Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 14, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 10/24/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown

B. DC#23-065 - Arlington 425/Campbell Bldg. - 225 W. Campbell St. - CBD Mixed-Use

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
11/14/2023

Item: Minutes - 10/24/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
DC Minutes - 10/24/23	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.
OCTOBER 24, 2023

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway* Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway* Paul Baulier, Moceri & Roszak for *Arlington Heights Gateway* Brian Carley, Bradford Allen for *Arlington Heights Gateway* Therese Thompson, Cordogan Clark for *Grace Terrace* Zubair Ahamed, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Mayor Thomas Hayes, Village of Arlington Heights Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION

2023 Alan F. Bombick Excellence in Design Award

Mayor Hayes said this is a special occasion and he appreciates the opportunity to participate in the presentation of the Alan Bombick award this year. He thanked the members of the Design Commission for all the great work they do to keep our community looking beautiful and aesthetically pleasing for many years. The Village has so many Boards and Commissions that do such a great job of advising the Village Board and making decisions based on the expertise that they have, and so we really appreciate their hard work. We are here tonight for a very special occasion and that is to present the winners of the 2023 Alan F. Bombick Awards for Excellence in Design. Alan was a founding member of the Design Commission, serving on the Commission for 21 years, from 1995 to 2016, and in memory of Alan's passing in June of 2016 and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual award was established. To present the 2023 awards tonight, he introduced Commissioner Eckhardt.

Commissioner Eckhardt acknowledged and thanked the Bombick/Murray family here tonight, including Alan's wife Diane. He also thanked Mayor Hayes for his support of this award, as well as the contributions and work done by Steve Hautzinger, in the decision-making process of the award winners each year. He said that he and Alan were founding members of the Design Commission and the commission remains strong today with outstanding members and a Staff liaison who are all committed to excellence in design. He knows that Alan would have been particularly excited about tonight's awards because Alan loved modern architecture, and he would categorize both award winners tonight as solid pieces of modern design, modern vocabulary, and also fitting into the complexion of Arlington Heights. He can still hear Alan's voice of confidence, kindness, and intelligence at Design Commission meetings; he was an excellent designer, leader with his architectural firm, and colleague of this commission. Commissioner Eckhardt said that he will always honor Alan, and as long as he is around, he hopes to participate in these awards. He introduced Chair Kubow to present the awards this year.

Chair Kubow presented the annual award for the single-family category; the Papanicholas residence at 801 N. Forrest Avenue. He said this is probably the most favorite house he has seen in his 9 to 10 years on this commission. He likes very contemporary architecture, and this home is definitely contemporary, but the use of the materiality of it with the wood siding on the exterior, the very bold tall windows on the front of the building, the metal roof, and the landscaping; this is a fantastic design. Chair Kubow presented the award to John Anstadt, representing JMB Architects.

Chair Kubow presented the annual award for the commercial category; Consumers Credit Union at 950 E. Rand Road. He said that this building design is very interesting and very special, with the use of the materials and the modern aesthetic. It is a fantastic design and a great addition to the Village of Arlington Heights. Chair Kubow presented the award to Crystal Holowell, representing Shive-Hattery, and many others present who worked on the project.

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ITEM 2. MIXED-USE REVIEW

DC#23-052 – Arlington Heights Gateway – 1, 11 & 15 E. Algonquin Rd.

Thomas Roszak, Mike Moceri, and Paul Baulier, representing *Moceri & Roszak*, and Brian Carley, representing *Bradford Allen,* were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is here tonight seeking approval of the architectural design for a new mixed-use commercial/multi-family building. This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD), therefore, the role of the Design Commission is limited to the architecture of the building and signage, although there is no signage at this point to be reviewed.

The petitioner is seeking approval of a new eight-story mixed-use building with 300 residential apartment units and approximately 25,000 sf of commercial space. Floors two through three include indoor parking. The development site consists of several parcels of land located at the southeast corner of Arlington Heights Road and Algonquin Road, which total approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, which is the subject of this review, is located at the corner of Arlington Heights Road and Algonquin Road on a parcel of land approximately 3.65 acres in size. The site is currently occupied by three single-story commercial buildings and a five-story office building, all of which are vacant.

This proposed master redevelopment plan is conceptual at this stage and subject to change as the project moves forward. Future phases of the development could include a mix of additional multi-family units with ground floor commercial spaces, rehabilitation of the former Daily Herald building as a primarily medical office building, and other possible uses. The entire redevelopment area is located within the South Arlington Heights Road Tax Increment Financing (TIF) District.

This project received a preliminary Design Commission review on August 22, 2023. Overall, the proposed design was very well received by the Design Commission who felt the design was fun, exciting, and well thought out. They liked the color palette of materials and felt the building would be a very nice front door to Arlington Heights. The only concerns raised were that the black balconies should be delicate and the obelisk site features seemed tall and needed further design development.

Staff comments are that overall, the proposed building design has a nice modern aesthetic that will work very well in this location. The building's uniquely shaped floor plan (including the retail, parking garage, and residential floors) generates a very interesting overall form and massing. The zig-zag chevron theme is interesting and well-integrated throughout the design at the main corners of the building as well as in the bump-out bays along all of the main walls. The garage levels are nicely integrated and concealed into the overall design. The dark brick and three-tone layering of siding colors from white to dark gray is nicely coordinated and balanced. The only comment on the building design is that the green fins on the end walls have a somewhat random appearance which the Design Commission should evaluate. One option to consider could be a more integrated use of the fins to create interest and add color to the design in a more consistent and pronounced way.

Mr. Hautzinger continued, stating that the proposed development includes two large 40-foot-tall obelisk site sculptures to be located at the corners of Arlington Heights Road & Algonquin Road, and Algonquin Road & Tonne Drive. The obelisks are intended to be focal point site design features at the key corners of the development. They are currently proposed to be made of white painted steel with programmable color changing decorative up-lighting. While Staff does want to see focal point design features in these key locations, the proposed sculptures seem overly large and somewhat random. Staff recommends further refinement and design development of these focal point features. The Design Commission should evaluate the proposed obelisks design and scale, and the lighting should also be evaluated with possible restrictions on the amount and frequency of color changes.

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All mechanical equipment and utility meters are required to be screened from view. Water and electrical meters will be located inside the building. Gas meter(s) are proposed to be located within a mechanical equipment corral on the south side of the building. The equipment corral is currently shown with an open style fence. A 6' tall solid fence should be provided to screen the view of this equipment. The fence requirements will be coordinated as a site design element through the Plan Commission review.

In regards to rooftop mechanical equipment, the building design includes a continuous parapet wall, however it is quite low, which may be inadequate for screening all rooftop equipment. The petitioner will need to provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided a list of sustainable features that will be incorporated into the design and construction of the proposed building and site. Some of the highlights include a high-performance building envelope, landscaped green roof areas, and rooftop solar panels. At this time, there is no signage proposed for the project. Separate permits are required for all signage.

Staff recommends approval of the proposed design of the new mixed-use building to be located at 1, 11, & 15 E. Algonquin Road, with the following comments: Evaluate the green fins on the end walls of the building which have a somewhat random appearance; Further refinement and design development of the obelisk focal point features is recommended, with the Design Commission to evaluate the proposed obelisks design and scale, and the lighting evaluated with possible restrictions on the amount and frequency of color changes; and Provide additional information and sight line diagrams for all rooftop equipment, and if needed, provide unit screens or a taller parapet wall to fully screen all equipment.

Tom Roszak said that he represents both the developer and the architect for the project, and he is here tonight with their entire team. He began by showing a fly-around video they created to show a 3-dimensional perspective of the project; a walk-around video to show the change in massing, the movement, the visual interest; and a video of the building/drop off area, the lobby entrance, leasing center, and the lobby spaces. His slide presentation included various images and the following comments. This is an 8-story, 301 multi-family unit building with for-rent apartments and street level retail. They studied how to make the architecture contextual in its own right, because there is really nothing around the site, and have the building create a sense of place. They want it to be welcoming and dynamic and show a lot of movement, and to have fun. They have to differentiate themselves and they can do that with location, with price, and with service; but the most important thing is design because that is what people really feel. This is a 3.8-acre lot with dilapidated and vacant buildings, and they are going to recreate the site into an eco-friendly, attractive residential complex. It will have new retail, streetscape vibrancy, and beautiful landscaping; a complete package. The northwest suburbs and Arlington Heights need more housing. They looked at the current housing stock in Arlington Heights and how they can improve on it and how they can learn from it. They are proposing 301 units and right now Arlington Heights and this entire suburban area could probably absorb 5000 units. The site is an overlay district, so they complied with the uses, the height, the bulk, the setbacks, the density, and all the parking requirements; they worked hard with the Village to get things to this point. The development focuses on beautification, redevelopment, walkability, and placemaking; that was their goal. Some of the images being shown are images of the building and of buildings they have recently done that show the look and feel of the exterior and interior spaces. Phase 1 of the project that is being presented tonight is located at the southeast corner of the site, with Phase 2 to include 2 additional residential buildings, and redevelopment of the old Daily Herald building into medical offices.

Mr. Roszak said the 301 units being proposed will be an average of 825 square feet, with Studios that are 554 square feet all the way up to three bedrooms that are 1417 square feet, with 1-bedrooms and 2-bedrooms in between. Market flexibility needs to be provided with a lot of choices, because some people need more space, some have a budget, some need a second room to work from home, and they are trying to fill this with close to 50 different, unique floor plans. There will also be almost 25,000 square feet of retail, with hopes for a coffee shop, a restaurant, and other service retail users like a pizza or sandwich shop; things that not only residents of this building can use, but also people from around the community. They are also in talks with the existing Guitar Center about their relocation, with one idea

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being to move them into one of the new spaces, which could be an interesting dynamic. All of this complies with the parking requirements for the residential and the retail, and they are aware that if there are restaurants here, parking will need to be increased, which they have a plan for. They are very proud that there will be affordable housing with this project, with 30 affordable units being proposed, which is 10% of the total 301 units. These will be in compliance with the 60% AMI requirements. This is a highly amenitized building that will include an outdoor pool, spa, sundeck, fitness area yoga, golf simulator, social and media rooms, library, business centers, dog walk, and dog spa.

Mr. Roszak presented the site plan showing a new entrance off Algonquin Road, a new access road, a residential parking area, a guest parking area, and 3 additional separate parking areas. They feel this is a good circulation pattern that will allow driving all the way around the site. Pedestrian circulation will include sidewalks everywhere, with some sidewalks being highlighted with striping that is in line with some of the other things happening on the building façade, for a congruent presentation of all the coloration. In terms of landscaping, 3 existing trees are being saved on the site, and new shade trees and ornamental trees are being proposed around the site. All corners of the site will have the same theme that includes an obelisk, beautiful ornamental trees, shrubbery, a mix of perennials and grasses, and edging of annuals. This will be an identifiable theme when entering the property. There will be two butterfly gardens with benches and lighting, that will include Illinois perennials and flowers to create a healthy expression of what is happening in Busse Woods. People can walk through the Butterfly gardens which will have signs for the plantings there, resembling a mini botanic garden. This theme will go throughout the building and the architecture, and the green fins will depict Illinois prairie grass dancing in the wind, which is the reason for the asymmetrical presentation and elevation. Everything ties in with the fun interplay between the landscaping and the building, some of the interiors, the fins, the portals; all of it ties together. It is really about health, art, architecture, and making people feel their best by telling them a story about the building, the landscaping, etc.

The parking will go up to the 4th floor and down ½-floor. The entire parking garage will be screened with the same fenestration as the building; the same siding, brick, and windows. A portion of the second and third-floor are residential units, with some of the units having green roof terraces. The fourth-floor has residential units and amenities that include a sun deck with a pool, a spa, exterior landscaped areas with planters, paving, fiesta lights, furniture, and grilling stations; it is a really active area to give people a lot of flexibility in terms of what they can do. There are party rooms and theater space, a work-out space, and a golf simulator. Floors 5 through 8 will bel all apartments. They believe the demographic for this building will be a little bit of everybody; a mix of young people, young families, existing residents in the community that sell their home and want to rent. The market rent they are predicting is $3 per square foot, when the building is completed in about 2 years. The rental rate for the affordable units is set by the U.S. Department of Housing and is published every year, and they will comply with the 60% AMI, average median income. Their goal is to rent these units about 12 to 18 months from the time they become available. With regards to sustainability, the building will be energy star certified with a very efficient thermal envelope that includes interior and exterior lighting with LED lights, high efficiency plumbing, HVAC, and electric charging stations.

Mr. Roszak referred to the site plan and pointed out where all the stormwater detention will be located underground, which meets all NWRD requirements. He showed images of the different types of units and the interior spaces included.

With regards to the architecture, Mr. Roszak said that these buildings are very simple, straightforward, efficient, well-lit, and very market ready to be enjoyable. They studied the market to know what people want, and they want to deliver on that. They are trying to enhance this area of Arlington Heights, to make it beautiful with the architecture, the residential units, and the retail by accommodating everything with the right number of parking spaces, open space, etc. High quality, innovative materials are proposed and are all detailed in a way to provide architectural delight. There are white chevron elements in key places to create a rhythm of visual interest, there are areas of siding in three different colors (white, light grey, and darker grey), grey brick, black window frames and balcony railings, and there are fins in a bright green color that is evident throughout the project. With the elevations, they are trying to provide rhythm and create elegant proportional residential scale. The geometry of the chevrons is to show movement and provide visual play with the building to make it visually appealing to those living there and those driving by, and the green fins depict Prairie grass blowing in the wind. The entire base of the building is brick and in certain sections the brick goes up to the third-floor. In response to Staff comments about the chevrons, Mr. Roszak said that there are 8 chevrons that are

faceted and placed on each one of the facades. The fins are probably more asymmetrical than symmetrical, but they feel that it gives the building some beauty and creates some visual interests, and it really ties in well and off-sets some of the grey smaller chevrons that can be seen throughout the white areas.

With regards to landscaping, the hardscapes include brick paving in certain areas, lighting that includes low level lighting with bollards, lighting at the parking areas, and lights on the building that actually light the way on the sidewalks. They do not have their signage program developed yet, but it will include a very integrated wayfinding signage program and be part of a brand they will create. All of the sidewalks will be 8-feet wide to double as bike paths around the perimeter, there will be 480 parking spaces in the building, and 85 parking spaces outside the building, which are more than what is required. A more enhanced parking management plan has been submitted as part of the Plan Commission review.

Mr. Roszak continued the slide presentation showing some of the views looking southwest at the corner of Tonne and Algonquin, and how the building has an undulating design with a lot of movement in the mass and in the fenestration, which they feel is important. The view shows one of the green fins and an obelisk, which is kind of the same chevron with 3 angled steel outward pieces that flares to 5-feet wide at the bottom and 3-feet wide at the top, and 40-feet tall. Their idea was to make something very simple but with presence. As more phases of the development are built, the same theme will be repeated to have key entry/corner points accentuated. They are open to talking about this if the commissioners choose to. A day and dusk view of the current obelisk design was shown that includes 3 components or 3 bent blades that go up and are tapered, with space between the blades, lit up from three sides and lit up from the inside; it is very simple, like a piece of art that ties in with the architecture. The obelisk can be lit with a white LED light, or different color lights could be used. An entry view of the drive aisle and lobby entrance was shown, which includes a mural by artist Lauren Asta, and interior amenity spaces including the fourth-floor pool space. A drawing showing setbacks was also presented that includes a 15-foot setback for Floors 1 through 3, and a 50-foot setback for Floors 4 and above. The building is in compliance on Arlington Heights Road and on Algonquin Road. A rooftop equipment visibility drawing was shown that indicates no large chillers or large equipment being proposed on the roof; therefore, they feel there is no need to raise the parapet, which is current proposed at 18-inches high.

Mr. Roszak responded to Staff comments about the fins. He explained that the fins were purposely placed in an asymmetrical manner on the zigzag chevron elevations to depict movement and give further dynamism to the facades. Both symmetry and asymmetry are OK, and as they further developed the design of the building elevations and architectural themes were coalescing, they started talking about the prairie and the fins which became tall Prairie grasses dancing in the wind. So the asymmetry made even more sense, and they borrowed the idea from the nearby Busse Woods and throughout Illinois in general. The idea for a butterfly garden reinforced this theme. It is about a healthy future, about flowers and pollinators, and bringing these themes into the exterior and interior of the building. The zig-zag chevrons also connote a honeycomb geometry. Hints of green color are seen throughout the interior spaces, in the portals, in the carpeting, and in the artwork. They are also commissioning local artist Rob Larson to do a series of abstract flower paintings to hang in the public spaces for all to enjoy. They will brand the building with a name at some point, and it may have a tie in with the idea of flowers, grasses, and the prairie. Mr. Roszak concluded his presentation.

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

The commissioners summarized their comments. Commissioner Kingsley said she was at the preliminary review of the project and there does not appear to be many changes, with the exception of the obelisks. She gave accolades to a lot of the things trying to be done with this project; sustainability, the fact there is a theme throughout the whole development, and trying to highlight the south portion of Arlington Heights, which the commissioners spoke to at the preliminary review. She liked the materials and said the massing is really good. She asked about future phases of the development and if they would relate to and have a similar theme to Phase 1, because looking at the site plan now, the footprint of the future phases and buildings do not relate at all. Referring to the site plan and Master Plan, Mr. Roszak said that future buildings will not be identical but will have the same kind of delicacy as the buildings in Phase 1; they will talk the same language. Commissioner Kingsley asked if the same team of architects, etc. will be part of

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the future phases and Mr. Roszak said yes. Commissioner Kingsley also asked about the materials of the fins and the thickness of the fins, and Mr. Roszak said the fins are 3 x 6-inch- thick painted aluminum that will look like a mullion. Commissioner Kingsley liked the fins and said they will work well, and she liked the actual color chosen for the fins; however, she suggested the possibility of more fins or a tie-in between the fins and the obelisks. She liked the obelisks, which she referred to as a folly, but was unsure that they go with the brand of the prairie grass theme, which she loved. She understood why the folly is proposed at two important corners that enter into the site off of Algonquin Road, but she felt that entering the site from the south and the adjacent highway is very important, with the corner between Phase 1 and Phase 3 being very important. Mr. Roszak agreed and said there is the option of adding more obelisks elsewhere on the site. Commissioner Kingsley asked if the follies can be experienced by being able to go between the blades, or is it only a sculpture to look at. Mr. Roszak loved the idea of walking between the fins of the obelisk. Commissioner Kingsley reiterated her comments about the fins and the obelisks, the materials of them, how many there are, and what she felt was appropriate. She said most people will be driving their cars to this site and this is a really fast intersection where bike riding may or may not happen, and whatever is done here, it should be car orientated. With regards to the parking garage, she asked if the glass will be obscure and if the lights in the garage will always be on. Mr. Roszak said the glass is translucent to let light through, but you cannot see into the garage. Although the lights in the garage will always be on, they are set back a little bit and the temperature of the light will be consistent with the residential. Commissioner Kingsley said it is really important that the temperature of those lights be the same, and she suggested the lights be smoked or graded so the light is not as intense. Other than those comments, she said it is a nice building and she commended the petitioner on what has been done.

Commissioner Eckhardt said the building is really unique, it has nine outside corners, which is special, and he loved that the bow of the giant ship is facing the intersection. This commission has not seen a project this big in a long time, and certainly not one as creative as this, so great job. He completely accepts the green fins for what they are; they are purposely that way to create interest. The only elevation that bothers him is the east elevation because the green fins seem to be tucked in between the middle of a window and they seem to be crowded, unlike the other elevations where they are either out in the valley or the crest of the undulations. Mr. Roszak said this is because of the floor plan; each fin reacts to what the floor plan is. Commissioner Eckhardt said that the fins appear really close to the window framing, and Mr. Roszak said there is approximately 18-inches between those windows. Commissioner Eckhardt was concerned about a possible green tint inside a unit from the light reflecting off of the green fins, because of its close proximity. He was all in with the obelisks and felt the simplicity of the design is great, he loved that it can be transparent and have light going up the side of it. He asked if the parking garage is 100% ventilated, and where are the location of the exhaust grills. Mr. Roszak said the garage is 100% mechanically ventilated and all four of the exhaust grills are located on the north side and will be the same punched opening size as a window. Commissioner Eckhardt said it is a great building and he loved it.

Commissioner Fitzgerald really liked the entire project and said the building looks very interesting from every angle. He liked the colors, the materials, and he liked the fins that are bright but still organic; they are fun and he liked that they are different and the amount of them. He liked the obelisks and said it might be interesting to bring some of the green into the obelisk to separate it, maybe the inside could be green; however, he did also like them the way they are. The trees appear a little tall in the model, but he pointed out that all of the trees being planted will eventually get into a 50- to 80-foot-high range, so in the long term, the obelisks will be perfect in the size that they are. He liked the project and had no further comments.

Chair Kubow said that generally, he felt the project was fantastic. He loved the investment being made into this blighted area that is really the gateway from the south into Arlington Heights. The architecture is wonderful, it is a huge long building and the massing has been broken up so it does not feel like one big flat facade, which helps breakdown the overall size of the building. He asked if the green roof above the retail at the fourth floor will be accessible to the residents, and Mr. Roszak said no, that area will be drought tolerant sedum. Chair Kubow was glad to hear that there will be no loud condensers units on the roof, and he highly recommended as much interior work-space in the building as possible. He liked the term obelisk versus folly, it is a classic word, and he is a huge fan of them; it reminds everyone of some type of specific architecture, and having them lit will be very dynamic. He had nothing but positive things to say about the project; it is a fantastic building. He asked about the color of the exhaust vents in all the units and Mr.

Roszak said they will be painted either white or grey to match the adjacent siding.

Commissioner Kingsley asked about the material of the obelisks and Mr. Roszak said it is solid steel, purposely bent, with steel ribs between to connect the 3, V-shaped pieces of steel, and painted. Commissioner Kingsley was glad it would not be brushed stainless, or light coming off of it. She reiterated her previous comments about having the obelisk connect with the brand and the green and the possibility of experiencing it. Although the light fixtures are not part of the landscape, she felt it might be better if they were walkable. Mr. Roszak said they will explore the possibility of walking through the obelisks.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN OF THE MIXED-USE BUILDING TO BE LOCATED AT 1, 11, & 15 E. ALGONQUIN ROAD, AND 2355 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/18/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE COLOR TEMPERATURE OF THE LIGHTING INSIDE THE PARKING GARAGE LEVELS MATCH THE COLOR TEMPERATURE OF THE LIGHTING IN THE RESIDENTIAL PORTIONS OF THE BUILDING.
2. A RECOMMENDATION TO FURTHER STUDY THE OBELISK DESIGN SO IT SOMEHOW RELATES TO THE GREEN FINS AND OVERALL BUILDING BRAND.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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 Eckhardt said he liked the idea and intent to create something that might be kinetic and have fun for the residents, and he hopes that stays with the obelisk design going forward, especially the ability to change the color of them. Commissioner Kingsley clarified that the intent of the motion is that the obelisks relate to the fins that are on the building, although they do not have to be green, and the branding should tie it all together; the obelisks just need that. Mr. Roszak said the obelisks could be lit in white and green, and Commissioner Kingsley said that did not sound as classy as she was anticipating. The motion was a recommendation that the petitioner further study the design of the obelisk and make what they believe would be the best changes for the branding. Commissioner Eckhardt said that the design is simple now, which he supports, but the petitioner should have some flexibility to have fun with it. Mr. Hautzinger asked if there are any limitations with regards to the obelisk lighting that the commissioners want to condition their approval based on, and Commissioner Kingsley said that she prefers the lighting be classy and not necessarily colorful; however, whatever light is put on the obelisk, she preferred it be as dark-sky as possible so it lights up the obelisk and not the sky. Mr. Roszak liked the idea of dark-sky lighting. Mr. Hautzinger preferred up lighting to downlighting, and Commissioner Eckhardt agreed and said that up lighting can be controlled for dark sky compliance. Mr. Roszak said that in the spirit of these comments, they will solve that.

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

1. A RECOMMENDATION TO FURTHER STUDY THE OBELISK DESIGN SO IT RELATES TO THE BRAND AND TO THE GREEN FINS, WHICH ARE THE PRAIRIE GRASS. THE OBELISK DESIGN AND LIGHTING SHOULD BE CLASSY AND SIMPLE, AND IF POSSIBLE, BE DARK-SKY FRIENDLY. CONSIDER THE OBELISK DESIGN TO BE INTERACTIVE WITH ENOUGH SPACE TO WALK BETWEEN THE PLATES. IF THE OBELISK DESIGN CHANGES DRAMATICALLY, THEN IT SHOULD COME BACK TO THE DESIGN COMMISSION FOR RE-REVIEW.

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

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ITEM 3. INSTITUTIONAL REVIEW

DC#23-029 – Full Circle Communities / Grace Terrace – 1519-1625 S. Arlington Heights Rd.

Therese Thompson & Zubair Ahamed, representing *Cordogan Clark*, and Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for a new supportive housing development. This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building design and signage only.

The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design, with the following specific suggestions:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third-floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door on the north elevation. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first-floor units on the east elevation.

All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure. There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view. Trash will be stored inside the building which is ideal for screening. There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however, detailed signage plans have not been received for review, and separate permits are required for all exterior signage.

Staff recommends the Design Commission evaluate the proposed design, with the comments and suggestions given by Staff.

Emma O'Connor-Brooks said that they are here tonight to present a 25-unit development that is permanent supportive housing, which means it is 100% affordable, with supportive services on site that are not required but are provided to the residents. Their target population are people with disabilities and veterans, so that is who they designed the project for. She understood the purview of this commission is to review the architecture of the building, so she introduced their Architect, Therese Thompson, to talk about the design. Ms. Thompson said that the building and the site are designed with the target residential population in mind, and they have gone through a couple of focus groups with people who live in permanent supportive housing in the Northwest suburbs to get their feedback on some of the design features, some of the outdoor elements, and some of the amenities inside. She referred to the site plan and pointed out the

parking that will be located behind the building on the east elevation; with no parking proposed on the west elevation, the view from the street will be clear of parking and traffic. On the south elevation, an area of raised community garden beds is proposed, to encourage proper growth, and the north end of the east elevation will have a resident patio with outdoor furniture, grills, and picnic tables. They explored the possibility of locating the single gas meter on the north side of the building; however, the gas company does not approve, so the proposed location for the meter will include an abundance of landscaping shrubs for screening. All appliances in the units and the heating/cooling systems will be electric, to minimize the carbon use in the building.

Ms. Thompson also said that when they originally designed the concept for the building, the site area to the north was included; however, since then, this site area is being sold to be part of a different development. This heavily wooded area would have screened the north end of the new building, and consequently, that end of the building has not been developed to the extent that it needs to be now that they will no longer have control over what happens with the mature growth to the north of the building. Elevations of the raised planting beds were shown, which will be brick to match the base of the building, and a privacy fence bordering the north and east and southeast lot lines that abut the residential to the east.

Ms. Thompson said that the site is bordered by low scale, single-story split-level and two-story buildings on pretty much all sides, given the single-family residential to the east and on the other side of Arlington Heights Rd. The concept for the design and the low sloped roof is to minimize the height of the building; three-stories are needed to accommodate the 25 units in a reasonably compact building footprint, and to be compatible with the adjacent residential development. The current roof overhang is 2-feet, which is a pretty good eave to begin with, and since they do not see this as a Prairie style building, they feel the 2-feet is appropriate. It gives some shadow line over the bays that project out of 1-foot, so there will be fairly nice shadows on the recessed portions and still some shadow lines on the bays as well. In response to Staff's suggestion to extend the bays down to the ground, Ms. Thompson said the bays will be suspended right above the first-floor window heads for a couple of reasons; because each living room on this side of the building has them, they feel that going all the way to the ground would chop the elevation up because the bays are relatively thin, and it will further interrupt the brick base, which is intended to give the entire building a unified base and reduce the visual height of the building by breaking it into larger horizontal elements. They are looking at creating an element on the north side of the building, but unfortunately, it will not have glazing in it because the resident trash room abuts the stairs there, resulting in no opportunity for a window. However, something could be done in siding, trim, and panels that replicate the bay look, but without the windows. To the discussion about brick versus stone, she said that color is subjective and the grey siding and the red brick do not show as well in the graphics as they do in reality. The grey is a warm color that works well with the warm reddish/orange brick, which looks a lot more maroon in the rendering. They considered a few options with a cast stone, similar to what they used at the Heart's Place project years back, but stone has a rusticated feel to it that really is at odds with the trim scheme, and they felt the brick has a cleaner, finer finish to it than a cast stone. It would require a lot of rethinking of other details to make stone work with the design. The hipped roof was continued to conceal the first few feet of equipment on the roof, and sight line studies were done that found that from potentially a second-floor window of one of the homes to the east, the top of the tallest piece of rooftop equipment might be visible. Therefore, a knee wall was added that is like a vertical extension of the hipped roof. In further study, feedback was received that it needed to be a bit taller in order to completely screen the rooftop unit, so the knee wall height is designed to completely screen the unit, but consequently it is more visible from the ground than the original concept was. They also agree that the windows in the Community Room should be full height windows and they are prepared to change them.

Emma O'Connor-Brooks reiterated their goal with this project is to create a warm home for their residents and make the building contextual to the neighborhood that is surrounding it. They have been working with Staff for a few months, and only received some of Staff's comments recently, so they have not been able to incorporate some of the elements that Theresa mentioned that they are planning to change; however, they are amenable to many of them and look forward to discussing them with the commissioners tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

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The commissioners summarized their comments. Commissioner Fitzgerald liked the scale of the building and he agreed that something should be done to the north elevation. His biggest concern is with the colors; the brick is a little bright, but not enough for him to say no to it, and he liked that there are some grey specks in it and he would support more in it. He questioned the cast stone color and asked for clarification on where it is on the building. The petitioner said there are cast stone sills under the bedroom windows on the first-floor and a cast stone band at the head of the windows all the way around. Commissioner Fitzgerald was most concerned about this color because it reads a little yellow, and he suggested using a more grey color. He said the west elevation that faces Arlington Heights Road looks like the back of the building, and he wished there could be something else done with it; he suggested trees or something just to break it up and soften it.

Commissioner Eckhardt agreed with the comments about the yellow tone of the cast stone, and he asked if a mortar color has been chosen for the brick. The petitioner replied that the mortar color will be a plain grey to accentuate the brick, not blend with the brick. Commissioner Eckhardt asked about the 2 different heights of Hardie-siding being shown, and the petitioner said that both 4-inch and 7-inch lap siding are proposed, which Commissioner Eckhardt was okay with. However, he was concerned about the large flat areas on both elevations, such as the panels under the triple windows and the availability of Hardie siding larger than 4-feet wide. He sees this detail happen a lot on townhomes and he felt these panels should have some trim or fenestration to add character to the space, instead of the big, flat, white areas that will not show well. There are basically 2 colors on the building, white and beige, and the renderings are nicely prepared with shadows and he appreciated that the brick base was raised up to a height that he felt was good. He suggested an iron spot brick that is a darker grey because the red brick is out of character with the contemporary coloration of the grey and the white colors; it jumps out as not being in the same family. Commissioner Eckhardt reiterated his comment that the rear elevation appears flat, and it should be treated with the same bays on the front, although he understood budget issues. He had no further comments.

Commissioner Kingsley concurred with the comments from the other commissioners. She liked the maroon color of the brick in the rendering more than the brighter red color of the brick sample, and she appreciated that the sample was presented tonight. She agreed that the buff-colored cast stone is too dissimilar to the white siding color because the white is so stark, and she was not in favor of the white trim, mostly the white corner boards, because it breaks down the elevations. She pointed out that the brick base, grey siding at the second and third-floor, and white at the top, create vertical elements in between, but then the elements that do not have the bays or the white verticals become a design of different material that ends up being a cross pattern; it is just a little busy for her. She agreed with Staff that maybe it needs to be looked at again; there are a lot of materials on the building and maybe it could be simplified. Changing the white color of the fascia that runs all the way across the elevation could help, and either raising up the bays to match the top of the brick, or raising up the two paneled systems to stop at the stone cap. On the rear elevation, the canopy area looks heavy and should be all white, and the entry gable should be larger by reducing the area where the roof returns back into the gable; either the canopy needs to be lowered and the panelized system eliminated, or eliminate it and leave it that height and just bring it up. Commissioner Kingsley appreciated the bays on the west elevation which is really the back of the building that faces Arlington Heights Road, but the green space on the west elevation is the only yard for the residents living there and it would be nice to make it look less like a back yard and more like a lived-in outdoor space for the residents. She cautioned to use a good liner in the raised brick planters on the south elevation. She added that the underside of the bays should match the face of the bays because of their visibility from the lower windows. She asked if all the siding will be smooth, and the petitioner said yes, which Commissioner Kingsley was in favor of, but she felt that a slightly lighter white siding color would better enhance the brick. The petitioner commented that the windows will be white, which is part of the reason for choosing the white siding color, and Commissioner Kingsley replied that the amount of white on the white windows is so small compared to the amount of white on the building. She felt the petitioner should further study the white siding color being proposed, and that the project come back before the commission for another review.

Chair Kubow said that first and foremost he loved this use in the community. With regards to the architecture, he really liked the strong, vertical element on the building that is dynamic and feels good; however, the cross-type design around the middle windows feels a little unnecessary and busy. He suggested eliminating it to make it simpler and making some adjustments with the fenestration. On the east elevation, he said the base felt very squatty and the

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windows felt small; the ratio between them is a little off; however, it is done well on the west elevation. He agreed with the comments from the other commissioners that there are some simple moves that could bring the building back into a more classic design.

Commissioner Eckhardt said the first-floor units look like garden apartments because the fascia sits right on top of the windows, and he suggested raising the white horizontal line up to make the ground-floor more pronounced. He felt the canopy above the front door was too low and should be raised higher, and the giant canopy fascia was unnecessary. The proportions of the east elevation should be further studied because right now it looks like the upper level is crushing the first-floor. He agreed with Chair Kubow's comment about the cross design around the middle windows, which makes it more complicated than it needs to be; it could be simpler. He liked the bay windows, but felt the cross designs and the trim take away from them. Given the comments and concerns from the commissioners tonight, Commissioner Eckhardt suggested continuing the project to allow the petitioner to look at the alternatives suggested tonight.

Ms. Thompson agreed with many of the comments made tonight, and they are amenable to reconsidering things such as the trim scheme around the windows that creates a larger element of the bedroom and the smaller window groups that appear too busy. Ms. O'Connor-Brooks reiterated that they are open to exploring the comments given tonight and coming back for another review, with the trim color being the biggest issue and looking at the relationship of the buff and red color with the siding color choices. Their goal is to be a good partner with the Village and she thanked the commissioners for their clear and constructive feedback.

Chair Kubow encouraged the petitioner to work with Staff regarding any new design concepts based on the feedback and comments given tonight. Commissioner Eckhardt agreed and said that re-creating renderings and developing the proportional things talked about tonight should be a minimal expense. It was noted that this project did not require public notification, so there is flexibility on a re-review date whenever the petitioner is ready to come back. Mr. Hautzinger asked the commissioners for clarification of their comments on the colors and materials. The commissioners said the cast stone is too yellow and does not fit with the overall color palette, and something more in the grey tone would be a better choice; the red brick color is a little bright and could be toned down with a little more brown in the red brick, but not a brown brick, or a little more of the grey speck in the red brick, or a brick blend that has grey/pewter in it; the grey siding, the white trim and the asphalt shingle colors are all acceptable; the brick proportions of the base and some of the details around the windows is too busy.

Ms. Thompson asked for further clarification about the concerns regarding the color of the cast stone trim. Also she asked about an option that replaces the white siding color with a cobblestone color or one of the other slightly beige Hardie colors that work better. Commissioner Fitzgerald did not love the cast stone with the brick or the aged pewter siding; to him it reads yellow.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE PROPOSED *FULL CIRLCE COMMUNITIES - GRACE TERRACE* PROJECT AT 1519-1625 S. ARLINGTON HEIGHTS ROAD (DC23-029), TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING THAT THE PETITIONER IS READY TO COME BACK TO.

Commissioner Eckhardt commented that the petitioner should consider the following:

1. Tone down the brick color.
2. Change the cast stone color to a color less yellow, such as a brighter white or a grey tone.
3. The white and the grey Hardie siding colors are acceptable.
4. Further study the proportions of the brick on the base of the building and the horizonal belly band around the building, with a suggestion to raise it up.
5. Further study the entrance canopy proportions.
6. Further study the white trim fenestration that forms a cross-shaped detail with the stacked windows, simplify this detail.

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7. Further study the large, white panels to determine if they can be subtly broken down into a pattern that might match and align with the triple windows above.

Commissioner Kingsley clarified that the motion made is to continue the review of the project to a date when the petitioner determines they are ready to return. The items summarized are only a highlight of items for the petitioner to consider, and all comments given by the commissioners tonight should be considered. Flexibility is being given to the petitioner to change what they see fit.

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

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ITEM 4. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:50 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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Design Commission
11/14/2023

Item: DC#23-059(H) - 208 N. Haddow Ave. - SF/Teardown

Department: Planning & Community Development Department

The petitioner is requesting to **continue** this review to the December 12, 2023 Design Commission meeting.

ATTACHMENTS:

Description	**Type**
No Attachments Available	

Design Commission
11/14/2023

Item: DC#23-065 - Arlington 425/Campbell Bldg. - 225 W. Campbell St. - CBD Mixed-Use

Department: Planning & Community Development Department

REQUESTED ACTION

Approval for design revisions to a previously approved new multi-story building in the Downtown.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed design revisions for the Arlington 425 Campbell Street building at 225 W. Campbell Street. This recommendation is based on the drawings received 9/28/23, color rendering received 10/25/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to increase the amount of brick to create a more balanced appearance.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Proposed Design Changes - 225 W Campbell St	Exhibits
Previously Approved Arlington 425 Plans - FOR REFERENCE ONLY	Exhibits
DC Minutes - 3-30-21	Minutes

DC Minutes - 3-12-19 Minutes
Context Photos Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington 425
Project Address: 225 W. Campbell Street

Prepared By: Steve Hautzinger
Date Prepared: November 2, 2023

PETITIONER INFORMATION:

DC Number: 23-065
Petitioner Name: Stephen Messutta
Petitioner Address: CCH LLC
838 Busse Highway
Park Ridge, IL 60068

Meeting Date: November 14, 2023

Requested Action(s):
Approval for design revisions to a previously approved new multi-story building in the Downtown.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project has been reviewed by the Plan Commission and approved by the Village Board for Rezoning, PUD, Land Use Variation, and other variations. Because this project is 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. 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 four-story parking garage abutting the existing municipal garage.

At this time, the petitioner is proposing exterior changes to the design of the Campbell Street building presumably to reduce the cost of construction. The proposed exterior design changes do not require PUD amendment, only Design Commission approval. Therefore, the Village Board would only review the proposed exterior design changes if the petitioner appeals the Design Commission's determination.

The following is a summary of the proposed design changes as provided by the project Architect:

- The stone at the base of the building has been lowered to a single story around the perimeter of the building except for the entry points to the porte cochere at the North and South sides of the building. The stone was previously two stories in height and bumped up to the third floor in small areas at the East and West elevations.
- The brick around the perimeter has been lowered into the second floor area with the reduction in stone height. The brick height was then lowered from the eighth floor down to the sixth floor around the perimeter.
- The brick at the piers for the center section of the North elevation was lowered from the ninth floor to the 7th floor. The brick in the center sections of the East and West elevations was lowered from the ninth floor to the sixth floor.
- The brick was brought down to grade at the two small areas flanking the stone porte cochere entry at the South elevation.
- With stone and brick lowering modifications as identified, the EIFS areas around the perimeter of the building have been lowered from the upper two floor to the top four floors.

- The Azek trim entry headers into the porte cochere were adjusted from curved to straight.
- At the East and West elevations, the center bump-out section was widened and an additional vertical column added. Balconies were removed from these elevations and window locations modified to adjust to the proposed floor plan unit layouts.
- Within the brick areas, the window and door headers were switched from brick soldier courses to solid stone headers with color to match sills and additional stone trim elements at the base of the building.
- At the main North elevation, the window section at the center of the building was switched from a full curtain wall assembly to individual floor storefront assemblies and matching horizontal bronze colored aluminum spandrel panels at floor levels.
- Two balcony stacks at the North elevation have been slightly adjusted based upon the developed interior unit layouts.
- Bridge connection from the South elevation to the new parking garage has been removed.
- Elevator and stair bulkheads for the rooftop amenities space have been modified to align with interior core plan updates that have been made. The size of these areas has been reduced with current plan updates.
- Minor brick / storefront modifications have been made to the interior of the porte cochere to align with plan updates for first floor areas and access points.

Staff Comments:

Staff recognizes the economic challenges in today's market, and Staff supports the development team's efforts to move this important development forward. Staff has no concerns about the majority of the proposed design changes, and the addition of the solid stone headers above the windows in the brick areas is a nice enhancement to the design. However, Staff is requesting the Design Commission's evaluation of the proposed reduced brick height, which is particularly noticeable at the east and west elevations where the balconies have been omitted. The proportions of the revised design should be evaluated. The original approved design had a nicely balanced base, body, and top, which is a common design approach on a multi-story building. The body and top on the proposed revised design are nearly equal which changes the overall appearance. Staff suggests increasing the amount of brick to create a more balanced appearance.

Option 1 would be to raise the brick up to the ninth floor line in the center of the east and west elevations, as well as in the center portion of the north elevation. This would help to add interest to the side elevations. However, the height of the remaining brick walls should still be evaluated by the Design Commission.

Option 2 includes raising the remainder of the brick up to the eighth floor line which would help give balance to the overall appearance.

RECOMMENDATION:

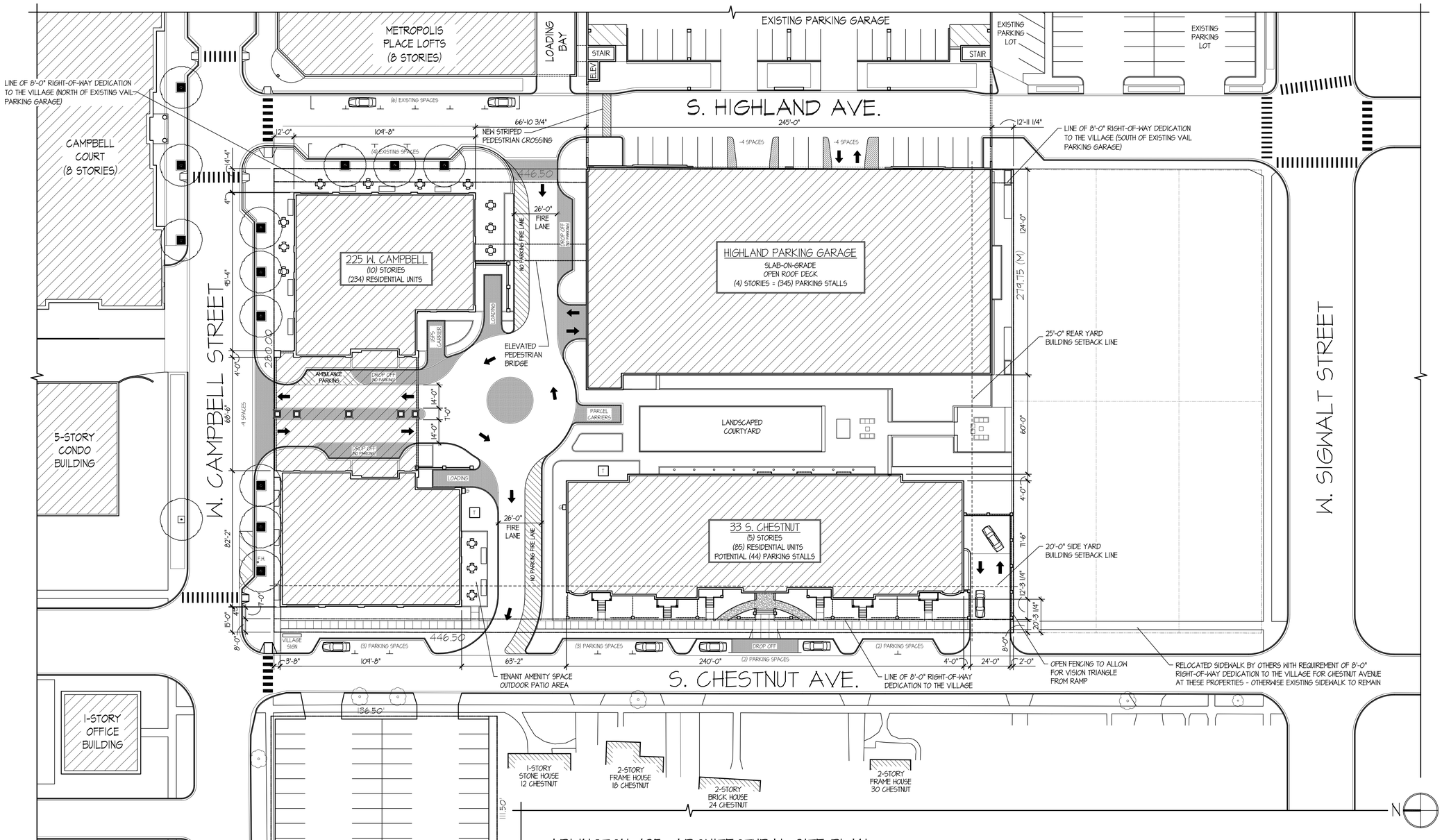
It is recommended that the Design Commission **evaluate** the proposed design revisions for the Arlington 425 Campbell Street building at 225 W. Campbell Street. This recommendation is based on the drawings received 9/28/23, color rendering received 10/25/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to increase the amount of brick to create a more balanced appearance.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

_____ November 2, 2023

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 23-065



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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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

Previously Approved Design from 3/30/21

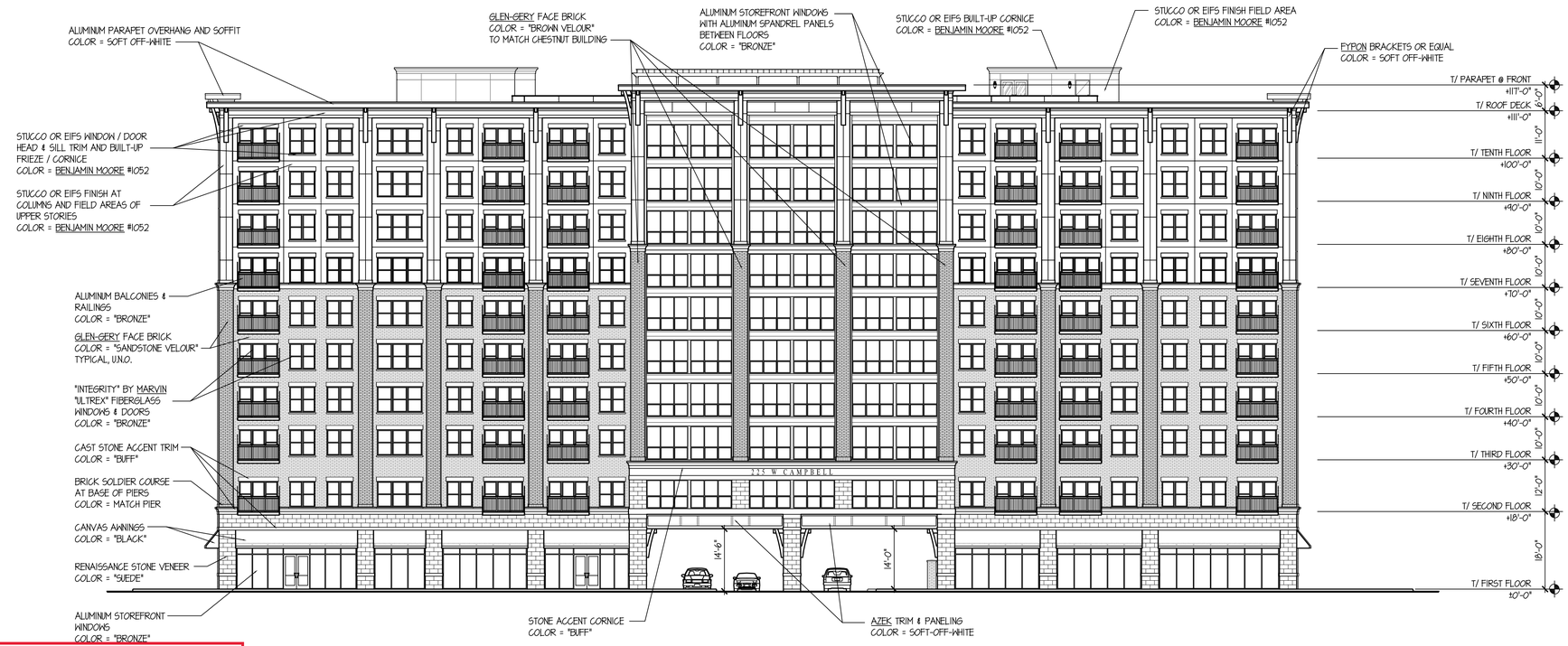
Previously Approved Design from 3/30/21

Current Proposed Design Changes

Staff Suggested Revision
Raise the Brick - Option 1

225 W CAMPBELL

Staff Suggested Revision
Raise the Brick - Option 2



NORTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"

NORTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. FRONT ELEV. COMPARISONS

FILE NAME 4206-4P
DRAWN BY RDL DATE 8.17.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

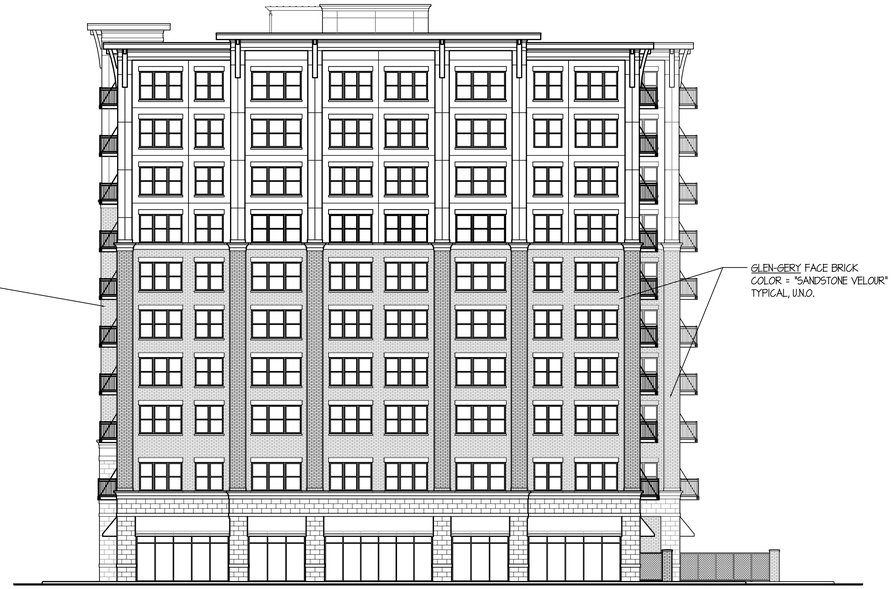
JOB NO. 420623

SHEET NO. C.5
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

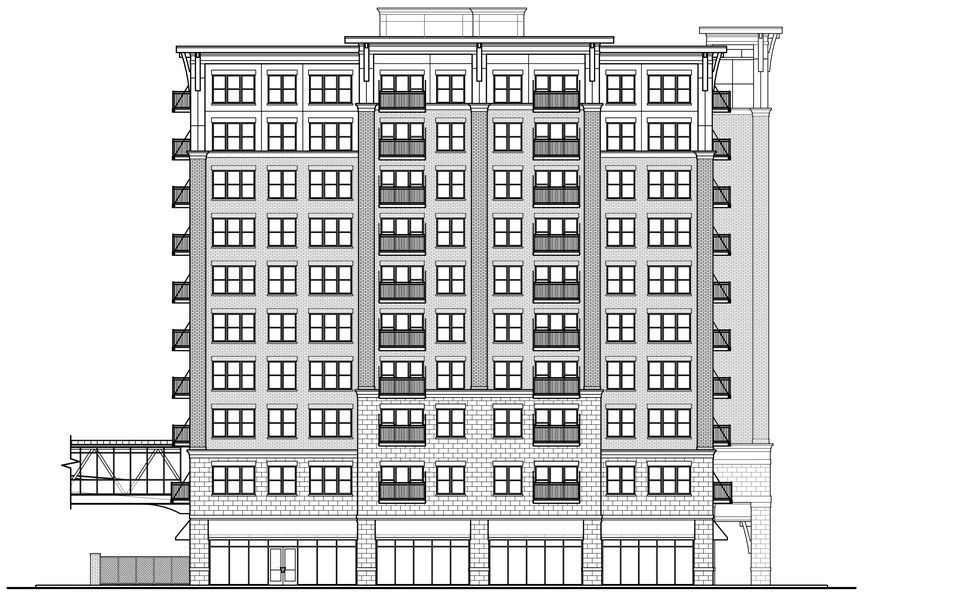
EAST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



WEST ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



EAST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

WEST ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. SIDE ELEVATION COMPARISONS

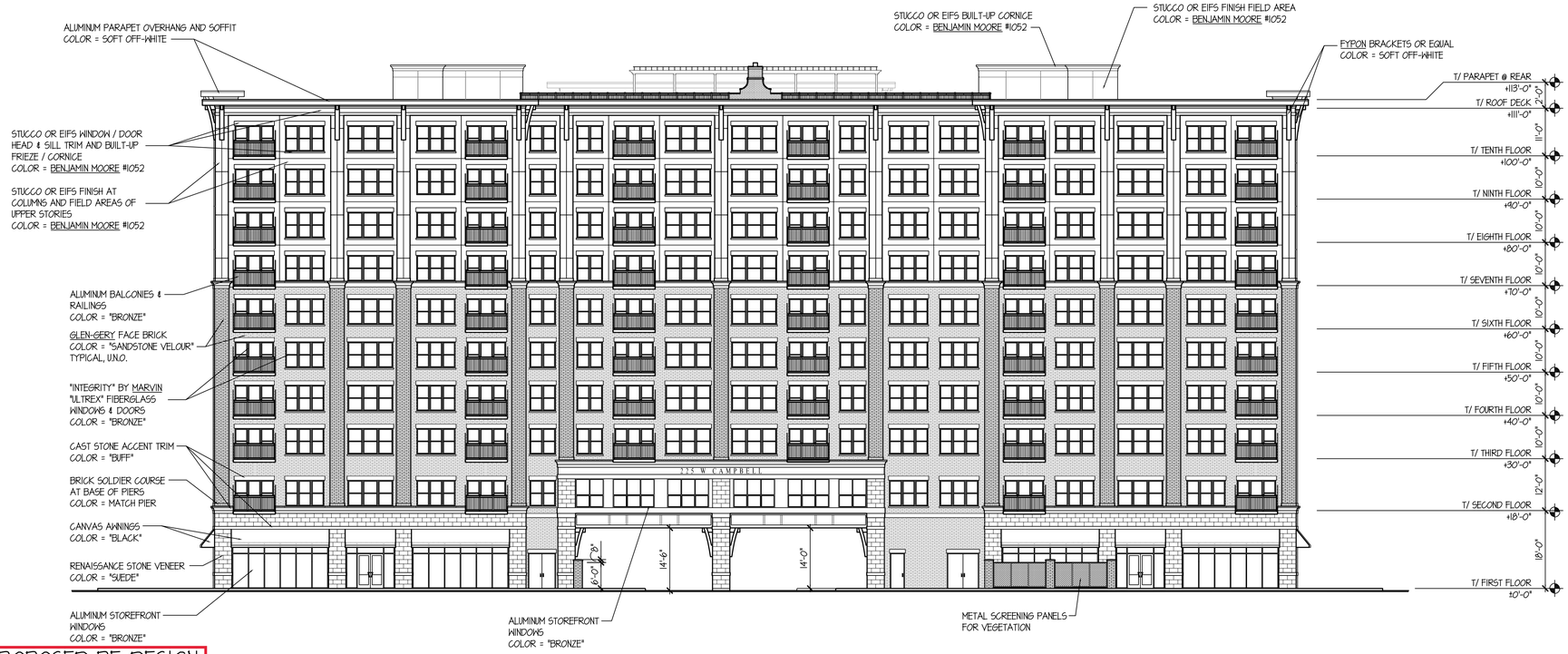
FILE NAME 4206-4P
DRAWN BY RDL DATE 8.17.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

SHEET NO. C.6
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SOUTH ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"

SOUTH ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-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 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. REAR ELEVATION COMPARISONS

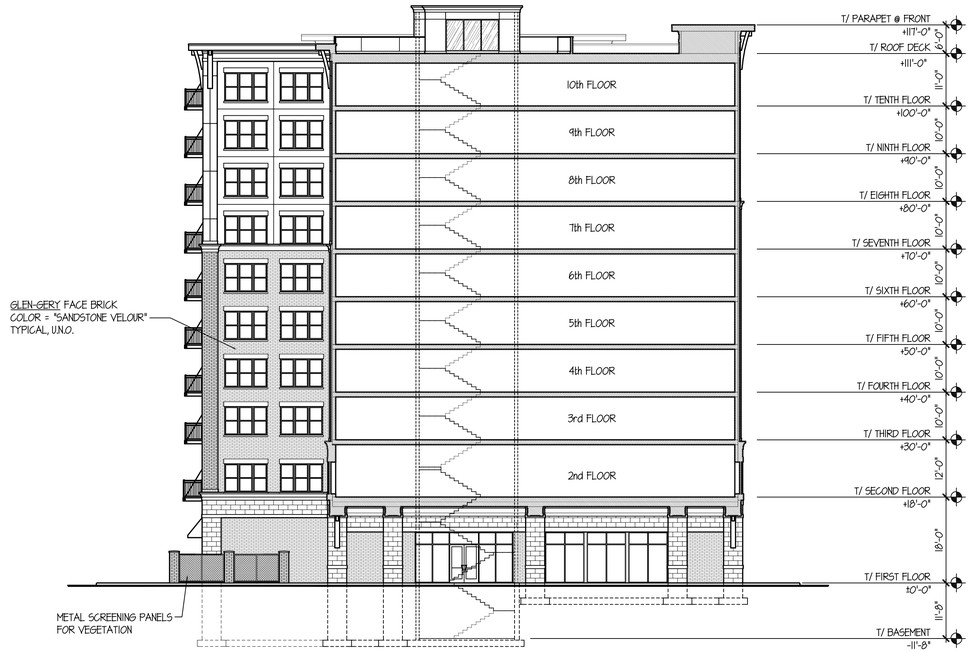
FILE NAME 4206-4P
DRAWN BY RDL DATE 8.17.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

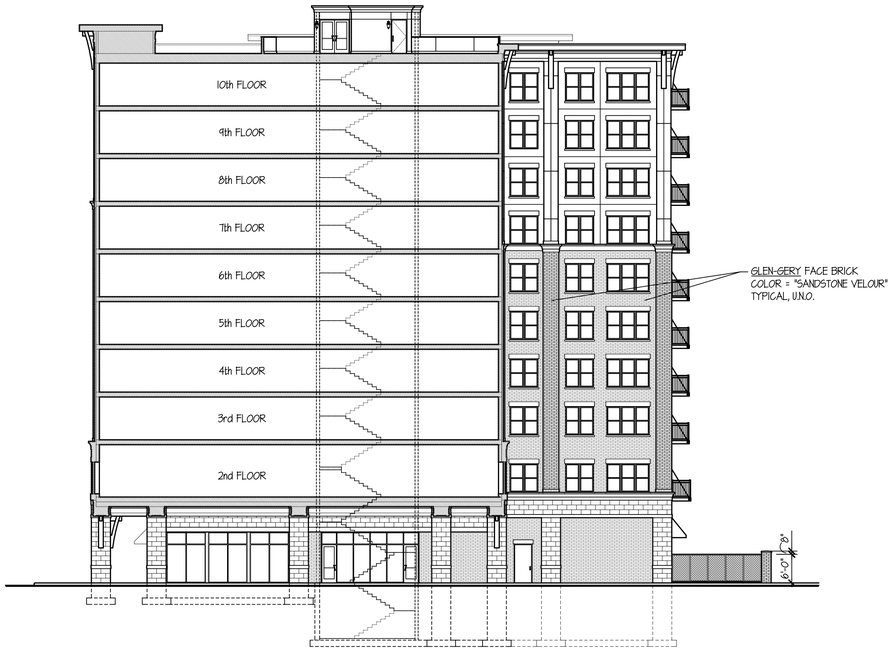
SHEET NO. C.7
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



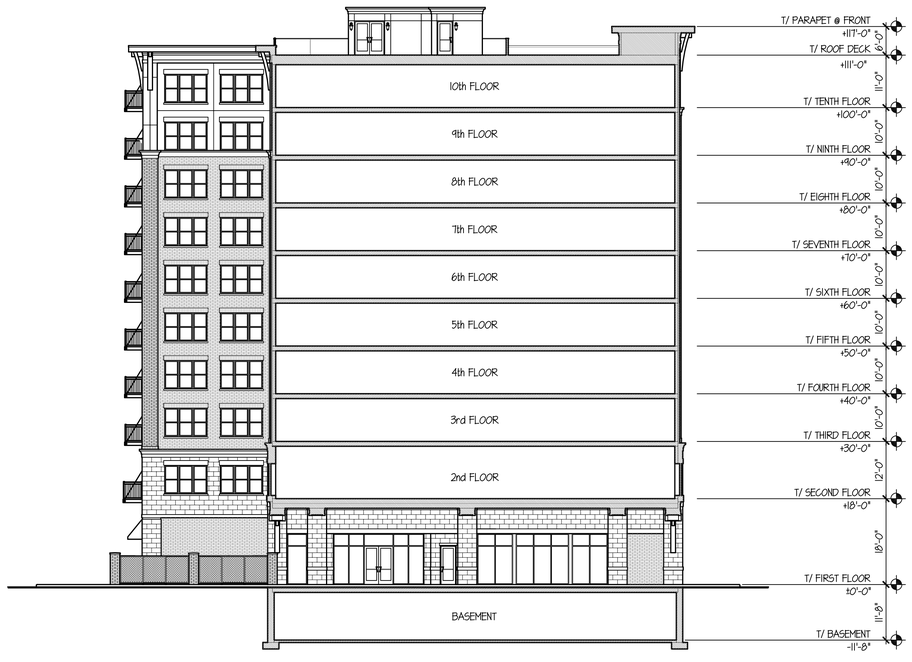
PORT-COCHERE LOOKING WEST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



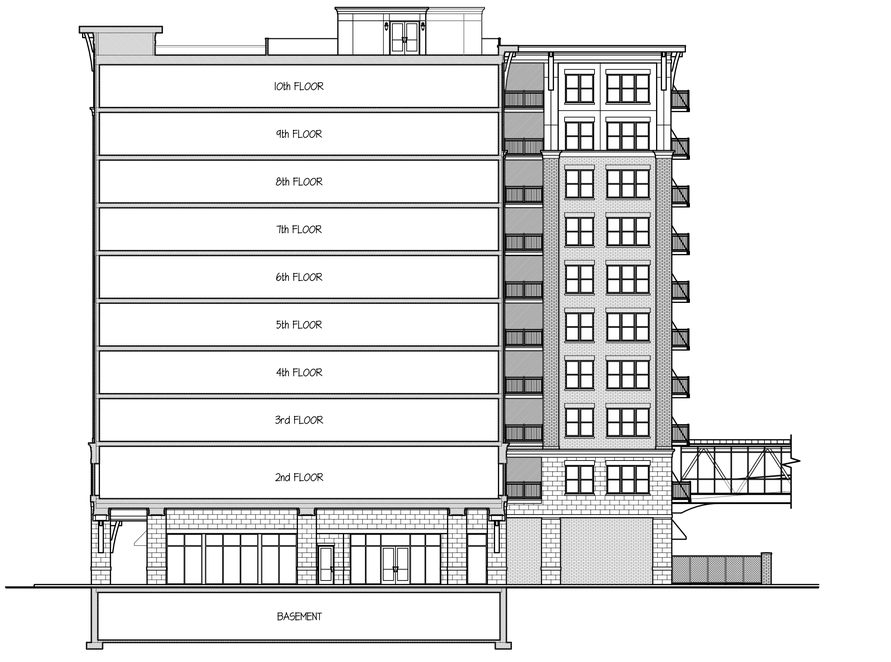
PORT-COCHERE LOOKING EAST SECTION ELEVATION - NEW PROPOSED RE-DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING WEST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"



PORT-COCHERE LOOKING EAST SECTION ELEVATION - ORIGINAL APPROVED DESIGN

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS • IL 60004
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www.tinaglia.com

TINAGLIA ARCHITECTS, INC.

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425 DEVELOPMENT
225 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

PROP./APPROV. PORT-COCHERE SECTION COMPS.

FILE NAME 4206-4P
DRAWN BY RDL DATE 8.22.23

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	8.25.23	RDL
4	DC SUBMITTAL	9.28.23	RDL

JOB NO. 420623

SHEET NO. C.8
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

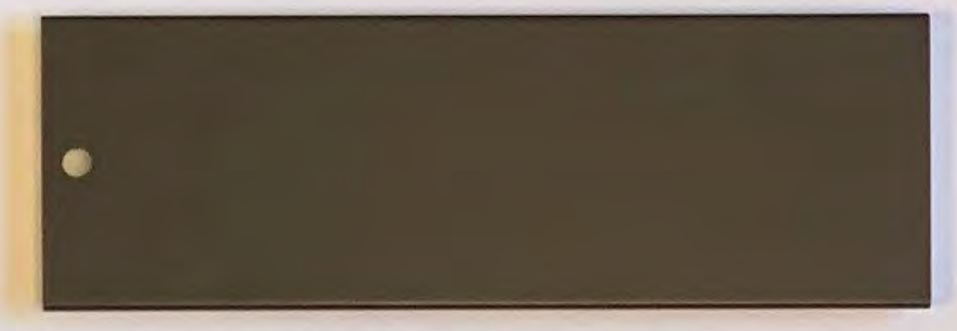
Previoulsy Approved Materials 3/30/21

ARLINGTON 425

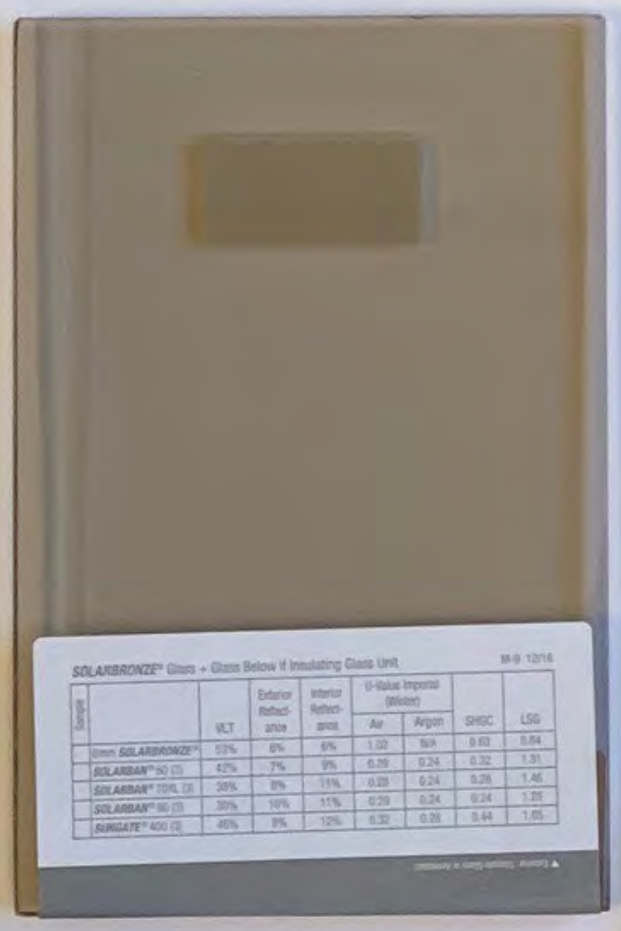
LIVE | SHOP | DINE

225 WEST CAMPBELL STREET

ALUMINUM STOREFRONT,
CURTAIN WALL & BALCONIES



FIBERGLASS WINDOWS



CURTAIN WALL GLAZING

"AZEK" PANELING

BRICK

STONE

BRICK

Previoulsy Approved Materials 3/30/21

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

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

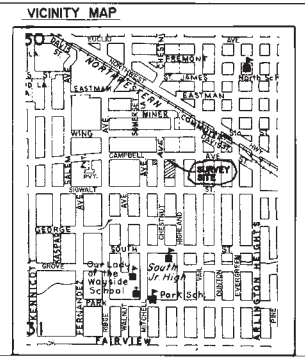
PARCEL 1:
LOTS 1 TO 10 AND LOTS 18 TO 23 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

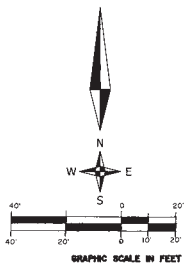
PARCEL 2:
LOTS 1 AND 2, TAKEN AS A TRACT, (EXCEPT THE WEST 63.0 FEET AND EXCEPT THE SOUTH 60.00 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

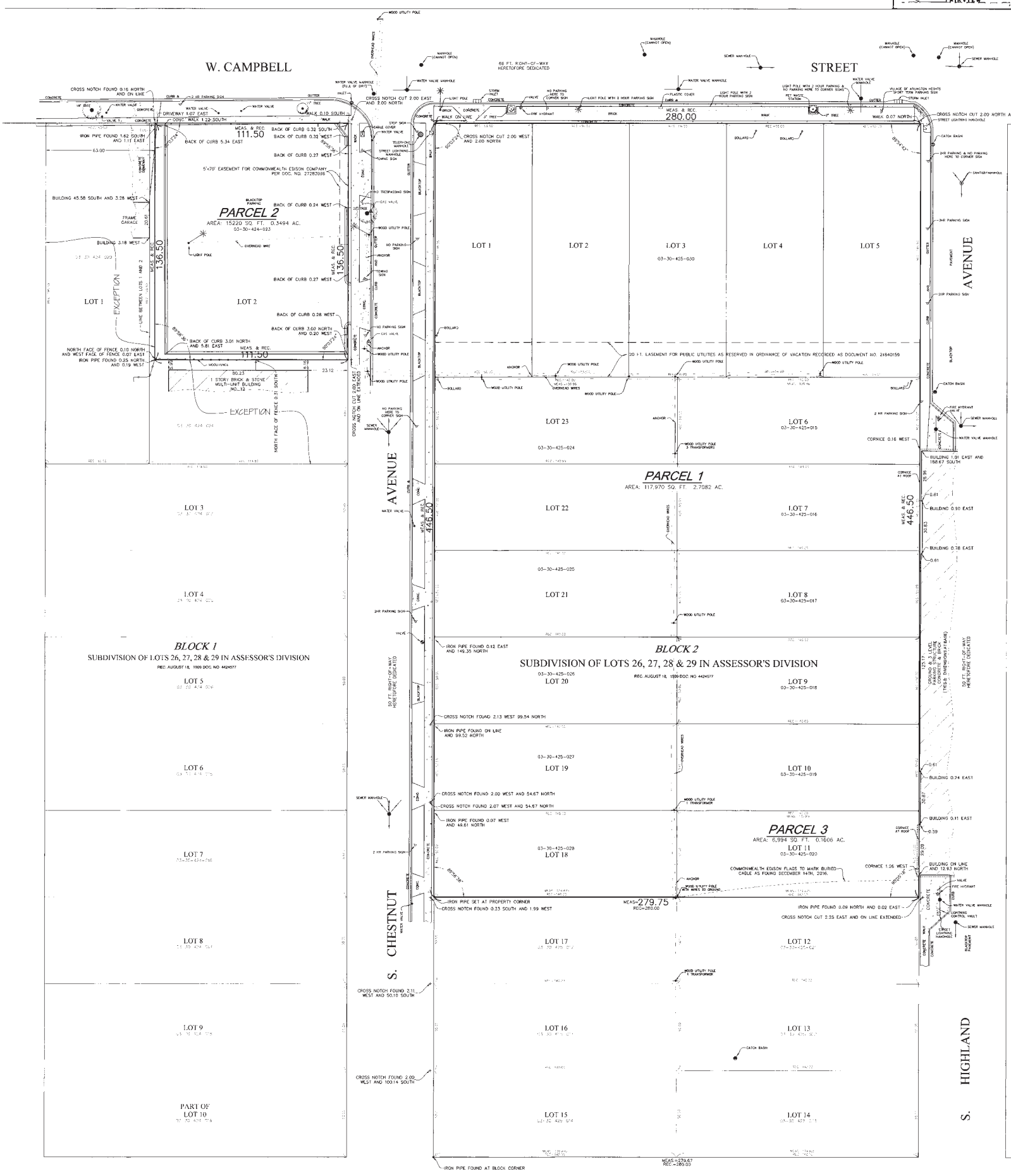
PARCEL 3:
LOT 11 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

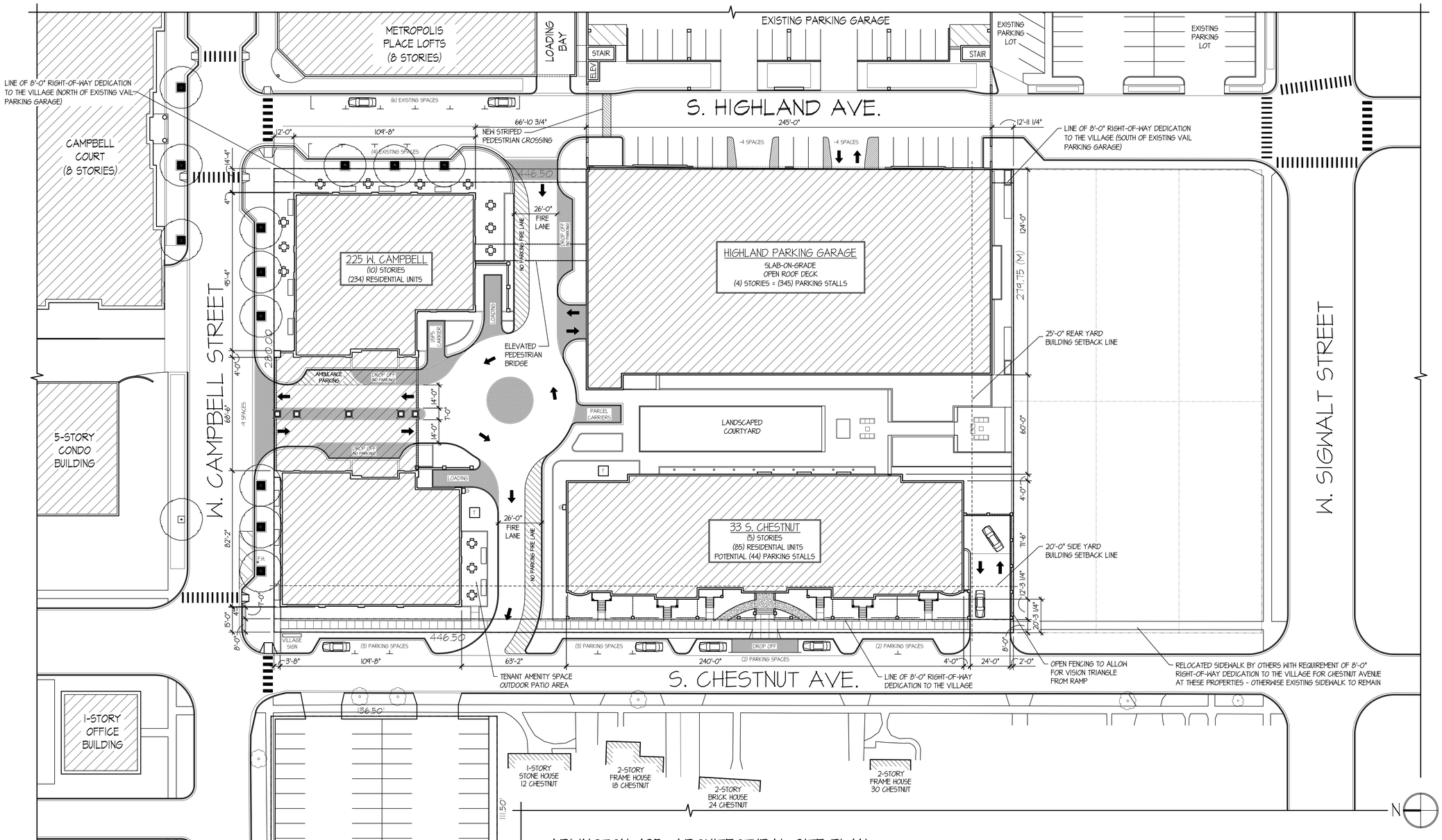
CHICAGO TITLE INSURANCE COMPANY

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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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

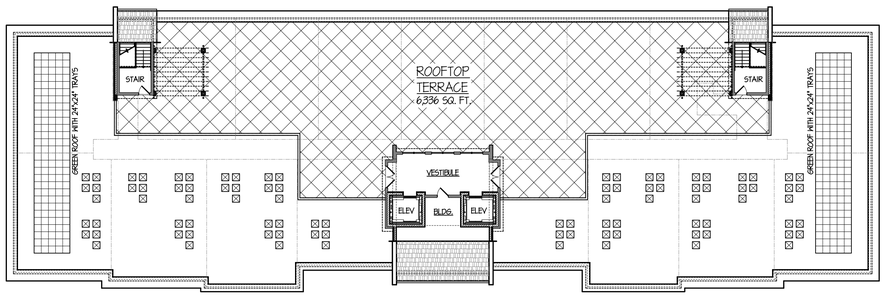
JOB NO. 388315

SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

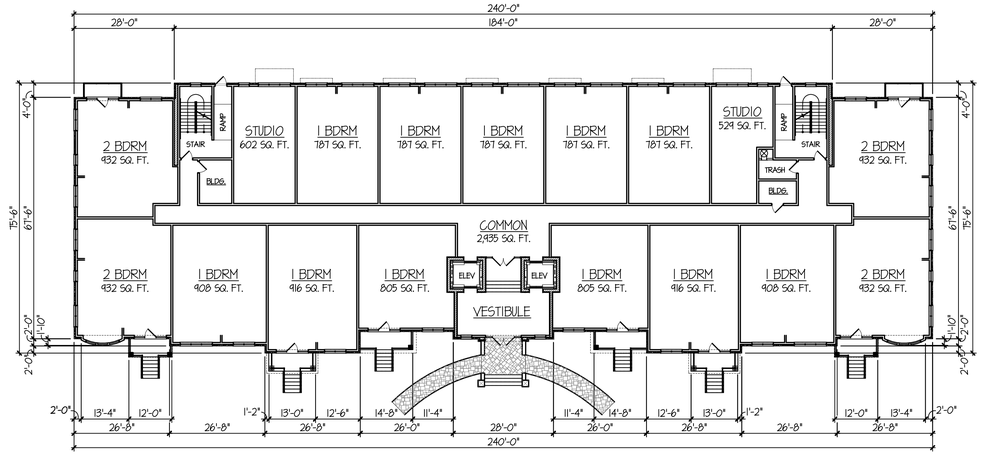
220 W CAMPBELL

44 S HIGHLAND
ARLINGTON ARMS



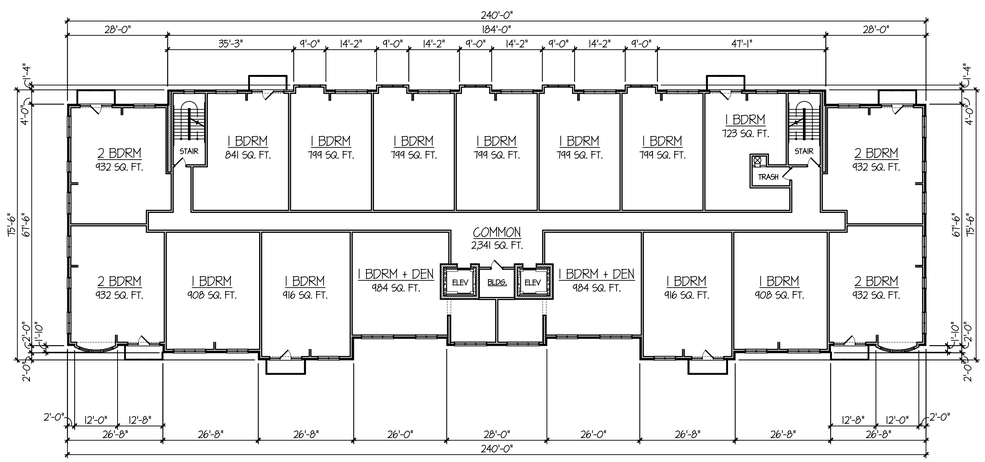
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



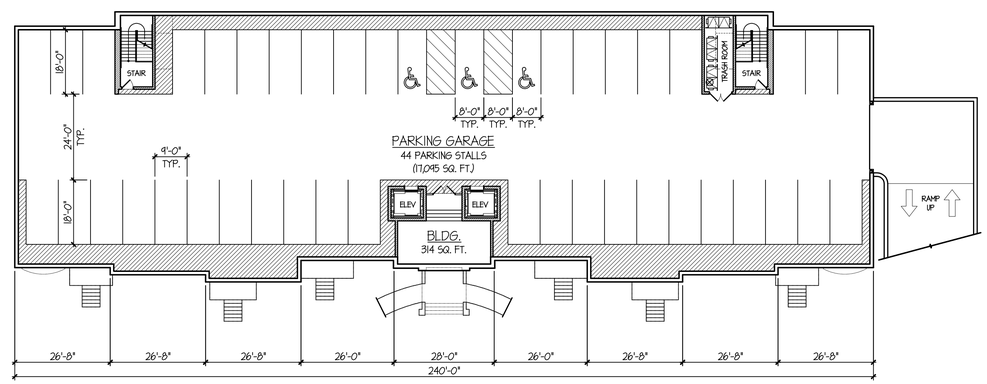
FIRST FLOOR PLAN

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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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

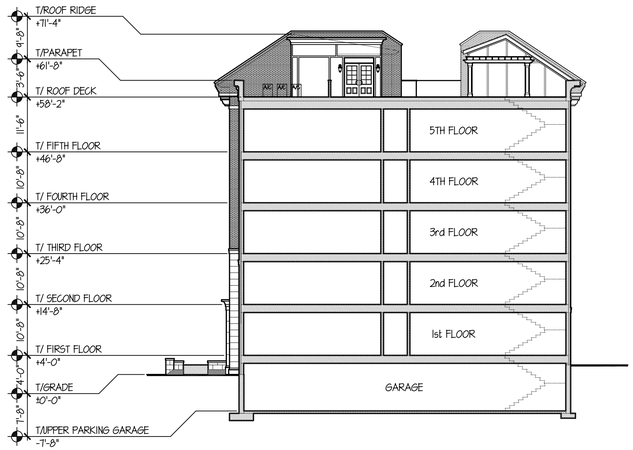
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"

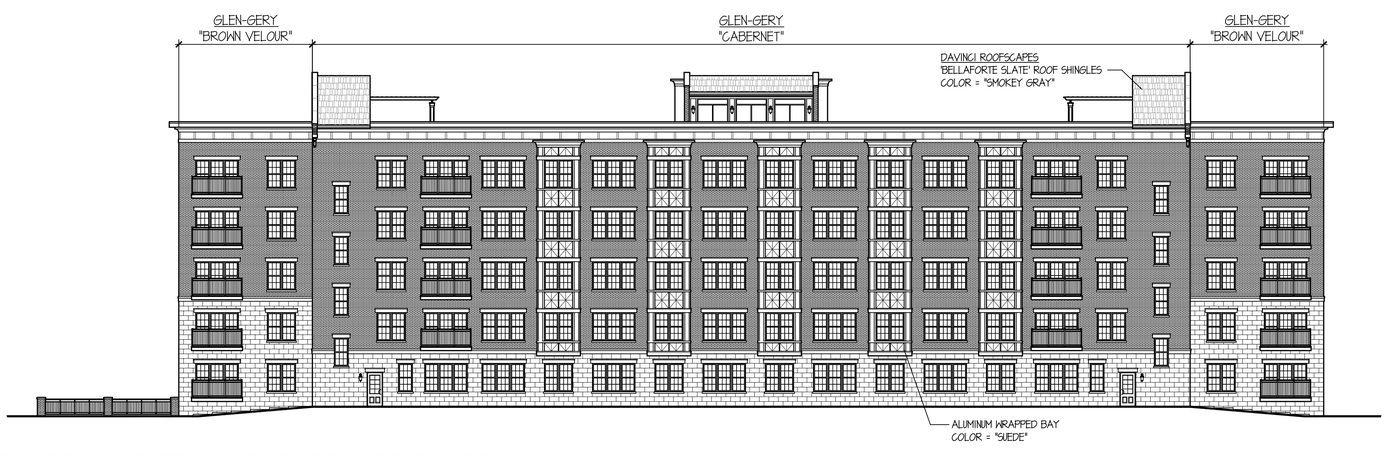
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



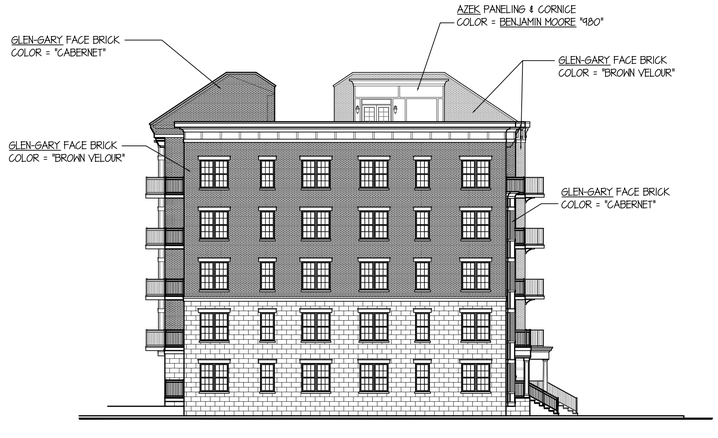
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

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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ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

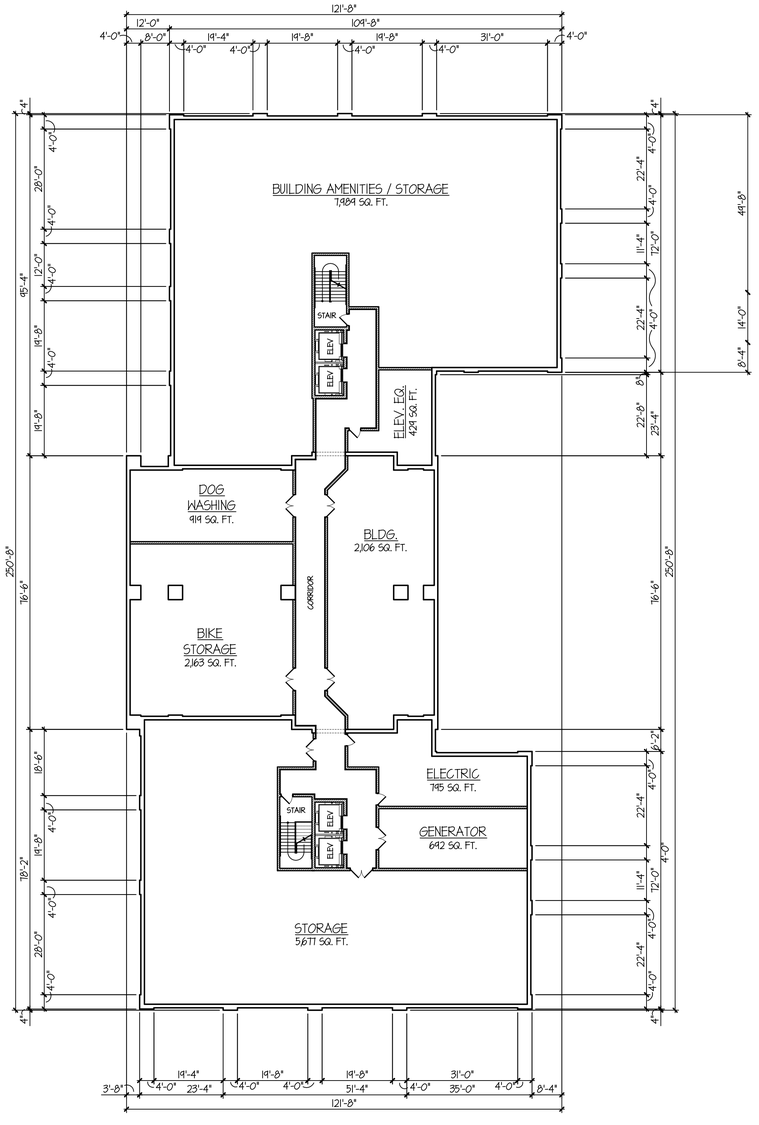
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

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

JOB NO. 388315

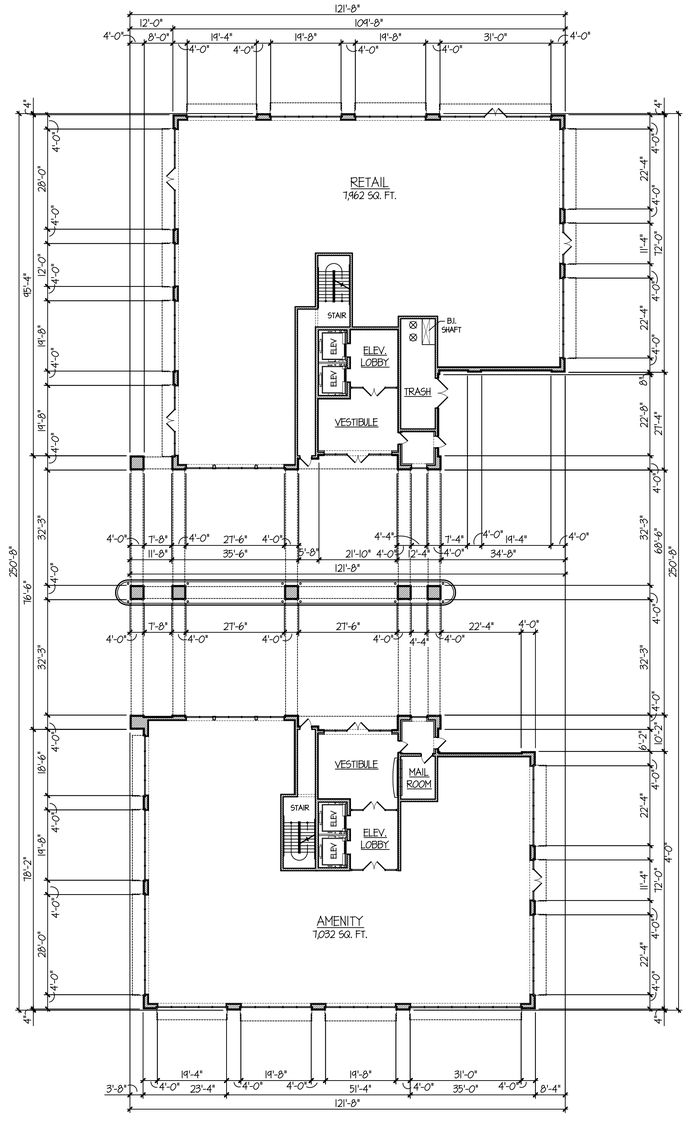
SHEET NO. OF 11 CH.2

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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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
FLOOR PLANS

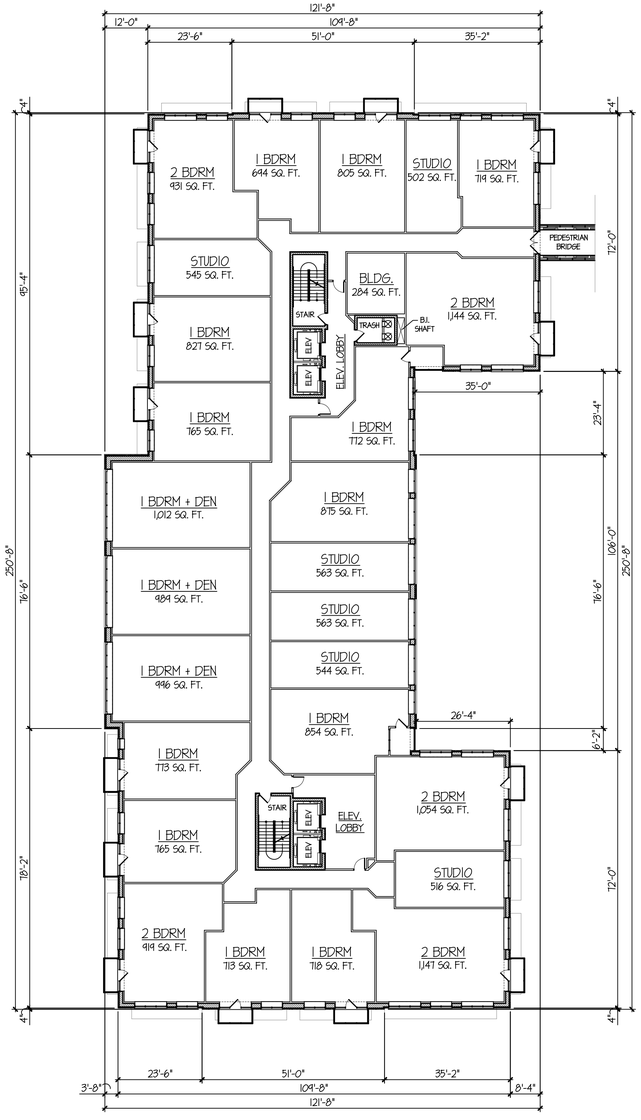
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

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

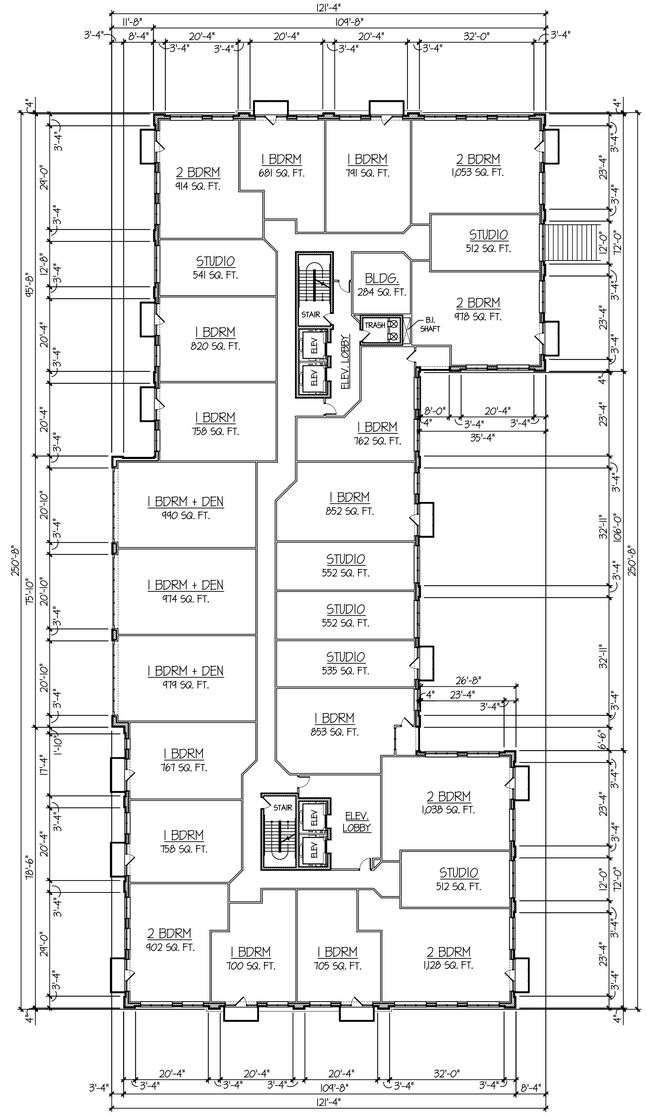
JOB NO. 388315

SHEET NO. CA.1
OF 11

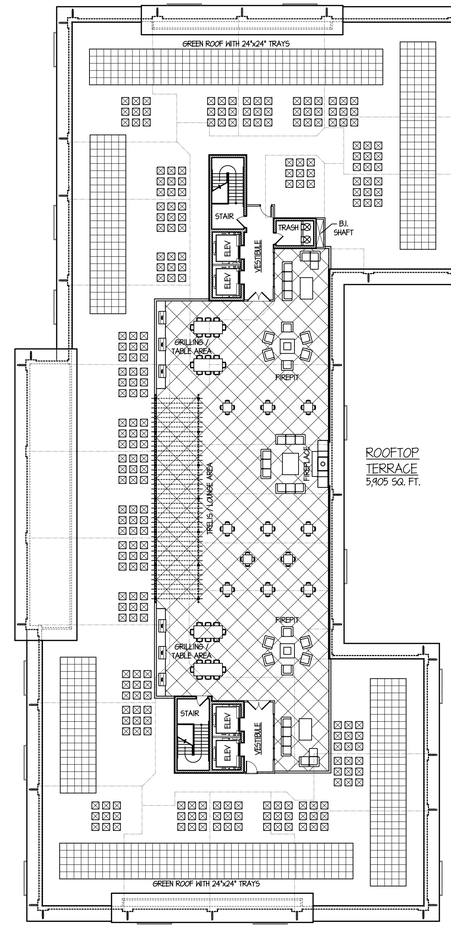
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



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

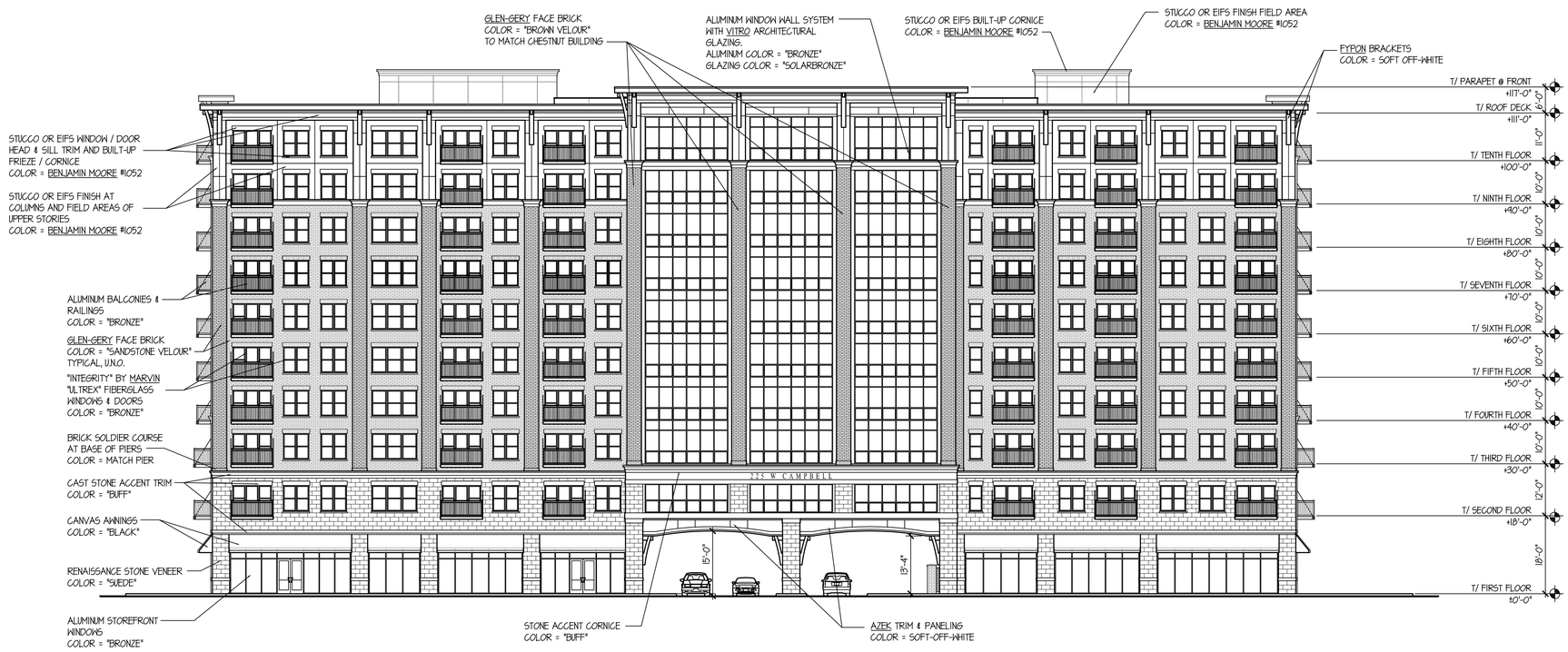
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

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

JOB NO. 388315

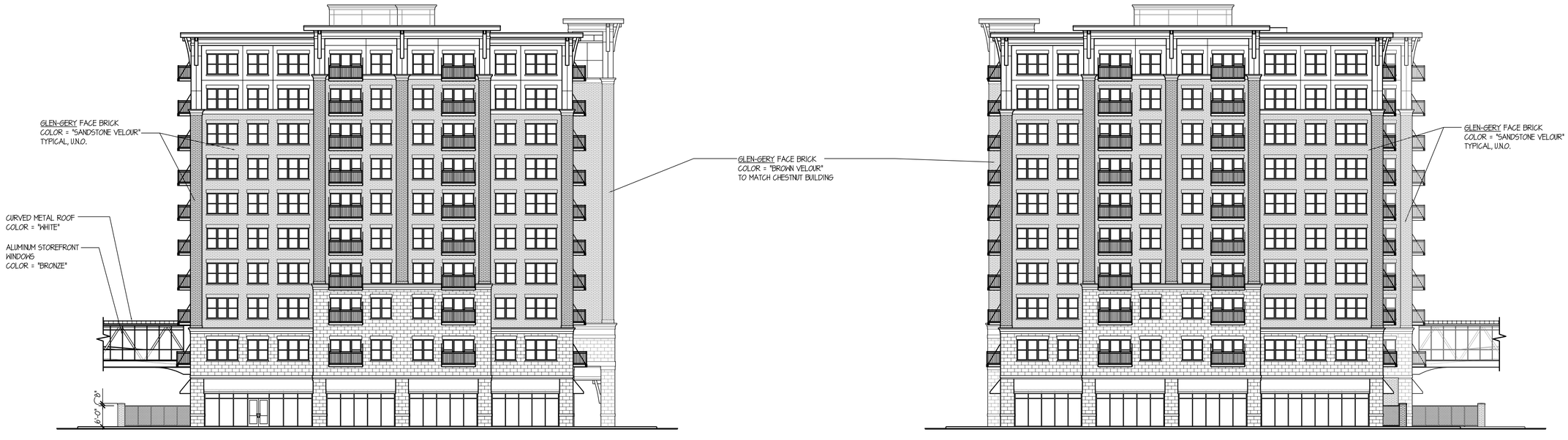
SHEET NO. CA.2
OF 11

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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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

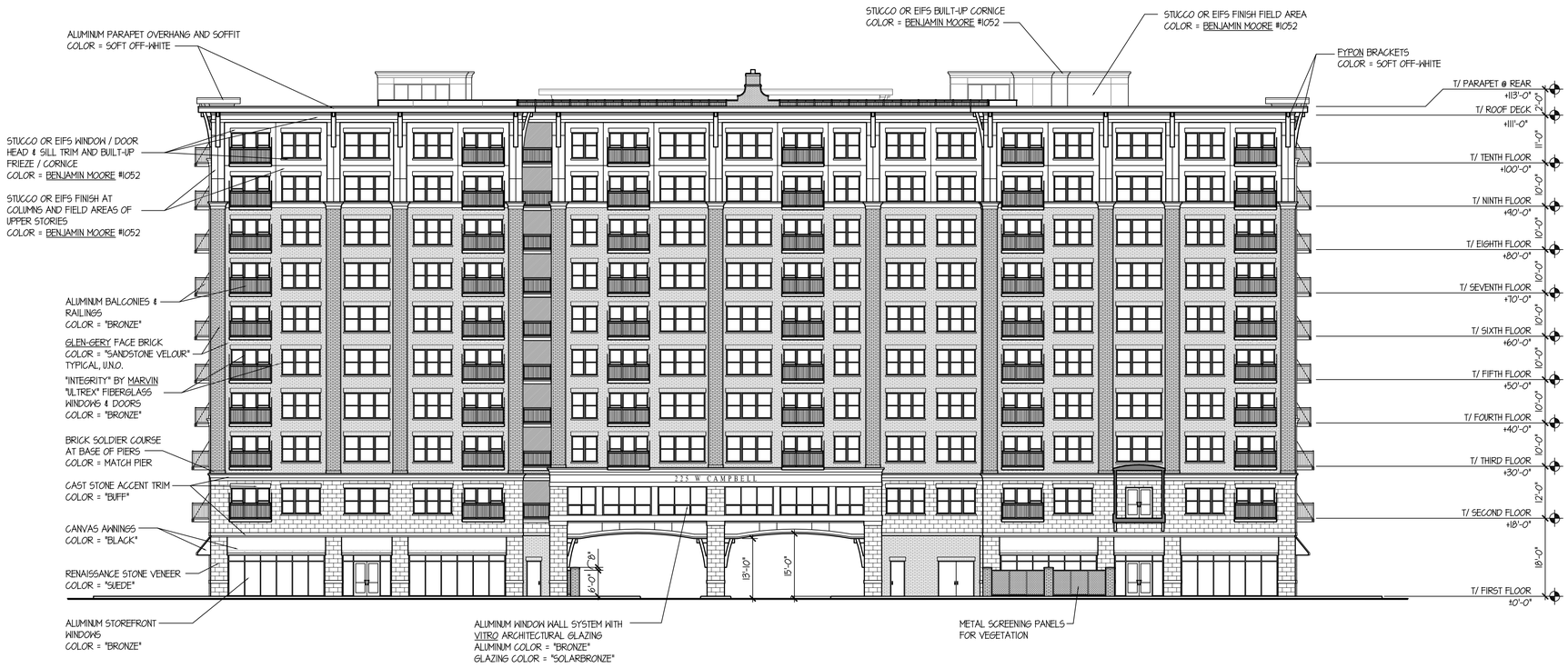
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 11.17.20

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

JOB NO. 388315

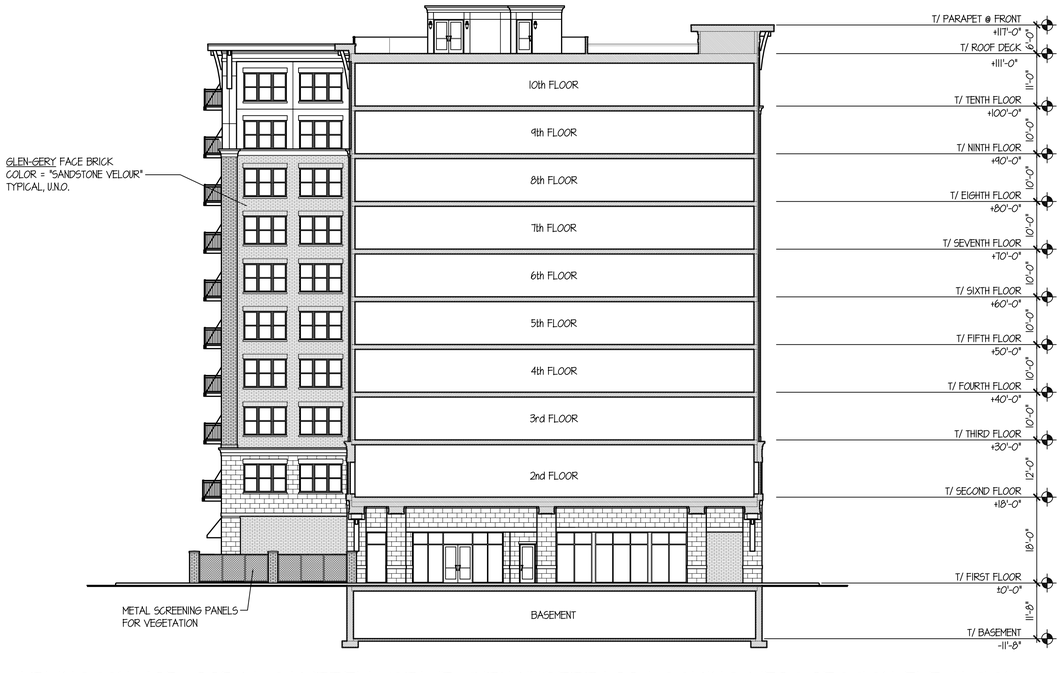
SHEET NO. CA.3
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



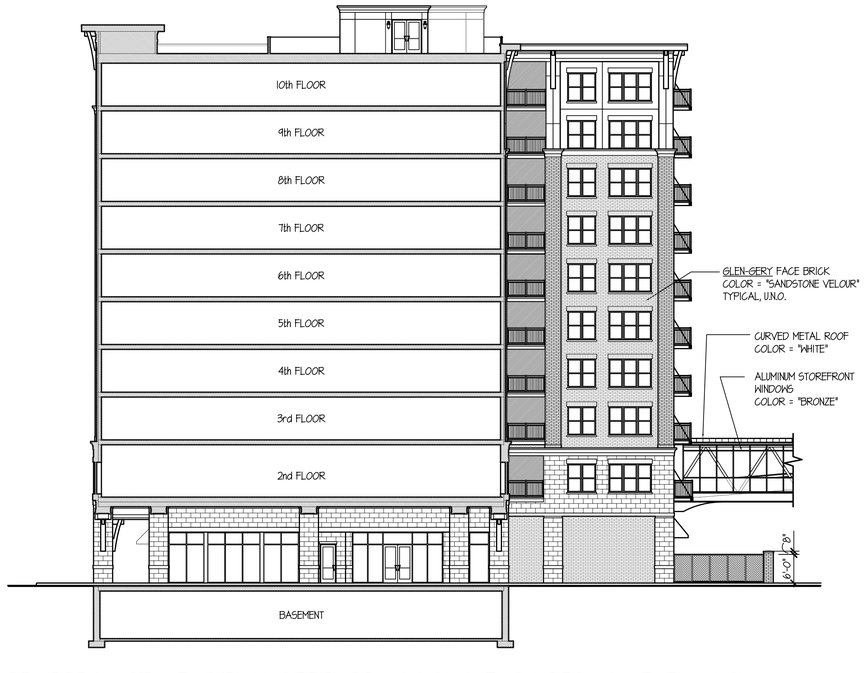
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

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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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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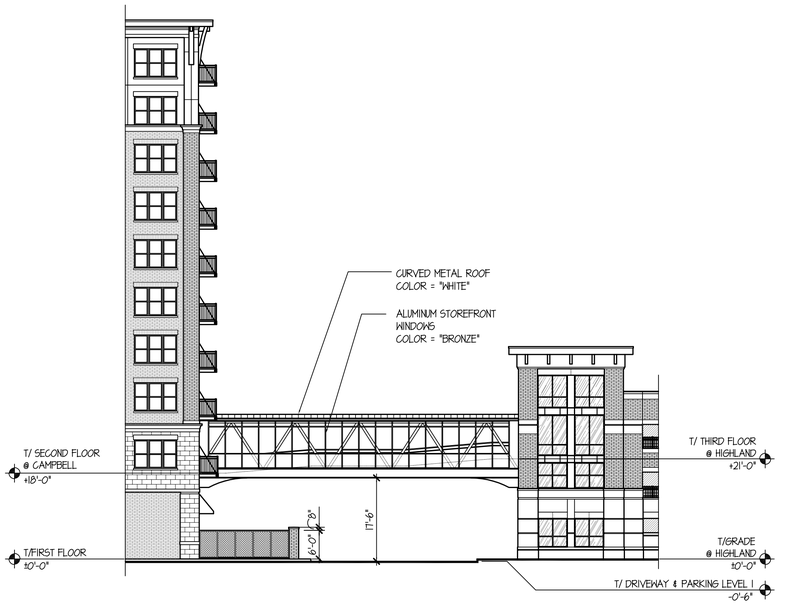
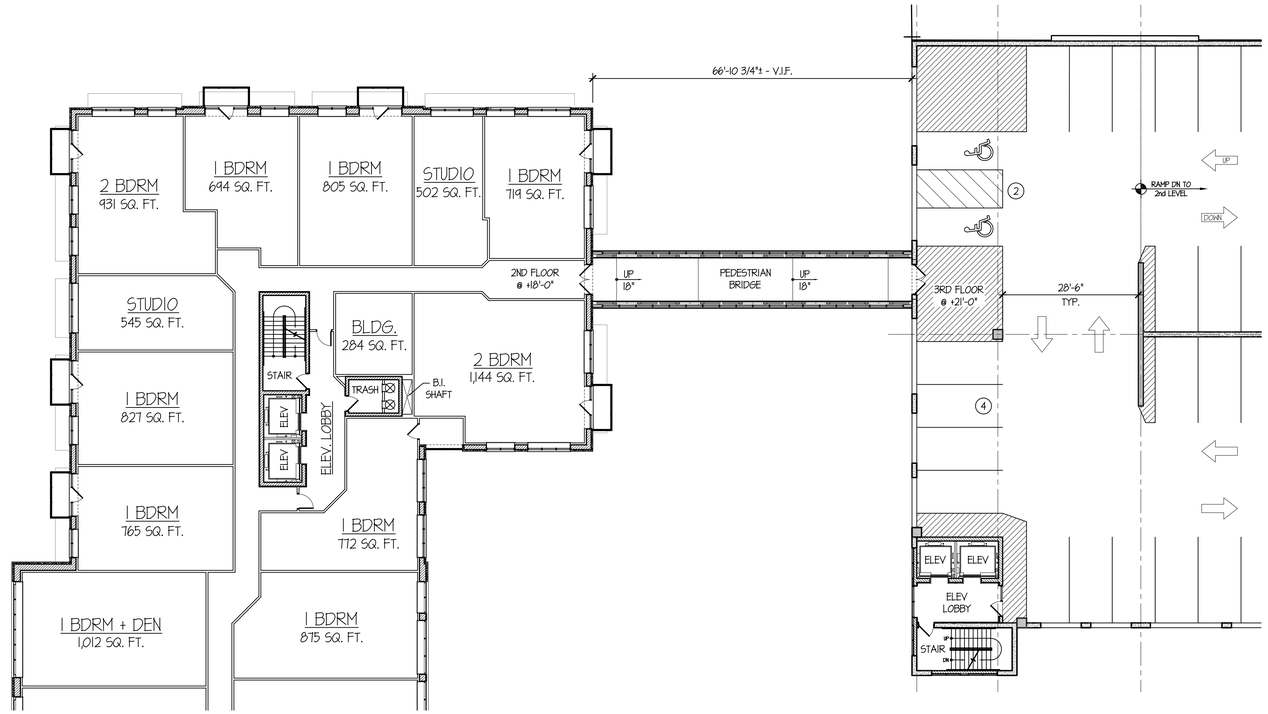
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



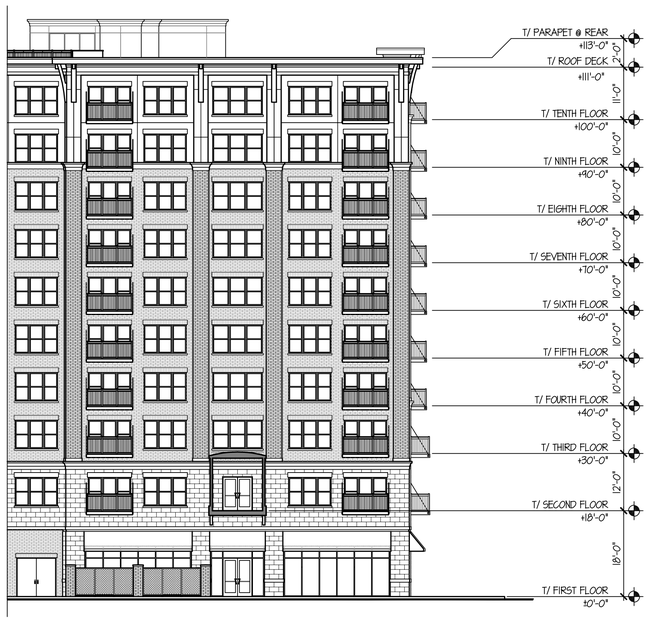
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



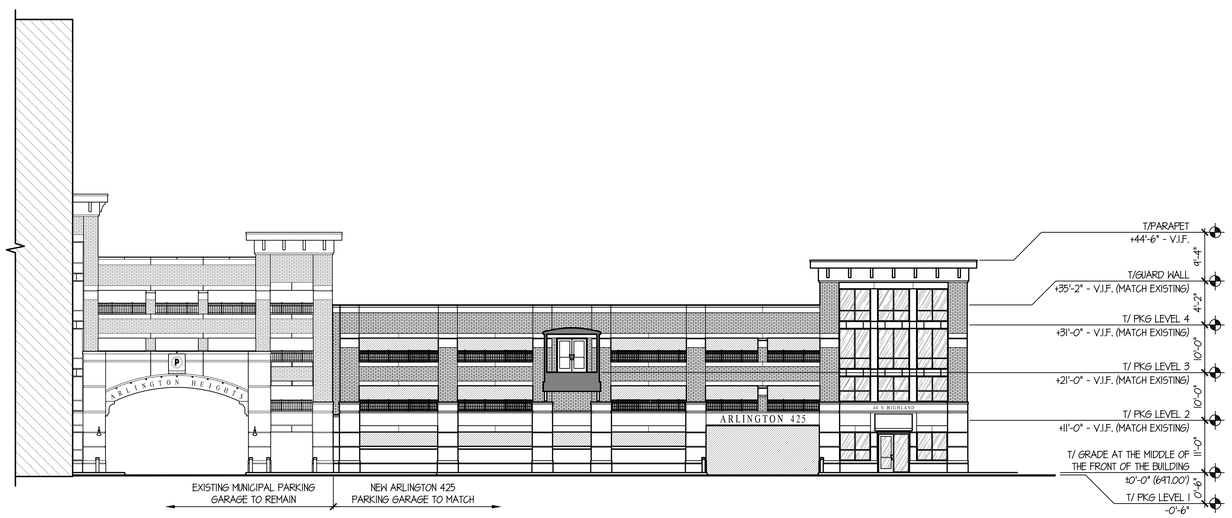
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

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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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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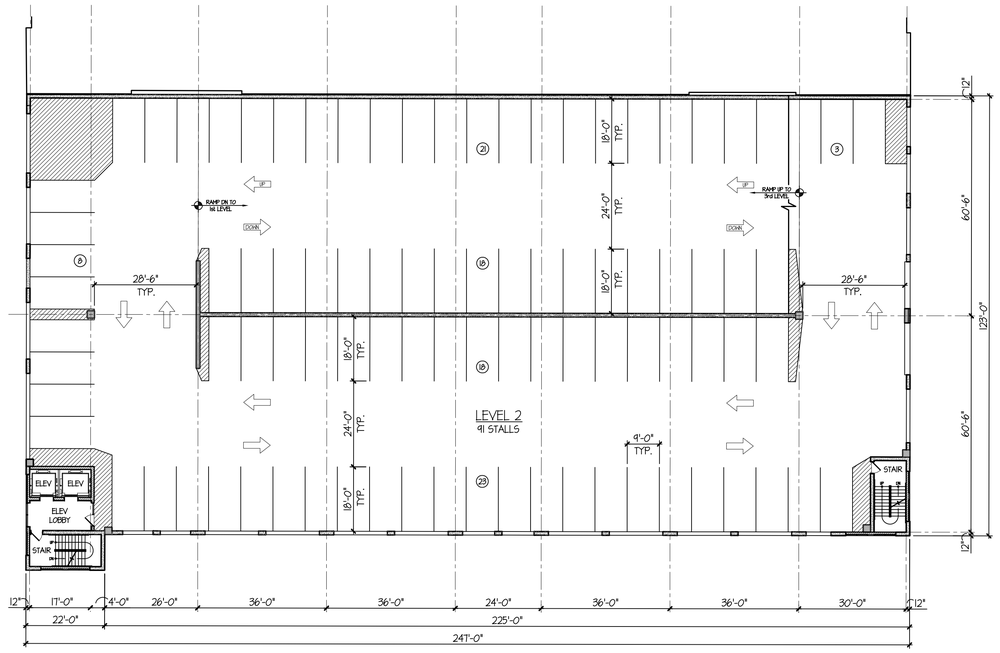
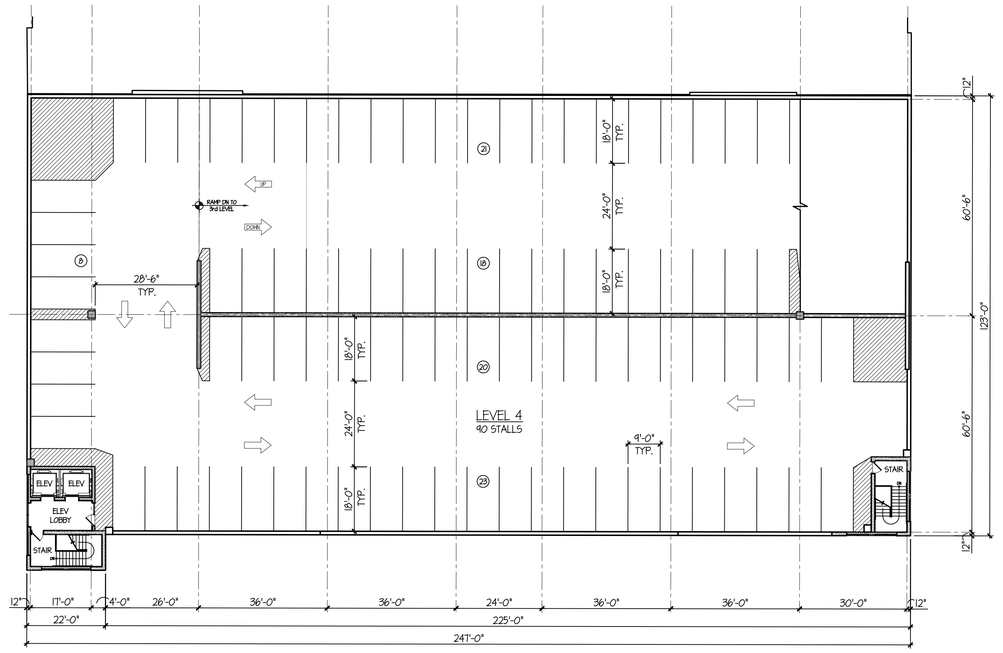
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



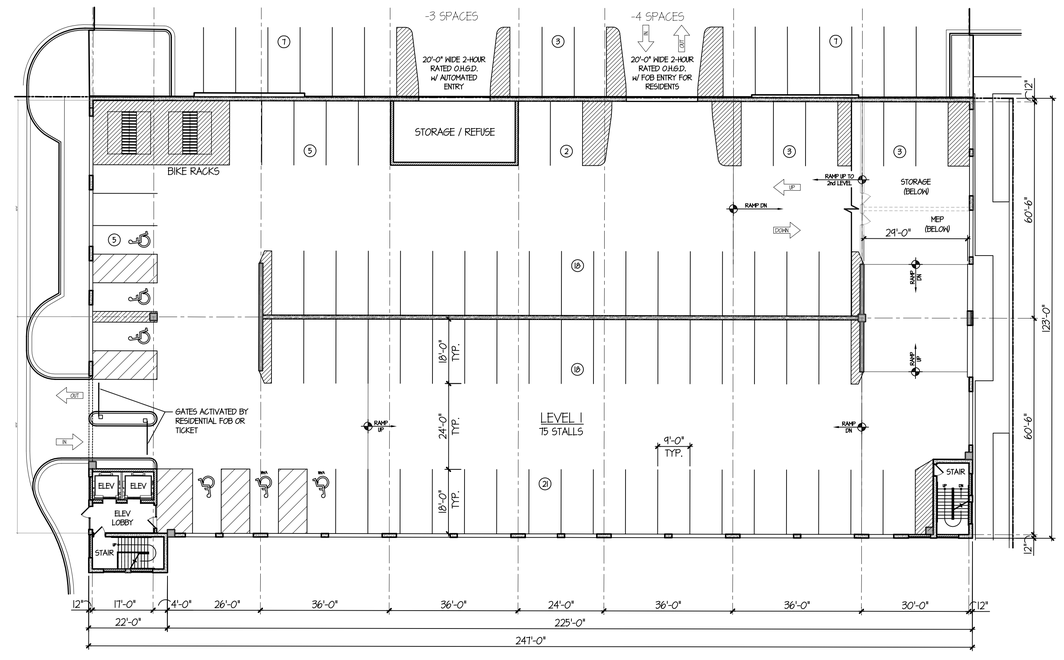
SECOND LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



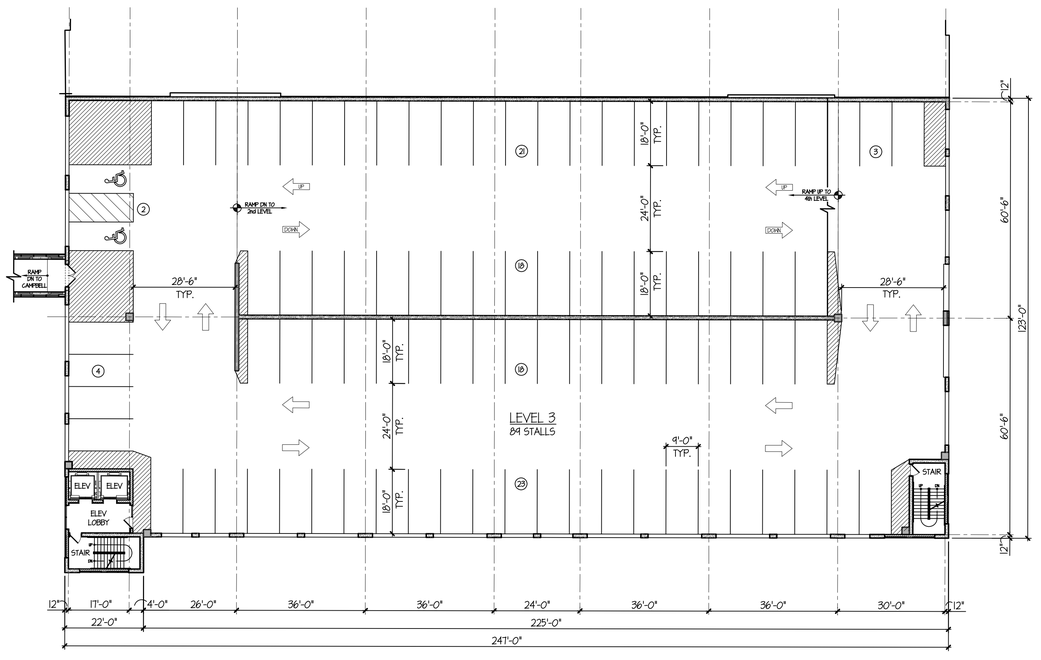
FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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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

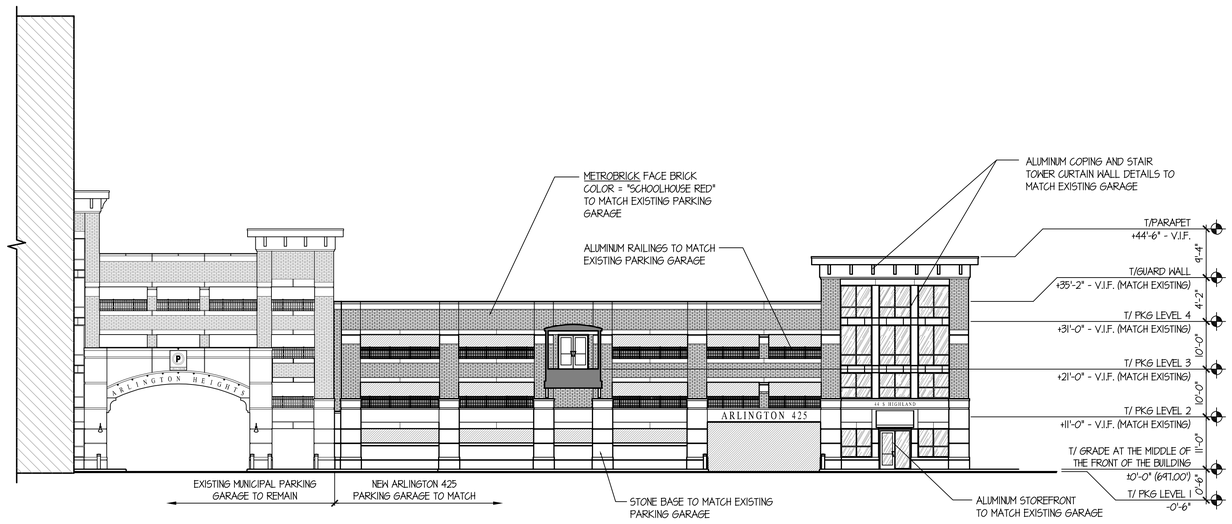
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

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

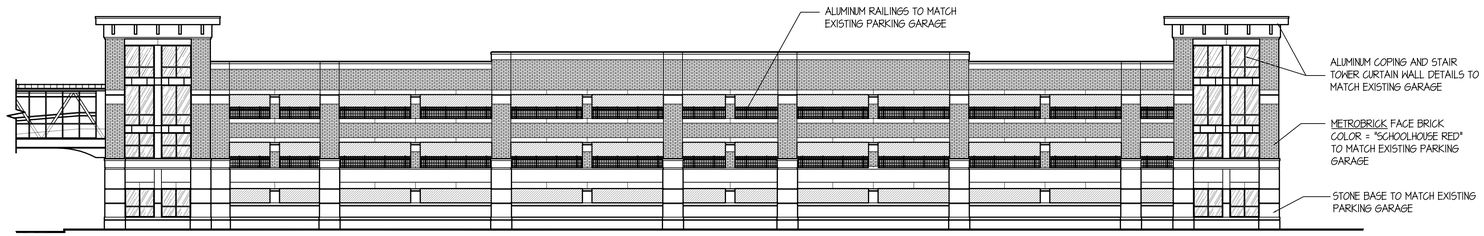
SHEET NO. HL.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



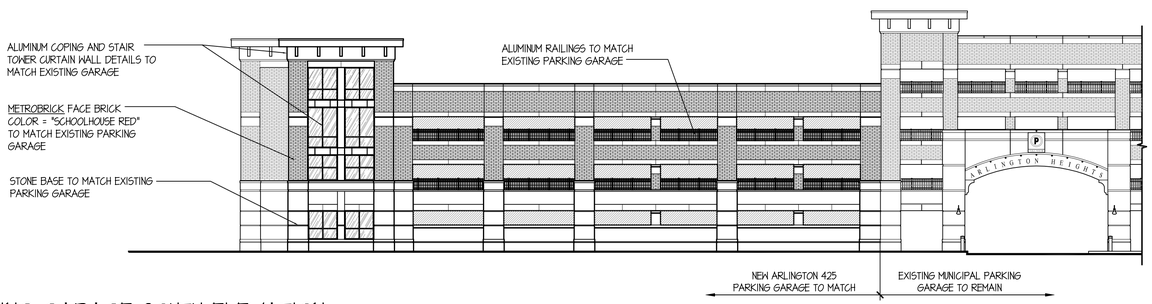
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

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"

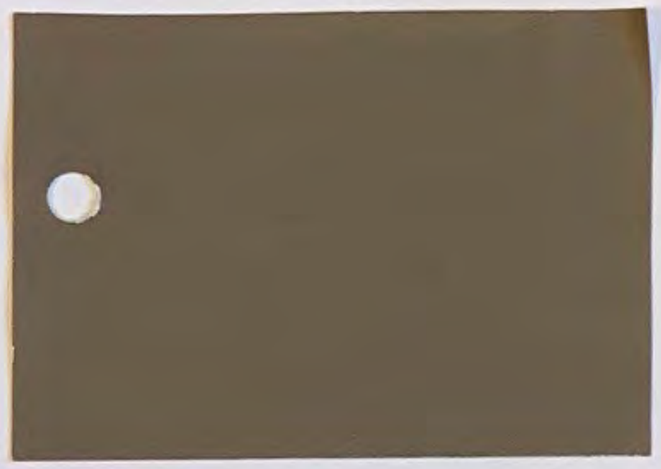
WINDOW BAYS: ALUMINUM WRAPPED BAYS
COLOR: "SUEDE"

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

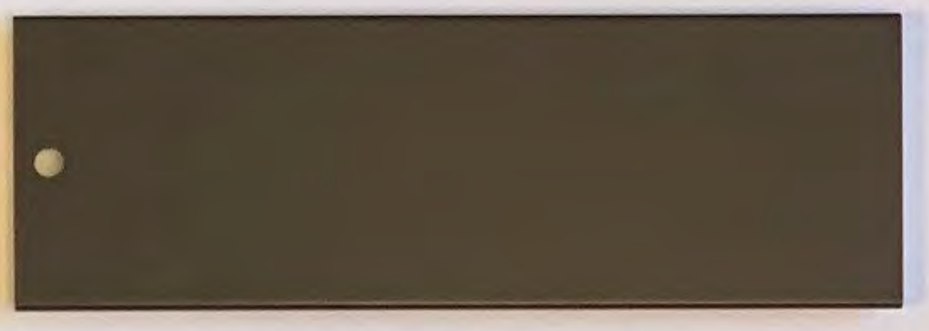
BRACKETS: FYPON BRACKETS
COLOR: SOFT OFF-WHITE

ARLINGTON 425

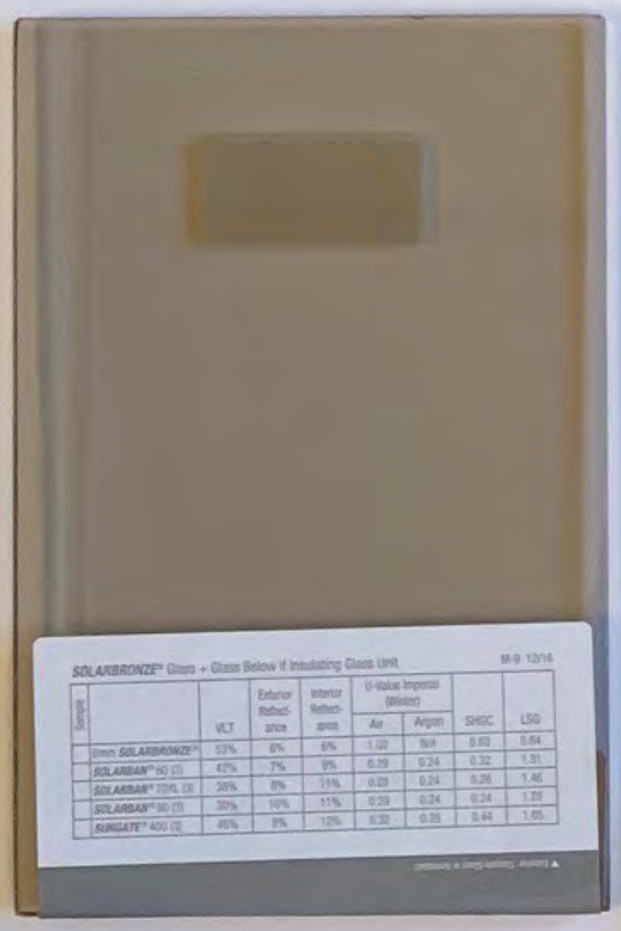
LIVE | SHOP | DINE

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.

Context Photos

Chestnut Building

60 feet

Context Photos

Campbell Building

80 feet

METROPOLIS

METROPOLIS PL

TOWNHOMES ON THE SOUTH END OF THE BLOCK