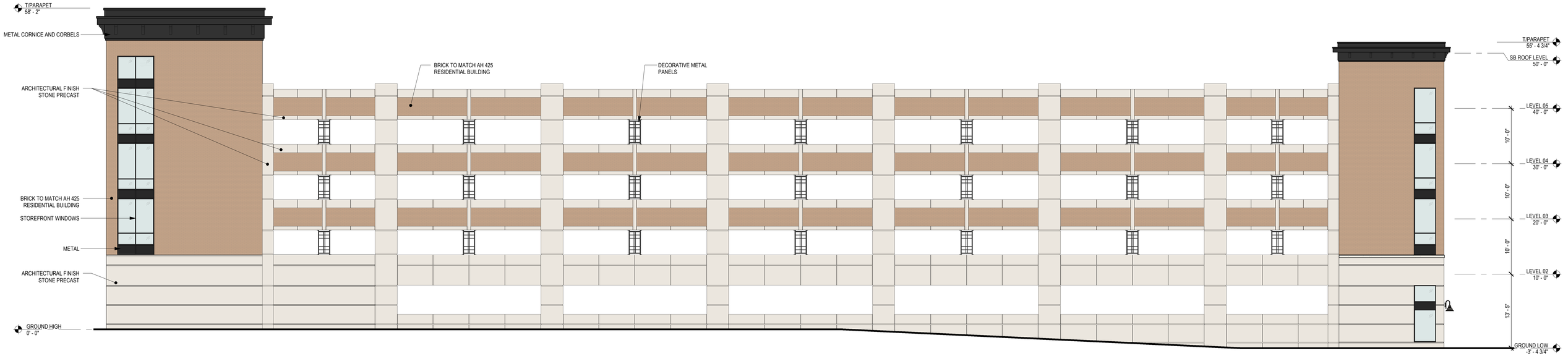
ARLINGTON HEIGHTS 425 GARAGE

BUILDING ELEVATIONS

26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

January 03, 2023 Project #: 23055

A09



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
BUILDING ELEVATIONS
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055

A10

MATERIAL LIST

PETITIONER NAME:	CCH, LLC.
DATE:	JANUARY 03, 2023
PROJECT:	ARLINGTON 425
LOCATION:	44 S. HIGHLAND AVENUE

BRICK:	THIN BRICK (BRICK SIZE TO MATCH AH425 RESIDENTIAL BUILDING) COLOR: TO MATCH AH425 RESIDENTIAL BUILDING
STONE FINISH PANEL:	ARCHITECTURAL FINISH STONE PRECAST SIM TO VAIL AVE GARAGE
STOREFRONT WINDOWS:	ALUMINUM STOREFRONT WINDOWS: FINISH: BLACK
CORNICE, METAL PANELS & BRACKETS:	ALUMINUM WRAPPED & COMPOSITE TRIM COLOR: BLACK

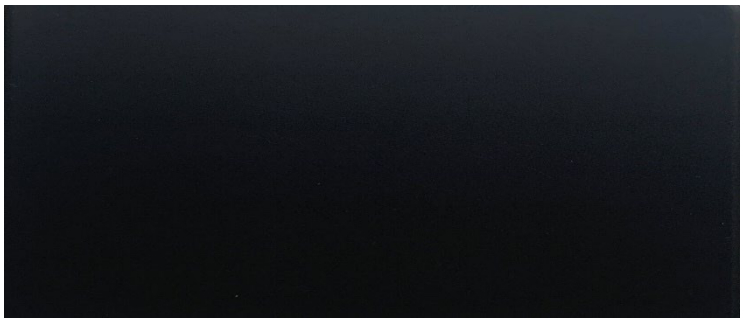
MATERIAL BOARD



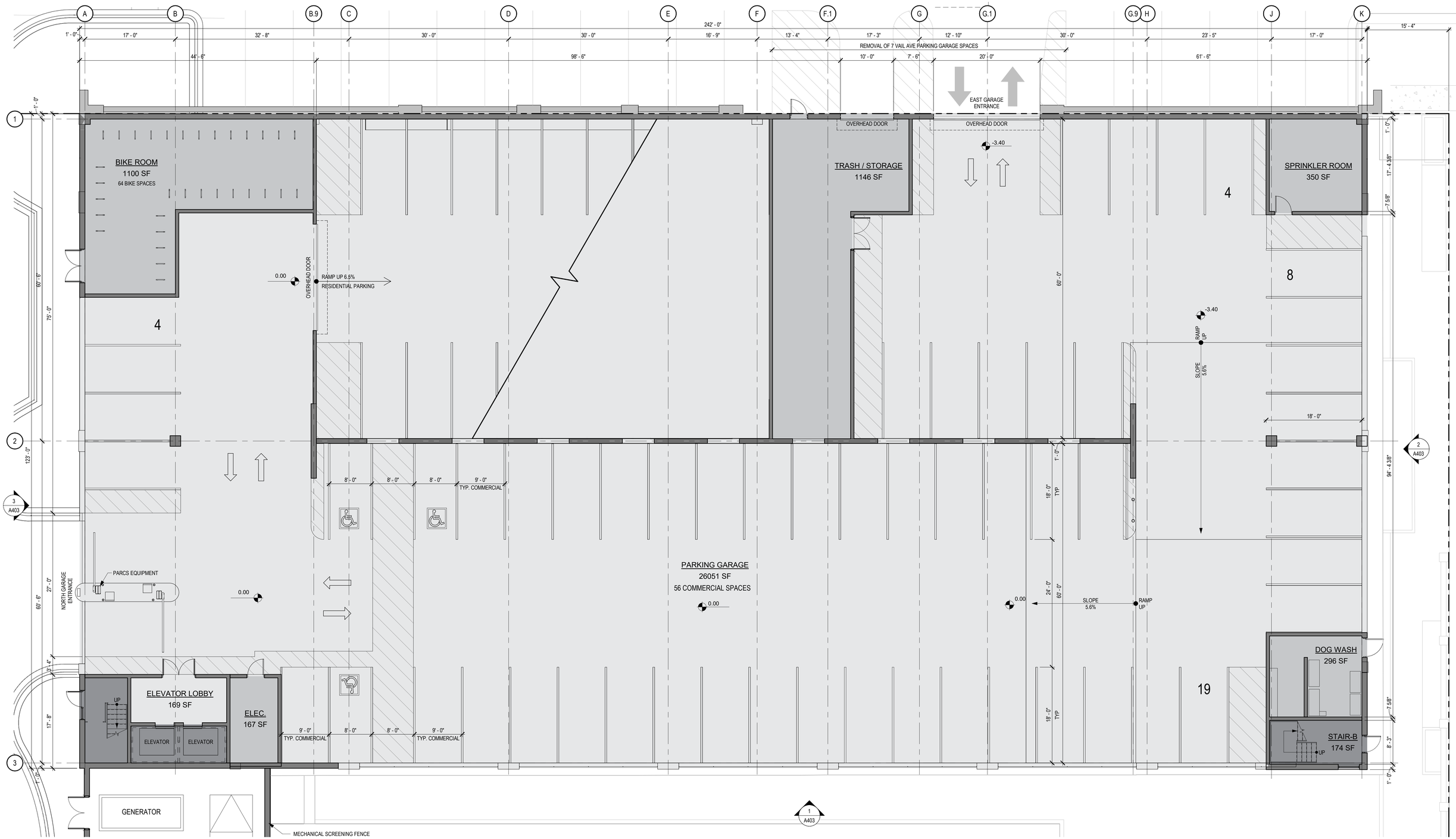
STONE FINISH PANEL



BRICK



STOREFRONT WINDOWS, CORNICE, METAL PANELS & BRACKETS



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

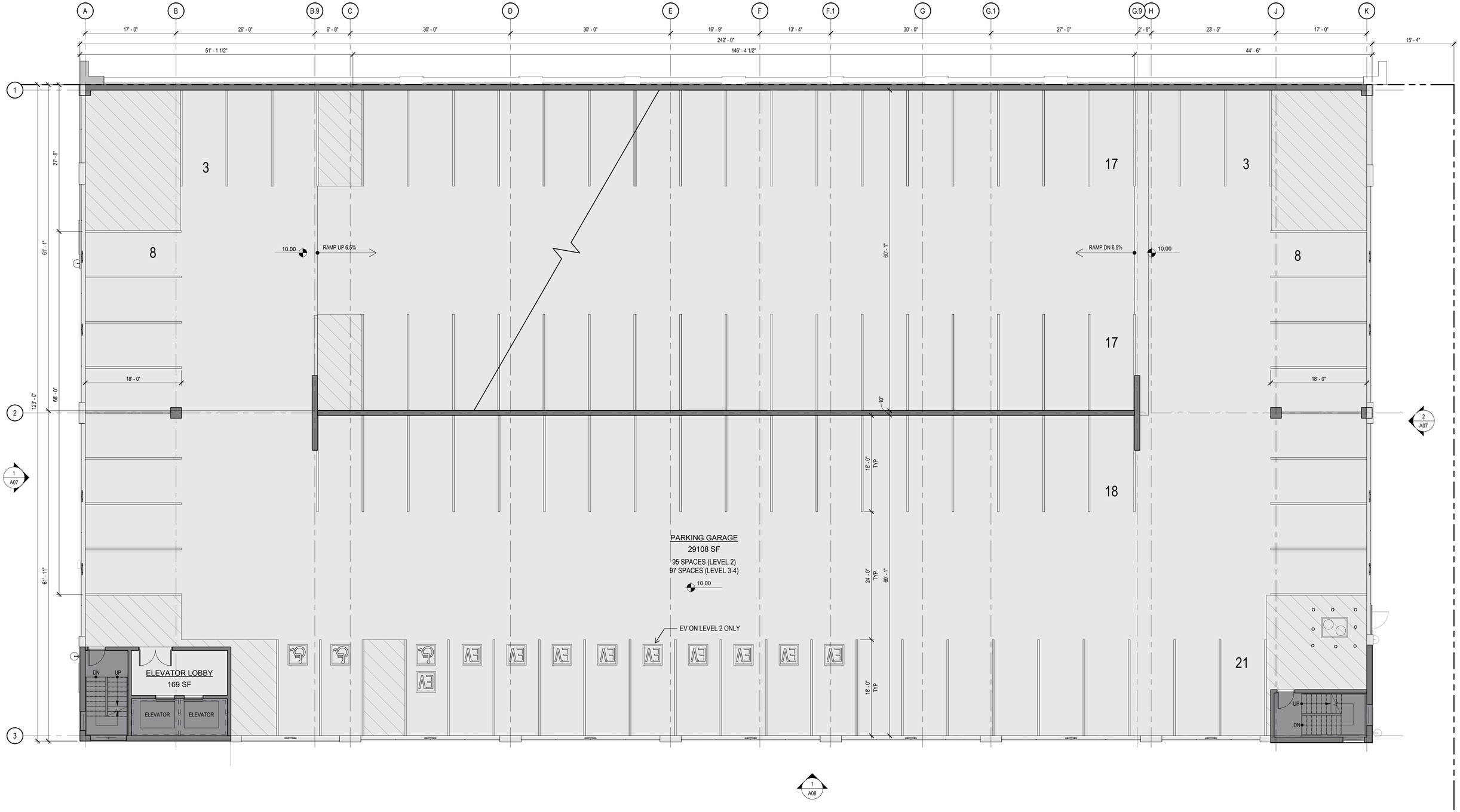
PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
GROUND FLOOR PLAN
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

January 03, 2023 Project #: 23055

A02



1 TYPICAL FLOOR PLAN (FLOORS 2-4)

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

PROJECT

CCH, LLC.

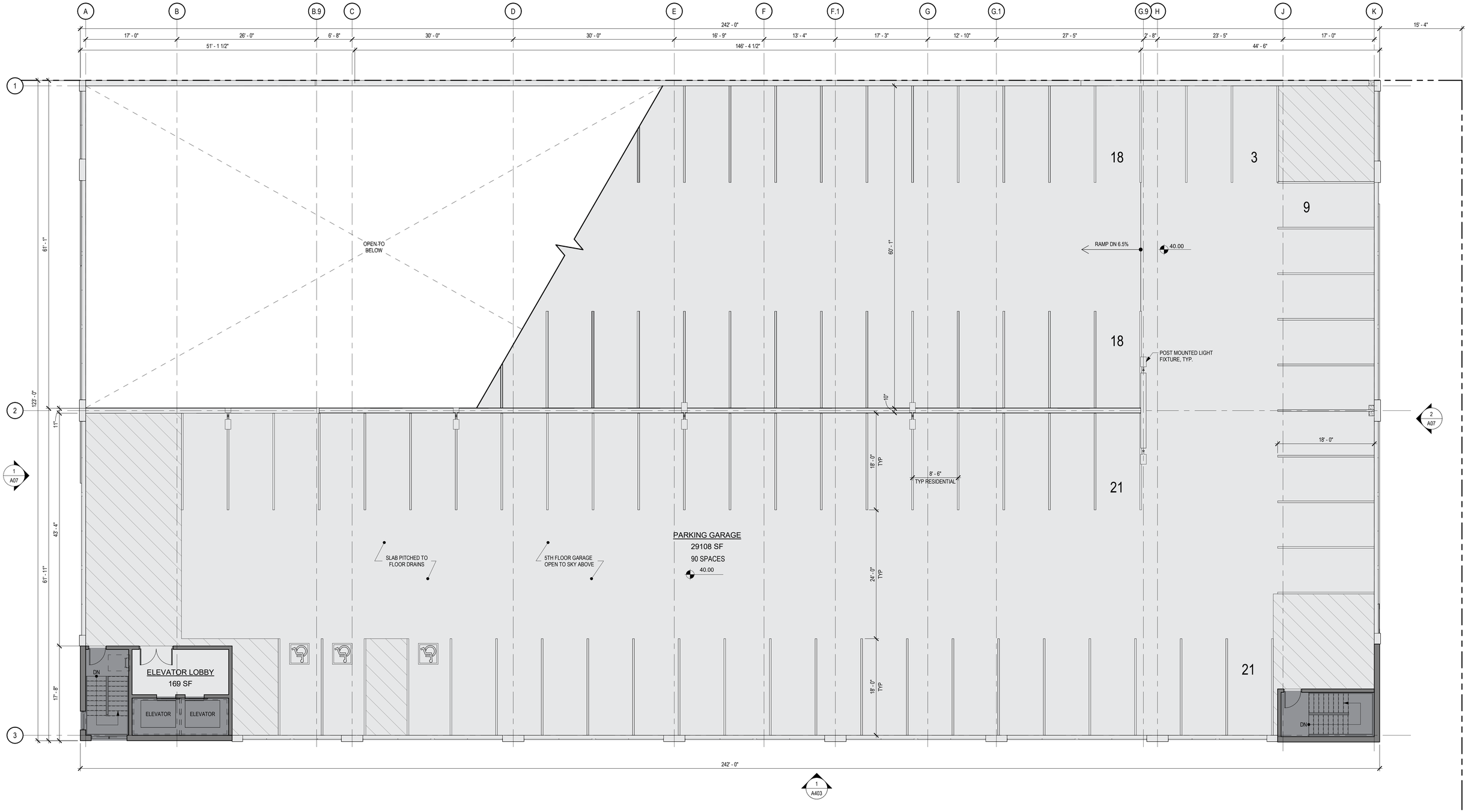
ARLINGTON HEIGHTS 425 GARAGE

TYPICAL FLOOR PLAN

26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

January 03, 2023 Project #: 23055

A03



1 FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

CCH, LLC.

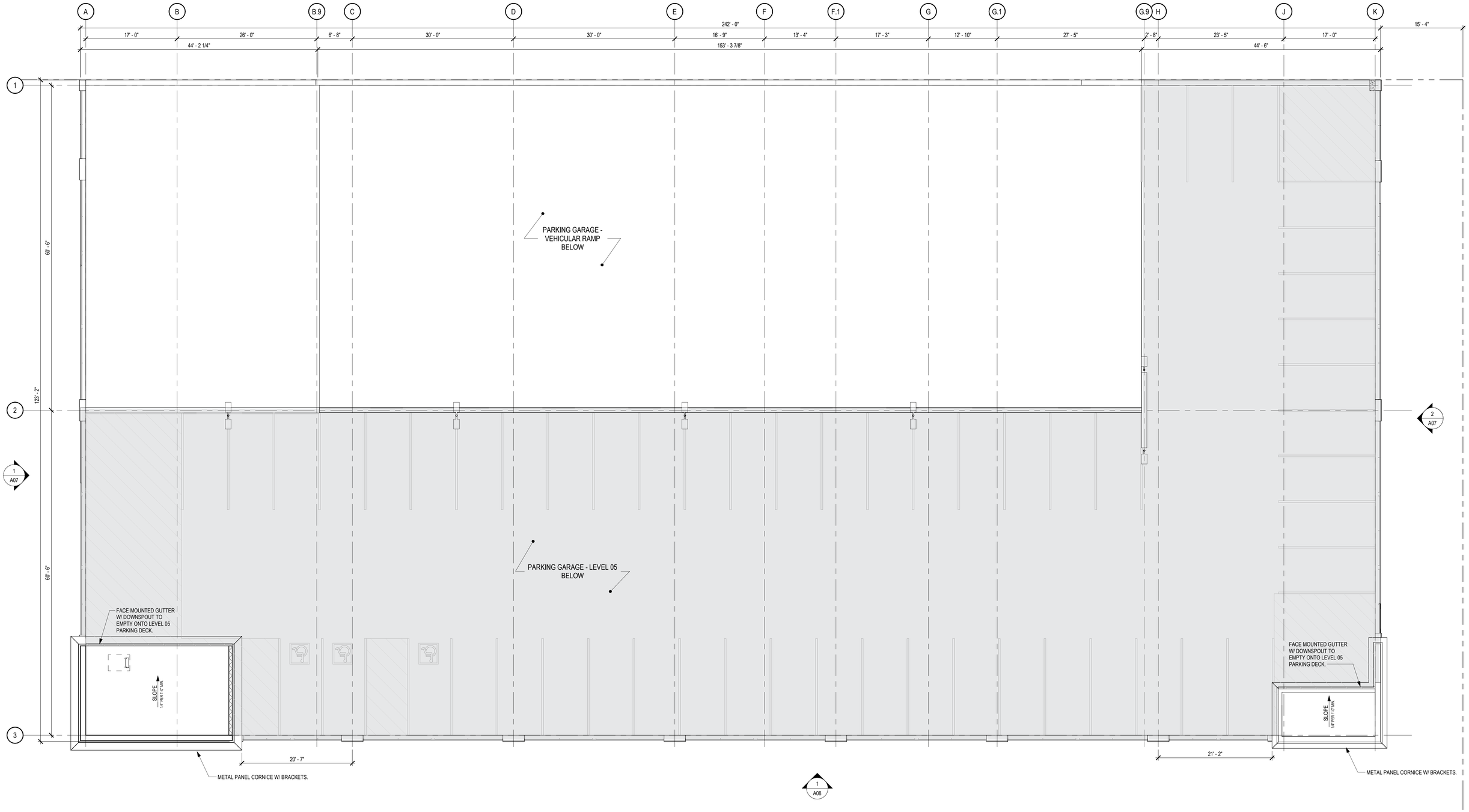
ARLINGTON HEIGHTS 425 GARAGE

FIFTH FLOOR PLAN

26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

January 03, 2023 Project #: 23055

A04



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

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
ROOF PLAN
26 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS
January 03, 2023 Project #: 23055

A05

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

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

OF

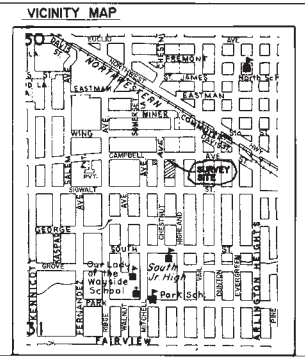
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

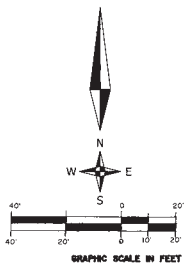
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

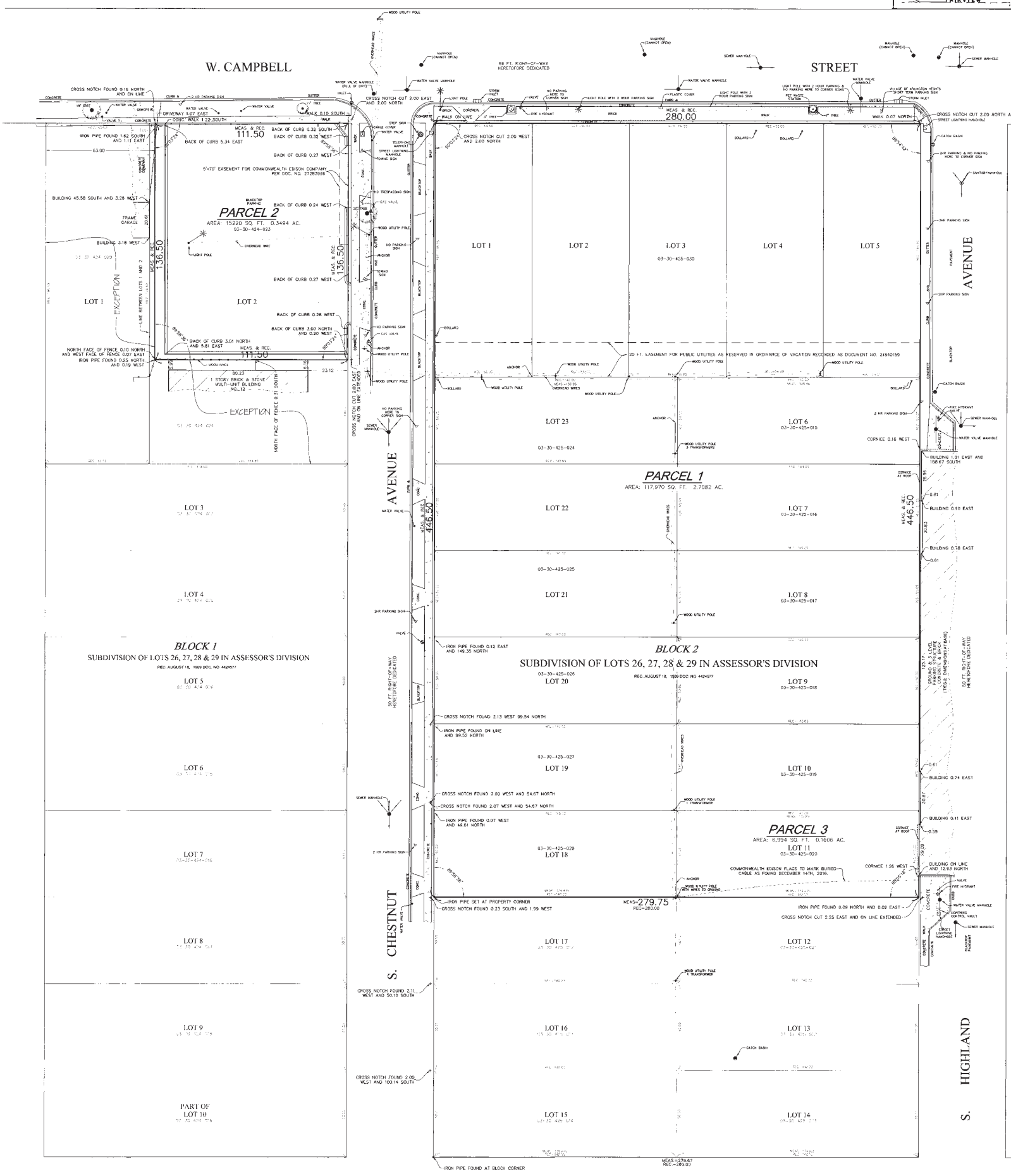
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

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

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

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

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

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

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

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

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

ITEM 13

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

ITEM 14

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

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.02-0.3''	0.33-0''
0.03-0.5''	0.35-0.42''
0.04-0.7''	0.38-0.4''
0.05-0.8''	0.40''
0.06-0.9''	0.42''
0.07-1.0''	0.50''
0.08-1''	0.42-0.5''
0.09-0.1''	0.42-0.5''
0.10-0.2''	0.5-0.6''
0.11-0.3''	0.52''
0.12-0.4''	0.53-0''
0.13-0.5''	0.54-0''
0.14-0.6''	0.55-0.57''
0.15-0.8''	0.58-0.61''
0.16-0.9''	0.62-0.7''
0.17-1.0''	0.69-0''

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

ITEM 2 OF TABLE "A"

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

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.
ITEM 13 OF TABLE "A"

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

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK:SS

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

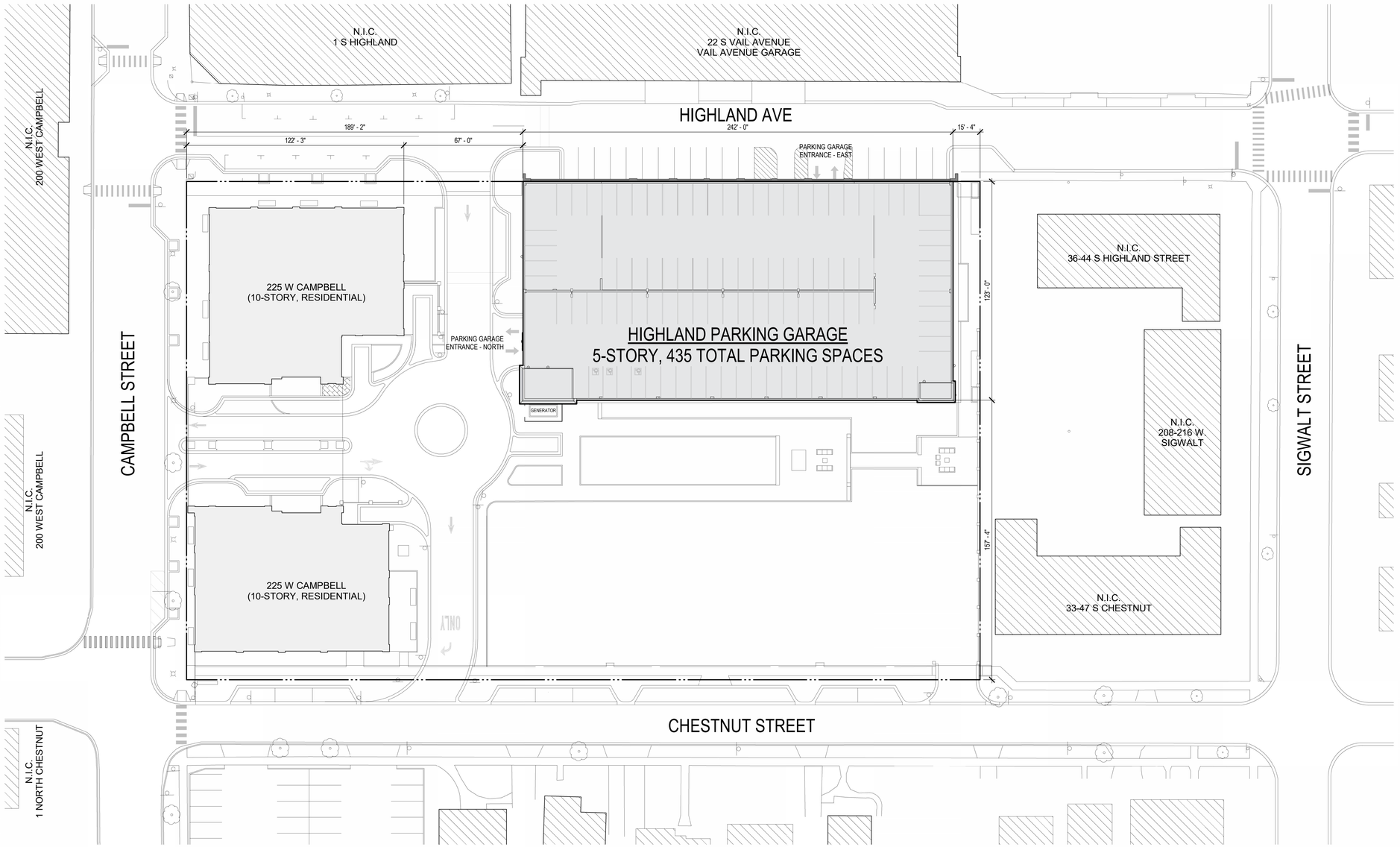
CHICAGO TITLE INSURANCE COMPANY

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

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP: DECEMBER 20, 2016

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



1 SITE PLAN
SCALE: 1" = 30'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 30'
0 7.5' 15' 30' 60'

PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
SITE PLAN
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A01



302 W CAMPBELL



1 N CHESTNUT



200 W CAMPBELL

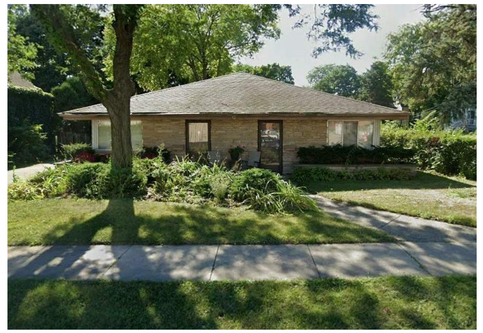
NORTH - SURROUNDING PROPERTIES



36 S CHESTNUT



26 S CHESTNUT



12 S CHESTNUT

EAST - SURROUNDING PROPERTIES



104 S HIGHLAND



212 W SIGWALT



215 W SIGWALT

SOUTH - SURROUNDING PROPERTIES



VIEW EAST



VIEW SOUTHWEST



VIEW NORTH

SUBJECT PROPERTY

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE

SITE CONTEXT

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A02

Existing Municipal Garage



Northwest Elevation



South Elevation



Southeast Elevation



East Elevation



Detail View of Architectural Precast Concrete with Brick Veneer and Decorative Metal Railings versus Painted Precast Concrete



NORTHEAST CORNER



SOUTH ELEVATION



AERIAL VIEW - SE



SOUTH ELEVATION



SOUTH ELEVATION

ARLINGTON HEIGHTS
VAIL AVENUE PARKING GARAGE

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
SITE CONTEXT
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A09



VIEW - SOUTHEAST

OKW Architects

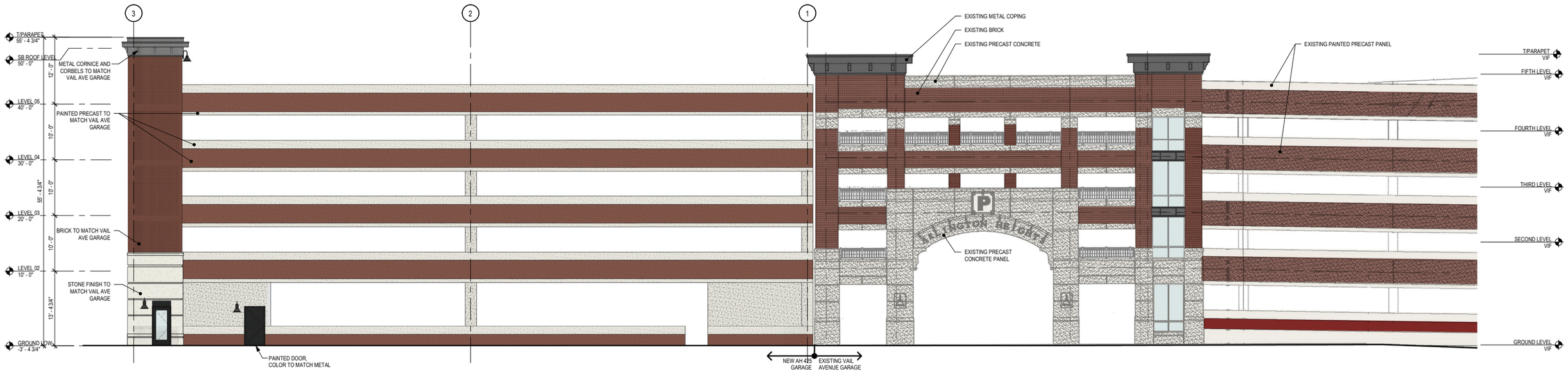
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
RENDERING - VIEW SOUTHEAST
S. HIGHLAND AVE

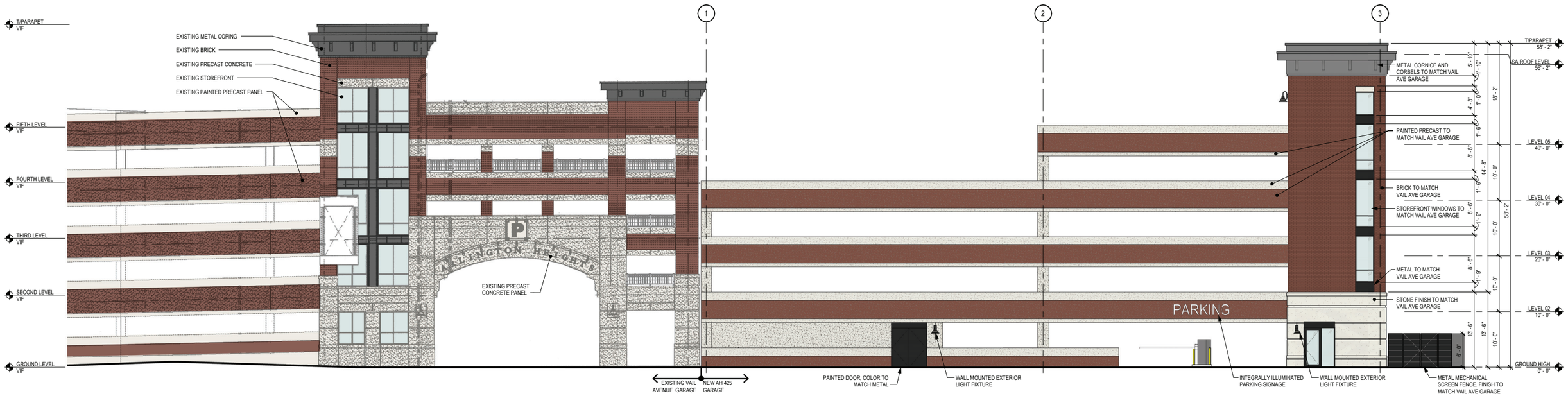
December 01,2023 Project #: 23055

A06



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

12-12-23 Proposed Design



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

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

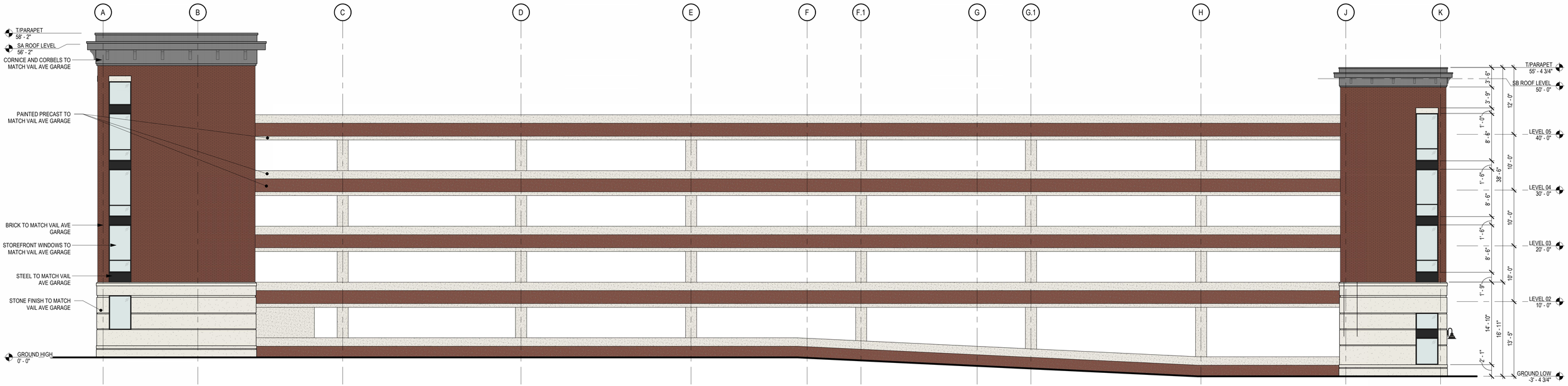
SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
BUILDING ELEVATIONS
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A07

12-12-23 Proposed Design



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
BUILDING ELEVATIONS
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A08



1 FACADE MATERIALITY DIAGRAM
SCALE: NTS



2 SITE PLAN DIAGRAM - FACADE MATERIALITY
SCALE: NTS

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N
PROJECT

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
FACADE MATERIALITY DIAGRAMS
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A10

MATERIAL LIST

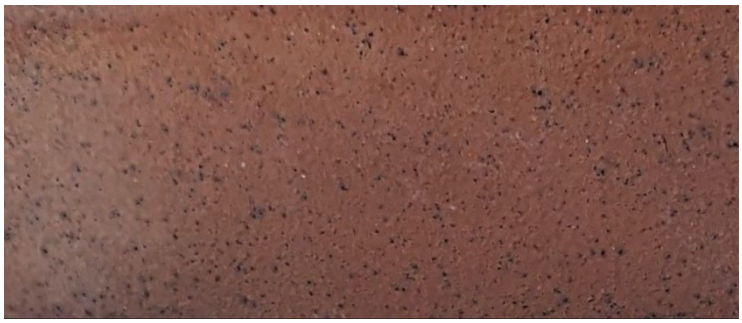
PETITIONER NAME:	CCH, LLC.
DATE:	DECEMBER 01,2023
PROJECT:	ARLINGTON 425
LOCATION:	44 S. HIGHLAND AVENUE

BRICK:	THING BRICK (BRICK SIZE TO MATCH VAIL AVE PARKING GARAGE) COLOR: TBD, TO MATCH EXITING VAIL AVE PARKING GARAGE
STONE FINISH PANEL:	TO MATCH EXISTING VAIL AVE PARKING GARAGE
STOREFRONT WINDOWS:	ALUMINUM STOREFRONT WINDOWS: FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE
CORNICE & BRACKETS:	ALUMINUM WRAPPED & COMPOSITE TRIM COLOR: TO MATCH EXISTING VAIL AVE PARKING GARAGE
PAINTED PRECAST PANEL:	PRECAST CONCRETE PANEL FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE COLOR: 'RED', TO MATCH EXISTING VAIL AVE PARKING GARAGE
PAINTED PRECAST PANEL:	PRECAST CONCRETE PANEL FINISH: TO MATCH EXISTING VAIL AVE PARKING GARAGE COLOR: 'TAN', TO MATCH EXISTING VAIL AVE PARKING GARAGE

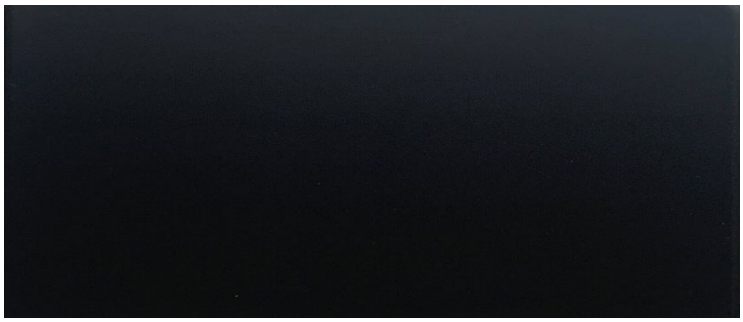
MATERIAL BOARD



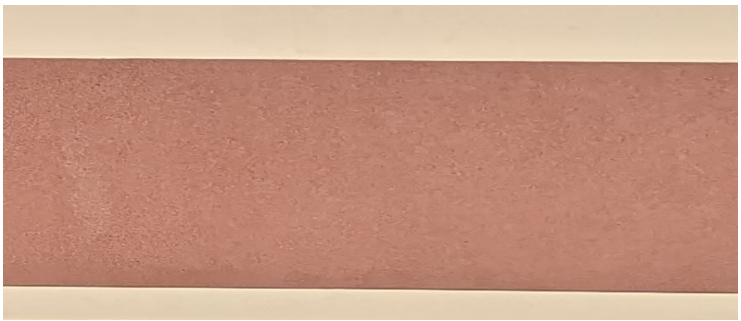
STONE FINISH PANEL



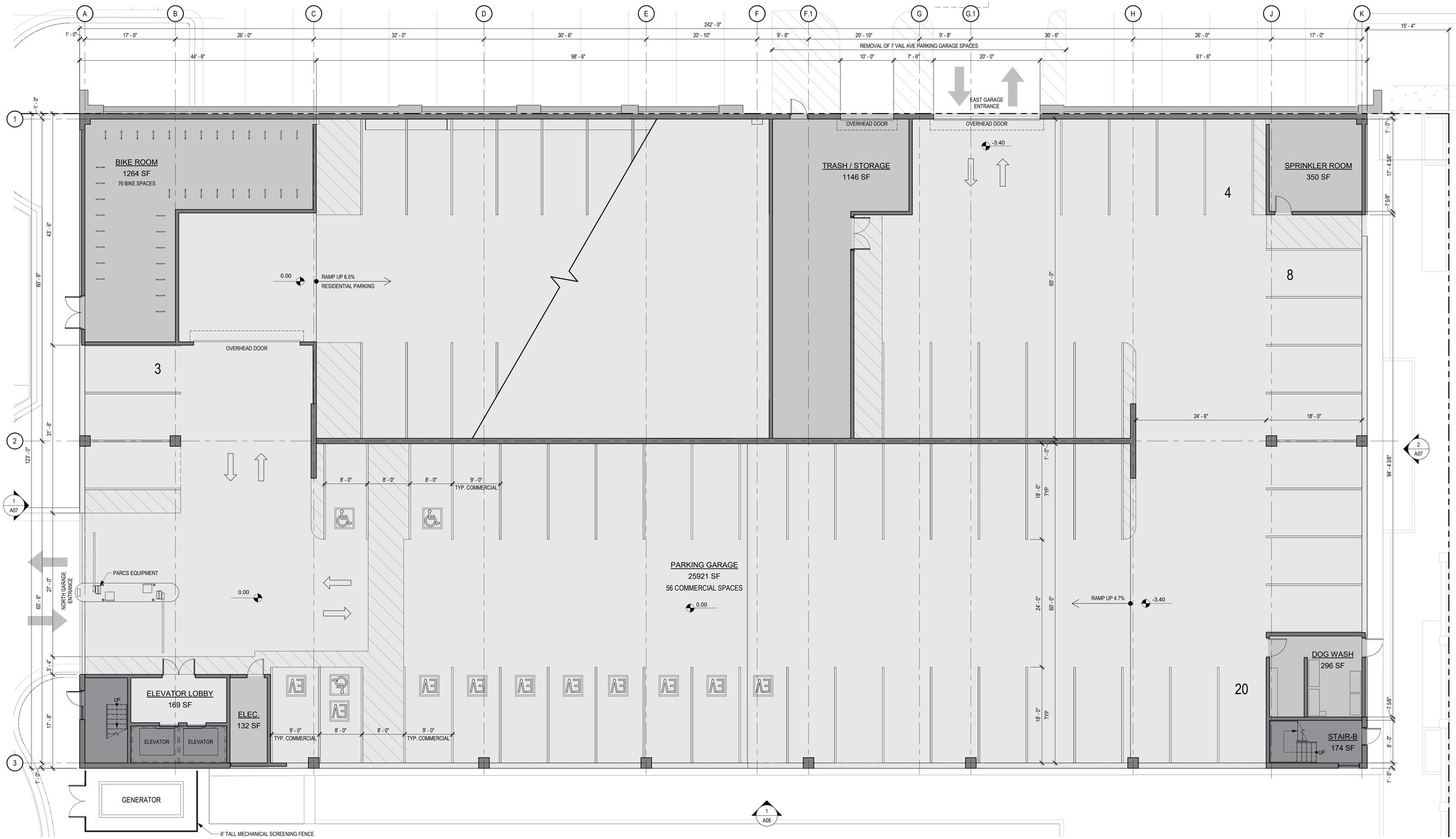
BRICK



STOREFRONT WINDOWS, CORNICE, & BRACKETS



PAINTED PRECAST PANEL



1 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

PROJECT

CCH, LLC.

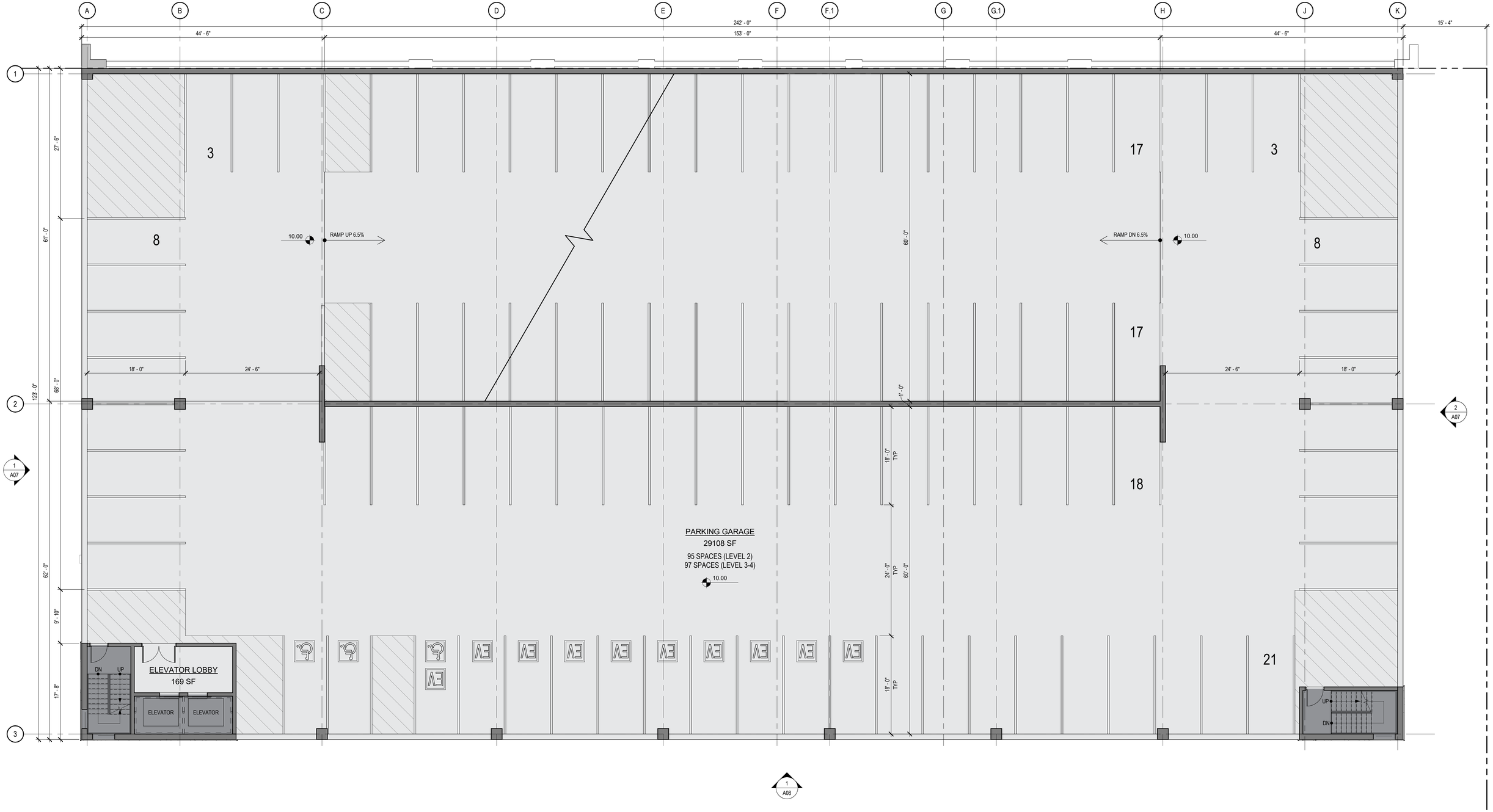
ARLINGTON HEIGHTS 425 GARAGE

GROUND FLOOR PLAN

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A03



1 TYPICAL FLOOR PLAN (FLOORS 2-4)
SCALE: 1/8" = 1'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

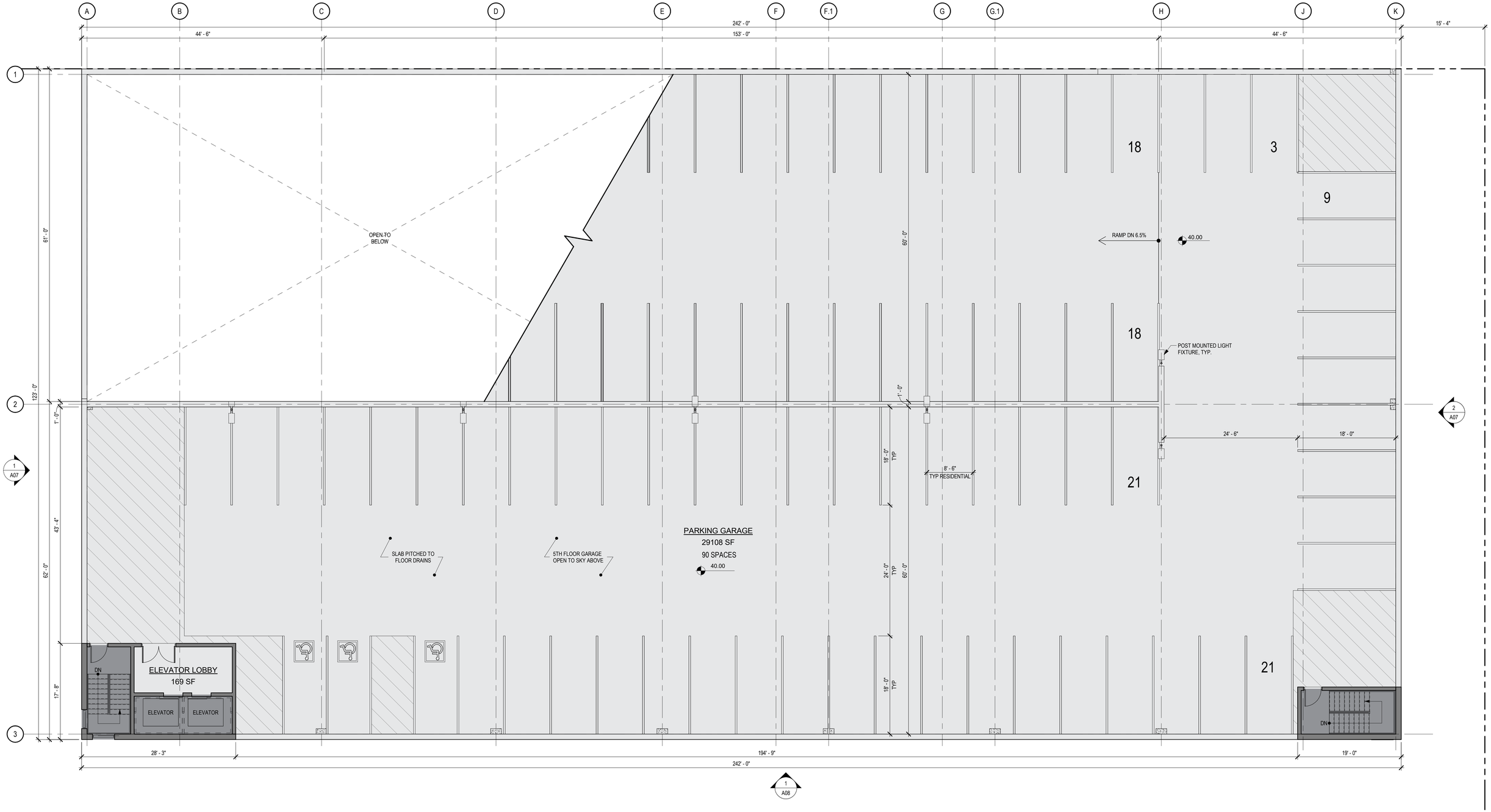
N
PROJECT

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
TYPICAL FLOOR PLAN
S. HIGHLAND AVE
December 01,2023 Project #: 23055

A04



1 FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1/8" = 1' 0"

0' 2' 4' 8' 16'

CCH, LLC.

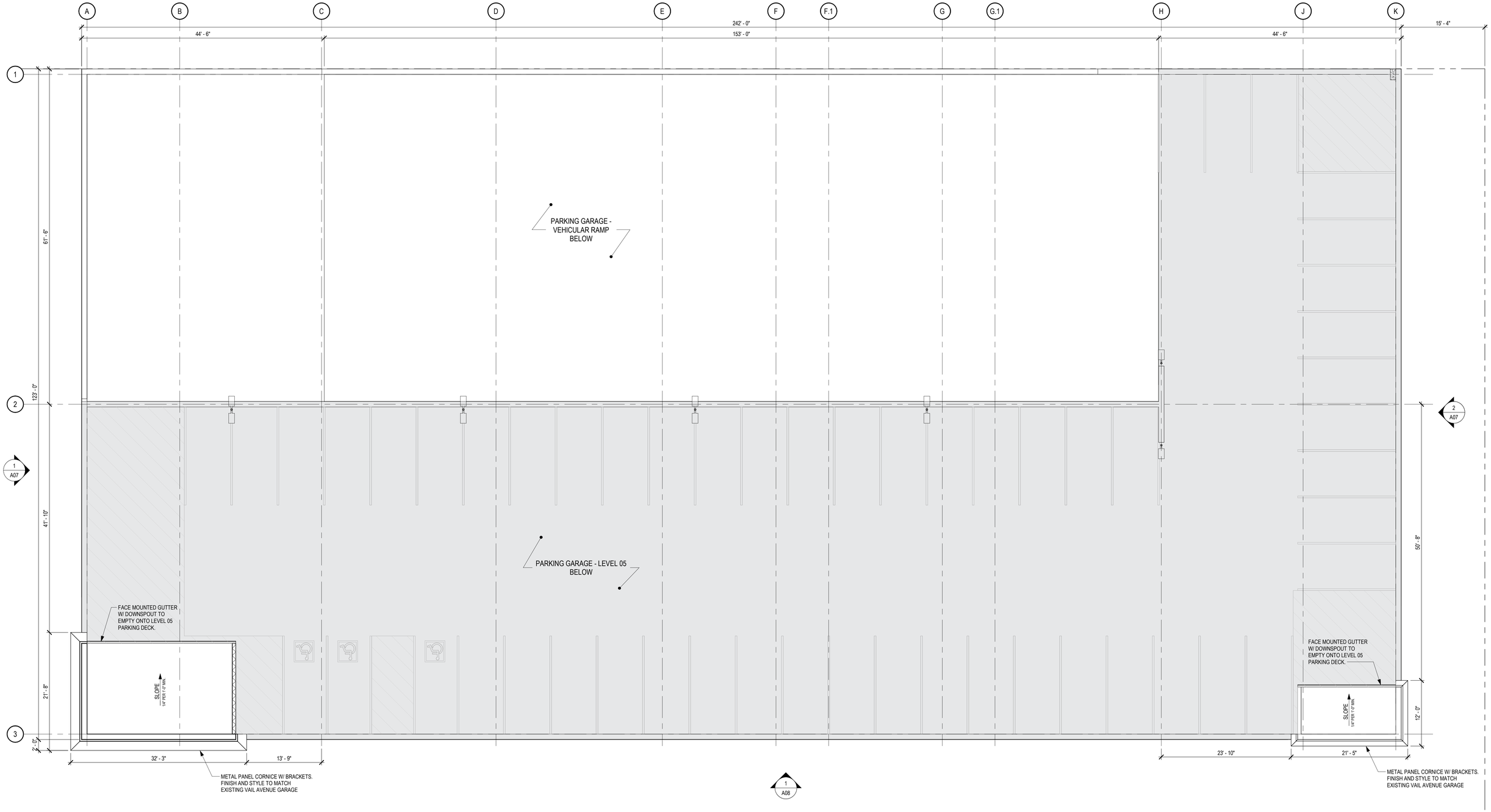
ARLINGTON HEIGHTS 425 GARAGE

FIFTH FLOOR PLAN

S. HIGHLAND AVE

December 01,2023 Project #: 23055

A05



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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1/8" = 1' 0"
0' 2' 4' 8' 16'

CCH, LLC.

ARLINGTON HEIGHTS 425 GARAGE
ROOF PLAN
S. HIGHLAND AVE

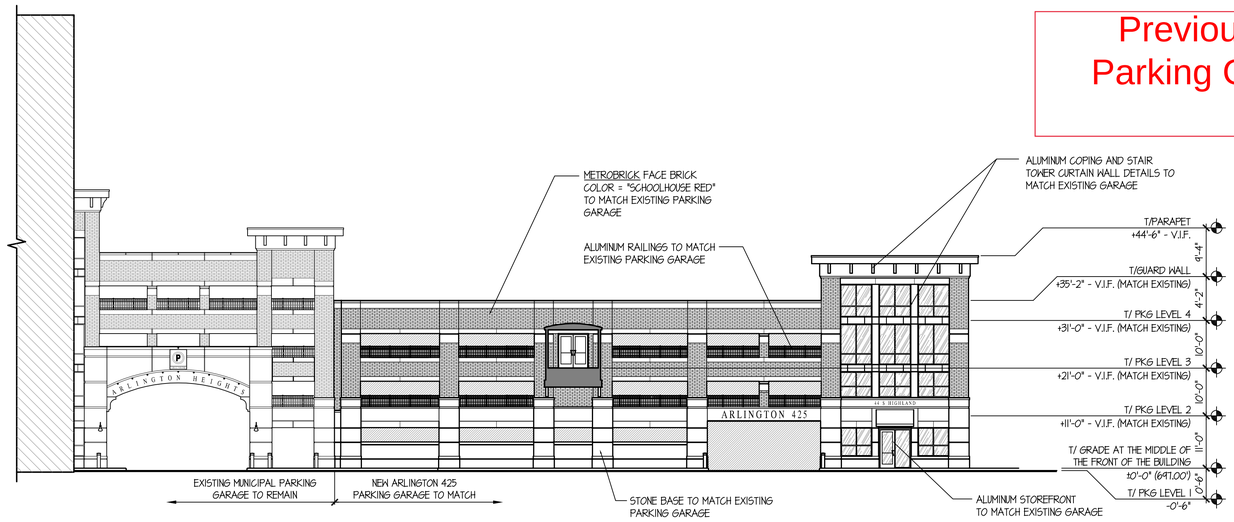
December 01,2023 Project #: 23055

A06


Previously Approved 4-Story
Parking Garage Design from
3/30/21

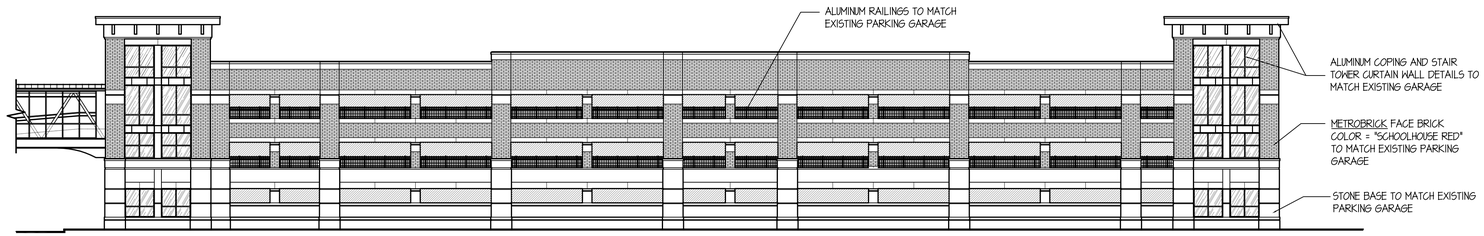

Previously Approved 4-Story
Parking Garage Design from
3/30/21

Previously Approved 4-Story Parking Garage Elevations from 3/20/21



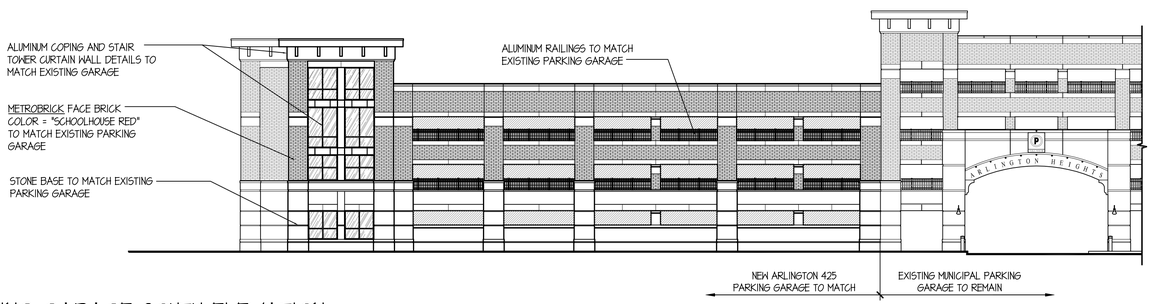
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE ELEV'S

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

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

JOB NO. 388315

SHEET NO. HL.2
OF 11

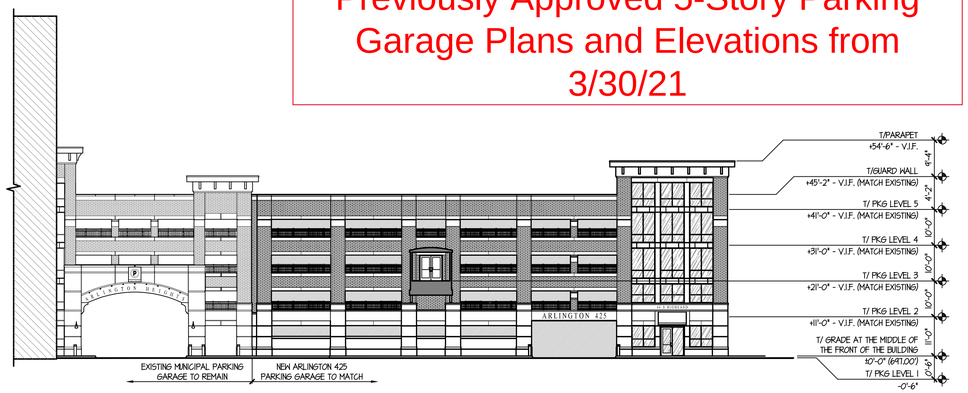
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Previously Approved 5-Story Parking Garage Design from 3/30/21



Previously Approved 5-Story Parking Garage Design from 3/30/21

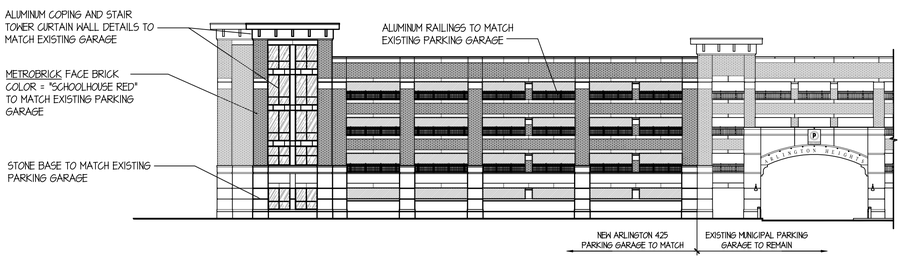
Previously Approved 5-Story Parking Garage Plans and Elevations from 3/30/21



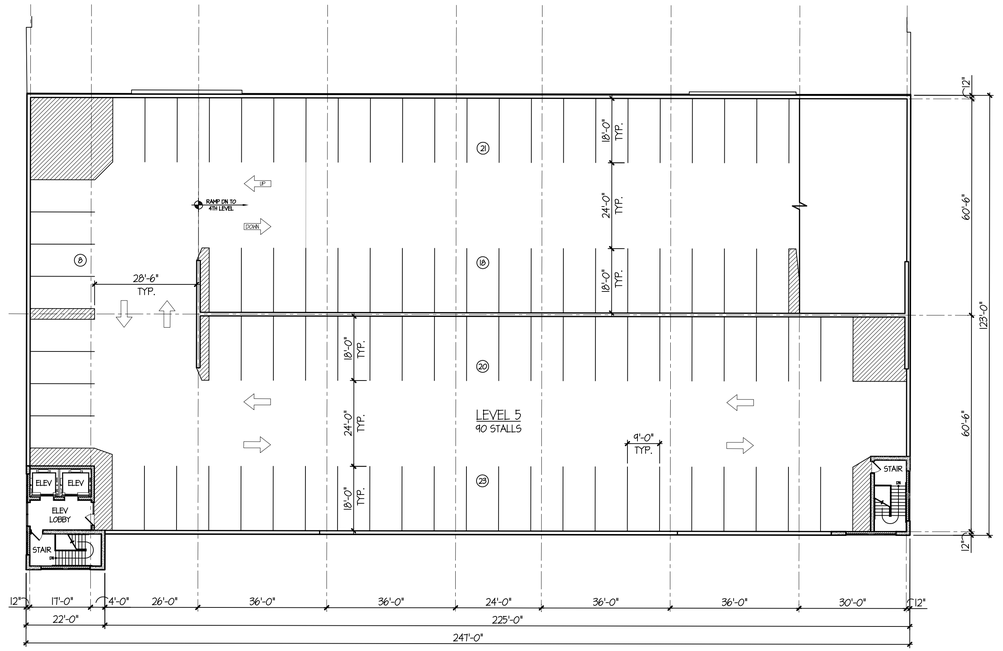
NORTH ELEVATION



WEST ELEVATION



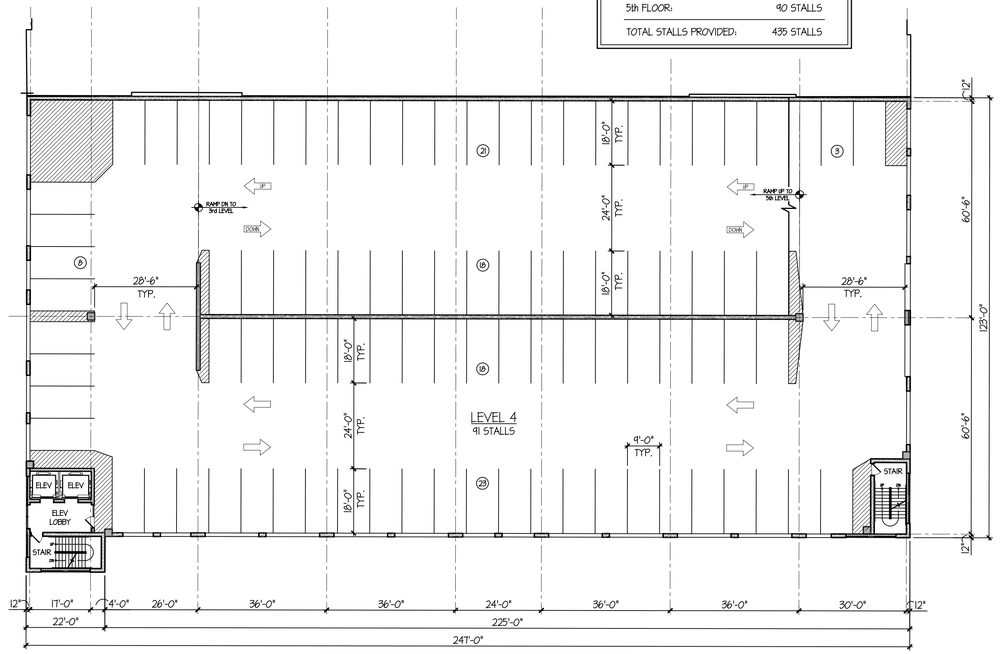
SOUTH ELEVATION



FIFTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

5-LEVEL PARKING GARAGE	
1st FLOOR:	75 STALLS
(OF WHICH 56 ARE COMMERCIAL ONLY)	
2nd FLOOR:	91 STALLS
3rd FLOOR:	88 STALLS
4th FLOOR:	91 STALLS
5th FLOOR:	90 STALLS
TOTAL STALLS PROVIDED:	435 STALLS



FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE ELEVATIONS & FLOOR PLANS FOR ALTERNATE 5-STORY DESIGN

SCALE: 1" = 20'-0"

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

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND ALT.
GARAGE w/ 5th FL.

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 3.22.21

NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. HL.A
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ALTA/NSPS LAND TITLE SURVEY

BY

JOHN M. HENRIKSEN

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

OF

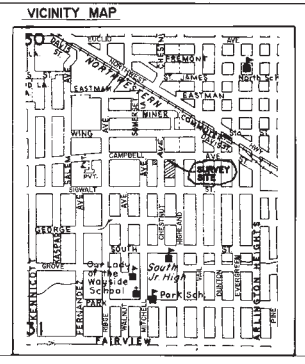
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

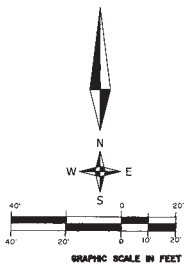
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

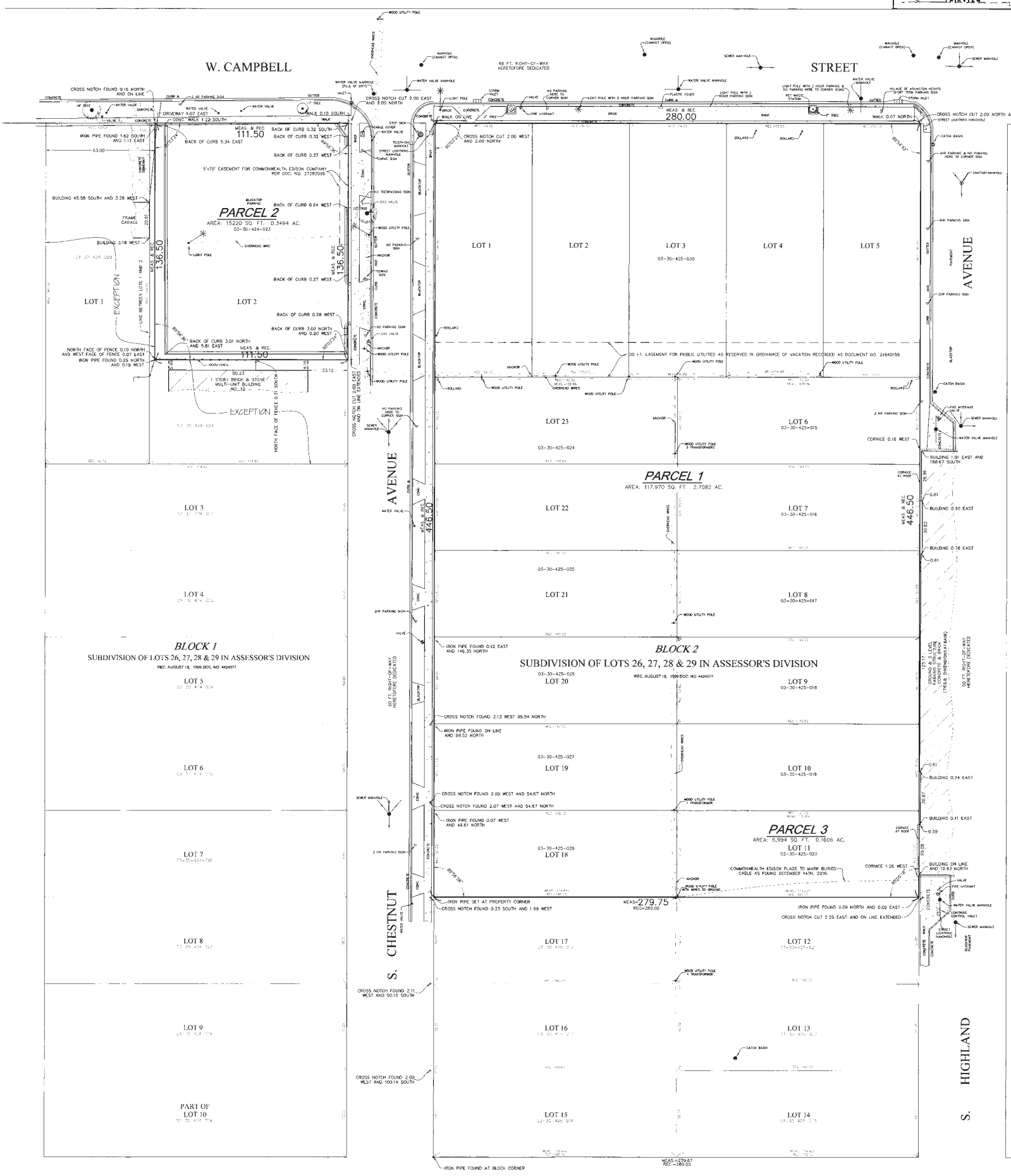
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

VICINITY MAP







ORDER NUMBER: 160326

SCALE: 1 INCH = 20 FEET

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

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

PLEASE CHECK LEGAL DESCRIPTION WITH DEED

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

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

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

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

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

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

ITEM 13

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

ITEM 14

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

FRACTIONAL DECIMAL EQUIVALENTS OF THE SUBDIVISIONS OF A FOOT

0.0104''	0.25''
0.02-0.3''	0.33-0''
0.03-0.5''	0.35-0.42''
0.04-0.7''	0.38-0.4''
0.05-0.8''	0.40''
0.06-0.9''	0.42''
0.07-1.0''	0.50''
0.08-1''	0.42-0.5''
0.09-0.1''	0.42-0.5''
0.10-0.2''	0.5-0.6''
0.11-0.3''	0.52''
0.12-0.4''	0.53-0''
0.13-0.5''	0.54-0''
0.14-0.6''	0.55-0.57''
0.15-0.8''	0.58-0.61''
0.16-0.9''	0.62-0.7''
0.17-1.0''	0.69-0''

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

ITEM 2 OF TABLE "A"

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

ITEM 3 OF TABLE "A"
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0201, MAP NUMBER 17031C0201J, MAP REVISED AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN ITS:
UNSHADED ZONE "X", WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
SHADED ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD.
ITEM 13 OF TABLE "A"

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

ALTA/NSPS LAND TITLE CERTIFICATE:

STATE OF ILLINOIS
COUNTY OF COOK:SS

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

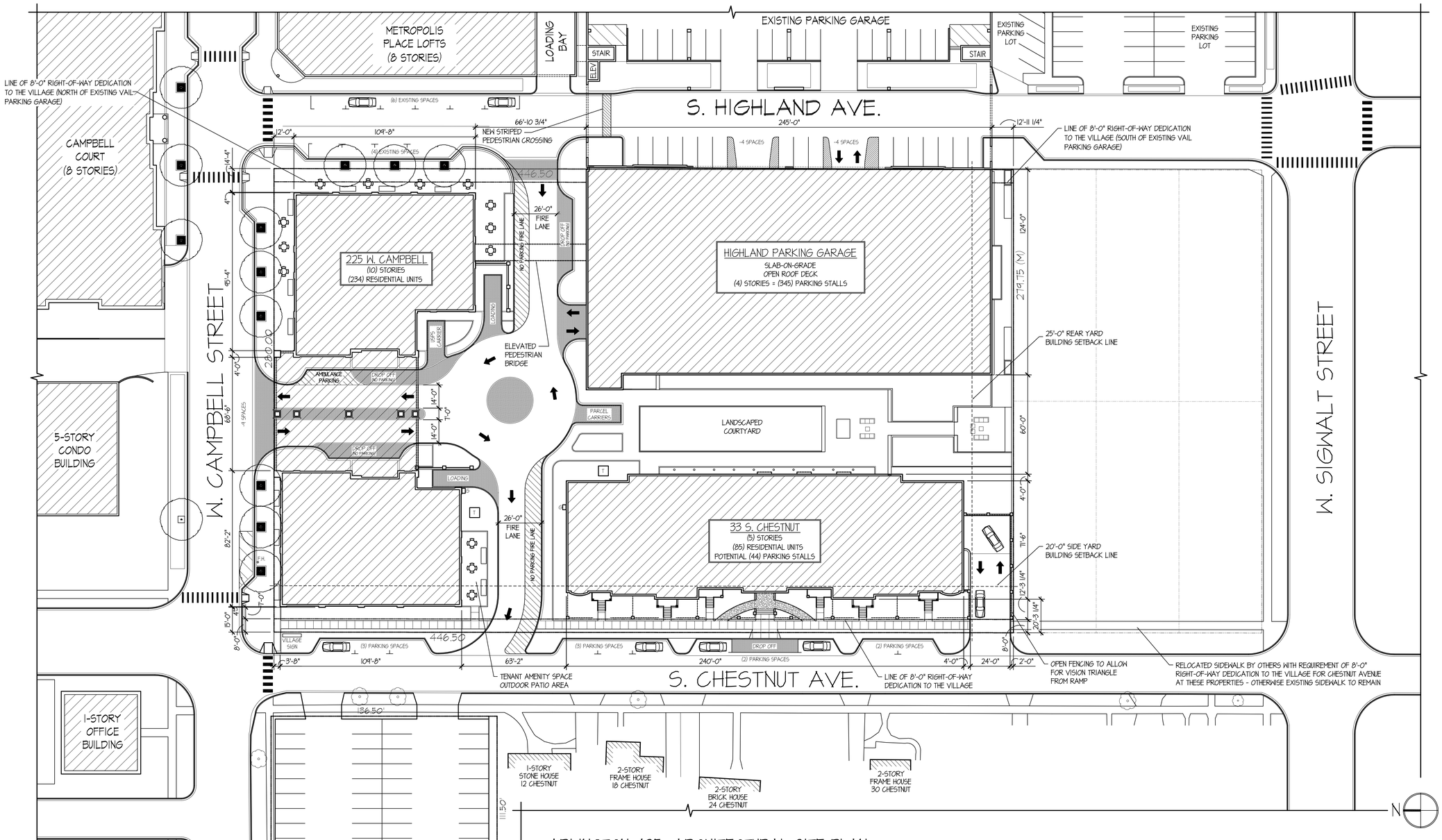
CHICAGO TITLE INSURANCE COMPANY

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

THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2016

DATE OF PLAT OR MAP: DECEMBER 20, 2016

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



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

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

DRAWING INDEX

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

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ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

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

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

JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934





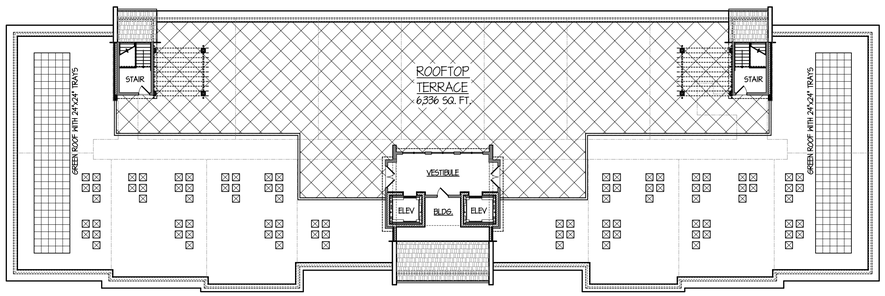





220 W CAMPBELL

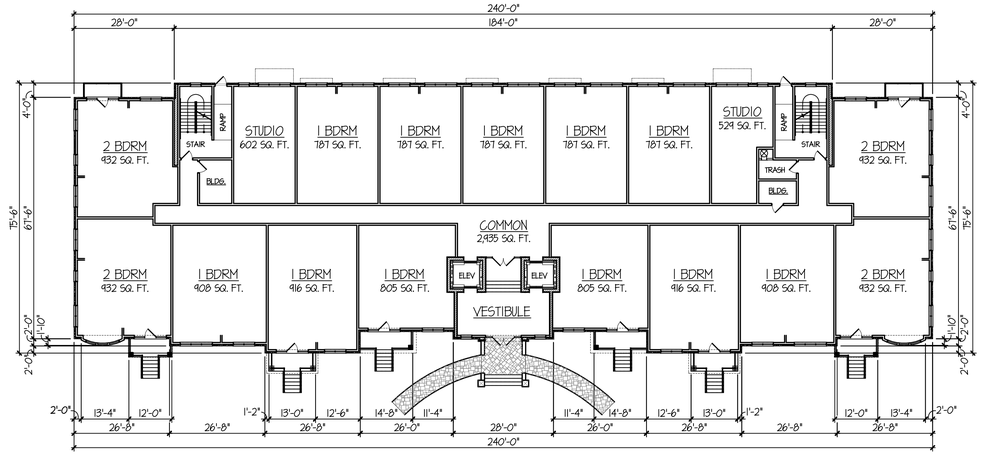

44 S HIGHLAND
ARLINGTON ARMS





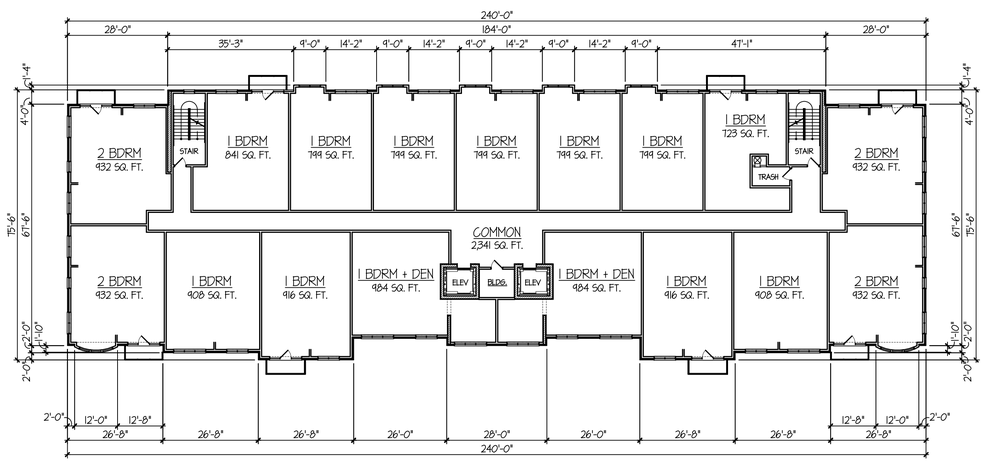
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



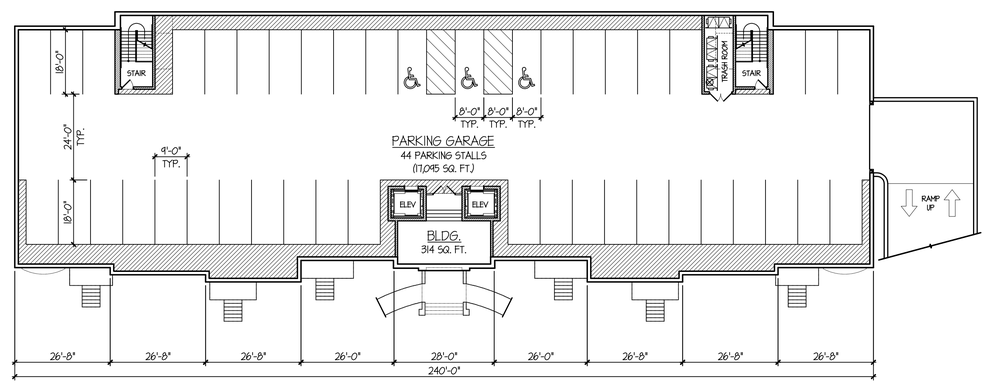
FIRST FLOOR PLAN

17,184 SQ. FT.



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

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



UNDERGROUND PARKING GARAGE PLAN

17,161 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: 33 S. CHESTNUT FLOOR PLANS

SCALE: 1" = 20'-0"

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

TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
FLOOR PLANS

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

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

JOB NO. 388315

SHEET NO. CH.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



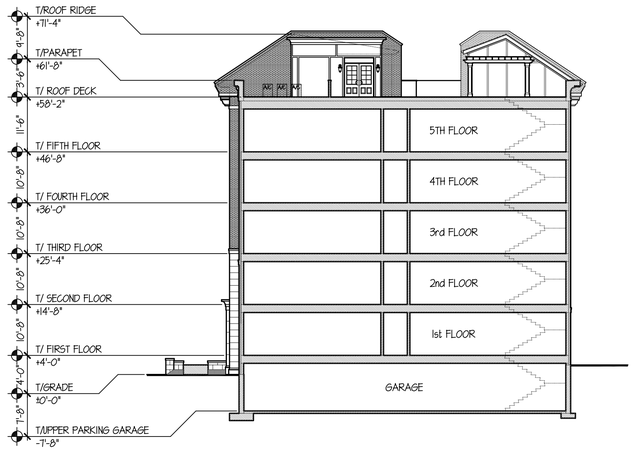
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



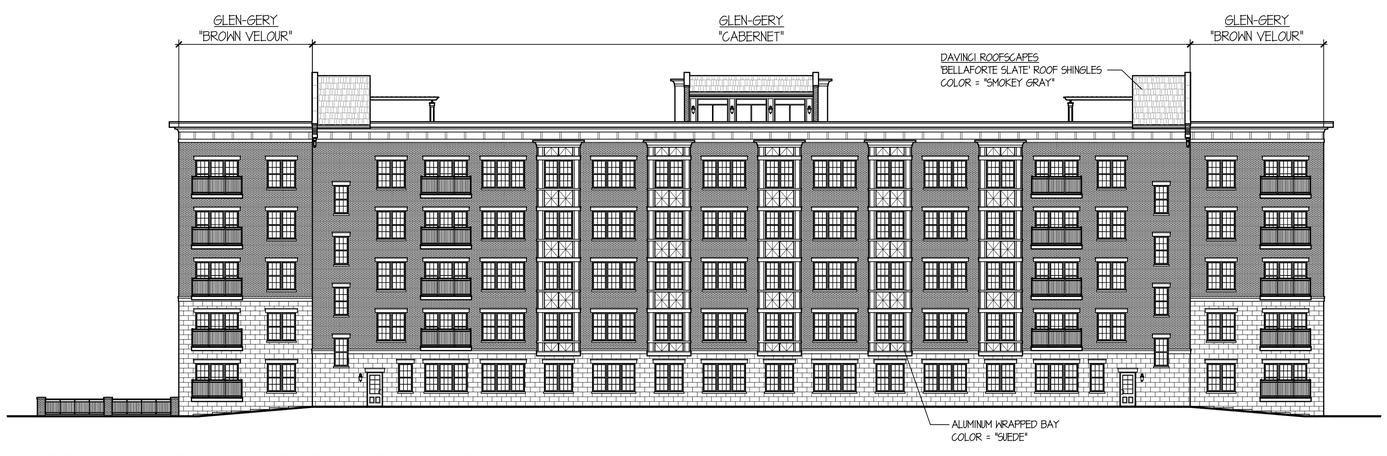
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



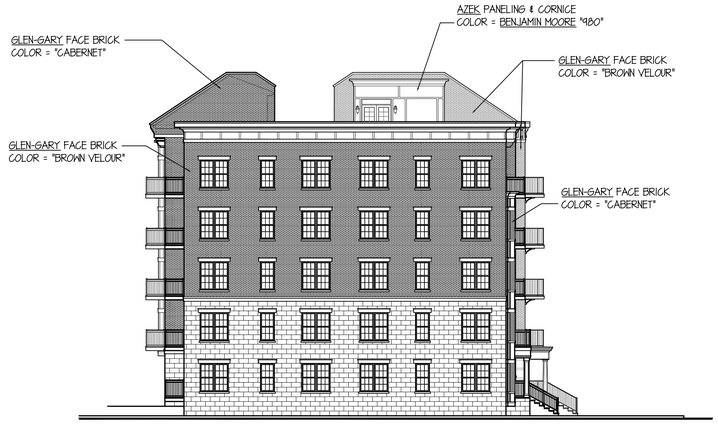
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

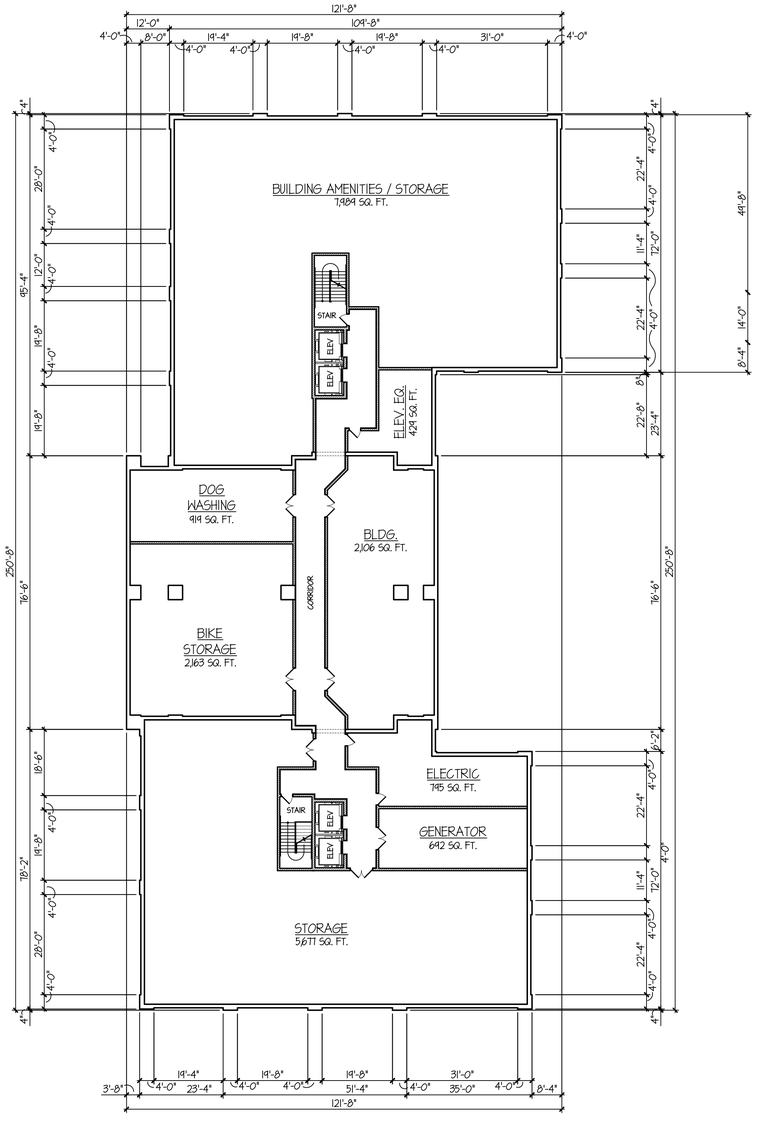
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

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

JOB NO. 388315

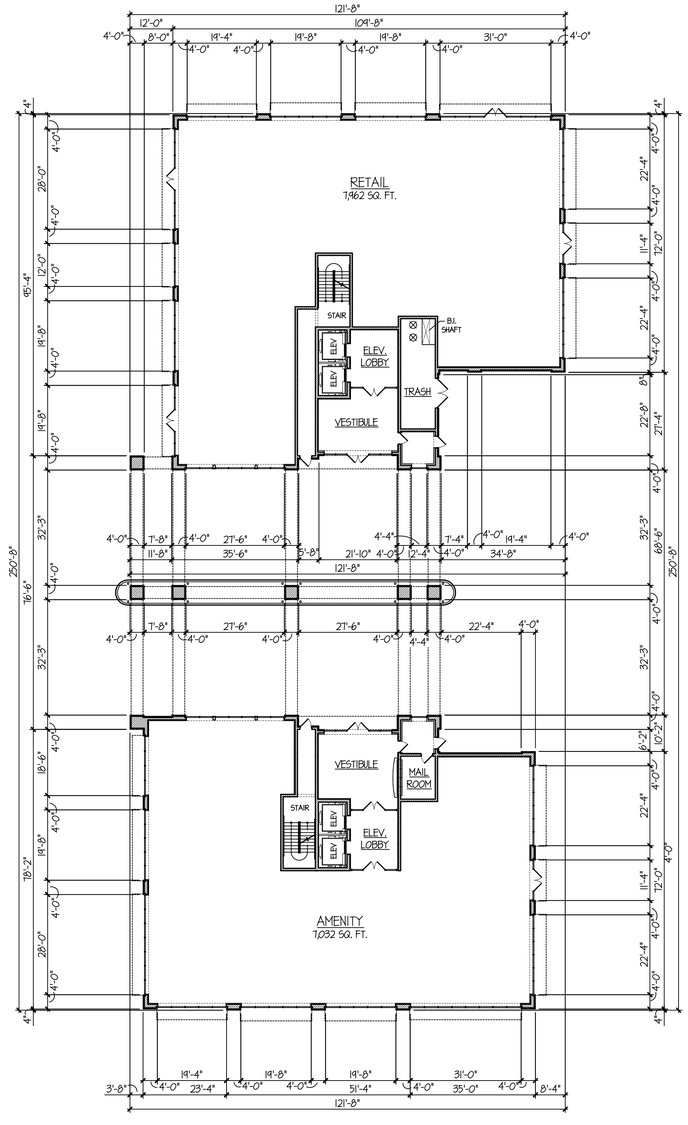
SHEET NO. OF 11 CH.2

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,300 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
FLOOR PLANS

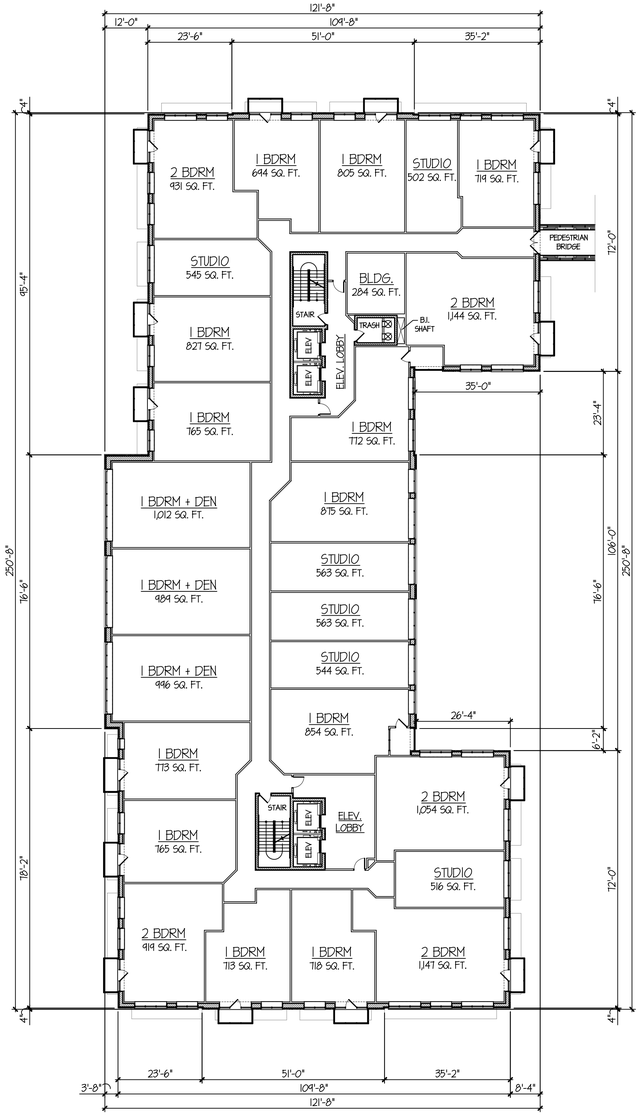
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

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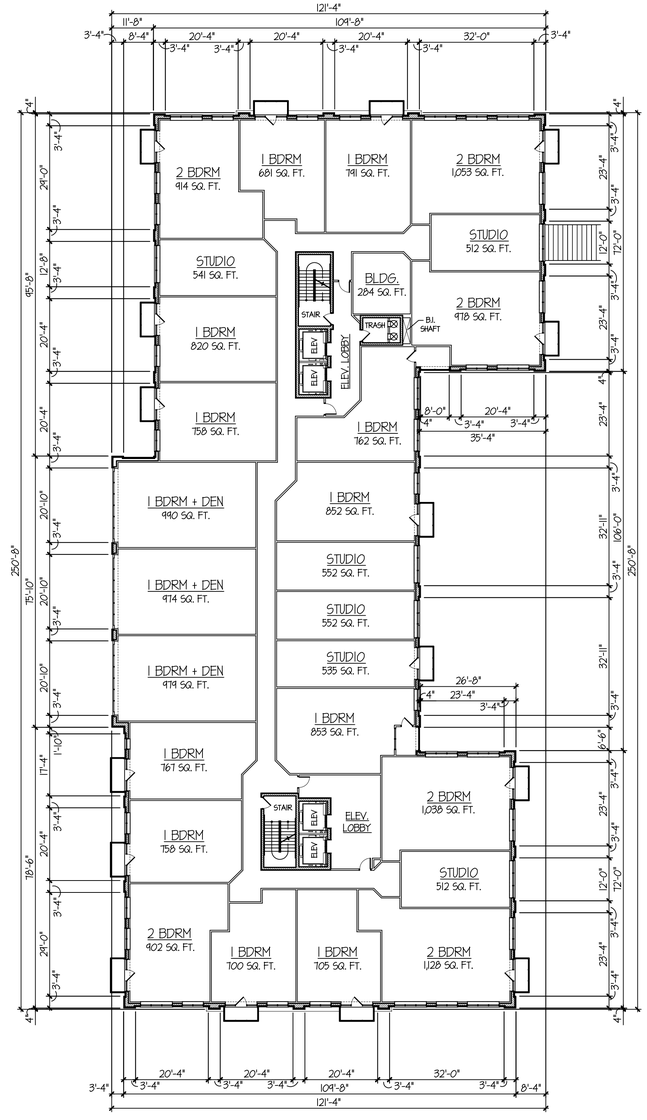
JOB NO. 388315

SHEET NO. CA.1
OF 11

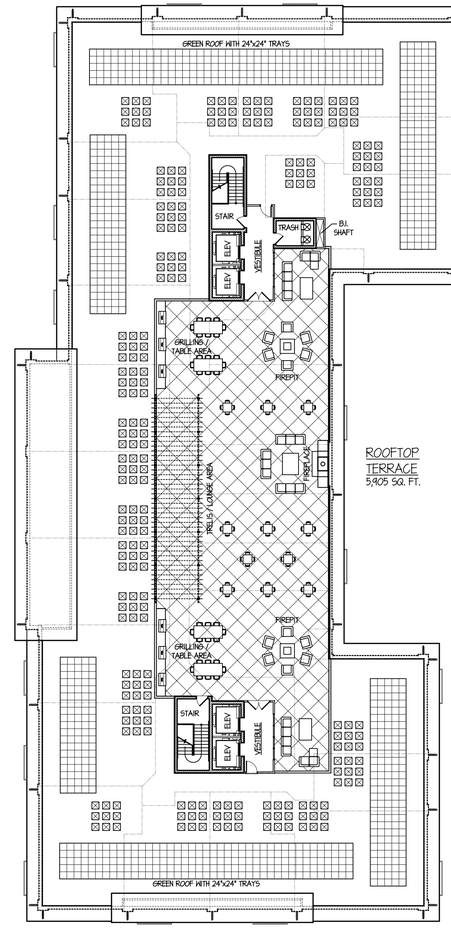
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN — 24,733 SQ. FT.



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



ROOF TERRACE PLAN — 7,302 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTURE & DESIGN

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL FLOOR PLANS

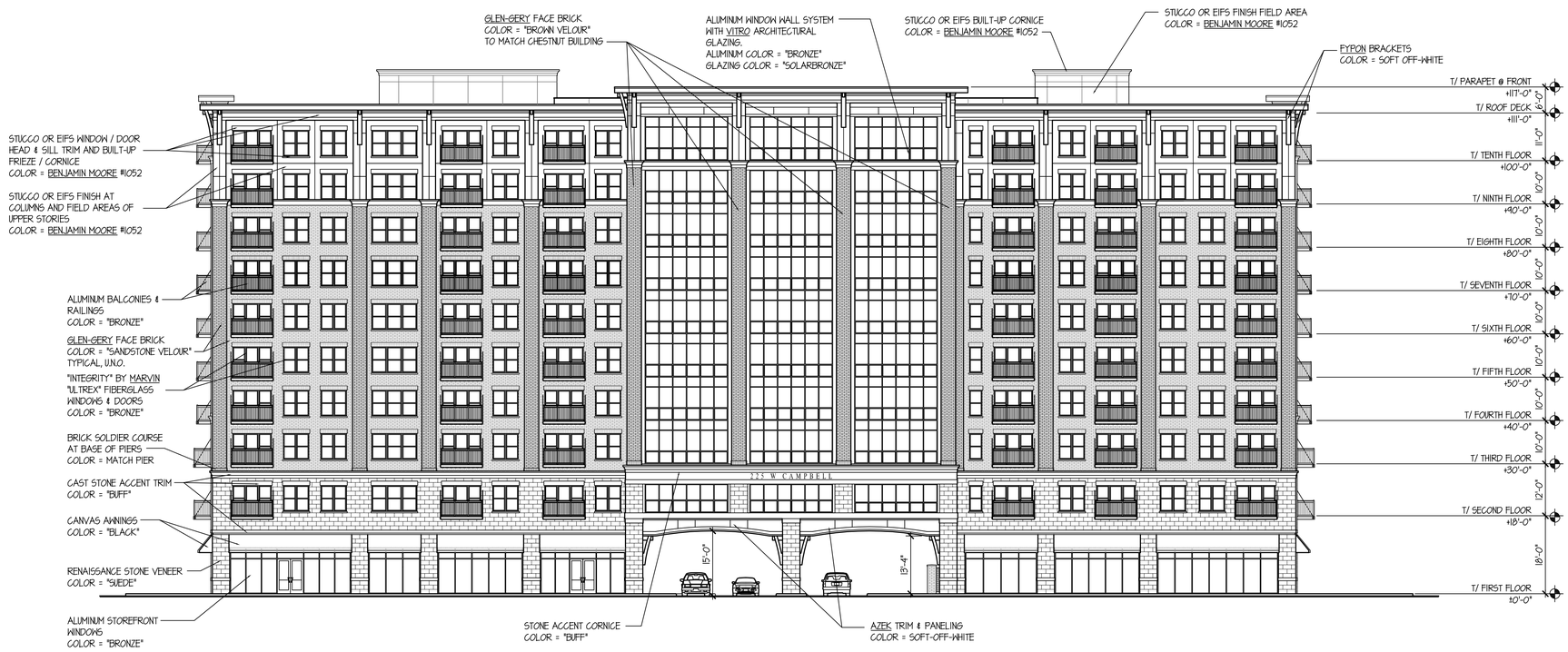
FILE NAME 3883-33P Campbell
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NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

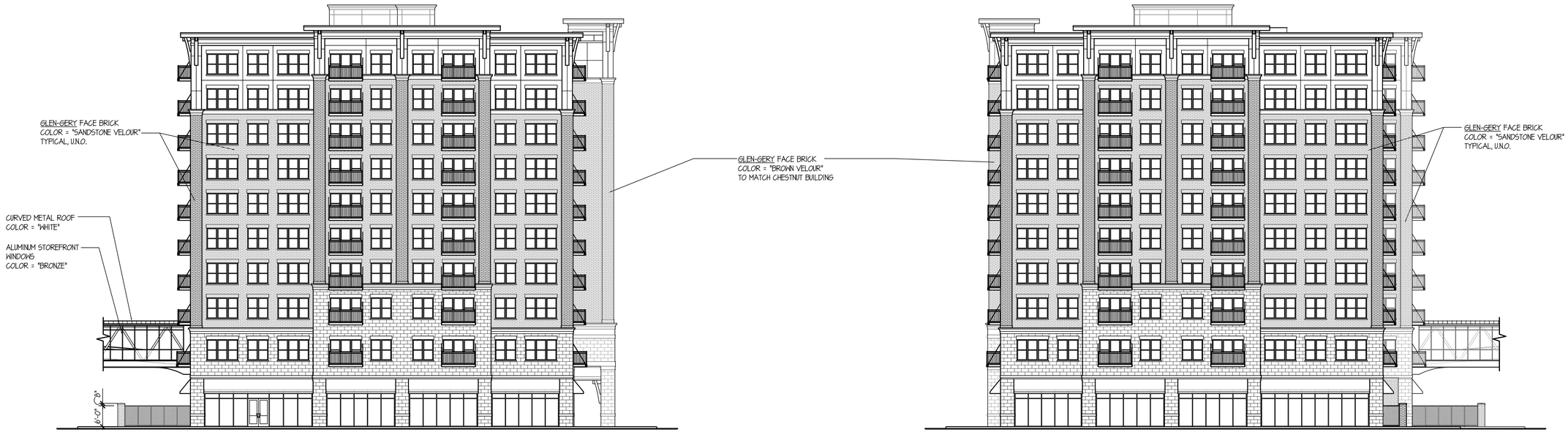
SHEET NO. CA.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"

ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

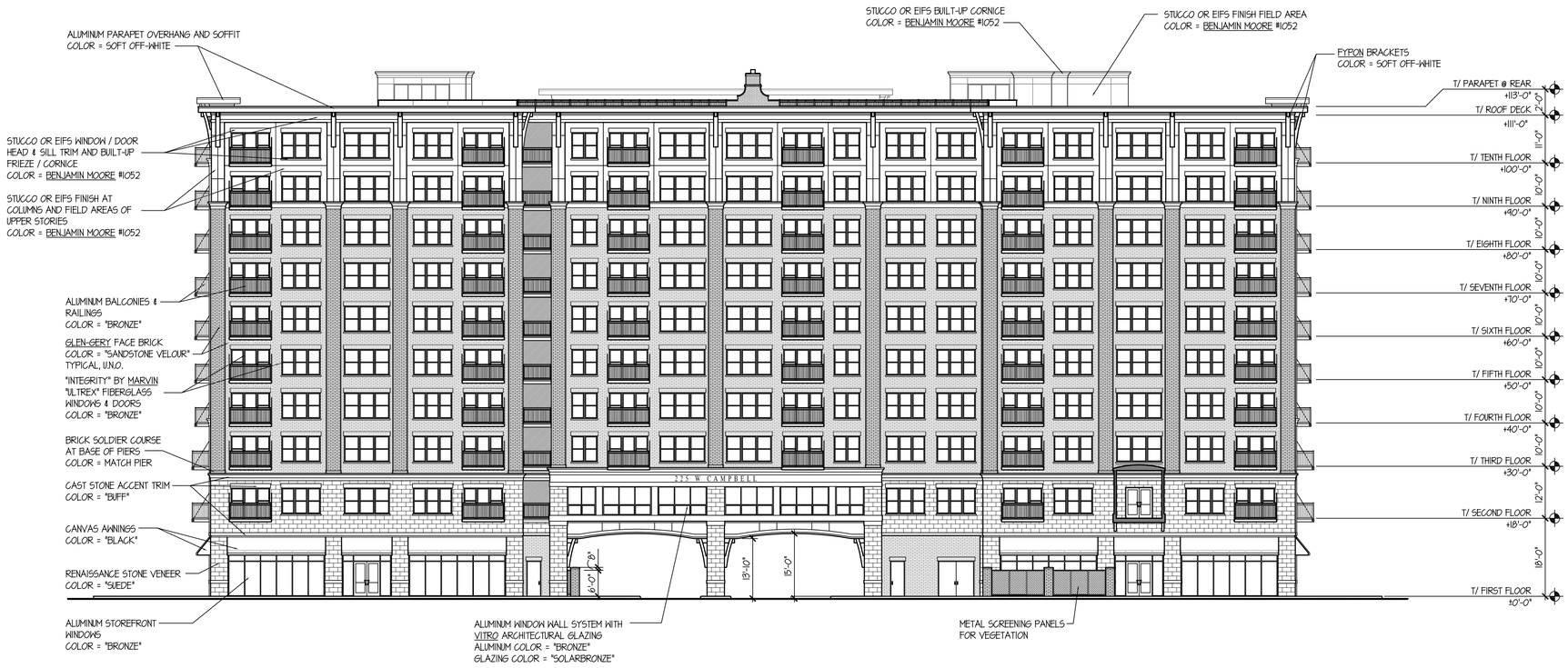
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 11.17.20

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

JOB NO. 388315

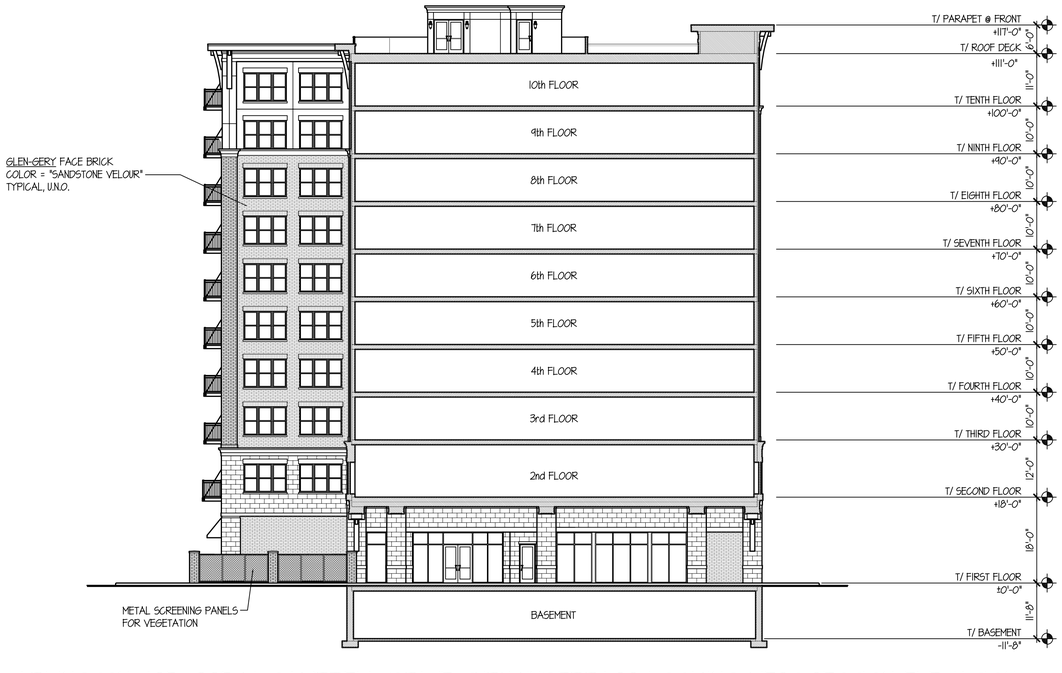
SHEET NO. CA.3
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



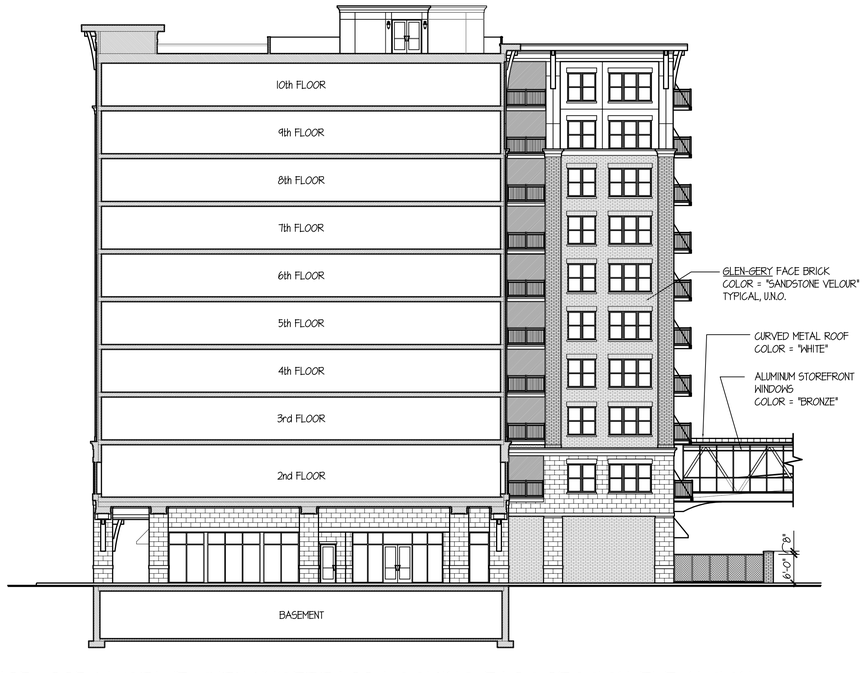
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



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

SCALE: 1" = 15'-0"



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

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

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

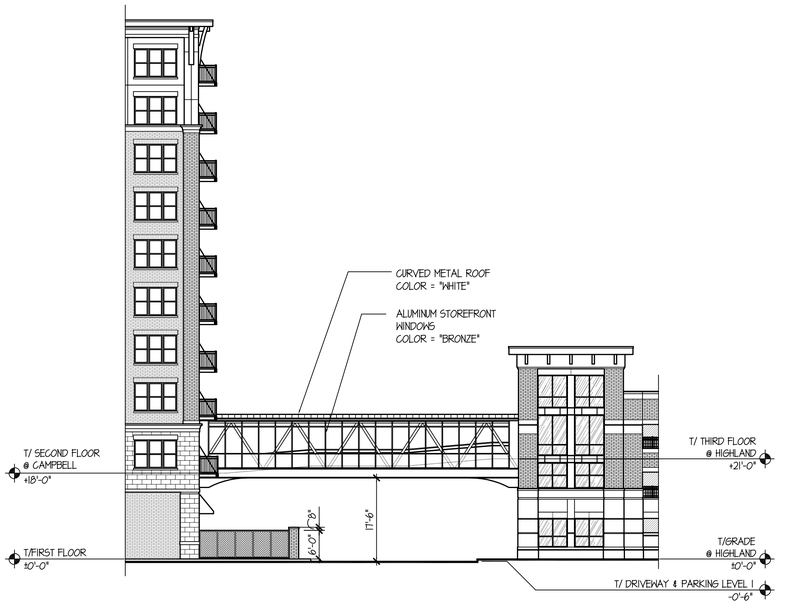
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CA.4
OF 11

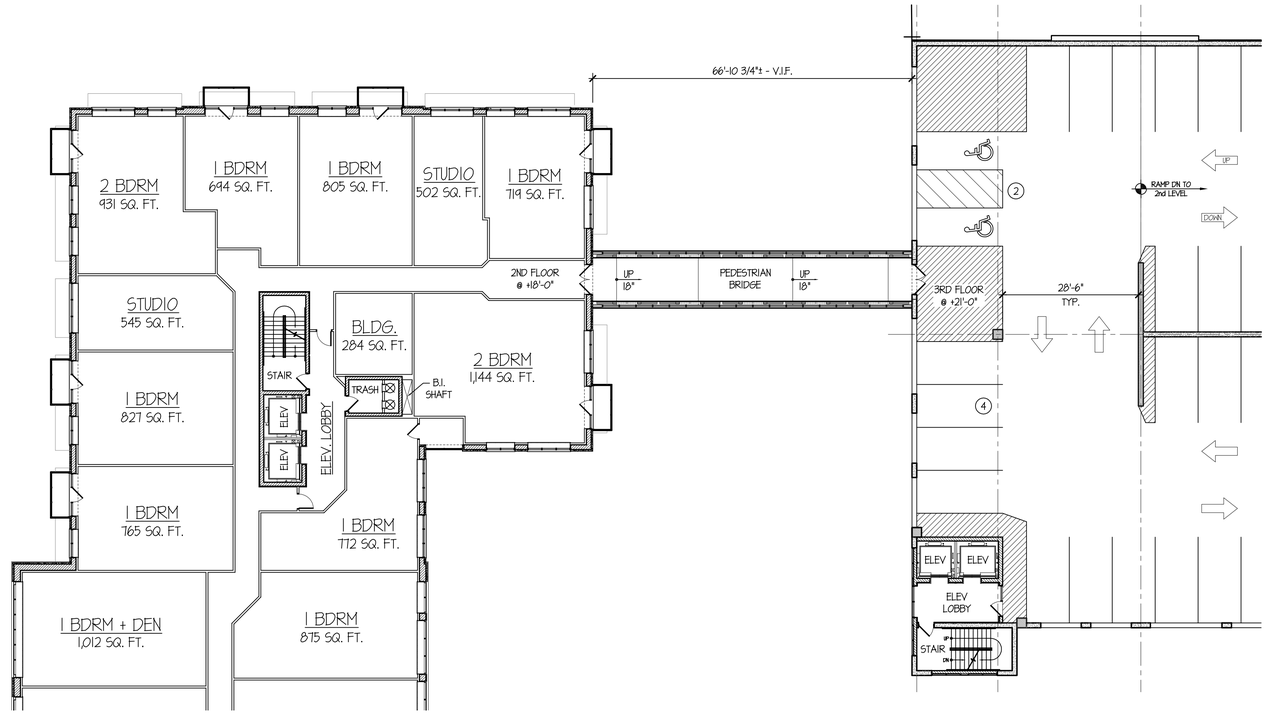
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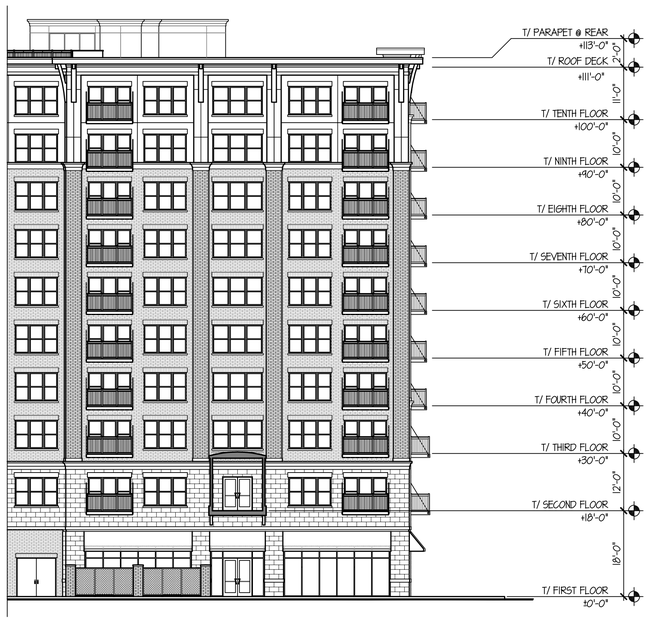
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



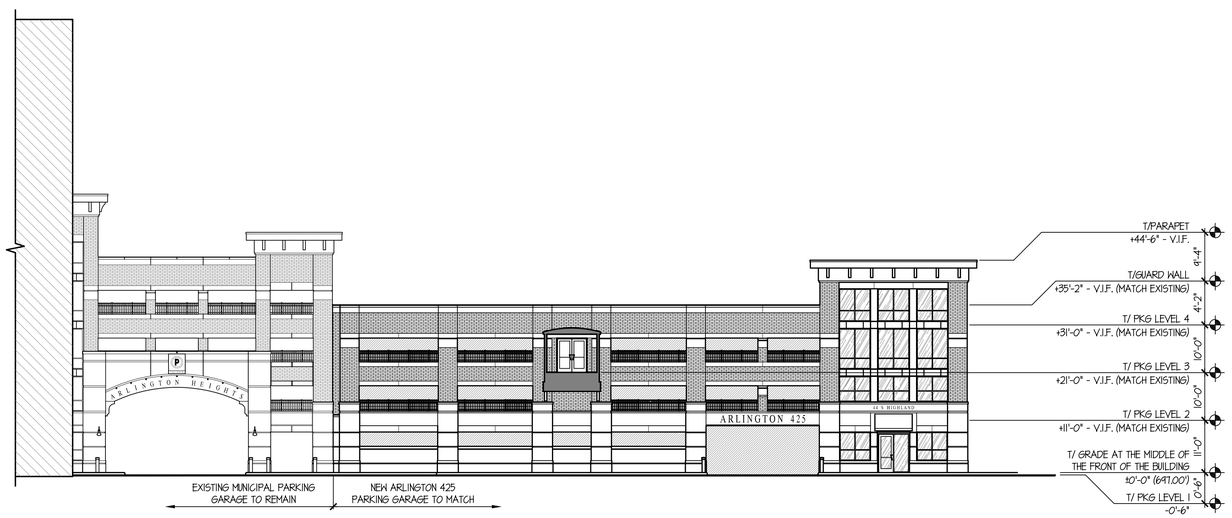
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELEVS.

FILE NAME 3883-PedBridge_2-19-21
DRAWN BY RDL DATE 2.19.21

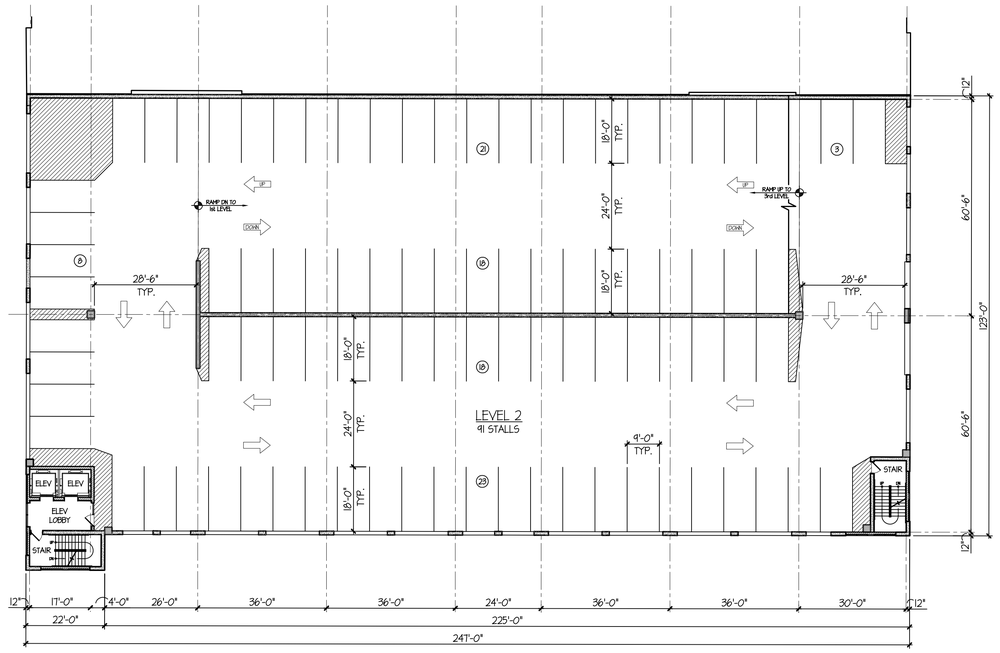
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. PB.1
OF 11

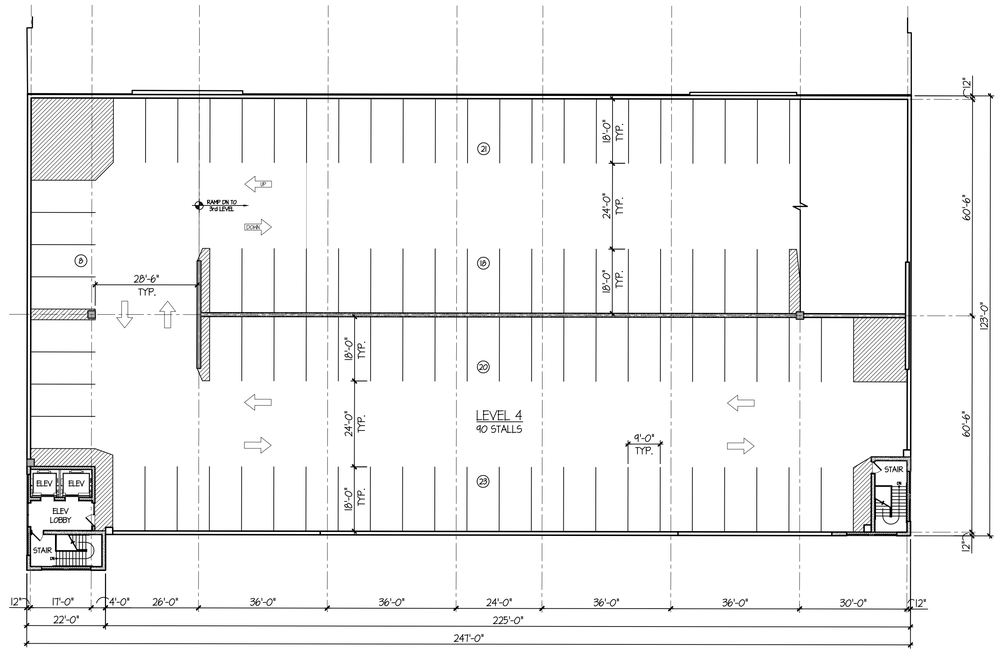
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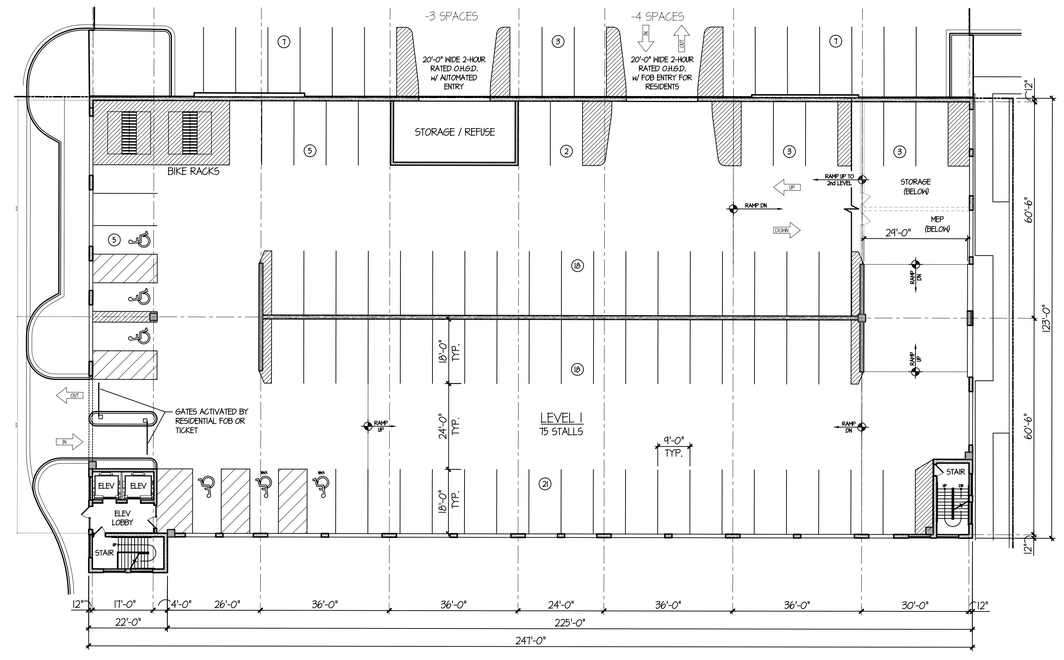
SECOND LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



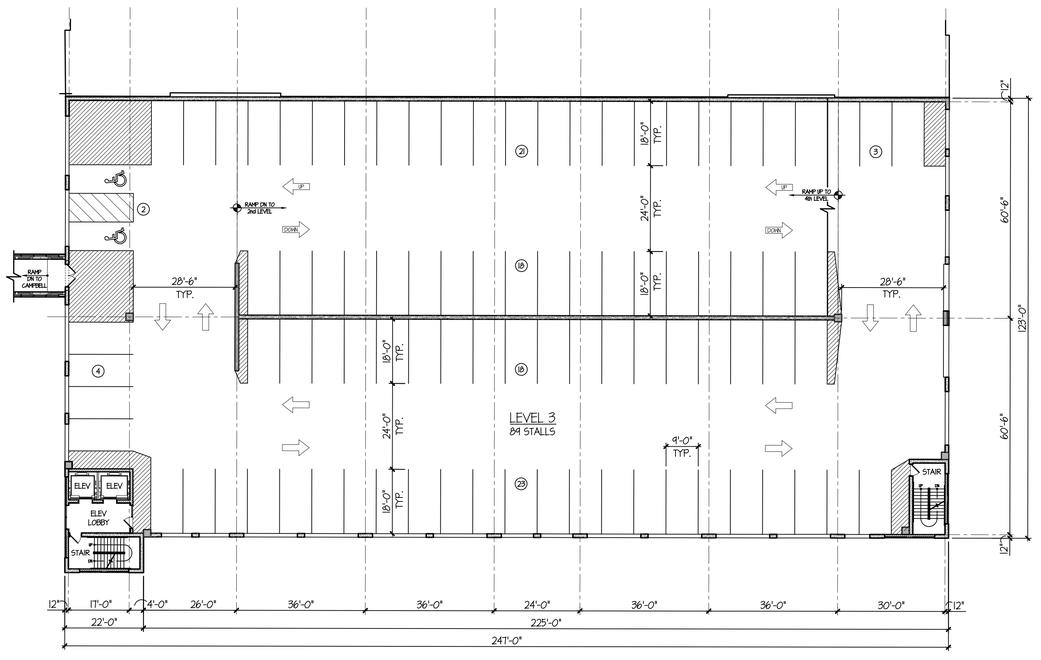
FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA
ARCHITECTURE

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

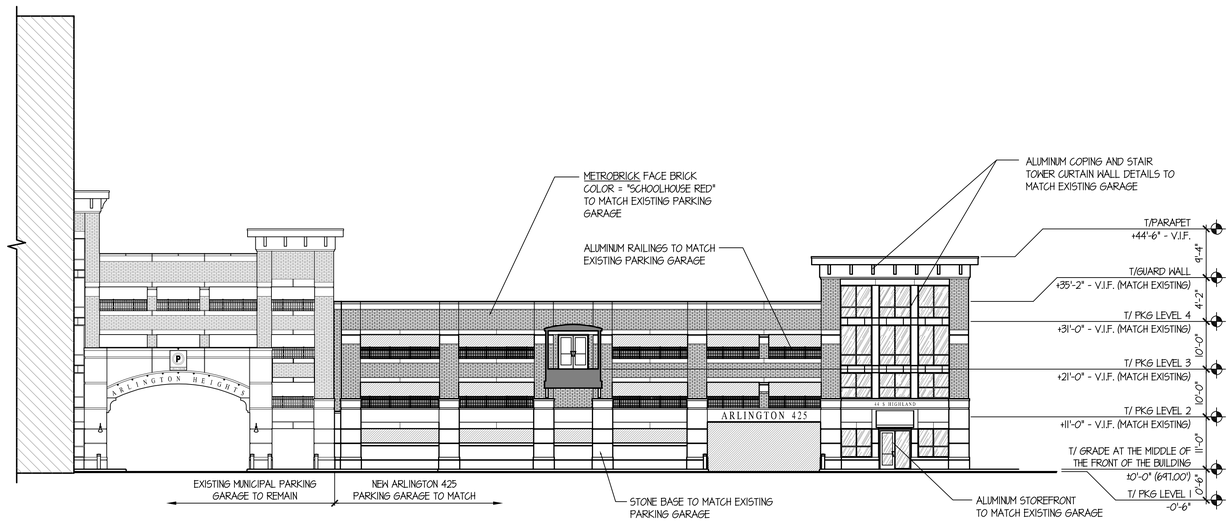
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

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

JOB NO. 388315

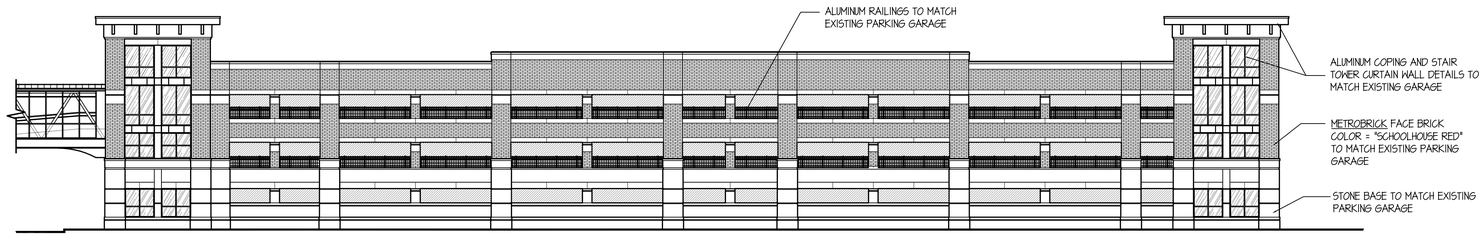
SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



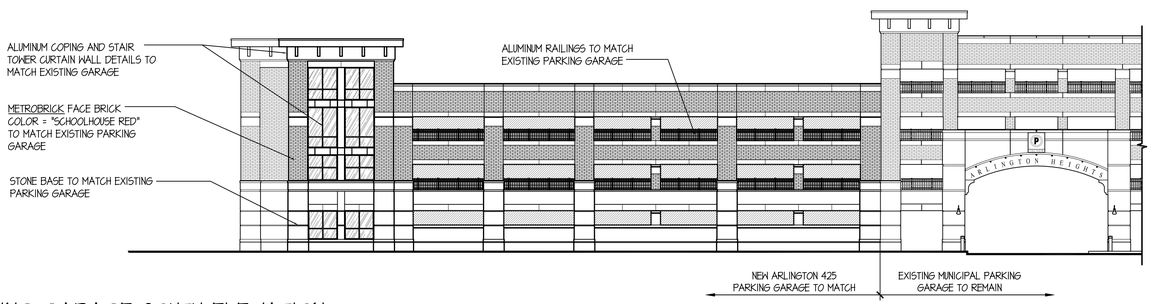
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

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

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

JOB NO. 388315

SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA
ARCHITECTS

MATERIAL LIST

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

33 S. CHESTNUT AVENUE

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

BRICK: GLEN-GERY BRICK
COLOR: "CABERNET"

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

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

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

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

WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

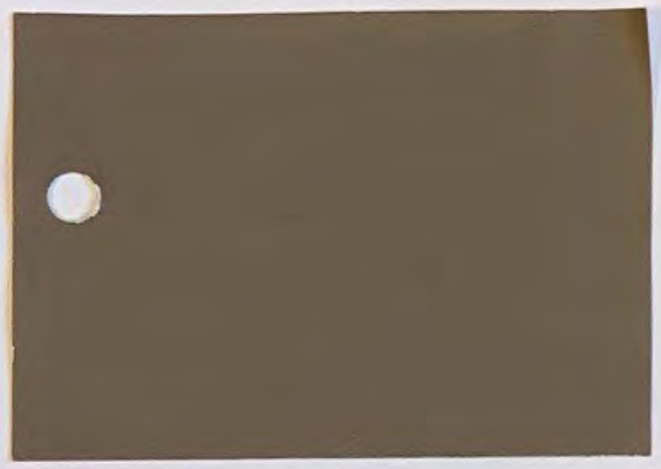
ROOF: DAVINCI ROOFSCAPES 'BELLAFORTE SLATE' ROOF SHINGLES
COLOR: "SMOKEY GRAY"



ARLINGTON 425

LIVE | SHOP | DINE

33 SOUTH CHESTNUT AVENUE



"AZEK" PANELING & PARAPETS



ROOF SHINGLES



BALCONIES & RAILINGS



FIBERGLASS WINDOWS



ALUMINUM BAY WINDOWS



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

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

225 W. CAMPBELL STREET

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

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

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

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

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

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

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

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

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

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

BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE



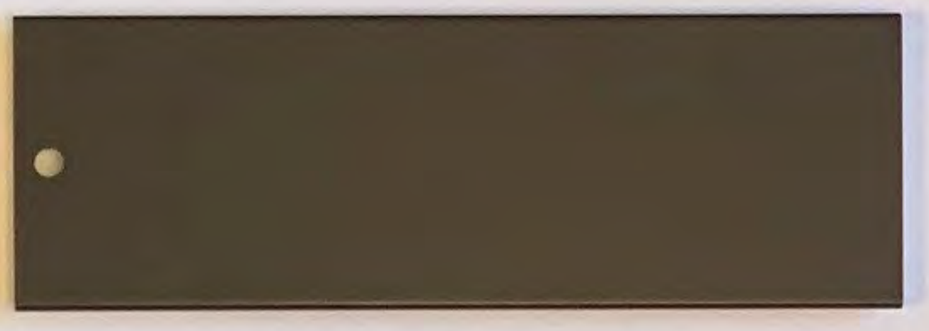
ARLINGTON 425

LIVE | SHOP | DINE

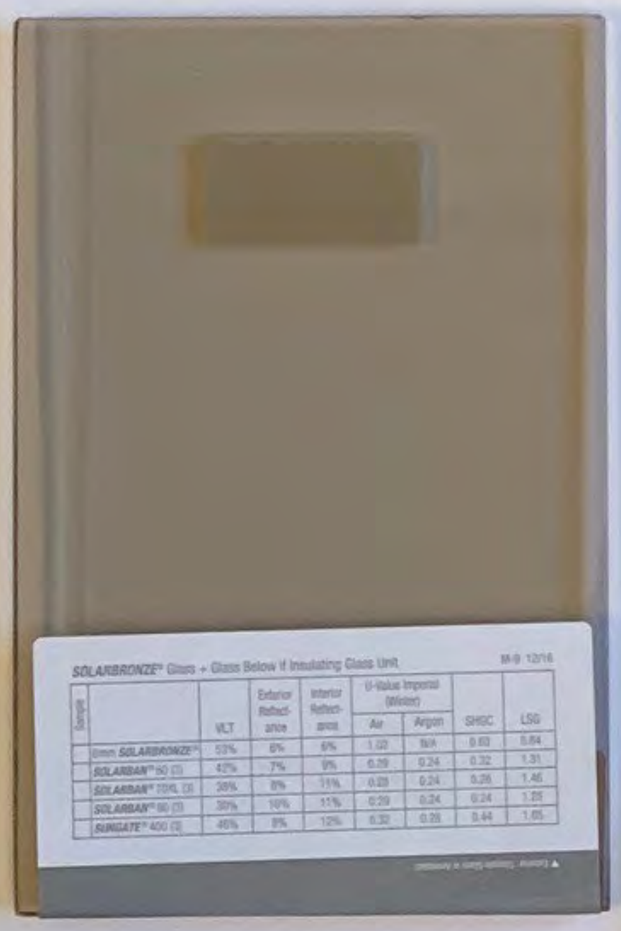
225 WEST CAMPBELL STREET



ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING



"AZEK" PANELING



BRICK



STONE



BRICK

TINAGLIA
ARCHITECTS

MATERIAL LIST

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

44 S. HIGHLAND AVENUE

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

STONE: TO MATCH EXISTING MUNICIPAL PARKING GARAGE

STOREFRONT WINDOWS: ALUMINUM STOREFRONT WINDOWS
COLOR: BRONZE

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

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

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

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



ARLINGTON 425

LIVE | SHOP | DINE

44 SOUTH HIGHLAND AVENUE



CURTAIN WALL WINDOWS,
ALUMINUM RAILINGS,
CORNICE & BRACKETS



BRICK



STONE

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MARCH 30, 2021

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley Ted Eckhardt
Members Absent:	Jonathan Kubow
Also Present:	Mike Firsel, Firsel & Ross for *Arlington 425* Rob Losselyoung & Kelli Bruckbauer, Tinaglia Architects for *Arlington 425* Bruce Adreani for *Arlington 425* Jason Bergwerff, Apex Design Build for *Hawkeye Chiropractic* Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

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

REVIEW OF MEETING MINUTES FOR MARCH 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF MARCH 9, 2021. MOTION CARRIED.

ITEM 1. CBD MIXED-USE REVIEW

DC#21-017 – Arlington 425 – Sigwalt/Chestnut/Highland Ave.

Mike Firsel, representing *Firsel Ross,* Bruce Adreani, the developer, and Rob Losselyoung and Kelli Bruckbauer, representing *Tinaglia Architects* were present on behalf of the project.

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

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

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

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

Mr. Hautzinger explained for clarification to those participating in tonight's meeting, including the public, that the purview of the Design Commission is to review the building designs and signage. The Design Commission will be looking at the appearance of the the buildings in terms of aesthetics, architectural design, and style. The height of the buildings will not be reviewed by this commission tonight; however, this project is scheduled for Plan Commission review tomorrow night, and all matters regarding zoning, building heights, parking, site design, will be reviewed then. Mr. Hautzinger welcomed public attendance and comment at tonight's meeting, but encouraged that the comments should be focused on the design of the buildings.

Mr. Hautzinger continued with Staff comments. All requirements from the 2019 Design Commission approval have been addressed and incorporated in the current plans. A detailed summary titled "2019 Design Commission Conditions of Approvals" has been included in the Design Commission packet.

In regards to the architectural designs, the designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, except for the addition of one additional story to the body of each building which is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

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

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The

Chestnut and Campbell buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it is recommended to be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.

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

Staff recommends approval of the project with recommended conditions as summarized in the Staff Report.

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

Mike Firsel presented an additional rendering showing an optional 5-story parking garage, which will be almost perfectly symmetrical to the existing Vail Street garage, making it difficult to tell the difference between the two buildings. They fully agree with all of Staff's recommendations tonight and will work with Staff to modify the awning above the pedestrian entry into the main stair tower of the garage, as well as with the signage. The lack of change in the architecture of these 2 buildings was intentional because they love the design of the buildings previously approved and feel they fit in with the downtown and surrounding area extremely well. The glass tower building proved to be such an exorbitant cost, which caused the plan to be modified. To mitigate some of the loss of the 125 units in the Highland building, one level each was added in the other 2 buildings. He and his team were happy to answer any questions.

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

PUBLIC COMMENT

John Peck and Maria Venewitz, 39 S. Mitchell Avenue. Mr. Peck wanted to understand why the Design Commission is not evaluating the height of the buildings, particularly the height of the Chestnut building and how it meets the guidelines for harmony and compatibility, especially since there is now high-density residential boarding with single-family homes.

Mr. Hautzinger replied that in terms of harmony and compatibility, the Design Commission should be considering how the proposed designs relate to the context and the surroundings; however, the Municipal Code regarding Boards and Commissions are set up by purview and responsibilities, with the height and zoning being under the purview of the Plan Commission and ultimately the Village Board, and the Design Commission purview being to review how the building style and design fits in with the surrounding context.

Mr. Peck said that from previous experience, he was unsure if the Plan Commission knew this. He said that a lot has changed since developments started to gain attraction on this site, starting with the CA Ventures project a few years ago where the Design Commission evaluated height and the impact of its transition on the surrounding neighborhood. The community was satisfied with the previously approved design of the Chestnut building and its 4-story height. The guidelines appear to have changed because when these same issues come up at the Plan Commission review, they say the issues are under the purview of the Design Commission. Mr. Peck also said that Staff has said a lot tonight about being on board with the changes, yet there is no mention of the community. The only recent community event regarding this development was in December, which he felt was basically a check the box type of event that allowed the developer to say that they have met with the community, but nobody could speak freely and only allowed to put their questions in through the chat, and even then, they were not all answered, and they were often paraphrased to the advantage of the developer. Mr. Peck asked how the community can be incorporated into these decisions, again, coming back to the original design of this development which the community finally got to an agreement on what the transition should look like, specifically with the Chestnut building.

Mr. Hautzinger said that these meetings are the public's primary opportunity to participate and provide input. Written input in advance of the meetings is also welcome, and the Planning Department is always available to answer any questions. The public meetings are hosted so the Boards and Commissions can hear the community's input directly. The public has every right to give input tonight on the designs, and the Plan Commission will be meeting tomorrow to hear any comments about the height or other zoning concerns. Once the Design Commission and Plan Commission reviews are completed, the project will be scheduled for Village Board review, which allows another public meeting opportunity to provide input from the public. Mr. Peck said he will be attending the Plan Commission review tomorrow and he hoped that his comments tonight will be shared with the Plan Commission because he was probably not the only resident who had these same concerns.

Melissa Cayer, 1207 S. Ridge Avenue. She asked if there are townhomes located at the south end of this site along Sigwalt. Mr. Hautzinger replied that the aerial image being shown tonight does not include the 3 new townhome buildings that are currently under construction at the south end of the site (Sigwalt 16).

Brian Garrish, lives in the Metropolis building at 1 S. Highland Avenue, directly across from this site. He pointed out the shadows that are shown in the rendering and asked if they are an accurate depiction of where sunlight will fall on each building. He asked if a study was done regarding sun/shadows in the future. Mr. Losselyoung replied that the shadows shown on the rendering were for effect only, and a study on sun exposure/shadows has not been done. Mr. Garrish suggested super-imposing a rendering of the new townhomes at the south end of this site to help understand and visualize the traffic flow because of the already busy traffic flow on Highland. He said that both the outdoor dining in the downtown and this new development are fantastic for the Village; however, he is very interested in the circulation pattern because of the new density coming on Highland Avenue, which is already very very busy. He was also curious how this has been addressed in the overall design, which could be a question for the Plan Commission. Mr. Firsel said they are happy to address these concerns tomorrow night at Plan Commission; traffic and parking is a major component of the development of this project.

There was no further public comment.

The commissioners summarized their comments. Commissioner Eckhardt agreed with Staff's representation that the buildings have not substantially changed in major elements. He said that this commission previously spent a significant amount of time reviewing the Chestnut building, and he is okay with it as proposed tonight because it is not much different. He agreed with the resident's suggestion that a contextual rendering showing how this development relates to the new townhomes at the south end of the site be prepared for tomorrow night's Plan Commission review, because a lot of people will be interested to see the entire site. Commissioner Eckhardt said he was okay with the revised design of the buildings, and the parking garage that mimics the neighboring building. He preferred the 5-story option for the parking garage because it matches up with its neighbor, and he asked if the new bridge connection is a dark bronze color, and the petitioner confirmed that it is. Commissioner Eckhardt also said that the canopy at the parking garage entrance needs more strength and to be more substantial. He had no further comments.

Commissioner Kingsley agreed with most of the comments made by Commissioner Eckhardt. She asked to see the east facade of the Chestnut building to confirm if it mimics the other façade. The 5 stacked bays were pointed out and she asked if that was the same as previously approved, which Mr. Losselyoung confirmed. Commissioner Kingsley liked the new stair towers on the parking garage, and she asked about the type of glass being proposed. Mr. Losselyoung said the tower will be a combination of clear glass and spandrel panels because there are elevator shafts behind some of the glass in the tower. Commissioner Kingsley also asked if the metal color of the bridge is going to match the cap and the metal of the garage. Mr. Losselyoung said they envision most of the bridge base to be the bronze color to match the new buildings, and a roof cap that matches the parapet areas of the existing garage and the new parking garage. He added that the roof structure of the pedestrian bridge will be the darker color to match the towers of the parking garage, and the sides and structure of the pedestrian bridge will be the bronze color. Commissioner Kingsley asked why the bronze color was not proposed on the parking garage and Mr. Losselyoung

replied that they want to match the existing parking garage colors, which is black. Commissioner Kingsley had some hesitation with that; having the bronze and the black; however, she wanted to hear how the other commissioners felt about that. She agreed with the suggestion for some type of canopy over the door into the parking garage, and she suggested something to match the cornice material, although black might be too overbearing with the bronze connection. Lastly, Commissioner Kingsley felt the previous comments about sun exposure and context elevations are good points, and she felt that a context elevation in all four directions of the surrounding area would really help people understand the density of this development, as well as a section through it. It might even help residents to embrace some of the green space and things that this development might be offering. Commissioner Kingsley had no further comments.

Commissioner Seyer agreed with the comments made by the other commissioners. When it came to any exposed metal on the bridge, he preferred a darker color. He was very much in favor of the new design and did not see any noticeable difference with respect to the increased height, and the removal of the third building is a great improvement on the overall massing of this development. So far, he is in favor of the revised design from an aesthetic point of view, which is really the goal of this commission; to look at it from a design perspective and how it is a positive architectural impact to the neighborhood. He is in favor of the revisions being presented tonight.

Chair Fitzgerald agreed with the comments made so far. His comments are specific to the parking garage. He asked if the new parking garage will be used by the public or strictly for residents, and Mr. Firsel replied that the parking garage is for residential use only; for the residents' guests and customers of Arlington 425. Chair Fitzgerald was in favor of something nicer above the entrance door to the parking garage, something matching the top of the stair tower would be appropriate, and he was okay if it coordinates with the bridge that connects the two buildings together. Something metal to mimic the cornice at the top would be nice. If the covering remains canvas as shown, he preferred a dark color and felt the covering should be larger to cover both the entrance door and the two windows on each side. Chair Fitzgerald was also in agreement that all utilities on the outside of the building would be somehow hidden. He had no further comments.

Commissioner Seyer commented on the aerial rendering that shows a grey color tone on top of the garage that is a bit confusing with regards to what is proposed and what is existing. The grey color looks like a portion of the existing garage, and he encouraged more realism with regards to what is actually on top of the garage roof, so it does not unnecessarily bog down questions and negative weight to the project. Mr. Firsel understood the point made and suggested revising the aerial rendering to show the striping of the parking spaces on top of the parking garage.

Mr. Hautzinger commented that there are hands raised from the public at this time.

PUBLIC COMMENT

Brian Garrish asked if any changes were made on the ground floor of the buildings facing Campbell Street. Mr. Firsel said that east of the Porte cochiere will be approximately 7,900 sf of retail, hopefully a restaurant with outdoor seating on the corner, and further west between the Porte cochiere and the corner will be general retail. The retail component from the west portion of the Porte cochiere has been removed due to lack of interest as well as the close proximity to residential. This portion of the ground-floor is now intended for building amenities, rather than retail use. They did not want to alter the overall appearance of the building, so it will be finished as shown tonight. Mr. Garrish asked if this area will ever become retail and Mr. Firsel replied never say never; if a tenant is interested and the necessary parking can be accommodated, they would consider it. Mr. Garrish asked if the top floor of the building is an amenity to the residents of the building, or part of a future restaurant, and Mr. Firsel said it is strictly amenities for residents of Arlington 425; as of today, it is not a public space. Mr. Garrish asked if Highland Avenue will remain a two-way street and Mr. Firsel said that it will. Mr. Garrish pointed out that the additional parking for residents only, with increased traffic in this area, needs to be taken into consideration. Mr. Firsel said that they will be expanding on that discussion at the Plan Commission review tomorrow night. Mr. Garrish said that it is a very good-looking project.

Tom Smatta, lives in the 200 W. Campbell building. He said that the height of the 4-story parking garage looks short and squatty, and he suggested carrying the walls up higher, so it matches the existing garage. There does not need to be a 5-story garage, just 5-stories of wall.

Deborah Steven, 421 W. Campbell Street. She missed a lot of the meeting so far, but she asked how many units will be in each of the new buildings on Campbell and Chestnut, and whether the units will be condos or rentals. Mr. Firsel said the Campbell building will have 234 units, and right now the Chestnut building will have 85 units; however, that is the maximum number allowed and the market demand will determine the size of those units and whether they are rentals or condos. The Campbell building will be all apartments, with 12 of the units being affordable units.

John Peck, 39 S. Mitchell Avenue. He asked for clarification on the amount of retail space on the ground-floor of the Campbell building because he was excited when the project was originally presented with a lot more than what is shown tonight. Although the petitioner indicated tonight that things could change prior to construction with regards to the amount of retail, he asked if that was possible once the building is built and handed over to a building management company. He felt that retail space was important to the vitality of the neighborhood and the downtown area. Mr. Firsel replied that there is a very strong likelihood that the space will remain as amenities as shown tonight. He added that the entire project originally contained 36,000 sf of retail and office space, which was changed to 7,500 sf of retail space and no office space.

Kerry Dwyer, 30 S. Chestnut Avenue, lives directly across from the building that will be developed on Chestnut. She referred to the Chestnut building rendering and asked if there is a plan to widen the street, because with construction of the new townhomes at the south end of this site, that side of Chestnut is being widened to create niches for parking cars, but the street is not being widened. At present, parking is not allowed on Chestnut because of the construction. She asked what the intended purpose is for traffic flow, and how will residents living across the street from this development to be able to easily get in and out of their driveway. Mr. Firsel replied that there will be parking along Chestnut as well as pull-off-to-the-side parking, although not the entire length of the street. There will also be accommodations for several vehicles to park along Chestnut pulling off the main roadway so it will still be a 2-way street. Ms. Dwyer asked if there will be parking restrictions for those spaces or will residents of the new Chestnut building be allowed to park in these spaces overnight; what is the plan to monitor street parking once those bump-outs are available again. Mr. Firsel said the Village would make this decision and they would agree with that decision. Mr. Hautzinger reiterated his comments from the beginning of this meeting regarding the purview of the Design Commission versus the Plan Commission. Matters being raised about parking are under the purview of the Plan Commission and he encouraged the resident to attend both the Plan Commission and Village Board meeting to provide her input. Ms. Dwyer also asked if the height and density of the Chestnut building is under this commission's purview and Mr. Hautzinger said that height, density, and number of units will all be discussed tomorrow night at the Plan Commission review.

Ed Morris, 1 N. Chestnut Avenue, with his unit on Campbell street. He asked about the new building being increased to 10-stories and whether there will still be a restaurant on the top floor. Mr. Firsel said there will no longer be a restaurant on top of the building.

There was no further public comment.

Chair Fitzgerald asked if there was any other comments or discussion from the commissioners, and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS FOR THE TWO PREVIOUSLY APPROVED NEW MULTI-STORY BUILDINGS AND THE NEW PARKING DESIGN FOR *ARLINGTON 425*. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/26/21, REVISED DRAWINGS CA.3 & CA.4 RECEIVED 3/19/21, MATERIAL BOARDS AND MATERIAL LISTS RECEIVED 3/1/21, REVISED MATERIAL LIST FOR 225 W. CAMPBELL RECEIVED 3/19/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR A LARGER ENTRANCE CANOPY AT THE GARAGE ENTRANCE, TO BE A MINIMUM OF THE ENTRANCE DOOR PLUS THE 2 SIDELIGHTS, AND BE A NOBLE MATERIAL.
2. A REQUIREMENT THAT ALL EXTERIER UTILITY METERS BE SCREED APPROPRIATELY AND BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT ANY CHANGES TO THE CHESTNUT BUILDING; DETAILS, ELEVATIONS, OR CONFIGURATIONS, THAT OCCUR BETWEEN NOW AND PRIOR TO THE FINAL PLAN, MUST RETURN TO THE DESIGN COMMISSION FOR A RE-REVIEW.
4. A REQUIREMENT THAT THE BRIDGE DESIGN TO THE PARKING GARAGE HAVE DARKER METAL TONES AND THE ROOF OF THE BRIDGE BE FURTHER EXPLORED BY THE ARCHITECT TO CREATE A DECORATIVE PATTERN, BECAUSE OF ITS VISIBILITY FROM THE RESIDENTS FROM ABOVE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification on Condition #3. Commissioner Eckhardt said the Chestnut building will be the last building to be constructed, which could be 2 years from now, and right now the petitioner is undecided if the building will be condos or rentals; however, since that decision is not under the purview of the Design Commission, he wanted the approval of the Chestnut building tonight to include a requirement that once the petitioner finalizes the use of this building, any changes to the exterior of the building, no matter how minor, must return to the Design Commission.

Mr. Hautzinger also said that Staff included a condition that all applicable conditions of approval from the previous March 12, 2019 approval still pertain. Commissioner Eckhardt said he would amend the motion to include this condition.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

6. ALL APPLICABLE CONDITIONS OF APPROVAL FROM MARCH 12, 2019 AS SUMMARIZED IN THE '2019 DESIGN COMMISSION CONDITIONS OF APPROVALS' SHOULD APPLY.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
(THERE WAS NO AUDIO RESPONSE FROM COMMISSIONER ECKHARDT, POSSIBLE TECHNICAL ISSUE)
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Firsel thanked everyone for their time and the questions from the public. He said that tomorrow night will be a much more expansive meeting, covering many of the other issues raised tonight.

APPROVED

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

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

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

REVIEW OF MEETING MINUTES FROM FEBRUARY 26, 2019

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

ITEM 1. CBD MIXED-USE RE-REVIEW

DC#18-104 – Arlington Block 425

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

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

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

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

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

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

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

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

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

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

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

Staff comments on the revisions are as follows:

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

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

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

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

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

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

PUBLIC COMMENT

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

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

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

The commissioners gave their comments.

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

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

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

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

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

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

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

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

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

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

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

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

There were no further comments from the commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS for 33 S. CHESTNUT AVENUE, 225 W. CAMPBELL STREET, AND 44 S. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 3/01/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. CHESTNUT BUILDING:
    A. A REQUIREMENT THAT THE RAMP WALL BE DETAILED WITH A COMBINATION OF RED BRICK PIERS ABOVE AND CONCRETE PANELS THAT ARE FORMED WITH FORM LINERS BELOW.
    B. A REQUIREMENT THAT THE SIMULATED SLATE ROOFING SAMPLE PRESENTED TONIGHT BE USED.
2. CAMPBELL BUILDING:

   A. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
   B. THAT STAFF REVIEW THE COLOR OF THE STONE CROWN MOULDING TO MAKE A DETERMINATION OF THE COMPATIBILITY OF THE WARM TONES, AND IF NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
   C. A REQUIREMENT TO ELIMINATE THE BRICK PIER BASES ON TOP OF THE STONE CROWN MOLDING.
3. HIGHLAND BUILDING:
   A. THE DESIGN BE APPROVED AS SUBMITTED WITH A BAY ON ONE SIDE OF THE BUILDING AND FLAT ON THE OTHER SIDE OF THE BUILDING.
   B. A RECOMMENDATION THAT THE PETITIONER SUBMIT EXHIBITS FOR SIGNAGE THAT HIGHLIGHT THE PUBLIC PARKING ENTRANCE.
   C. A REQUIREMENT THAT ALL METERS BE SCREENED AND/OR LOCATED NOT ON PUBLIC WALKWAYS WHERE THEY CAN BECOME A VISUAL NUISANCE OR TRIPPING HAZARD.
   D. A RECOMMENDATION THAT THE ENTRANCE TO THE BUILDING BE HIGHLIGHTED WITH SPECIALITY LIGHTING TO MAKE ITSELF MORE PROMINENT.
   E. THE HEIGHT OF THE SIGN AS SHOWN IS ACCEPTABLE, WITH A RECOMMENDATION TO ALSO CONSIDER SIGNAGE AT A PEDESTRIAN LEVEL.
   F. A REQUIREMENT THAT THE BRIGHT WHITE COLOR BE ELIMINATED AND A SOFT OFF-WHITE OR BUFF COLOR COMPATIBLE TO THE OTHER WARM COLORS BE SELECTED.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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

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

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

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

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

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

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

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

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

Design Commission
1/9/2024

Item: DC#23-062 - 217 E. Foster St. - SF/New

Department: Planning & Community Development Department

Requested Action

Approval of the proposed architectural design for a new 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 217 E Foster Street. This recommendation is based on the architectural plans received on 11/16/23, and the following:

1. A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location.

2. If a contemporary design is the goal, then it is recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

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

ATTACHMENTS:

Description	**Type**

Staff Report
Supporting Documents
Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	217 E. Foster St.
Project Address:	217 E. Foster St.
Prepared By:	Steve Hautzinger
Date Prepared:	December 19, 2023

PETITION INFORMATION:

DC Number:	23-062
Petitioner Name:	Samuel Pavlovcik
Petitioner Address:	Pavlovcik Architecture Inc. 444 N. Michigan Avenue, Suite 1200 Chicago, IL 60611
Meeting Date:	January 9, 2024

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new two-story residence with a two-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,578 square feet and the proposed residence will have approximately 2,964 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 9.4 feet Side: 9.4 feet Rear: 30 feet	Front: 28 feet Side: 18.9 feet Side: 19 feet Rear: 61.8 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	5,469 SF	2,964 SF
Building Lot Coverage	4,402 SF	2,062 SF
Impervious Surface Coverage Total	6,289 SF	3,100 SF

The subject property is part of a subdivision that was approved in 2004. This lot was never developed and has remained vacant.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is on a street where all of the existing homes have a very consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed design has a non-traditional appearance with large format fiber cement siding panels, plain casement windows without grids, and a contemporary black & gray color palette. The low hipped roof looks out of place with the scale and proportion of the other homes on the street. The large amount of wall space above the windows and below the eaves has an odd appearance, which is especially prominent on the second story. The joint pattern in the siding is not centered horizontally or vertically on any of the walls, which looks random and unrefined.

A design with a more traditional appearance to better complement the character of the existing homes on the block is recommended in this location. If a contemporary design is the goal, then it is recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed new single-family residence to be located at 217 E Foster Street. This recommendation is based on the architectural plans received on 11/16/23, and the following:

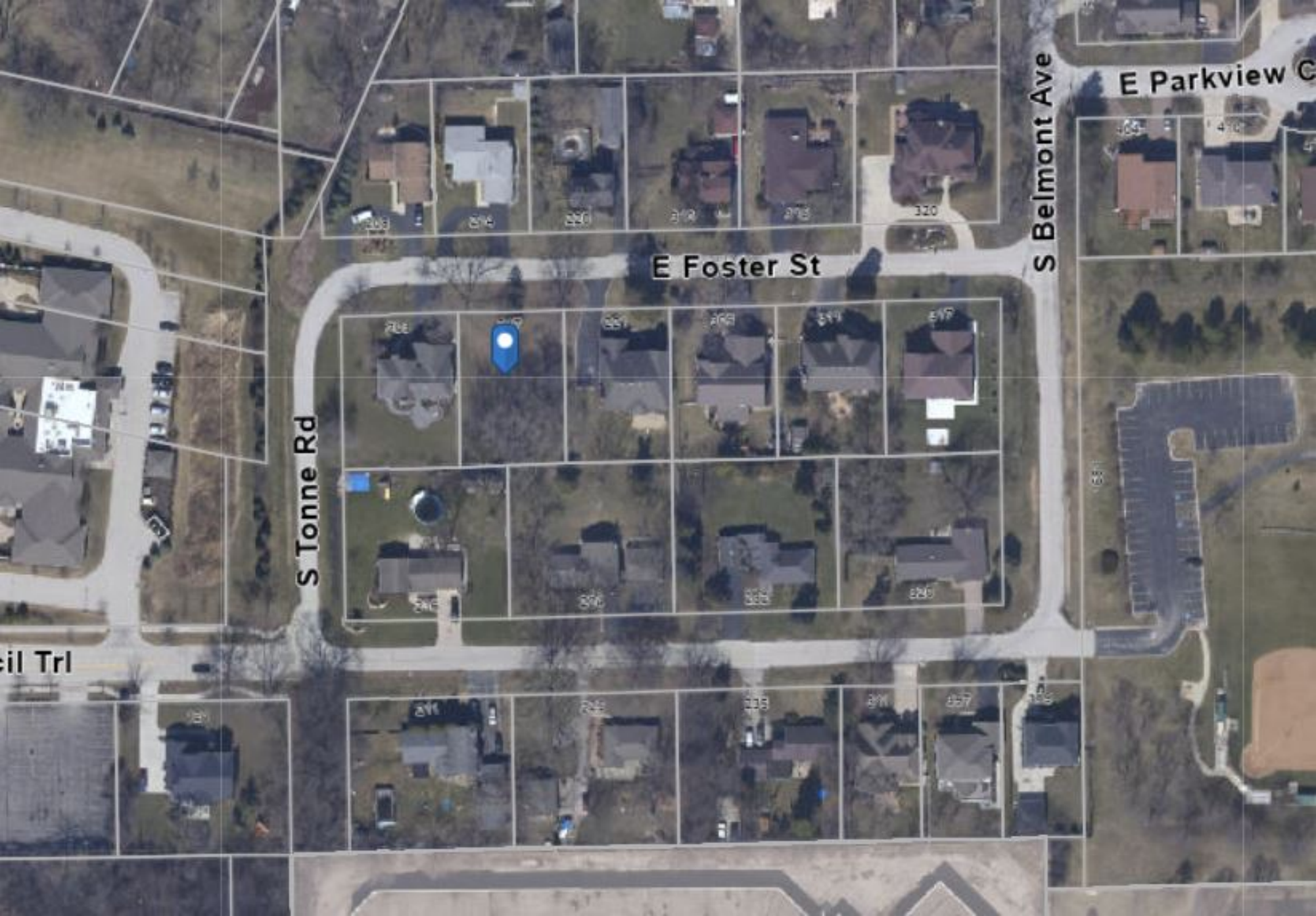
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2. If a contemporary design is the goal, then it is recommended that the design be revised to more closely match the scale, proportions, colors and materials used on the existing homes.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

December 19, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-062


E Foster St
S Belmont Ave
S Tonne Rd
E Parkview C
cil Trl

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712

N
W E
S

Scale - 1 inch = **20** feet

Jens K. Doe
Professional Land Surveyors

A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

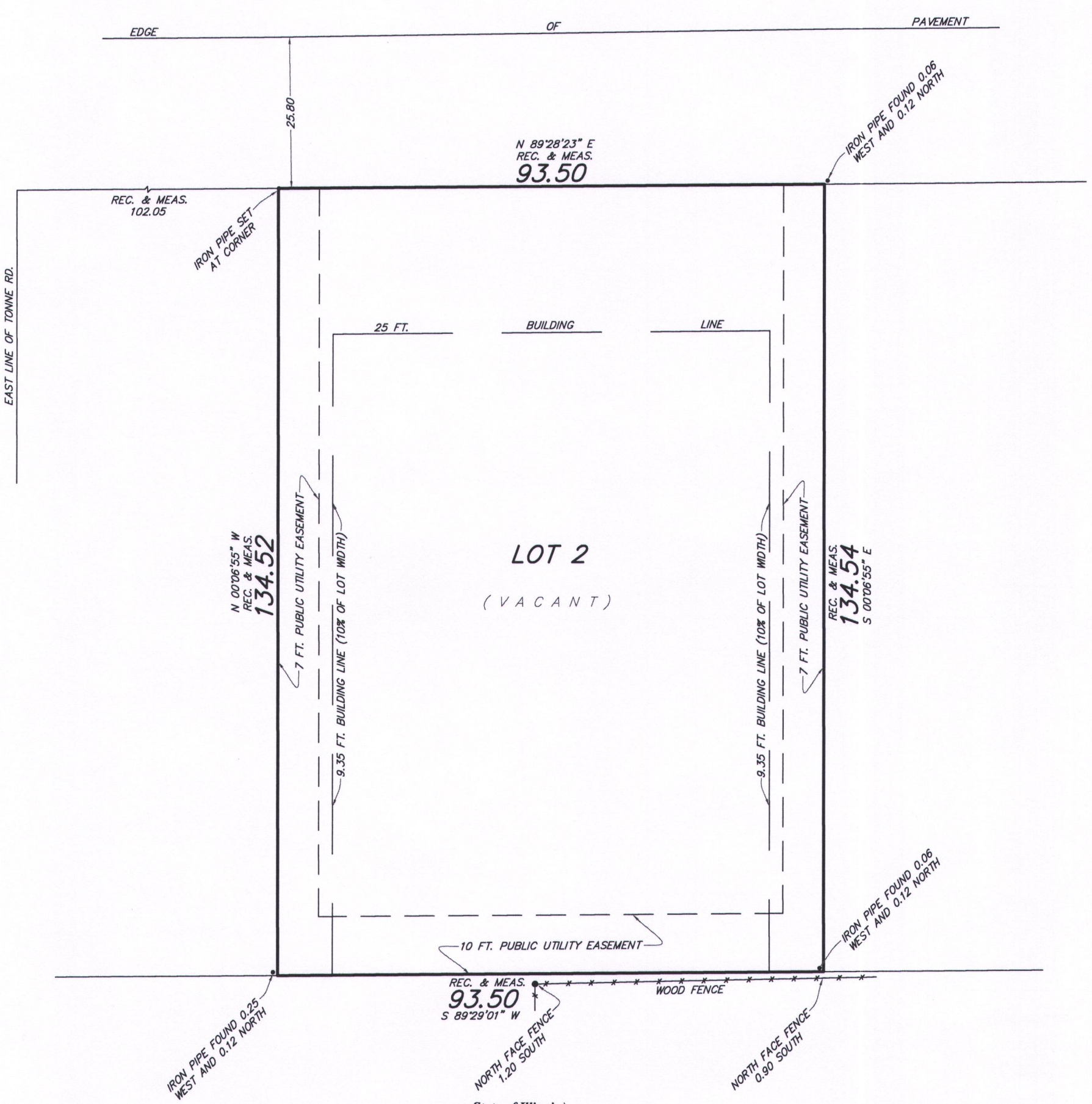
ORDER NO.
23-0215

PLAT OF SURVEY

of

LOT 2 IN FOSTER STREET SUBDIVISION BEING A RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 1 IN H. KLEHM'S SUBDIVISION OF THE NORTH 502.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 24, 2004 AS DOCUMENT NUMBER 0414534041, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 217 E. FOSTER ST., ARLINGTON HEIGHTS, ILLINOIS.



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy ***MUST*** *Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.*

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : April 26, 2023.

ORDERED BY:
SCHWARTZ, WOLF & BERNSTEIN

DESIGN FIRM LAND SURVEYOR
CDK & PRIMARY SURVEY LTD
2812
4313 N. NEW ENGLAND
HARWOOD HTS.
ILLINOIS 60706
STATE OF ILLINOIS

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, *does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.*

Chicago, Illinois, Dated this 27th Day of April , 2023.

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

PROFESSIONAL LAND SURVEYOR
KEVIN DUFFY
3228
HARWOOD HTS
ILLINOIS
STATE OF ILLINOIS

JENS K. DOE PROFESSIONAL LAND SURVEYORS, *(A DIVISION OF CDK)*

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 24

DEMOLITION/SITE PREPARATION NOTES:

1. INSTALL TEMPORARY SILT FENCING AROUND ENTIRE PERIMETER OF CONSTRUCTION WORK, FENCING SHALL BE INSTALLED AT THE START OF EXCAVATION OR DEMOLITION AND BE MAINTAINED AND SHALL BE REMOVED WHEN THE STRUCTURE IS COMPLETED AND SECURED.
2. INSTALL TEMPORARY 6' HIGH CHAIN LINK FENCE AROUND THE PROPOSED WORK AREA AS SHOWN ON THE DRAWING SITE IN ACCORDANCE WITH VILLAGE ORDINANCE.
3. PROTECT EXISTING TREES >6" IN ACCORDANCE WITH VILLAGE ORDINANCE PRIOR TO THE START OF CONSTRUCTION.
4. CALL JULIE 1-800-892-0123 48 HOURS BEFORE STARTING ANY EXCAVATION WORK.
5. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITY SERVICES AND MAINS PRIOR TO CONSTRUCTION.
6. PORTABLE TOILET SHALL NOT BE PLACED CLOSER THEN 5' TO ANY PROPERTY LINE.
7. CONSTRUCTION STOCKPILE SHALL NOT BE PLACED CLOSER THAN 5' TO ANY PROPERTY LINE AND SHALL NOT EXCEED 8' IN HEIGHT.
8. A DUMPSTER OF ADEQUATE SIZE FOR THE CONTAINMENT AND DISPOSAL OF ALL JOB SITE REFUSE IS REQUIRED TO BE ON SITE FOR THE DURATION OF THE CONSTRUCTION
9. EXISTING TOPOGRAPHY IS SURVEYED BY BONO CONSULTING, INC.

SITE BENCHMARK IS NAIL AT CENTER LINE OF STREET, ON APPROXIMATELY WEST PROPERTY LINE EXTENDED, ELEV. 700.132, TRANSFERRED FROM NGS BM LD021, ELEV. 716.90 NAVD 88.

NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.
PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LEGAL DESCRIPTION:
LOT 2 IN FOSTER SUBDIVISION BEING A RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 1 IN H. KLEHM'S SUBDIVISION OF THE NORTH 502.50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 24, 2004 AS DOCUMENT NUMBER 0414534041, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 217 E. FOSTER ST., ARLINGTON HEIGHTS, ILLINOIS.

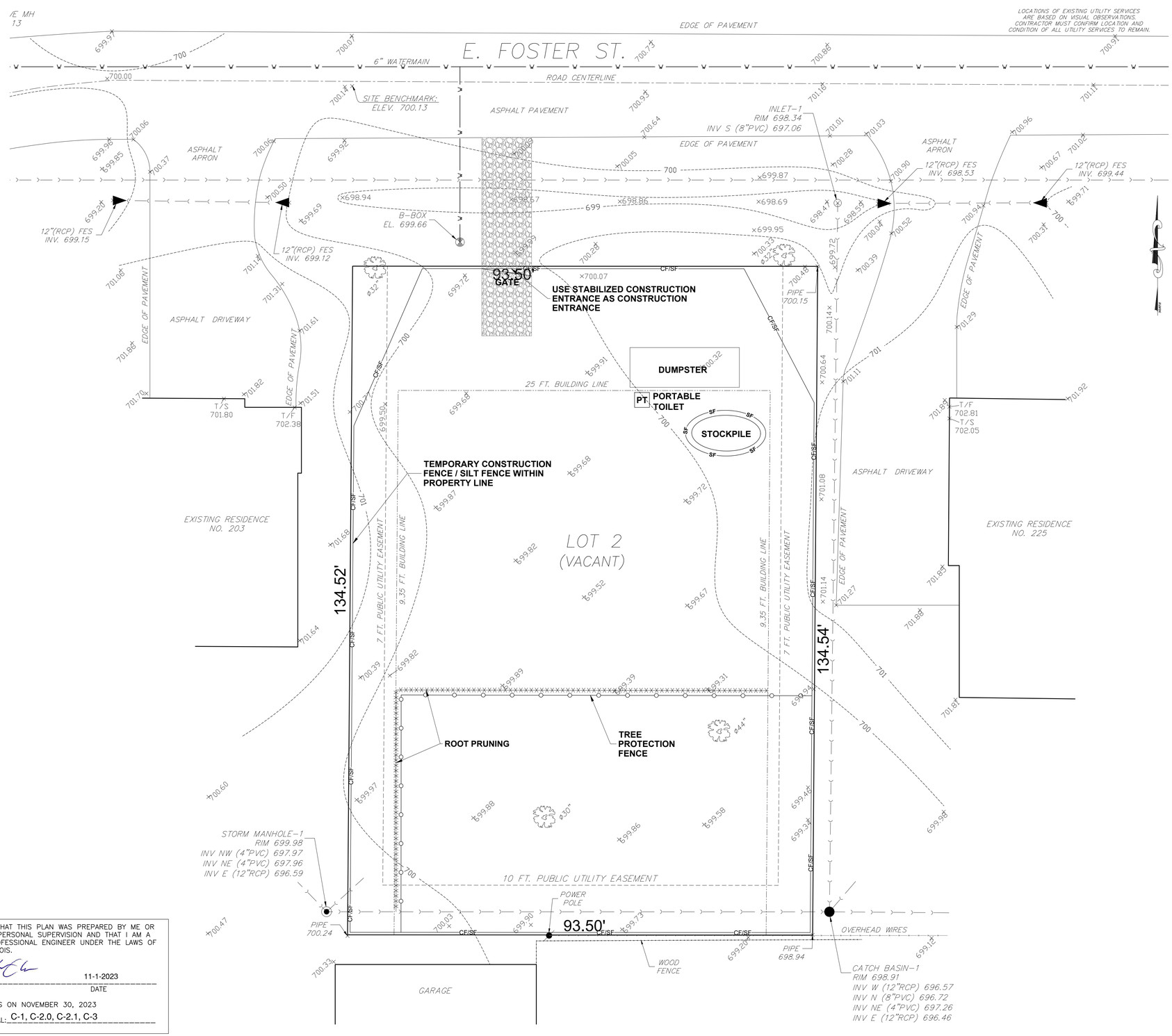
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY
- COMBINATION SEWER
- PROPOSED SANITARY SEWER
- PROPOSED COMBINATION SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TREE
- REMOVE TREE
- TEMPORARY TREE FENCE
- TEMPORARY SILT / CONSTRUCTION FENCE
- SUMP PUMP [PROPOSED/EXISTING]
- EJECTOR PUMP [PROPOSED/EXISTING]
- DOWNSPOUT (IN-GROUND) [PROPOSED]
- SWALE [PROPOSED]
- OUTLET / POP-UP EMITTER
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- B BOX
- WOOD UTILITY POLE
- LIGHT POLE
- FLARED END SECTION (F.E.S.)
- INLET / DRAIN
- WATER VALVE VAULT / WATER METER
- SIGN
- MANHOLE (UNCLASSIFIED)
- FIRE HYDRANT
- TREE TAG NO.
- STOP LIGHT
- GAS VALVE
- ROOT PRUNE
- AUGERING
- PATCHING
- T/S 000.00 — TOP OF GARAGE SLAB
- T/F 000.00 — TOP OF FOUNDATION
- F/F 000.00 — FINISH FLOOR
- T/W 000.00 — TOP OF WALL
- T/WW 000.00 — TOP OF WINDOW WELL
- C=000.00 G=000.00 — CURB AND GUTTER ELEVATIONS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



ROBERT G WALKER 57227 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE — DATE: 11-1-2023

MY LICENSE EXPIRES ON NOVEMBER 30, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C-1, C-2.0, C-2.1, C-3

REVISIONS	DATE
PERMIT DRAWINGS	09-20-23
REVISIONS PER VILLAGE COMMENTS	11-1-23

PROJECT STAFF		ISSUE
PROJECT MANAGER:	R.WALKER, P.E.	1
ENGINEER:	J.ESPINOZA	2
ENGINEER:		
TECHNICIAN:		

BCI
BONO CONSULTING CIVIL ENGINEERS
A Severn & Mather Engineers company
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847)698-0900
bbono@bonoconsulting.com
4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
(630)820-0900
rwalker@bonoconsulting.com
DESIGN FIRM NO. - 184.006697.0002

EXISTING TOPOGRAPHY, DEMOLITION, AND TREE PRESERVATION PLAN

NEW HOUSE

217 E FOSTER ST, ARLINGTON HEIGHTS, IL 60005

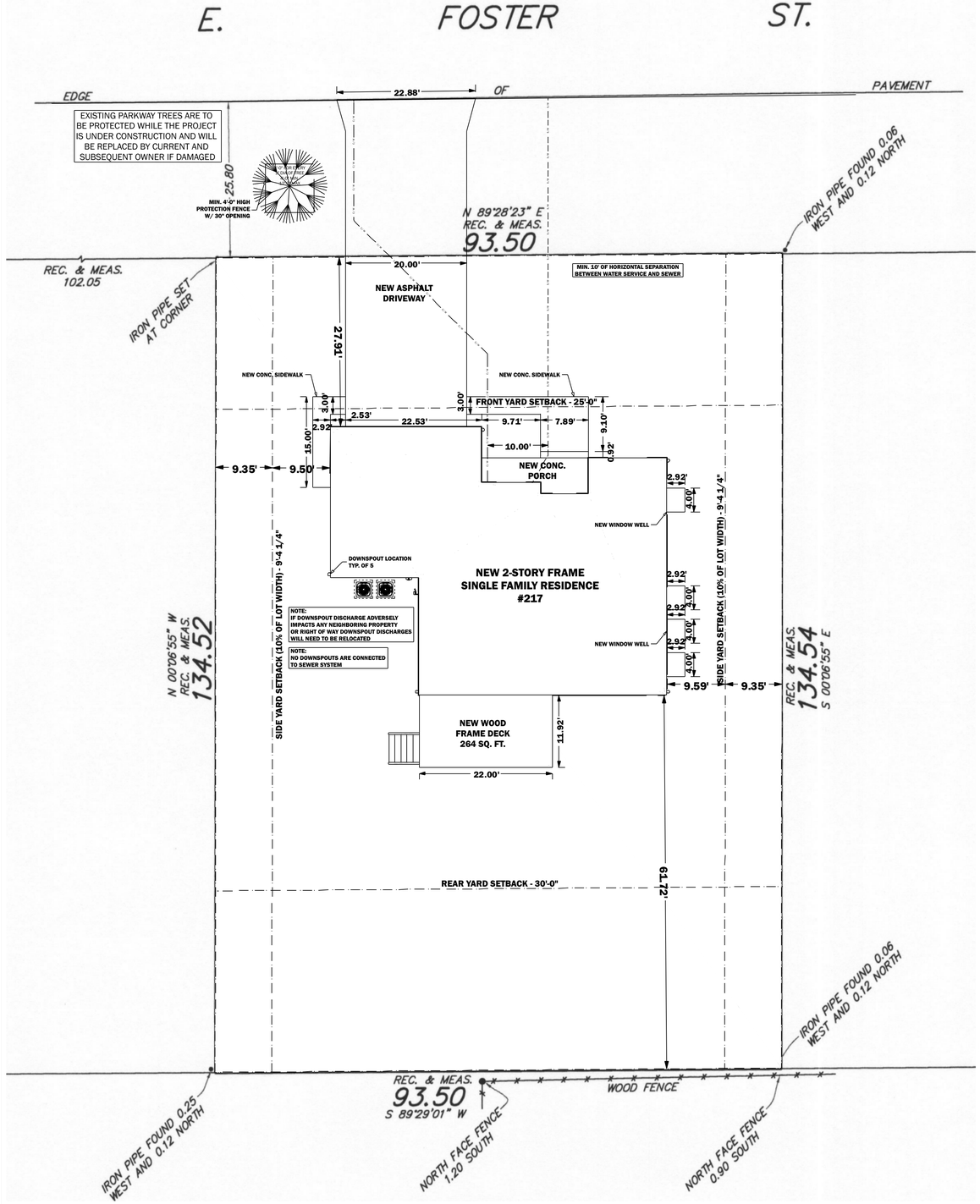
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PROJECT NO.:	231199
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	NOV 1, 2023
SCALE:	1"=10'

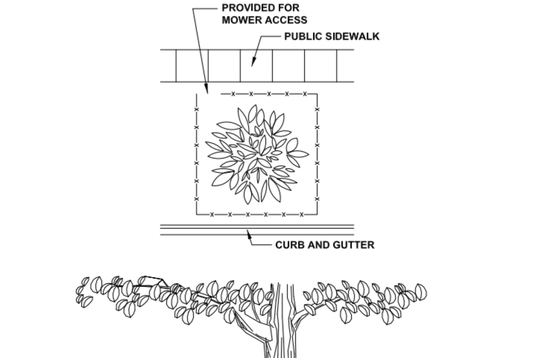
SHEET NUMBER

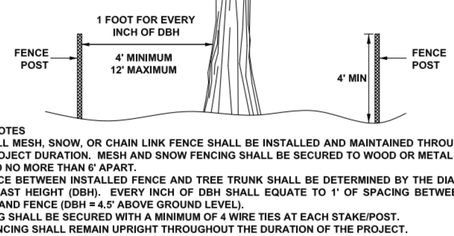
C-1

217 E. FOSTER - NEW CONSTRUCTION OF 2-STORY,SINGLE FAMILY FRAME RESIDENCE W/ BASEMENT AND ATTACHED 2-CAR GARAGE



1 PROPOSED SITE PLAN
1" = 10'-0"

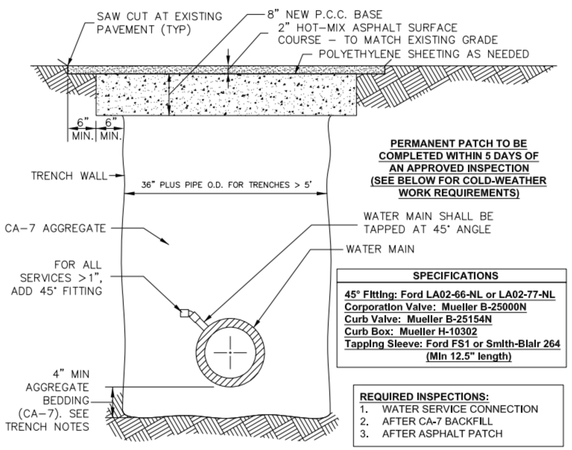




GENERAL NOTES

- **A 4' TALL MESH, SNOW, OR CHAIN LINK FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT DURATION. MESH AND SNOW FENCING SHALL BE SECURED TO WOOD OR METAL POSTS SPACED NO MORE THAN 6' APART.**
- **DISTANCE BETWEEN INSTALLED FENCE AND TREE TRUNK SHALL BE DETERMINED BY THE DIAMETER AT BREAST HEIGHT (DBH). EVERY INCH OF DBH SHALL EQUATE TO 1' OF SPACING BETWEEN THE TRUNK AND FENCE (DBH = 4.5' ABOVE GROUND LEVEL).**
- **FENCING SHALL BE SECURED WITH A MINIMUM OF 4 WIRE TIES AT EACH STAKE/POST.**
- **ALL FENCING SHALL REMAIN UPRIGHT THROUGHOUT THE DURATION OF THE PROJECT.**

2 PARKWAY TREE DETAIL
SCALE: N.T.S.



PERMANENT PATCH TO BE COMPLETED WITHIN 5 DAYS OF AN APPROVED INSPECTION (SEE BELOW FOR COLD-WEATHER WORK REQUIREMENTS)

SPECIFICATIONS

45° Fitting: Ford LA02-66-NL or LA02-77-NL
Corporation Valve: Mueller B-25000N
Curb Valve: Mueller B-25154N
Curb Box: Mueller H-10302
Tapping Sleeve: Ford FS1 or Smith-Blair 264 (Min 12.5" length)

REQUIRED INSPECTIONS:
1. WATER SERVICE CONNECTION
2. AFTER CA-7 BACKFILL
3. AFTER ASPHALT PATCH

TRENCH NOTES:
1. TRENCH BACKFILL UNDER A PAVED SURFACE (OR WITHIN 5' FROM EDGE OF PAVEMENT) SHALL CONSIST OF CA-7
2. ALL MATERIALS SHALL BE PROPERLY MECHANICALLY COMPACTED PER SPECIFICATIONS (INUNDATION/WATER JETTING WILL NOT BE ALLOWED).
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2321.
5. IF APPROVED BY THE VILLAGE, A ONE (1) INCH THICK STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING WITH BITUMINOUS RAMPS IF REQUIRED.
6. PRIOR TO PLACEMENT OF PAVEMENT MATERIALS, THE EXISTING EXPOSED EDGES SHALL BE SAWCUT TO PROVIDE A SMOOTH CLEAN EDGE, FREE OF LOOSE MATERIAL.
7. THE PLACEMENT OF PAVEMENTS SHALL NOT BE ALLOWED WITHOUT PRIOR INSPECTION (AND APPROVAL) BY VILLAGE STAFF.

COLD WEATHER WORK:
1. WHEN TEMPERATURES ARE LOWER THAN 45°F, THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED;
2. POLYETHYLENE SHEETING SHALL BE INSTALLED BETWEEN THE PCC BASE AND SURFACE COURSE.
3. THE SURFACE COURSE SHALL TEMPORARILY CONSIST OF P.C.C. OR COLD PATCH - INSTALLED AFTER BASE IS CURED.
4. CONTRACTOR IS RESPONSIBLE FOR RETURNING TO INSTALL PERMANENT HMA SURFACE PATCH BY **MAY 1ST**
5. STEEL PLATES NOT PERMITTED - EXCAVATIONS TO BE FILLED AT THE END OF EACH WORKDAY.
6. NO LESS THAN 2 BARRICADES WITH WORKING BEACONS TO BE USED TO BLOCK OFF WORK AREA.
7. TEMPORARY PAVEMENT RESTORATION TO BE MADE WITHIN 1 WORKING DAYS OF INITIAL EXCAVATION.

3 WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

CODES AND ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING NAMED CODES AS ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS WITH ALL PUBLISHED AMENDMENTS.

International Building Code (2018)
International Property Maintenance Code (2018)
International Mechanical Code (2018)
International Fire Code (2018)
International Plumbing Code (2014) w/ amendments
National Electric Code (2017) w/ amendments
International Residential Code (2018) w/ amendments
International Fuel Gas Code (2018)
International Wild and Urban-Interface Code (2018)
Illinois Accessibility Code (2019)
Illinois Energy Conservation Code (2018) w/ amendments
International Swimming Pool and Spa Code (2018)
International Solar Energy Code (2018)
International Existing Building Code

RESIDENTIAL DESIGN CRITERIA

FLOOR	= 40# LL	10# DL	ALL AREAS
CEILING	= 20# LL	10# DL	STICK BUILT CONSTRUCTION
ROOF	= 30# LL	10# DL	ROOF SLOPES OVER 3 in 12
CATHEDRAL	= 30# LL	10# DL	ALL SLOPES
ROOF TRUSSES	= 20# LL	10# DL	BOTTOM CHORD OF TRUSSES
	= 30# LL	10# DL	TOP CHORD OF TRUSSES ROOF SLOPES OVER 3 in 12
EXT. DECK	= 40# LL	10# DL	
BALCONY	= 60# LL	10# DL	EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS
IN-GRADE BASE VALUE AS DETERMINED BY WESTERN WOOD PRODUCTS ASSOCIATION (USE NO MULTIPLIERS AGAINST BASE VALUE)

#2 HEM-F IR DOMESTIC BASE Fb = 850

MINIMUM IN-GRADE BASE VALUES FOR STUDS:

FIRST FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
	INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR:			
	EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
	INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
	ALL NON-LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ALL DECK STRUCTURAL FRAMING HAVE BEEN DESIGNED BASED UPON:
#2 SOUTHERN YELLOW PINE OF U.S. ORIGIN
Fb: 2x8 = 1380 PSI / 2x10 = 1210 PSI / 2x12 = 1120 PSI
E = 1,600,000

AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLLAMS AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST MACMILLAN

1.9 MICROLLAMS	Fb = 2600 psi	E = 1,900,000 psi
2.0 PARALLAMS	Fb = 2900 psi	E = 2,000,000 psi
1.5 TIMBERSTRAND	Fb = 2250 psi	E = 1,500,000 psi

COMMON NOTES

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ARCHITECT AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES, OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MINIMUM OF .10 CA-B RETENTION. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .21 CA-B RETENTION

ALL FRAMING LUMBER TO BE #2 HEM FIR OR BETTER, OR EQUIVALENT, UNLESS NOTED OTHERWISE.

WINDOWS SHALL BE DUAL PANE WITH WOOD OR ALUMINUM FRAMES (U VALUE OF 0.30 OR LESS). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

CONTRACTOR - OWNER NOTE

Contractor shall verify all conditions and dimensions at the job site and notify the Architect (Pavlovcik Architecture Inc.) of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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Verify all dimensions, structural details, building codes, and grade requirements prior to start of work.

R402.1.1 Insulation and fenestration criteria.
The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENTc WALL R-VALUE	SLABd R-VALUE & DEPTH	CRAWL SPACEc WALL R-VALUE
49	20 or 13+5h	13/17	30g	15/19	10, 2 ft	15/19

For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior or exterior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
e. [Not used] See Section R402.1.3 for Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. Flat value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used – to maintain a consistent total sheathing thickness.
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer. IECC R402.4.3
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC-rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	No air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

R402.2.1 Ceilings with attic spaces.
When Section R402.1.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly, R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

R402.2.2 Ceilings without attic spaces.
When Section R402.2.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section R402.1.1 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.3 and the total UA alternative in Section R402.1.4.

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CHICAGO, IL 60611
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
NEW CONSTRUCTION, 1-STORY, SINGLE FAMILY HOME WIT BASEMENT AND ATTACHED 2-CAR GARAGE

PROJECT OWNER (773)620-3300
FILIP BOKSA

PROJECT ADDRESS
217 E. FOSTER ST.
ARLINGTON HEIGHTS, IL 60005

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3/4"=1'-0"
1/2"=1'-0"
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DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE
REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

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G-1	1	SITE PLAN & ZONING
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DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

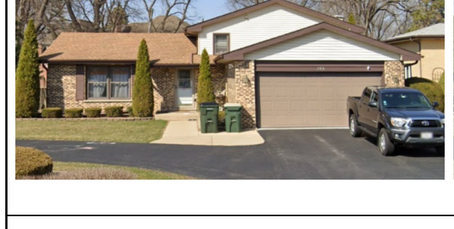
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SHEET TAG G-1 # 1 OF 11

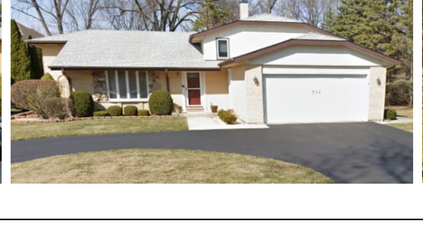
SHEET TITLE
SITE PLAN & ZONING

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PROPERTY ACROSS 1
208 E. FOSTER ST.



PROPERTY ACROSS 2
214 E. FOSTER ST.



PROPERTY ACROSS 3
220 E. FOSTER ST.



E. FOSTER ST.



PROPERTY TO RIGHT 1
203 E. FOSTER ST.



SUBJECT PROPERTY
217 E. FOSTER ST.



PROPERTY TO LEFT 1
221 E. FOSTER ST.



PROPERTY TO LEFT 2
305 E. FOSTER ST.



PROPERTY TO RIGHT 3
311 E. FOSTER ST.

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FILIP

BOKSA

PROJECT ADDRESS

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DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

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TAG DC-3 SHEET # 11 OF 11

SHEET TITLE
PHOTOS OF SURROUNDING PROPERTIES

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EXISTING







PROPERTY TO LEFT 1
221 E. FOSTER ST.

SUBJECT PROPERTY
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PROPERTY TO RIGHT 1
203 E. FOSTER ST.

PROPOSED







26'-7" | 18'-11" | 18'-10" | 10'-0"

PROPERTY TO LEFT 1
221 E. FOSTER ST.

SUBJECT PROPERTY
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PROPERTY TO RIGHT 1
203 E. FOSTER ST.

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CONTEXT ELEVATIONS

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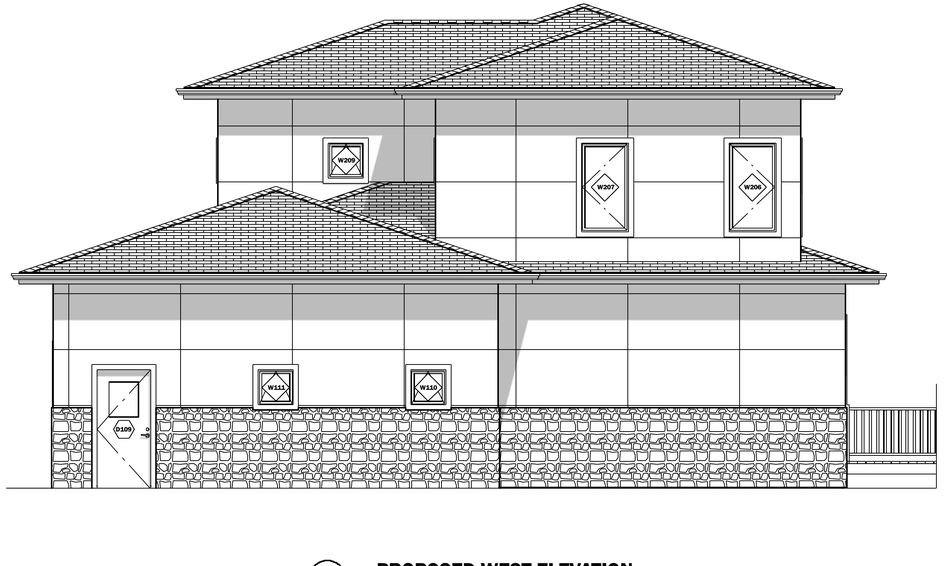
TAG DC-2 | SHEET # 10 | OF 11

SHEET TITLE

PROPOSED 3D RENDERINGS

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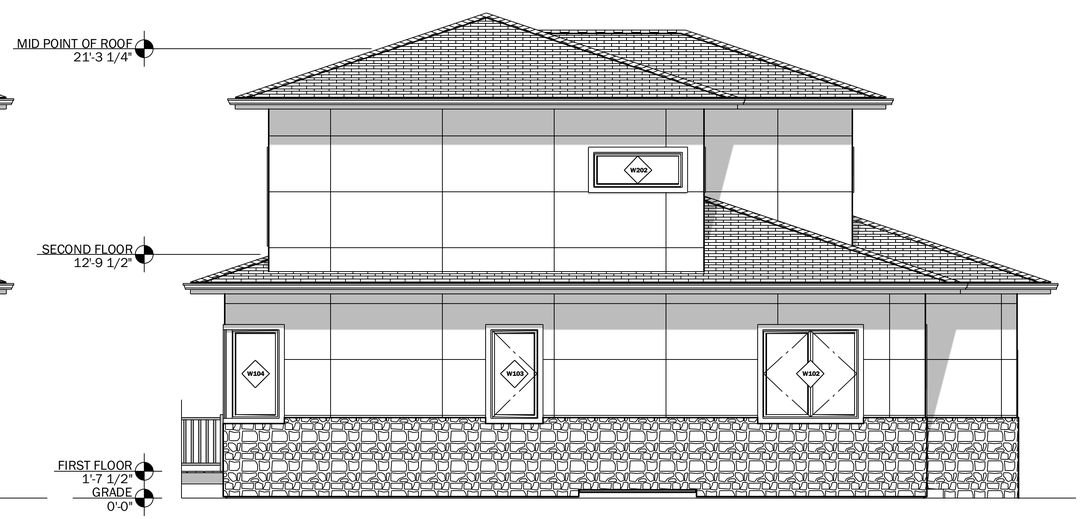
3 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



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



1 PROPOSED EAST ELEVATION
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LICENSE EXPIRES: 11/30/24

PAVLOVCIK ARCHITECTURE INC.
SPAVLOVCIK@PAV-ARCH.COM
444 N. MICHIGAN AVE. SUITE 1200
CHICAGO, IL 60611
T. 630.802.0897

PLAN APPROVAL

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the Pavlovcik Architecture documents and Pavlovcik Architecture construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the Pavlovcik Architecture documents and approve the corrections as noted.

DRAWN BY: JOHN TIMPE
ASSOCIATE ARCHITECT (847) 404-5172 DATE

REVIEWED BY: SAMUEL PAVLOVCIK
PRINCIPAL ARCHITECT (630) 802-0897 DATE

DESIGN COMMISSION SET

DRAWING ISSUE DATES

DESCRIPTION	DATE
DESIGN SET	08/11/23
DESIGN ACCEPTANCE	09/18/23
PERMIT SUBMITTAL	10/20/23
PERMIT REVISIONS	11/14/23
PERMIT APPROVAL	
FIELD REVISIONS	

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FOUNDATION PLAN
AP-2	4	PROPOSED BASEMENT PLAN
AP-3	5	PROPOSED 1ST FLOOR PLAN
AP-4	6	PROPOSED 2ND FLOOR PLAN
AP-5	7	PROPOSED ROOF PLAN
AE-1	8	EXTERIOR ELEVATIONS
DC-1	9	CONTEXT ELEVATIONS
DC-2	10	PROPOSED 3D RENDERINGS
DC-3	11	PHOTOS OF SURROUNDING PROPERTIES

PRINT DATE: 11/14/2023 14:20:35

TAG AE-1 | SHEET # 8 | OF 11

SHEET TITLE
EXTERIOR ELEVATIONS

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Single- Family Home Application and Procedures

217 E Foster

Material Schedule

Item	Material	Manufacturer	Color
Roof	Asphalt Shingles	Atlas	Black
Siding	Fiber Cement	Hardie	Weather Cliff
Gutters/Trim/Fascia	Aluminum	Amerimax	Black
Windows	Vinyl	Advanced Windows	Black Trim
Garage Door	Steel	Steve & Sons	Black
Stone	Faux stone veneer	LifeStone	Gray

Material Boards



Roofing
Color: Black



Siding
Color : Weather Cliff



Gutters
Color Black



Windows & Windows Trim
Color: Black



Garage Doors
Color: Black



Stone
Color : Gray