



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 14, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/2/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#24-030 - 216 N. Haddow Ave - SF/New
- B. The Moorings-Independent Living Expansion - 811 E. Central Rd. - Preliminary Review

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
5/14/2024

Item: Minutes - 4/2/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description

DC Minutes - 4/2/24 - DRAFT

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 2, 2024

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

Members Present: John Kubow, Chair
John Fitzgerald
Ted Eckhardt

Members Absent: Scott Seyer
Kirsten Kingsley

Also Present: Francesco Valenzano, Owner of 1114 N. Race Ave.
Thomas Roszak, Thomas Roszak Architecture for *Arlington Gateway Development*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MARCH 12, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MARCH 12, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#24-019 – 1114 N. Race Ave.**

Francesco Valenzano, the owner, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a complete renovation and addition to an existing single-story house with no garage, to create a new expanded single-story house with an attached two-car garage. The project requires review by the Zoning Board of Appeals, which is scheduled for April 8, for the following zoning variations:

- Side Yard Setbacks. 4.8' and 5.5' proposed, where 8.1' is required
- Driveway Width. 26.4' wide driveway proposed, where 22' is the maximum allowed
- Building Lot Coverage. 3,415 sf proposed, where 3,165 sf is the maximum allowed

The subject property is located in a neighborhood where there have been numerous completed teardowns that are primarily new two-story homes with attached garages. Despite being a single-story residence, the scale of the proposed house looks massive and out of place with the surrounding newer homes. To improve the scale relationship to the adjacent homes, it is recommended that the eave height be lowered about one foot. Another concern with the proposed design is the awkward twin tower features on the front elevation which looks out of balance. It is recommended to change the bedroom window tower feature to a more typical bay window, and add two dormers to the roof for a more balanced appearance. A drawing illustrating this recommended change to the front elevation is shown in the Staff report.

Staff recommends the Design Commission evaluate the design of the proposed addition with a recommendation to lower the eave line about one foot to improve the scale relationship to the adjacent homes, and a recommendation to change the bedroom tower to a more typical bay window, and add dormers above for a more balanced appearance.

Mr. Valenzano thanked everyone for their time and Staff for their suggestions. He said that lowering the eave as suggested by Staff would essentially be in line with the adjacent properties; however, the home would then be majority roof. Since the home is one-story, there is not a lot of dimension for the second-story, so they want to raise the eave to show the character of the home rather than just some roofing, as well as allow for higher ceilings in the home. They also want to add some characteristics of the stone, similar to other homes.

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 Fitzgerald** was okay with the height of the home as proposed, which proportionately looks fine, and he was okay with lowering the height one foot; it is a good looking home. He was split on whether the second tower bay should be there or not; he liked the sketch from Staff, but he did not dislike what is being proposed, and he liked the petitioner's explanation of how they want to soften the roof. **Commissioner Fitzgerald** appreciated that all four sides of the home look nice, which the commissioners do not always see, and he really liked the colors being proposed for the home, particularly the choice of bronze instead of the typical black. The bronze color with the stone and the stucco are a nice combination, compared to the sharpness of going with black, and the stucco with the stone looks very nice. He had no further comments.

Commissioner Eckhardt asked the petitioner to explain the design intent for the two tower features on the front elevation and the two doors being proposed; he was curious to know the story behind that. **Mr. Valenzano** said they want to be able to incorporate the stone from the 4-foot border all the way through the roof, and it has been difficult to work with the existing front entrance with respect to the garage, because the front entrance cannot be right on center without having awkward space on both sides. Therefore, they decided to carry the theme with the smaller, shorter tower, which allows the home to flow from left to right, and the main center portion of the home will be emphasized with landscaping and the sidewalk. The second tower feature will be behind landscaping so it is not as much of a centerpiece as shown in the drawing. They don't want it to be just the front entry and then the eave, and having a bay

window instead of the small tower gave the impression that the house is more smooshed than they want, whereas having both of the towers gives the impression of height, while keeping the eave a reasonable height. **Commissioner Eckhardt** understood that explanation, and he asked about the space on the second-floor, and **Mr. Valenzano** said that the second-floor is all attic space. **Commissioner Eckhardt** had no further questions.

Chair Kubow was in agreement with the other commissioners and appreciated Staff's report and recommendations. He said the petitioner is taking an existing home and creating a pretty bold addition, which he really appreciates, and trying to visualize the elevation in three dimension helps to break it down, especially if the color palette was rendered. He was in support of what is being proposed, it looks fantastic.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1114 N. RACE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/26/24, 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 RECOMMENDATION TO REVIEW AND STUDY LOWERING THE EAVE LINE APPROXIMATELY 12-INCHES.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

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

ITEM 2. SIGN VARIATION REVIEW**DC#24-005 – Arlington Gateway Development – 2355 S. Arlington Heights Rd & 1, 15, 111 E. Algonquin Rd.**

Thomas Roszak, representing *Thomas Roszak Architecture*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a sign variation to allow temporary signage (beyond code-compliant sizes and amount) to be mounted on the construction fence around the new Arlington Gateway Development construction site located at the intersection of Arlington Heights Road and Algonquin Road. The construction fence will include a total of approximately 141 chain link fence panels covered in blue netting. The fence will be supported by concrete jersey barriers located at every other fence panel. The proposed signage will be printed on reinforced vinyl and attached to the blue netting. The signage will be primarily located at the three main corners of the site, and will cover 31 of the 141 fence panels. Table 2 in the Staff report includes a complete summary of the proposed temporary signage. The following sign variation is being requested:

1. A variation from Chapter 30, Section 30-601a, to allow a total of **1,864 square feet** of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

Commissioner Eckhardt asked for clarification that the total square footage being requested is the combined total of only the panels that have text or artwork on them. **Mr. Hautzinger** confirmed this and said the total of those sign panels is the 1,864 square feet being proposed; however, code only allows a total of 64 square feet, with an individual sign not to exceed 32 square feet. **Chair Kubow** said the sign code should be looked at with regards to the total square footage allowed for temporary signage being proportionate to the size of the lot. **Commissioner Eckhardt** asked how many of the graphic images shown will repeat on each elevation, and **Mr. Hautzinger** referred to the site plan submitted by the petitioner which has colored note tags denoting where each sign will be located, with a grouping of the sign panels located at the three main corners of the site. Image C (Clark Construction) is proposed incrementally on the stretches of the fence around each side of the site. The petitioner also provided a photo from one of their past projects that shows the concrete barrier with the chain link fence and the blue netting, a fabric sample of the sign panel, and perspective renderings showing the proposed construction fence and signage with the existing buildings, post demo, the new building with the fence, and then the completed new building with the fence removed.

Mr. Hautzinger further stated that the petitioner submitted a letter addressing the criteria for granting a sign variation, stating that the proposed signage is needed to advertise the development in an attractive and effective way. The petitioner also states that community outreach and communication is vital to the success of the development, as is creating a sense of anticipation, and the proposed construction fence signage is part of an overall comprehensive marketing program. The petitioner feels the signage helps to break up the monotony of the construction fence, while providing the public with information on the development under construction. The petitioner feels that the code allowance for temporary signage is inadequate considering the adjacent high traffic roads and the size and number of parcels that make up the site.

Mr. Hautzinger said that Staff acknowledges that the construction fence is required for safety, and that construction fences are typically not very attractive. Staff agrees that the proposed signage is professionally and tasteful designed, and it does improve the appearance of the construction fencing. Staff agrees that the signage serves a valid purpose to market the new development and show what is planned for the site. 1,864 sf of signage sounds like an excessive amount of signage, but considering the overall size of the construction fence, the proposed signage only covers about 22% of the panels. Staff also acknowledges that the signage needs to be large and clear for visibility across many lanes of traffic. Staff acknowledges that the Prairie Grass signs are artistic in nature, but they are technically signs, and therefore contribute to the total signage square footage.

Staff's only concern is that (14) "Clark Construction" signs seems excessive, and Staff feels that a maximum of (6) "Clark Construction" signs should be adequate, which would reduce the total amount of signage from 1,864 sf to 1,288 sf.

Based on the size of the site, the size of the adjacent roadways, and given that the construction fence and signage are temporary, Staff does not object to the modified variation for 1,288 sf of signage. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. The petitioner anticipates completing construction in February 2026, so it is recommended that the requested temporary signage be removed in two years from the date of approval, or upon completion of construction, whichever is sooner.

Mr. Roszak said that based on the almost 4-acre site, they feel it is a little difficult to be able to communicate everything they want, so they concentrated the key communication signs on the three main areas shown. He said the 'C' signs for Clark Construction are not so much for the public, but for deliveries and trucks visiting the site. Per code, they are allowed a total of 64 sf of temporary signage, which they would do by installing four, 16 sf temporary signs very soon, without approval. He reiterated that these signs are just providing basic information about the site, with a lot of calls already coming in about what is happening here, and they plan to have a website that contains basic information about the project where people can sign up for a VIP list and for affordable housing. It is a way to capture the names of those interested, and also provide some information about the site. **Mr. Roszak** said that demolition has already begun on the site, and the construction fence, the barriers, and the blue panels are already up. He welcomed any questions from the commissioners.

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 Eckhardt** supported Staff's recommendation to reduce the amount of 'C' (Clark Construction) signs for the construction company from 14 to 6. He preferred to see more signs about the development, such as QR codes, in lieu of some of the 'C' signs. He suggested adding a couple more locations for actual project development information, which to him is more meaningful than an advertisement for a construction company.

Commissioner Fitzgerald said that given the size of the project, bigger signs at all the corners of the site is really nice, and he agreed with Staff's recommendation to reduce the amount of 'C' signs; however, he was not in favor of switching those signs out to something else.

Chair Kubow said these signs are temporary, so he was fine with what is being proposed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR THE ARLINGTON GATEWAY DEVELOPMENT, LOCATED AT 2355 S. ARLINGTON HEIGHTS RD, 1, 15 & 111 E. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-601a, TO ALLOW A TOTAL OF 1,288 SQUARE FEET OF TEMPORARY SIGNAGE WHERE 64 SQUARE FEET IS THE MAXIMUM TOTAL ALLOWED, AND TO ALLOW INDIVIDUAL TEMPORARY SIGNS UP TO 72 SQUARE FEET WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED SIZE FOR AN INDIVIDUAL TEMPORARY SIGN.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 3/14/24 AND RECEIVED ON 3/19/24, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS.

IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

Mr. Hautzinger clarified that in addition to the reduction in the total square footage, Staff is recommending that the temporary signs be removed from the fence in two years from the date of approval, or upon completion of construction, whichever is sooner. He added that this is based on the petitioner's anticipated construction schedule for completion in February of 2026. **Commissioner Fitzgerald** did not agree with the suggestion to remove the temporary signage in two years from the date of approval if that is sooner than completion of construction. This was not part of the motion he made, and he wanted to allow the temporary signs to remain until the project is built. **Mr. Hautzinger** asked if the commission wanted to include any timeframe for removal of the temporary signs, and **Commissioner Fitzgerald** reiterated his support for the temporary signs to remain until completion of construction, and the other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION TO ADD THE FOLLOWING CONDITION:

2. THAT THE TEMPORARY SIGNAGE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

Mr. Hautzinger reminded the petitioner that sign variations require Village Board approval, and the approval tonight is a recommendation to the Village Board.

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:06 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission 5/14/2024

Item: DC#24-030 - 216 N. Haddow Ave - SF/New

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 216 N. Haddow Avenue. This recommendation is based on the architectural plans received on 4/2/24, and the following:

1. Consider adding a window in the south wall of Bedroom 1 to help break up the blank wall.
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, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Buynack Residence
Project Address: 216 N. Haddow Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 8, 2024

PETITION INFORMATION:

DC Number: 24-030
Petitioner Name: Bobbi Taylor
Petitioner Address: Warren Johnson Architects
19 N Greeley
Palatine, IL 60067
Meeting Date: May 14, 2024

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a new two-car detached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,830 square feet and the proposed residence will have 3,201 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 21.8 feet Exterior Side: 12.8 feet Side: 6.7 feet Rear: 30 feet	Front: 22.5 feet Exterior Side: 12.8 feet Side: 8.3 feet Rear: 53 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	3,970 SF	3,201 SF
Building Lot Coverage	3,091 SF	2,619 SF
Impervious Surface Coverage Total	4,415 SF	3,110 SF

Background:

In 2021, a Design Commission application for a teardown/new house was reviewed and approved by the Design Commission. The house that was existing on the subject property was subsequently approved for demolition, but construction of the new home never happened, and the lot has remained vacant.

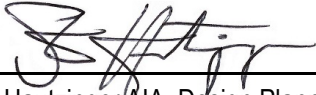
Proposed Design:

The design of the proposed new house is being reviewed by the Design Commission due to development of this vacant lot in a sensitive historic neighborhood. Overall, this is an excellent design with traditional style that will fit very well with the surrounding context and the overall character of the neighborhood. Having a detached is very appropriate in this neighborhood, and the garage is nicely designed to match the house. The placement of the garage on the lot is ideal to keep the house as the focal point on the corner. The design of the house is very nicely done with a nice appearance facing both street frontages on this corner lot. The colors and materials are a classic all white palette with a gray roof. The only comment is that the south elevation looks less interesting than the other three sides. Consider adding a window in the south wall of Bedroom 1 to help break up the blank wall. Overall, Staff feels that this is a very successful design on a challenging corner lot in a sensitive historic neighborhood. Staff commends the Owner and Architect for their thoughtful planning and architectural design.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 216 N. Haddow Avenue. This recommendation is based on the architectural plans received on 4/2/24, and the following:

1. Consider adding a window in the south wall of Bedroom 1 to help break up the blank wall.
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, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



May 8, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-030

N Pine Ave

113

115

203

207

209

215

303

305

311

315

110-112

202

204

212

216

314

308

310

316

N Belmont Ave

203

207

211

403

303

307

311

315

204

208

212

216

304

308

312

N Haddow Ave

203

207

211

215

303

307

311

510

206

212

216

304

308

312

316

E Miner St

121

203

209

213

217

301

305

309

P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

LOT 8 IN BLOCK 4 IN THE EAST SIDE SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 660 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 8
VACANT
(NO BUILDINGS)

Block A

Block B

NORTH HADDOW AVENUE
66' RIGHT OF WAY
ASPHALT PAVEMENT

ASPHALT PAVEMENT DRIVEWAY

FRAME GARAGE

ASPHALT PAVEMENT APRON

CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

OVERHEAD UTILITIES

UTILITY POLE

3/4" IRON PIPE

1 1/2" IRON PIPE

**132.0 RECORDED
131.90 MEASURED
N 89°54'21" E**

**132.0 RECORDED
131.90 MEASURED
S 89°54'21" W**

**66.94 RECORDED
67.0 MEASURED
N 00°18'17" W**

**67.0 RECORDED
66.94 MEASURED
S 00°18'17" E**

END OF FENCE 1.65 E. OF LINE

FENCE CORNER 3.09 N. & 1.77 E.

FENCE CORNER 0.34 S. & 0.50 W.

END OF FENCE 2.68 N. OF LINE

**FENCE CORNER 0.23 S. OF LINE
0.37 S. OF LINE**

UTILITY POLES

1.73

1.66

BASIS OF BEARING
(ASSUMED)

CHAIN LINK FENCE
WOOD FENCE

MEASURED LOT AREA = 8,830 SQ. FT. (0.203 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order # 23-318
Address: 216 N. Haddow Ave.
Arlington Heights, IL 60004
P.I.N. 03-29-330-005-000
Ordered by: Erickson Law Office, Ltd.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS }
COUNTY OF KANE } ss.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-24

Keith E. DeLaney Illinois P.L.S. #035-003385

Dated: October 20, 2023
Field work completed: October 20, 2023

Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current
Illinois minimum standards for a boundary survey.



E. EASTMAN ST.



N. HADDOW AVENUE STREETSCAPE facing WEST



N. HADDOW AVE.



E. EASTMAN ST.



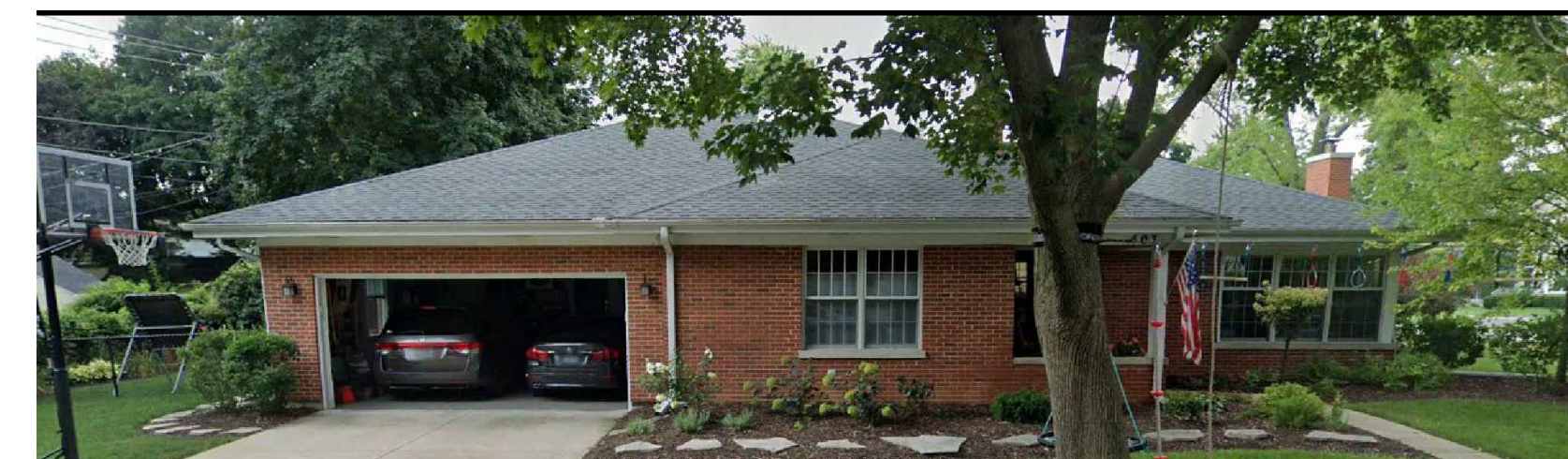
E. MINER ST.

E. EASTMAN STREET STREETSCAPE facing NORTH

N. HADDOW AVENUE STREETSCAPE facing EAST



PROPOSED NEW
RESIDENCE



E. EASTMAN STREET STREETSCAPE facing SOUTH

N. BELMONT AVE.

ISSUE DATES / REVISIONS		
APPEAR. REVIEW		3/27/24
NO:	DESCRIPTION	DATE:

© WARREN JOHNSON ARCHITECTS, INC. 2024
THESE DOCUMENTS ARE THE PROPERTY OF WARREN
JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED
OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE
AUTHOR.

DRAWN BY	: BT
CHECKED BY	: WJ
DATE	:
PROJECT No	:

BUYNACK RESID.
216 N. HADDOW AVE
ARLINGTON HEIGHTS,
IL

PHOTO ELEVATION STUDY

H E E T

PES1



MATERIAL LEGEND			
MARK	MATERIAL	MNFR. / SERIES/ COLOR	REMARKS
BRK	BRICK VENEER (FIREPLACE)	'CHESAPEAKE PEARL' PINE HALL brand MNFR: BRICKWORKS SUPPLY CTR. COLOR: WHITE	WHITE MORTAR
RFS	ROOF SHINGLE	ASPHALT SHINGLES MNFR: CERTANTEED COLOR: LANDMARK PRO-MAX DEF COBBLESTONE	GREY
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS MNFR: MASTIC COLOR: WHITE	
TRM	TRIM	CEMENTITIOUS TRIM (HARDIE-TRIM) MNFR: JAMES HARDIE COLOR: PLANK ARTIC WHITE	SMOOTH FINISH
SID	SIDING	CEMENTITIOUS SIDING MNFR: JAMES HARDIE COLOR: PLANK ARTIC WHITE	SMOOTH FINISH
WDW	WINDOWS	INSULATED DOUBLE PANE WINDOWS MNFR: MARVIN COLOR: STONE WHITE EXTER./ WHITE INTERIOR	
GDR	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR MNFR: HAAS DOOR COLOR: STEEL - POLAR WHITE	
PT	TRIM PAINT	EXTERIOR GRADE LATEX PAINT FOR TRIM MNFR: SHERWIN WILLIAMS or APPROVED EQUAL COLOR: BRIGHT WHITE	2 COATS

[illegible]

© WARREN JOHNSON ARCHITECTS, INC. 2024
THESE DOCUMENTS ARE THE PROPERTY OF WARREN
JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED,
OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE
AUTHOR.

DRAWN BY	: BT
CHECKED BY	: WJ
DATE	:
PROJECT No	:

BUYNACK RESID.
216 N. HADDOW AV
ARLINGTON HEIGHTS
IL

PROPOSED EXTERIOR ELEVATIONS

S H E E T

A3

PROPOSED
CONCRETE
DRIVEWAY

PROPOSED
2 CAR GARAGE

12.25' SETBACK

30.00' SETBACK

6.70' SETBACK

132.00' SURVEY

132.00' SURVEY

COVD PORCH

PANTRY

DINING

ENTRY

closet

KITCHEN

ISLAND

PWDR.

STAIR

OPEN RAILING

BKFST.

BENCH SEAT

MUD RM.

COVD PORCH

GREAT ROOM

BUILT-INS

BUILT-INS

GAS FIREPLC.

A/C
COND.

A/C
COND.

ISSUE DATES / REVISIONS

APPEAR. REVIEW 3/27/24
NO: DESCRIPTION DATE:

© WARREN JOHNSON ARCHITECTS, INC. 2024
THESE DOCUMENTS ARE THE PROPERTY OF WARREN
JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED
OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE
AUTHOR.

DRAWN BY : BT
CHECKED BY : WJ
DATE :
PROJECT No. :

BUYNACK RESID.
216 N. HADDOW AVE.
ARLINGTON HEIGHTS,
IL

PROPOSED 1ST
FLOOR PLAN

SHEET

A1



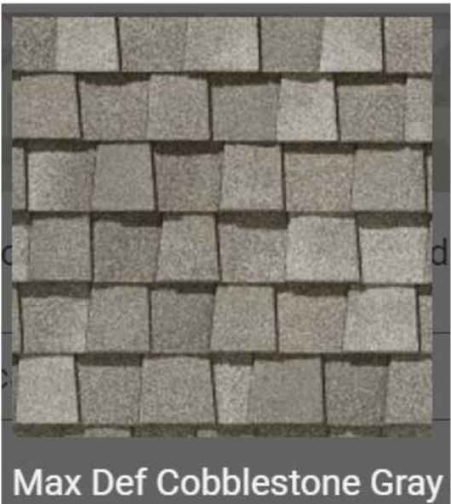
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



BRICK VENEER (FIREPLACE-CHIMNEY)

Chesapeake Pearl

Brand	Pine Hall
Material	Brick
Colors	White
Type	Facebrick
Style	Extruded
Plant	North Carolina



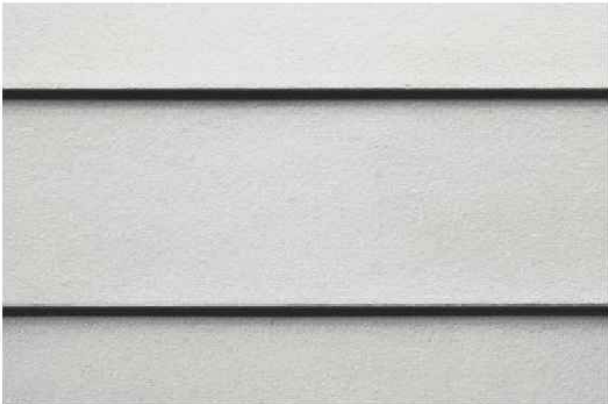
ROOF SHINGLES

- **Manufacturer:** Certainteed
- **Material:** LandMark Pro- Max Def Cobblestone Grey

MATERIAL LEGEND			
MARK	MATERIAL	MNFR. / SERIES/ COLOR	REMARKS
BRK	BRICK VENEER (FIREPLACE)	'CHESAPEAKE PEARL' PINE HALL brand MNFR: BRICKWORKS SUPPLY CTR. COLOR: WHITE	WHITE MORTAR
RFS	ROOF SHINGLE	ASPHALT SHINGLES MNFR: CERTAINTEED COLOR: LANDMARK PRO-MAX DEF COBBLESTONE	GREY
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS MNFR: MASTIC COLOR: WHITE	
TRM	TRIM	CEMENTITIOUS TRIM (HARDIE-TRIM) MNFR: JAMES HARDIE COLOR: PLANK ARTIC WHITE	SMOOTH FINISH
SID	SIDING	CEMENTITIOUS SIDING MNFR: JAMES HARDIE COLOR: PLANK ARTIC WHITE	SMOOTH FINISH
WDW	WINDOWS	INSULATED DOUBLE PANE WINDOWS MNFR: MARVIN COLOR: STONE WHITE EXTER./ WHITE INTERIOR	
GDR	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR MNFR: HAAS DOOR COLOR: STEEL - POLAR WHITE	
PT	TRIM PAINT	EXTERIOR GRADE LATEX PAINT FOR TRIM MNFR: SHERWIN WILLIAMS or APPROVED EQUAL COLOR: BRIGHT 'WHITE'	2 COATS

OVERHEAD GARAGE DOOR

- **Manufacturer:** Haas Door
- **Material:** Insulated Steel- Polar white The picture below is not from their website but it will look like this.



ARCTIC WHITE Main Exterior EXTERIOR TRIM



ARCTIC WHITE Trim

EXTERIOR SIDING

- **Manufacturer:** James Hardie
- **Material:** Plank Artic White- Smooth



19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ISSUE DATES / REVISIONS

	APPEAR. REVIEW	3/27/24
NO:	DESCRIPTION	DATE:

© WARREN JOHNSON ARCHITECTS, INC. 2024
THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.

BUYNACK RESID.
216 N. HADDOW AVE.
ARLINGTON HEIGHTS,
IL

PROPOSED
EXTERIOR FINISHES
(MATERIAL SCHEDULE)

SHEET

MS1



Design Commission
5/14/2024

Item: The Moorings-Independent Living Expansion - 811 E. Central Rd. -
Preliminary Review

Department: Planning & Community Development Department

Preliminary architectural design review of a proposed new five story Independent Living apartment building within the existing Moorings Senior Living Community.

ATTACHMENTS:

Description

Exhibits

Type

Exhibits

THE MOORINGS OF ARLINGTON HEIGHTS PRESBYTERIAN HOMES

05.08.2024

Presbyterian Homes

Informal Meeting with Design Commission

**PERKINS —
EASTMAN**

Human by Design

PERKINS — EASTMAN



THE MOORINGS
OF ARLINGTON HEIGHTS
PRESBYTERIAN HOMES

THE
LAKOTA
GROUP

Existing Site Information

EXISTING CAMPUS, LEVELS OF CARE

Independent Living Villas

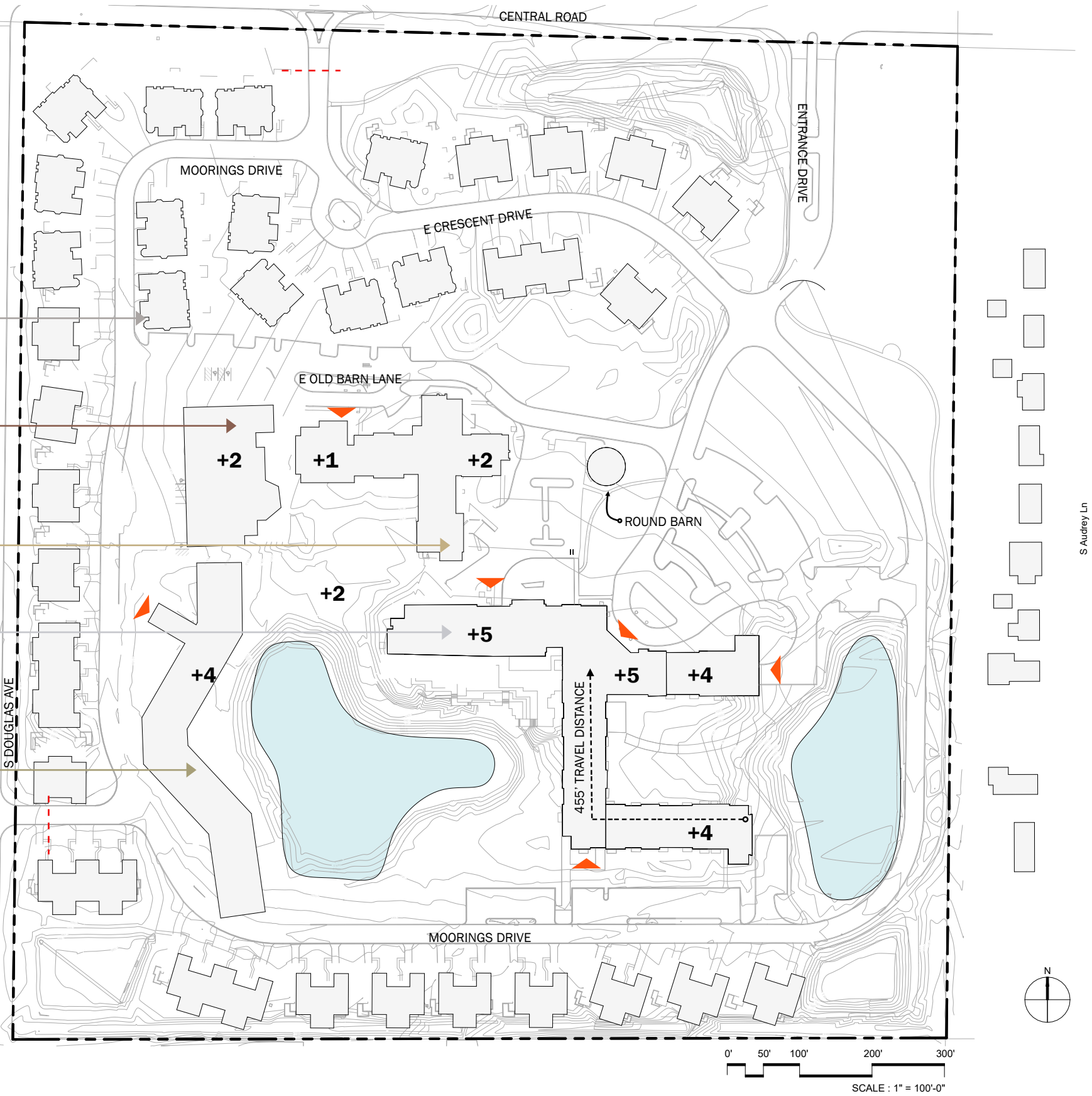
Assisted Living Memory Care

Skilled Nursing, Short Term Rehab & Memory Care

Independent Living

Assisted Living

◀ Building Entry



Existing Site Information

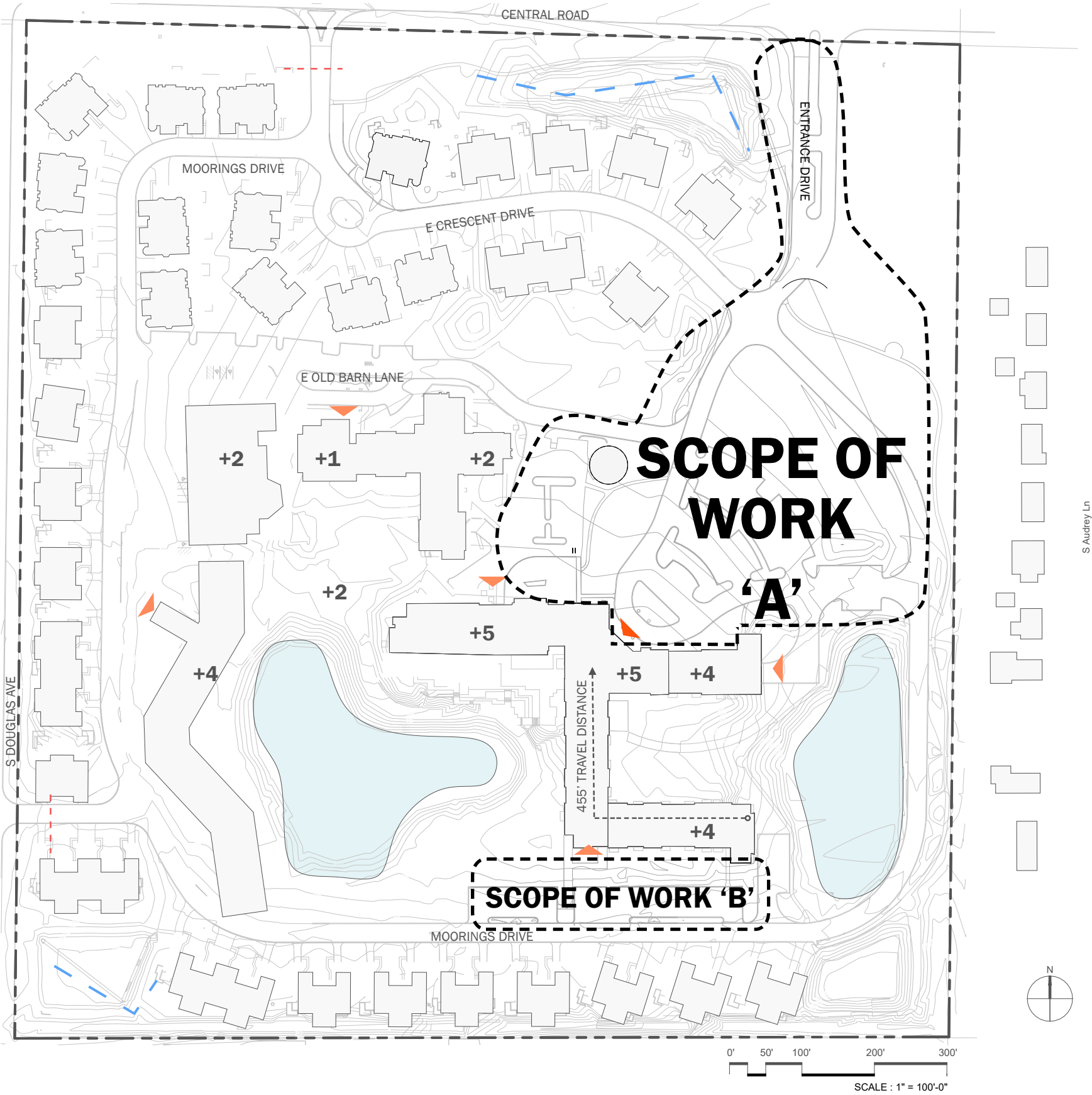
PROPOSED SCOPE OF WORK

Scope of work 'A':

Independent Living apartment building with one story connector to existing building. Structured parking below.

Scope of work 'B':

This work is separate from the proposed expansion, but does affect the data that will be reported in the proposed PUD amendment. Increase surface parking spaces on the south portion of the campus near the south building entry.



Proposed Site Plan

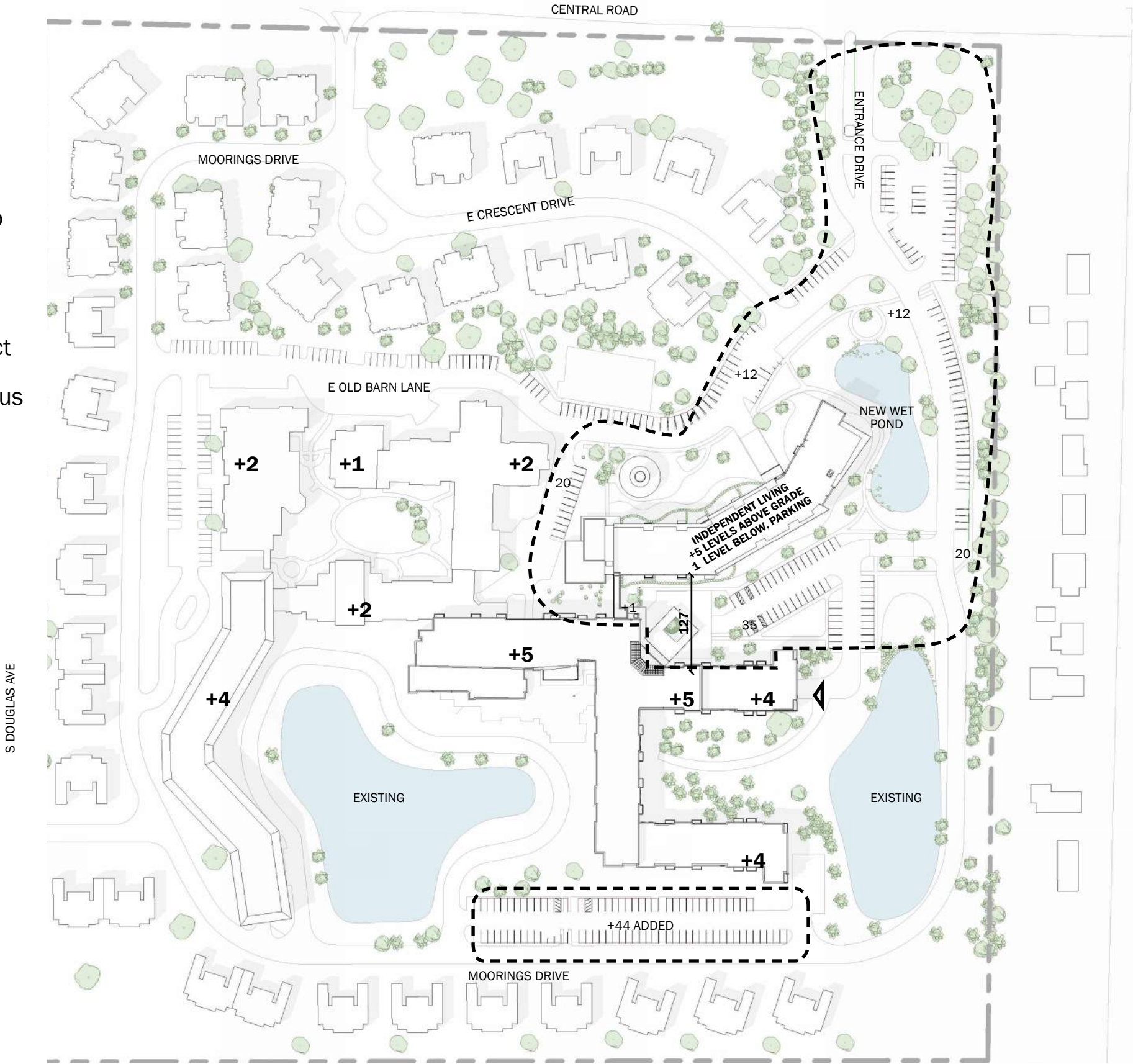
PROPOSED SCOPE OF WORK

Scope of work ‘A’:

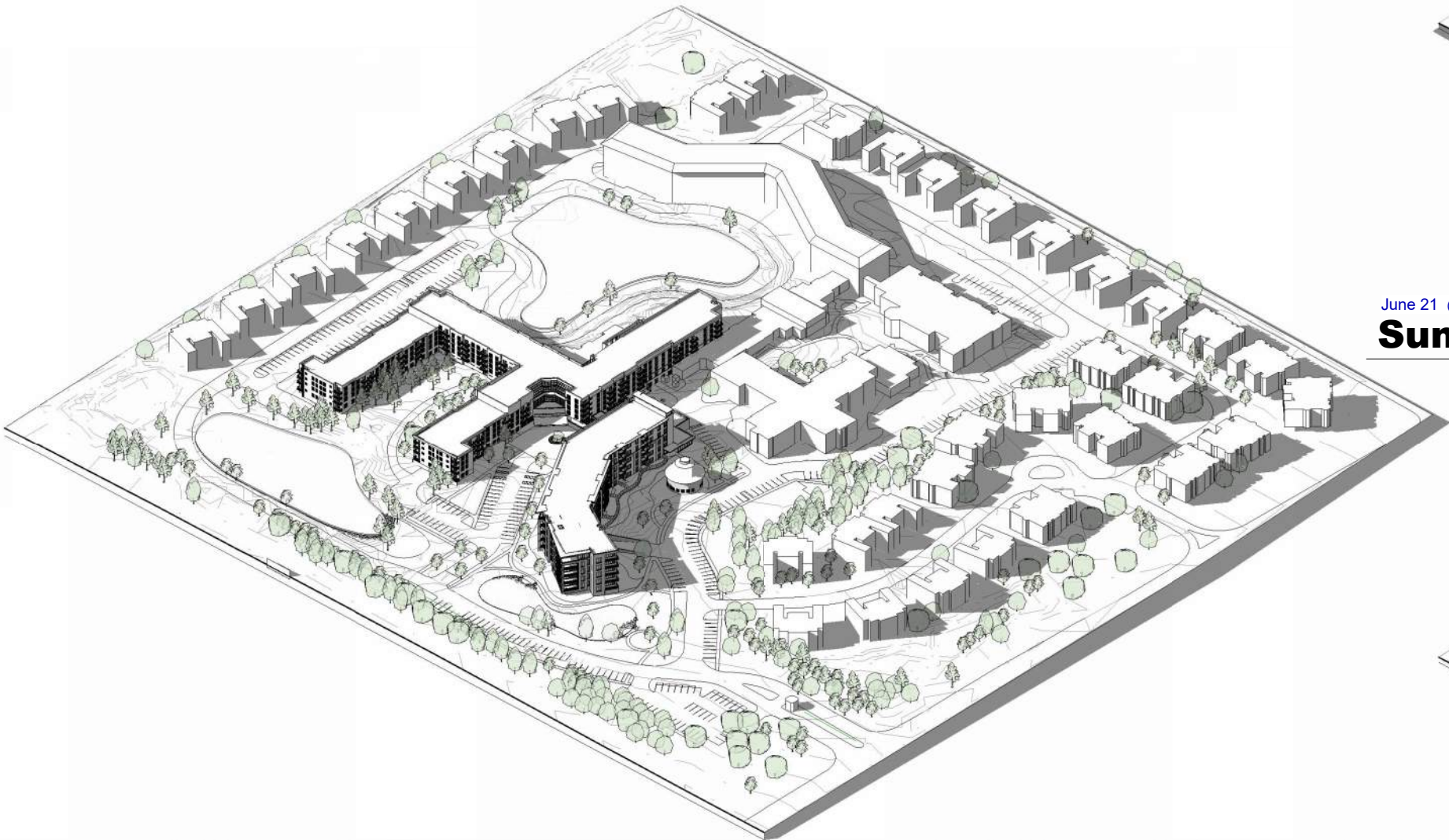
Independent Living apartment building with one story connector to existing building. Structured parking below.

Scope of work ‘B’:

This work is separate from the proposed expansion, but does affect the data that will be reported in the proposed PUD amendment. Increase surface parking spaces on the south portion of the campus near the south building entry.

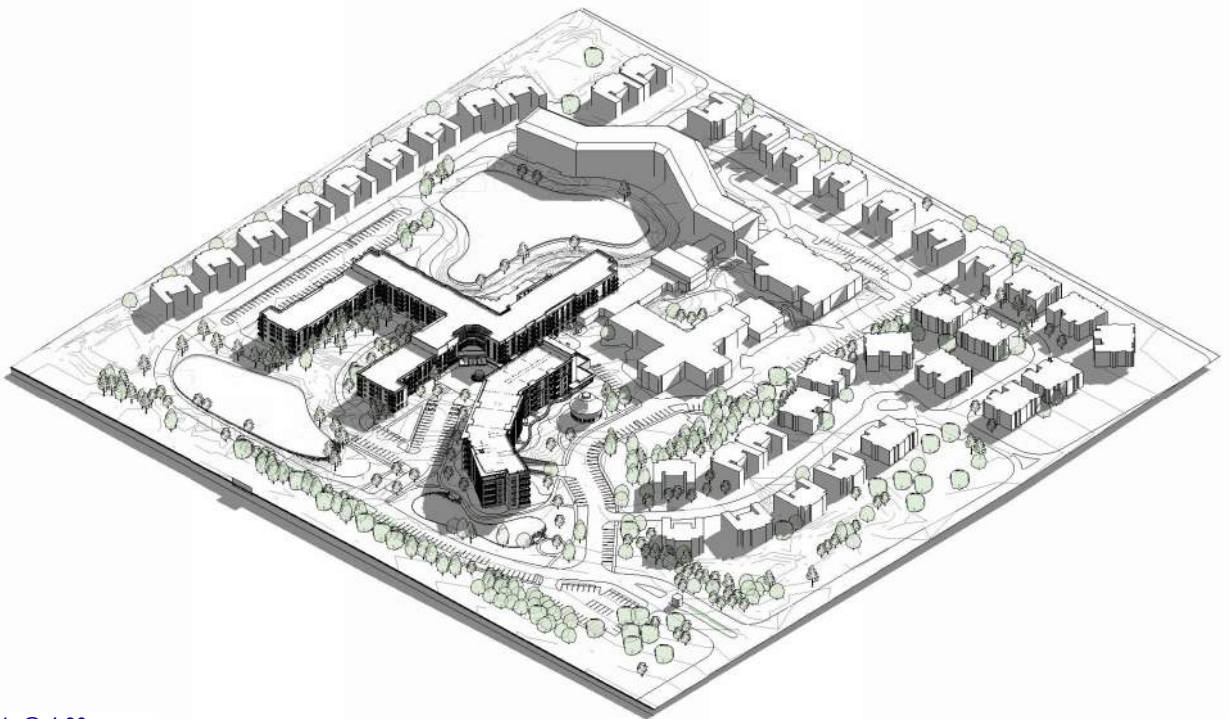


Sun Study



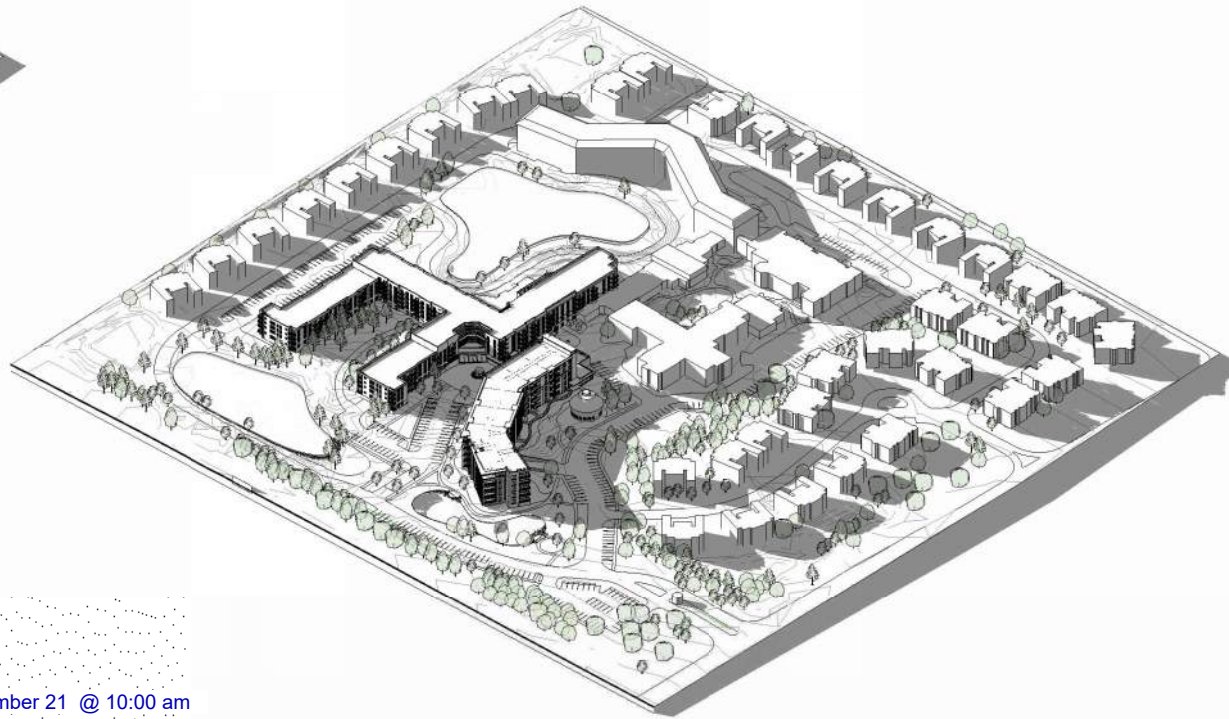
March 21 @ 9:00 am
September 23 @ 9:00 am

Spring/Fall Equinox



June 21 @ 4:00 pm

Summer Solstice

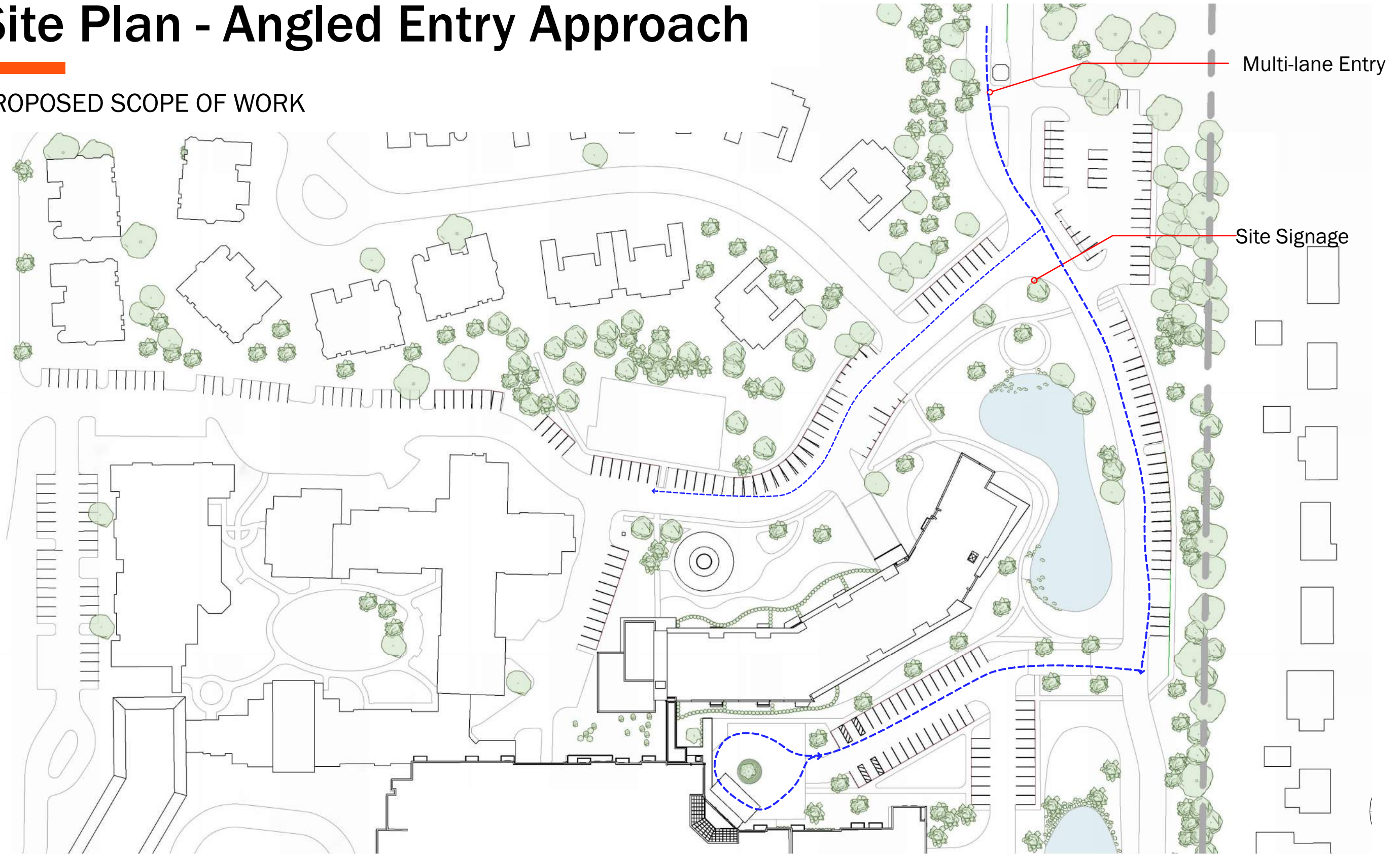


December 21 @ 10:00 am

Winter Solstice

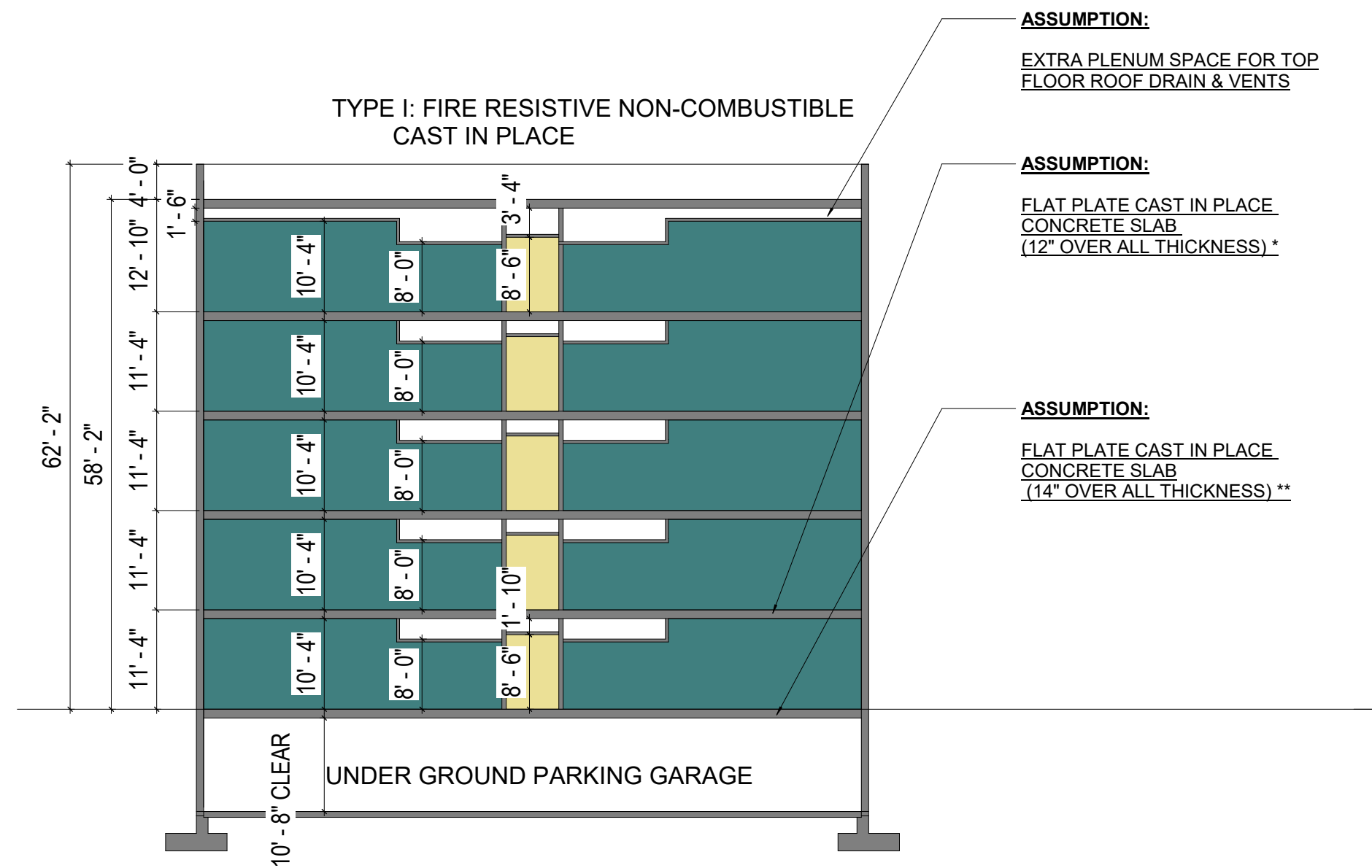
Site Plan - Angled Entry Approach

PROPOSED SCOPE OF WORK



Building Sections

CONSTRUCTION TYPE: IA



FLOOR TO CEILING HEIGHT IN LIVING AREA: 10' - 4"

FLOOR TO CEILING HEIGHT IN KITCHEN & BATHROOM AREA: 8' - 0"

FLOOR TO CEILING HEIGHT IN CORRIDOR : 8' - 6"

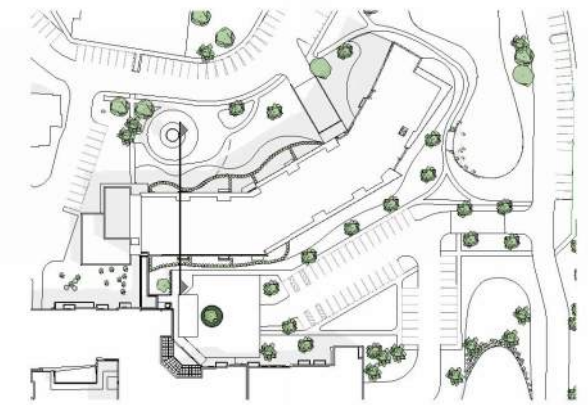
PLENUM SPACE ON 1 - 4TH FLOOR: 1'- 10"

PLENUM SPACE ON THE 5TH FLOOR: EXTRA 18"

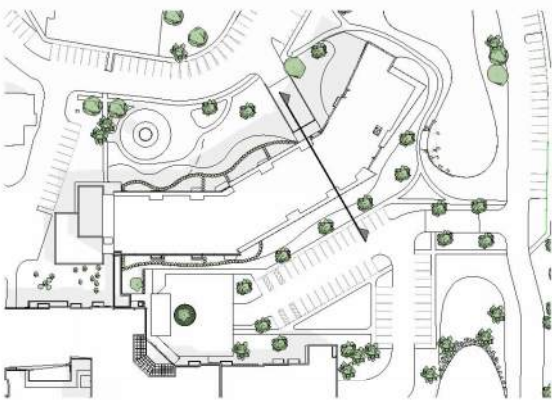
Site Section AA



Site Section BB



Site Section CC



- PARAPET 759'-6"
- LEVEL 5 746'-8"
- LEVEL 4 735'-4"
- LEVEL 3 724'-0"
- LEVEL 2 712'-8"
- LEVEL 1 701'-4"
- BASEMENT 690'-4"

Floor Plans - Ground Floor

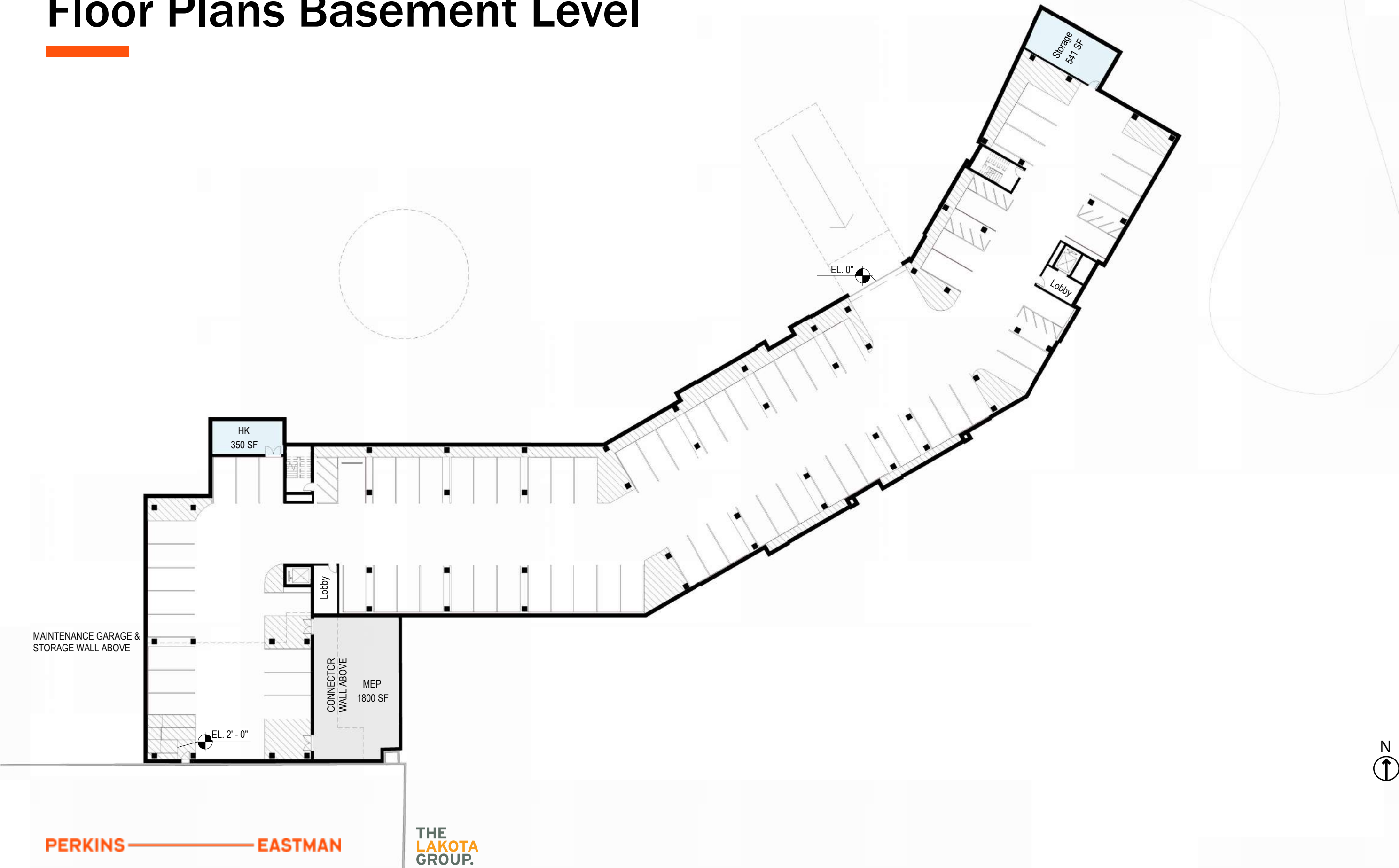


- MEP/IT
- Service (Trash, Storage, HK)
- Unit A | One bedroom + den | 1.5 bath
- Unit B | Two bedroom | 2 bath
- Unit C | Two bedroom + den | 2 bath
- Unit D | Two bedroom + den | 2 bath
- Unit E | Two bedroom + den | 2.5 bath

Unit Type	Area	Count
Unit A	1050 SF	5
Unit B	1200 SF	25
Unit C	1400 SF	20
Unit D	1600 SF	15
Unit E	1750 SF	5
Total		70
14 Lockers per Floor = 70 Lockers		
1 Balcony per Unit = 70 Balconies		



Floor Plans Basement Level



Floor Plans - Ground Floor



Facade Design Strategies

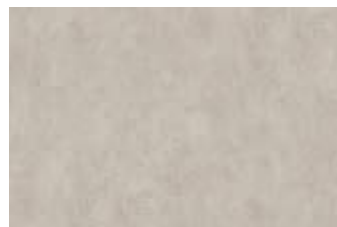
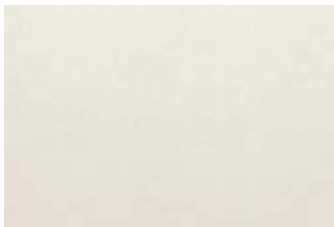
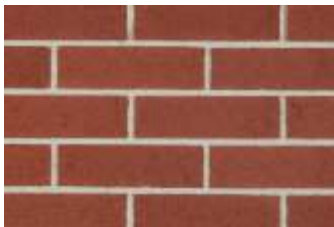
First Impression

Contextual

Residential Characteristics

Breaking Down Scale in height and length

Architectural Concept: Existing Context



Existing material and color tone as a point of departure

Farm-like inspirations from the historic barn

Red brick field with brown brick accent

Architectural Images - PE Examples



Architectural Concept Images

Introduction of new materials, colors, textures - to complement the existing campus palette, while embracing the modern residential architecture, set within lush landscape.



BRICK - Updated Look



Top floor with darker material gives a perception of the lower height building while creating visual interest.

Varying sized window fenestration along with balconies provides the distinct residential characteristics

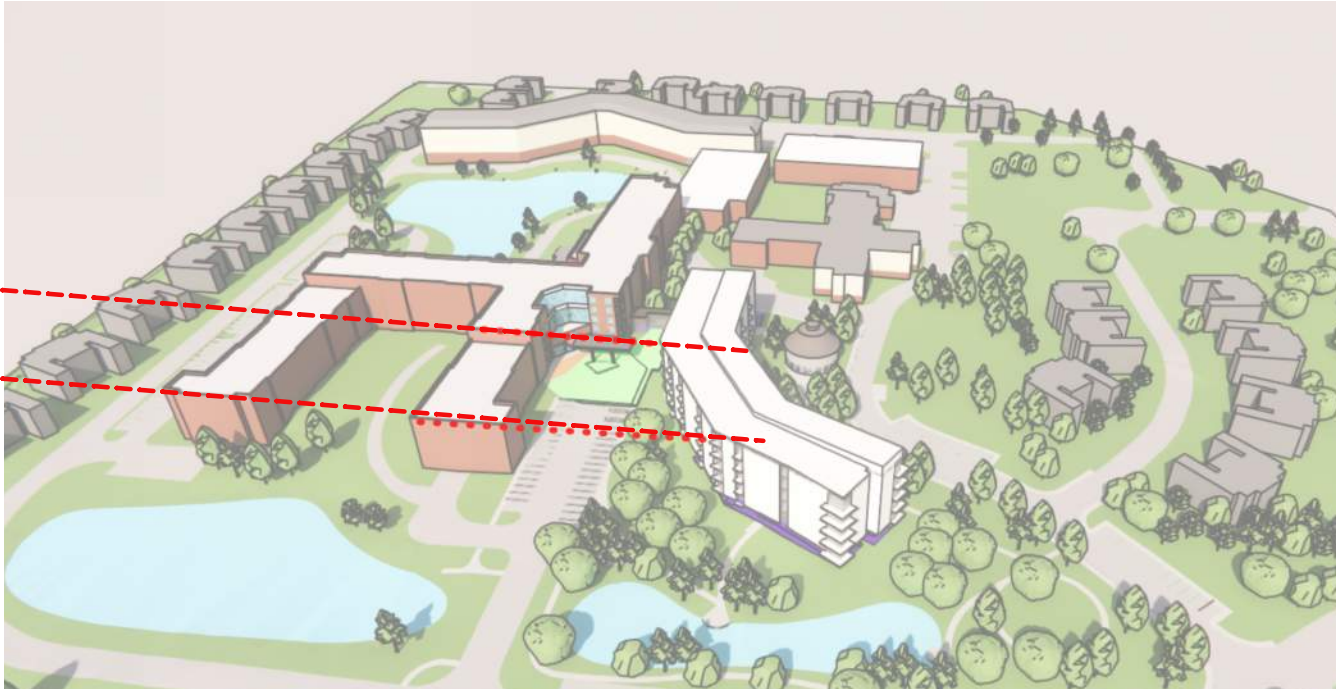


Transparency - Glass Link

Facade Diagram

First bend relates to the existing building's height transition

Second bend relates to the edge of the existing building



A. Creating transition Lines setting hierarchy

South facade facing the main entry to respond to the scale and brick color variations of the existing 811 building

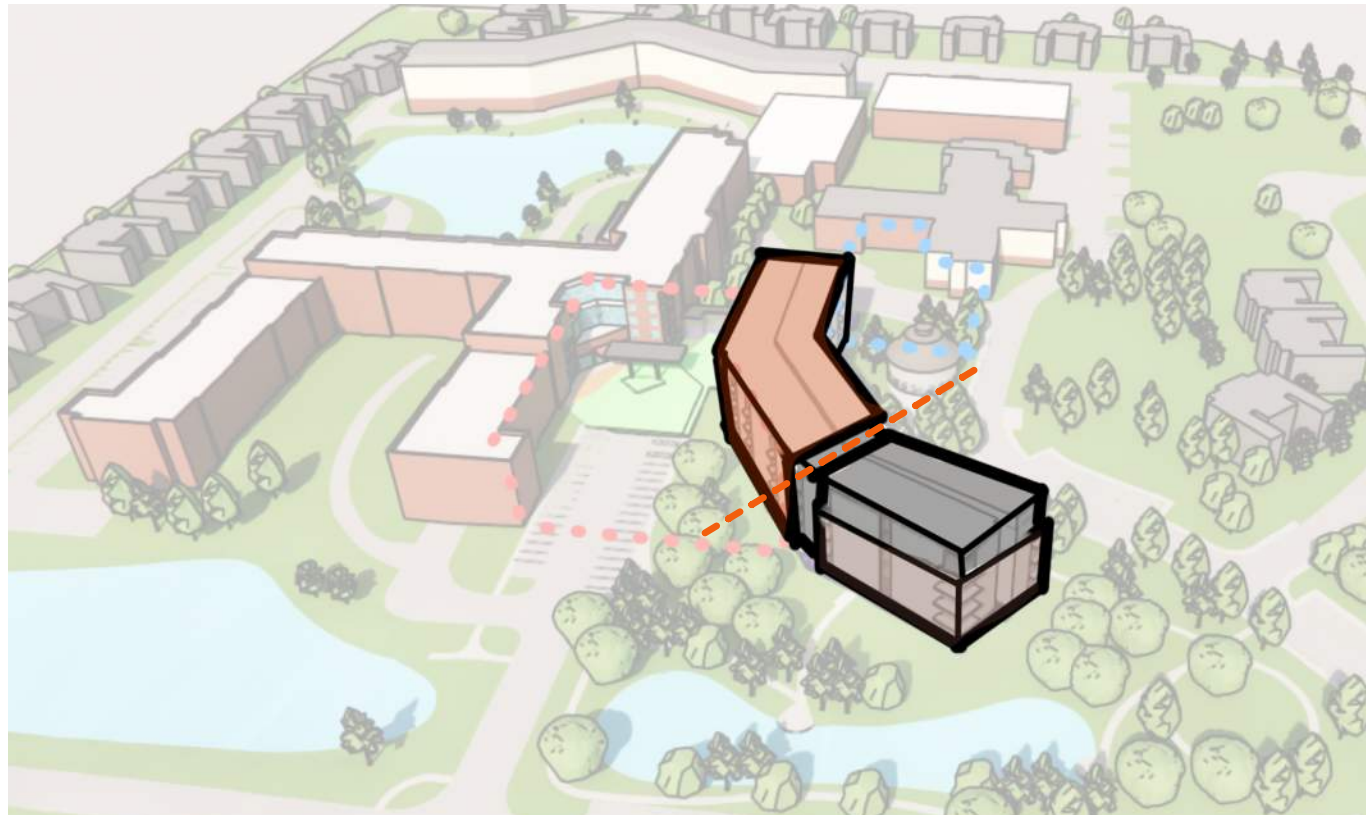


B. Materials and scales transform in different context

North facade directly respond to the historic barn as well as other surrounding buildings with lower height and cottages, with lighter material palette

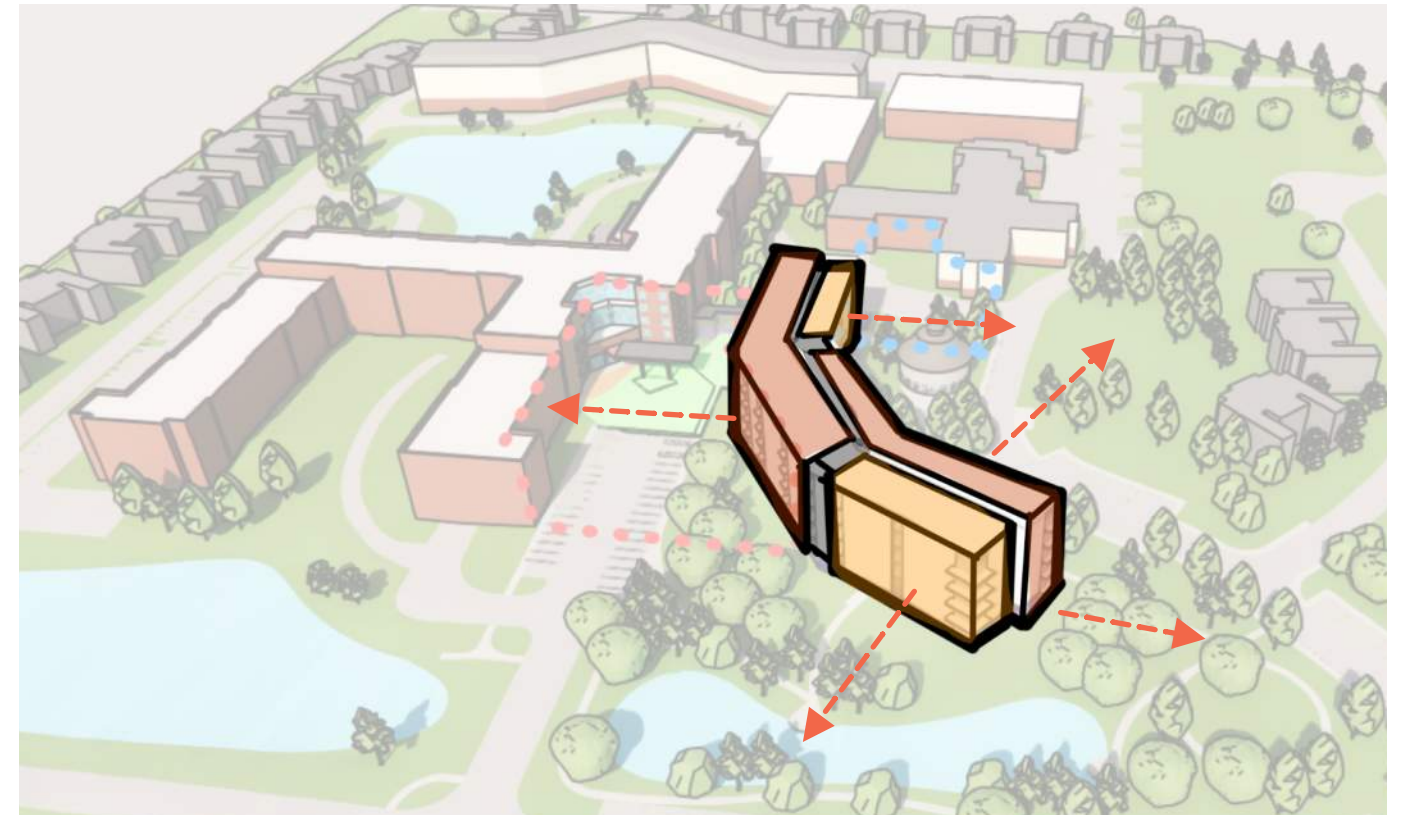
Eastern facade creates the first impression from the main entry. Corner units open up to the premium views and creates the special moment

Facade Diagram



Option 1

Simple division of breaking down the massing



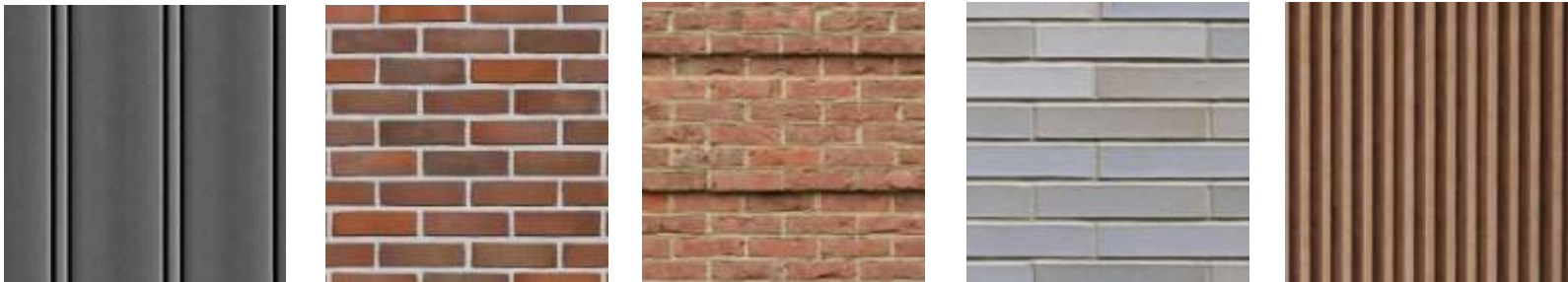
Option 2 (Interlocking Option)- Preferred

Each facade at the bend relates to immediate surrounding context, colors, and scales.. End of the building offsets in the plane to create visual interest for the first impression.

Material Story



Existing Material Context

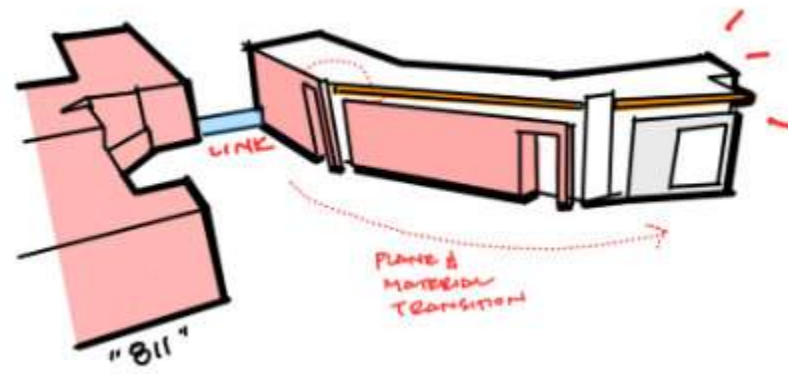


Proposed Material and Color Approaches

Updated materials inspired from existing material context with accent colors and material.

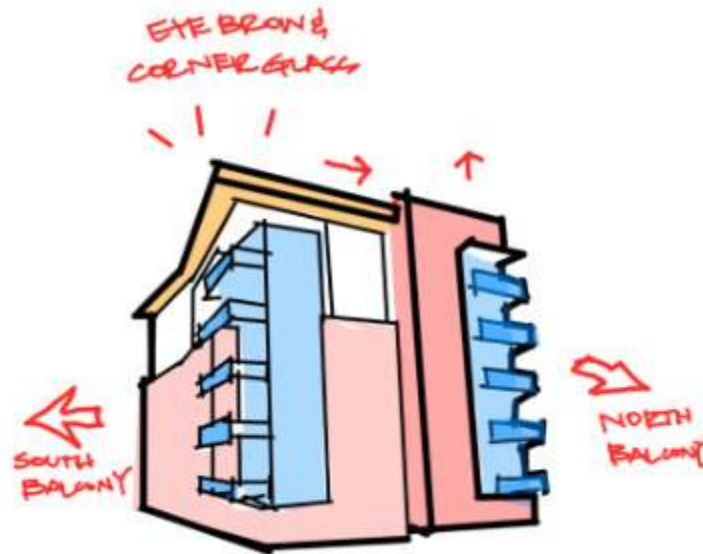
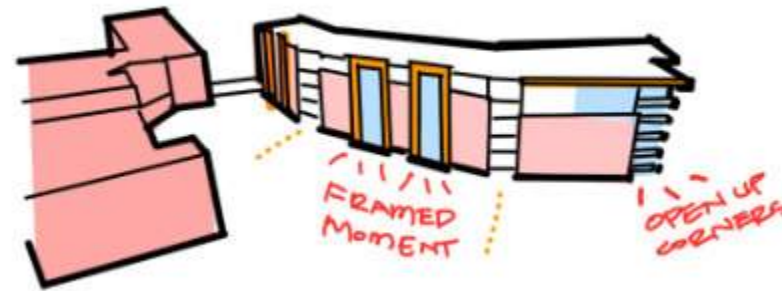
- Introducing red brick with variation in tones/color will help breakdown the scale of the building while complementing the existing 811 building.
- Lighter brick is proposed to respond to the barn and the lighter color palette.
- Metal Panel (or Fiber Cement Panel) : Dark metal panel is introduced at the top of the facade to create another horizontal datum line.
- Wood-like accent panels are introduced to bring warmth and interest to the facade.

Facade Options



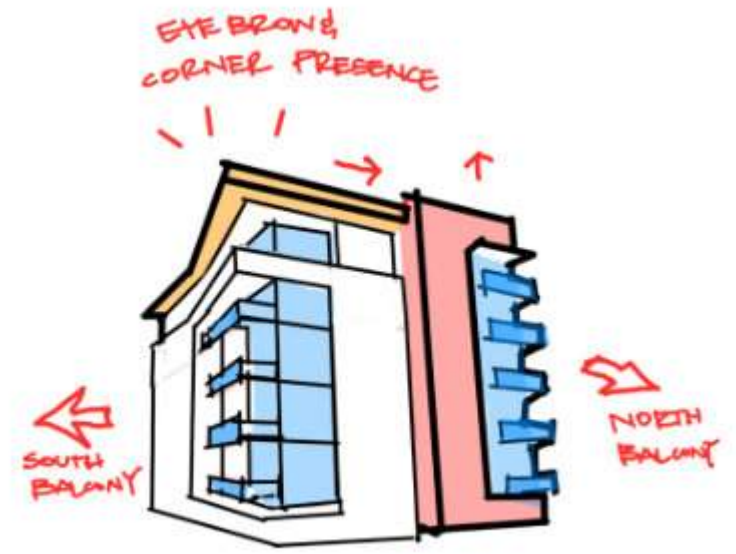
Option 1

Material transition at each bay. The eyebrow and plane offsetting at the end of the building provides visual interest. Strong corner definitions at each brick volume and creates presence.



Option 2

In addition to the material transition at each bay, introduction of the frame around the living room and balcony interrupts the rather strong horizontal banding. Corners are opened up with balconies and glassed corner to maximize the views. Balconies are facing two different direction to create interesting asymmetry at the end of the building



Option 2A

Option 2A is a combination of the Option 1 and Option 2 to harmoniously blend some of the features.

Option 1



Option 1



Option 1



Option 1



Option 2



Option 2



Option 2



Option 2



Option 2



Option 2



Option 2A



Option 3



Option 2A



Option 2A



Facade Option Comparisons

Option 1



Option 2



Option 2A



Human by Design