



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
June 24, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 5/27/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 623 N. Beverly Ln. - Rooftop Mechanical Units / Single-Family - DC#25-043
 - B. Golf Crossing - International Plaza Redevelopment- 388 E. Golf Rd. / Multi-Family - DC#25-036
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 27, 2025

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

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

Members Absent: Scott Seyer

Also Present: Peter McGovern, TP Carpentry for *1515 N Fernandez Pl.*
John Haran, E&J Builders for *1515 N. Fernandez Pl.*
Mike Sartore, SG Design LLC for *1515 N. Fernandez Pl.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 13, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 13, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-031 – 1515 N. Fernandez Ave.**

Peter McGovern, representing *TP Carpentry*, **John Haran**, representing *E&J Builders*, and **Mike Sartore**, representing *SG Design LLC*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-story home with a one-car attached garage, to allow construction of a new two-story home with a 2-car attached garage. There is a minor correction to the front setback that will be worked out through the permit process. Aside from that, the plans comply with all the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one-car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardowns/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are three other teardowns previously completed on this block, one which is directly next door, as well as numerous other similar teardowns previously completed throughout the neighborhood.

Overall, the proposed architectural design is nicely done and consistent in scale with other newer homes in the neighborhood. The design includes a one-story front porch and garage roof which helps the scale of the house to fit with the context of single-story homes, although the north wall is a full two-stories located next to the adjacent single-story home. Ideally, the house would be flipped on the site, but an existing street light prevents the driveway from being located on the north. The proposed white and black color scheme raises some concern in this location where most of the existing homes have an earth-tone color palette. The proposed black trim on white siding is especially concerning because of the bold appearance which does not fit with the character of the neighborhood.

Mr. Hautzinger presented examples of black and white color scheme options for reference, which range from Color Scheme 1 where all exterior materials are white except for a black roof, to Color Scheme 5 where all exterior materials are black except for white siding. Staff stated that the petitioner is proposing Color Scheme 5, but Staff recommends that the trim, fascia and soffits be changed from black to white as shown in Color Scheme 3. Additionally, Staff recommends that other siding colors, such as tan or beige, also be considered to soften the appearance of the new larger house in this location. With these comments for consideration, Staff recommends approval of the proposed design.

Mr. McGovern said he was open to making changes to the colors, something similar to color Scheme 3 as shown by Staff. This would include white siding, white trim, white fascia/soffits, black gutters/downspouts, black windows, a black roof, and a black garage door. He also preferred to keep the siding white.

The commissioners summarized their comments. **Commissioner Kubow** said it is a nicely designed home with great proportions and details on all four sides, which is important. He agreed with Staff's concerns about the proposed colors, which he felt are a bit much for this neighborhood. He was glad to hear the petitioner was not opposed to changing to color Scheme 3 presented by Staff. Although he was in support of the proposed design, **Commissioner Kubow** preferred color Scheme 2 that includes white gutters instead of black. He felt color Scheme 2 would not date itself with all of the other black colors included.

Commissioner Eckhardt agreed with Commissioner Kubow's comments. He preferred color Scheme 2 that includes white gutters for a monolithic appearance, although it would not be

a requirement for him.

Commissioner Fitzgerald liked color Scheme 2, but he preferred color Scheme 3. He liked the side and rear elevations, but felt there was a lot going on with the front elevation. He questioned the vertical details on the sides of the windows on the front elevation, and whether those details are the same color as the siding. **Mr. Sartore** explained those details are relief lines, which will be same color as the siding, which **Commissioner Fitzgerald** was okay with. **Commissioner Fitzgerald** also questioned the 45-degree angle details on the front elevation that he felt were inconsistent with the simple and clean details on the rest of the home. **Mr. Sartore** said these details are just meant to create some texture and interest on the front elevation. Other than these comments, **Commissioner Fitzgerald** liked the home.

Chair Kingsley agreed with the comments from the other commissioners, and was in favor of color Scheme 2, without the black gutters. Although she understood the petitioner's comments about the trim details proposed around the box bay windows on the front elevation, she was in favor of using a solid board detail instead, which will make it less busy. She loved the brick and how it ties into the rest of the neighborhood, and although she liked the style of the garage, it did not match the style of the home. She suggested a different garage door style. She liked the French doors in the office on the front elevation, but suggested making the front door a different color to help differentiate between the two doors. **Mr. Sartore** reiterated that the glass front door and style of the garage are attempts to add some modern contrast to the Modern Farmhouse style of the home. **Chair Kingsley** agreed with Staff concerns about the black and white colors being proposed for the new home, although she understood the popularity of using black and white. She suggested a beige/cream color like Navajo White, which closely resembles white, and a dark bronze color for the windows instead of black. These colors will appear similar to black and white, but not as stark, and the roof color should be a color warmer than black.

Mr. Sartore said this is a spec home and color selections come down to marketability to sell the home. He acknowledged that the black and white color combination is very trendy right now. **Chair Kingsley** reiterated that the Design Guidelines include comments to take cues from the surrounding neighborhood, and the majority of homes in this neighborhood are earthtone colors. **Commissioner Eckhardt** was sympathetic to the idea of using a slightly different color tone as suggested by Chair Kingsley, but he could not visualize it without seeing a sample.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1515 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 4/22/25, 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 TO GO WITH EITHER COLOR SCHEME 2 OR 3 AS PROVIDED BY STAFF.
2. A RECOMMENDATION TO RECONSIDER THE BOX BAYS ON THE FRONT ELEVATION TO SOMETHING MORE SIMPLISTIC WITH A SINGLE PLANK SURROUND DETAIL.
3. A RECOMMENDATION TO RECONSIDER THE STYLE OF GARAGE DOOR TO SOMETHING MORE TRADITIONAL AND LESS MID-CENTURY MODERN.
4. A RECOMMENDATION TO DIFFERENTIATE THE TWO FRONT DOORS ON THE FRONT ELEVATION.
5. A RECOMMENDATION TO CONSIDER A DIFFERENT SIDING COLOR, SUCH AS A

WARMER TONE THAN WHITE, WHILE MAINTAINING THE BLACK FEATURES OF THE HOME.

6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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 APROPRIATENESS 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.
7. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald asked if the possible change in siding color is to be approved by Staff, and **Commissioner Kubow** said yes.

**ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE; KINGSLEY, NAY.
MOTION CARRIED.**

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 6:55 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
6/24/2025

Item: 623 N. Beverly Ln. - Rooftop Mechanical Units / Single-Family
- DC#25-043

Department: Planning & Community Development

Item Description:

Requested Action

Approval of as-built roof mounted mechanical equipment and corresponding screening at a new single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the as-built rooftop mechanical equipment and proposed screening at the single-family residence located at 623 N. Beverly Lane. This recommendation is based on the as-built architectural plans dated 4/2/25 received on 6/6/25, and the following recommendations:

1. Staff suggests the following options for the Design Commission's consideration:
 - a. Approve as submitted with lattice screen wall.
 - b. Require a solid screen wall instead of the proposed decorative lattice to fully screen the units as well as to help deflect the sound away from the adjacent property.
 - c. Flip the location of the rooftop units to the north side of the porch roof (with screening), which would be less impactful to the adjacent properties.
 - d. Require the units to be relocated to grade as originally approved.
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:

1. Staff Report_623 N Beverly Ln
2. 623 N Beverly Ln - As-Built Exhibits
3. 623 N Beverly Ln - 2023 Exhibits - FOR REFERENCE ONLY

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Brophy Residence
Project Address: 623 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: June 19, 2025

PETITION INFORMATION:

DC Number: 25-043
Petitioner Name: Joseph LaBelle
Petitioner Address: Rize Properties
119 S Emerson Street, #176
Mt. Prospect, IL 60056
Meeting Date: June 24, 2025

Requested Action(s): Approval of as-built roof mounted mechanical equipment and corresponding screening at 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 received Design Commission approval for a new (teardown) single-family residence on May 9, 2023. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,695 square feet and the new residence will have approximately 4,216 square feet.

2023 Zoning Summary:

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27 feet Side: 5 feet Side: 4.2 feet Rear: 93 feet
Building Height	25 feet maximum	25 feet to top of wall
FAR	4,716 SF	4,216 SF
Building Lot Coverage	3,743 SF	3,150 SF
Impervious Surface Coverage Total	5,348 SF	3,970 SF

At this time, construction of the home is nearing completion, and the petitioner is in the process of obtaining permit approvals for various as-built changes that were made in the field without permits. One of the as-built changes is the relocation of grade-mounted mechanical equipment to a rooftop location on the back of the house. The design of the house includes a covered patio structure with a gable roof that was modified to incorporate a flat area for the mechanical equipment. A solid knee screen wall facing the rear of the property was constructed, but the side of the mechanical well is currently fully open.

The Village's Design Guidelines require roof mounted mechanical equipment to be completely screened with sound absorbent materials harmonious with the building. The petitioner is proposing a decorative lattice screen to enclose the side of the equipment well.

Placement of the mechanical equipment on the porch roof is unusual, and it raises concerns regarding possible visual and acoustical nuisance to the adjacent property. Mechanical units located on grade can also possibly cause visual and acoustical nuisance to neighbors, but when mechanical equipment is on grade, neighbors have the option to install fencing and/or landscaping to buffer the impact. In this case, the neighbors have no option to screen the units, and since the units are already installed, it puts the neighbors in a difficult position to raise objection.

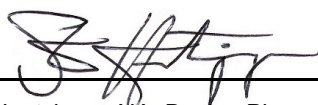
Staff suggests the following options for the Design Commission's consideration:

1. Approve as submitted with the proposed lattice screen wall.
2. Require a solid screen wall instead of the proposed decorative lattice to fully screen the view of the units as well as to help deflect the sound away from the adjacent property.
3. Flip the location of the rooftop units to the north side of the porch roof (with screening) which would be less impactful to the adjacent properties.
4. Require the units to be relocated to grade as originally approved.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the as-built rooftop mechanical equipment and proposed screening at the single-family residence located at 623 N. Beverly Lane. This recommendation is based on the as-built architectural plans dated 4/2/25 received on 6/6/25, and the following recommendations:

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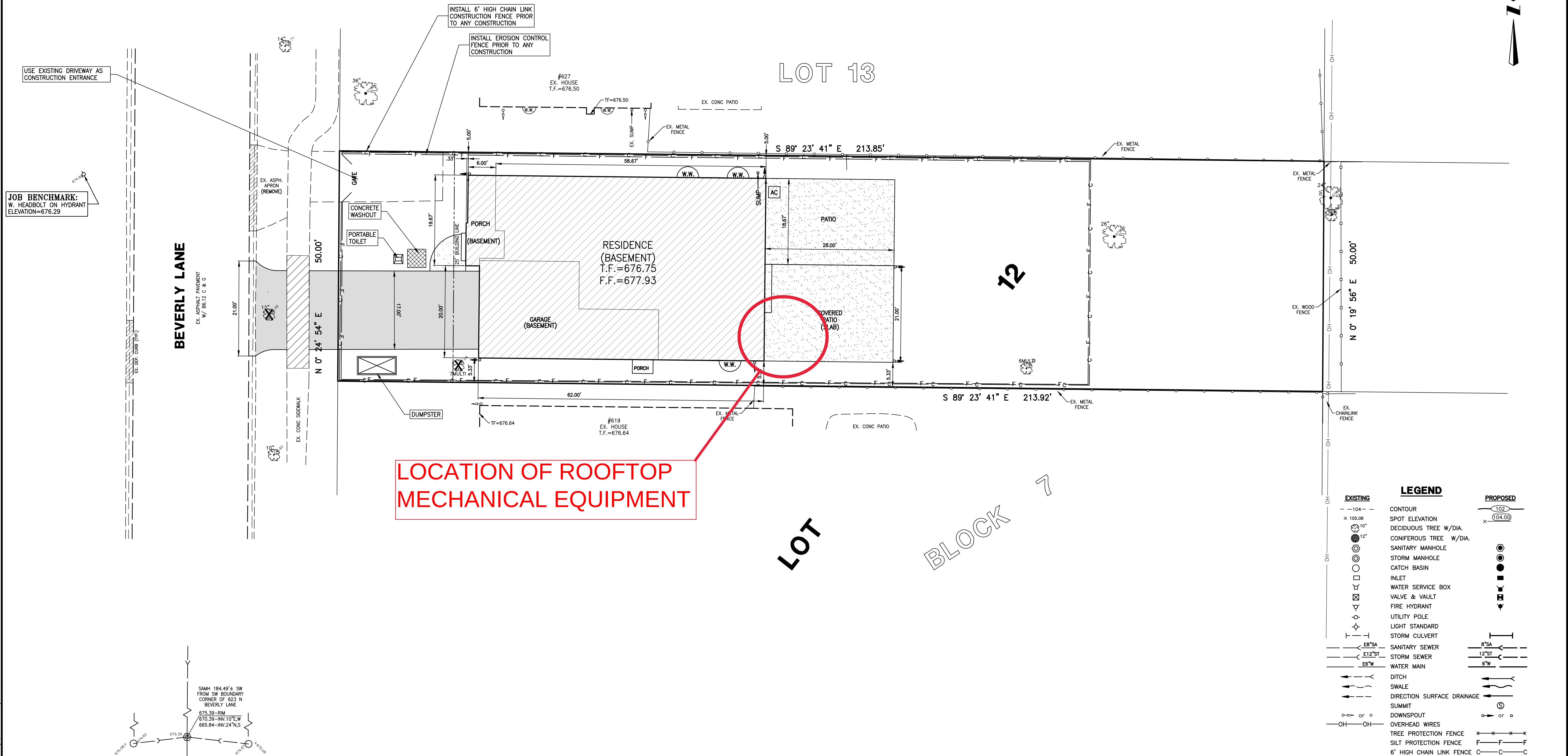
June 19, 2025

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

Cc: Petitioner, DC File 25-043

THE NORTH 50 FEET OF LOT 12 IN BLOCK 7 IN ARLINGTON FARMS, BEING
A SUBDIVISION OF THE EAST 60 BEING OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 31, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<u>LOT COVERAGE TABLE</u>	
LOT AREA	= 10,694 S.F.
<u>EXISTING IMPERVIOUS AREAS</u>	
HOUSE/GARAGE/W.W.	= 1,833 S.F.
DRIVE	= 1,206 S.F.
WALKS/STOOPS/PADS/WALLS	= 465 S.F.
DECKS	= 325 S.F.
TOTAL EXISTING	= 3,829 S.F. (35.8%)
<u>PROPOSED IMPERVIOUS AREAS</u>	
HOUSE/GARAGE/W.W.	= 2,542 S.F.
DRIVE	= 520 S.F.
WALKS/STOOPS	= 66 S.F.
PATIO	= 1,111 S.F.
TOTAL PROPOSED	= 4,239 S.F. (39.6%)



AT	02-13-25	REVISED DRIVE PER CLIENT
AT DRAWN BY:	09-15-23 DATE:	REVISED PER ARCHITECT AND VILLAGE REVIEW REVISIONS

DRAWN BY: DATE:	REVISIONS

DESIGNED BY: JDM	DATE: 4-26-23
CHECKED BY: DRF	DATE: 4-26-23
APPROVED BY: DRF	DATE: 4-26-23



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	1"=10'
DRAWING No.	68270
SHEET	2 OF 4

623 N BEVERLY LN. - ARLINGTON HEIGHTS, IL

SITE PLAN





ALL STEEL LINTELS TO BE PROVIDED AS FOLLOWS:

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L/S	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	5'-6"	5'-0"	1
4" X 3" X 1/4"	8'-0"	6'-0"	5'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	5'-6"	2
2-6" X 3 1/2" X 1/4" (CLLV)	20'-0"	11'-0"	5'-0"	4

LINTEL SCHEDULE:
UP TO 7'-0" OPENING: 4 x 8 x 3/8" STL ANGLE
OVER 7'-0" OPENING: 4 x 8 x 1/2" STL ANGLE
THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". STEEL LINTELS SHALL BE SHOP COATED W/ RUST-INHIBITIVE PAINT. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

TYPICAL WIND BRACING SHALL BE 1/2" CDX PLYWOOD NAILED AT 4" OC ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. LOCATE AT ALL BUILDING CORNERS. PROVIDE FULL SHEATHING COVERAGE AS INDICATED ON FLOOR PLANS. PROVIDE MTL LET-IN AT INTERIOR WALLS AS REQUIRED FOR ADDITIONAL WIND BRACING.

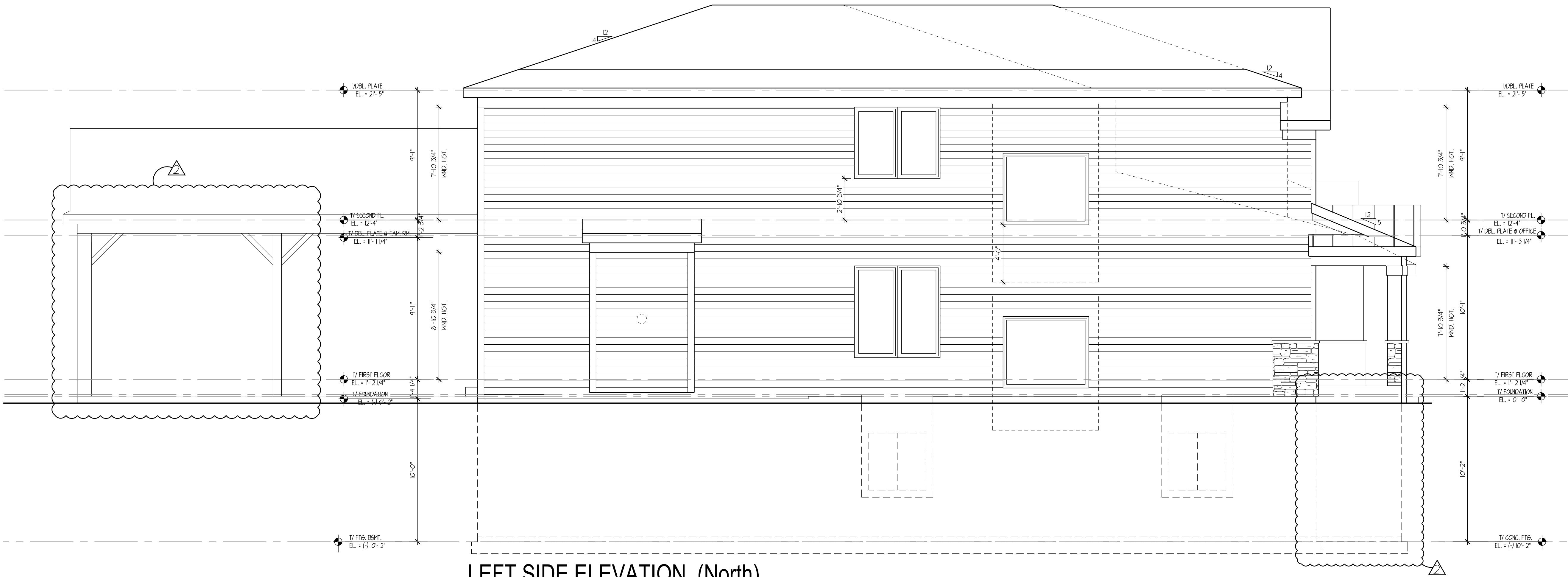
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPES, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATH TUBS AND WHIRLPOOLS FOR DRAIN TRAPS.

DESIGN LOADS	
ROOF	30 PSF LIVE 10 PSF DEAD
FLOOR	40 PSF LIVE 60 PSF FOR STAIRS & EXT DECKS 10 PSF DEAD
WALLS	20 PSF WIND
ATTIC	PER TABLE R301.5
WIND LOAD OF 115 MPH / 3 SECOND GUST SNOW LOAD 25 PSF	



FRONT ELEVATION (West)

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (North)

SCALE: 1/4" = 1'-0"

WARNING:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON – ARCHITECT, INC.

CB0 ARCHITECT NCARB
1420 WHISPERS SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

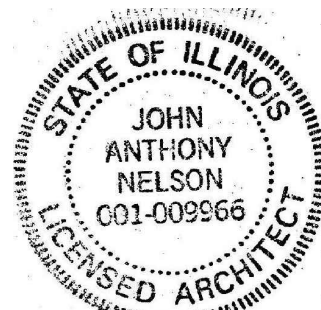
NO.	DATE	BY	ISSUED FOR
1	6/8/23	LE	Code review response
2	4/2/25	LE	As-Built Plans
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Exterior Elevations

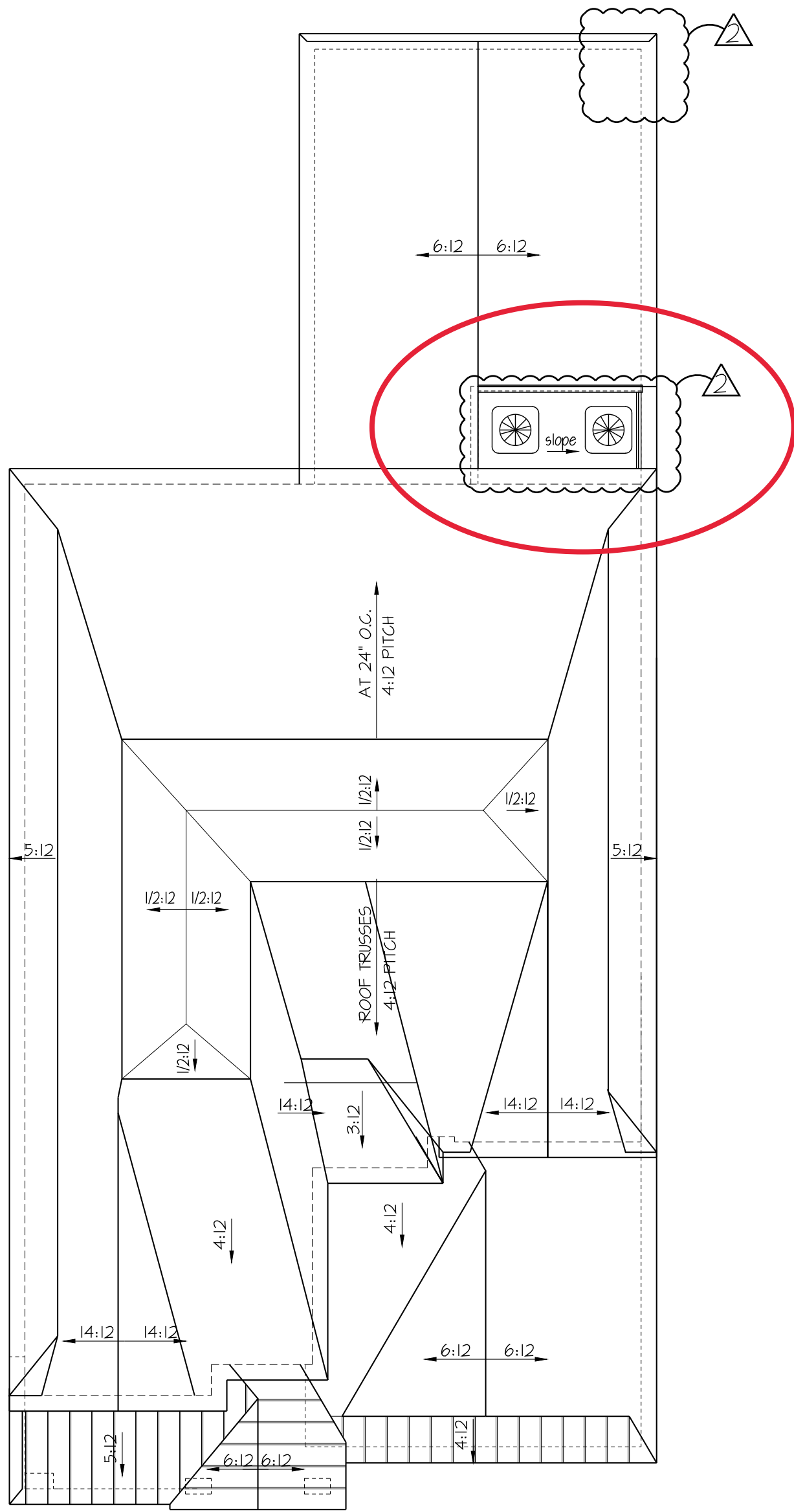
DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.

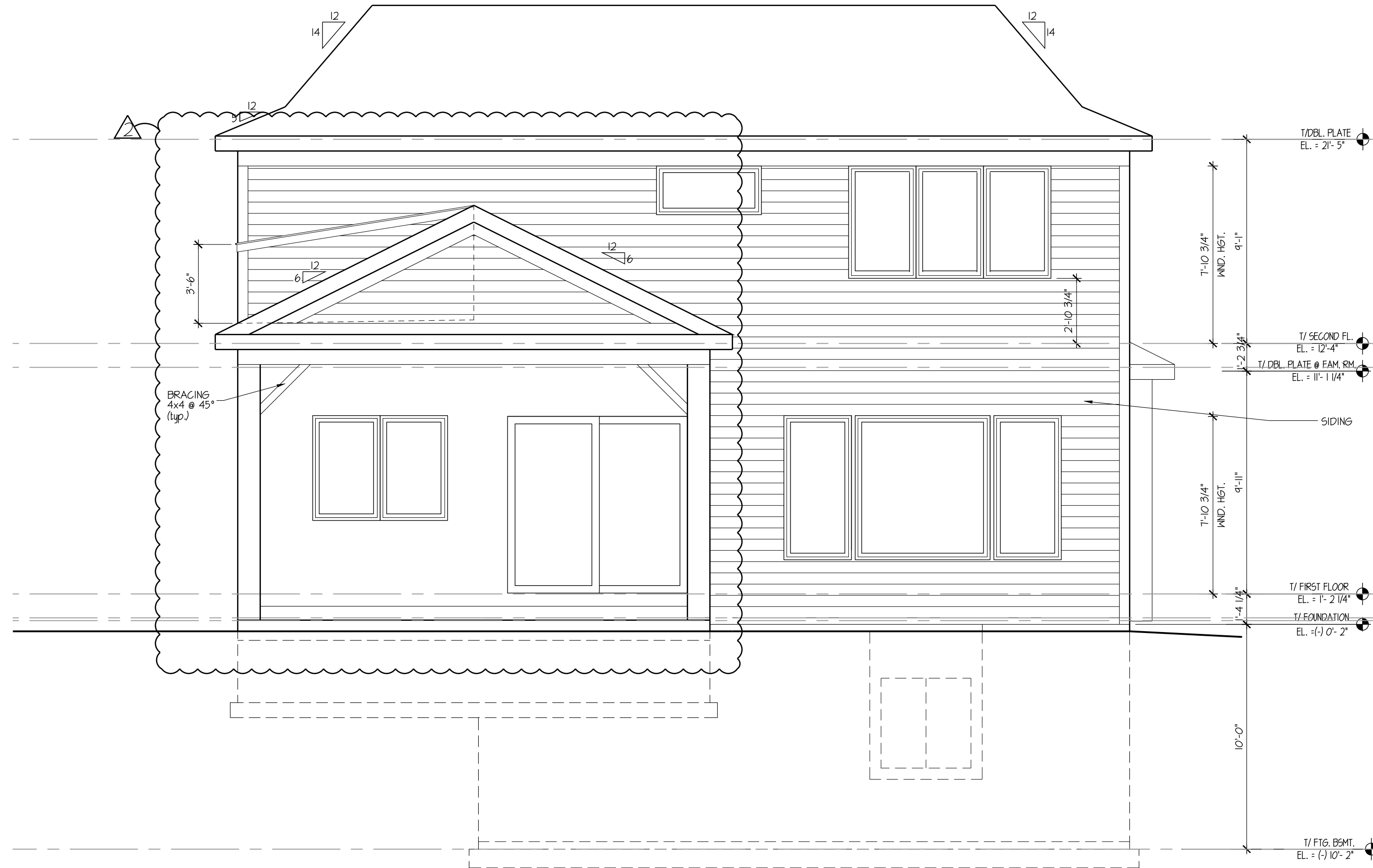
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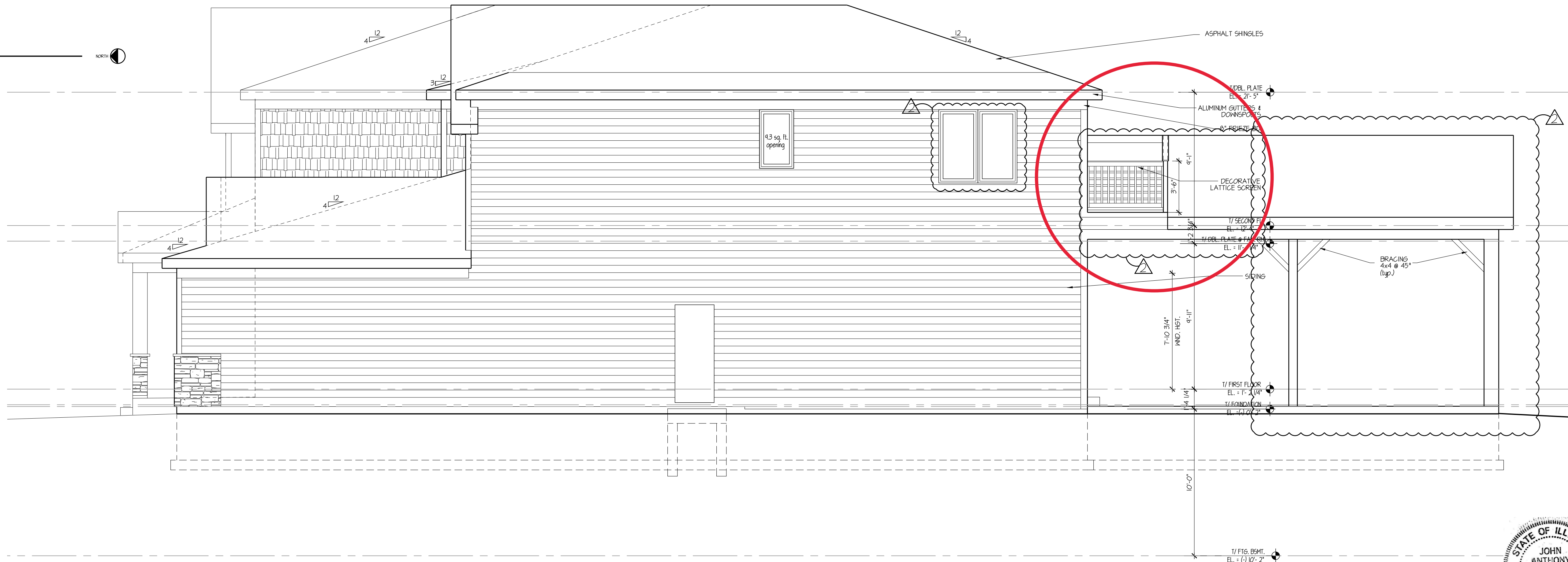
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ROOF PLAN
SCALE: 1/8" = 1'-0"

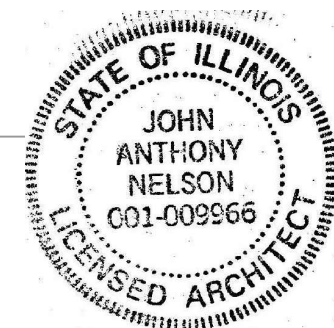


REAR ELEVATION (East)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (South)
SCALE: 1/4" = 1'-0"

Hall area: 1074 sq. ft.
Window area: 43 sq. ft.



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WARNING:
IT IS A VIOLATION OF THE
LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE
DIRECTION OF THE
ARCHITECT OF RECORD, TO
ALTER THESE DRAWINGS OR
SPECIFICATIONS IN ANY WAY.

JOHN NELSON – ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

NO.	DATE	BY	ISSUED FOR
1	6/8/23	LE	Code review response
2	4/2/25	LE	As-Built Plans

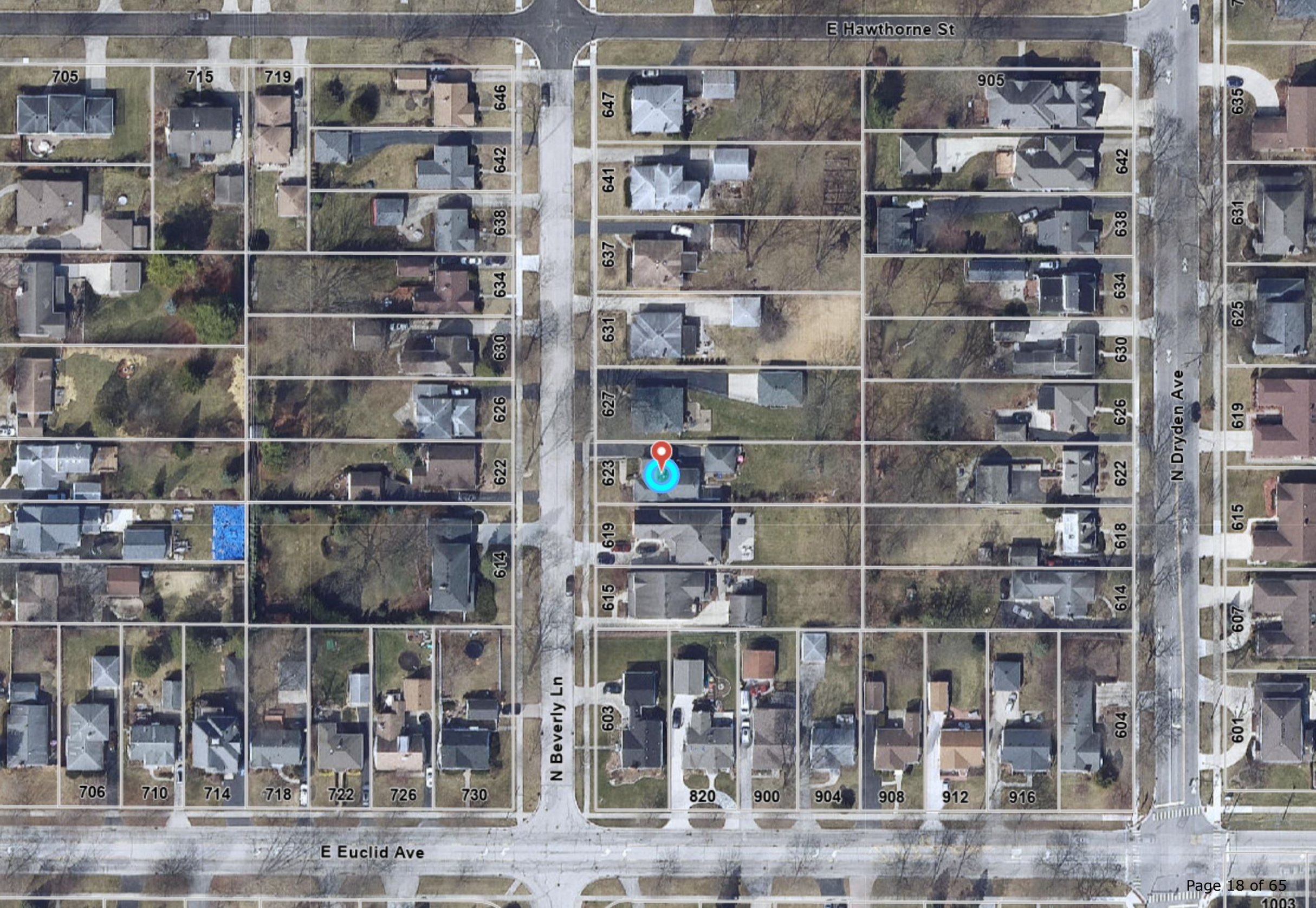
Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Exterior Elevations

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.
A1.1







E Hawthorne St

705

715

719

646

642

638

634

630

626

622

614

706

710

714

718

722

726

730

N Beverly Ln

647

641

637

631

627

623

619

615

603

820

900

904

908

912

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604

N Dryden Ave

601

607

615

619

625

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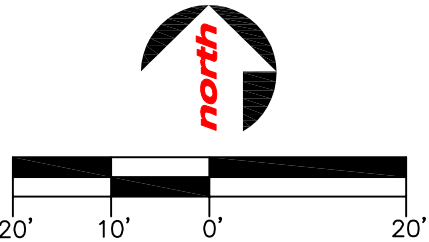
635

E Euclid Ave

Plat of Survey

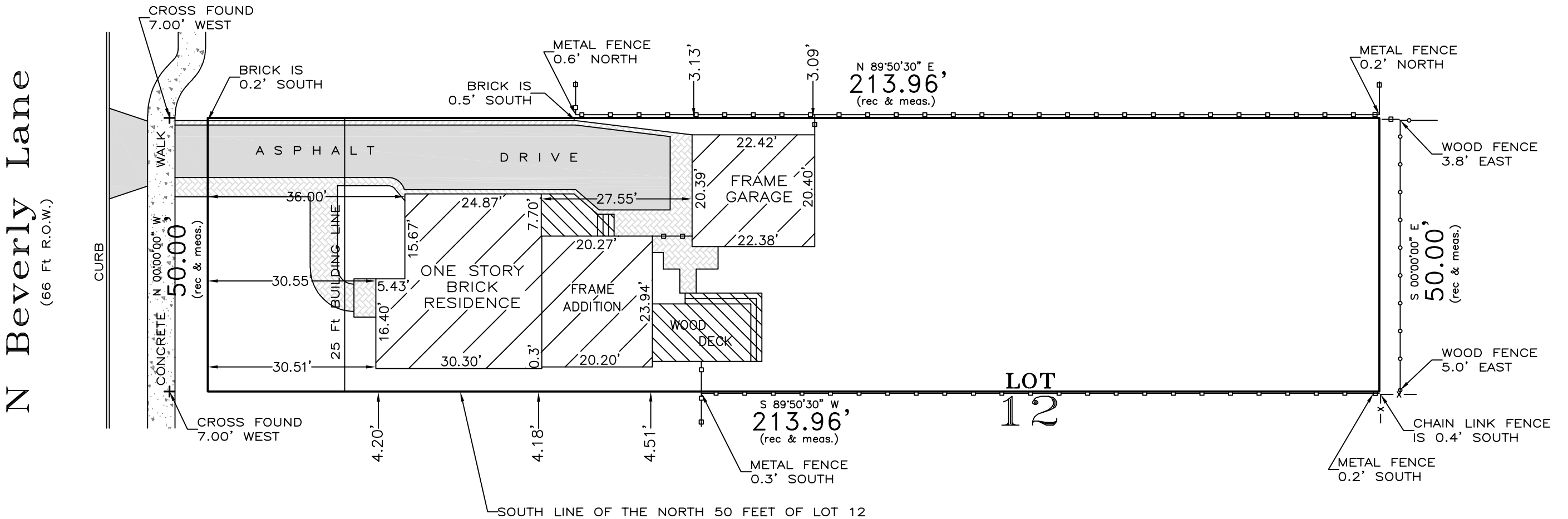
THE NORTH 50 FEET OF LOT 12 IN BLOCK 7 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 623 N BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS



BASIS OF BEARING IS NORTH LINE OF LOT 12 AS FOUND MONUMENTED AND OCCUPIED.
N 89°50'30" E

Area of Survey 10,698 Sq Ft. / 0.24 Acres



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, JOSEPH P. MAIKISCH DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. PROPERTY CORNERS ARE SET OR NOT PER CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MY PROFESSIONAL LICENSE RENEWS 11/24 DATED THIS 14th DAY OF NOVEMBER, A.D. 2022.



ILLINOIS PROFESSIONAL LAND SURVEYOR #3253

Page 19 of 65

PROFESSIONAL DESIGN FIRM NUMBER 184-004603



Residential & Commercial Land Surveying
Phone (708) 738-2674
onlinelandsurveying@gmail.com
1205 W. PETERSON AVE. Unit D
PARK RIDGE, ILLINOIS 60068

LEGEND			
Iron Pipe Found: ○	—○—○—○—	Wood Fence	— · — · — · —
Iron Pipe Set: ●	—□—□—□—	Metal Fence	— — — — —
Cross Found: +	—v—v—v—	Vinyl Fence	— — — — —
Found Notch: —	—x—x—x—	Chain Link Fence	— — — — —
		(R)=Record (M)=Measured (A)=Assumed	Interior Lot Line
		N=North / S=South / E=East / W=West	Utility & Drainage Easement
			Building Setback Line
IMPORTANT NOTES			
1. This survey was prepared using a legal description provided by others. 2. Basis of Bearing is as the North Arrow indicates and is relative to the recorded plat of subdivision. 3. No construction should be done based solely on this plat, any discrepancies found must reported to the surveyor for explanation or verification. Property corners are set or not per client agreement.			
Client: Morreale Brady Malone & Palmer		Field Crew: AM	
Scale: 1"=20'		Field Work Completed 11/12/22	
Drawn By: JM		Checked By: SM	
		Revised: / /	

PROPOSED SITE PLAN

623 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL
SCALE: 1" = 20'

N Beverly Lane
(66 Ft R.O.W.)

4.5' MINIMUM
DISTANCE BETWEEN
CONCRETE APRON
AND PARKWAY TREE
SUBJECT TO
APPROVAL, WITH
PROPER ROOT
PROTECTIONS, PER
LETTER PROVIDED BY
CERTIFIED ARBORIST.

CURB

CROSS FOUND
7.00' WEST

WALK

CONCRETE N 00°00'00" W
50.00'
(rec & meas.)

PROPOSED DRIVEWAY & PRIVATE WALK
745 SF

CROSS FOUND
7.00' WEST

BRICK IS
0.2' SOUTH

METAL FENCE
0.6' NORTH
BRICK IS
0.5' SOUTH

NORTH

N 89°50'30" E
213.96'
(rec & meas.)

METAL FENCE
0.2' NORTH

WOOD FENCE
3.8' EAST

S 00°00'00" E
50.00'
(rec & meas.)

WOOD FENCE
5.0' EAST

CHAIN LINK FENCE
IS 0.4' SOUTH

METAL FENCE
0.2' SOUTH

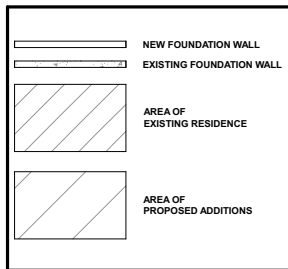
LOT
12

S 89°50'30" W
213.96'
(rec & meas.)

METAL FENCE
0.3' SOUTH

SOUTH LINE OF THE NORTH 50 FEET OF LOT 12

IMPERVIOUS SURFACE COVERAGE CALCULATIONS
LOT AREA AT FRONT YARD = 1,525.5 SF (30.51' X 50').
MAXIMUM 50% IMPERVIOUS ALLOWED = 762.75 SF.
745 SF < 762.75 SF = OK



SHEET NUMBER: 1		SHEET TITLE PROPOSED SITE PLAN		DATE:		REVISION:		RIZE PROPERTIES LLC 119 S. EMERSON ST MT PROSPECT, IL 60056 847-414-0847 Info@RizeProperties.com			
SCALE: AS NOTED											
DATE: 3/31/2023											

 637 N. BEVERLY LN 631 N. BEVERLY LN (NEW CONST IN PROGRESS) 627 N. BEVERLY LN 623 N. BEVERLY LN SUBJECT HOUSE 619 N. BEVERLY LN 615 N. BEVERLY LN 8XX E EUCLID AVE							REVISION:		DATE:	SHEET TITLE NEIGHBOR PHOTOS 623 N. BEVERLY LN	SHEET NUMBER: SCALE: AS NOTED DATE: 1/18/2023	
BEVERLY LANE							RIZE PROPERTIES LLC 119 S. EMERSON ST #176 MT PROSPECT, IL 60056 847-414-0847 Info@RizeProperties.com		Rize PROPERTIES			
 614 N. BEVERLY LN 622 N. BEVERLY LN 626 N. BEVERLY LN												

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JOHN NELSON – ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

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Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Specifications

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2022-

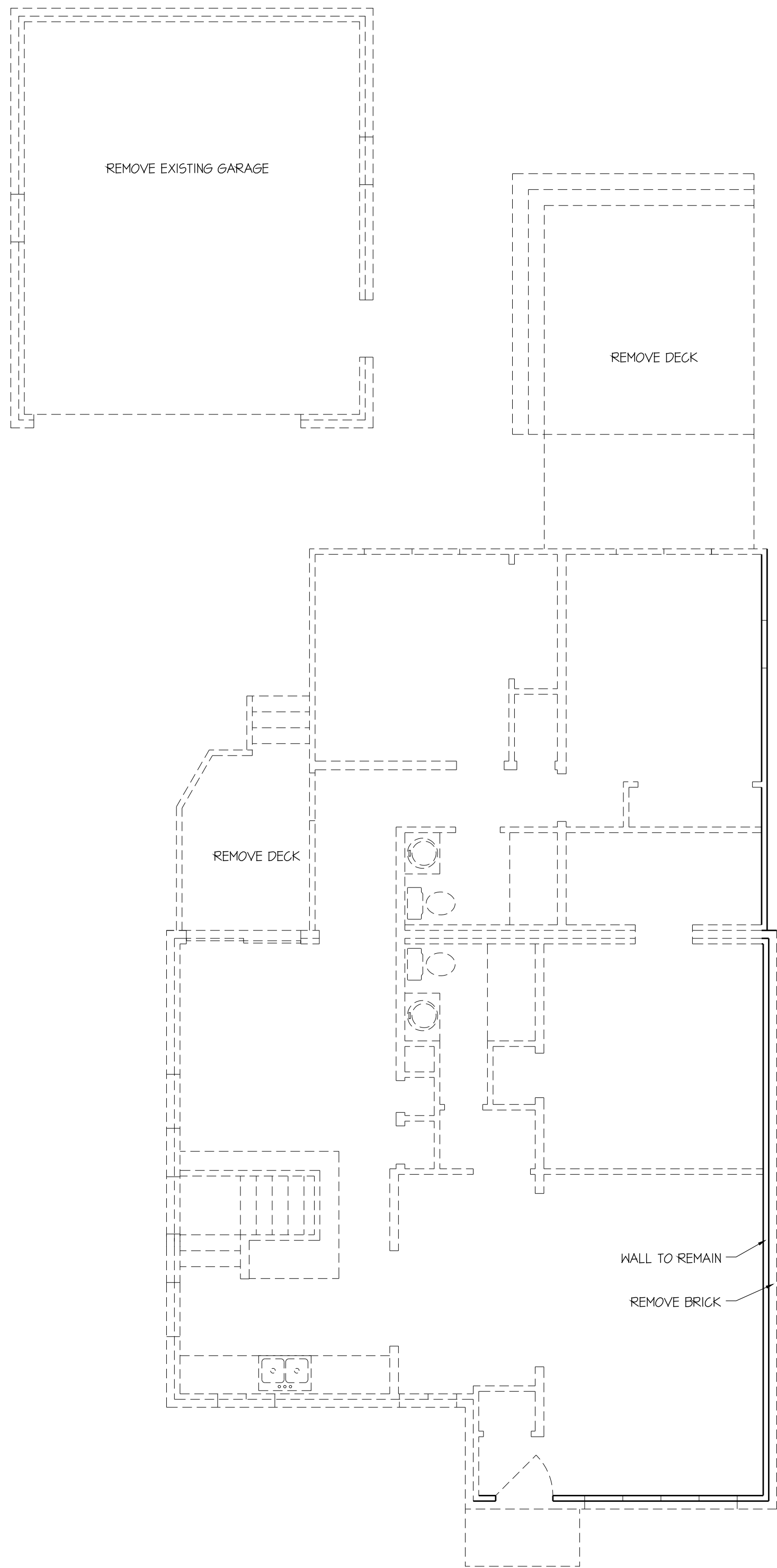
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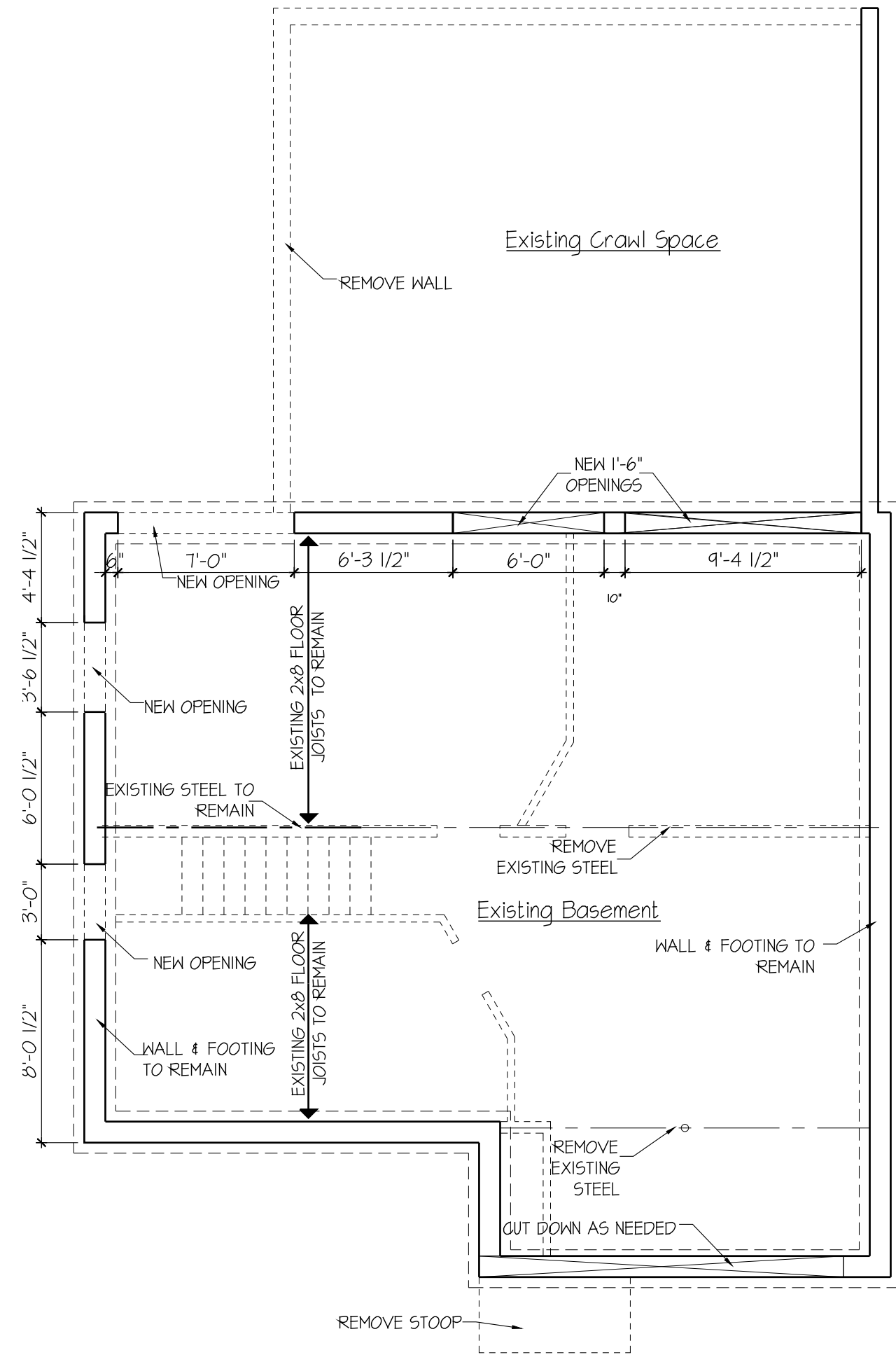
EXISTING CONTEXT ELEVATION



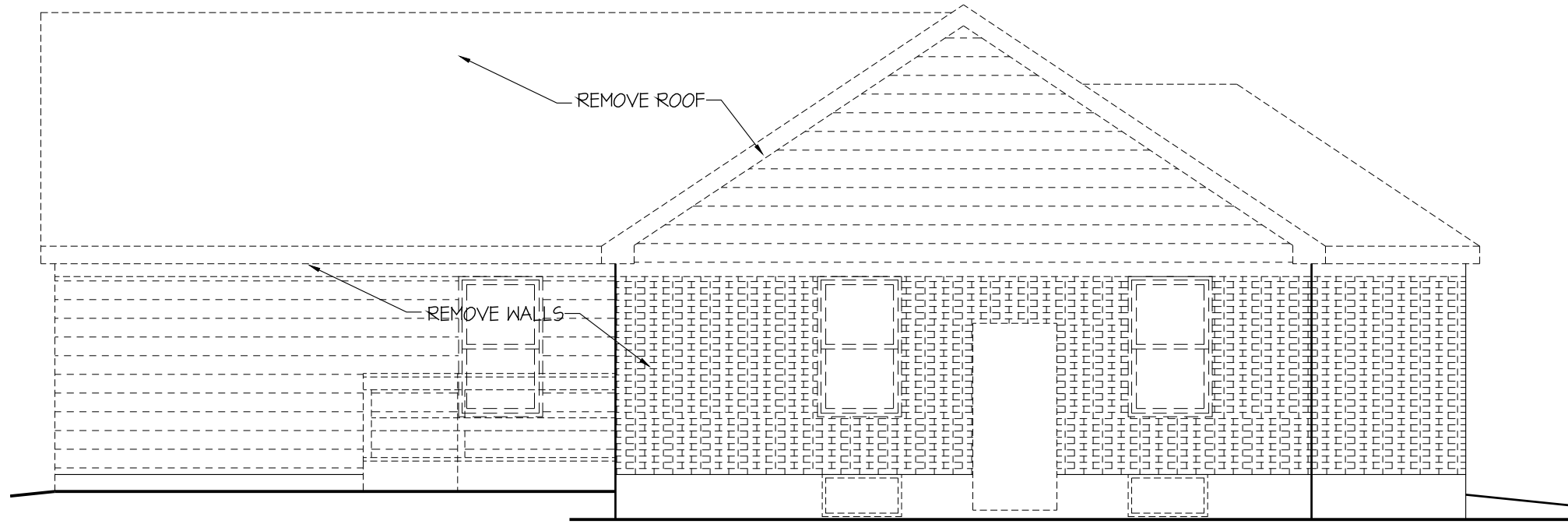
PROPOSED CONTEXT ELEVATION



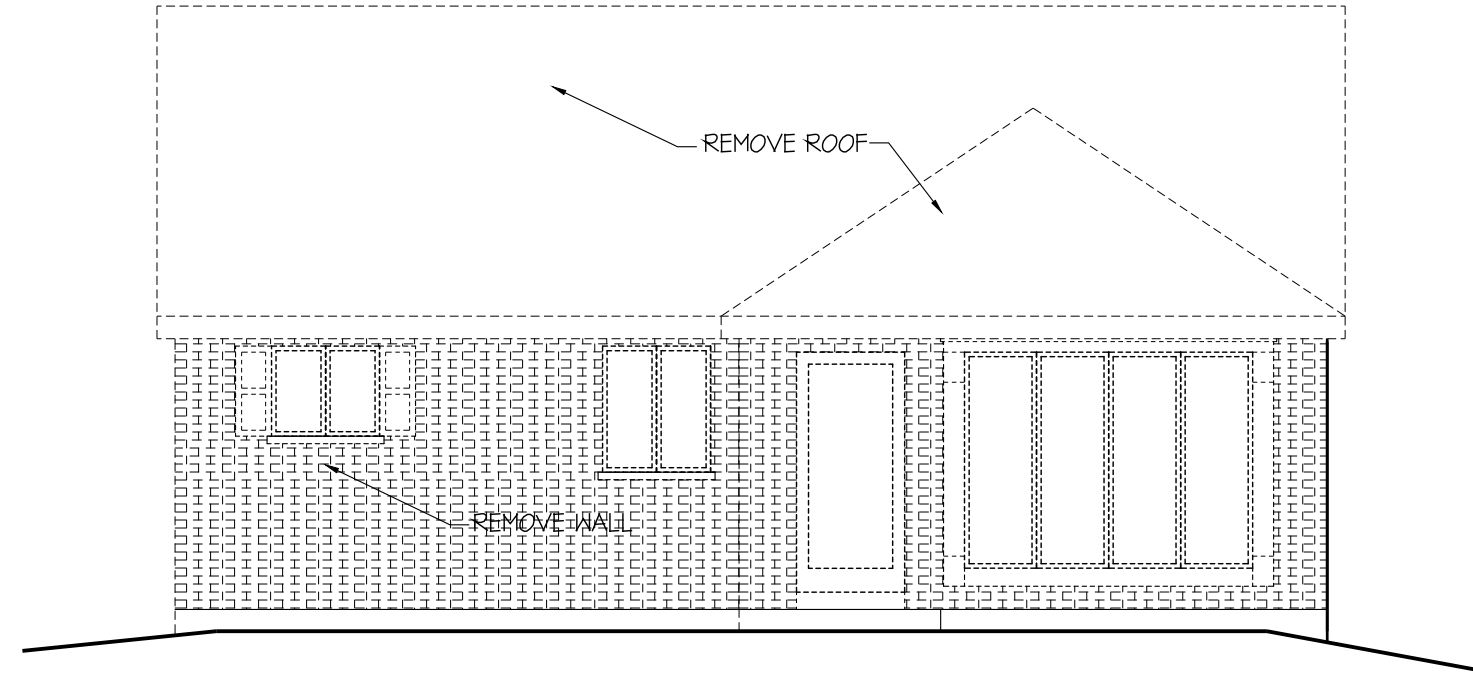
EXIST./DEMO FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



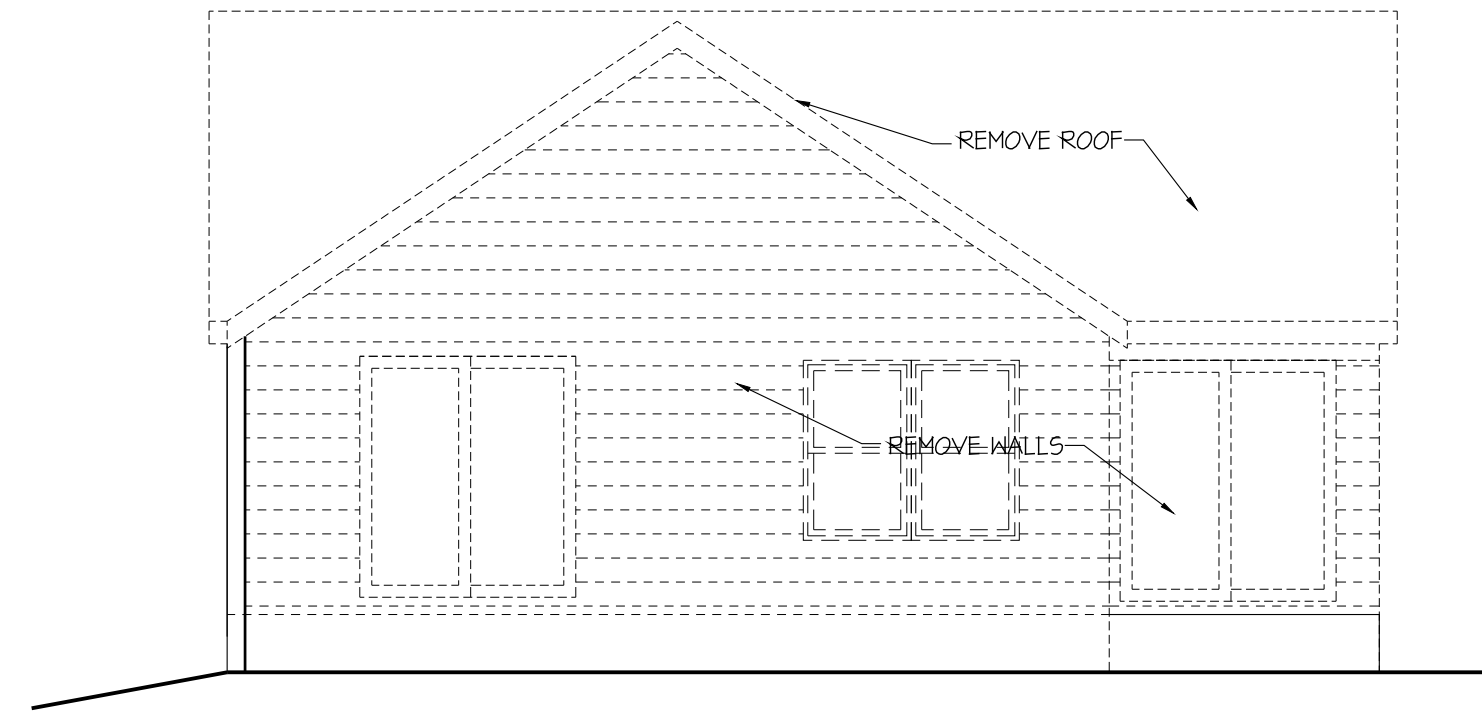
EXIST./DEMO FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



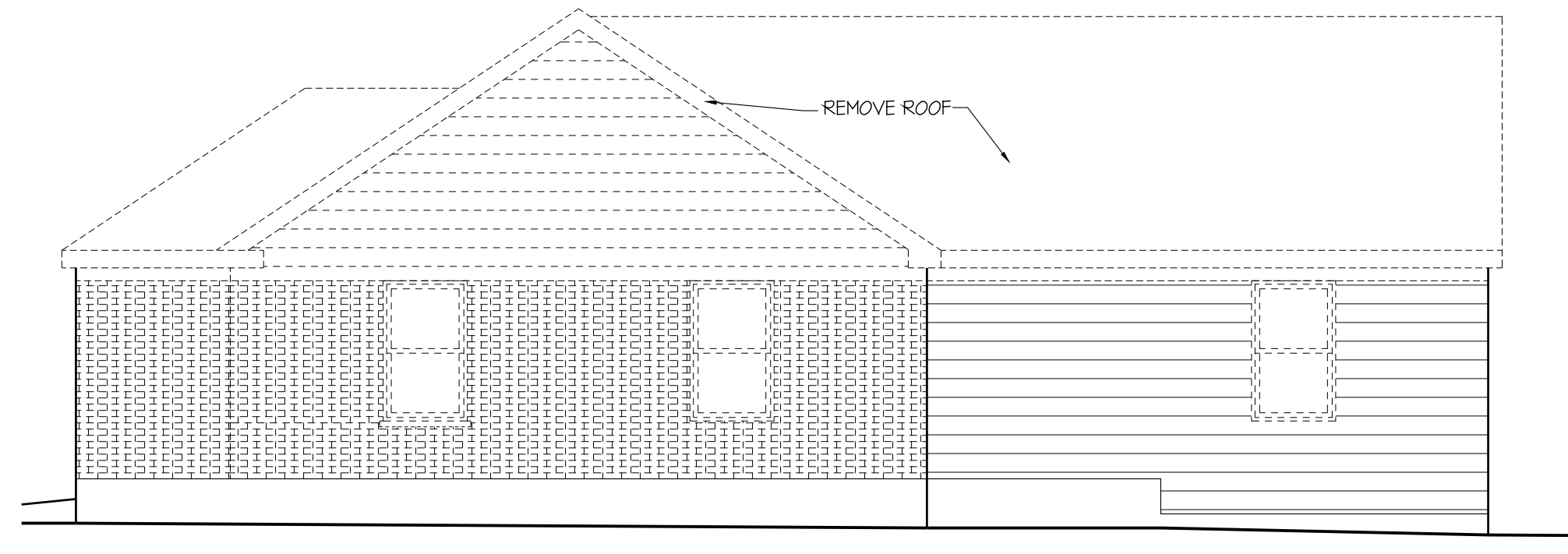
EXISTING LEFT SIDE ELEV. (North)
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEV. (West)
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEV. (East)
SCALE: 3/16" = 1'-0"



EXISTING RIGHT SIDE ELEV. (South)
SCALE: 3/16" = 1'-0"

KEY	
	WALLS, WINDOWS & DOORS TO BE REMOVED
	WALLS, WINDOWS & DOORS TO REMAIN



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CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

NO.	DATE	BY	ISSUED FOR
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Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
EXIST./ DEMO PLANS & ELEV.

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.
D1.0

ALL STEEL LINTELS TO BE PROVIDED AS FOLLOWS:

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE L/S	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3" X 3" X 1/4"	6'-0"	5'-6"	5'-0"	1
4" X 3" X 1/4"	8'-0"	6'-0"	5'-0"	1
6" X 3 1/2" X 1/4"	14'-0"	8'-0"	5'-6"	2
2-6" X 5 1/2" X 1/4" (CLLV)	20'-0"	11'-0"	5'-0"	4

LINTEL SCHEDULE:
UP TO 7'-0" OPENING: 4 x 8 x 3/8" STL. ANGLE
OVER 7'-0" OPENING: 4 x 8 x 1/2" STL. ANGLE
THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". STEEL LINTELS SHALL BE SHOP COATED W/ RUST-INHIBITIVE PAINT. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

TYPICAL WIND BRACING SHALL BE 1/2" CDX PLYWOOD NAILED AT 4" OC ON ALL EDGES AND ENTIRE FIELD CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. LOCATE AT ALL BUILDING CORNERS. PROVIDE FULL SHEATHING COVERAGE AS INDICATED ON FLOOR PLANS. PROVIDE MTL LET-IN AT INTERIOR WALLS AS REQUIRED FOR ADDITIONAL WIND BRACING.

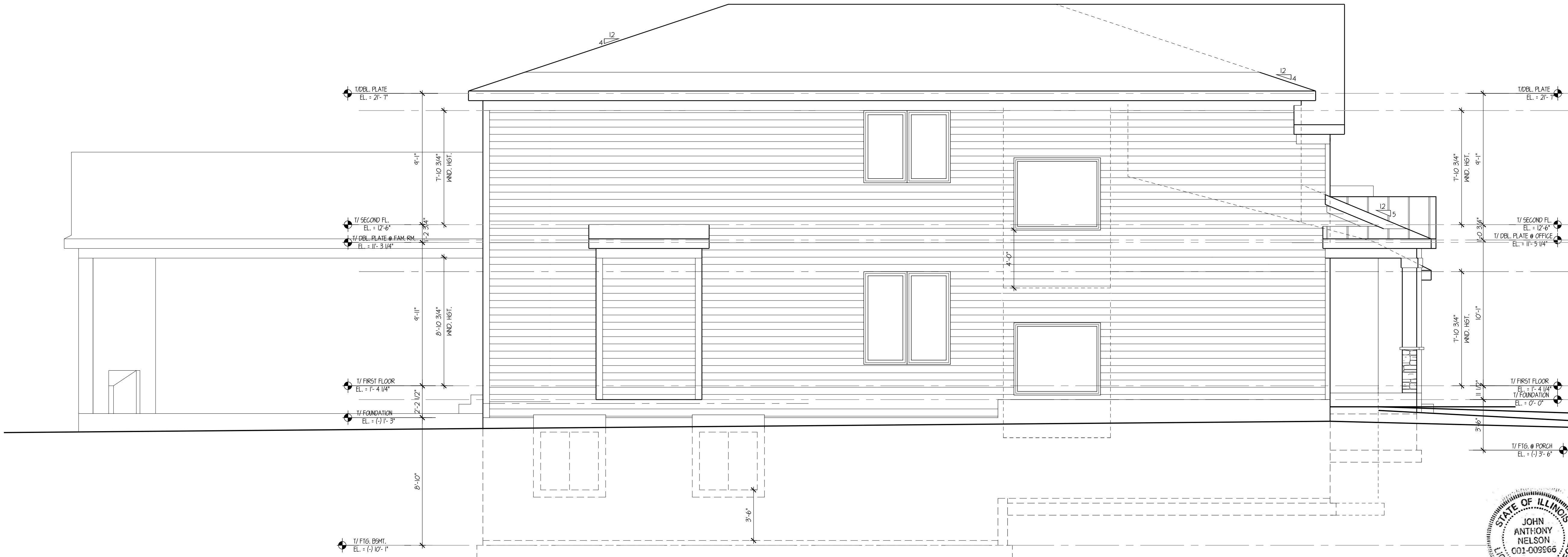
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPES, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATH TUBS AND WHIRLPOOLS FOR DRAIN TRAPS.

DESIGN LOADS	
ROOF	30 PSF LIVE 10 PSF DEAD
FLOOR	40 PSF LIVE 60 PSF FOR STAIRS & EXT DECKS 10 PSF DEAD
WALLS	20 PSF WIND
ATTIC	PER TABLE R301.5
WIND LOAD OF 115 MPH / 3 SECOND GUST SNOW LOAD 25 PSF	



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

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CBO ARCHITECT NCARB

1420 WHISPERING SPRING CIRCLE

Palatine, Illinois 60074

Jesus Serrato Ph: 847.815.8557

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Brophy Residence

623 N. Beverly Lane

Arlington Heights, Illinois

Exterior Elevations

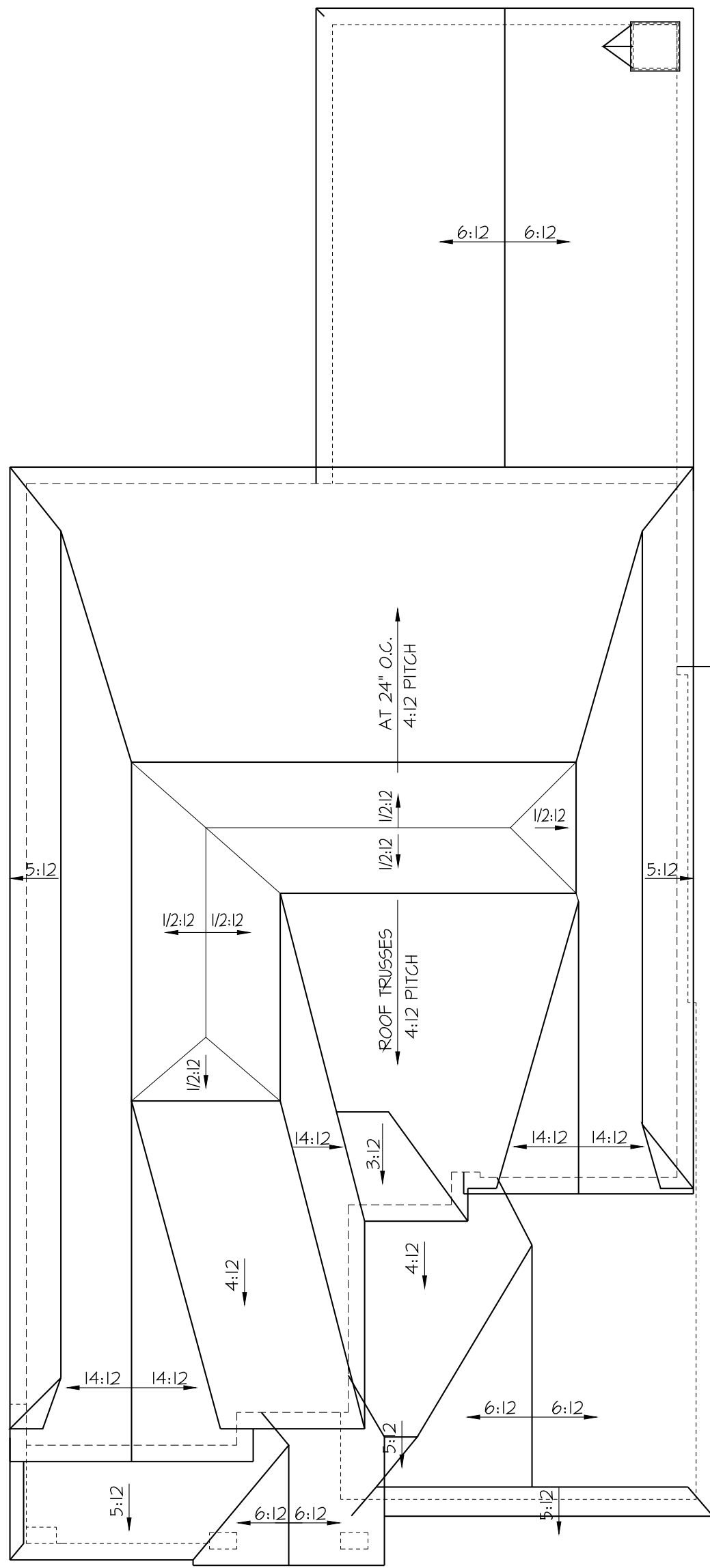
DATE:	9/13/22
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CHECKED:	JN
PROJECT NO.	2023-

Sheet No.

A1.0



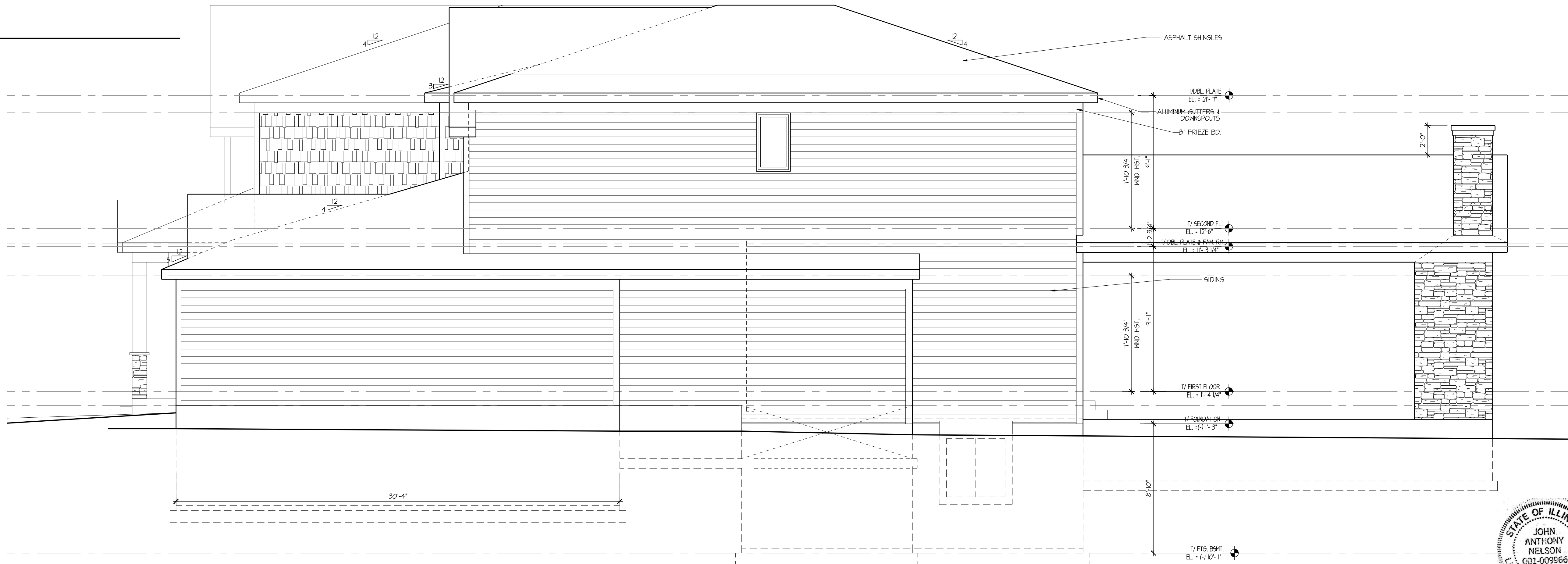
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ROOF PLAN
SCALE: 1/8" = 1'-0"



REAR ELEVATION



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Exterior Elevations

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.
A1.1

MATERIAL BOARD

623 N. BEVERLY LANE, ARLINGTON HEIGHTS



HORIZONTAL SIDING
COLOR: ARCTIC WHITE



SHAKE SIDING
COLOR: ARCTIC WHITE



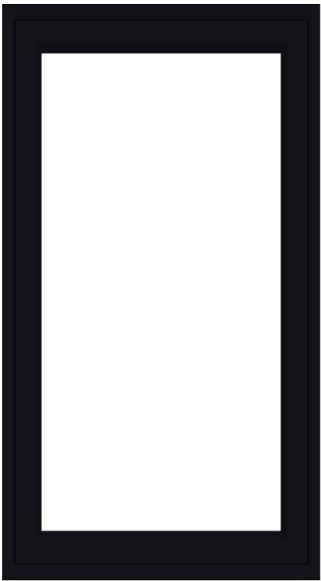
TRIM/SOFFIT/FASCIA/COLUMNS
COLOR: ARCTIC WHITE



STONE:
FON DU LAC COUNTY SQUIRE



ROOF COLOR:
MOIRE BLACK



WINDOW COLOR:
BLACK

 RIZE PROPERTIES PROPERTIES RIZE PROPERTIES LLC 119 S. EMERSON ST #176 MT PROSPECT, IL 60056 847-414-0847 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE MATERIAL BOARD	SHEET NUMBER:	
				SCALE: AS NOTED	DATE: 4/18/2023

Material Schedule
623 N. Beverly Lane
Arlington Heights

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Certainteed	Moire Black
Siding	Fiber Cement	James Hardie	Arctic White
Masonry	Stone	Buechel Stone	FDL Country Squire
Trim/Soffit/Fasica/Columns	LP Smart Trim	LP	White
Gutters	Aluminum	ACM	White
Windows	Fiberglass	Pella	Black
Garage Door	Steel	Clopay	White



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
6/24/2025**

Item: Golf Crossing - International Plaza Redevelopment- 388 E.
Golf Rd. / Multi-Family - DC#25-036

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for seven new multi-family buildings and corresponding accessory structures.

Recommendation

It is recommended that the Design Commission approve the proposed architectural designs for the seven multi-family apartment buildings and corresponding accessory structures for the proposed Golf Crossing development located at 388 E. Golf Road. This recommendation is based on, and subject to compliance with, the plans dated 5/10/25 and received on 5/16/25, 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. The black corner boards in the areas of gray siding stand out like black stripes. Gray corner boards are recommended with the gray siding.
2. The bright white stone banding stands out in a negative way. The stone color should be dark gray as shown on the pool house and garage renderings.
3. The brick detail on the right side of the rear elevation of Building 1 is out of place with the rest of the design. Staff recommends that it be changed to all brick to match the left side.
4. The brick base on the accessory garages should be continued across the back wall.
5. Mechanical vents for items such as laundry dryers and kitchen hoods should be required to be vented up through the roof, and should not be allowed through the exterior walls.
6. If possible, provide internal roof drains instead of the exterior

downspouts.

7. Materials and details for the accessory pergolas and gazebo shall be provided for review.

8. Actual material samples should be reviewed to confirm that all of the materials and colors work well together.

9. Confirm if there will be any rooftop mechanical equipment, and if so, indicate the method of screening.

10. Separate sign permits and detailed signage plans are required for all exterior signage, and Staff reserves the right to require Design Commission review if determined necessary.

11. 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:

1. Staff Report - Golf Crossing
2. Exhibits - Golf Crossing
3. 8-23-22 Preliminary DC Minutes
4. 8-23-22 Preliminary Design Review Plans - FOR REFERENCE ONLY

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Golf Crossing - International Plaza Redevelopment
Project Address: 388 E Golf Road
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 25-036
Petitioner Name: Teresa Bateman
Petitioner Address: Urban Street Group
2250 Progress Parkway
Schaumburg, IL 60173

Date Prepared: June 18, 2025

Meeting Date: June 24, 2025

Requested Action(s):

Approval of the proposed architectural design for seven new multi-family buildings and corresponding accessory structures.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, Subdivision, PUD approval, and zoning variations. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The subject property is approximately 17.5 acres and is located just east of Arlington Heights Road along the north side of Golf Road. The site was formerly occupied by the International Plaza shopping center, which has recently been demolished, creating a vacant site. The petitioner is proposing to redevelop the property as a mixed-use development with seven new four-story multi-family apartment buildings (lots 1 & 2) and commercial uses along Golf Road (lots 3 & 4). The multi-family portion of the site will include the following accessory structures: seven, eight-bay single-story garage buildings, a pool house, pergolas and a gazebo.

At this time, only the multi-family portion of the proposed development is being reviewed. This project will return to the Design Commission for review of the commercial building designs on lots 3 & 4 at a future meeting to be determined.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on August 23, 2022. Highlights of the that meeting are as follows:

Staff felt that overall the proposed buildings were nicely designed with well-articulated massing, including varying parapet heights, recessed balconies, varying brick height, and nice window groupings. The only comment on the architectural design was that it is a bit dark and monochromatic at the top of the buildings. Staff suggested adding a third color to the design, or possibly changing the siding color to a slightly lighter color for contrast with the black windows and doors, such as "Aged Pewter" by James Hardie.

The Design Commission's preliminary review was overall supportive of the design concept, but they agreed that there was too much black at the top of the building and more color contrast was needed. The Design Commission also referenced the Element at Veridian development that was completed in Schaumburg which is a similar project completed by this same development team, and the Design Commission commented that the proposed design needs more brick as seen on the Veridian. Specifically, the Design Commission felt that the brick height below the third floor windows was too repetitive, and it should be raised up with some variation in the height for additional interest.

Project Update:

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

- Added "Aged Pewter" siding to break up the amount of black siding.
- Increased the amount of brick, and added more variation to the brick height around the building.
- Added "natural" color cast stone sills and banding.
- Added more variation to the parapet height at the top of the building.

Architectural Design:

Overall, Staff feels that the petitioner did a very good job in addressing the Design Commission's preliminary comments. The new "Aged Pewter" siding color adds nice variety and relief to the previous all black siding scheme. The additional brick adds more quality and variety to the design. Also, the new accessory garage structures and pool house are both nicely designed to match the apartment buildings.

However, Staff does have the following comments regarding some of the details of the designs:

- The black corner boards in the areas of gray siding stand out like black stripes. Gray corner boards are recommended with the gray siding.
- The bright white stone banding stands out in a negative way. The stone color should be dark gray as shown on the pool house and garage renderings.
- The brick detail on the right side of the rear elevation of Building 1 is out of place with the rest of the design. Staff recommends that it be changed to all brick to match the left side.
- The brick base on the accessory garages should be continued across the back wall.
- Mechanical vents for items such as laundry dryers and kitchen hoods should be required to be vented up through the roof, and should not be allowed through the exterior walls.
- If possible, provide internal roof drains instead of the exterior downspouts.
- Materials and details for the accessory pergolas and gazebo should be provided for review.
- Actual material samples should be reviewed to confirm that all of the materials and colors work well together.

Mechanical Equipment, Utility Equipment, Utility Meters, and Trash Screening:

All mechanical equipment, utility equipment, utility meters, and trash storage is required to be screened from public view. The plans do not indicate any rooftop mechanical equipment, however the petitioner should confirm and provide screening if needed. The plans do indicate the location of exterior electric meters which will be clustered on the end walls of the buildings and screened with tall evergreen landscaping. All trash will be stored inside the buildings, so separate trash corral screening is not required.

Signage:

The site plan includes three ground signs, with one facing Arlington Heights Road, one facing Golf Road, and one located internal to the site at the south end of the residential zone. At this time, detailed sign drawings have not been provided for review so code compliance cannot be confirmed.

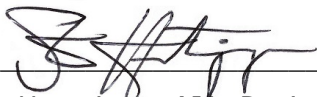
However, in general, code does allow identification signs for residential developments with one sign allowed on each side of the point of ingress into the development. Such signs are limited to 25 square feet in area and six feet in height. Conceptually, the two "Entrance Signs" shown on the site plan should be allowed. Code also allows ground signs for commercial properties, so conceptually the proposed "Monument Sign" shown on the site plan should be allowed. Wall Signs are not allowed, and the wall sign shown during the preliminary design review has been omitted.

When detailed sign plans are provided, Staff will review the sign designs for code compliance and compatibility with the overall development, and Staff reserves the right to require Design Commission review of the sign designs if determined to be necessary. If the proposed signs are determined to not comply with code, the petitioner will have the option to seek a sign variation.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for the seven multi-family apartment buildings and corresponding accessory structures for the proposed Golf Crossing development located at 388 E. Golf Road. This recommendation is based on, and subject to compliance with, the plans dated 5/10/25 and received on 5/16/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

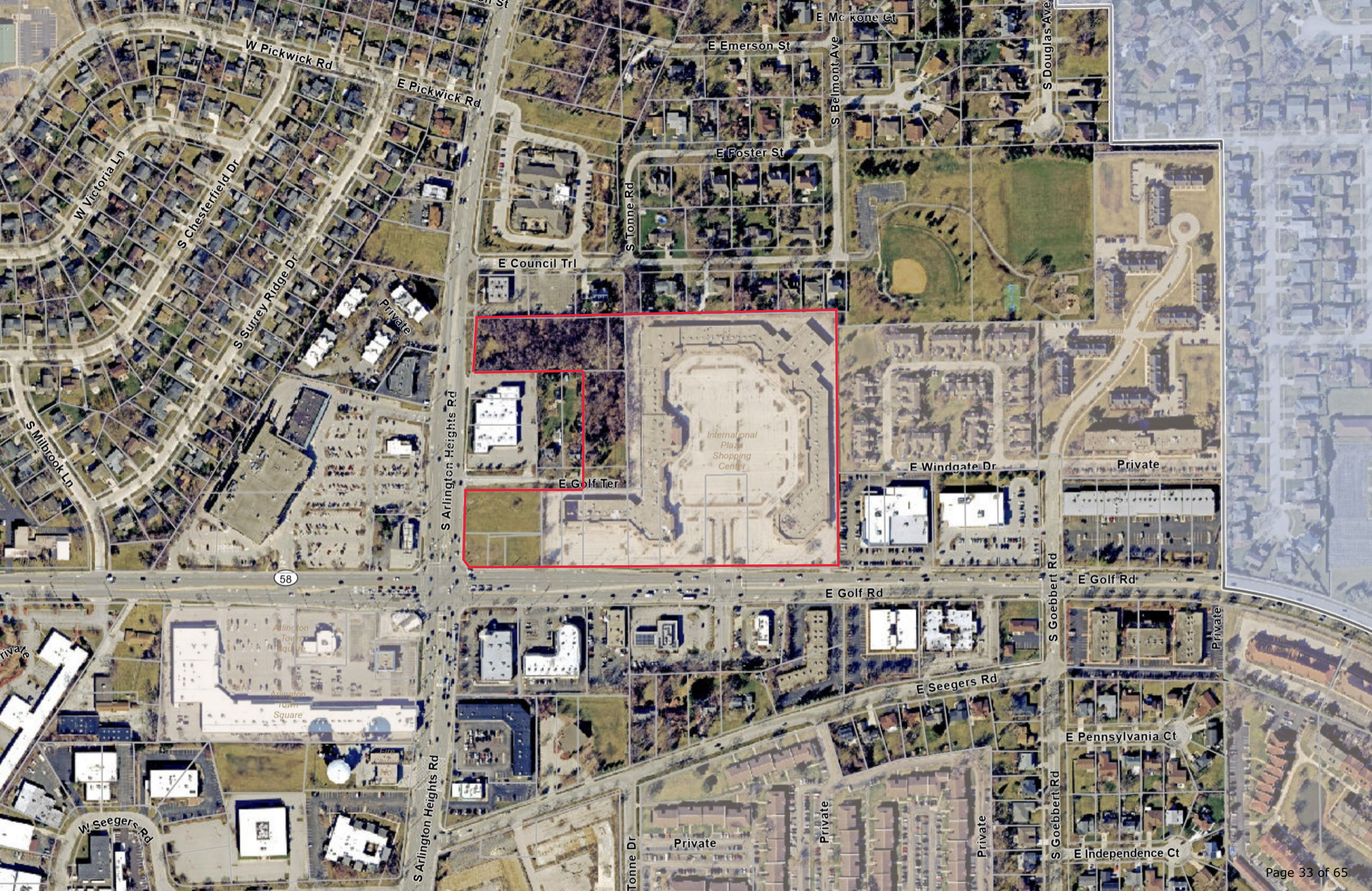
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June 18, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Rachel Hitzemann, Development Planner, Petitioner, DC File 25-036

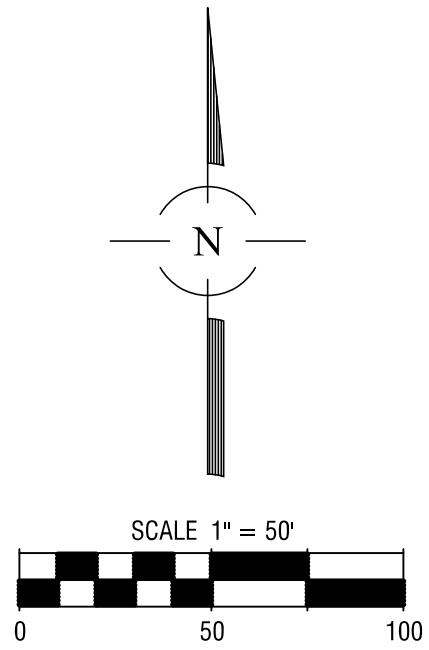
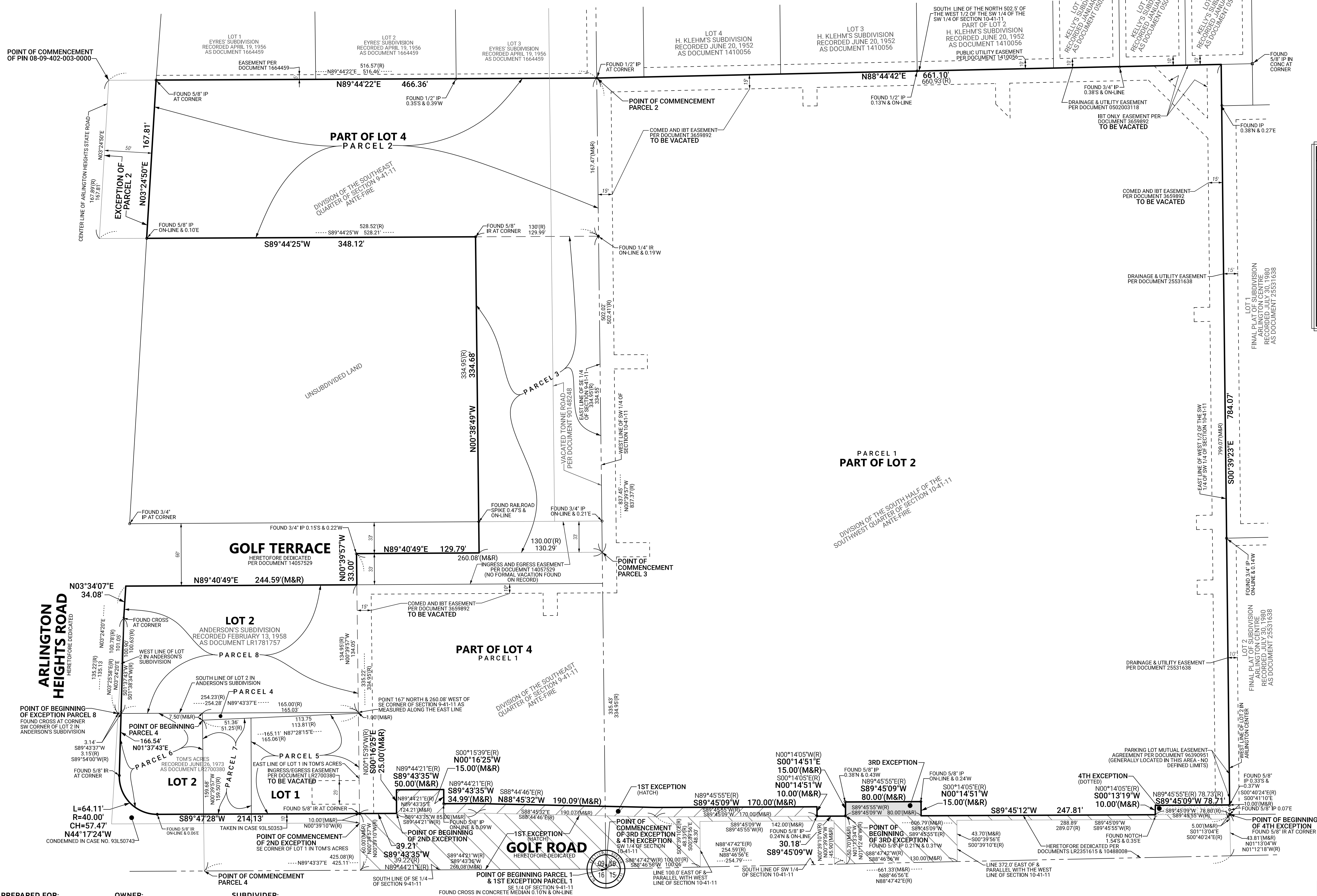


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08-10-302-026
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08-09-402-008
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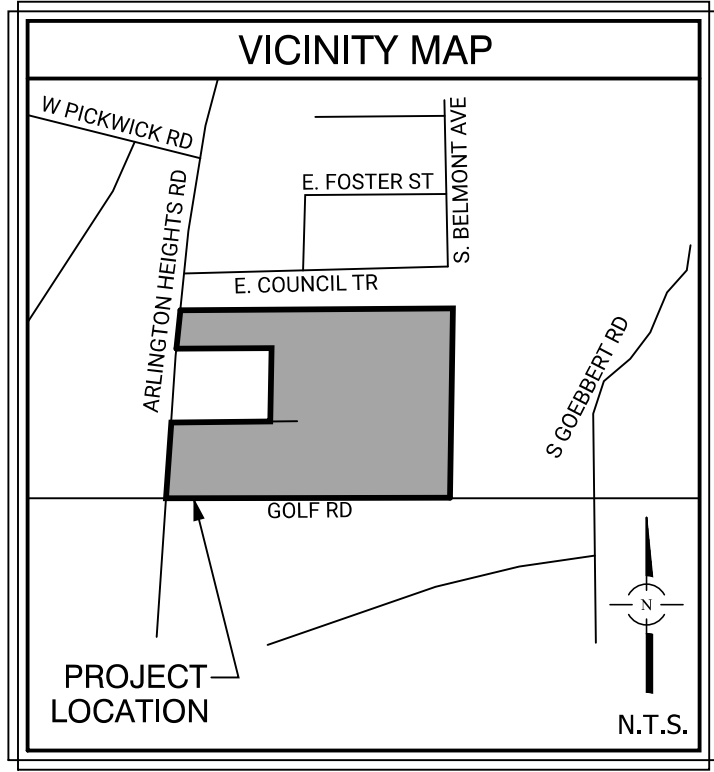
PRELIMINARY PLAT OF GOLF CROSSING

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.



PRELIMINARY PLAT OF SUBDIVISION

INTERNATIONAL PLAZA
ARLINGTON HEIGHTS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11976PRE-01
DATE:
05/09/2025
JOB NO.
11976
SHEET
1 OF 4

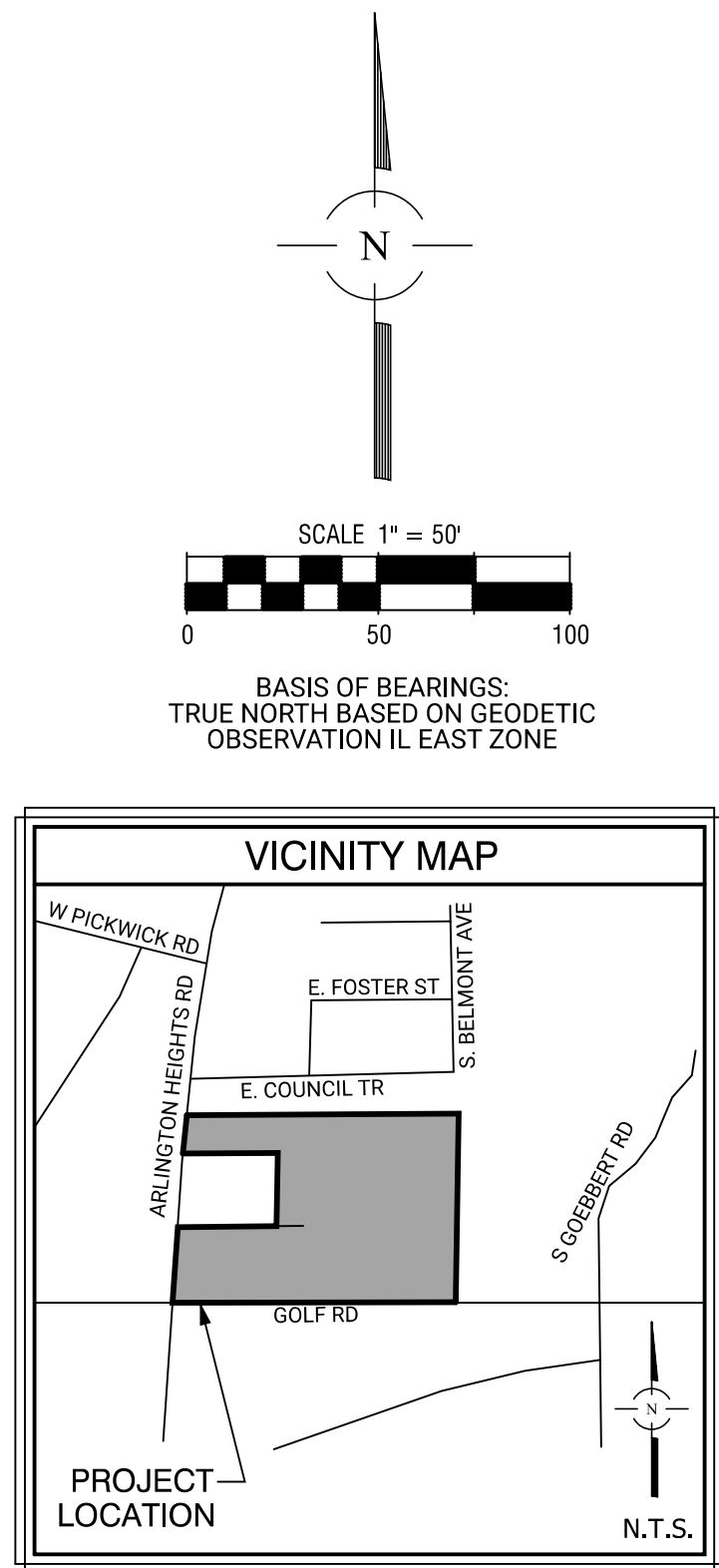
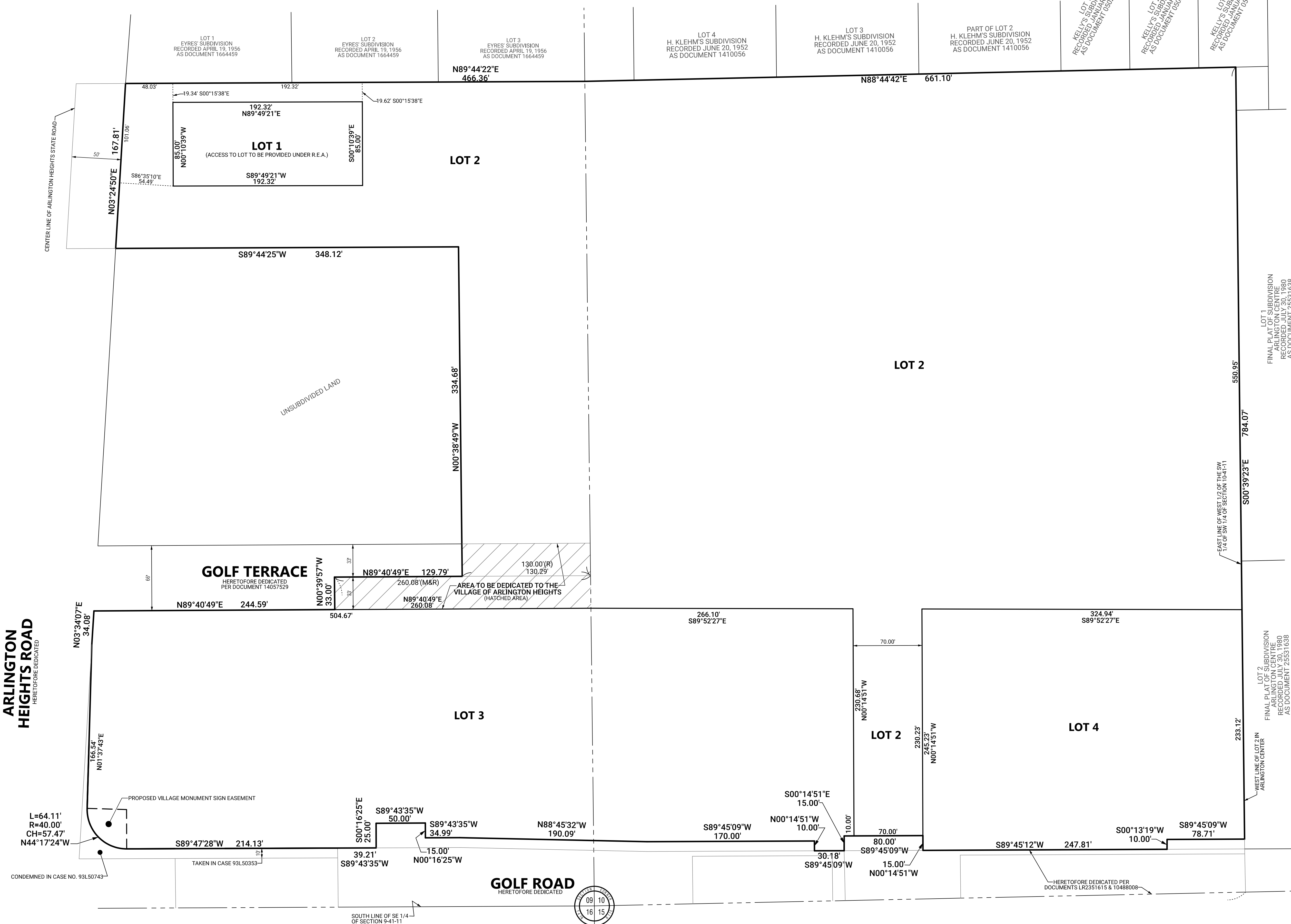
SEND TAX BILLS TO:
OWNER OF THE PROPERTY:
THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

P.I.N.:
08-10-302-005
08-10-302-025
08-10-302-026
08-09-402-003
08-09-402-008
08-09-402-013
08-09-402-016
08-09-402-017
08-09-402-023
08-09-402-025
08-09-402-026
08-09-402-027
08-09-402-028

PRELIMINARY PLAT OF GOLF CROSSING

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PROPOSED LOT CONFIGURATION



AREA TABLE		
AREA NUMBER	SQ. FT.	ACRES
LOT 1	16,347	0.375
LOT 2	489,970	11.248
LOT 3	183,508	4.213
LOT 4	78,762	1.808
TOTAL	768,587	17.644

NOTE:
**PROPOSED UTILITY EASEMENTS REQUIRED
WILL BE PROVIDED UNDER R.E.A.**

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

[illegible]

PRELIMINARY PLAT OF SUBDIVISION

INTERNATIONAL PLAZA

ARLINGTON HEIGHTS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11976PRE-01

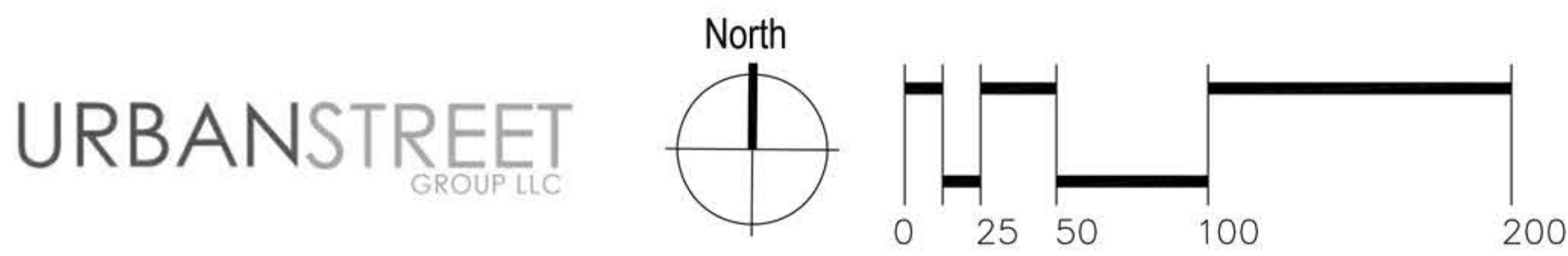
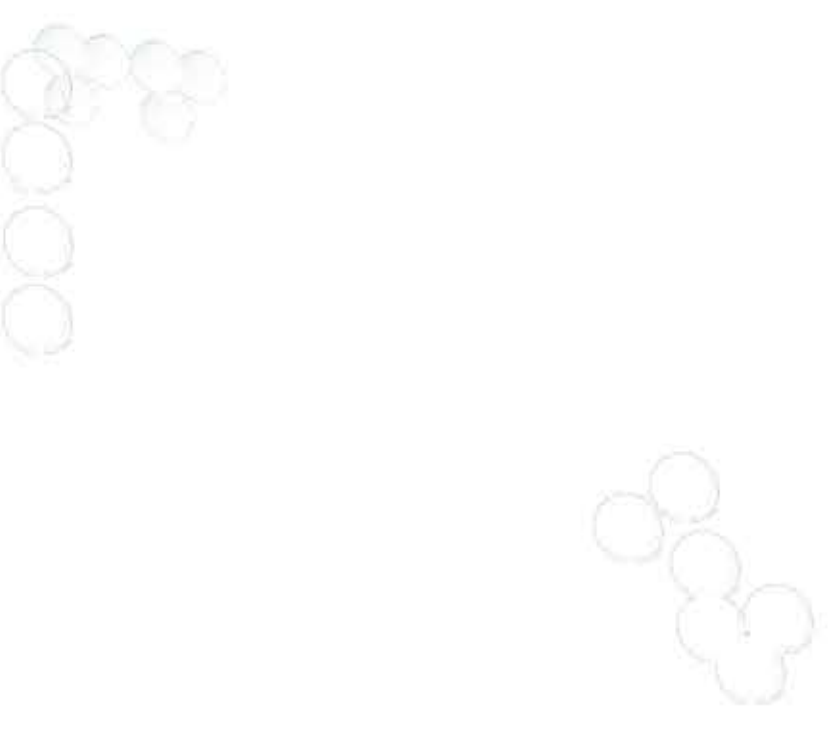
DATE:
05/09/2025

JOB NO.
11976

SHEET

2 OF 4

SITE DATA				
Existing Zoning	B-2			
Proposed Zoning	PUD			
Market Rate Apartments Rental				
Unit Type	Bldg One Units	Bldg Two Units	Total Units	RSF
1 BR Unit A1	6	30	36	635 sf
1 BR Unit A2	10	60	70	759 sf
1 BR Unit A3	1	5	6	892 sf
112 One Bedroom Units (42.26%)				
2 BR Unit B1	3	15	18	1,150 sf
2 BR Unit B2	9	15	24	1,111 sf
2 BR Unit B3	12	75	87	1,244 sf
129 Two Bedroom Units (49.06%)				
3 BR Unit C1	3	20	23	
23 Three Bedroom Units (8.68%)				
Total Market Rate Apartments			264	
Building Seven Rental (Building 7)				
Total Apts.			37	
Total Units (Site)			301	
MARKET RENTAL APARTMENT PARKING				
Surface Spaces		313		
Garage -Apartments		51		
Garage Detached		48		
Total Parking		412 (1.56:1 Ratio)		
BUILDING SEVEN APARTMENT PARKING				
Surface Spaces		50		
Garage -Apartments		0		
Total Parking		50 (1.35:1 Ratio)		
SITE AREA				
Lot 1 Bldg. Seven Rental		.375 Acres		
Lot 2 Market Rental		11.248 Acres		
Lot 3 Commercial		4.213 Acres		
Lot 4 Commercial		1.808 Acres		
		17.644 Acres		
COVERAGE CALCULATIONS (LOTS 1 AND 2)				
Total Res. Site Area		11.623 Ac.		560,298 SF
Impervious Coverage				363,726 SF (.65)
Building Coverage				116,100 SF (.21)
Floor Area				432,600 SF (.78 FAR)



Golf Crossing Neighboring Properties

Arlington Heights Rd

North view



Property surrounded by our location

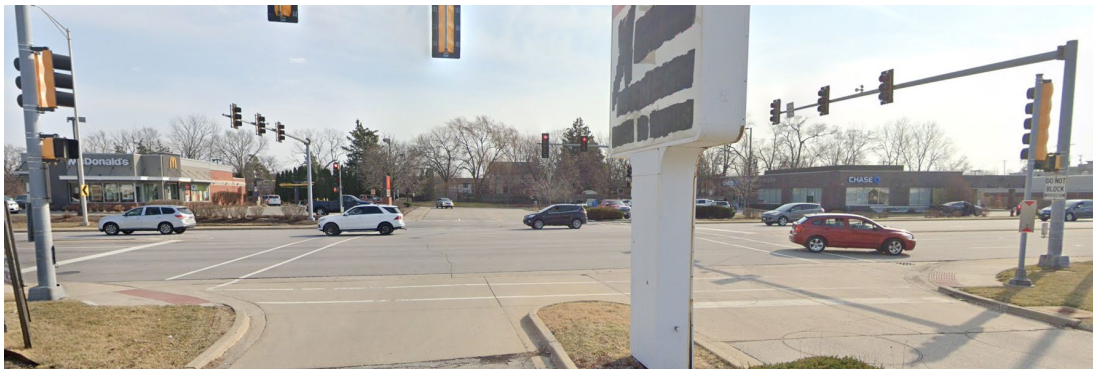


Arlington Heights Rd & Golf Rd

West View - Northwest Corner Location – across the street



Golf Road – South View - Across the street



Golf Road – East View – Neighbors

Directly East





URBANSTREET
GROUP

Architectural Character
Building 6, 1, 5 & 2

GOLF CROSSING
Arlington Heights, IL





URBANSTREET
GROUP

Architectural Character
Building 6, 1 & 2

GOLF CROSSING
Arlington Heights, IL





URBANSTREET
GROUP

Architectural Character
Building 7

GOLF CROSSING
Arlington Heights, IL





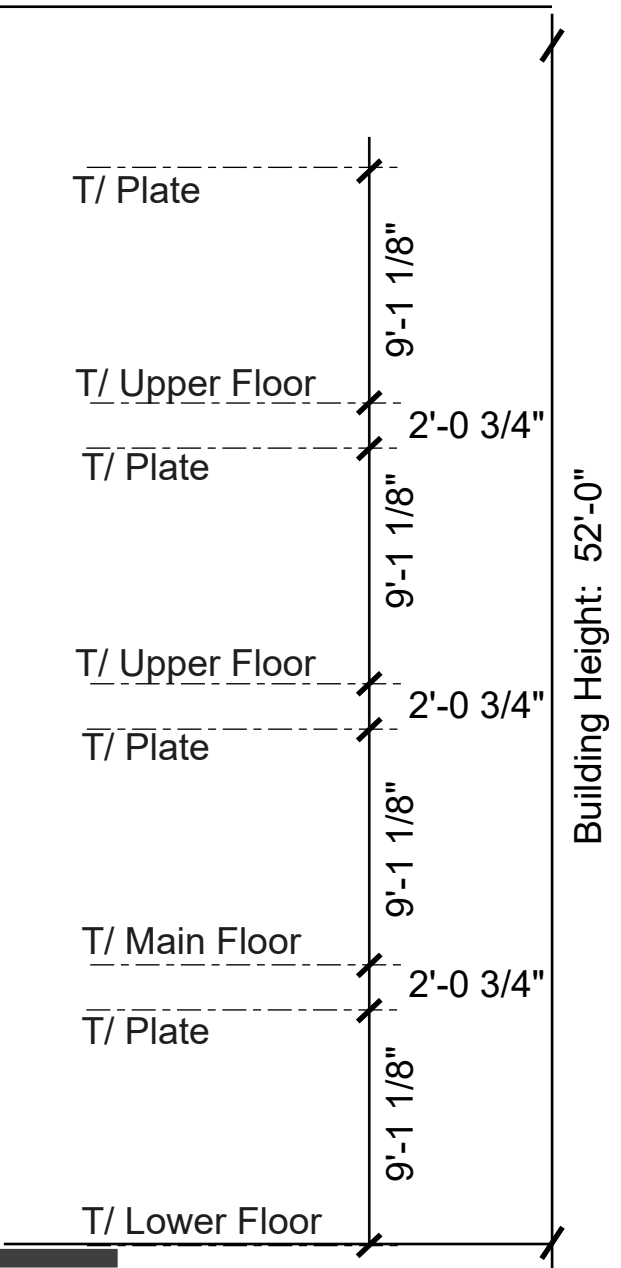


DECORATIVE BRACKET
 FIBER CEMENT TRIM
 FIBER CEMENT SIDING
 BRICK VENEER
 SINGLE HUNG VINYL WINDOW
 FIBER CEMENT PANEL



Front Elevation
 Scale: 1/8" = 1'-0"

VINYL DOORS
 OVERHEAD DOOR
 METAL DOORS
 METAL BALCONY & RAILINGS
 METAL AWNING



DECORATIVE BRACKET
 FIBER CEMENT TRIM
 FIBER CEMENT SIDING
 SINGLE HUNG VINYL WINDOW
 METAL AWNING

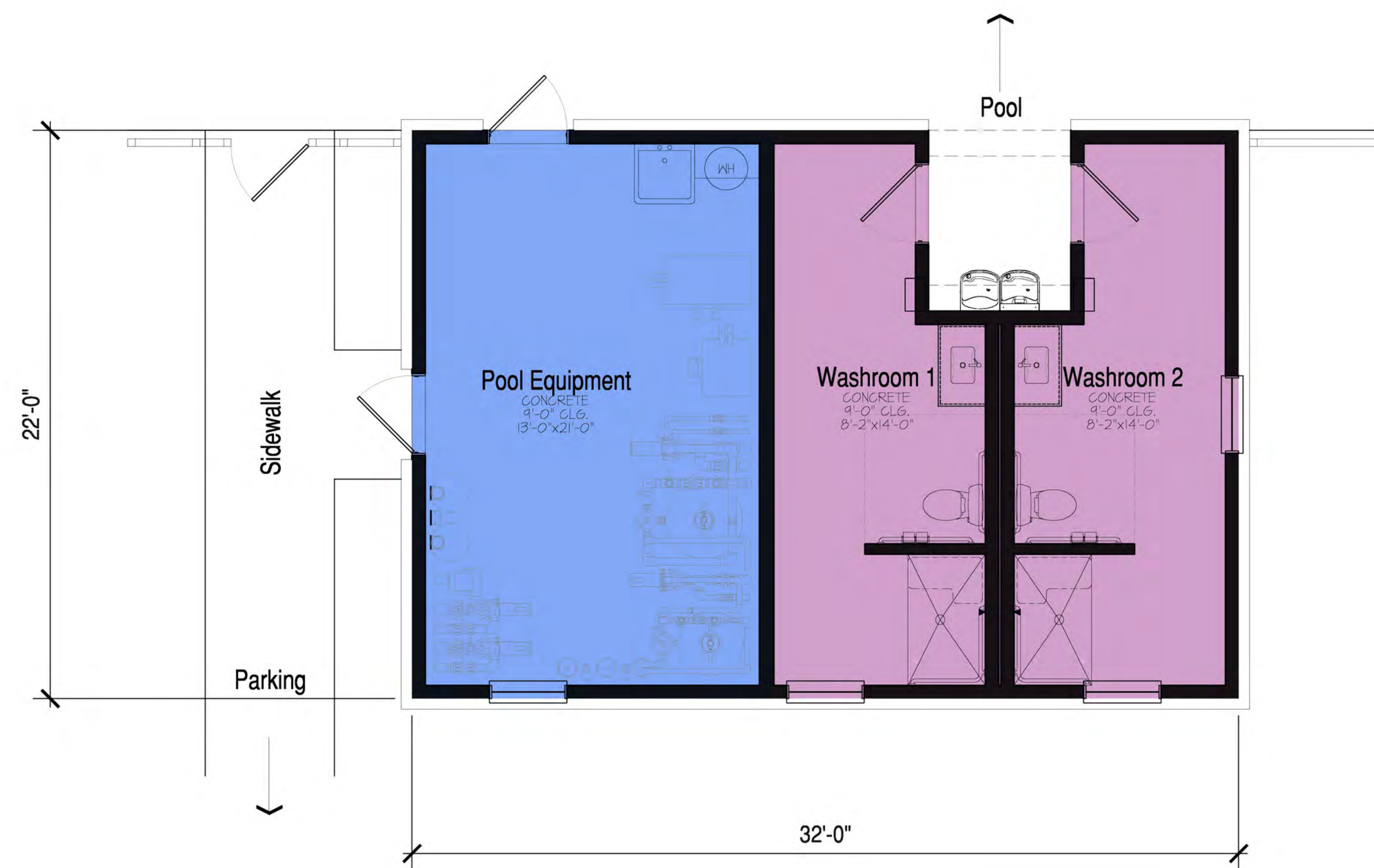


Right Side Elevation
 Scale: 1/8" = 1'-0"

FIBER CEMENT PANEL
 BRICK VENEER
 VINYL DOOR

VINYL PATIO DOORS
 METAL BALCONY & RAILINGS
 ELECTRIC METERS





Pool House

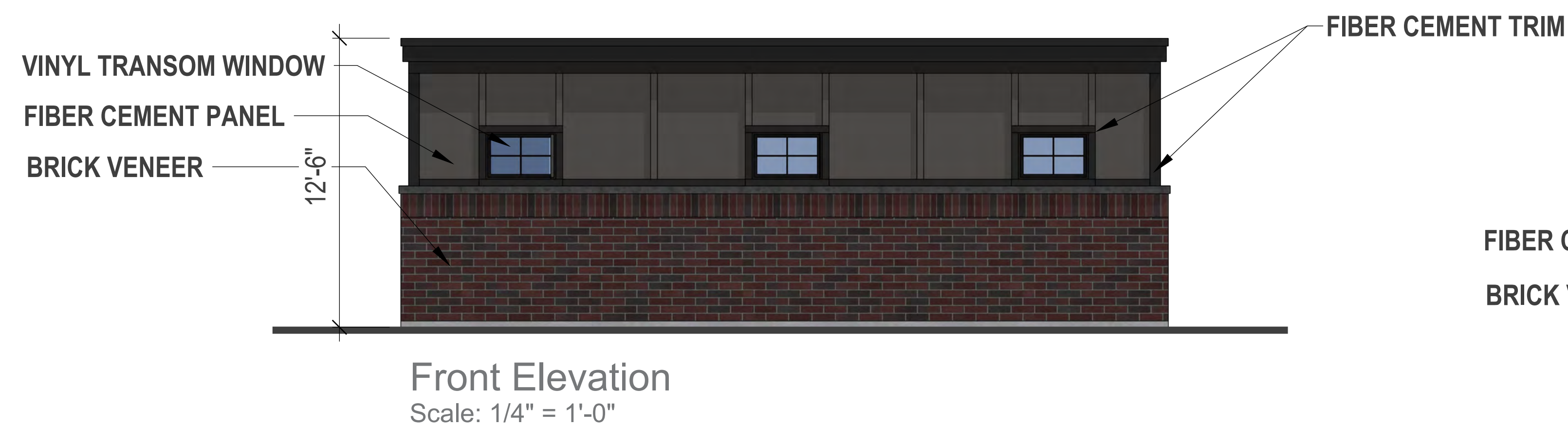
SCALE: 1/4"=1'-0" POOL HOUSE

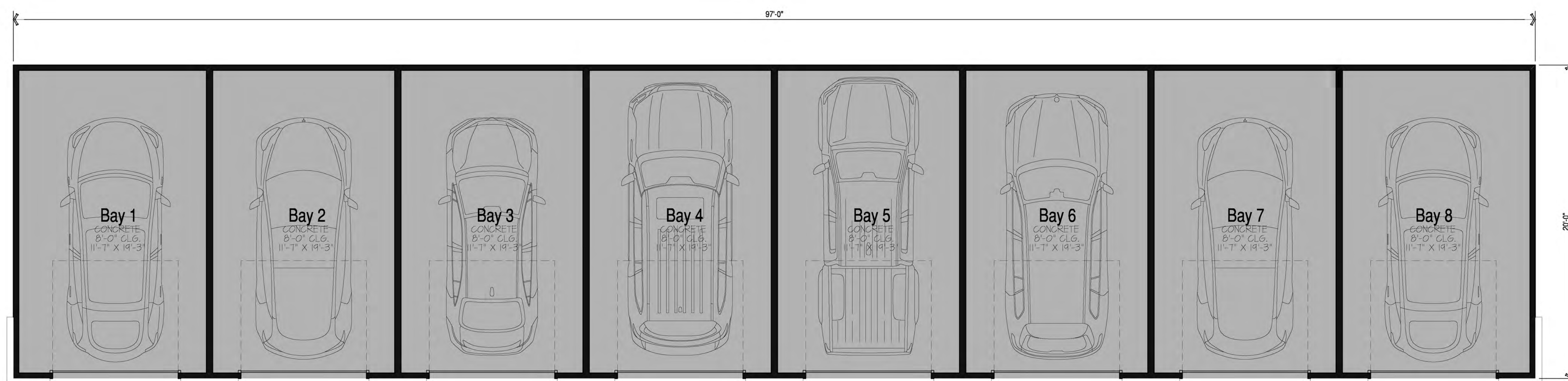
Poolhouse
GOLF CROSSING
 Arlington Heights, IL



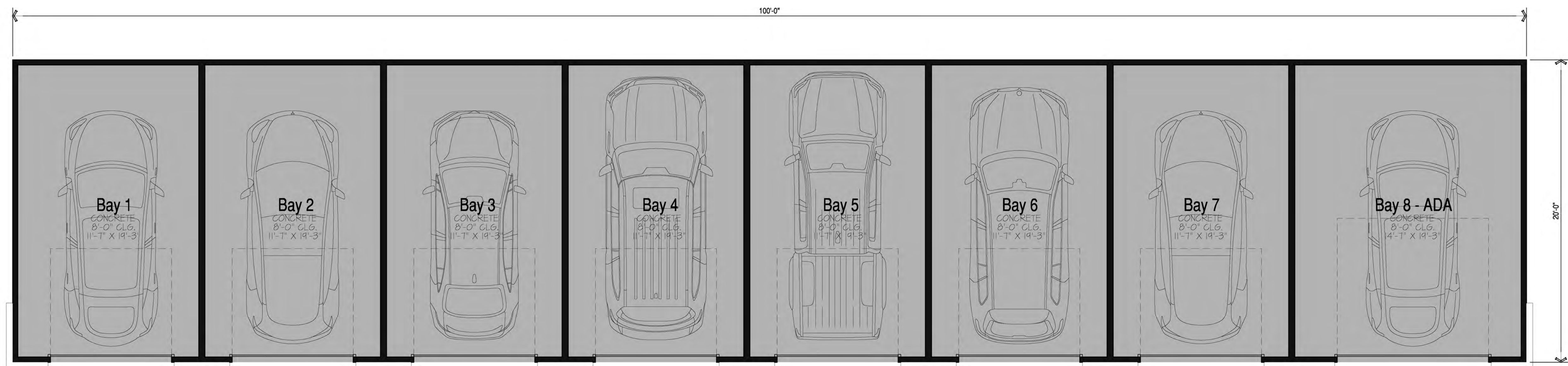
May 10, 2025

URBANSTREET
 GROUP

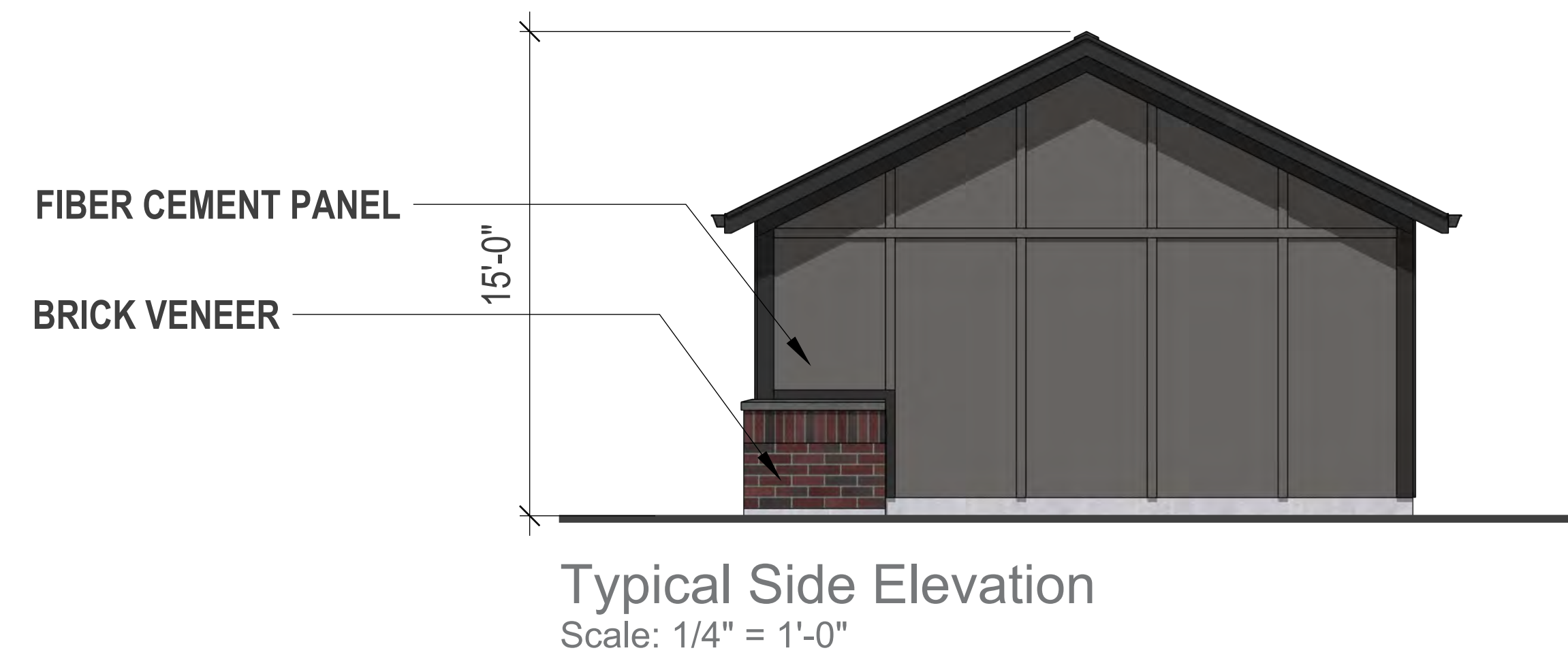


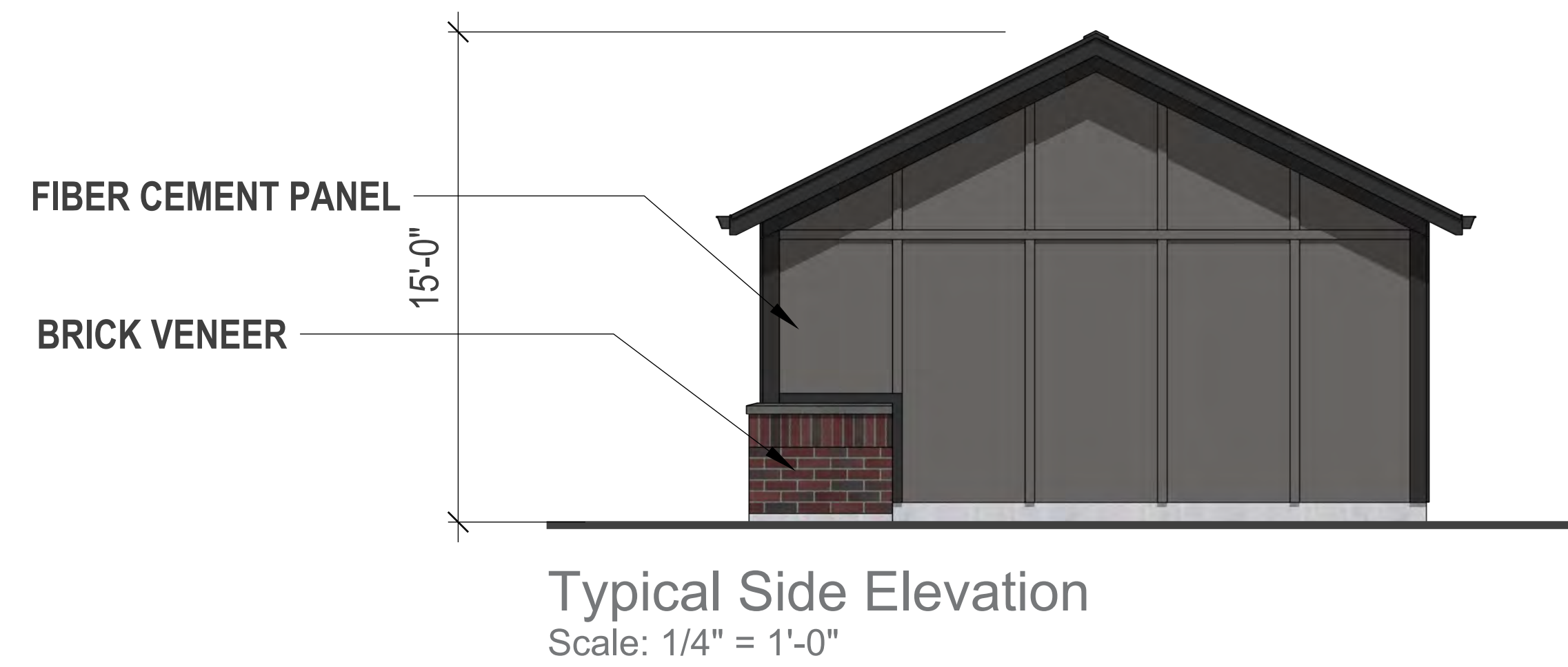


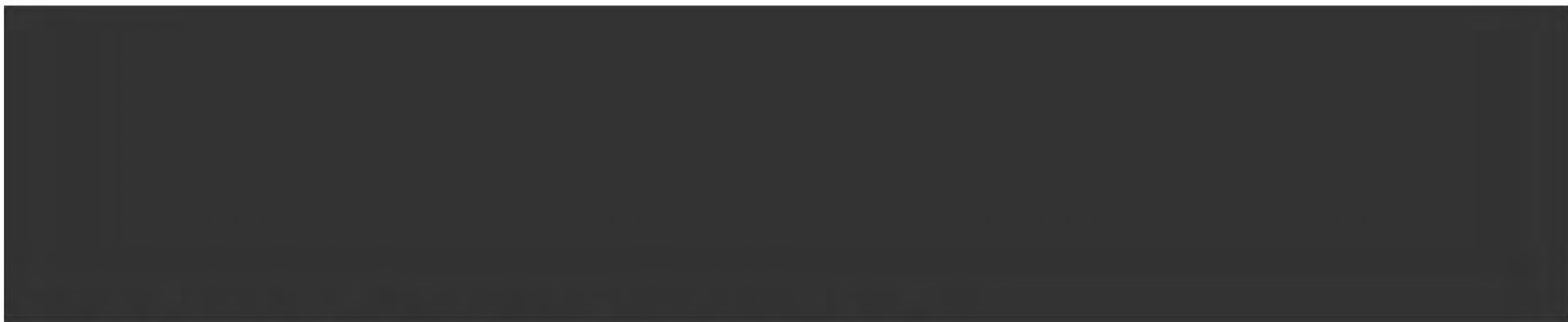
5 Buildings
Typical 8 Unit Garage Type A
SCALE: 1/4"=1'-0"
GARAGES



1 Building
Typical 8 Unit Garage Type B
SCALE: 1/4"=1'-0"
GARAGES







Cast Stone Sills / Banding “Super Black”

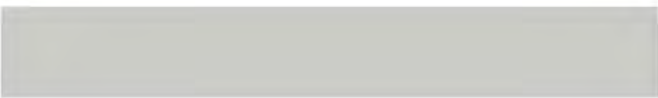


Cast Stone Sills / Banding “Natural”



Meridian Brick
Terra Haute Collection
“Vintage Port” - Utility Size

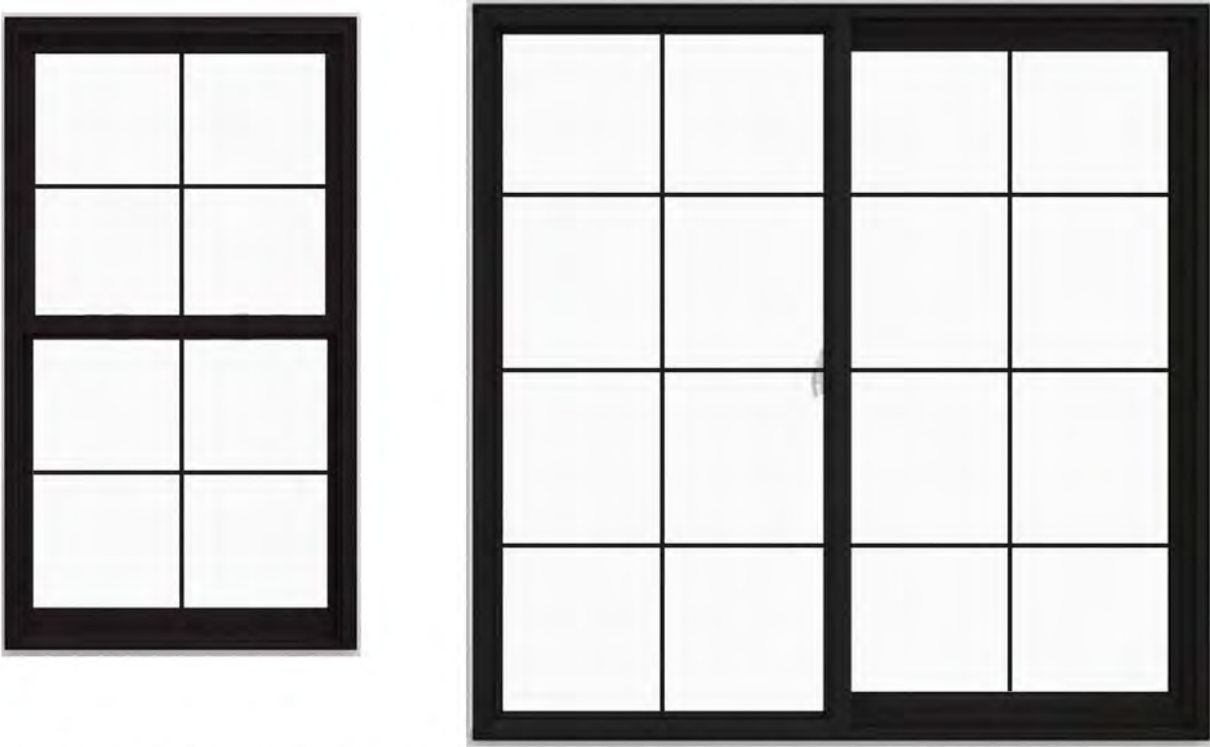
Solomon Colors
Mortar Color “94X”



Metal Coping
“Matte Black Steel”



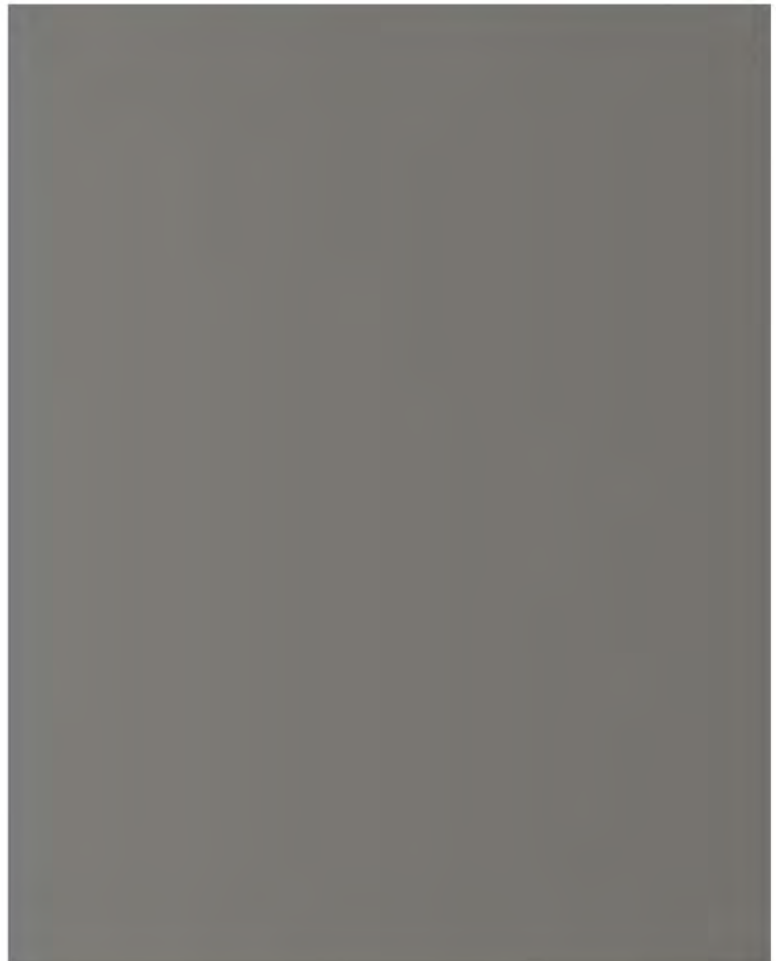
Balconies and Railings
Metal “Black Sandtex”



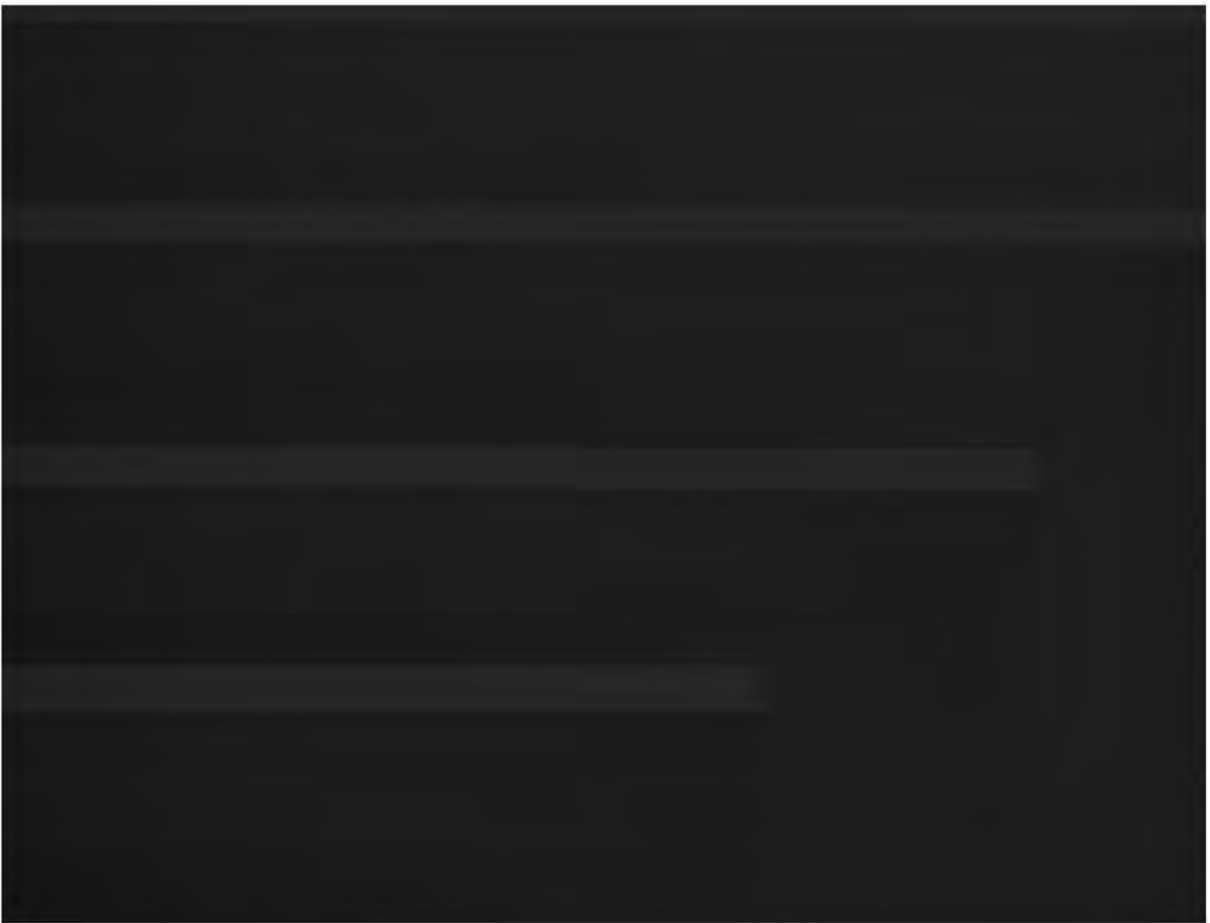
“Black” Vinyl Single Hung Windows
“Black” Vinyl Patio Doors



Fiber Cement Panel
James Hardie “Anchor Black”
Smooth Finish



Fiber Cement Panel
James Hardie “Aged Pewter”
Smooth Finish



Painted Nominal Fiber Cement Trim
James Hardie “Anchor Black”
Smooth Finish

URBANSTREET GROUP, LLC - ACQ

Golf Crossing - Arlington Hts Rd & Golf Rd

Major Exterior Material Selections

5/16/2025

UTILITIES:	Phone/Internet Providers:	Fiber to be run from utility easment to IDF Closet(s) and IDF Closet(s) to NID boxes Homerun RG6 from each room to NID
	Electric:	Exterior wall gang meter bank
	Gas:	One main meter - submeters to individual unit laundry closet/room
	Water Main:	Common to building - submeters to Individual unit laundry closet/room
	Fire Sprinkler:	NFPA 13R
	Water/Sewer/Sprinkler:	Common running underground to building
EXTERIOR		
MASONRY	Brick (darker):	Meridian - Vintage Port - utility brick w/ "limestone" color mortar. Running bond pattern
	Cast Stone Sills:	Per elevation. Color: Super Black or Natural
	Caulk:	Color: Black. Windows, Doors, Grills & Hardie to brick.
SIDING	Fiberboard:	James Hardie. Anchor Black #0583 & Aged Pewter Smooth - board & batten style. Locations per elevation
TRIM	Wood:	James Hardie trim boards in locations and sizing per plan. Color to match adjacent fiberboard color.
BALCONIES/RAILINGS/ DECKING/FRONT	Hanging Balcony:	Aluminum railings w/ single top rail and Front entry canopies, Color: Black Sandtex
	Inset Balcony:	Wood framing with waterproof concrete deck slab for balcony & Aluminum single top rail, painted black Sandtex.
	Front Entry Canopy:	Black steel knife plates, Black Aluminum
METALS	Coping:	Matte Black Steel
	Aluminum Storefront:	Black
	Gutters/Downspouts:	Black. Square. Sizing per plan
WINDOWS/DOORS	Front Door:	Black all 6 sides to match Anchor Black Hardie Siding.
	Windows:	Lindsay ClimateSmart vinyl single hung black exterior/white interior. Muled if twin or triple. Screens included
	Patio Doors:	Lindsay 425 Series or approved equal. Vinyl 8' high slider, width per plan, w/grids per plan, no transom. Screen included
	Grids:	Windows: 2x2/2x2 panes = 1Vx1H/1Vx1H mullion Patio Doors: 2x4 panes = 1Vx3H mullions
	Overhead Door:	16'x7' panelized short-panel overhead door. Prefinished black or white w/field painted gray to match Hardie. Steel beam header
GRILLS/VENTS	HVAC Sleeve:	N/A
	Exhaust Vents:	Exterior termination caps to be black if exposed horizontally.
	Roof Vents:	Exposed venting pipes thru roof to be painted, per code
ELECTRICAL	Trims:	Exterior fixture and outlets w/cover to be black
	Meter Room	n/a
	Meter Bank Screening:	Year Round Tall Evergreen type screening
	Fixtures:	Bottom of balcony fixture to be at 80" AFF minimum, per code. Garage 6' AFG. Main Entry: Exterior Bldg: Wall packs per VAH (on photocell), Front entry: (2) Each side of door (on switch, no photocell), Garages: (1) fixture at the garage (on
ROOFING:	Main Building:	Flat roof - Gray TPO
	Irrigation:	Irrigation around building to cover building plantings and sod areas include hose connection point. Heads are perimeter adjust to spray seeded
LANDSCAPING	Plantings/Sod/Seed:	Sod around building. Seed extended areas
	Irrigation:	tdb
PLUMBING:	Hose Bibb	1 frost proof hose bibb connection on end of each residential building
GARAGE		
PLUMBING:	Hose Bibb: Building integral garage	Building integral garage N/A
	Hose Bibb: Ancillary Garages	1 frost proof hose bibb connection on end of each ancillary garage building
ACCESS	Openers:	LiftMaster opener MyQ connected with VKP-LM MyQ Smart Garage
ELECTRICAL/LOW V	Vehicle Charging:	Outlet in back of garage EV charger ready per village code
WHOLE UNIT		
ELECTRICAL/LOW V	Electrical Panel:	Located in unit tbd amp service per unit
	NID Box:	Located in unit near electric panel Must include outlet
	Electrical Trims:	Decora/rocker style switches and outlets throughout
	Smart Home:	Smart switches- tbd
FIRE ALARM	Unit Design:	Common Fire Alarm System Per VAHFD requirements
FIRE SPRINKLER	Unit Design:	Common building sprinkler system per VAHFP requirements
	Sprinkler Heads:	Concealed. White trims
MECHANICAL	Furnace/AC:	VTAC units - Grills to match siding
	Thermostat:	Honeywell T6 Smart Wi-Fi capable T-Stat
	Submeters:	Byram Labs Gas Submeter w/transmitter & Water Submeter w/transmitter. Also include repeater(s) and Gatekeeper
	Water Heater:	Bradford White (or approved equal) 40gal or 50gal electric water heater mounted above washer on platform
WINDOW TREATMENTS	Windows:	Interior mount 2" cordless faux wood with fascia - Color: TBD. Fascia Color & Style: TBD
	Sliding Patio Doors:	Interior mount 3-1/2" PVC Vertical blinds - Color: TBD. Fascia Color & Style: TBD

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 23, 2022

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Joe Lesch, JSL Design for *1237 N. Walnut Ave.*
Denny Burke, Tom Bassett-Dilley Architects Ltd. for *215 W. Orchard St.*
Erin Livingston, All Right Sign for *Raising Cane's*
LuAron Foster, Raising Cane's for *Raising Cane's*
Doug Wirth, BSB Design for *Urban Street Development*
Teresa Bateman & Jim Wells, Urban Street Group for *Urban Street Development*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 9, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 9, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. MULTI-FAMILY PRELIMINARY REVIEW

Urban Street Development–International Plaza

4-214 E. Golf Rd, 15 & 139 E. Golf Terrace, 1665 S. Arlington Heights Rd.

Doug Wirth, representing *BSB Design*, and Teresa Bateman & Jim Wells, representing *Urban Street Group* were present on behalf of the project.

Acting Chair Eckhardt clarified for those in the audience that the Design Commission's purview is to review the architectural design of a project, and while the commissioners understand the issues related to this project with respect to affordable housing, those issues will be part of the Plan Commission and Village Board meetings. Mr. Hautzinger added that the petitioner is here tonight seeking preliminary feedback from the Design Commission; a formal application has not been submitted and no formal action will be taken by this commission tonight.

Mr. Hautzinger said that Plan Commission and Village Board review and approval is required for rezoning the site from B-2/R-1 to R-7, as well as PUD approval. Overall, the proposed buildings are nicely designed with well-articulated massing, including varying parapet heights, recessed balconies, varying brick height, and nice window groupings. The only comment from Staff at this time on the architectural design being present tonight is that it is a bit dark and monochromatic at the top of the buildings. The petitioner should consider adding a third color to the design, or possibly changing the siding color to a slightly lighter color for contrast with the black windows and doors, as well as consider a lighter cornice at the top of the building, coordinated with lighter spandrel accent panels between the 3rd and 4th floor windows. With regards to signage, the site plan shows an entrance sign at the primary entrance from Golf Road, and a second sign at the secondary entrance from Arlington Heights Road, both of which are allowed by code; however, no wall signs are allowed.

Teresa Bateman introduced her team present tonight. They are seeking preliminary feedback and recommendations from the Design Commission tonight on the design of the proposed new development to ensure it is going in the right direction as the project continues to move forward to a formal application being submitted. Their intent tonight is to present some overall design concepts as well as share a few of the materials being considered. This site is about 17 acres and the project will consist of a combination of residential and commercial, a campus-style openness of 7 different buildings, but each building will match in building materials, exterior facades and architectural style, with four-sided architecture.

Doug Wirth presented the building designs, which consist of multiple options that are meant to indicate that final selections have not been made, but are rather a range of designs that they feel are appropriate. All 7 buildings are virtually identical in terms of their construction style, exterior materials, level of detail, etc., and they are intended to be 4-story, wood frame apartment buildings with internal parking bays that are integral to the wood structure, with individual garages for some of the residents. The style is proposed to be modern warehouse, which takes traditional materials such as brick, fiber cement panels, and architectural metals, and combines them with a much cleaner modern form. The facades are articulated but the overall composition of the buildings is intended not to be too confusing. The materials are intentionally being kept simple to make the buildings seem less massive, and the goal is for the buildings to feel cohesive but not monotonous. No signage is proposed at the lobby entry, but it is understood that the main entries of each building will be visually identifiable to residents and visitors. The arrangement of the buildings will include multiple orientations and rotations; it is necessary for this to be 360 degree architecture with no real front and rear to the buildings. These are common corridor buildings that are relatively simple and rectilinear with a stair at each end and a central elevator lobby. He welcomed feedback and questions from the commissioners.

The commissioners summarized their comments. After visiting the petitioner's website, Commissioner Seyer saw a very good collection of quality projects, and felt this project will also be a very high quality development with regards to the materiality and the design. However, right now the design does not feel like it is there yet. He referenced the

Element project at the Veridian in Schaumburg where more brick is used, which is a richer material than the Hardie-board siding being proposed for this project. He preferred more brick be used on this project because right now there is not much of a contrast between the dark Hardie board and the dark metal being proposed. He loved the dark metal windows and did not want to deviate from them, but felt that some of the materials being shown tonight are too dark and some of the opportunities for an enhanced level of detail are being lost. He felt there could be more variation on the building at the left side of the rendering where some repetitive elements are happening right now. He also said the very strong heavy horizontal element that connects the two end towers at the third floor is cut short, and opening that up a little bit more might give more variation to enhance that facade. Commissioner Seyer said the images being presented tonight have tremendous potential and the general materiality and color scheme is there; however, much more effort is needed to look at the exterior color to make sure it does not blend in with the dark metal; more contrast to illustrate the enhanced detail of the doors, the railings, and the metal windows.

Commissioner Kingsley liked the comments from Commissioner Seyer. She loved the clean simple lines being shown for this project; however, the Element project at the Veridian in Schaumburg is very clean with a lot more brick and simple coping, which she gravitates more towards because it is true to what it is and not a fancy detail. On this project she was not fond of the crenulated look of the brick massing, which to her reads more chaotic with no base to it, rather than the crisp clean lines. She pointed out the side of the rendering where there are garage doors and the brick facade that recedes back in with no brick return, and the elevations where there are garage doors that are in masonry and a garage door that is in the Hardie material. She was okay with the colors of the building, but agreed with Commissioner Seyer's comment about needing more contrast. She also cautioned the petitioner about the all-black balconies that could make them very hot and uncomfortable, in addition to being very dark; the balconies should be a happy place that encourage residents to use them. She also felt that the raised parapet above the roof seems a little tall and off-balance.

Mr. Wirth commented that the building height, the parapet height, and the floor to floor heights being shown tonight are all a worse case scenario, there is a possibility of a shorter building being formally proposed, and the parapet height shown tonight could ultimately be lowered slightly.

Commissioner Fitzgerald really liked this project and that it is so simple. He preferred Option #1 for the brick, he likes less contrast, and he liked the in-and-out of the buildings, which is interesting. He liked the different heights of brick and he loved the comment that the brick should carry across the base. For him, this is a perfect idea of how a design can be simple yet still interesting, and he loved that there is not a lot of stuff going on.

Acting Chair Eckhardt was torn between the comments from Commissioner Fitzgerald and Commissioner Seyer. He felt a little more variation was needed in the 3 middle bays, and the top 2 floors of black is a little heavy; there is a lot of black at the top of the buildings. The all black balconies really need to be thought about, and he was unsure if changing them would destroy the aesthetic of the blackness, which he likes. He had to enlarge the image just to notice that the balconies have railings. He felt there was a little too much going on in the middle of the building, the brick needs to come up, and he wanted to understand and see how the balconies will really feel in all dark colors. He said the design being shown tonight is interesting, although he preferred that it become a little more complicated, and felt that it comes apart in the middle with the 3 bays in a row that are low. He also said that the corner and end of the building turns nicely.

Mr. Wirth thanked the commissioners for their comments. Ms. Bateman said the feedback received tonight will allow them to further explore and work out some of those additional details. Commissioner Kingsley asked if the project will have any other sustainable elements other than the detention pond shown, and Ms. Bateman agreed with the importance of sustainability and Mr. Wells said that they recently won a sustainability award for the Sawmill Station project in Morton Grove, and they are happy to explore those elements further on this project.

Commissioner Seyer wanted to clarify the previous comments about contrast, and what contrast actually means. He referenced the petitioner's Sawmill Station project that has a very light color and a dark metal, which is a real strong contrast that is not necessarily being suggested. The darker color palette shown tonight is nice, but there are details

there that are not being picked up and the commissioners do not want to have a missed opportunity. The idea of contrast is really more about expressing the detail that is built into the design, but right now the building design just looks very dark. There should also be a little more clarity on some of the materials because right now the overall impression is that there is a lot of darkness.

PUBLIC COMMENT

Keith Moens said the packet for tonight's review only included Buildings 1-6, and they were previously told that all the buildings would be reviewed together. There was no discussion about Building 7 tonight, which is where affordable units are proposed, and with no schematic for Building 7, it looks like there are two separate projects here. He asked that this review be postponed until the petitioner can come back with a plan that shows all 7 buildings that comply with the inclusionary housing ordinance, which should be 27 units.

Acting Chair Eckhardt asked the petitioner to respond to these comments. Ms. Bateman said that they are the master developer of this project and it is important to them to have continuity of the whole project, so all 7 buildings will be required to have the same exterior building facade, architectural style, use of building materials to go with that cohesiveness of the project. They are currently working on a separate agreement with a different developer for Building 7, and their intent is to have all the buildings look the same.

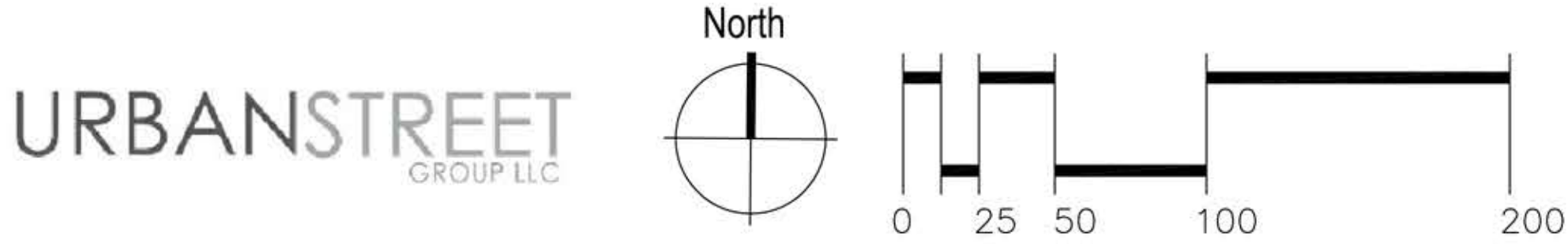
Acting Chair Eckhardt reiterated that all 7 buildings will look the same, and when the project comes back for a formal review, all 7 buildings should be reviewed at the same time. He clarified the purview of this commission is to understand the entire project and to evaluate its uniformity, fit, and compatibility. He asked the petitioner if there would be a preliminary review for Building 7 and Mr. Wirth said tonight's review is the only preliminary review for this project.

Keith Moens said this just raises the question again if Building 7 will ever get done, and when it does, is it going to look the same. The petitioner wants to stuff all the affordable units into Building 7, which breaks the Village inclusionary housing ordinance that requires 27 units for this project; where are those 27 units going to go in the six buildings and they keep side-stepping that all the time, and tonight they just did not include it.

Acting Chair Eckhardt reiterated that tonight's review is just preliminary and when the formal review happens, this commission will be reviewing the entire property and the design of all 7 buildings and how they mix together, which the petitioner understands. He asked Staff to follow-up with the petitioner to encourage the developer of Building 7 to finalize their design of Building 7.

Commissioner Kingsley asked Staff for a status update on the Plan Commission approval for this project and how the petitioner is able to put all affordable units in one building, which goes against the Inclusionary Housing Ordinance. Mr. Hautzinger said he is not aware of the current status of the project with regards to Plan Commission or the affordable housing units, and reiterated that this is only a preliminary design review tonight, which is an optional step that a petitioner can take to get feedback from the Design Commission on the general direction for the design. The petitioner added that they have had a preliminary planning and zoning review, a preliminary affordable housing review, and a preliminary discussion with the Village Board. Commissioner Kingsley said the Design Commission cannot speak to where the affordable housing units will be located, and reiterated that this commission can speak to the fact that all seven buildings need to look the same so that residents and visitors to Building 7 do not feel like they are in any less of a building, especially with Building 7 being located close to Arlington Heights Road.

SITE DATA			
Market Rate Apartments Rental (Buildings 1-6)			
Unit Type	Units	RSF	Mix
Studio S1	0	569 sf	0 Studio Units 0%
1 BR Unit A1	43	765 sf	163 One BR Units 61.3%
1 BR Unit A2	96	915 sf	
1 BR Unit A3	24	982 sf	
2 BR Unit B1	18	1,113 sf	103 Two BR Units 38.7%
2 BR Unit B2	67	1,258 sf	
2 BR Unit B3	18	1,115 sf	
Total Apts.	266	268,693 RSF total 1,010 avg RSF/unit	
Total FAR GSF Buildings 1-6		348,979 gsf Bldgs 1-6	
Workforce Housing Rental (Building 7)			
Unit Type	Units	RSF	Mix
Studio S1	0	569 sf	0 Studio Units 0%
1 BR Unit A1	6	747 sf	18 One BR Units 48.6%
1 BR Unit A2	8	903 sf	
1 BR Unit A3	4	963 sf	
2 BR Unit B1	7	1,114 sf	19 Two BR Units 51.4%
2 BR Unit B2	12	1,260 sf	
Total Apts.	37	38,476 RSF total 1,039 avg nsf/unit	
Total RSF			
Total FAR GSF (Building 7)		50,351gsf total (Building 7)	
Total Units		303	
Commercial Site Area	6.16 Ac.	25.7 Du/Ac	
Residential Site Area	11.40 Ac		
Total Site GSF			399,330 gsf
Total FAR (Residential)		.81	
PARKING			
Surface Spaces	416		
Garage - Apartments	50		
Total Parking	466 (1.54:1 Ratio)		



Concept Site Plan- Commercial Plan #2
GOLF CROSSING
Arlington Heights, IL

Date: August 18, 2022





URBANSTREET
GROUP

GOLF CROSSING
Arlington Heights, IL



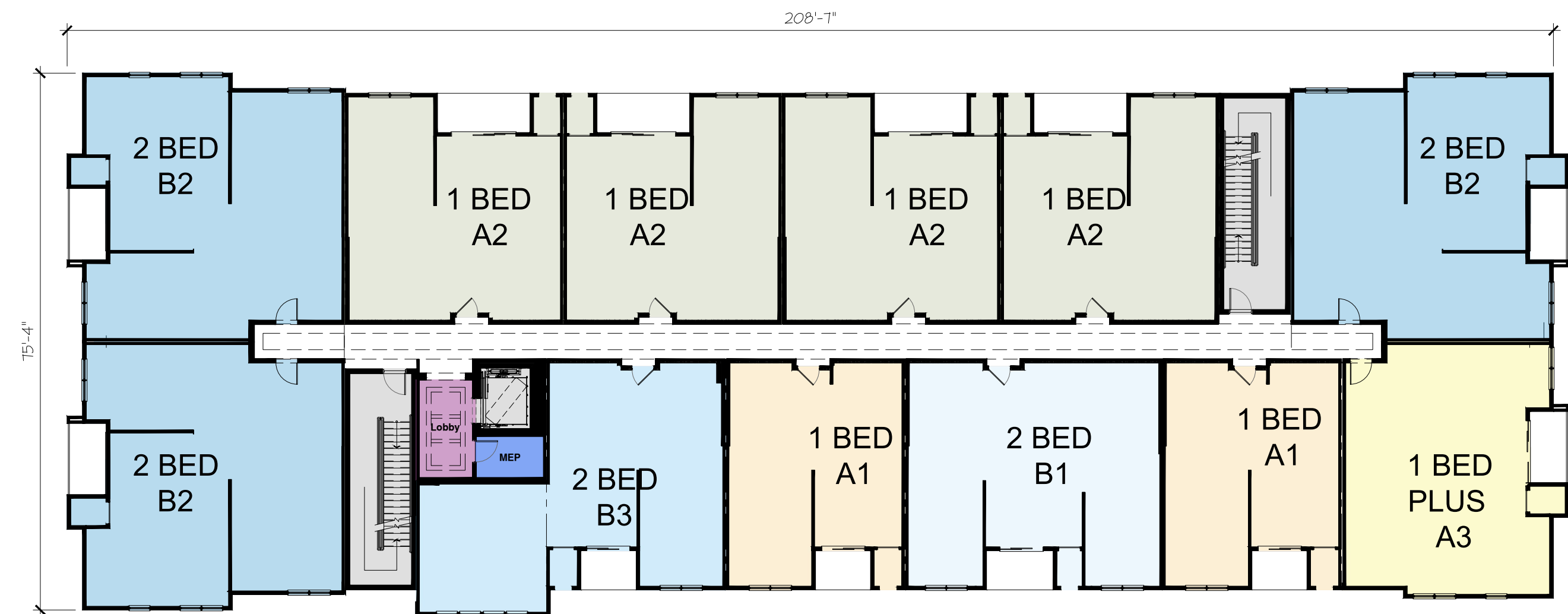
Building 1 Plan: Levels 3 & 4
SCALE: 1/8"=1'-0"



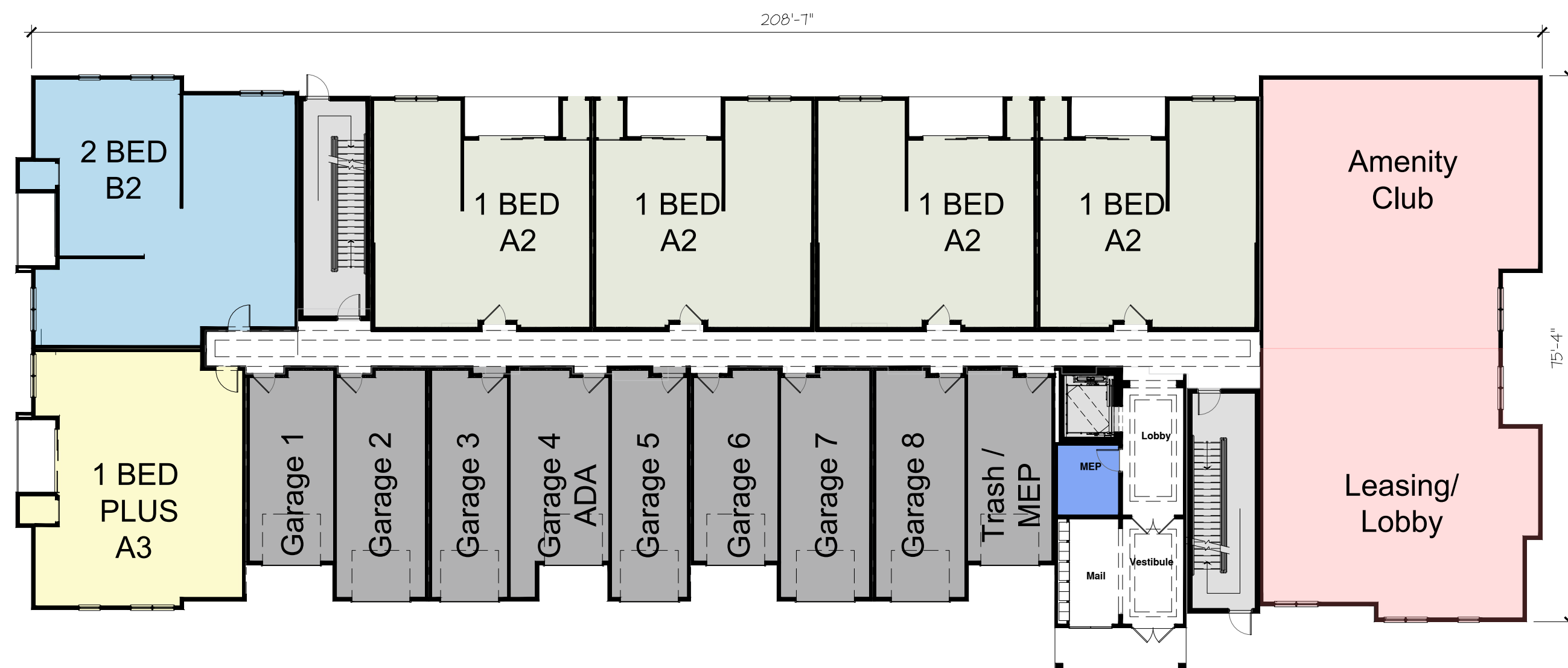
Building 2 Plan: Levels 3 & 4
SCALE: 1/8"=1'-0"



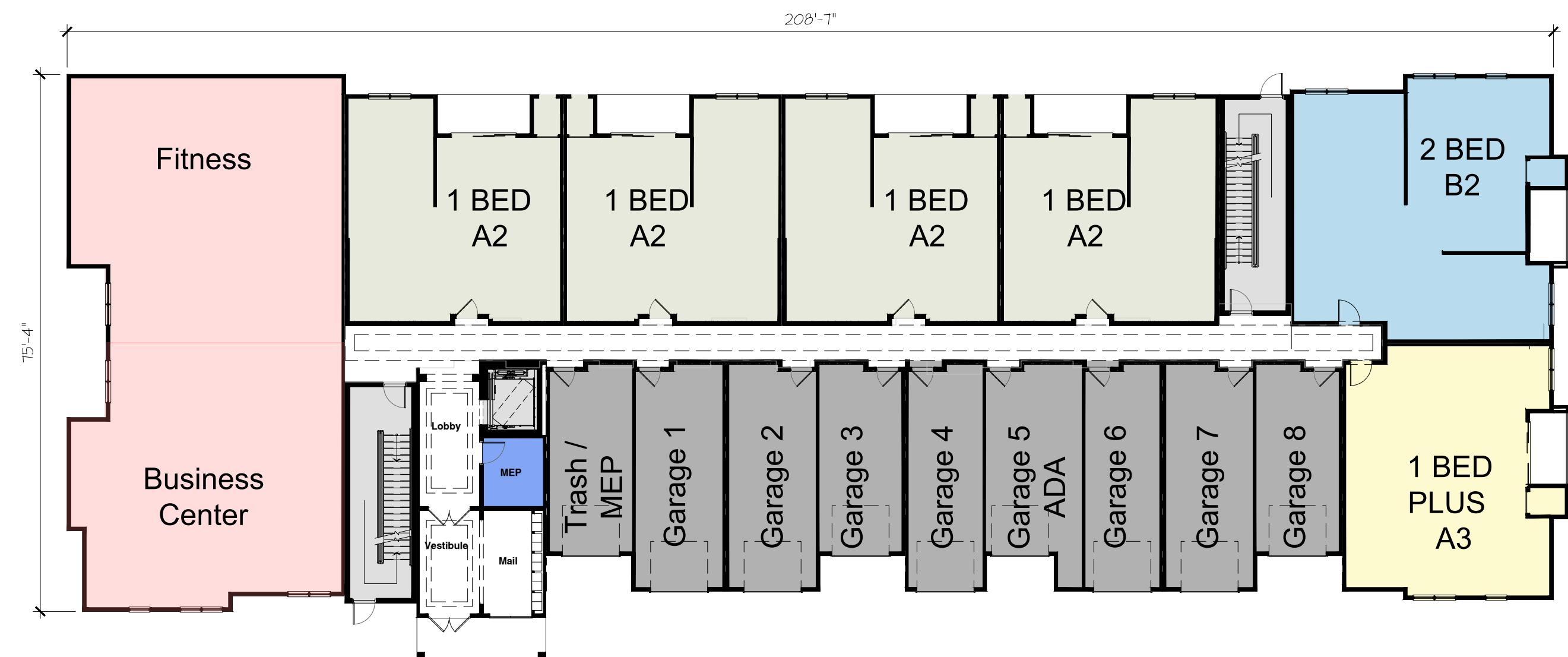
Building 1 Plan: Level 2
SCALE: 1/8"=1'-0"



Building 2 Plan: Level 2
SCALE: 1/8"=1'-0"



Building 1 Plan: Level 1
SCALE: 1/8"=1'-0"



Building 2 Plan: Level 1
SCALE: 1/8"=1'-0"

BUILDING 1

41 Units

BUILDING 2

42 Units

URBANSTREET
GROUP

GOLF CROSSING
Arlington Heights, IL

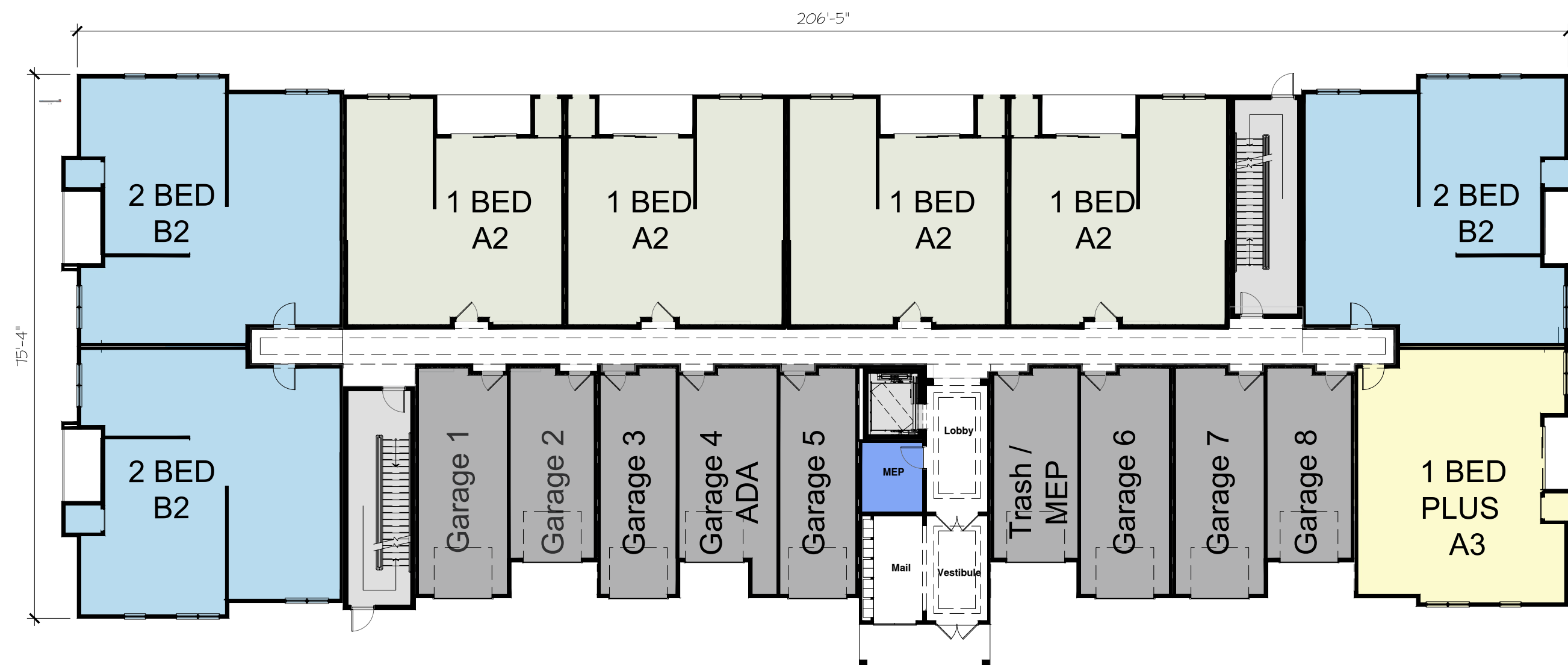




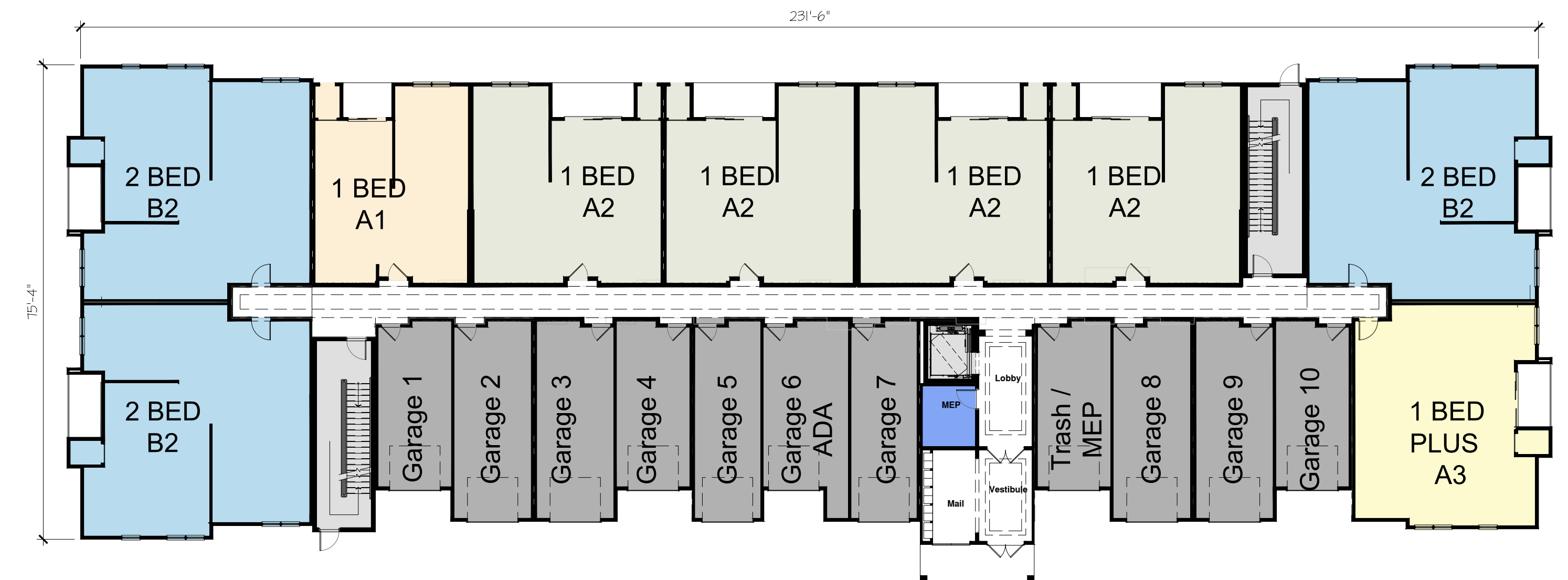
Buildings 3, 4 & 5 Plan: Levels 2-4
SCALE: 1/8"=1'-0"



Building 6 Plan: Levels 2-4
SCALE: 1/8"=1'-0"



Buildings 3, 4 & 5 Plan: Level 1
SCALE: 1/8"=1'-0"



Building 6 Plan: Level 1
SCALE: 1/8"=1'-0"

BUILDINGS 3, 4 & 5

44 Units ea. = 132 Units

BUILDING 6

51 Units

Exterior Materials (Typical)

- Architectural Metal Detailing
- Fiber Cement Panel and Trim
- Fabricated Aluminum Railing
- Framed Balcony
- Vinyl Hung Windows
- Mechanical Louver
- Brick Veneer
- Sliding Balcony Door
- Overhead Garage Door



Primary Elevation (Typical)
3/32" = 1'-0"

Side Elevation (Typical)
3/32" = 1'-0"

Exterior Materials (Typical)

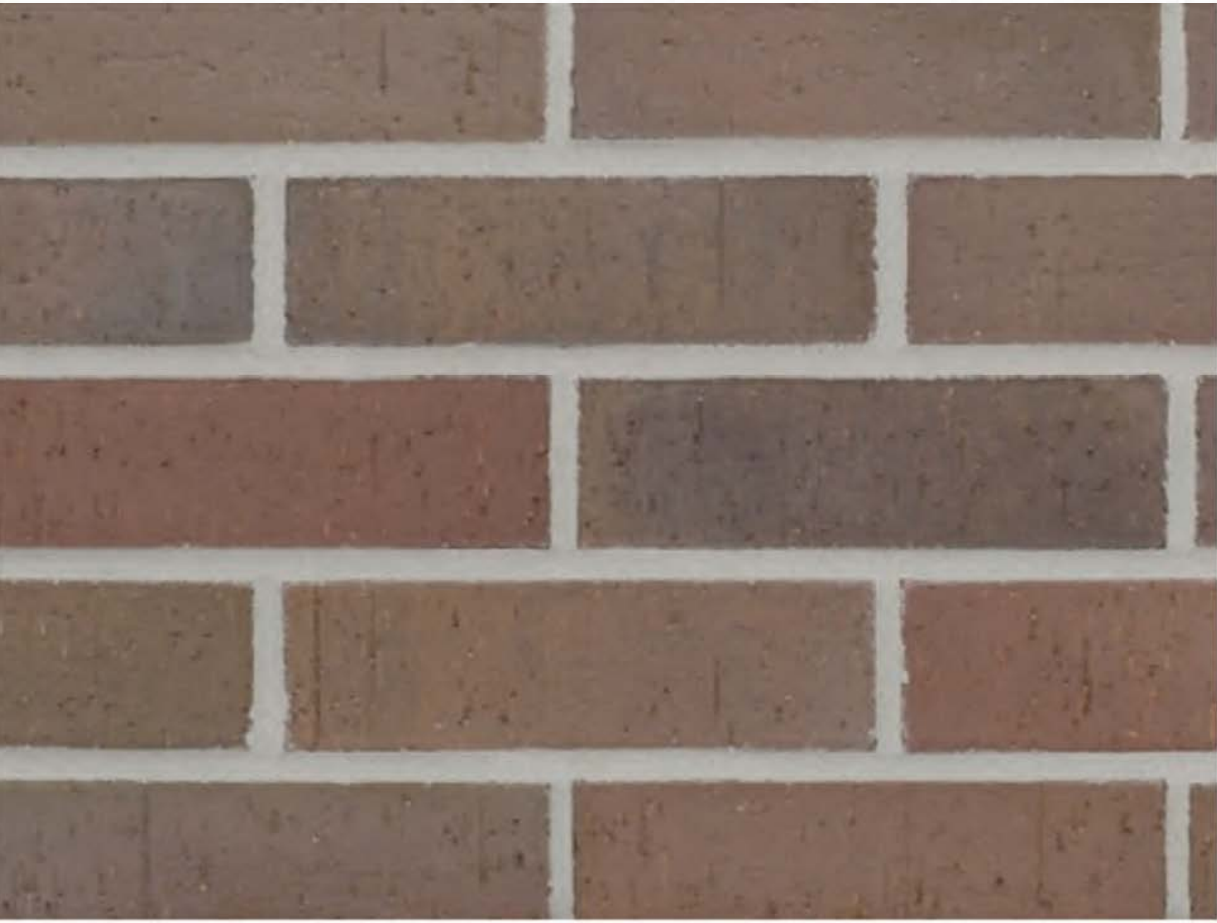
- Architectural Metal Detailing
- Fiber Cement Panel and Trim
- Fabricated Aluminum Railing
- Framed Balcony
- Vinyl Hung Windows
- Mechanical Louver
- Brick Veneer
- Sliding Balcony Door
- Fabricated Metal Awning
- Aluminum Storefront



Side Elevation (Typical)
3/32" = 1'-0"

Rear Elevation (Typical)
3/32" = 1'-0"

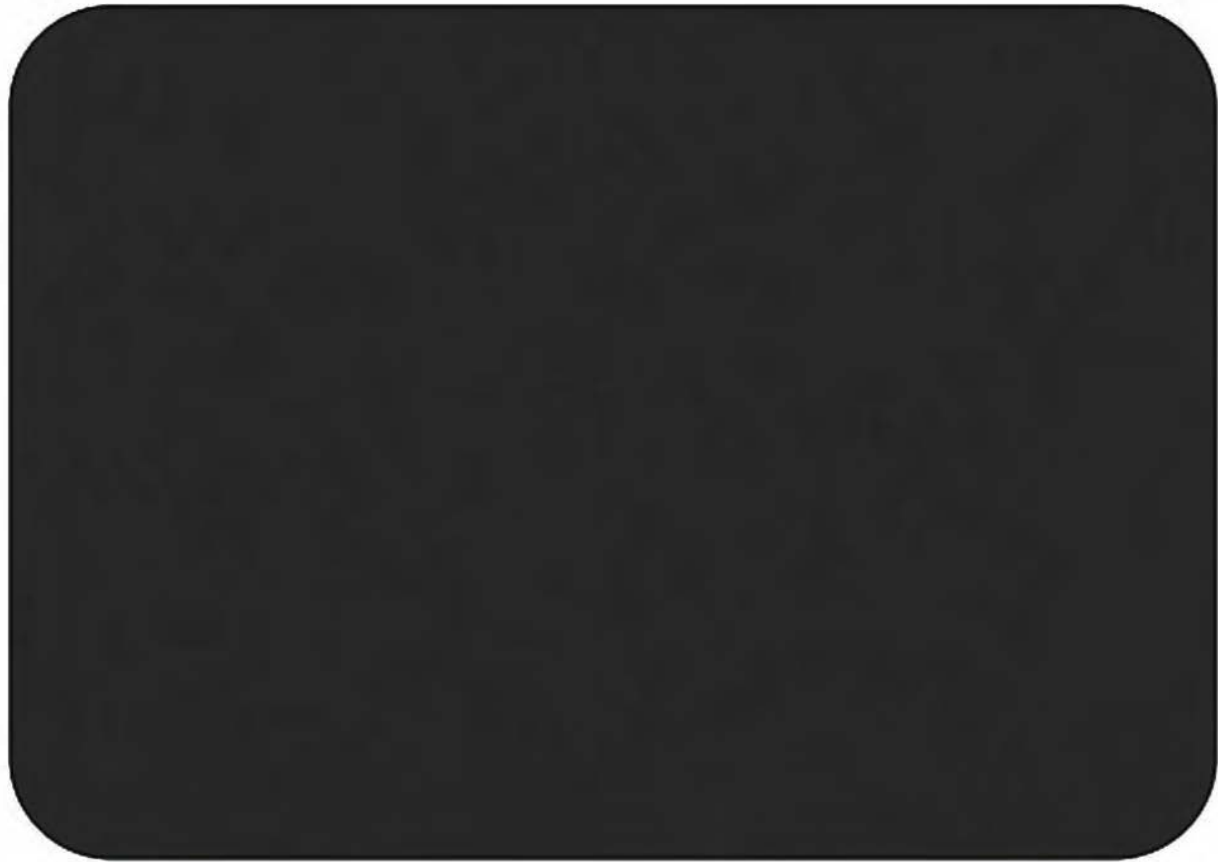
Brick
Brick Veneer - MFR TBD



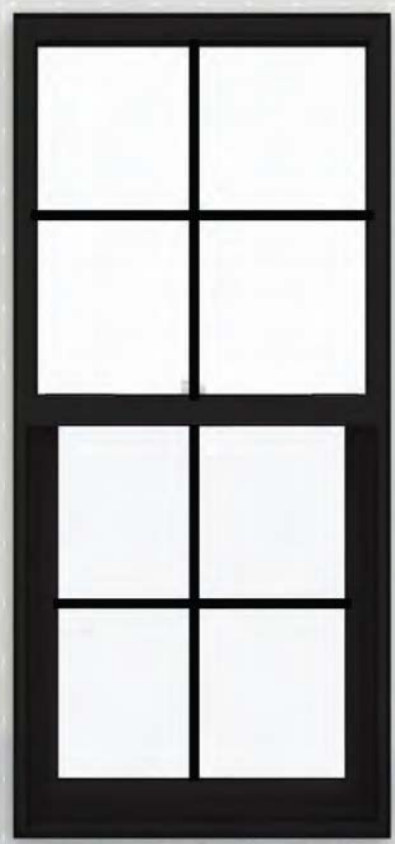
Fiber Cement Panel
James Hardie - Rich Espresso or Similar Paint



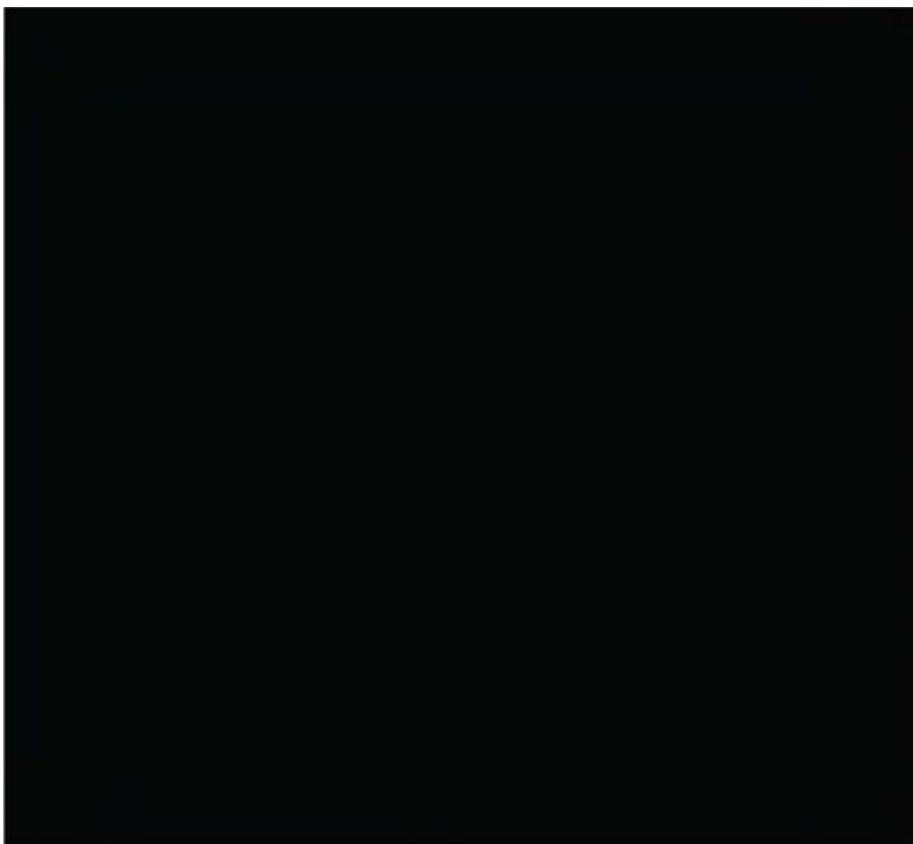
Architectural Metals
Black



Vinyl Hung Windows
Black



Sliding Balcony Door
Black



Aluminum Storefront
Kawneer - Anodized Black (or similar) with Clear Glazing



**ELEMENT AT VERIDIAN -
SCHAUMBURG, IL
FOR REFERENCE ONLY**

