



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
July 22, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 6/24/25
 - B. Minutes 7/8/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 1523 N. Fernandez Pl. - SF/Teardown - DC#25-046
 - B. Metropolis Ballroom - 6 S. Vail Ave. - DC#25-027
CBD Awnings
 - C. One Arlington Pavilion - 3400 W. Stonegate Blvd. - DC#25-040
Pergola
- VI. OTHER BUSINESS
 - A. 2025 Alan F. Bombick Award Nominations Review
- 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.
JUNE 24, 2025

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

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

Members Absent: None

Also Present: Joe Labelle, Rize Properties for 623 N. Beverly Ln.
Teresa Bateman, Urban Street Group for Golf Crossing
Jeff Mulcrone, BSB Design for Golf Crossing
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 27, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 27, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ROOF-MOUNTED MECHANICAL UNITS**DC# 25-043 – 623 N. Beverly Ln.**

Joe Labelle, representing *Rize Properties*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner received Design Commission approval for a new (teardown) single-family residence on May 9, 2023. 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. A site plan and current aerial photo was presented for reference.

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. A photo of the current home and drawing were presented.

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.

Staff recommends the Design Commission evaluate the as-built rooftop mechanical equipment and proposed screening, with the suggestions given by Staff.

Mr. LaBelle said the homeowners expressed interest in moving the mechanical equipment to the porch roof during the project. He received feedback from Staff during that process with regards to the requirement for screening, and then proceeded to get the work done. Towards completion of the project, they were told that as-builts were required. He believes the Village's main concern is the impact of these units on the neighbor to the south. He spoke with that neighbor during construction and again yesterday to make sure they were okay with it and they were, but they did raise a small concern about the window next to the equipment. The mechanical equipment has a very low decibel rating, similar to a dishwasher, and the existing screen wall to the east has a sloped top to mimic the look of a dormer. With regards to Staff's suggestion to add a solid screen wall, he has concerns with airflow in terms of the equipment working properly, so they are proposing a heavy lattice for the screen wall that will screen nicely while allowing airflow to come through. **Mr. LaBelle** clarified that there are

no zoning concerns with this unique situation to have the units on the rooftop in a residential neighborhood.

Chair Kingsley asked if the petitioner looked into the matter of the units meeting manufacturer clearance requirements, since it appears that the side wall to the east is closer to the unit than the wall to the south. **Mr. LaBelle** said the architect is concerned that adding a solid wall to the side of the unit might not meet manufacturer requirements; however, open screening would.

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

The commissioners summarized their comments. **Commissioner Fitzgerald** was intrigued by the idea of raising the units off the ground because of the noise they generate between the homes when they are on the ground. He had concerns about the units increasing in noise as they age, and if a new owner moves into the home to the south, which could be a problem. He was in favor of a more solid screening instead of the lattice being proposed, because a solid screening will direct the sound up instead of out. He also asked how many units are on the roof, and **Mr. LaBelle** said there are 2 units as well as the cooling system for the garage. **Commissioner Fitzgerald** pointed out that theoretically this could result in 3 units running at the same time. He was in favor of Staff reviewing and approving a more solid screening for the units, or screening with the same siding as the home.

Commissioner Eckhardt felt the current situation was open enough for air to get through; however, a louver made of siding would knock the sound down and still let air get in. Lattice is a different material than the aesthetic of the home and there are maintenance issues to consider. He agreed with Commissioner Fitzgerald's suggestion for a more solid screening instead of the lattice.

Commissioner Kubow asked what drove the change in the location for the units, and **Mr. LaBelle** said there were concerns about the placement and sound of the units with regards to the covered patio and the backyard. **Commissioner Kubow** did not like being put in a position like this, and although he appreciated Staff's comments, he was not in favor anything open to the south, lattice or otherwise; it would have to be to the north. He asked if the petitioner has anything in writing from the neighbor to the south stating this is okay with them and **Mr. LaBelle** said he did not, but he could likely get something from them.

Commissioner Seyer said this is an unusual situation for the commissioners to review, and no details are being given about the lattice being proposed, which will deteriorate in a year. He suggested louvers if anything, or moving the units to the north side of the home. He felt both the homeowner and the neighbor will be unhappy if lattice is added for screening. The bottom line is trying to be a good neighbor. A solid screening wall will have problems because of the number of units up there, but louvers will definitely help with both sound and aesthetics.

Chair Kingsley agreed that something more permanent needs to be done to screen the units. She is in favor of screening the units, although ideally it would have been better if the units were on the north side. She agreed that sound is important and pointed out that the patio roof under the units has been insulated to mitigate sound below, but the neighbor also needs to be protected from that noise. At a minimum, a solid wall or a louvered wall needs to happen here. She added that it appears that the wall adjacent to the units is white, and the home is grey. **Mr. LaBelle** confirmed that the wall is off-white.

Mr. Hautzinger said if the commissioners feel it is important to have a solid wall on the south, another option to improve airflow might be to eliminate the existing knee wall that

faces east.

Mr. LaBelle appreciated the feedback and said they are open to a screen wall of lap siding and providing louvers for airflow. Their preference is not to take down the wall to the east.

Commissioner Seyer said required screening of mechanical units on a rooftop for all other uses is that the units not be seen, and with the proposed lattice on this home, it will still be seen.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE AS-BUILT ARCHITECTURAL PLANS FOR 623 N. BEVERLY LANE. THIS RECOMMENDATION IS BASED ON PLANS DATED 4/2/25, RECEIVED ON 6/6/25, 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 THAT THE PETITIONER PROVIDE LOUVER SCREENING WITH CONFIGURATIONS SIMILAR TO THE CLAPBOARD SIDING SO THAT IT LOOKS LIKE THE SIDING, AND THAT THE LOUVER BE SUBSTANTIAL AND HAVE ENOUGH DEPTH THAT IT WILL DEFLECT SOUND AS WELL AS ALLOW AIRFLOW. THIS SHOULD BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL, AND INCLUDE A CUT SHEET OF COLOR AND DETAILS FOR THE LOUVER.**
- 2. IF LOUVER SCREENING DOES NOT WORK, THEN THE SECOND OPTION IS A REQUIREMENT TO BUILD A SOLID SCREENING WALL.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.**
- 4. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger asked for clarification about the louver material, and **Commissioner Eckhardt** said his intent is for a commercial grade metal louver that will be more effective for knocking down sound, which can be trimmed out. **Mr. LaBelle** understood. **Chair Kingsley** suggested the solid wall as Option 1, and the louver screening as Option 2. **Commissioner Eckhardt** felt a solid wall would catch everything inside of it with no airflow; it is not the best solution.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO AMEND THE MOTION TO REMOVE #2, THE OPTION TO PROVIDE A SOLID SCREEN WALL.

ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE; SEYER, AYE; KINGSLEY, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. MULTI-FAMILY REVIEW**DC#25-036 – Golf Crossing – International Plaza Redevelopment – 388 E. Golf Rd.**

Teresa Bateman, *Urban Street Group*, and **Jeff Mulcrone**, representing *BSB Design*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for seven new multi-family buildings and corresponding accessory structures. This project requires Plan Commission review and Village Board approval for Rezoning, Subdivision, PUD approval, and zoning variations. Matters related to zoning, including building height, setbacks, traffic, and parking, will be discussed at the Plan Commission meeting which is yet to be scheduled but will include separate public notification for. This project will also be reviewed by the Housing Commission. The role of the Design Commission tonight is to review the architectural design of the buildings and signage only. There is very limited signage information in tonight's submittal, but it will be discussed.

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.

Commissioner Eckhardt asked if a parking analysis was done to determine if there is adequate parking on this site, which could impact the site planning for the residential portion being reviewed tonight. **Mr. Hautzinger** clarified that this project will not proceed to the Plan Commission until the petitioner has provided both the residential and commercial portions allowing for a complete review including matters such as a parking analysis.

Mr. Hautzinger summarized the comments by Staff and the Design Commission when this project received a preliminary Design Commission review on August 23, 2022. The key rendering provided at that time was presented. Based on the feedback received at the preliminary review, the petitioner 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.

Overall, Staff feels 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 current design:

- 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.

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.

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.

Mr. Hautzinger said that Staff recommends approval of the proposed architectural designs for the seven multi-family apartment buildings and corresponding accessory structures for the proposed Golf Crossing development, with the comments and suggestions given tonight and included in the Staff Report.

Teresa Bateman said this mixed-use project includes both residential and retail operations, and they are currently working with a retail outfit who will come before the Design Commission collectively, and architecturally will be coordinated between different materials. This project consists of 7 residential buildings and include both market rate buildings and a senior affordable building. The new site plan and building structure designs have been revised based on the feedback from this commission, Village Staff, and resident comments received through Staff. The buildings have been adjusted to be more aligned with more open space, giving all buildings visual site lines to courtyards and pedestrian landscape walkways. This property

has one major access at Golf Road where there will be a monument sign that will include different aspects for both the residential and the retail, as well as a monument sign at the northern end of the site. The sign package they submit will also include wayfinding and directional signage for the property. As a master developer, they require all 7 buildings to look and operate similar for exterior elements and the amenity offerings. She introduced the architect, Jeff Mulcrone to review the architectural details.

Mr. Mulcrone presented and reviewed updated building elevations which address many of the comments from Staff. The site will include 7 residential buildings, 6 detached garages, a pool house, gazebo structure, and trellises around the pool. Some of the updates to the buildings include changing the sills to a charcoal color, changing the trim boards around the Aged Pewter siding to the same gray color as the siding, and replacing all the dark corner boards with lighter corner boards. The material sample board was presented that included the deep warm red brick, the charcoal cast stone, black vinyl windows and doors, the Aged Pewter and Anchor Black fiber cement panels, black metal railings, and black coping. **Mr. Mulcrone** said the building roof is designed for scuppers, with approximately 6 metal scuppers per building, which was done to reduce the roof height and keep water from being in the middle of the building. Internal roof drains would result in roof penetrations and a taller roof with the parapets needing to be raised around the building. All residential buildings will have elevators, each apartment will have its own laundry, and exterior dryer vents will be painted to match the siding. Mechanical units will be located on the exterior wall adjacent to the balconies, with metal louvers painted to match the material they are on. The size of the pool house was reduced, and the trim colors were changed. The facade and trim on the garages were lightened up, and the brick returns were brought down the sides of the garage elevations. A pergola structure is proposed for the gazebo located in the courtyard between Buildings 2,3 and 4, which will match the metals on the building.

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

PUBLIC COMMENT

Robert Schmidt suggested adding solar panels on the detached garages, adding a second swimming pool for the 3 buildings to the east, and adding native plants, rain barrels, and recycling options for the residents.

Keith Moens said the petitioner signed a Memorandum of Understanding in November 2023 that states the petitioner plans to outsource Building 7 to a third party to develop and segregate all the affordable units into one building. This is a violation to our Inclusionary Housing Ordinance. He said that no rendering of Building 7 was presented tonight. The MOU also states that it can take years to develop Building 7, which is also a violation of the Inclusionary Housing Ordinance. He is concerned that the third party will not be able to make Building 7 look like the other 6 buildings. The uniformity, the conformity, the timing, and the segregation, all violate our IHO. In his opinion, there are two options tonight: postpone this application entirely until a third party comes in here to show how Building 7 will match the other buildings, or; make Building 7 a separate project from the rest of the residential buildings. **Mr. Moen** also had concerns about the amount of affordable housing units proposed for this development, which falls short of the 64 units required.

Chair Kingsley clarified that a rendering of Building #7 was presented tonight. **Commissioner Kubow** said that Building 7 appears to be included in tonight's review, and if approved by this commission, it will move forward to the Plan Commission and Village Board. Once approved, it cannot change without this review process starting over. He did not see an issue with this. He appreciated the comments and encouraged Mr. Moens to continue to speak at each step of the way to make sure his comments are heard and the

petitioner follows through with their proposal. **Chair Kingsley** asked the petitioner if they intend to build all 7 buildings, and **Ms. Bateman** replied that they will be building in alignment; there are 2 different builders for this project, with one that specializes in senior housing who they have been working with, and also using the same architectural firm, which is why Building 7 is being presented tonight. It is a requirement for them as the master developer, that it must meet and match the rest of their other holdings.

Peg Lane said she is a retired special ed teacher and community organizer, and it makes her sad that there are separate discussions of the population of people who need affordable housing, and that Building 7 is located off in the corner of the site near Arlington Heights Road, and the swimming pool is a long walk for residents of Building 7 who may use a walker or a wheelchair. She would love a more integrated discussion about Building 7, including whether or not the amenities mentioned will be provided in Building 7. She did not like this segregation. It seems like a satire on the whole idea of inclusion, with Building 7 being out in the corner of the site; it shows that there is a concept that those people are different and not like us. That is not a good feeling.

Teresa Bateman said the units in Building 7 will be similar in size to market rate, and offer the same finishes, layout, interior laundry, etc. as the other buildings. They want to provide the residents in Building 7 with the same amenities as the other buildings, and they are working with the developer of that building to make sure they address the individuals who will be living there.

Chair Kingsley advised the resident that her comments have been noted, but her concerns are not under the purview of this commission and can be presented as part of the Plan Commission review.

Argie Karafotias said his restaurant is located across the street from the site and he welcomes this new development. He is happy to see the former International Plaza site being redeveloped, as well as the Gateway project at Algonquin & Arlington Heights Road. Let us do something for the south side of the Village. He said this petitioner worked well with the Village of Schaumburg with their development at Algonquin & Meacham Road, and he encouraged the commissioners and the residents here tonight to learn about it.

Linda Waycie said Building 7 is not needed because the Inclusionary Housing Ordinance states that all affordable units need to be dispersed among the buildings, so this is a violation, and there does not appear to be any interior parking for Building 7. **Ms. Bateman** said the exterior parking garages have only 6 or 8 spaces, and the majority of the parking for the entire property is surface parking. **Linda Waycie** asked about an outdoor play area, and **Ms. Bateman** said that based on their market research, that amenity is not available at this time.

Leroy Allala said he lives adjacent to this property. He asked if there are plans to help with water management for the site in terms of placement or green areas. He asked about fencing to separate the adjacent homes behind the site, style and size details. He also asked if there will be access to the site through the entry to Golf Terrace, or will it be closed off and landscaped to create privacy for those properties and to discourage pass-thru. He commented that the site has had issues with homeless and vandalism behind structures, and he is concerned that the rear of the garages along the property lines could become problematic. Lighting and cameras in those areas, that are accessible by the Police Department, could help as well.

Ms. Bateman said new fencing is proposed to separate the northern residences and the property itself, and the buildings were pulled further away from the fence line than previously shown at the preliminary review. Golf Road Terrace will be fully improved and become an

access road to the property, per Village requirements. Storm water management is important and there will be underground vault systems under the parking lots per Village Engineering requirements, which have been sized to handle the necessary volume that this property will take on.

Commissioner Eckhardt said this commission is looking at the architectural design of the project, and questions regarding landscaping and storm water detention are important matters that will be discussed at the Plan Commission review.

Cole Enterline said he lives adjacent to this site. He pointed out discrepancies on the updated drawings with regards to the consistency of the brick on the front and rear elevations of the buildings. He also had concerns about their residential R-1 lots that are adjacent to this site and the high-density buildings that will tower over their homes and invade their privacy, especially when people are out on the balconies. He asked about the sight lines from the balconies and the option to remove some of the balconies that are not recessed. He also had concerns about losing the existing, very large, mature trees which would help with privacy.

Robert Schmidt asked that garbage disposals not be put in the units because it is a nightmare for the person living below.

Jeff Behrens said he lives just north of Building 4. He asked if the height of the buildings was driven by economics, because he was not expecting to have 4-story buildings adjacent to his home, and he shares the concerns about privacy. **Chair Kingsley** said the project does not require any variations from the zoning code. **Mr. Behrens** also asked if brick goes around the entire garage, because he will be looking at it every day from his home. The petitioner said there will be a new 6' fence around the site.

There was no further public comment.

The commissioners summarized their comments. **Commissioner Seyer** said it has been 2 years since the preliminary review of this project when the commissioners generally gave positive feedback on the project, and he felt it was unfair to now give the petitioner an entirely new set of rules about the aesthetics of the project. At the preliminary review, the commissioners directed the petitioner to find more contrast with the materials and not make it look as heavy as it did then, and he felt the petitioner did that, and it looks nice. He replied to the comments made about the one odd brick detail; the brick comes all the way down on one end of the building because there are no doors below, and if the bricks came all the way down in the two areas, then the doors would be eliminated, and that would not work. He was okay with what is currently proposed. He liked the darker stone caps, although he could have gone either way on those, and he liked the darker corner trim that adds more detail. He felt the petitioner succeeded in what the commissioners asked them to do at the preliminary review of the project. He acknowledged the comments made about the sight line concerns, but reiterated that the petitioner is doing things that meet code and within the rights of this property, which is all he can speak to that issue. **Commissioner Seyer** was in support of the project moving forward.

Commissioner Kubow said he was not at the preliminary review of the project, but he looked at what was previously presented then and now and he liked the changes that were made. Initially he had concerns that the colors were too dark, but compared to the other projects completed by the petitioner in Schaumburg and Buffalo Grove, he felt this project is better than those and has more of a contemporary, loft feel similar to Fulton Market, and he supports all the brick being used. He felt the petitioner went out of their way to detail the buildings very well on all four sides. He was okay with the mechanical vents not being internal,

but felt that the louvers should match whatever material it is up against. In general, he supports the project as proposed, with some of the requirements from Staff.

Commissioner Eckhardt agreed that the corner boards should be the same color, the dark stone cap is fine, the corners of Building 1 should all be masonry instead of masonry on top of cement board, and he was okay with the colors and the scuppers as proposed.

Commissioner Fitzgerald liked the project when it was reviewed 2 years ago, and he liked the changes that were presented tonight even more. He asked for clarification that a new fence will be on the north and the east property line, and **Ms. Bateman** said yes. She added that a fence on the west side is also being proposed, but still being addressed with the Village. **Commissioner Fitzgerald** did not see adequate landscaping on the north side of the garages adjacent to the homes, and he suggested the brick go around all four sides of the garages, except for the garage on the east side, and if there is a fence, then also not on the garage west of Building 6.

Chair Kingsley said she was at the preliminary review and had commented about the dark colors, but felt the buildings have now been brightened up, which she supports. She liked that more brick is being used, but wanted there to be more full brick elements. She also reiterated comments she made at the preliminary review that she did not support the crenulated brick, and that sustainability should be incorporated into the project. **Ms. Bateman** replied that sustainability is important to them and there will be energy efficient lighting throughout the property including motion sensors, paints with limited VOCs, and other things that will be better defined as they develop their specifications. **Chair Kingsley** encouraged the petitioner to present their sustainability elements at the Plan Commission review.

Chair Kingsley said that changes to the garages include removing the black corner boards, and she asked if the trim around the black windows was changed to grey. **Mr. Mulcrone** confirmed that all the black trim around the garage doors and corner boards was changed to grey (Aged Pewter), but the garage doors are still dark. **Chair Kingsley** said the material sample board submitted included a black stone, but for the record, grey stone will be used for all the sills; there will be no black stone, which **Mr. Mulcrone** confirmed.

Commissioner Kubow spoke about density as it relates to the resident who spoke about losing privacy with the height of the buildings and the projected balconies. He asked if the balconies on the roof-facing elevations of Buildings 4 & 5 are recessed or projected, and **Mr. Mulcrone** said a combination of both. **Commissioner Kubow** said the petitioner should consider recessing the 3 projected balconies on that side of the buildings to reduce the exposure to the neighbors to the north.

A MOTION WAS MADE BY COMMISSIONER KUBOW , SECONDED BY COMMISSIONER SEYER, TO 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, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BLACK CORNER BOARDS BE REMOVED IN THE AREAS

OF GRAY SIDING AND REPLACED WITH GRAY TRIM TO MATCH THE GRAY SIDING, AS SHOWN ON THE REVISED DRAWINGS PRESENTED BY THE PETITIONER AT THE DC MEETING TONIGHT.

2. A REQUIREMENT THAT THE BRIGHT WHITE STONE BANDING BE REMOVED AND REPLACED WITH GRAY STONE, AS SHOWN ON THE REVISED DRAWINGS PRESENTED AT THE DC MEETING TONIGHT.
3. A REQUIREMENT THAT THE BRICK DETAIL ON THE RIGHT SIDE OF THE REAR ELEVATION OF BUILDING #1 BE CHANGED TO MATCH THE REVISED DRAWINGS PRESENTED AT THE DC MEETING TONIGHT.
4. A REQUIREMENT THAT THE BRICK CONTINUE AROUND THE BASE OF ALL FOUR SIDES OF ALL THE DETACHED GARAGES.
5. THAT THE MECHANICAL VENTS CAN BE HORIZONTALLY EXHAUSTED FROM THE BUILDING, AS LONG AS EACH ONE IS PAINTED TO MATCH THE MATERIAL THAT IT IS ADJACENT TO.
6. THAT THE ROOF DRAINS GOING TO THE EXTERIOR OF THE BUILDING AS SHOWN ARE ACCEPTABLE AS SHOWN IN THE DRAWINGS.
7. THAT THE MATERIALS AND DETAILS FOR THE PERGOLAS AND GAZEBO ARE ACCEPTABLE AS PRESENTED.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF 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.
9. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification about the brick continuing on the detached garages. He explained that the revised drawings presented by the petitioner tonight show a change that was made to extend the brick down the sides of the garages, but not across the back. **Commissioner Fitzgerald** reiterated his previous suggestion to extend the brick across the full rear elevations of the detached garages on the north side of the site, as well as the detached garage to the west of Building 6 if there is not a fence there. **Commissioner Kubow** said he would maintain the requirement for brick on all four sides of all of the garages as stated in his motion.

Mr. Hautzinger clarified that the petitioner did not provide details on the pergolas, only the one gazebo structure, and **Ms. Bateman** said that details of the pergolas around the pool area have not yet been defined. **Commissioner Kubow** was okay with Staff reviewing and approving the details of the pergolas around the pool area.

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

ITEM 3. OTHER BUSINESS**Public Comment**

Commissioner Fitzgerald asked how and why the new “ARLINGTON HEIGHTS” sign letters that were recently installed by the clock tower on Northwest Highway were not reviewed by the Design Commission. This is a major change of aesthetics in the Downtown area, and he felt it should have come before the Design Commission. **Commissioner Eckhardt** agreed and said he would have liked to have seen this new signage and he was surprised when it appeared. He was most concerned with the bright white color of it; he would have suggested a softer color like bronze. **Mr. Hautzinger** said the signage was part of a package reviewed and approved by the Village Board, who were looking for more gateway identification. He appreciated the commissioners’ comments about not being part of the review process, and would forward that feedback.

Commissioner Eckhardt asked about a home on Burton with a porch that was added across the front elevation, and why it was not brought before the Design Commission for review. **Mr. Hautzinger** said he did not recall if the home received either an administrative Design Commission approval or a small project approval. He explained that many projects are approved by Staff administratively or as a small project. These include rear single-story sunrooms, covered porches, covered patios, family room bump-outs, dormers, entry porticos, and front porches.

Chair Kingsley recommended the Design Commission look at the Design Guidelines and make any needed updates so that applicants can better use them. She is concerned that the Guidelines may have a dated appearance, and as a result, petitioners assume they are old documents with old examples, and are therefore irrelevant. **Mr. Hautzinger** clarified that the Village has two sets of Design Guidelines, Single-Family and Village-wide. He felt that the Single-Family Design Guidelines are relatively current, but the Village-wide Guidelines do have a dated appearance. **Chair Kingsley** suggested first looking at the Single-Family Design Guidelines, since there is a lot of talk right now about raising the maximum height of a single-family home. She felt this is something that developers are pushing for because they want to max out the land, but she felt the Village should look at more than what other communities allow, because historic preservation should also be taken into consideration during a discussion about height. She suggested that the maximum allowed height be established by neighborhood, or by the Design Guidelines; coming up with something in the Design Guidelines that might include factoring in the height of the homes on the block, similar to the average front yard setback calculation, that might allow an increase in height, but not granted for every home.

Commissioner Eckhardt said one of the difficulties is that Village code states the height of a home is not measured from the ridge, it is measured from the mid-point a 25’, and that ridge is moving up and down based on the slope of the roof. He pointed out that many historic homes have very steep pitches that they could not achieve because of the current height requirement. He said the Park Ridge has a maximum height to the top, which is easy to monitor. **Chair Kingsley** suggested a height survey be required at the time of rough framing for all single-family homes.

Mr. Hautzinger explained that the Building Department hosts quarterly meetings with local developers and architects to discuss topics of interest with regards to building in the Village. The subject of raising the building height was expressed by those attending these meetings who said that their clients want higher first-floor and second-floor ceiling heights. This is something that Staff did some preliminary research of, but decided that a change in building height is not warranted at this time; the issue has not been raised by enough people and

there have not been zoning variations for height issues in new homes. **Mr. Hautzinger** agreed with Commissioner Kingsley's comments that just looking at other communities with regards to maximum height is not the only approach to take. He also noted that he is an advocate of measuring to the mid-point of a roof, instead of the high-point, because it allows for some creativity, as opposed to all houses being the same exact height. A maximum height could also be abused in a negative way with very tall walls and a squatty low roof. **Chair Kingsley** asked that Staff keep the commissioners informed of any updates on this matter. **Mr. Hautzinger** said that if a full study is done, it would be complex and would definitely involve the Design Commission.

Commissioner Eckhardt acknowledged it has been a long time since the commissioners have look at the Design Guidelines. **Mr. Hautzinger** agreed and said he has been making notes over the years with recurring things that have come up during Design Commission reviews that are either not in the current guidelines, or are in the guidelines but need to be amended.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 8, 2025

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

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Robert Friedman for 608 N. Dunton Ave.
Casey Lynde, Owner of 608 N. Dunton Ave.
Thomas Budzik, Thomas Architects for 306 W. Elm St.
Bill & Lindsay Jurjovec, Owners of 306 W. Elm St.
Gina Zari for 108 S. Highland Ave.
Steve Hautzinger, Planning Staff

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#25-024(H) – 608 N. Dunton Ave.**

Robert Friedman, representing *Friedman Architects*, and **Casey Lynde**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a new two-story addition to an existing two-story house. There is an existing driveway for parking, but there is no garage, and no garage is being added as part of this project. The project requires zoning variations from the Zoning Board of Appeal, which will be a separate application and a separate public meeting. These include a variation for front yard setback, floor area ratio, and building height.

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable" with a National Folk style and estimated construction being pre-1890.

The petitioner is proposing a two-story addition to be located on the rear side of the existing house, as well as an expansion of the existing raised front porch to wrap around and down the side of the house. Overall, the proposed addition is nicely designed to fit with the scale, massing, and style of the existing house. Staff commends the petitioner for thoughtfully improving and maintaining this notable historic home. The proposed wrap around porch is a very nice enhancement to the historic character of the house, as well as visually and physically connecting the new addition with the existing house.

Staff's only comment on the proposed design is that the triple window in the front of the new second-floor bedroom looks cramped and out of character with the existing house. It is recommended to change the proposed triple window to a single window centered above the new door below to better fit with the historic character of the house and neighborhood. With these comments, Staff recommends approval of the proposed addition.

Mr. Lynde agreed with the comment about the triple window in the front of the new second-floor bedroom. They are not opposed to changing it. They are also planning to match the existing siding, which is blue vinyl with white trim.

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

PUBLIC COMMENT

Mary Ann Crosby, 728 N. Dunton Ave. She said the existing home is well maintained and the historic character of the home is also maintained; it fits in very nicely with this historic neighborhood. She fully supports what is being proposed.

The commissioners summarized their comments. **Commissioner Eckhardt** said the massing on all four elevations is nicely designed, and increasing the wrap around porch will not substantially change the front elevation because the addition is so far back. He said the triple window on the front elevation is reminiscent of an older home that at one time had a screened porch on the second-floor, which typically had as many windows as possible. He felt the triple window fit and he liked it as proposed. The home is wonderful and he thanked the owners

for maintaining the neighborhood and the home.

Commissioner Fitzgerald did not mind the triple window, although it was the first thing that caught his eye. He was open to it either way. He liked the blue siding, and he suggested adding brick or some type of band at the bottom, to be consistent with the brick foundation on the rest of the home.

Chair Kingsley agreed with the comments made, but felt the triple window on the front elevation should be changed to a two-window opening instead. Those three windows are shifted to the south because of the bay window, but she preferred it to be centered on the wall instead. She agreed with Commissioner Fitzgerald's suggestion to add some kind of base at the bottom of the home, or a belly board with siding below it to break up the rear elevation. She also commented that the drawings do not show any eaves, fascia, or trim up against the eave on the addition, which the existing home has. These details should match what is existing. She loved the blue siding color, and said the existing trim should be used on the windows and corner boards of the addition to match existing.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION AT 608 N. DUNTON AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 6/18/25, 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 CHANGE THE TRIPLE WINDOW ON THE FRONT ELEVATION TO A DOUBLE WINDOW.**
- 2. A RECOMMENDATION TO ADD SOME KIND OF BAND ON THE BACK AND SIDE ELEVATION NEAR THE BOTTOM OF THE HOME, TO MATCH THE EXISTING FRONT ELEVATION.**
- 3. A REQUIREMENT TO MATCH THE TRIM OF THE EXISTING HOME ON THE ADDITION.**
- 4. THE ADDITION WILL MATCH THE EXISTING BLUE VINYL SIDING ON THE HOME.**
- 5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.**
- 6. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger asked if there is an option to change the triple window to a single or double window if the petitioner prefers. **Commissioner Fitzgerald** clarified that this requirement should be reviewed by Staff to ensure that the change in window looks like it belongs, there should not be one big, wide window. **Mr. Hautzinger** clarified for the petitioner that the

requirements will be reviewed on the permit plans submitted, and the recommendations are encouraged but not required.

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

- 1. A REQUIREMENT TO CHANGE THE TRIPLE WINDOW ON THE FRONT ELEVATION TO EITHER A DOUBLE OR SINGLE-WINDOW, TO BE REVIEWED BY STAFF TO ENSURE THAT THE WINDOW LOOKS LIKE IT BELONGS AND IS NOT ONE BIG, WIDE, WINDOW.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-038 – 306 W. Elm St.**

Thomas Budzik, representing *Thomas Architects*, and **Bill & Lindsay Jurjovec**, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story residence with an attached two-car garage to build a new two-story house with an attached two-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood has a variety of homes including single-story, one-and-a-half-story, and two-story homes. There is also a mix of both attached and detached garages. The subject property is a corner lot. The front elevation of the proposed house will face Elm Street on the south, with the two-car attached garage facing Chestnut Avenue on the east.

Overall, the proposed design is nicely done in a traditional style with quality materials that will generally fit well with the character of the neighborhood. However, placement of the garage facing Chestnut Avenue raises concerns. On a corner lot, a house has two street facing elevations, and in general, Staff discourages facing a “garage only” façade to one of the streets.

The Single-Family Design Guidelines encourage the entry of the house to be the focal point. The entry facing Elm Street is very nicely designed as the focal point of the front elevation. However, by placing the garage around the corner, the garage becomes the focal point facing Chestnut Avenue. The Single-Family Design Guidelines state:

- *“Garages which take up a large portion of the front façade should be avoided. The emphasis should be on the entry and home rather than the garage.”*
- *“Is the placement of the garage compatible to the neighborhood?”*
- *“Does the garage take up a large portion of the front elevation?”*

In this neighborhood, the majority of homes on corner lots have their garages located towards the rear of the property, either attached or detached. Therefore, Staff feels the proposed garage placement is out of character in this location, and ideally recommends revising the design to place the garage on the west end of the property, away from the street intersection.

Mr. Budzik detailed the reasoning behind the placement of the garage, and how they came to this design solution for the new home. This corner lot has a unique condition with a corner side yard setback that needs to be the average of the block, which happens to be one other home that is also set back pretty far, similar to the original home. By default, this creates a very deep corner side yard setback, thereby reducing the buildable width of the home and creating a constraint for a garage and an entrance to fit on the same plane. There is also a precedent for this design solution elsewhere in the Village, specifically at 902 N. Vail, 836 N. Dunton, 1002 Chestnut, and 1017 Oakton, all of which have a similar situation with the garage. **Mr. Budzik** also said this is a custom home design that has been designed from the beginning for the homeowners’ needs and goals, which includes a dedicated home office space for the homeowner’s remote work that needs to have audio privacy and needs to be separate from the rest of the home. This space is proposed at the southeast corner of the site. Placing the garage elsewhere or placing the entrance along Chestnut would alter this space and make it less isolated.

Mr. Budzik explained that the homeowners like this corner lot and the big, corner side yard, but also want an intimate, private outdoor space that will seamlessly flow into the open corner side yard space; it is important to them to maintain that relationship. He said they looked at

a variety of options that included a detached garage, but that was quickly discounted because it is one of the homeowners' essential goals to have an attached garage. They looked at different positioning for the garage, and **Mr. Budzik** explained the difficulties with each of those options, which included limiting the use of the side yard as well as the private yard space. He also said that some neighbors have reviewed the plans and are in support of the design, and some are here tonight, including the neighbor directly across the street that will face the new home. He also said there have been slight design changes and revisions made to the design, which include simplifying the material palette to eliminate the brick and replace it with the stone; the two massings on either side of the front entrance were changed to have more of a symmetrical look to them with the stone brought to a belly band that is in between the first and second-floor windows, which results in no reason to extend the porch roof across.

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

PUBLIC COMMENT

Heather Malloy, 905 N. Mitchell Avenue. She lives on a corner lot, which feels like you are living in a fish bowl. If the backyard of the new home is on Chestnut, then the homeowners will lose privacy because everyone can see what is going on in the backyard. She understood the decision to have the backyard as currently proposed to allow for more privacy.

Cary Dohman, 905 N. Chestnut Avenue. He lives at the northeast corner of Chestnut and Elm, and his home office will face the garage of the proposed new home, which he has no objection to. He has seen the renderings of the new home and said it is beautiful. He commented that Elm Street dead ends into Dunton, with sidewalks on both sides of the street; whereas Chestnut, Mitchell and some other streets around here do not have sidewalks, so from a public safety and a community standpoint, he strongly supports the garage being located on Chestnut instead of Elm because of the amount of people that walk up and down Elm Street.

Bill Jurjovec (homeowner) said they bought the home at 306 W. Elm Street after looking for a home in the HANA neighborhood for over 7 years and fell in love with this corner lot and are drawn to this family-oriented neighborhood. It is important to find space for their kids to play in a safe way, which will be achieved with the garage being located on Chestnut instead of Elm, and designing the home to have expansive windows facing west so they can see the kids playing outside.

Vivian Menzies, 212 W. Fremont Avenue. She asked if there is an eave overhang at the corner of the home and on the garage side; it appears that some areas have an eave overhang and some do not. She prefers to see larger eaves for this home. Otherwise the new home looks good and it makes total sense to have the garage where it is shown.

The commissioners summarized their comments. **Commissioner Fitzgerald** said the home is beautifully designed and he appreciates that all four sides look nice. He liked the stone addition, but really liked the original design that was submitted that he felt is more elegant than the revised design. The garage elevation is very well designed, and landscaping on the north side of the driveway can help keep the garage door down. After visiting the neighborhood and seeing nearby homes with a 3-car garage with no details, and a home with the front door and garage on the same side, he appreciates what the petitioner has done with this new home and felt it will fit in nicely, especially after plants grow.

Commissioner Eckhardt said the revised plan presented tonight corrected his only comment which was regarding the two towers that are now pulled together nicely; your eye now focuses in the middle where the front door is. This is a great design and the garage is exactly where

it should be. Very nicely done and a great presentation.

Chair Kingsley said the design of the home is really nice and well done on all four sides. She did not mind the garage being on Chestnut, which makes sense on this lot, and she liked that the living space is on the west. She liked the original design better than the revised design that she felt needed more design or thought put into how the stone finishes. With the original design, she liked the brick and the stone fireplace, and suggested all horizontal siding instead of the vertical. She liked the colors being proposed, but suggested a roof color that is cooler with some brown in it. With the revised design, she had concerns with how the stone stops and the siding sits on top of it, and suggested larger vents on the eaves.

Commissioner Fitzgerald said that although he did not dislike the revised design, he really liked the original design presented in the packet and how the porch goes all the way across, and the corbels over the big window.

Lindsay Jurjovec (homeowner) said they have gone back and forth with the painted brick, the stone, and whether to keep the overhang in the middle or continue it to the left. She was open to either one.

Commissioner Eckhardt said he could support either design. While the original design has a lot of really subtle character, especially the eave going over the two brackets over the triple windows, and looks like the home has had additions and has been around a long time and really comes together; while the revised design looks like it is an original home because everything matches.

Lindsay Jurjovec asked if they could get approval for elements of both designs, as they are trying to move the process along. **Chair Kingsley** said it is hard to give the petitioner permission to tweak the design because that is what this commission is here for; however, the commission does not want to approve something the owners are not happy with. She asked why the change to stone was made, and **Ms. Jurjovec** replied they have seen other homes with this stone that is very light and similar to brick. **Mr. Jurjovec** added that the grout color is also very light to match the stone and give the look of brick. They want a classic white brick, but in order to get the look they want, the brick has to be painted and they are concerned about the longevity of doing that.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 306 W. ELM ST. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED ON 6/10/25 (SCHEME A), 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. THE HOMEOWNER SHALL SELECT EITHER SCHEME A (ORIGINAL DESIGN) OR SCHEME B (REVISED DESIGN PRESENTED ON 7/8/25), SO THERE IS NO REDESIGNING OF THE HOME.**
- 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 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.

3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald agreed with the comment to make sure the roof color is in keeping with the other colors, and that any change be approved by Staff. **Commissioner Eckhardt** added that to the motion as follows:

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

4. THAT THE ROOF COLOR BE EVALUATED AND POSSIBLY CHANGED TO A COOLER COLOR THAT IS IN KEEPING WITH THE OTHER COLORS ON THE HOME, TO BE REVIEWED BY STAFF.

Chair Kingsley commented that allowing the homeowners to choose either Scheme A or Scheme B for the primary elevation, it is understood that the masonry and the stone will wrap around to the east side. However, if Scheme B is chosen, then the belly board that transitions between the stone and the vertical siding should be looked at in detail; there is something missing there. This needs to be in the motion in order for her to support the motion. **Mr. Hautzinger** commented that an earlier scheme was presented to Staff showing the stone going up the sill of the second-floor windows, which might be an option to address this concern. **Chair Kingsley** reiterated that she prefers Scheme A over Scheme B, but wants to give the homeowners the opportunity to choose between the two.

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

5. IF SCHEME 'B' IS CHOSEN, THEN A REQUIREMENT TO FURTHER DETAIL HOW THE TOP OF THE STONE AND THE LIMESTONE SILL MEET BETWEEN THE FIRST AND SECOND-FLOOR, AND DETAILS OF THE VERTICAL SIDING AND HOW IT COMES DOWN ON THAT BE SUBMITTED TO STAFF FOR REVIEW AND APPROVAL.

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

Commissioner Fitzgerald said there is a fairly new home at 624 N. Haddow Avenue that has the painted brick with the limestone, similar to Scheme A, and it is a beautiful home.

ITEM 3. SINGLE-FAMILY NEW REVIEW**DC#25-044 – 108 S. Highland Ave.**

Gina Zari representing 108 S. Highland was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a detached two-car garage on an existing vacant lot. This project received approval from the Zoning Board of Appeals on May 12, 2025 for the following zoning variations: To allow an existing substandard lot to be buildable (6,978 sf lot size, where 8,750 sf minimum is required. 50-foot lot width, where 70-feet minimum is required); and to allow 4,352 sf of Impervious Surface Coverage, where 3,489 sf is the maximum allowed. This property is located just south of the Downtown, where the character of the neighborhood is primarily traditional and historic, with one-and-a-half story bungalows and two-story homes with detached garages.

Overall, the proposed design is very nicely done with a unique style that will have a modern appearance while still fitting in nicely with the traditional character of the neighborhood. The detached garage located in the rear yard and the covered front porch are important features contributing to the character in this location. The proposed exterior materials and colors are very attractive and nicely coordinated, including a composite shake cedar roof that will elevate the home's curb appeal. Staff recommends approval of the home as submitted.

Ms. Zari said when designing the home, they tried to keep it very contextual with the neighborhood. The lot is smaller and they are building a smaller home to meet the zoning requirements, and the siting of the home, and the location of the garage in the back.

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

PUBLIC COMMENT

Gabriela Rojek, 104 S. Highland Avenue. She lives adjacent to this property on the north and was at the Zoning Board meeting where variations were approved for the new home that include an almost 25% increase in impervious surface allowed. This approval came with a requirement that a specific paving material be used, and she asked the Zoning Board at that time what assurances she had that that specific paving material would actually be used, and nobody could answer her question. She is here tonight asking her question again.

Mr. Hautzinger asked the petitioner if the zoning approval was contingent upon using permeable pavers, and **Ms. Zari** said the minutes from the ZBA hearing did not say that the approval was based on using permeable pavers; however, their intent is to use permeable pavers and not substitute a different product. **Mr. Hautzinger** asked if the plans submitted to the Zoning Board stated that permeable pavers would be used, and **Ms. Zari** said yes. **Mr. Hautzinger** said that in general, variations that exceed maximum impervious surface coverage are sensitive because of potential flooding concerns, and the Zoning Board typically only approves this type of variation when a properly engineered pervious paving system is used as a justification for it. **Ms. Rojek** said that Staff did not recommend approval of the zoning variances, and after a long discussion, the Zoning Board's final decision was to approve them.

Chair Kingsley said that a Zoning Board approval is attached to the plans submitted for the variation request, and the petitioner stated tonight that the drawings they submitted for the variations included permeable pavers. **Mr. Hautzinger** added that when the petitioner submits plans for building permit, the plans will be required to include permeable pavers in

order to get approval of the permit, and the inspector will be looking for the permeable pavers to be installed during construction of the home.

Ms. Zari said she wrote a report in response to a comment from the Village Engineering Department and they gave her instructions for what to include for permit, so the Village is aware and are definitely going to be looking for it. **Chair Kingsley** suggested that the neighbor can reach out to the Village Engineering Department with her concerns regarding this matter.

The commissioners summarized their comments. **Commissioner Fitzgerald** loved the design of the new home and was really excited to see that all four sides are nicely detailed. He initially thought the siding color was an off-white, but it is actually white, but he preferred a warmer off-white color.

Commissioner Eckhardt said it is a really cool and unique home, the siting of the home is creative, and the window configurations and aesthetic is different. He agreed with Commissioner Fitzgerald's comment that the siding color should be a softer white. He also commented about the west elevation; the details of the peak of the roof that wraps around the chimney is a little odd.

Chair Kingsley said it is a nicely designed home that is unique, she did not mind the chimney detail shown on the west elevation, the materials are very nice, and she liked that corner boards are not being used. **Mr. Zari** confirmed that there are no corner boards. **Chair Kingsley** also agreed with the comments that the siding should be a creamier white color, and she asked about the materials of the column and the rafter tails in the front. **Ms. Zari** said that column details have not yet been determined, but the hope is that they are solid and painted white. **Chair Kingsley** said the drawings show a post column with no details, which **Ms. Zari** confirmed. **Chair Kingsley** asked about the detached garage that appears to be attached, and **Ms. Zari** said the garage is not attached, it has a walkway between the two buildings and it is pulled away from the home. **Mr. Hautzinger** said that although there is a small roof that connects the home to the garage, it is an outdoor space, so the garage is still considered a detached garage. **Commissioner Eckhardt** commented that the proposed blue topaz shutters are beautiful.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 108 S. HIGHLAND AVE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 6/9/25, 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 RECOMMENDATION TO STUDY THE ARCTIC WHITE SIDING COLOR AND CONSIDER A SOFTER WHITE COLOR INSTEAD.**
- 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 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.

- 3. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

DRAFT

ITEM 4. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
7/22/2025

Item: 1523 N. Fernandez Pl. - SF/Teardown - DC#25-046

Department: Planning & Community Development

Item Description:

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1523 N. Fernandez Place. This recommendation is subject to compliance with the architectural plans received 6/12/25, and the following:

1. A recommendation to return the brick down the south side wall of the garage.
2. A recommendation to consider a dark bronze standing seam metal roof color instead of black for a slightly softer appearance.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_1523 N Fernandez Pl
2. Exhibits_1523 N Fernandez

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1523 N. Fernandez Place
Project Address: 1523 N. Fernandez Place
Prepared By: Steve Hautzinger

Date Prepared: July 17, 2025

PETITION INFORMATION:

DC Number: 25-046
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: July 22, 2025

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single-story residence with one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,763 square feet and the proposed residence will have 3,934 square feet. This project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.9 feet Side: 6.9 feet Rear: 30 feet	Front: 30.1 feet Side: 7 feet Side: 7.1 feet Rear: 31.1 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,943 SF	3,934 SF
Building Lot Coverage	3,067 SF	3,048 SF
Impervious Surface Coverage Total	4,382 SF	3,909 SF

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 teardown/new construction, as well as to evaluate the proposed architectural design against the context of the neighborhood. Although the neighborhood is predominantly single-story homes, it should be noted that there are numerous other similar teardowns previously completed throughout the neighborhood, including three on this block, as well as a fourth teardown three lots away at 1515 N. Fernandez which was recently approved by the Design Commission on May 27, 2025.

Overall, the proposed architectural design is nicely done with a traditional style and scale that is generally consistent with other newer homes in the neighborhood. The one-and-a-half story garage wing along with the single-story front porch work well to help fit with the context of the adjacent single-story homes. Normally, a prominent garage projecting out in front of the main entrance is discouraged, however in this case, it works well to fit with the unique lot shape. The natural wood garage doors and natural wood accent details work well to give the color scheme a warm feeling.

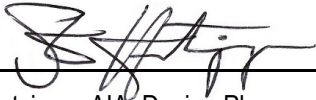
The only comments on the design are a recommendation to return the brick down the south side of the garage, and consider a dark bronze standing seam metal roof color instead of black for a slightly softer appearance.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1523 N. Fernandez Place. This recommendation is subject to compliance with the architectural plans received 6/12/25, and the following:

1. A recommendation to return the brick down the south side wall of the garage.

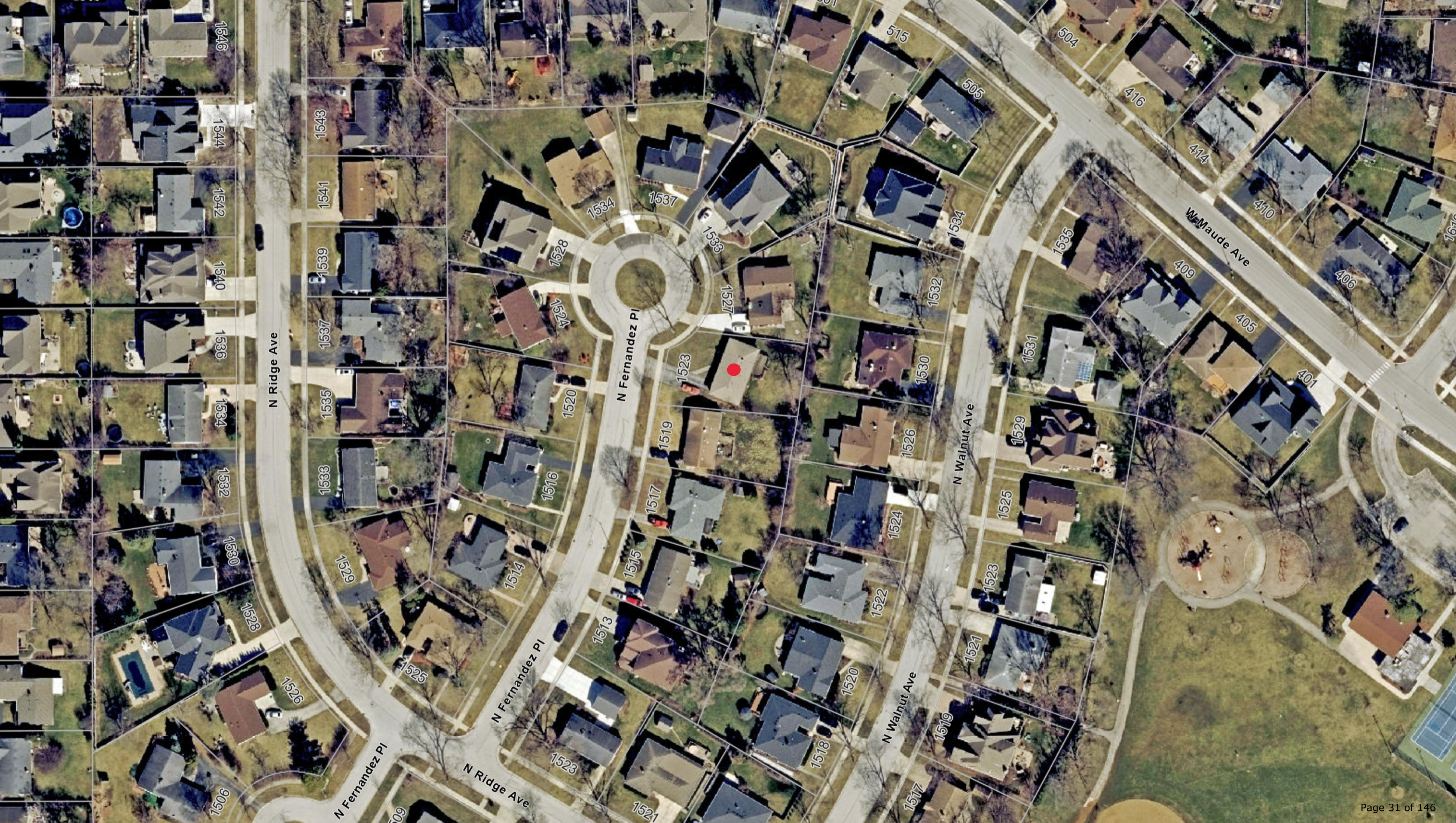
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 17, 2025

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

Cc: Petitioner, DC File 25-046



LEGAL DESCRIPTION

LOT 25 IN BLOCK 5, IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NO. 1816395.

LEGEND

- Clean Out
B-Box
Sanitary Sewer Atlas
Water Main Atlas
Light Pole With Mast Arm
Fence
Electrical Pedestal
Gas Meter
Electric Meter
AC Unit
Utility Pole
Telephone Pedestal
Cable TV Pedestal
Downspout
Curb & Gutter
Depressed Curb
Curb Elevation and
Gutter/Pavement Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
Building Setback Line
Record
On Line

Benchmark

Site Benchmark

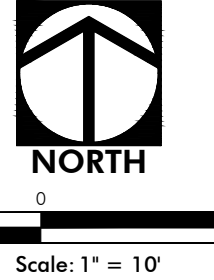
CP # 602 (see survey)
Description: Cross Notch
Elevation: 718.94 NAVD 88 (Geoid 12A)

CP # 604 (see survey)
Description: Cross Notch
Elevation: 719.72 NAVD 88 (Geoid 12A)

CP # 605 (see survey)
Description: Cross Notch
Elevation: 720.87 NAVD 88 (Geoid 12A)

Surveyor's Notes:

- Field work was completed on January 9, 2025.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Topcon Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

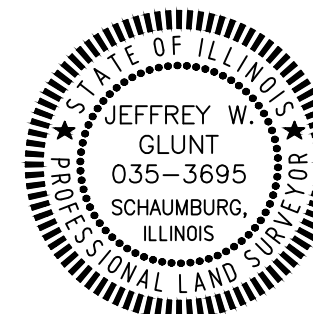


HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**BOUNDARY & TOPOGRAPHIC
SURVEY**

**1523 N. FERNANDEZ PLACE
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY**

Project Manager: M.L.A.
Drafter: J.C.H.
Date: 2025-01-14
Project No. 25-004
Sheet 1



State of Illinois)
County of Cook) SS:

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

Schaumburg, Illinois January 14, 2025

By: _____ Illinois Professional Land Surveyor No. 3695

EXPIRES 11-30-26

Ordered By: JRC Builders
Order No.: 25-004 Lot No. 25

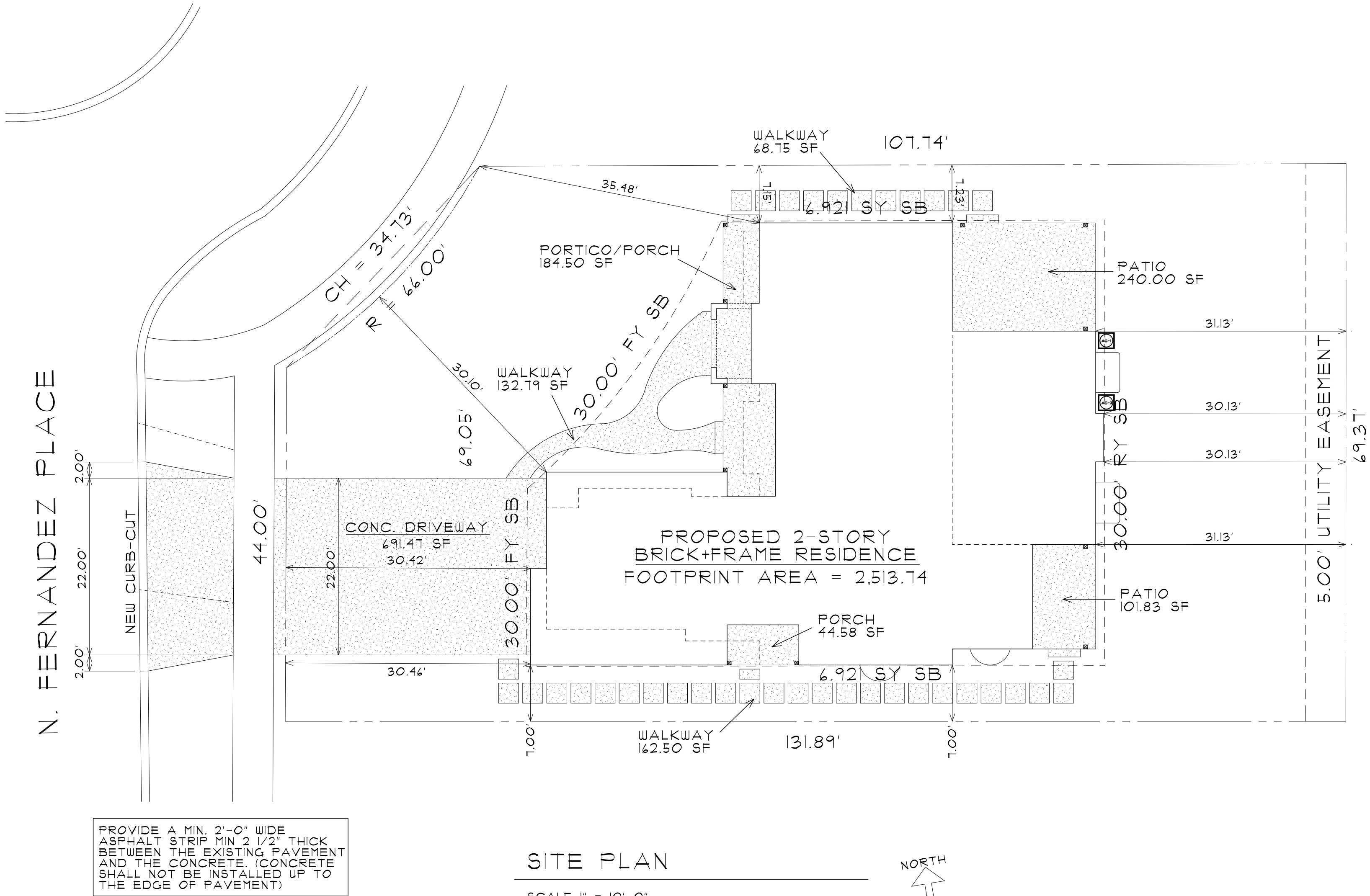
1523 N. FERNANDEZ

1523 N. FERNANDEZ PLACE

ARLINGTON HEIGHTS, ILLINOIS 60004



RENDERING FACING EAST



PROVIDE A MIN. 2'-0" WIDE ASPHALT STRIP MIN. 2 1/2" THICK BETWEEN THE EXISTING PAVEMENT AND THE CONCRETE. (CONCRETE SHALL NOT BE INSTALLED UP TO THE EDGE OF PAVEMENT)

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES & ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS W/ AMENDMENTS.

2021 ILLINOIS ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 NATIONAL ELECTRIC CODE (NEC)
2014 STATE OF ILLINOIS PLUMBING CODE

GENERAL NOTES:

- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.

SITE NOTES:

- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. I SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 4" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
- SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 4" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.

GENERAL NOTE:

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

STATE LAW: BEFORE DIGGING, CALL JULIE (81) OR 1-800-892-0123 FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.

SETBACKS - [R-3]			
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION	
FRONTYARD - ESTABLISHED	30.00'	30.10'	
INTERIOR SIDEYARD - 10% W W = ((49.05 + 49.31) / 2) X 0.10	4.921	1.00'	
REARYARD	30.00'	30.13'	
HEIGHT - 2.5 STORIES (MAX)	25'-0" [MEAN]	24'-10" [MEAN]	

TABLE R301(2) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ENTER DESIGN TEMP	ICE BARRIER UNDER LATHING REQ.	FLOOD HAZARDS CHPT 15 OF VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	UNCL. Borne DEBRIS ZONE		ICEHUNG	FROST LINE DEPTH	TERMITES					
25	115	NO	NO	NO	A	severe	42"	MOD TO HEAVY	-4	YES	SEE BELOW	2000	41.4

FLOOD HAZARDS: A. NOV 4, 2000; B. AUGUST 19, 2008; C. AUGUST 19, 2008 (ALL PANELS) PANEL NUMBERS-0044J, 0043J, 0044J, 0182J, 0184J, 0192J, 0201J, 0202J, 0203J, 0204J, 021J, 0212J.

SITE PLAN

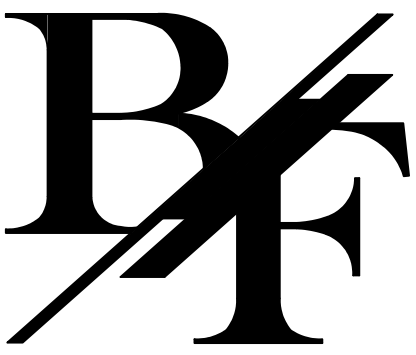
SCALE 1" = 10'-0"



ZONING CALCULATIONS - (R-3) LOTS OVER 8,150 SF	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	8,742.12
MAX F.A.R. 3938 + ((8742.12 - 8750) X 0.4)	3,942.85
PROPOSED F.A.R.	3,935.45
MAX BUILDING LOT COVERAGE [35%]	3,064.74
PROPOSED LOT COVERAGE	2,513.14 (28.69%)
MAX IMPERVIOUS COVERAGE [50%]	4,381.06
PROPOSED IMPERVIOUS COVERAGE	4,095.58 (46.74%)
LOCATION	PROPOSED AREA [SQ. FT.]
BASEMENT 50% BELOW GRADE	N/A
PROPOSED GARAGE (OVER 400 SF)	143.00
PROPOSED 1ST FLOOR	1,950.14
PROPOSED 2ND FLOOR	1,821.91
PROPOSED ATTIC FLOOR	N/A
PROPOSED FRONT WALK + DRIVEWAY	824.24
PROPOSED PORTICO + PORCH	184.50
PROPOSED REAR PATIOS	341.83
PROPOSED SIDE WALKWAYS	231.25

INDEX OF DRAWINGS

SHEET	DESCRIPTION
G-1	SITE PLAN + ZONING CALCS
A-0	FOUNDATION + BASEMENT PLANS
A-1	FIRST FLOOR CONSTRUCTION PLANS
A-2	SECOND FLOOR CONSTRUCTION PLANS
A-3	ROOF PLAN, ATTIC VENT SCHED. + NOTES
A-4	W + N EXTERIOR ELEVATIONS + MATERIALS
A-5	E + S EXTERIOR ELEVATIONS + MATERIALS
A-6	ELEVATION STUDY + NOTES
A-7	NOTES + WALL SECTIONS
A-8	WALL SECTIONS + DETAILS
A-9	FASTENING SCHEDULES + LVL DETAILS
MEP-1	BASEMENT PLUMBING, MECHANICAL, + ELECTRICAL PLANS
MEP-2	FIRST FLOOR PLUMBING, MECHANICAL, + ELECTRICAL PLANS
MEP-3	SECOND FLOOR PLUMBING, MECHANICAL, + ELECTRICAL PLANS
MEP-4	PLUMBING, MECHANICAL, ELECTRICAL DETAILS + NOTES
MEP-5	PLUMBING RISER DIAGRAMS



BUCKLEY - FARA
ARCHITECTS

2512 HATFIELD CT.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

FERNANDEZ RESIDENCE

1523 N.
FERNANDEZ PL
ARLINGTON HTS
ILLINOIS, 60004

PROPOSED CUSTOM
NEW HOME 4,000SF +/-

6-10-2025 RELEASED FOR
PERMIT SUBMITTAL

PROJECT NO. 2025-003P
DRAWN BY JF

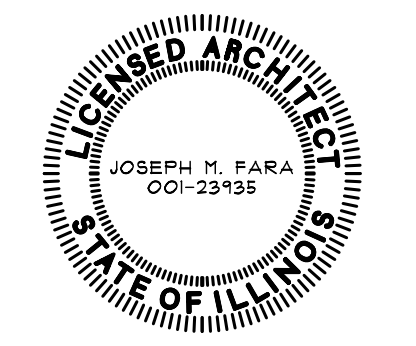
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ARCHITECTS, INC.

DATE	DESCRIPTION
1-22-2025	PRELIMINARY
4-23-2025	LAST DD
5-14-2025	DESIGN DEV
5-19-2025	DESIGN DEV
6-1-2025	DESIGN DEV
6-10-2025	PERMIT

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Joseph Fara
CERT. NO. 001.23935/
EXP. 11-30-2028 DATE: 6-10-2025



JRC
DESIGN • BUILD
SINCE 1985
1275 E. Davis Street
Arlington Heights, ILL 60005
w) www.jrcdesignbuild.com
e) jimrcdb@gmail.com
p) 847-255-2322

G-1

OF SIXTEEN

SURROUNDING PROPERTIES - PHOTO STUDY
1523 N FERNANDEZ PLACE DESIGN REVIEW
06/12/2025



PROPERTY TO ACROSS 3
1528 N FERNANDEZ PL



PROPERTY TO ACROSS 2
1524 N FERNANDEZ PL



PROPERTY TO ACROSS 1
1520 N FERNANDEZ PL



PROPERTY TO LEFT 3
1211 N CHESTNUT

PROPERTY TO LEFT 2
1207 N CHESTNUT



PROPERTY TO LEFT 1
1201 N CHESTNUT



SUBJECT PROPERTY
1523 N FERNANDEZ PL



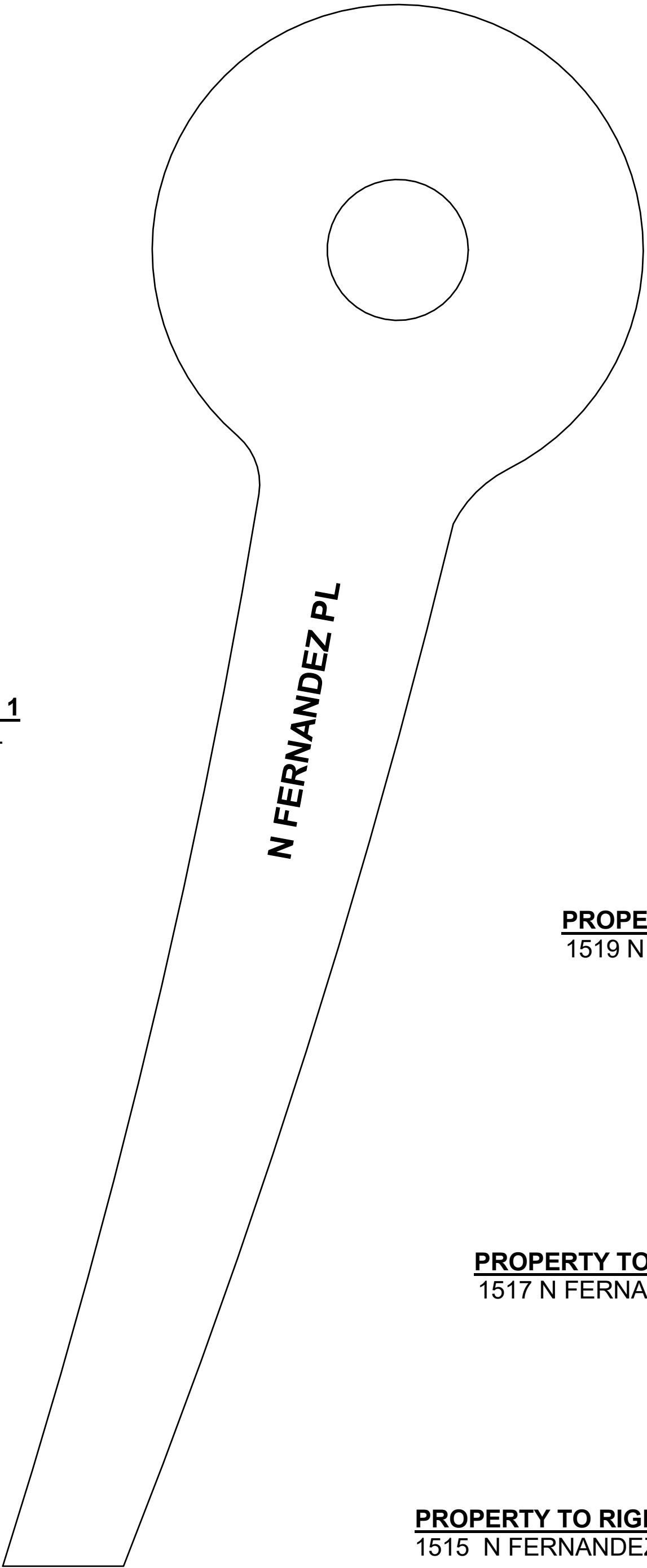
PROPERTY TO RIGHT 1
1519 N FERNANDEZ PL

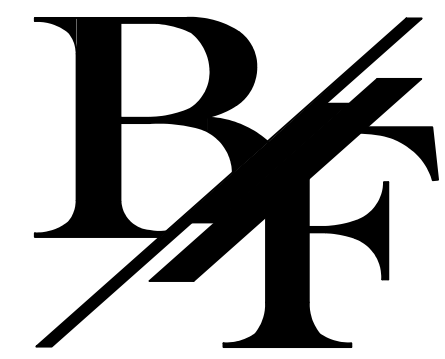


PROPERTY TO RIGHT 2
1517 N FERNANDEZ PL



PROPERTY TO RIGHT 3
1515 N FERNANDEZ PL





BUCKLEY - FARA
ARCHITECTS

2512 HATFIELD CT.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

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(847) 347-9266
thomasbuckley57@gmail.com

FERNANDEZ RESIDENCE

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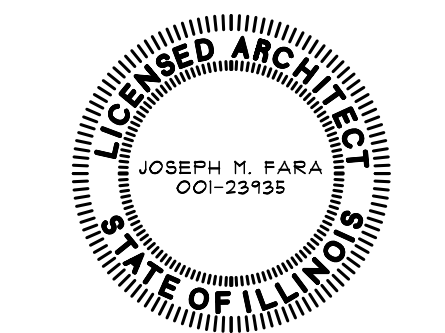
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NEW HOME 4,000SF +/-

6-10-2025 RELEASED FOR
PERMIT SUBMITTAL

PROJECT NO.	2025-003P
DRAWN BY	JF

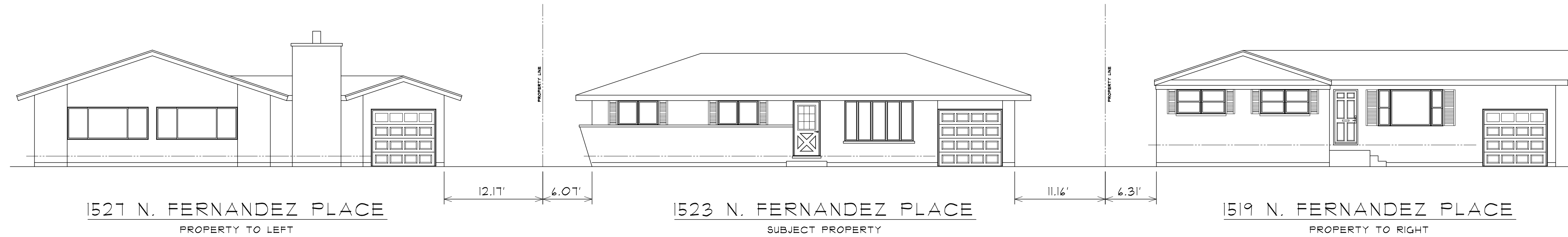
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5-19-2025	DESIGN DEV
6-1-2025	DESIGN DEV
6-10-2025	PERMIT



JRC
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Arlington Heights, ILL 60005
w) www.jrcdesignbuild.com
e) jimjrcdb@gmail.com
p) 847-255-2322

A-6
OF SIXTEEN



EXISTING ELEVATION STUDY

SCALE 1/8" = 1'-0"



PROPOSED ELEVATION STUDY

SCALE 1/8" = 10'-0"



INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
[IRC R319.1] MINIMUM 6" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.

ELEVATION MATERIALS							
LOCATION	HATCH	DESCRIPTION	MANUF.	LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING [1]		FACE BRICK [PAINTED WHITE IN COLOR]		TRIM + FASCIA		HARDIE TRIM [GRAY IN COLOR]	JAMES HARDIE
SIDING [2]		VERTICAL BOARD + BATTEN [GRAY IN COLOR]	JAMES HARDIE	SOFFIT		ALUMINUM - VENTED [GRAY IN COLOR]	
ROOFING [1]		ASPHALT SHINGLES [GRAY-BLACK IN COLOR]	OWENS CORNING	COLUMNS		CEDAR [RED-BROWN STAIN]	
ROOFING [2]		STANDING SEAM METAL ROOFING [BLACK IN COLOR]		GUTTER, D/S		ALUMINUM [GRAY IN COLOR]	
WINDOWS		VINYL [BLACK IN COLOR]		GARAGE DOOR		[RED-BROWN STAINED WOOD]	
ENTRY DOOR		[RED-BROWN STAINED WOOD]					

BRICK LINTEL SCHEDULE (NO STORY ABOVE)		
SPAN	END SUPPORT	STEEL ANGLE
6'	4"	L3 X 4 X 1/4
8'	6"	L4 X 4 X 1/4
10'	6"	L4 X 4 X 1/2
12'	8"	L6 X 4 X 1/2
16'	8"	L6 X 4 X 1/2
18'	8"	L6 X 4 X 1/2
- PRIME ALL LINTELS WITH TNEC PRIMER BEFORE INSTALLATION (OR EQUAL)		
- FLASHING MUST FULLY COVER STEEL ANGLE.		
- SHORE MID-SPAN FOR SEVEN DAYS		
* ATTACH LINTEL TO HEADER WITH 1/2"x4" GALVANIZED LAG BOLTS @ 16" O.C.		
* SHORE SPAN 3X FOR SEVEN DAYS		
* (1) 3/16" DIA. GALV WIRE 1ST 2-COURSES		

BRICK LINTEL SCHEDULE (ONE STORY ABOVE)		
SPAN	END SUPPORT	STEEL ANGLE
4'-6"	4"	L3 X 4 X 1/4
6'	6"	L4 X 4 X 1/4
8'	6"	L4 X 4 X 1/2
9'-6"	6"	L6 X 4 X 1/2
12'-0"	8"	L6 X 4 X 1/2

DIAMETER OF DOWNSPOUTS (INCHES)	MAX. HORIZ. PROJECTED ROOF AREA (SQ. FT.)
2	120
2 1/2	1,300
3	2,150
4	4,600
5	8,300
6	13,000

ELEVATION NOTES:

- WINDOWS BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
 - FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
 - BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'NTS AS LABELED ON ELEVATIONS
 - WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
 - EXISTING WINDOWS WHICH ARE TO BE REMOVED & REPLACED SHALL BE VERIFIED IN THE FIELD FOR SIZES.
 - FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
- EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER, FOR GRADE LEVEL WINDOWS
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
- ALL NEW WINDOWS (FACADE) TO HAVE A MAX. U-FACTOR OF 0.30
SKYLIGHTS TO HAVE A MAX. U-FACTOR OF 0.55

WINDOW OPENING LIMITING DEVICES [IRC R612.4]:

- ALL EMERGENCY ESCAPE WINDOWS MIN 44" ABOVE GRADE AND LESS THAN 24" AFF NEED TO BE EQUIPPED WITH WINDOW OPENING LIMITING DEVICES. (SEE ELEVATIONS)
- DEVICES SHALL BE SELF ACTING AND SHALL BE POSITIONED TO PROHIBIT THE FREE PASSAGE OF A 4" DIA. RIGID SPHERE THROUGH THE WINDOW OPENING WHEN THE WINDOW OPENING LIMITING DEVICE IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- DEVICES SHALL BE DESIGNED WITH RELEASE MECHANISMS TO ALLOW FOR EMERGENCY ESCAPE THROUGH THE WINDOW OPENING WITHOUT THE NEED FOR KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
- DEVICES SHALL COMPLY WITH THE FOLLOWING:
 - RELEASE OF THE WINDOW OPENING-LIMITING DEVICE SHALL REQUIRE NO MORE THAN 15LBS OF FORCE.
 - THE WINDOW OPENING LIMITING DEVICE RELEASE MECHANISM SHALL OPERATE PROPERLY IN ALL TYPES OF WEATHER.
 - WINDOW OPENING LIMITING DEVICES SHALL HAVE THEIR RELEASE MECHANISMS CLEARLY IDENTIFIED FOR PROPER USE IN AN EMERGENCY.
 - WINDOW OPENING LIMITING DEVICES SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT BELOW WHAT IS REQUIRED FOR EGRESS.

R312.2 WINDOW FALL PROTECTION.

WINDOW FALL PROTECTION SHALL BE IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.2.1 WINDOW SILLS.
IN DWELLING UNITS, WHERE THE TOP OF A SILL OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING.

- OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2090.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES.

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1. (EGRESS RATED WINDOW OPENING)



① WEST ELEVATION
1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



② NORTH ELEVATION
1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



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FERNANDEZ RESIDENCE

1523 N.
FERNANDEZ PL
ARLINGTON HTS
ILLINOIS, 60004

PROPOSED CUSTOM
NEW HOME 4,000SF +/-

6-10-2025 RELEASED FOR
PERMIT SUBMITTAL

PROJECT NO. 2025-003P
DRAWN BY JF

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DATE	DESCRIPTION
1-22-2025	PRELIMINARY
4-23-2025	LAST DD
5-14-2025	DESIGN DEV
5-19-2025	DESIGN DEV
6-1-2025	DESIGN DEV
6-10-2025	PERMIT



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A-4
OF SIXTEEN

INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
(IRC R319.1) MINIMUM 6" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.

ELEVATION MATERIALS							
LOCATION	HATCH	DESCRIPTION	MANUF.	LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING (1)		FACE BRICK [PAINTED WHITE IN COLOR]		TRIM + FASCIA		HARDIE TRIM [GRAY IN COLOR]	JAMES HARDIE
SIDING (2)		VERTICAL BOARD + BATTEN [GRAY IN COLOR]	JAMES HARDIE	SOFFIT		ALUMINUM - VENTED [GRAY IN COLOR]	
ROOFING (1)		ASPHALT SHINGLES [GRAY-BLACK IN COLOR]	OWENS CORNING	COLUMNS		CEDAR [RED-BROWN STAIN]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK IN COLOR]		GUTTER, D/S		ALUMINUM [GRAY IN COLOR]	
WINDOWS		VINYL [BLACK IN COLOR]		GARAGE DOOR		[RED-BROWN STAINED WOOD]	
ENTRY DOOR		[RED-BROWN STAINED WOOD]					

8. THE FOLLOWING LOCATIONS SPECIFIED SHALL BE CONSIDERED HAZARDOUS LOCATIONS AND REQUIRE SAFETY GLAZING.

R308.4.1 GLAZING IN DOORS

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:
GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
DECORATIVE GLAZING.

R308.4.2 GLAZING ADJACENT TO DOORS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES (1024 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS:
DECORATIVE GLAZING.
WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:
DECORATIVE GLAZING.
WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 24 TO 38 INCHES (614 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (130 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL (WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

R308.4.4 GLAZING IN GUARDS AND RAILINGS

GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.4.1 STRUCTURAL GLASS BALUSTER PANELS

GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS, OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL.

EXCEPTION: AN ATTACHED TOP RAIL OR HANDRAIL IS NOT REQUIRED WHERE THE GLASS BALUSTER PANELS ARE LAMINATED GLASS WITH TWO OR MORE GLASS PLIES OF EQUAL THICKNESS AND OF THE SAME GLASS TYPE.

R308.4.5 GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 40 INCHES (1024 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

EXCEPTION: GLAZING THAT IS MORE THAN 40 INCHES (1024 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:
WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (130 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 40-INCH (1024 MM) HORIZONTAL ARC LESS THAN 180 DEGREES (3.14 RAD) FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (SEE FIGURE R308.4.7.)

EXCEPTION: WHERE THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.



③ EAST ELEVATION
1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



④ SOUTH ELEVATION
1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



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PROPOSED CUSTOM
NEW HOME 4,000SF +/-

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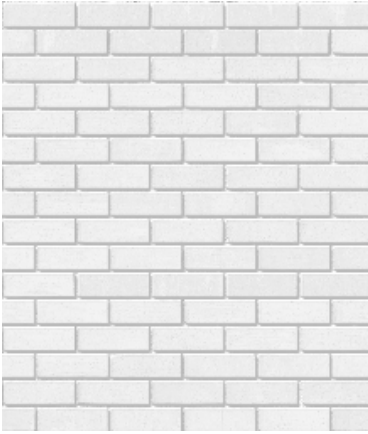
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A-5
OF SIXTEEN



**SIDING 1 - BRICK,
PAINTED WHITE**



**SIDING 2 - BOARD AND BATTEN,
JAMES HARDIE
SLATE GRAY OR SIMILAR**



**TRIM -
JAMES HARDIE
SLATE GRAY
OR SIM.
SMOOTH**



**ROOFING 1 -
ASPHALT SHINGLES
AGED PEWTER OR SIMILAR**



**ROOFING 2 -
STANDING SEAM METAL ROOF
BLACK**



**1523 N FERNANDEZ PLACE
ARLINGTON HEIGHTS, IL
60004**

THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE FOR CONCEPT
ONLY. DIMENSIONS, HEIGHTS, AND WALL
LOCATIONS TO BE VERIFIED.

**SAMPLE
BOARD**

1-06/12/2025



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
7/22/2025

Item: Metropolis Ballroom - 6 S. Vail Ave. - DC#25-027
CBD Awnings

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed design for new exterior awnings at the Metropolis Ballroom's main entrance, outdoor terrace, and second floor windows in the Downtown.

Recommendation

It is recommended that the Design Commission deny the proposed retractable awnings above the outdoor roof terrace, evaluate the proposed blue fabric color on the existing entrance canopy, and evaluate the design of the proposed individual fixed awnings on the second floor windows for the Metropolis Ballroom at 6 S. Vail Avenue. These recommendations are based on the awning plans dated 7/2/25, entrance canopy plan dated 5/7/25, 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. If solid coverage above the outdoor roof terrace is desired for weather protection, then a custom-designed permanent decorative canopy is recommended. The canopy should be designed to be architecturally compatible with the existing building using permanent building materials such as glass, brick, stone, wood and/or metal.
2. Submit a building permit application for the existing unfinished CMU wall extension that was built without a permit. The permit application must indicate how the wall was constructed, and how it will be architecturally finished.
3. Evaluate the proposed blue fabric color for the existing main entrance canopy taking into consideration that the color is very close to Hey Nonny's awnings, which may be confusing.
4. Alternative signage options for the windows above Armand's Pizzeria should be explored, such as small vertical banners mounted to the brick wall

between the windows, similar to the existing vertical banners at the Metropolis Theater building next door.

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

6. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. Staff Report_Metropolis Ballroom Awnings
2. Exhibits_Metropolis Ballroom Awnings

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Metropolis Ballroom Awnings
Project Address: 6 S. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 16, 2025

PETITIONER INFORMATION:

DC Number: 25-027
Petitioner Name: Tom Manetti
Petitioner Address: Wayne Enterprises Chicago
2616 S. Clearbrook Drive
Arlington Heights, IL 60005
Meeting Date: July 22, 2025

Requested Action(s):

Approval of the proposed design for new exterior awnings at the Metropolis Ballroom's main entrance, outdoor terrace, and second floor windows in the Downtown.

Design Commission Responsibility:

Per Chapter 30 Sign Code, Section 30-201, which states, in the Downtown, if the requested sign, awning, or canopy does not appear to meet such regulations and/or guidelines, then the Director of Planning and Community Development shall forward the application to the Design Commission. The Design Commission shall hold public meetings and determine whether to issue a Certificate of Approval for such signs.

Chapter 30, Section 30-201.h.2 outlines Design Standards, which state that the major consideration in selecting sign materials is compatibility with the architecture of the building, and awnings should be compatible with the architecture of the building.

Summary:

The Metropolis Ballroom occupies the entire second floor of the building located at the southwest corner of Vail Avenue and Campbell Street in the Downtown. The main ballroom is located on the south end of the building, above Hey Nonny, which includes an outdoor roof terrace facing Vail Avenue. The north end, located above Armand's Pizzeria, includes three smaller banquet rooms and a kitchen.

At this time, the petitioner is proposing to add three types of awnings to the building: retractable awnings above the outdoor roof terrace, an update to the existing main entrance canopy, and new awnings on the remainder of the second floor windows. This building is a condominium, so the petitioner is required to obtain condo board approval for the proposed awnings from the other business owners in the association.

Retractable Awnings:

The proposed retractable awnings are intended to be mounted on the wall above the outdoor roof terrace at the main ballroom. They are proposed to be mounted with a staggered height and overlapped to provide continuous coverage over the roof terrace. It is unclear based on the plans received if the existing fixed awnings are intended to remain or be removed. Either way, Staff objects to the appearance of the proposed retractable awnings in this prominent downtown location.

This type of retractable awning is more appropriate for a backyard patio, and it does not fit with the architecture of the existing building or the character of the Downtown. Additionally, the proposed staggered height and overlapping layout will have a poor makeshift appearance. The ballroom has five window openings with five existing fixed awnings centered above each window. The proposal for four retractable awnings that are not aligned with the windows is not compatible with the architecture of the building.

If coverage above the outdoor terrace is desired for weather protection, then a custom designed permanent decorative canopy is recommended. The canopy should be designed to be architecturally compatible with the existing building using permanent building materials such as glass, brick, stone, wood and/or metal.

It should also be noted that upon reviewing this proposal, a new CMU wall extension above the existing brick wall at the roof terrace was observed. The CMU wall is unfinished and has a poor appearance. This wall was constructed without a permit. The petitioner should clarify why this wall was built and how it will be finished. A permit application showing how the wall was built, and how the wall will be architecturally finished needs to be submitted for approval.

Entrance Canopy:

The existing entrance canopy above the sidewalk along Vail Avenue was approved by sign variation back in 2001. At this time, the petitioner is proposing to simply replace the existing black fabric with new blue fabric. The existing signage on the front and sides of the canopy will be replicated on the new fabric.

Staff encouraged the petitioner to consider a more permanent new entrance canopy to better highlight the entrance to the Metropolis Ballroom, but Staff does not object to maintaining the existing fabric entrance canopy. The only comment is that the proposed new blue color is very close to Hey Nonny's blue awnings, which might be confusing.

Fixed Awnings:

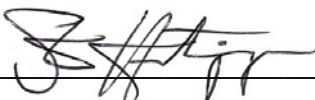
The petitioner is proposing to add individual fixed awnings to all of the second floor windows located above Armand's Pizzeria. It is unclear based on the plans received if the awnings will be inset mounted to the window frames, or outside mounted to the brick wall. Either way, Staff has concerns about the appearance of the awnings. The proposed blue awnings combined with the existing black awnings below and green mansard roof above looks quite busy with too many colors. The three different colors do not work well together. Additionally, it is odd that the proposed awnings cover the majority of the windows that they are mounted on, blocking the view.

Staff recommends that alternative options for signage be explored such as small vertical banners mounted to the brick wall between the windows, similar to the existing vertical banners at the Metropolis Theater building next door. This would require a variation, but it would be a better and more creative design solution that Staff would support.

RECOMMENDATION:

It is recommended that the Design Commission deny the proposed retractable awnings above the outdoor roof terrace, evaluate the proposed blue fabric color on the existing entrance canopy, and evaluate the design of the proposed individual fixed awnings on the second floor windows for the Metropolis Ballroom at 6 S. Vail Avenue. These recommendations are based on the awning plans dated 7/2/25, entrance canopy plan dated 5/7/25, 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. If solid coverage above the outdoor roof terrace is desired for weather protection, then a custom designed permanent decorative canopy is recommended. The canopy should be designed to be architecturally compatible with the existing building using permanent building materials such as glass, brick, stone, wood and/or metal.
2. Submit a building permit application for the existing unfinished CMU wall extension that was built without a permit. The permit application must indicate how the wall was constructed, and how it will be architecturally finished.
3. Evaluate the proposed blue fabric color for the existing main entrance canopy taking into consideration that the color is very close to Hey Nonny's awnings, which may be confusing.
4. Alternative signage options for the windows above Armand's Pizzeria should be explored such as small vertical banners mounted to the brick wall between the windows, similar to the existing vertical banners at the Metropolis Theater building next door.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
6. All signage must meet code, Chapter 30.



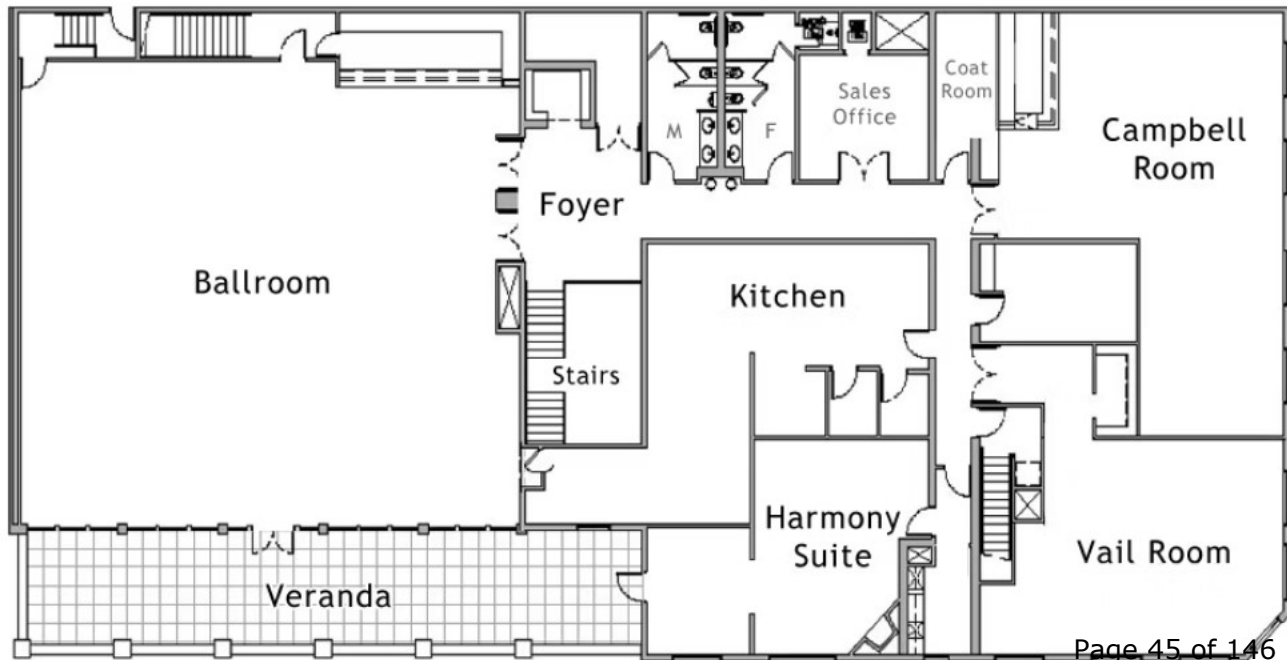
July 16, 2025

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, Petitioner, DC File 25-027



SUBJECT PROPERTY -
METROPOLIS BALLROOM





EXISTING AWNINGS AT
OUTDOOR TERRACE

Welcome to
Arlington Alfresco
Dining • Shopping • Entertainment



EXISTING AWNINGS AT
OUTDOOR TERRACE





PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING



Hunzinger Williams, Inc

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Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: V. Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load)



**PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING**



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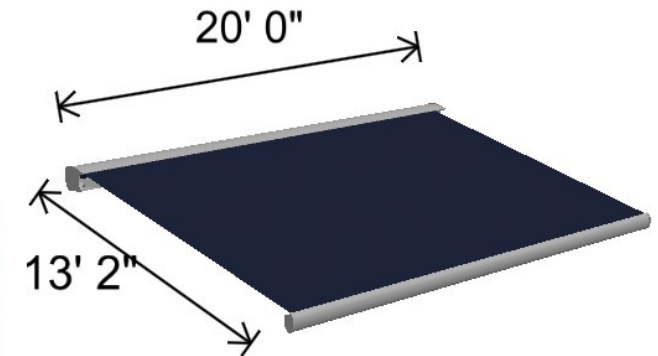
Retractable Awning Plans

Materials	
Fabric	Acrylic
Color	Marine Blue
Retractable awnings	Four (4) similar full cassette retractable awnings, each 20'-0" wide with a 13'-2" projection, overlapping 6"

Front view : Open



Side view : Open



**PROPOSED
RETRACTABLE
AWNINGS -
MOUNTED
STAGGERED
HEIGHT AND
OVERLAPPING**



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Date: 7/02/2025

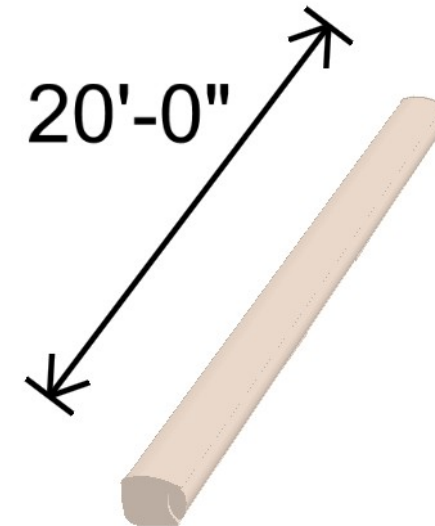
Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 psf).

Materials	
Frame Color	Almond
Fabric Color	Marine Blue
Retractable awnings	Four (4) similar full cassette retractable awnings, each 20'-0" wide with a 13'-2" projection, overlapping 6"

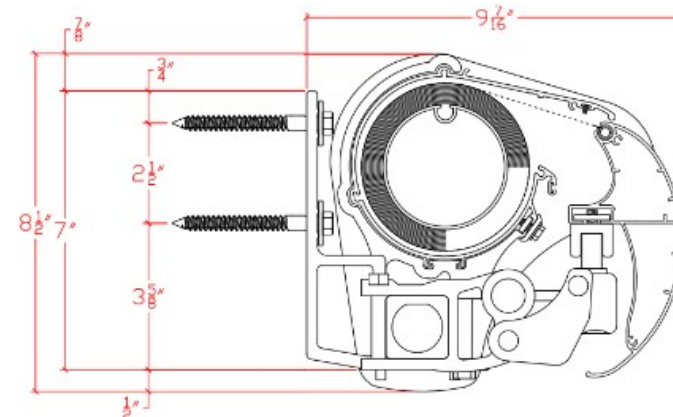
Front view : Closed



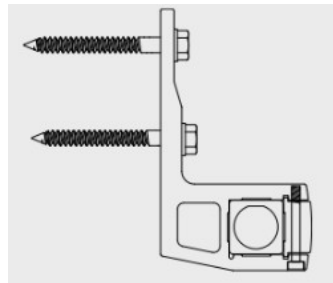
Side view: Closed



Side view: Closed



Wall bracket
heavy duty
4 per awning



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: V. Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30psf)

Similar
awnings
projects



Top Left: 6 Units
Bottom Right: 1 Unit



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/02/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 psf, 5 psf live load)











EXISTING ENTRANCE CANOPY



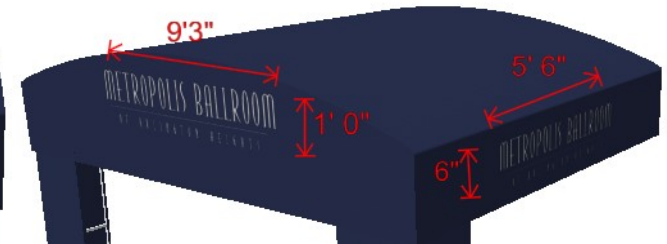
EXISTING ENTRANCE CANOPY

Entrance canopy

Side view
Front & Right

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Using existing framework
Graphics	Lettering to be painted in white on each awning sign band.

Side view
Left



**PROPOSED NEW
BLUE FABRIC ON
EXISTING
CANOPY FRAME**

Front

Before

After



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 5/07/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load).



EXISTING SECOND FLOOR
WITHOUT AWNINGS

Tuesday: \$3 Draft Beers
(Domestic ONLY)



**PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES**



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load)



EXISTING SECOND FLOOR
WITHOUT AWNINGS



**PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES**



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

Date: 7/2/2025

Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq. ft. live load)



EXISTING SECOND FLOOR
WITHOUT AWNINGS



**PROPOSED NEW SECOND
FLOOR AWNINGS WITH
BLUE FABRIC AND BLUE
FRAMES**



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

Prepared by: Valentin Marian

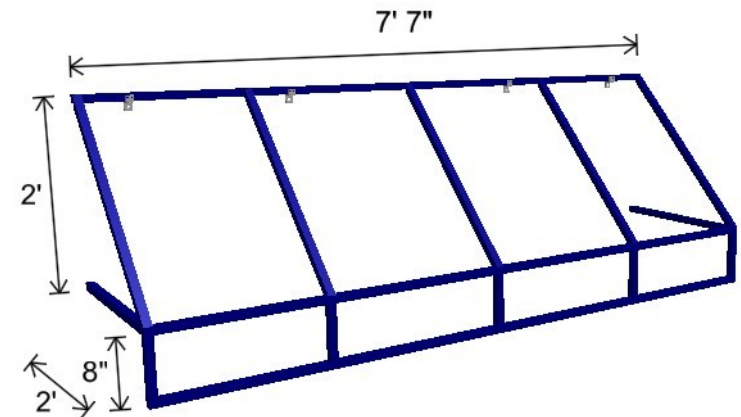
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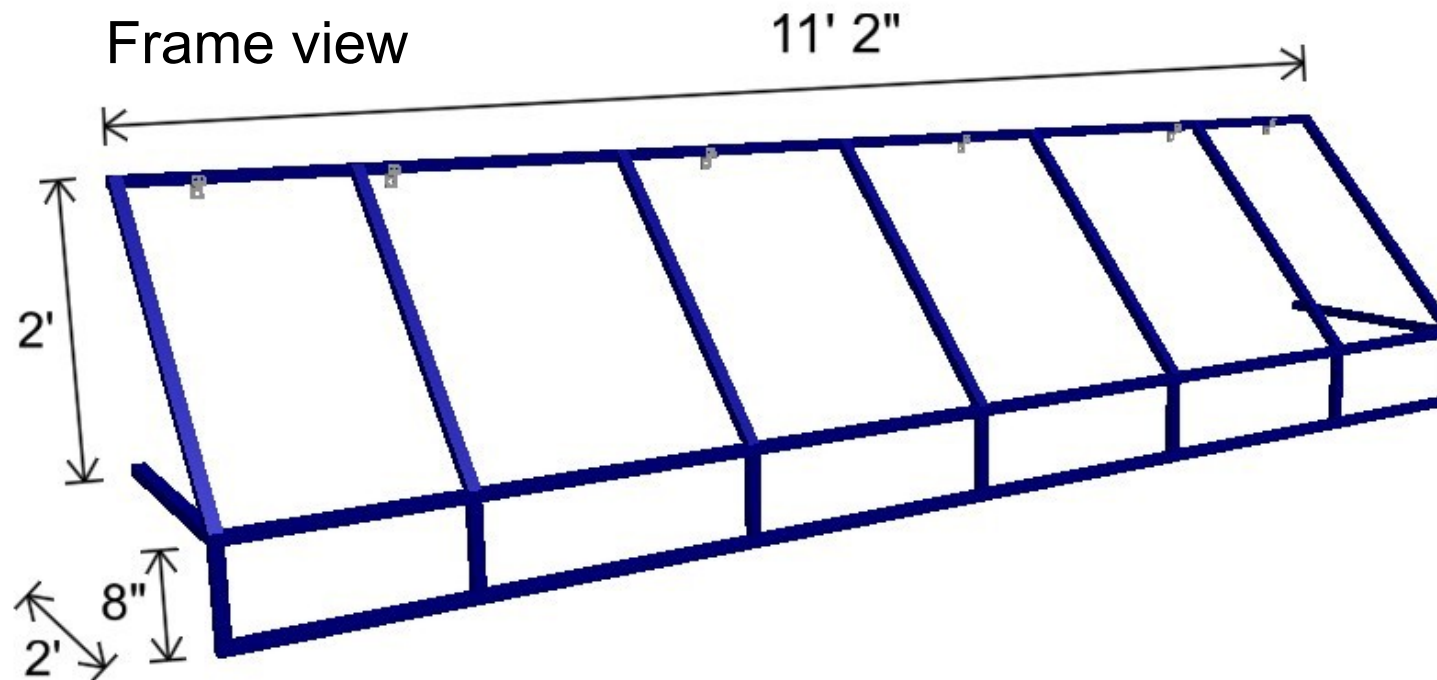
Traditional Awning Plans

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Aluminum square tube 1" x 1"
Frame coating color	Matching fabric - Marine Blue
11 Frames	Ten (10) frames at 7'-7" wide 2'-0" projections 2'-0" wall, and one (1) frame 11'-2" wide 2'-0"

Front view



Frame view



Hunzinger Williams, Inc

27982 W Commercial Ave #1
Lake Barrington, IL 60010
+1 847-381-1878
info@hwawnings.com

Customer: Tom Manetti

Project: Metropolis

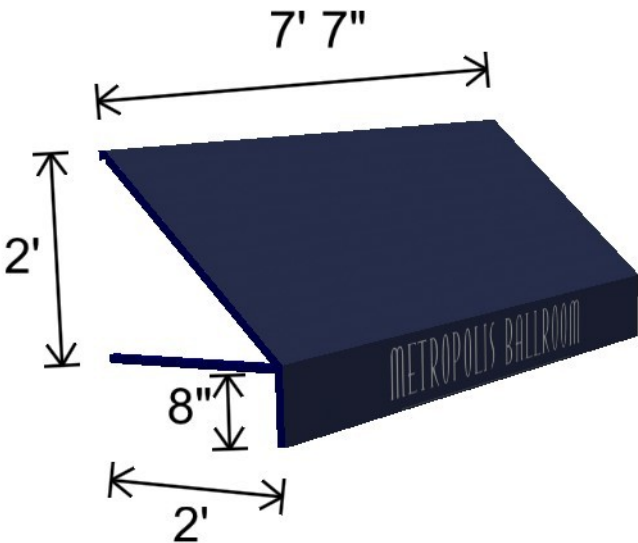
Prepared by: Valentin Marian

Date: 7/2/2025

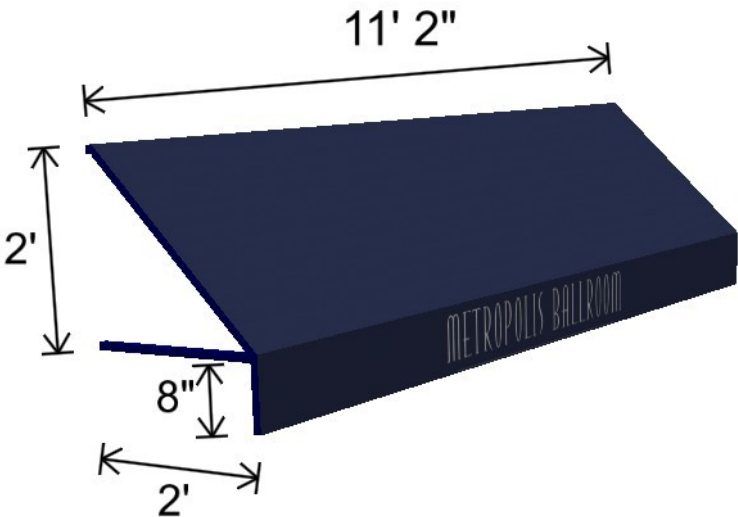
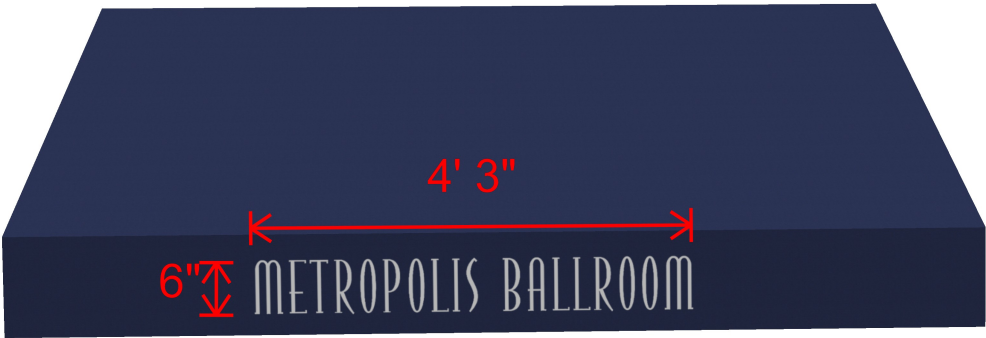
Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30 lbs per sq ft live load)

Side view

Materials	
Fabric	Acrylic
Color	Marine Blue
Frame	Aluminum square tube 1" x 1"
Frame coating color	Matching fabric - Marine Blue
11 Frames	Ten (10) frames at 7'-7" wide 2'-0" projections 2'-0" wall, and one (1) frame 11'-2" wide 2'-0" projections 2'-0" wall
Graphics	Lettering to be painted in white on each awning sign band.



Front view



 Hunzinger Williams, Inc 27982 W Commercial Ave #1 Lake Barrington, IL 60010 +1 847-381-1878 info@hwawnings.com	Customer: Tom Manetti	Project: Metropolis
	Prepared by: V. Marian	Date: 7/2/2025
	Frame: All framework 6063 1" aluminum extrusion. Wall thickness 0.125. Frame completely welded, ground and cleaned. All joints welded in accordance with AWS standards. Complies with International Building Codes, snow & wind loads (90mph, 30psf)	



STAFF ALTERNATE RECOMMENDATION:
CONSIDER SIMILAR SMALL "METROPOLIS
BALLROOM" BANNERS MOUNTED BETWEEN THE
WINDOWS IN LIEU OF AWNINGS COVERING THE
WINDOWS.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
7/22/2025

Item: One Arlington Pavilion - 3400 W. Stonegate Blvd. - DC#25-040
Pergola

Department: Planning & Community Development

Item Description:

REQUESTED ACTION

Approval of the proposed architectural design for two new pergola structures as part of an existing multi-family apartment building within the Arlington Downs PUD.

RECOMMENDATION

It is recommended that the Design Commission require revisions to the proposed pergola design for the One Arlington apartment building located at 3400 W. Stonegate Boulevard. This recommendation is based on the plans dated 2/7/25 received on 5/21/25, 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. A recommendation to redesign the proposed traditional wood pergolas using a more contemporary steel frame to complement the entry canopy feature on the existing One Arlington apartment building as well as the pergola feature on the existing adjacent Payton Place apartment building.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

1. Staff Report_One Arlington Pavilion
2. Exhibits_One Arlington Pavilion

3. Arlington Downs Design Guidelines - FOR REFERENCE ONLY

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: One Arlington Pavilion
Project Address: 3400 W. Stonegate Blvd
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 25-040
Petitioner Name: Rachel Cahanin
Petitioner Address: Stoneleigh Companies LLC
760 W. Main Street, Suite 140
Barrington, IL 60010
Meeting Date: July 22, 2025

Date Prepared: July 16, 2025

Requested Action(s):

Approval of the proposed architectural design for two new pergola structures as part of an existing multi-family apartment building within the Arlington Downs PUD.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

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

This development has been reviewed by the Plan Commission and approved by the Village Board as a PUD (Planned Unit Development). Since this development was reviewed by 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.**"*

Background and Summary:

The existing One Arlington apartment building is part of the Arlington Downs PUD (Planned Unit Development). As part of the original PUD approval, Design Guidelines were prepared to establish a cohesive design theme for the development. As stated in the Design Guidelines, *"The focal point of the site is a gathering place at the midpoint of the arterial road in front of the Zone A residential tower including a covered pavilion, landscaped lawn, and benches for residents, shoppers, and guests to the site."* The Design Guidelines also include a conceptual pavilion design (refer to page 17) with a solid standing seam metal roof, decorative cupola, decorative steel support columns, and stone column bases.

Foundations for the pavilion were constructed at the time of the apartment building renovation, but the pavilion was never constructed. At this time, the petitioner is proposing to use the existing foundations to construct two separate wood pergolas, instead of the single larger pavilion as envisioned in the Design Guidelines.

Architectural Design:

Overall, Staff feels that the current proposal for traditional style simple wood pergolas has a random appearance that is not consistent with the intent of the Design Guidelines.

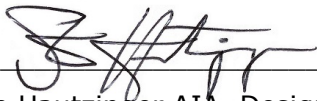
Understanding that the original theme of the overall development has changed a few times since the Design Guidelines were approved in 2013, and also considering that the final retail portion of the development is still unknown at this time, it is Staff's recommendation that the proposed pergolas be redesigned with a more contemporary and substantial appearance to complement the existing One Arlington apartment building. Staff is not opposed to having two separate pergolas instead of one larger roofed pavilion, however Staff recommends that the pergola structures be redesigned with a steel frame inspired by the steel frame entry canopy feature at the One Arlington apartment building.

A steel frame pergola would provide a more cohesive design them, and it may also allow the added benefit to eliminate the midspan columns, thereby allowing a more flexible and usable space under each pergola. The rafters and purlins within the steel frame could still be stained wood or a composite wood product, similar to the steel/wood pergola structures at the adjacent Payton Place apartment building. Staff feels that pergolas redesigned with a combination of steel and wood will result in a pavilion design that will complement both of the existing apartment buildings, fit with the overall development once completed, and will meet the intent of the Design Guidelines.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions** to the proposed pergola design for the One Arlington apartment building located at 3400 W. Stonegate Boulevard. This recommendation is based on the plans dated 2/7/25 received on 5/21/25, 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. A recommendation to redesign the proposed traditional wood pergolas using a more contemporary steel frame to complement the entry canopy feature on the existing One Arlington apartment building as well the pergola feature on the existing adjacent Payton Place apartment building.
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July 16, 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, Petitioner, DC File 25-040

Page 74 of 140



Rohlwing Rd

Euclid Ave

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Page 75 of 146









NOW LEASING ONE ARLINGTON

ONE ARLINGTON

3400













PROPOSED WOOD PERGOLAS

Notes:

1. Refer to Structural Drawings for construction and reinforcement of shear walls.

- Existing CMU Wall (Refer to Table 4.7.1 on Sheet A003 for Fire Resistance Rating)
- Existing Concrete Column (Refer to Table 10-2 on Sheet A003 for Fire Resistance Rating)
- New Concrete Column (Refer to Table 10-2 on Sheet A003 for Fire Resistance Rating)

One Arlington
3400 W. Euclid Ave.
Arlington Heights, IL 60004

Arlington Downs Residential, LLC
owner

date	description
02.10.12	Issued for Scope Pricing
02.17.12	Issued for Scope Pricing
05.11.12	Issued for Demolition
05.30.12	Demolition Addendum
06.12.12	Issued for Demolition Permit
08.1.12	Issued for Underground Garage Structural Permit
09.10.12	Issued for General Building Permit/GMP
04.24.13	Issued for General Building Permit - GARAGE ONLY
05.31.13	Issued for Construction - DEMOLITION ONLY
07.19.13	Revised for Garage Permit
08.21.13	Revised for Tower Permit
10.08.13	Issue for Parking Garage Construction Addendum #1 (Garage Construction)
11.21.13	Issued for Framing Pricing
12.30.13	Issued for Tower Construction
01.21.14	

orientation

project number 112043

scale As Noted

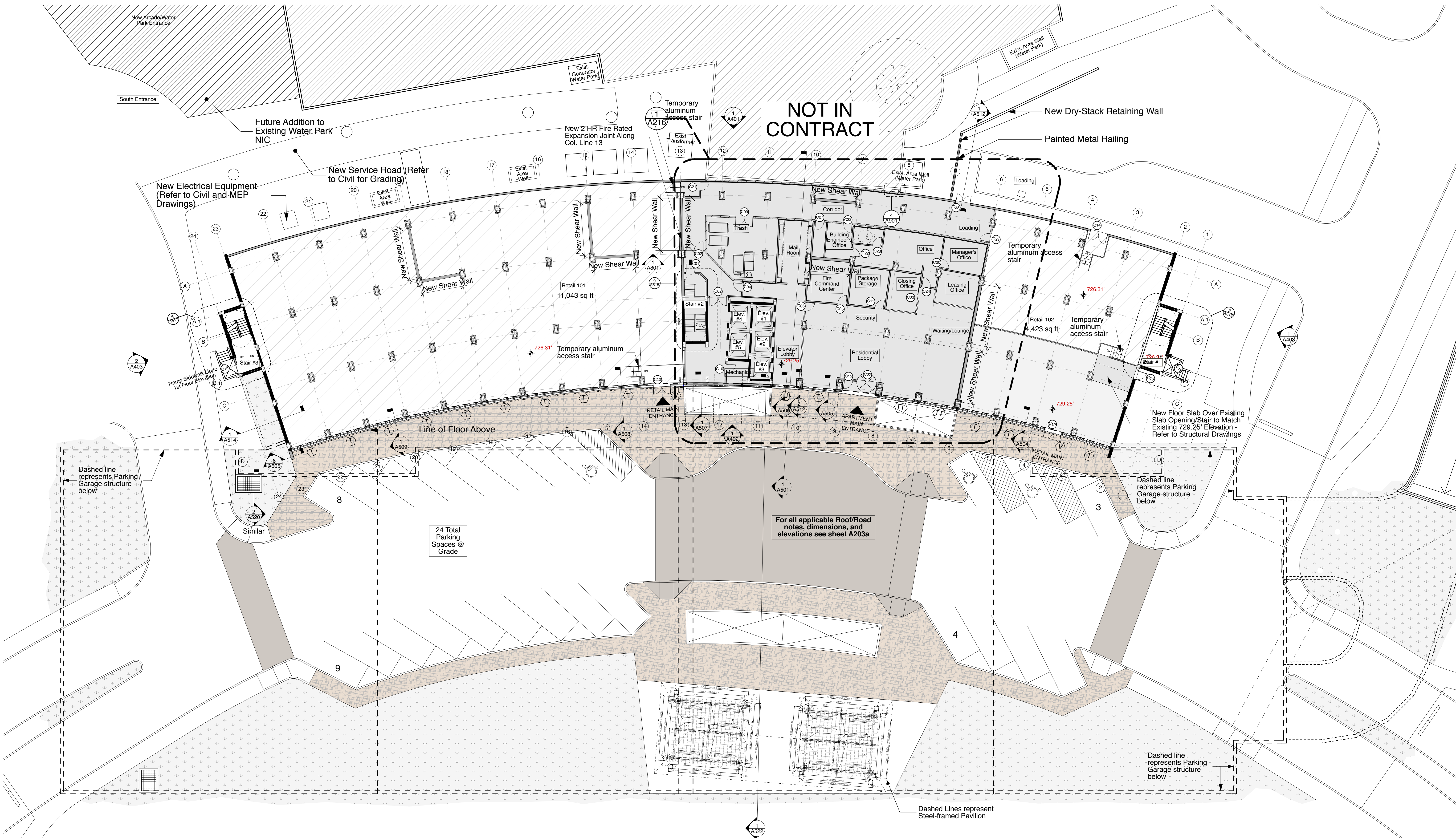
date 1/21/14

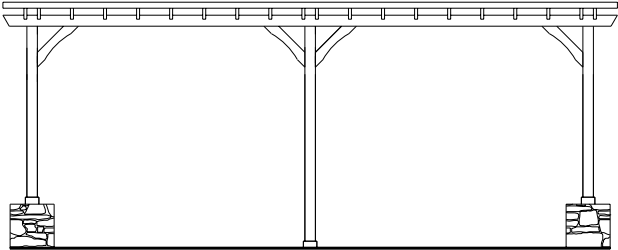
sheet title 1st Floor Plan

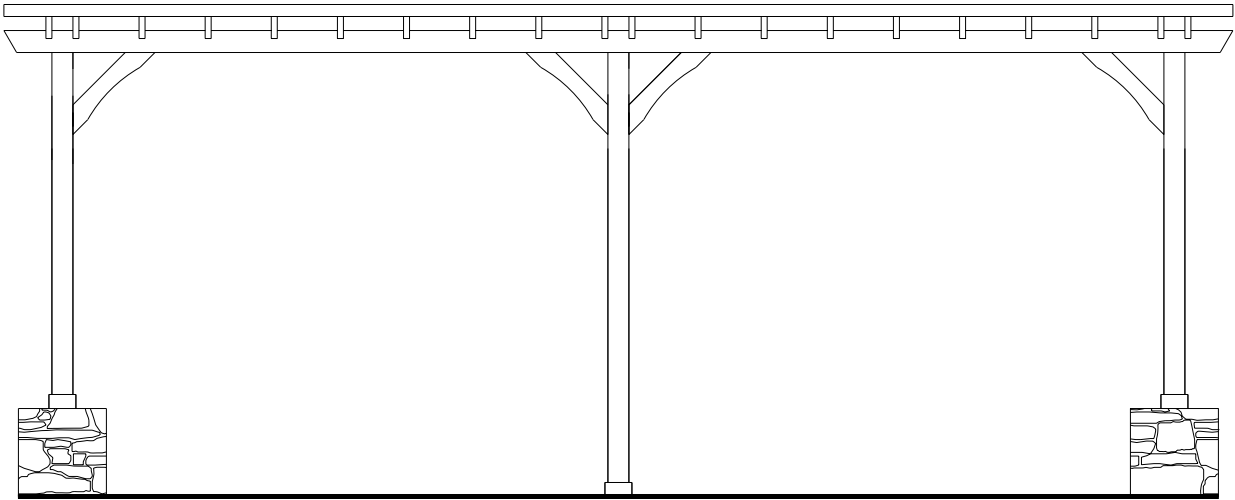
sheet number

A203

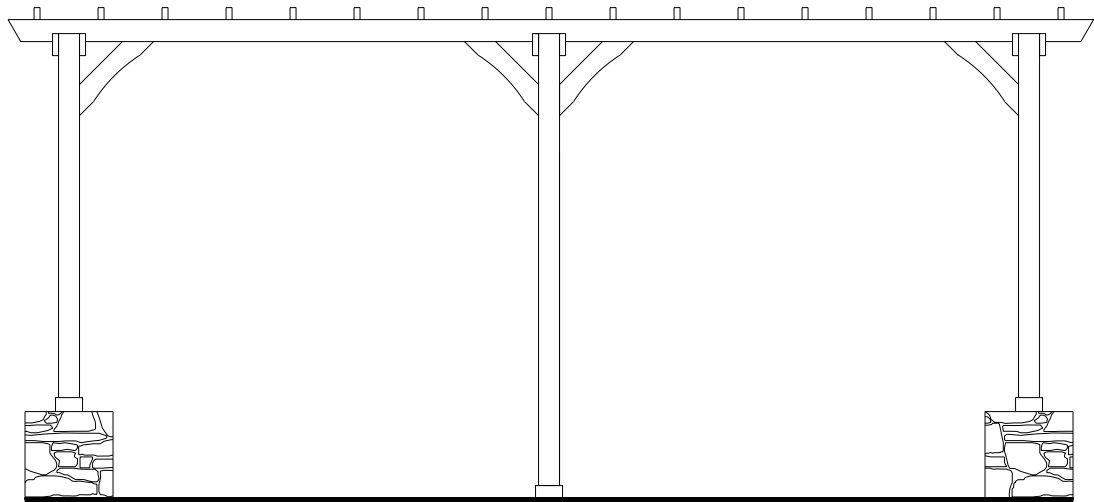
Page 86 of 146



General Notes: (USE ALL THAT APPLY) - ALL CONSTRUCTION SHALL COMPLY WITH 2018 IBC - BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSRUCTION - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS - ALL STRUCTURAL LUMBER SHALL BE #2 OR BETTER UNLESS NOTED OTHERWISE	PERGOLA 		SITE ADDRESS:	
			CONTRACTOR:	
			LYKENS VALLEY GAZEBOS LLC 178 HECKERT RD MILLERSBURG PA 17061	
			DRAWING SCHEDULE COVER SHEET ELEVATIONS MAIN FLOOR TOP 1 2 3 4	
	SCOPE OF WORK:	PERMIT #		
	CONSTRUCT A 20' X 23'-2" X 10' PERGOLA			
	CONSTRUCTION TYPE: VB	USE GROUP: "U"		
	GENERAL LOADING NOTES: (USE ALL THAT APPLY) - FLOOR LIVE LOAD = 40 PSF -SNOW LIVE LOAD = 30 PSF - DEAD LOAD = 10 PSF - BASIC WIND SPEED = 115 MPH - SEISMIC DESIGN CATEGORY = B - FROST LINE DEPTH = 36" - ASSUMED SOIL CLASS = GM, GC - SOIL BEARING CAPACITY = 2000 PSI (IF SOIL DIFFERS FROM ASSUMED ABOVE, REFER TO 2018 IBC CODES)			
General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. While every effort has been made in the preperation of this plan to avoid mistakes the drafter cannot guarantee against human error. Drawings are sole property of DRA LLC and cannot be copied or reproduced without written permission. All calculations and member sizing are suggestions and are not engineered unless plans have engineer's seal.			DRA Drafting. Reliable. Accurate. 1076 Hidden Valley RD Loysville PA 17047 Phone: (717)789-3373 Email: wedra4u@gmail.com Custom Blueprints & Drafting	Project # D007-25 PRELIMINARY DRAWING: ISSUED FOR CONSTRUCTION: 2/7/2025 COVER SHEET 1 Page 87 of 146



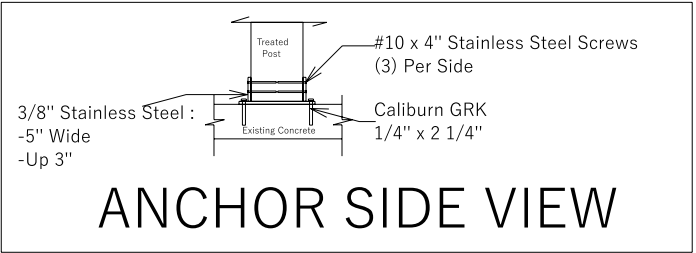
23'-2" SIDE
SCALE: 1/4" = 1'-0"



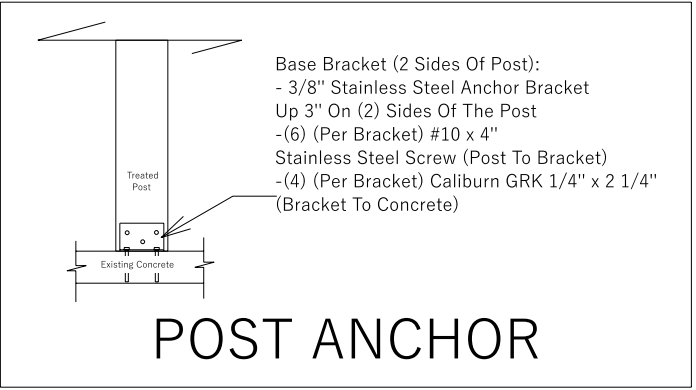
20' SIDE
SCALE: 1/4" = 1'-0"



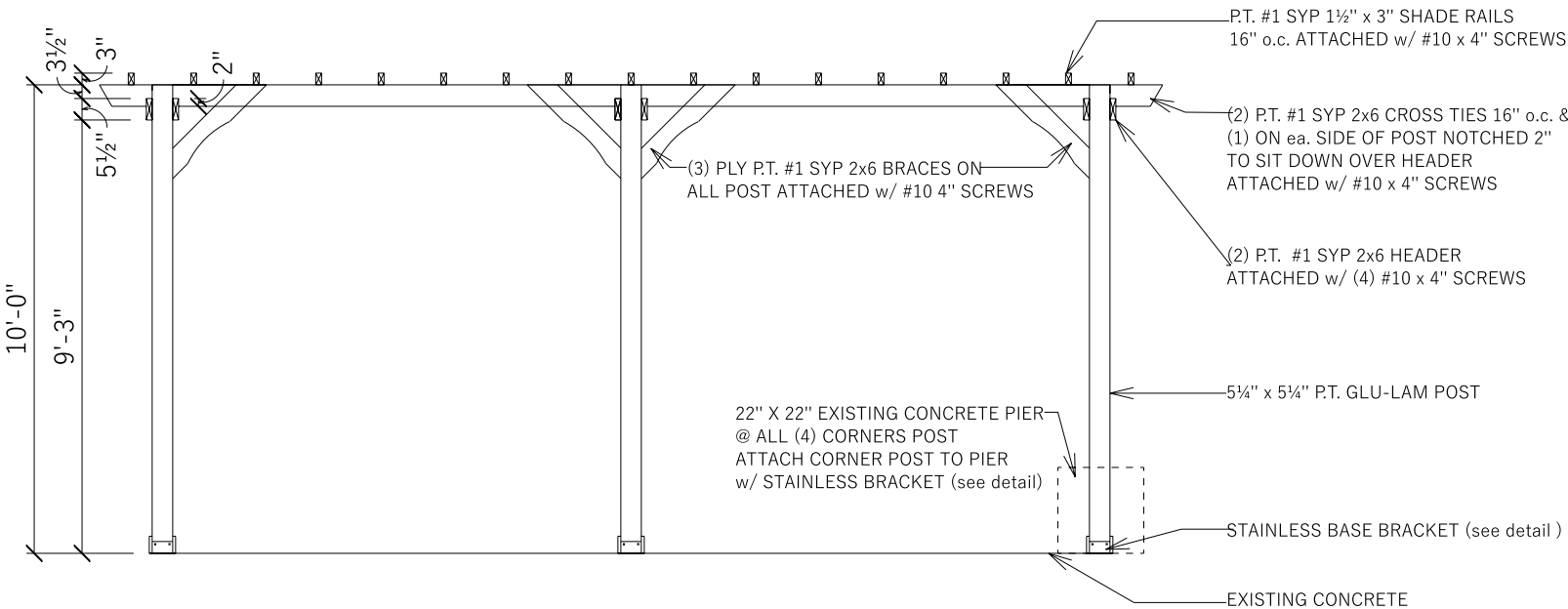
POST ANCHOR



ANCHOR SIDE VIEW



POST ANCHOR



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

DATE:
2/7/2025

General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. Drawings are sole property of DRA LLC and cannot be copied or reproduced without written permission.

Commercial Project Application and Procedures

Village of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005

SAMPLE

MATERIAL LIST*

1. Petitioner Name: Arlington Downs Residential, LLC
2. Date: May 20, 2025
3. Project: One Arlington Pavilion
4. Location: 3400 W. Stonegate Blvd., Arlington Heights, IL 60005

Commercial/Retail/Condominium Building:

Stone Column Material: MSI Surfaces – Quartzite Sierra Blue Stacked Stone ledger

Posts: Wood, Stain - Smoke

Swings: Polywood, Swing Frame - Milwaukee Brown

Commercial Project Application and Procedures

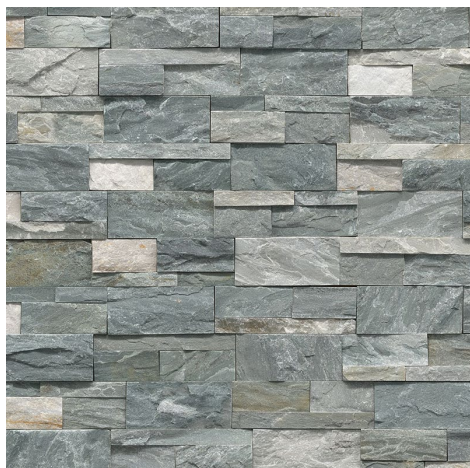
Village of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005

SAMPLE MATERIAL BOARD

3400 W. Stonegate Blvd., Arlington Heights, IL 60005

Stone Column Material:

MSI Surfaces – Quartzite Sierra Blue
Stacked Stone ledger



Swings:

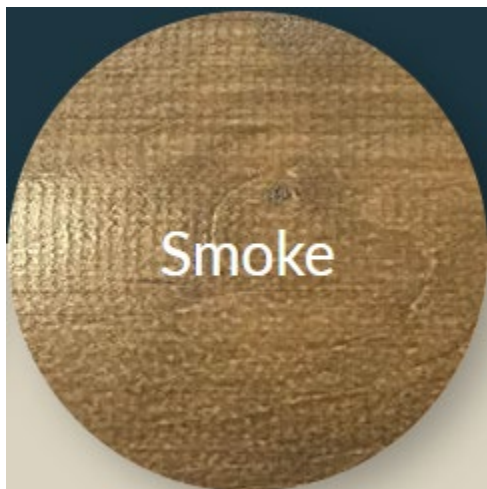
Polywood, Swing Frame - Milwaukee
Brown



Milwaukee
Brown

Posts:

Wood, Stain - Smoke





ONE ARLINGTON - EXISTING STEEL
ENTRANCE CANOPY FEATURE

PAYTON PLACE - EXISTING STEEL &
WOOD PERGOLA FEATURE



Arlington Downs Design Guidelines

Village of Arlington Heights Submittal
August 5, 2013

RECEIVED
AUG - 5 2013
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

DC APPROVED
8-13-13
w/ REQMENTS TO





Section I. Introduction

Purpose of the Design Guidelines

Arlington Downs, the 25 acre site on the northeast corner of Euclid Avenue and Rohlwing Road is a Planned Unit Development under the jurisdiction of the Village of Arlington Heights. The PUD for the development site was endorsed by the Village Board in June of 2012 and Ordinance 12-006 defines, as may be amended from time to time, the land use and conditions for the site. The facilities and site improvements will be implemented over many years and in several phases. Each facility or phase will be required to comply with the Building and Planning Ordinances and the building permit requirements of the Village and other governing authorities.

These Design Guidelines serve as the initial regulating document for the design and development of the mixed use development, Arlington Downs, at the north east corner of Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. This document will be utilized by owners, developers, tenants, architects and/or builders to assist in assuring a pleasing and cohesive design result for the overall development.

The Arlington Downs Design Guidelines have been organized into the following sections: Introduction, Site Planning Guidelines, Architectural Guidelines and Landscape Architecture Guidelines. The Introduction gives an overview of the project background and Master Plan. The Site Planning Guidelines document the standards for site development of each zone defined in the Master Plan. The Architectural and Landscape Design Guidelines assure that the specific designs implemented are consistent and contribute positively to the physical quality of the development.

Project Overview

Location

Located 20 miles outside of Chicago in the northwest suburb of Arlington Heights, Arlington Downs consists of approximately 25 acres on the northeast corner of Euclid Avenue and Rohlwing Road. The site is just west of Arlington Park International Racetrack on the western boundary of the Village. The location provides easy access for travelers using O'Hare Airport, the commuter rail and bus system, and major expressways.

August 5, 2013

Introduction and Overview

pappageorgehaymes partners



Location

Section I

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC



Philosophy of the Mixed Use Campus and Design

Within this context, Arlington Downs has been planned and designed to attract residents and patrons with a new urban/suburban vision. It is a mixed use development of low and mid rise facilities with sweeping views of the adjacent wooded areas and the iconic Chicago skyline. A strong dedication to conservation, adaptive re-use, inviting landscape with active and passive environments and a mix of high quality traditional and contemporary architecture is fundamental to the design philosophy and approach.

Aerial View

Section I

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required zoning, life safety improvements and coordination with existing systems.

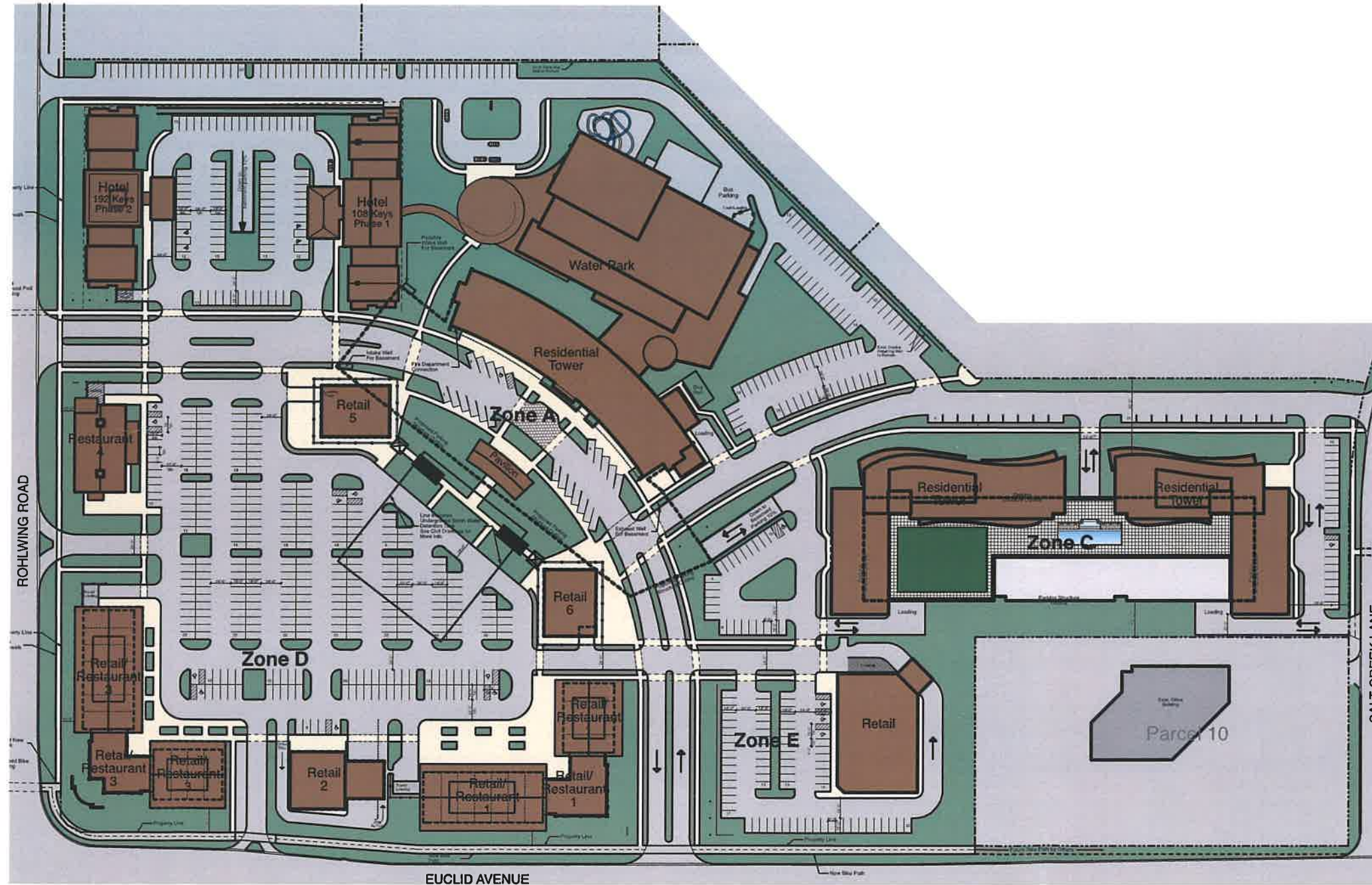
Page 97 of 146

August 5, 2013

Introduction and Overview

pappageorgehaymes partners





Master Plan

The Arlington Downs consisting of the residential tower, new hotel, waterpark, & retail will re-energize the site by re-positioning Arlington Downs as a mixed-use development, master-planned by the renowned architectural firm of Pappageorge Haymes Partners.

The earth friendly adaptive rehab of the residential tower will have 214 units and feature a rooftop deck with cabanas, lounge areas and a private party room. The residential tower will also feature an on-site commercial health club, casual dining restaurant and secure underground parking.

The limited service hotel is initially estimated at 161 keys, with the potential of up to 300 keys depending on market demand. The balance of the original parcel will be improved with up to 72,000 square feet of retail and the construction of up to 443 units of additional multi-family rental housing in phases of development.

August 5, 2013

Introduction and Overview

pappageorgehaymes partners



Master Site Plan

Section I

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

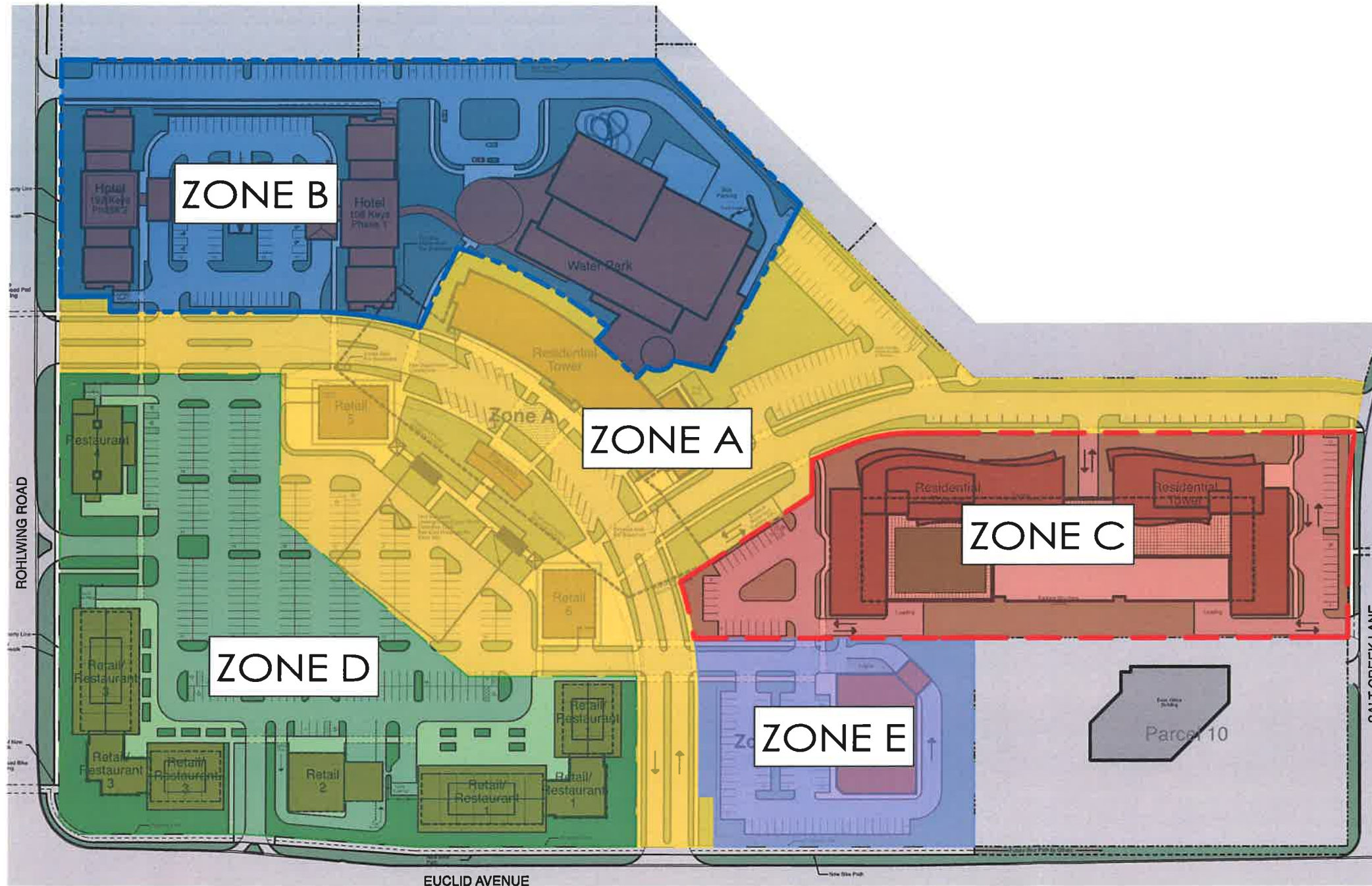
These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems.

Section II. Site Planning Guidelines

Master Plan Zones

The master plan is organized into five zones for the overall mixed use development. The Argent Group, on behalf of Arlington Devco, (the "Developer") will develop Zone A, 7.74 acres, as the master developer and initial phase of Arlington Downs.

Each zone will be interconnected with designated crosswalks utilizing specialty paving. The new main arterial road connecting Euclid and Rohlwing will be the main vehicular thoroughfare linking all zones. The focal point of the site is a gathering place at the midpoint of the arterial road in front of the Zone A residential tower including a covered pavilion, landscaped lawn, and benches for residents, shoppers, and guests to the site.



Master Plan Zones

Section II

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required zoning, life safety, energy, and other applicable regulations.

Page 99 of 146

August 5, 2013

Site Planning Guidelines

pappageorgehaymes partners



Site Lighting

Any exterior lighting, for security or aesthetic purposes, shall be kept minimal and the initial luminance value shall not exceed 0.01 horizontal and vertical foot-candles at the site boundary. All lighting shall meet the Village requirement of being Dark Sky Compliant. The light source shall be shielded from view to the greatest extent possible and shall be oriented to avoid directing lighting towards neighboring properties or the corridor view. Lighting plan showing photometric and lighting fixtures' manufacturer cut sheets are subject to review and approval by the Village.

Main Entry

Main Entry Wayfinder

ROHLWING ROAD
Access Road

EUCLID AVENUE
Access Road

Secondary Entry Wayfinder

Secondary Entry Wayfinder

LIGHTING KEY

-  STREET AND PARKING LOT POLES
-  PEDESTRIAN LIGHT
-  BOLLARD LIGHT
-  IDENTIFICATION LIGHT

APPROVED
BY STAFF
9-27-13

General Site Lighting Plan

Section

Arlington Down

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

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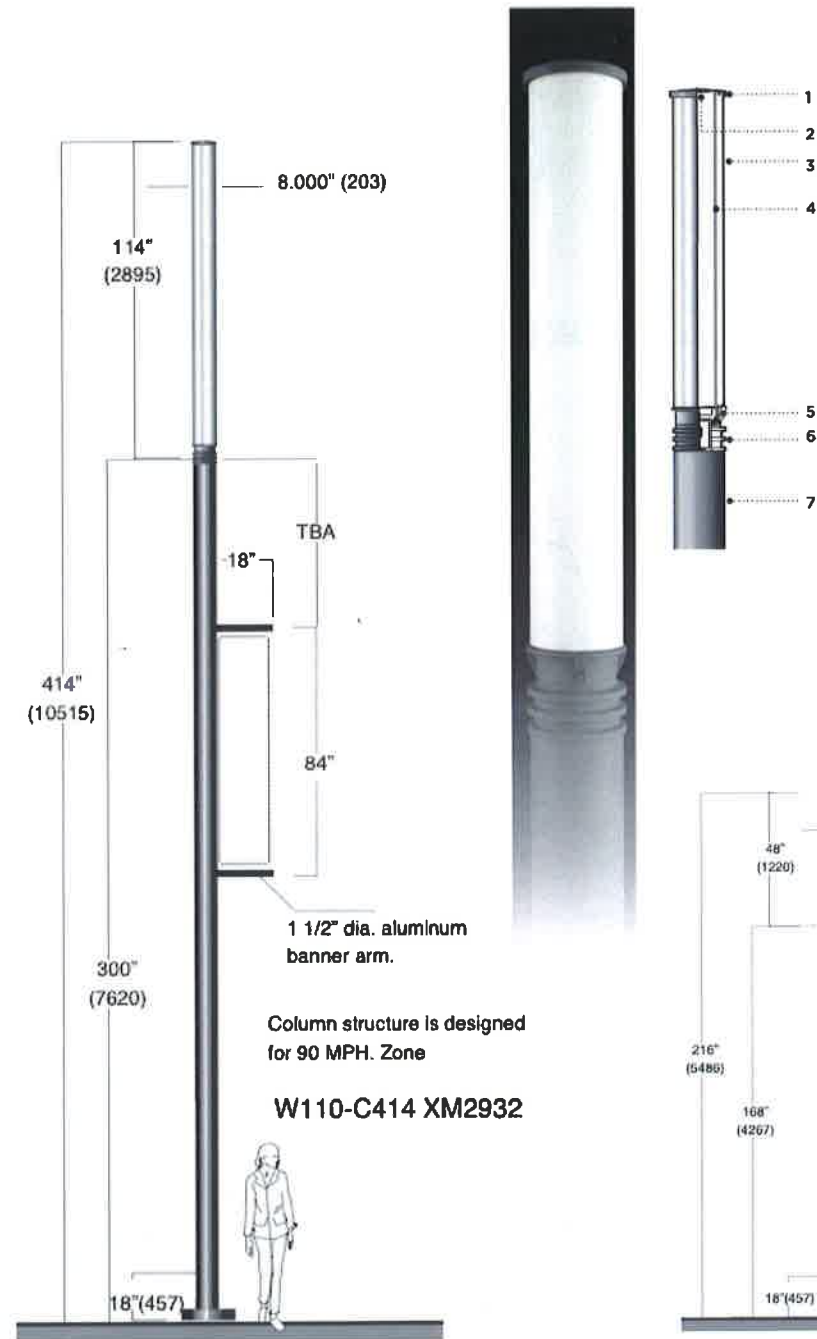
Revised: September 13, 2013

August 5, 2013

Site Planning Guidelines

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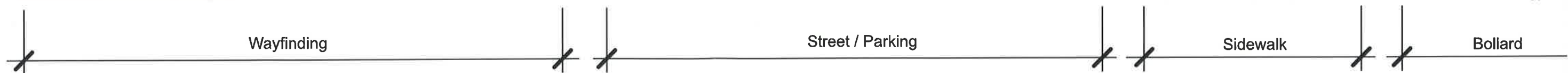
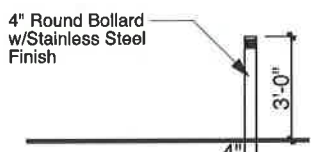
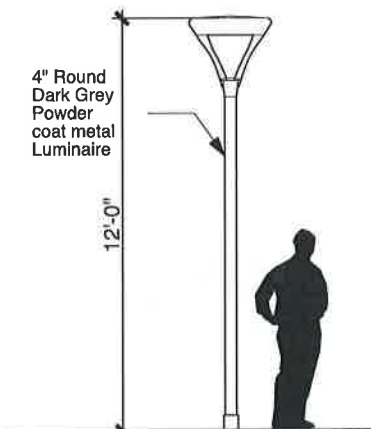
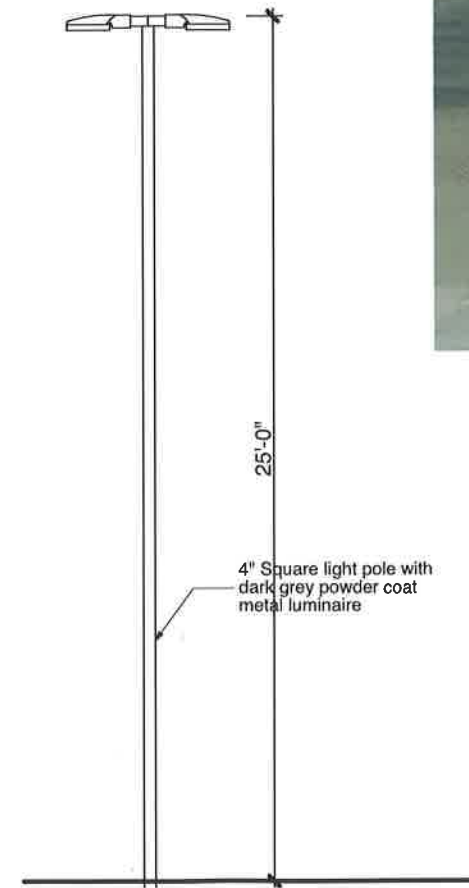
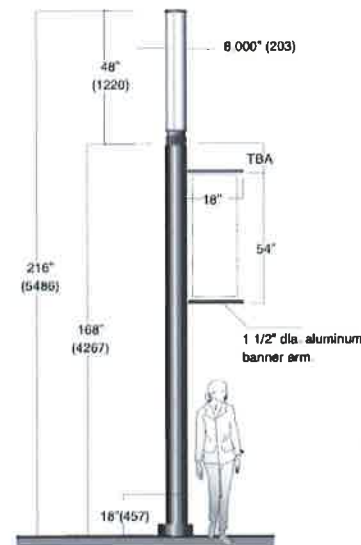


Column structure is designed for 90 MPH. Zone

W110-C414 XM2932



- 1- Heavy cast aluminum top cover with embedded heat sink.
 - 2- LED Light engine.
 - 3- Ø 8" (203) High impact white translucent acrylic diffuser U.V stabilized.
 - 4- Ø 1/2" (13) Aluminum struts.
 - 5- Cast aluminum upper base with built-in hinge mechanism.
 - 6- Cast aluminum driver housing.
 - 7- Ø 8" (203)X.125" wall extruded aluminum column with built in cast inner mounting base plate and access cover.
- * Stainless Steel Finish



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Site Lighting Hierarchy

Section

Arlington Down

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Arlington Heights, Illin

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Section III. Architectural Guidelines

Overview

The intention of this section is to provide guidance for the design and construction of all facilities and improvements within the mixed use development to ensure the overall community sense of place and harmony at Arlington Downs.

Composition and Articulation of Building Mass

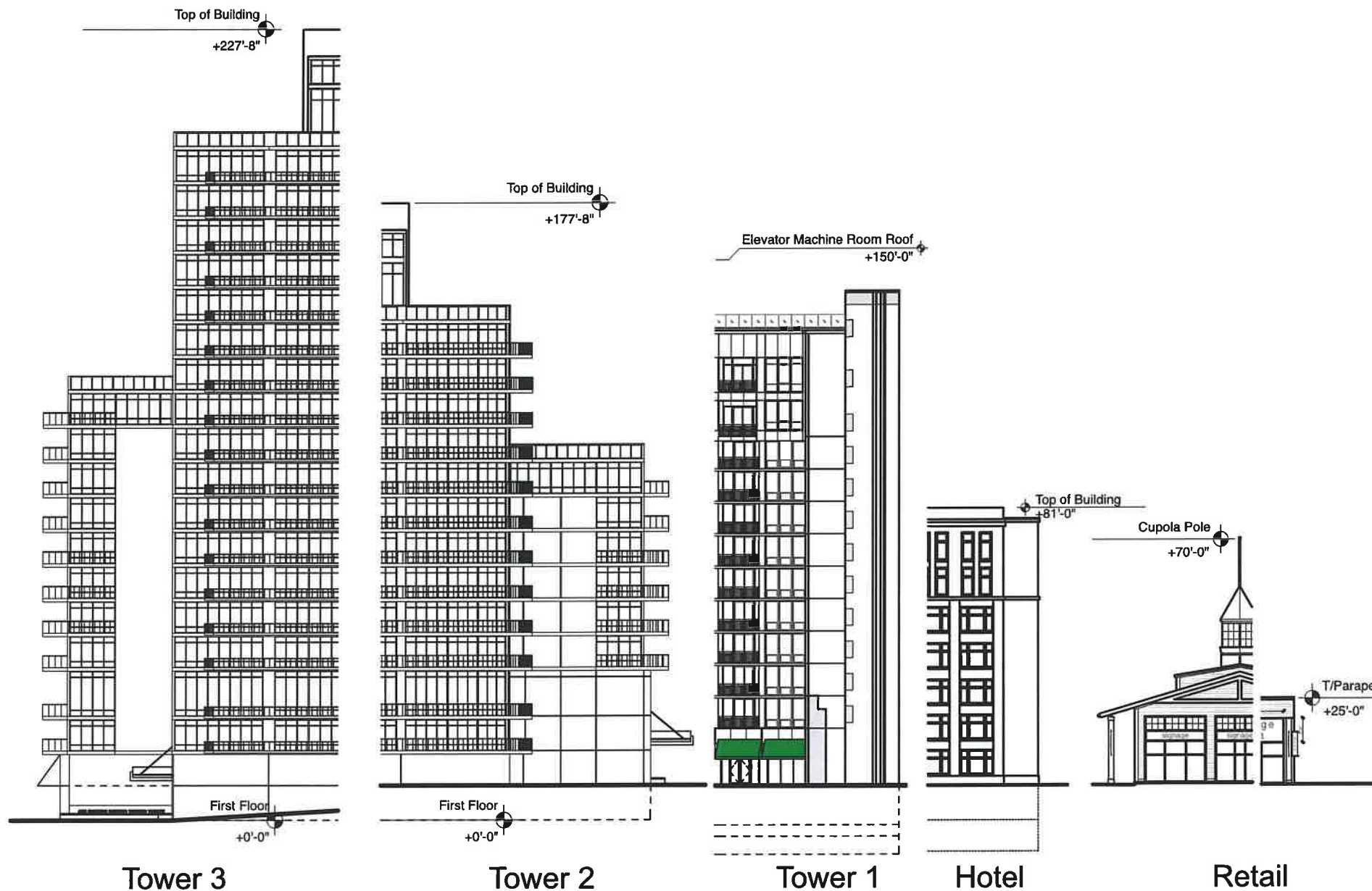
In principle, buildings shall be designed in concert with function, site and environmental conditions. Building mass shall respect and complement the other buildings on site. The site is designed as a destination place, a gateway to the community and a friendly, walkable mixed-use campus responding to the existing facilities. The site is organized into five zones which delineate the functional use of the building types. All elements on the site are tied together through the use of mass, proportion, scale, materials and color. By the use of differing levels of building heights and mass, the entire site is balanced. The master plan establishes that a majority of the proposed additional mass be developed in Zones B and C. Buildings in Zone D and E will be lower in height and mass to balance organization and functionality and to create a progression of building height and mass as one enters the site from either Euclid or Rohlwing.

Proportion & Scale

The architectural language of the Master Plan and initial development shall be the root for the development of the architectural expression of the subsequent structures. Buildings shall be perceived as in the human scale by employing such methods as the setback of building facades and changes of material from the base of the building to the upper floors. Proportion and scale of architectural elements such as fenestration shall be consistent and in harmony with the style established in the Master Plan and initial development. Deviations in building height should also be used as a means of establishing appropriate proportion and scale.

Building Height

Composition and articulation of building mass shall be designed in concert with function, site, and environmental conditions. Building mass shall respect and complement the other buildings on site.



Architectural Guidelines Overview

Section III

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required controls, site survey information and coordination with existing systems.

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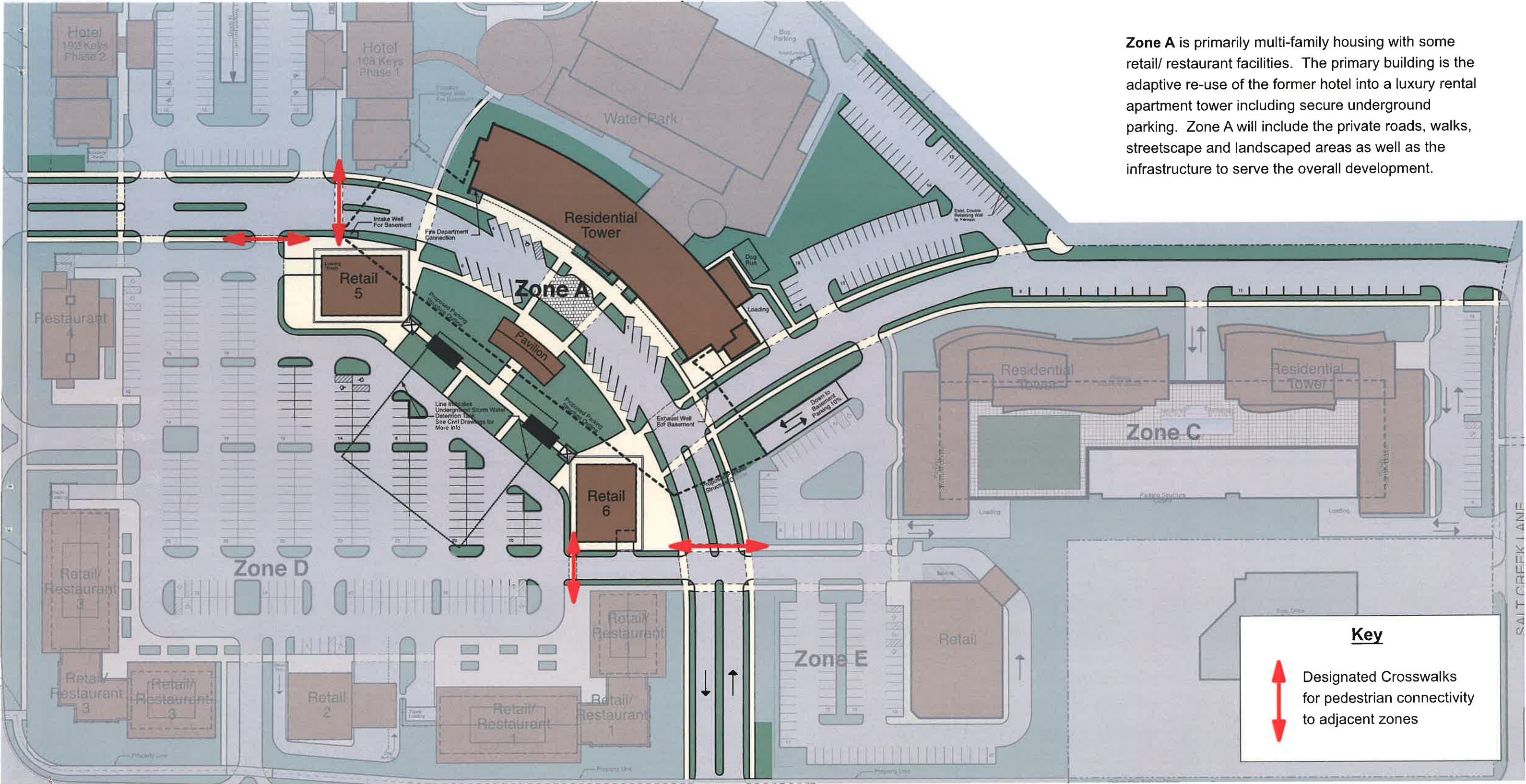
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Architectural Guidelines

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Zone A is primarily multi-family housing with some retail/ restaurant facilities. The primary building is the adaptive re-use of the former hotel into a luxury rental apartment tower including secure underground parking. Zone A will include the private roads, walks, streetscape and landscaped areas as well as the infrastructure to serve the overall development.



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Zone A

Zone A

Section III

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Arlington Heights, Illinois

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Tower 1 Residential:

- The adaptive re-use of the former hotel structure will set the first design tone for the complex buildings with contemporary style architectural language.
- New wall-to-wall windows.
- Fiber cement panel wing walls and inset balconies will be introduced to the curved "sides" of the existing facility which will complement the existing synthetic stucco on the end elevations providing a fresh contemporary image for the residential tower.
- New common area roof deck and interior common space to be added on top of the tower providing expansive views of Arlington Park and the City of Chicago skyline.
- Painted steel canopies at the building entry and rooftop amenity level differ yet are similar in architectural design between the Residential and Retail buildings to ensure cohesion.
- Materials: Fiber cement board panel columns and horizontal bands, aluminum windows, painted existing east/west end walls and stair towers.

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Zone A

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Tower 1 Rendering

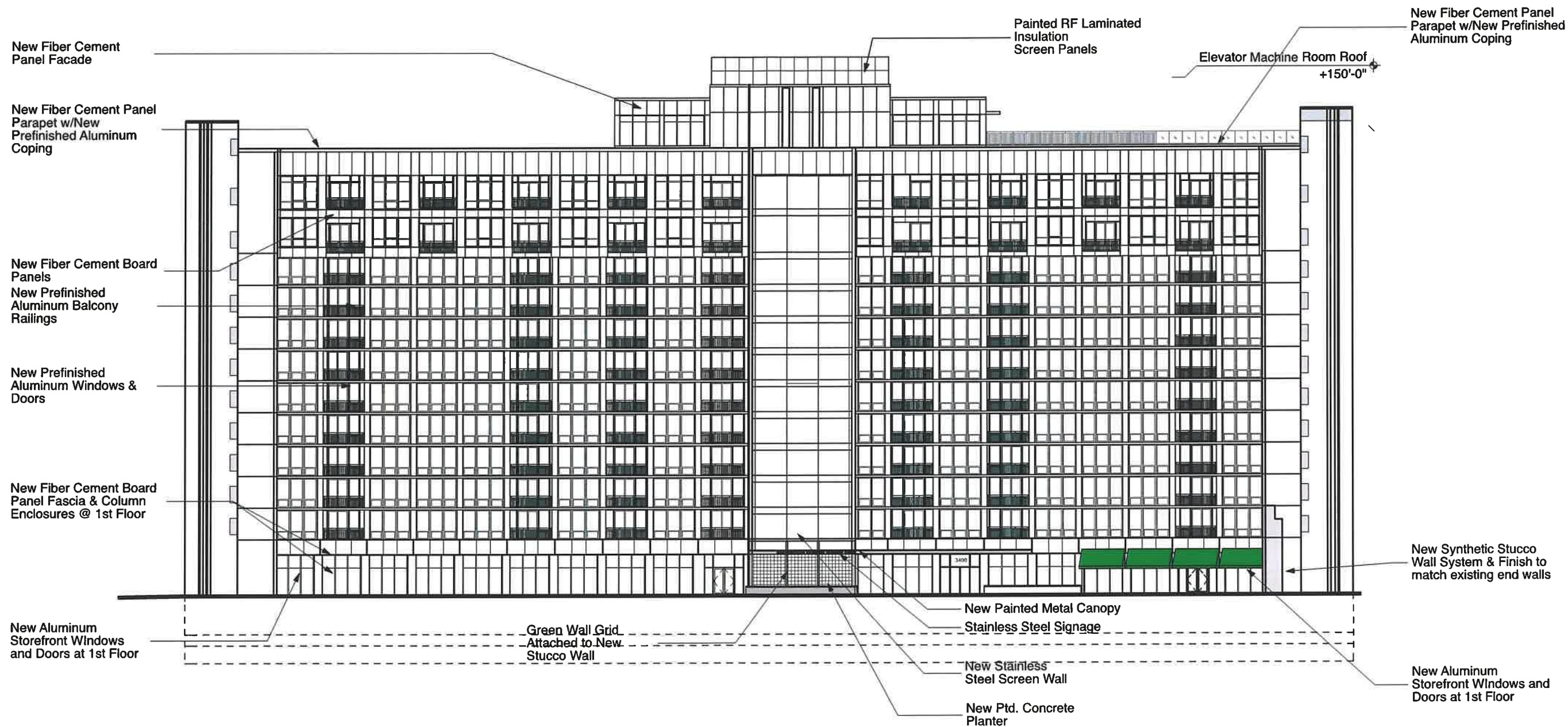
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Zone A

Tower 1 South Elevation

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New Fiber Cement
Panel Facade

Paint Existing Stone
Clad Wall

New Fiber Cement Board
Panels

New Prefinished
Aluminum Balcony
Railings

New Prefinished
Aluminum Windows &
Doors

New Fiber Cement Panel
Column Enclosures @
Typ. Floors

New Painted Insulated
Hollow Metal Doors
Beyond CMU Screen
Wall

Elevator Machine Room Roof
+150'-0"

New Fiber Cement Panel
Parapet w/New
Prefinished Aluminum
Coping

New Prefinished
Aluminum Balcony
Railings

New Prefinished
Aluminum Windows &
Doors

New Fiber Cement Panel
Wall Construction

Existing Grade
(+/-) -3'-0"

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Zone A

Tower 1 North Elevation

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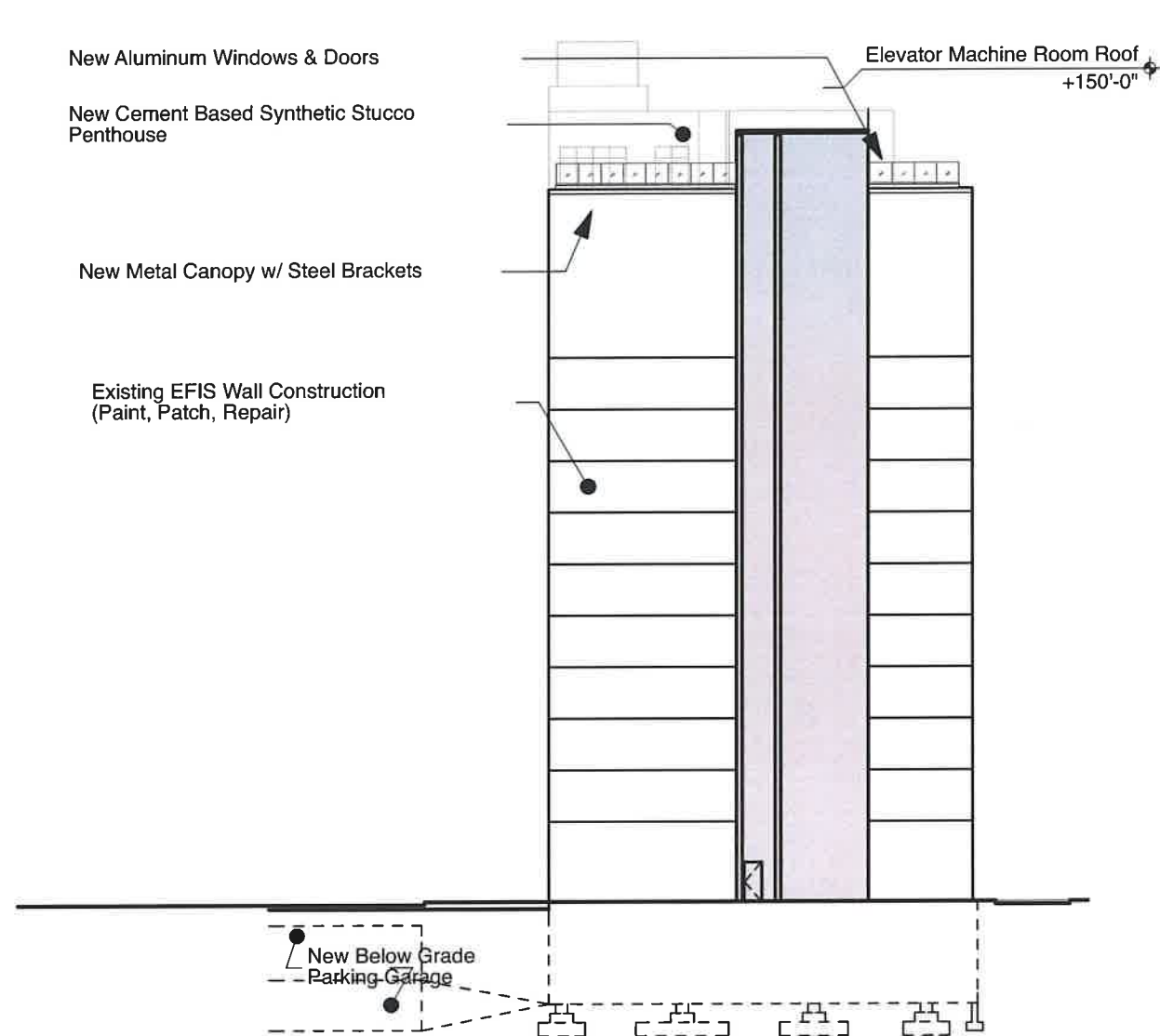
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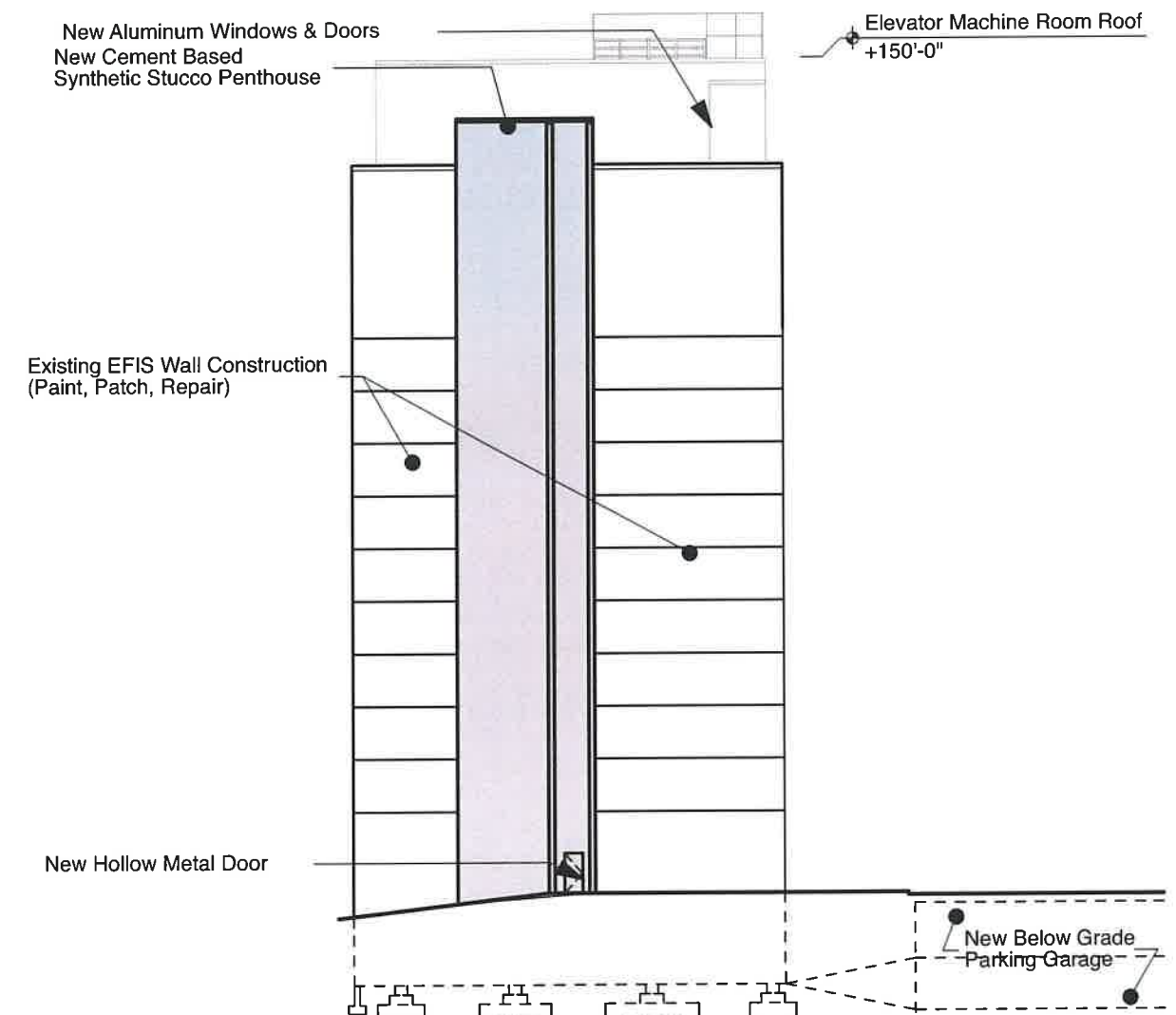
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Tower 1 East Elevation



Tower 1 West Elevation

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Zone A

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Tower 1 Elevations

Section III

Arlington Downs

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Arlington Heights, Illinois

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Zone A Retail:

- The overall language of the retail buildings will tie in with the aesthetic established and approved through the Village approval process.
- Flat roof with parapet will conceal rooftop mechanical equipment.
- Colonnade on all four sides in plan.
- Fenestration through clear glass and entryways facing south.
- Establishment of a clearstory above the retail storefront system.
- Materials: painted steel columns, synthetic wood siding and clear storefront.

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Zone A

Retail Rendering

Section III

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Zone A

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Retail Rendering

Section III

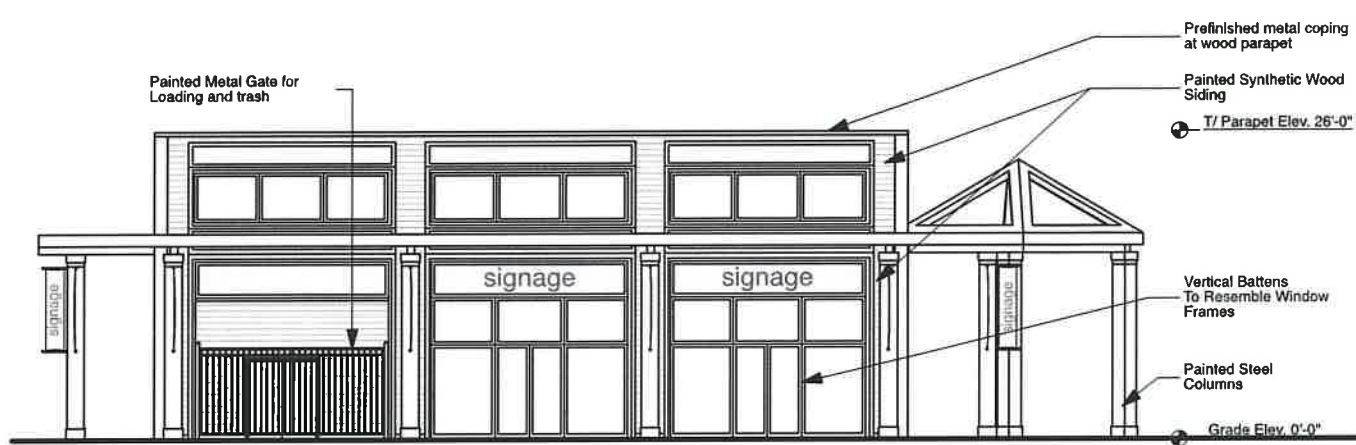
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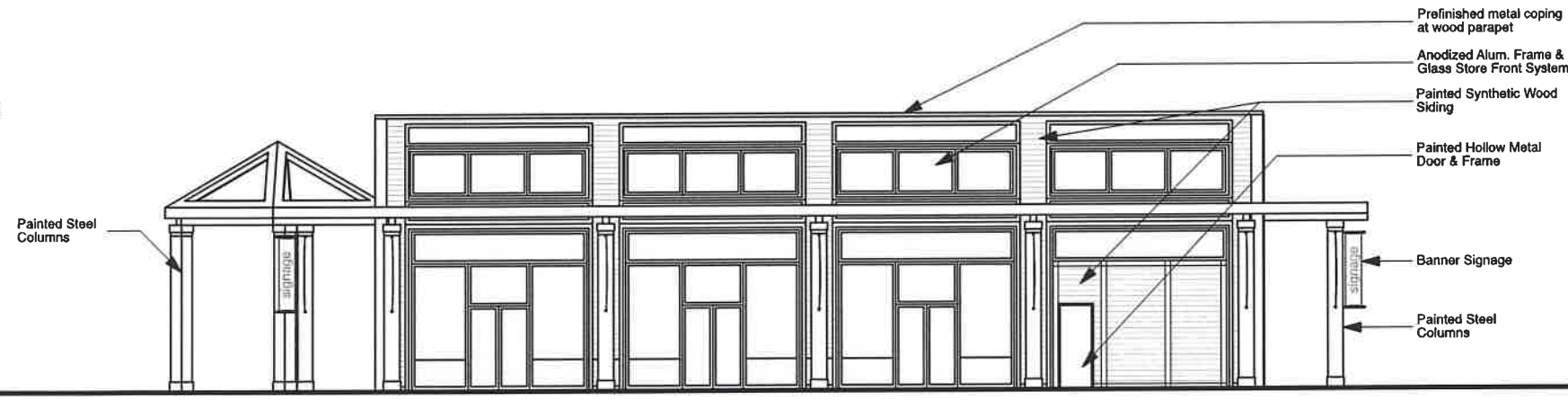
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These plans are schematic and are subject to further refinement for compliance with code required zoning, the city of Arlington Heights and coordination with existing systems.

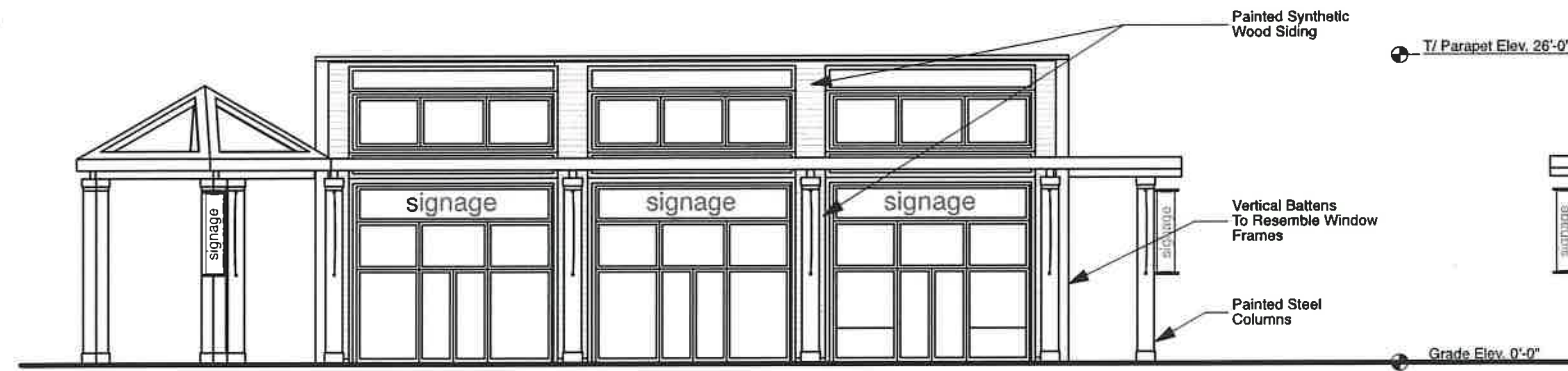
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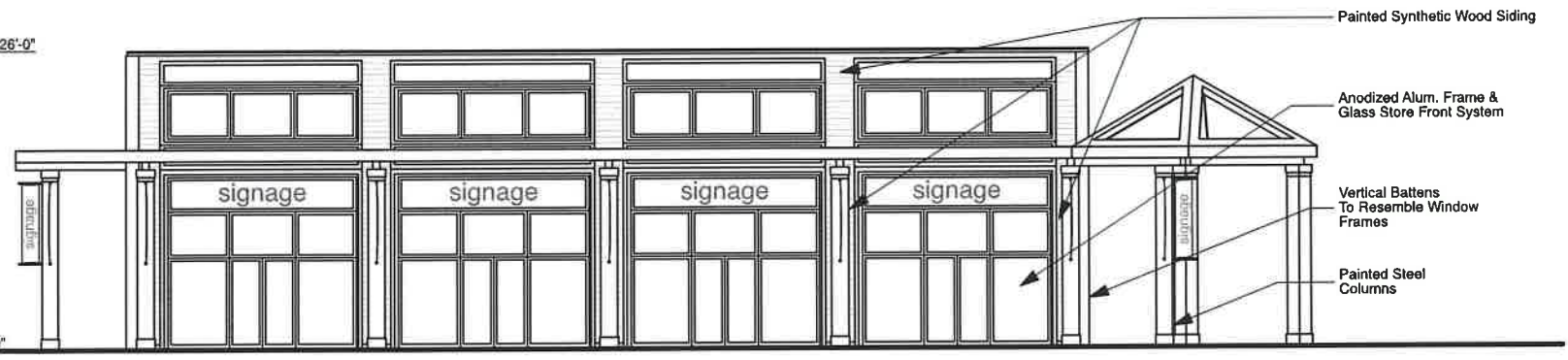
Retail Building 5 West Elevation



Retail Building 5 North Elevation



Retail Building 5 East Elevation



Retail Building 5 South Elevation

August 5, 2013
Zone A

Retail Elevations - Building 5
Section III

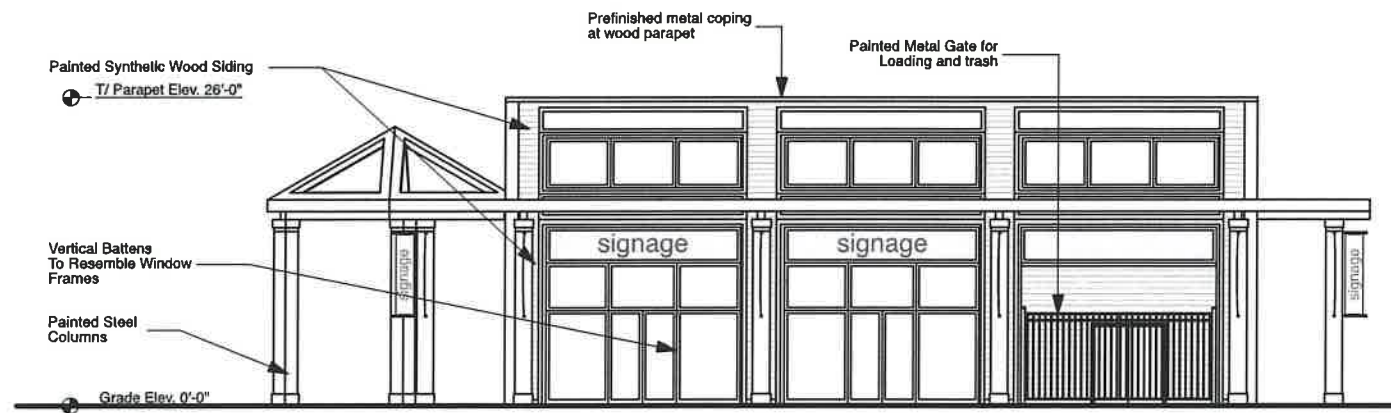
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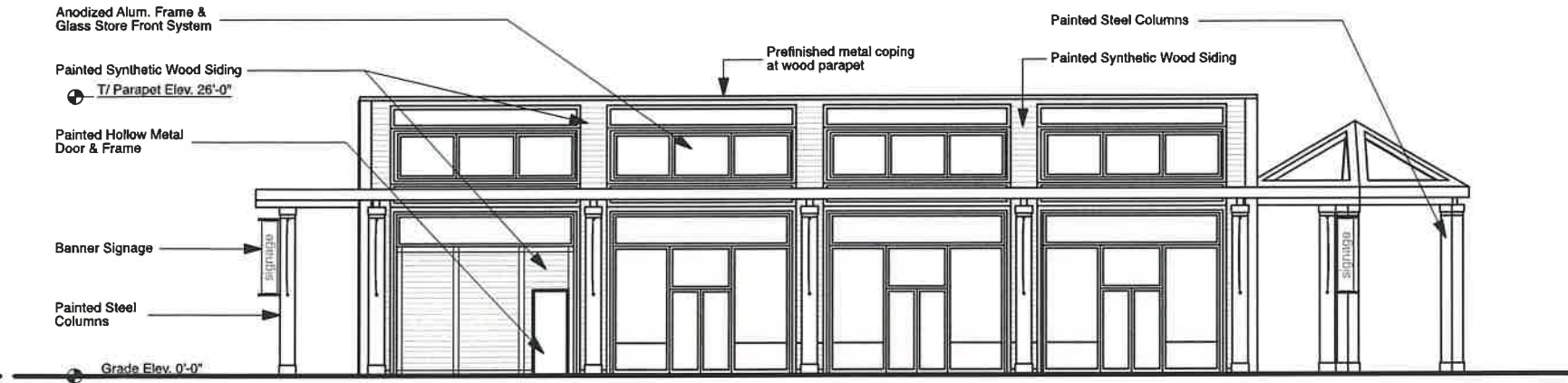
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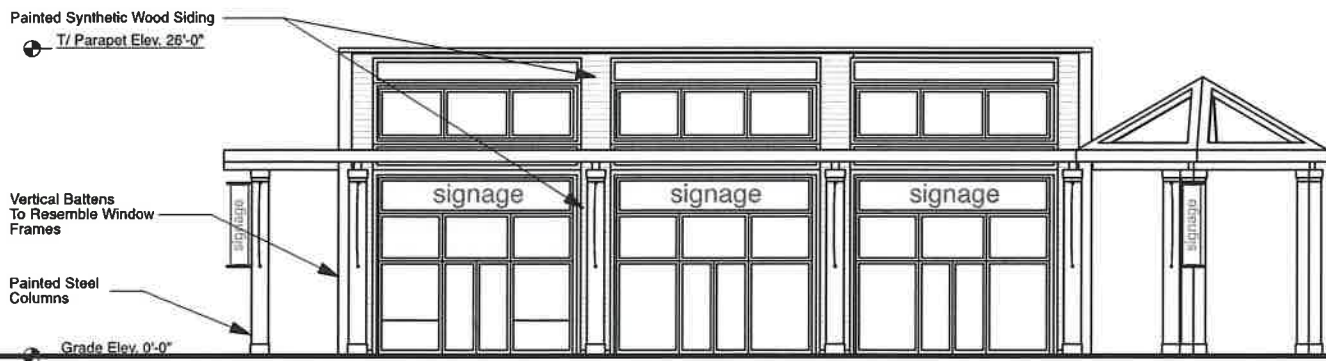
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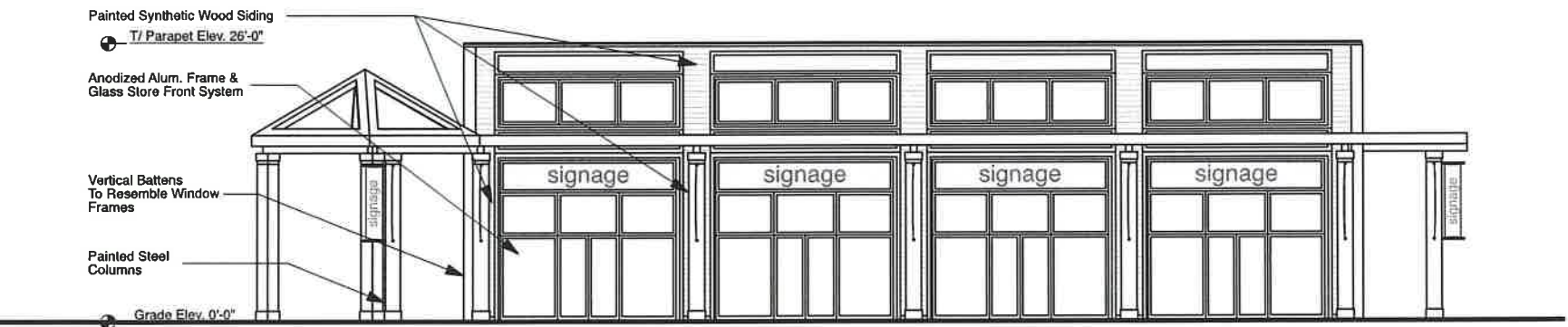
Retail Building 6 South Elevation



Retail Building 6 East Elevation



Retail Building 6 North Elevation



Retail Building 6 West Elevation

August 5, 2013
Zone A

Retail Elevations - Building 6
Section III

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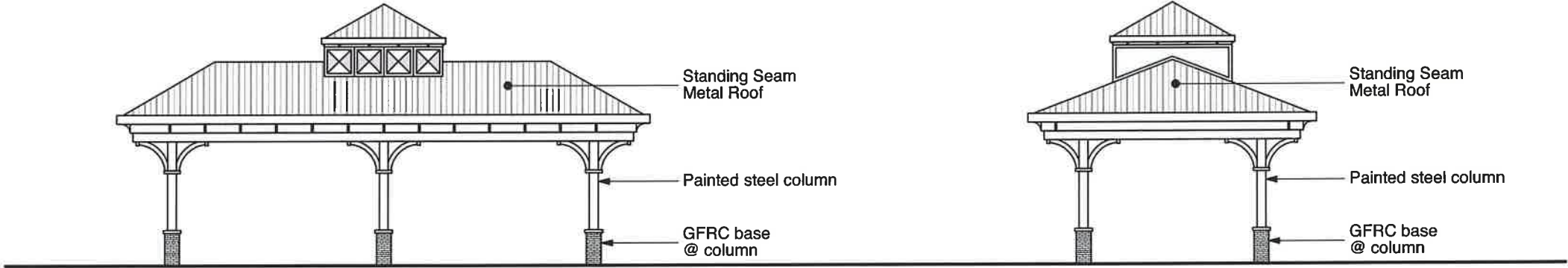
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Zone A Pavilion:

- Pitched roof, cupolas, and columns to complement the aesthesis of Arlington Park.
- Gathering place for residents and retail visitors to the site.



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Zone A

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Pavilion Elevations

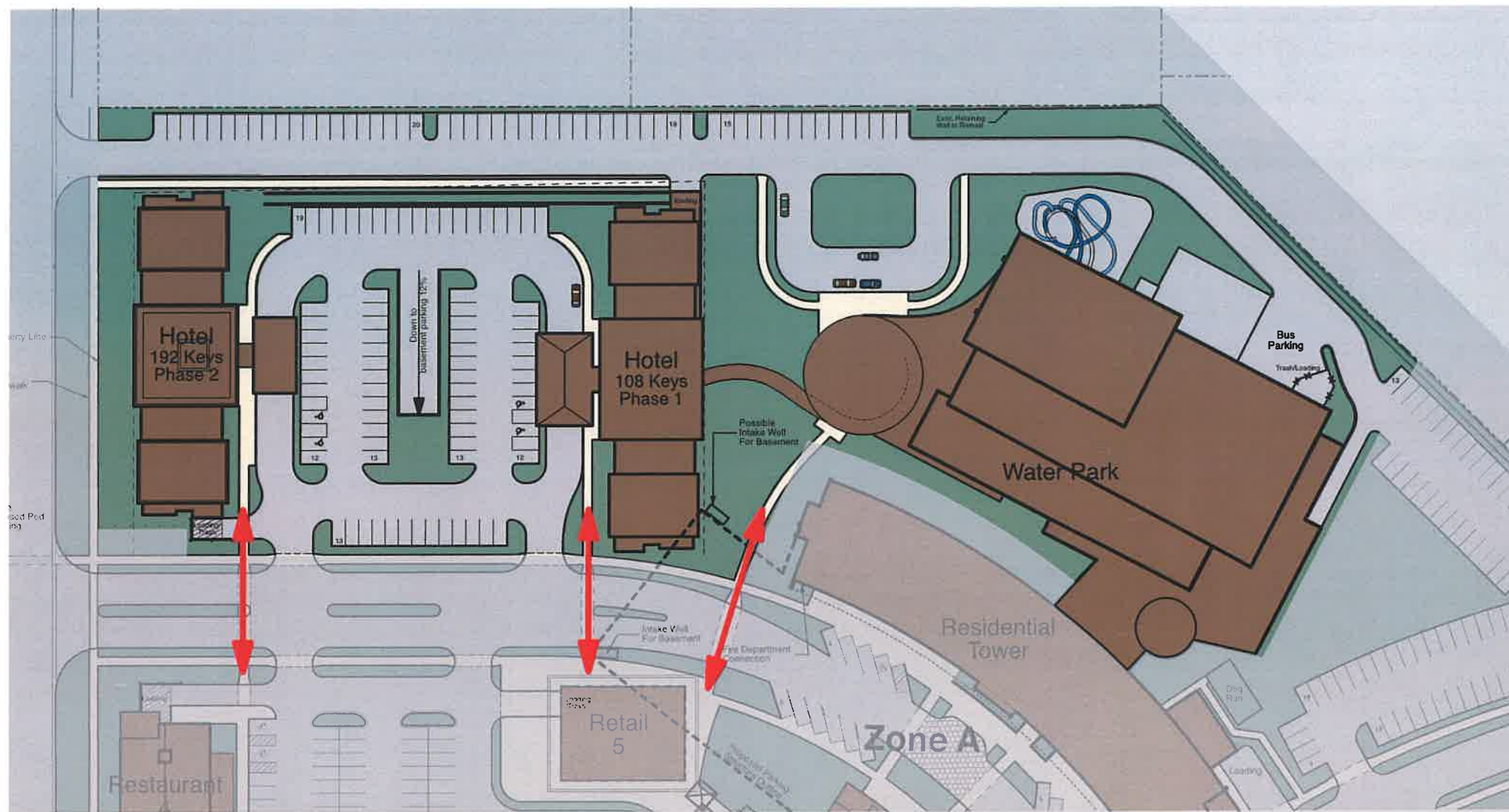
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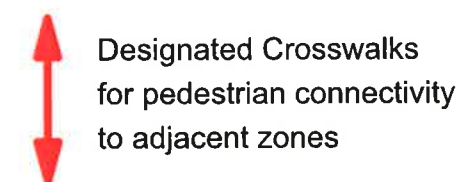
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Zone B, at 5.67 acres, is a hotel and entertainment zone with primary focus to re-open the shuttered waterpark facility and to create a viable hotel complex to serve the water park and the community.

Key



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Zone B

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Zone B

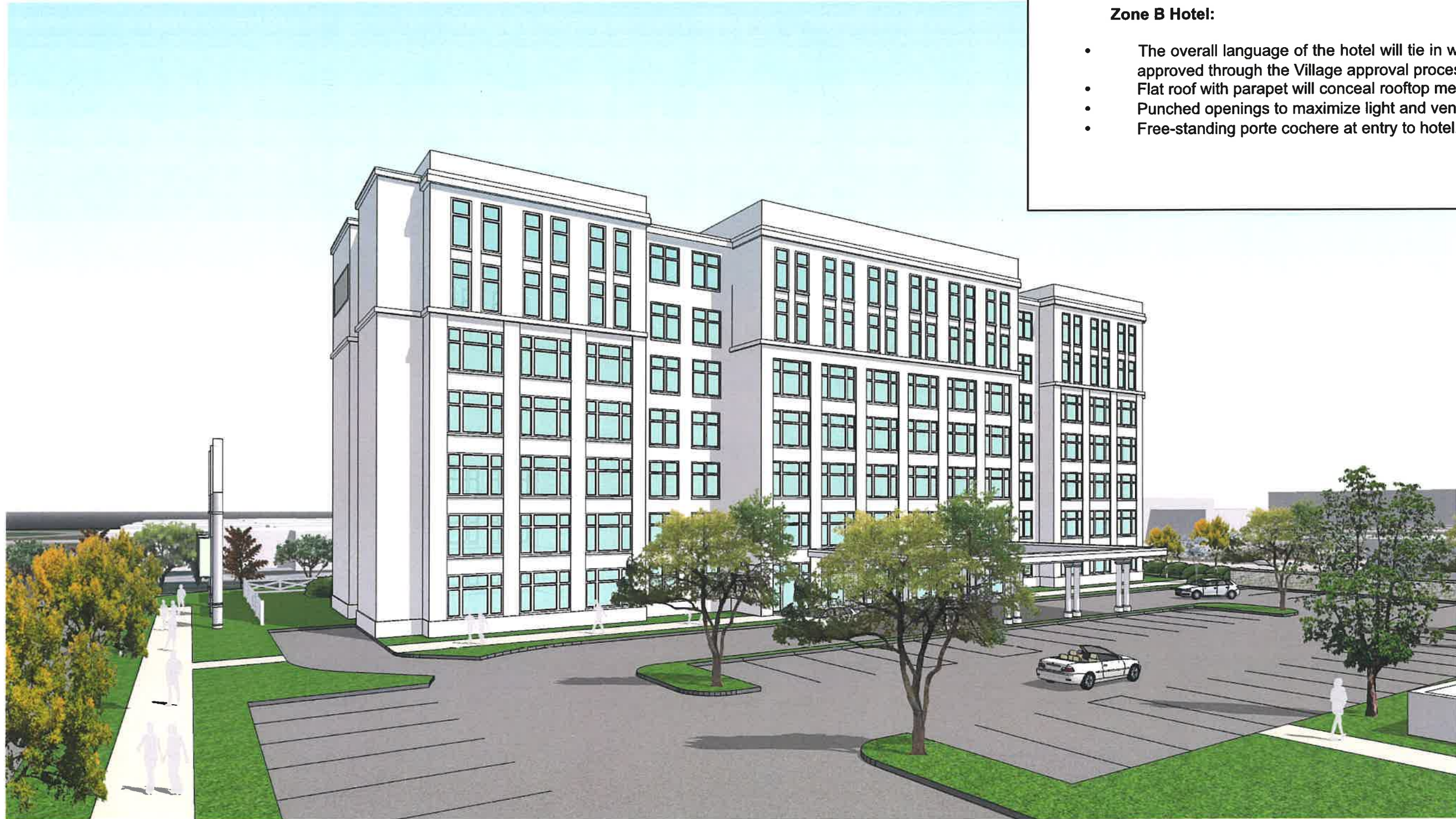
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Zone B Hotel:

- The overall language of the hotel will tie in with the aesthetic established and approved through the Village approval process.
- Flat roof with parapet will conceal rooftop mechanical equipment.
- Punched openings to maximize light and vent into guest rooms.
- Free-standing porte cochere at entry to hotel.

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Zone B

Hotel Rendering

Section III

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Zone B

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Hotel East Elevation

Section III

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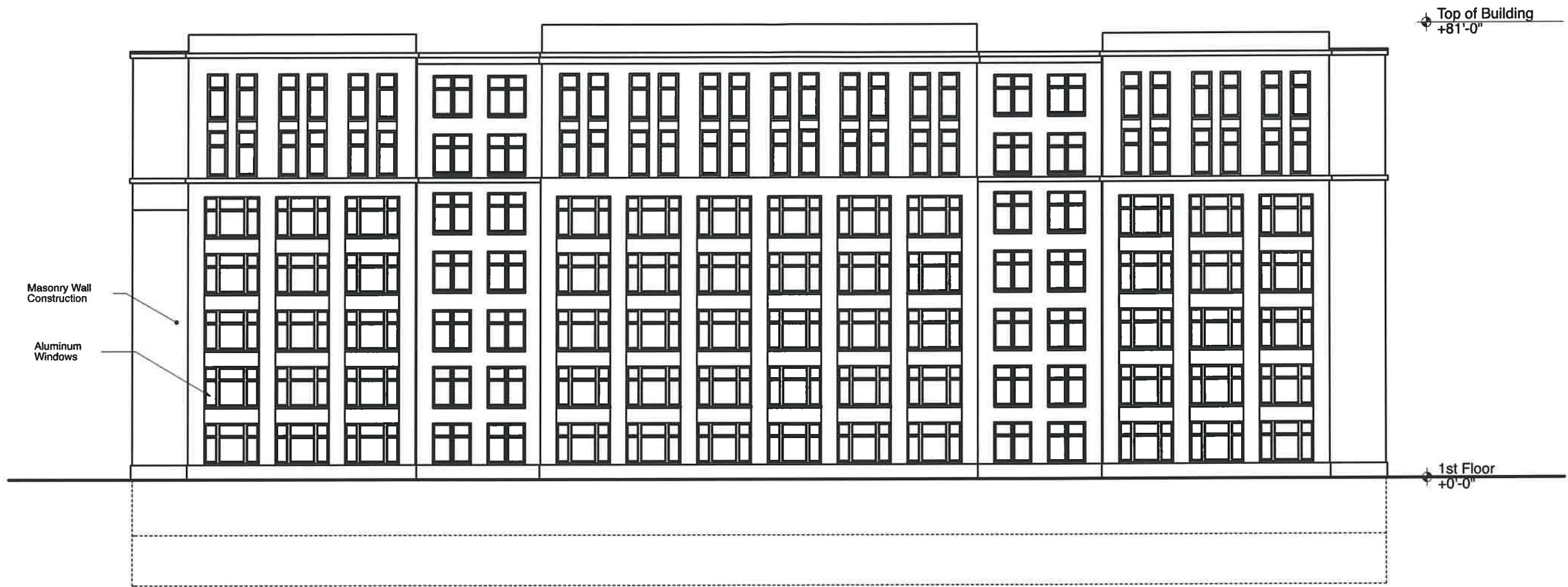
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Zone B

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Hotel West Elevation

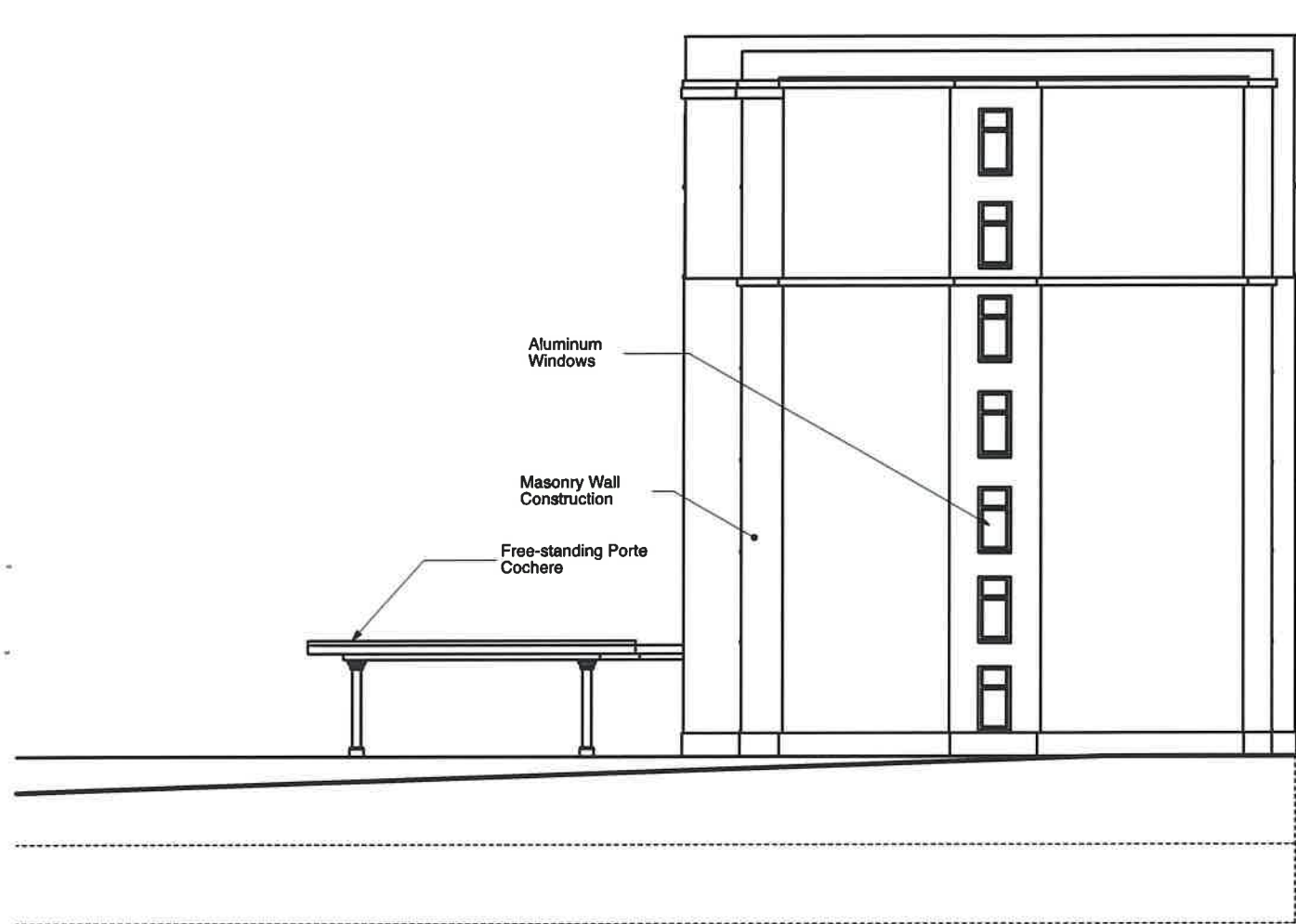
Section III

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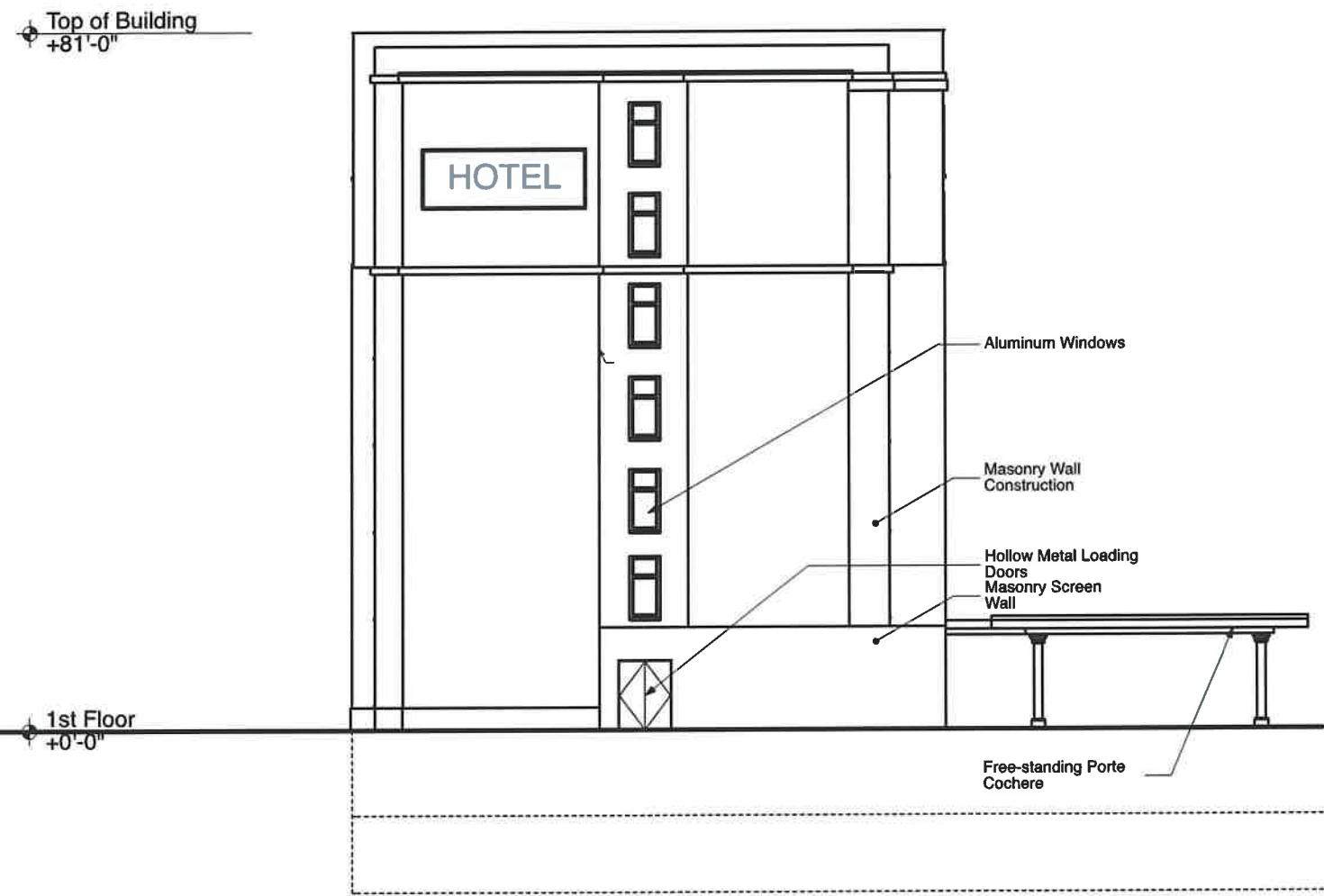
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Hotel - North Elevation



Hotel - South Elevation

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Zone B

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Hotel Elevations

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Zone B Waterpark:

- Reopening of shuttered waterpark with new entrance and family entertainment zone on West side of existing building.
- New addition to keep within aesthetics of existing waterpark.



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Zone B

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Waterpark Photos

Section III

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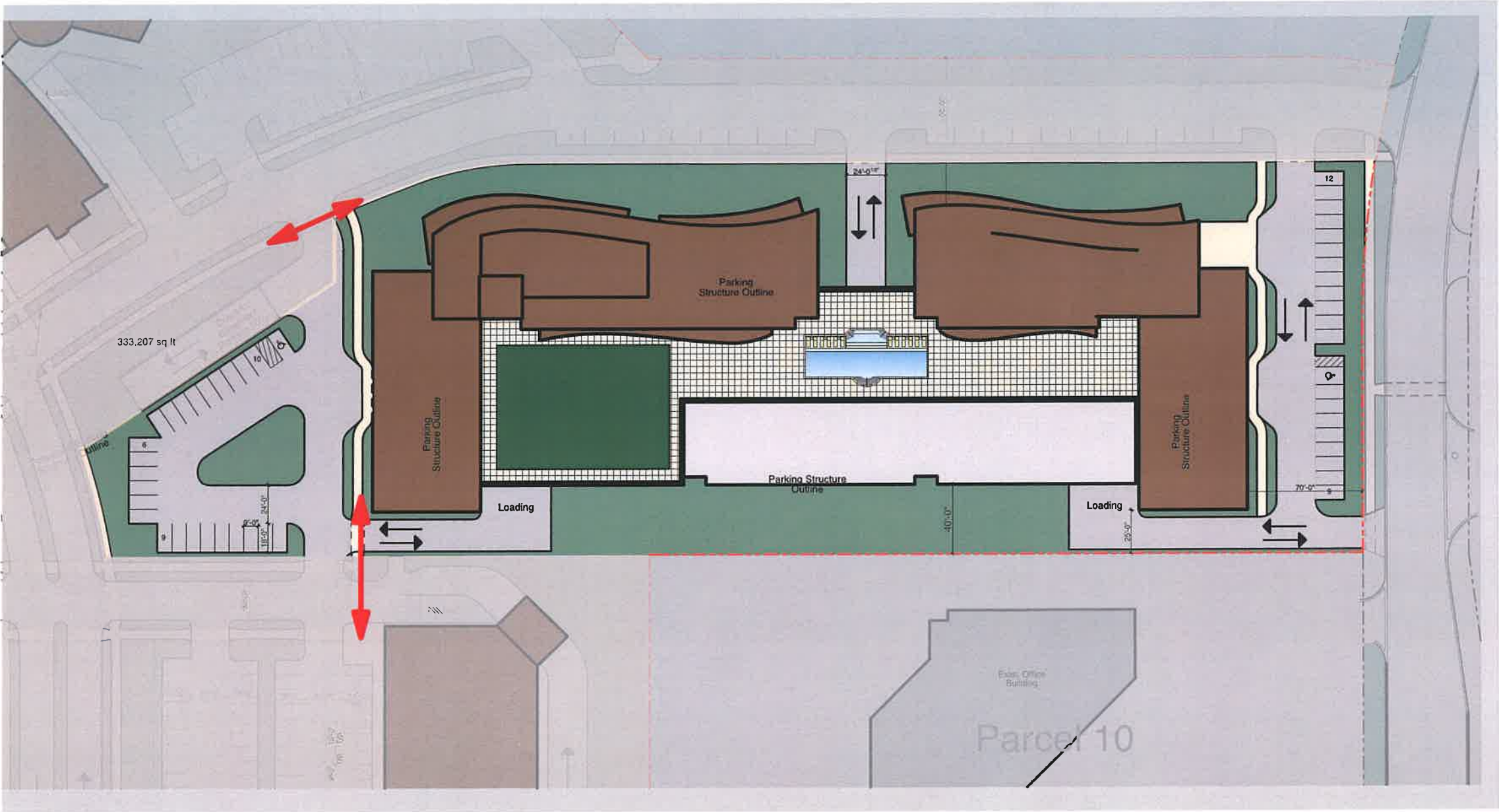
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Zone C is a parcel of 3.92 acres which is currently vacant with a primary focus of higher density multi-family residential with very limited retail. The majority of parking for the apartments is a structured parking facility forming the base of the new towers.



Key

 Designated Crosswalks for pedestrian connectivity to adjacent zones





Zone C Residential

- The overall language of the residential towers will tie in with the aesthetic established and approved through the Village approval process.
- Tiered residential floor plate atop parking garage with dwelling units shielding garage on street-facing sides.
- Curved façade to mimic that of Tower 1.
- Floor to ceiling fenestration of provide tenants with expansive views of Arlington Park and surrounding vistas.
- Projected balconies offering tenants ample outdoor space as an extension of their apartment.

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Zone C

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Tower 3 Rendering

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Zone C

Tower 2 Rendering

Section III

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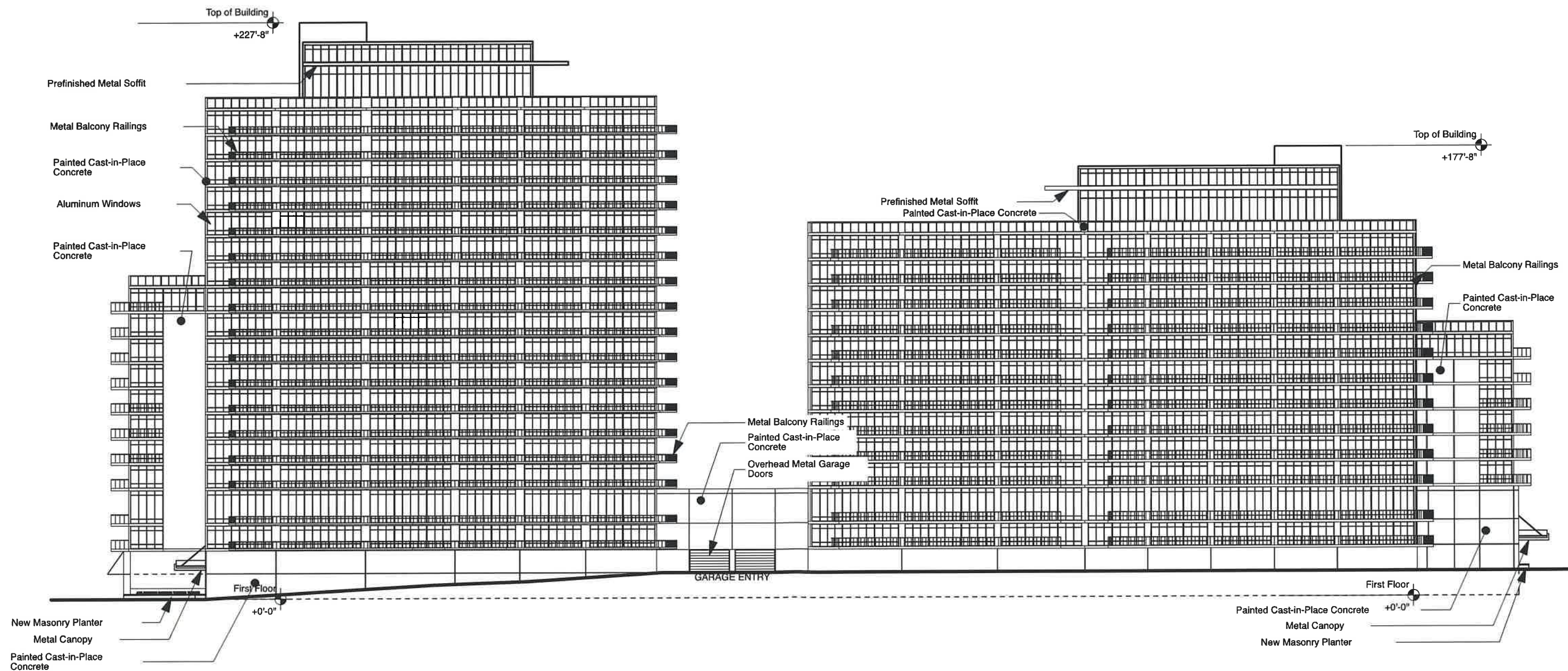


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Zone C

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Towers 2&3 North Elevation

Section III

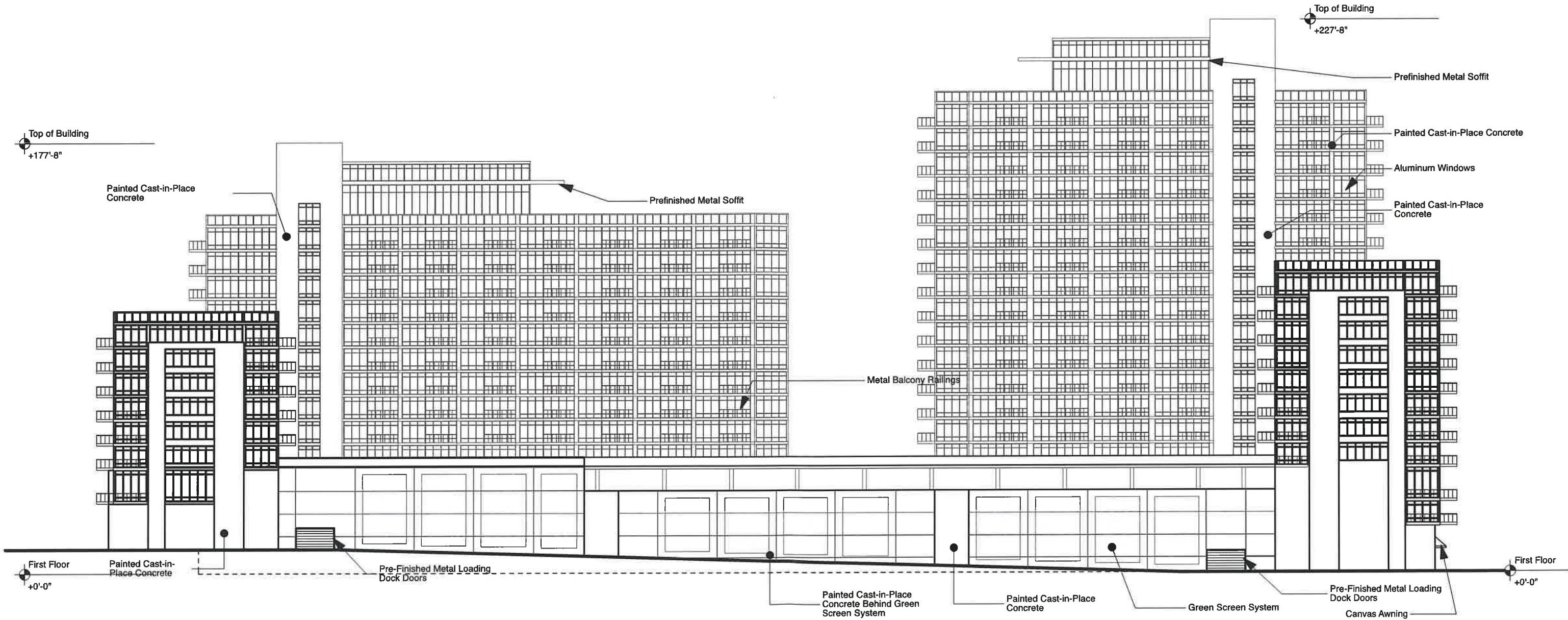
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Zone C

Towers 2&3 South Elevation
Section III

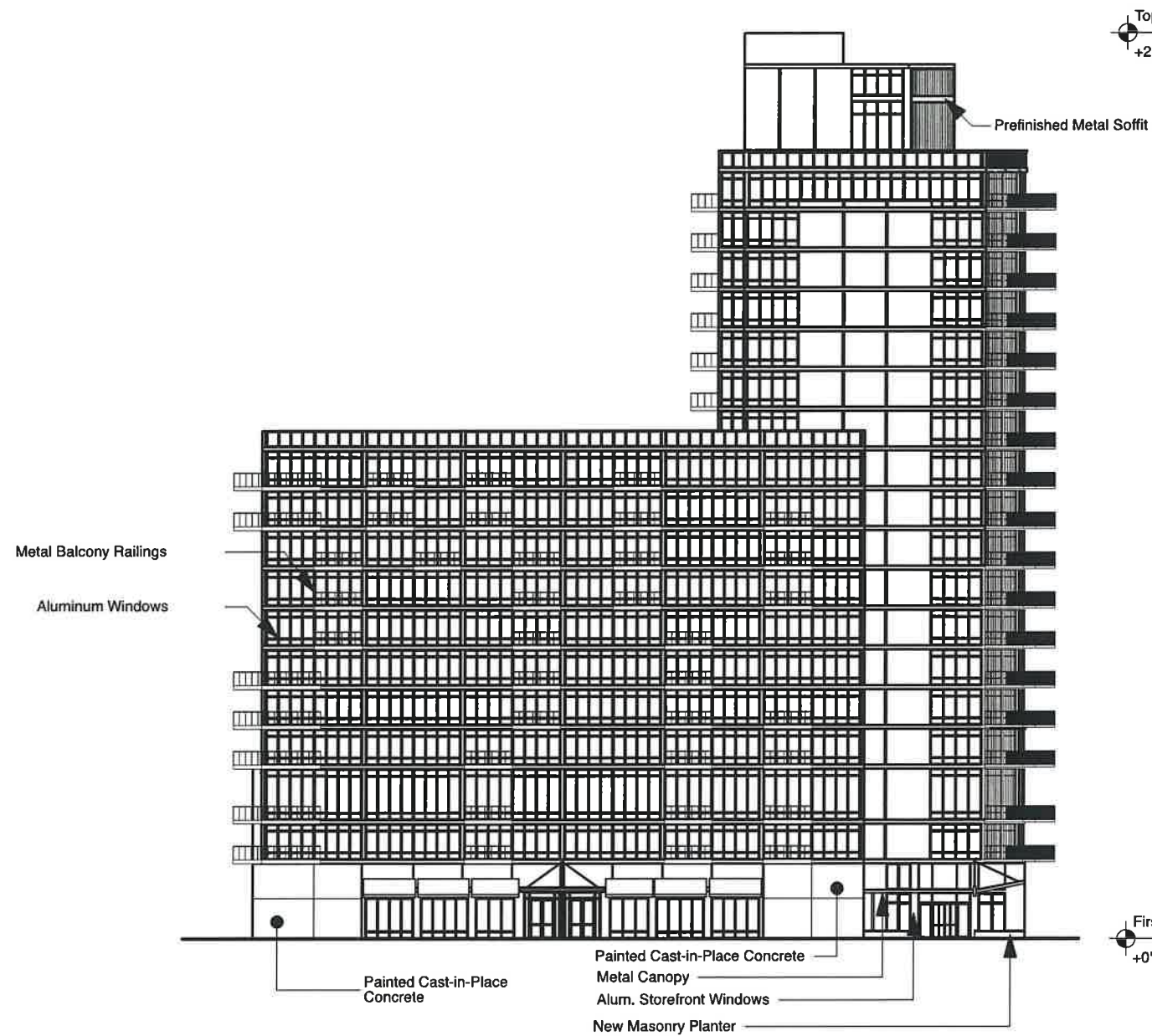
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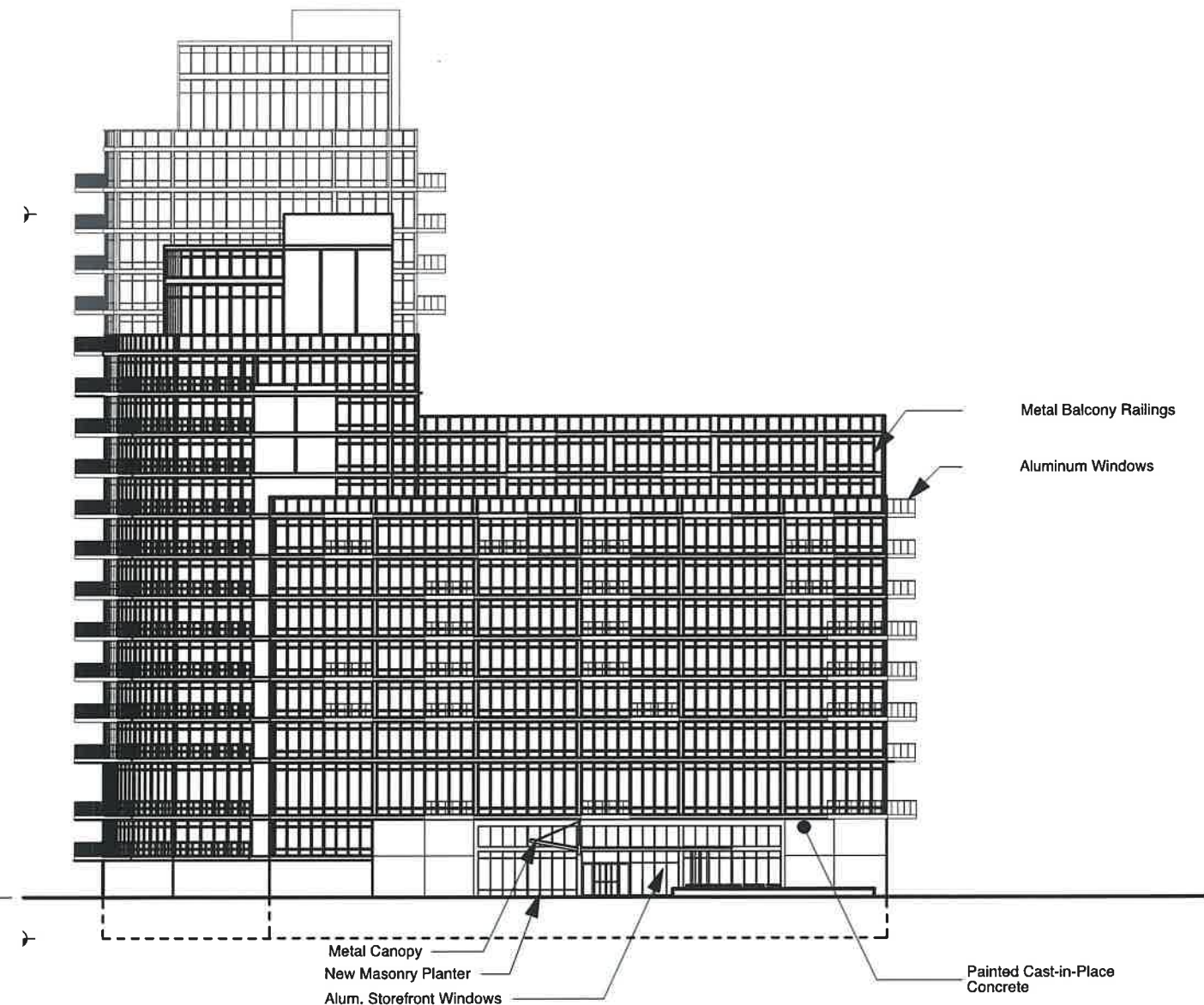
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East Elevation



West Elevation

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Zone C

Towers 2&3 Elevations

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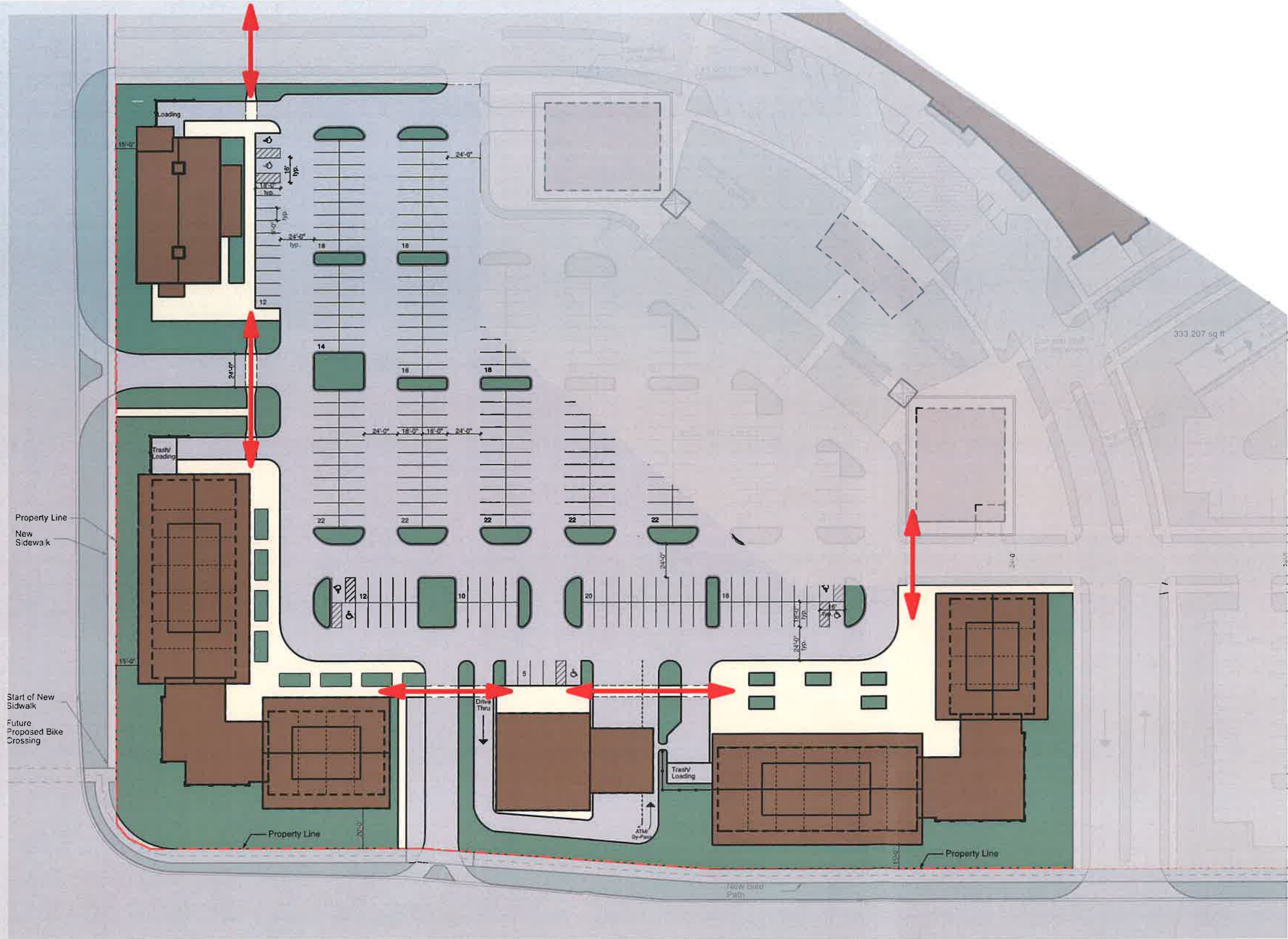


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Zone D, at 5.75 acres, is the center piece of the gateway retail/ restaurant campus. The campus is planned to be a pedestrian friendly destination with generous landscape and hardscape areas focused to the interior parking area yet providing attractive buildings and landscape from all directions.



Key

Designated Crosswalks
for pedestrian connectivity
to adjacent zones

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Zone D and E

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Zone D

Section III

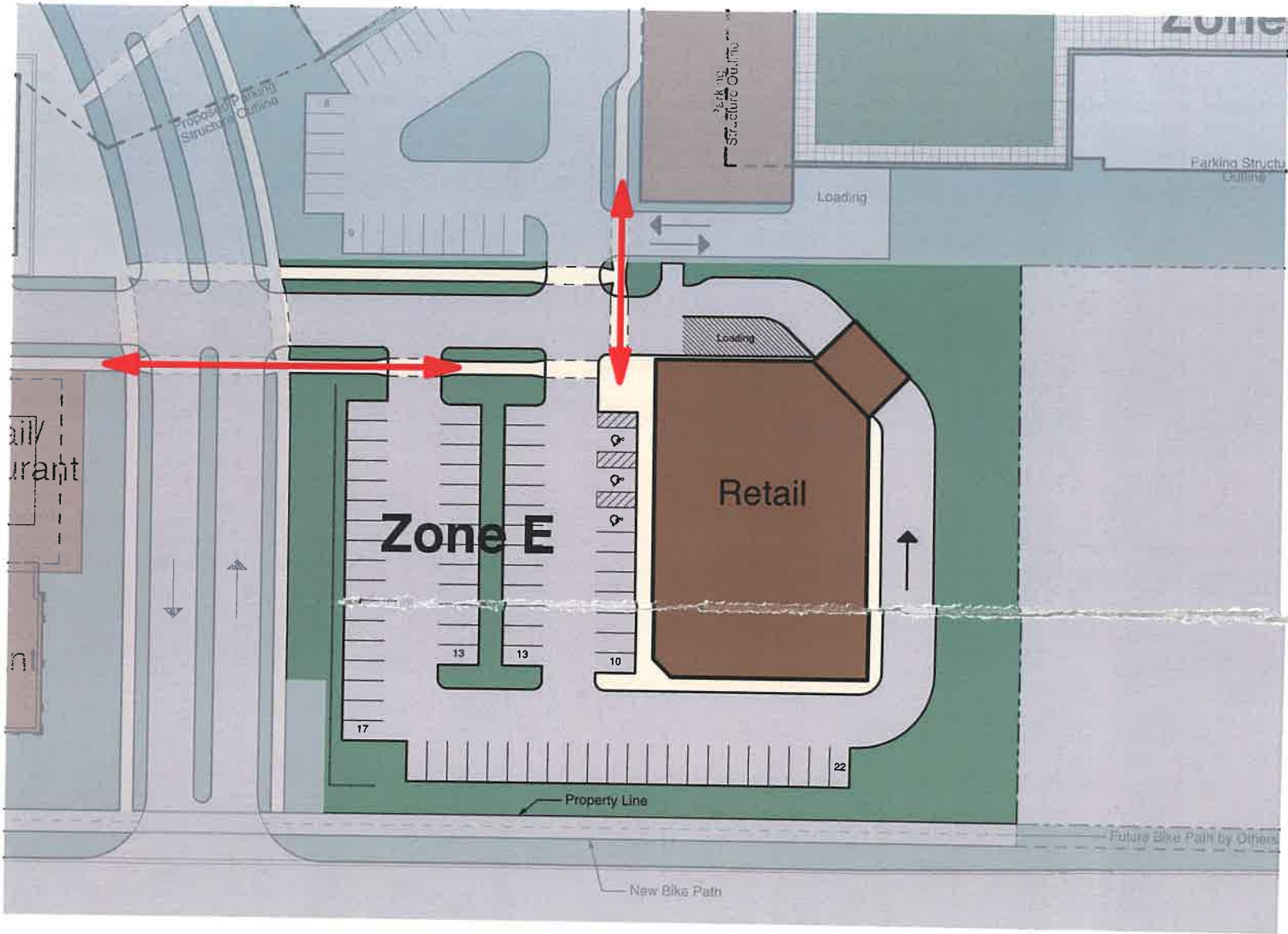
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Zone E with 1.86 acres continues the campus theme yet the building is set back from Euclid Avenue in a more traditional manner to accommodate parking and a drive through facility. As with the overall development, highly detailed facades, utility meters, mechanical equipment and service area screening or enclosures of matching building material are required on all sides of the facilities. The design intent of this zone will relate with the overall development while also respecting the branding of the potential tenant.



Key

↑ ↓
Designated Crosswalks
for pedestrian connectivity
to adjacent zones

Zone D Retail:

- The overall language of the retail buildings will tie in with the aesthetic established and approved through the Village approval process.
- Pitched roofs with cupolas to mimic aesthetics of Arlington Park.
- Colonnade on street facing facades.
- Fenestration through clear glass and entryways facing parking.
- Establishment of a clearstory above the retail storefront system.
- Materials: painted steel columns, synthetic wood siding and clear storefront.



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Zone D and E

Retail Rendering
Section III

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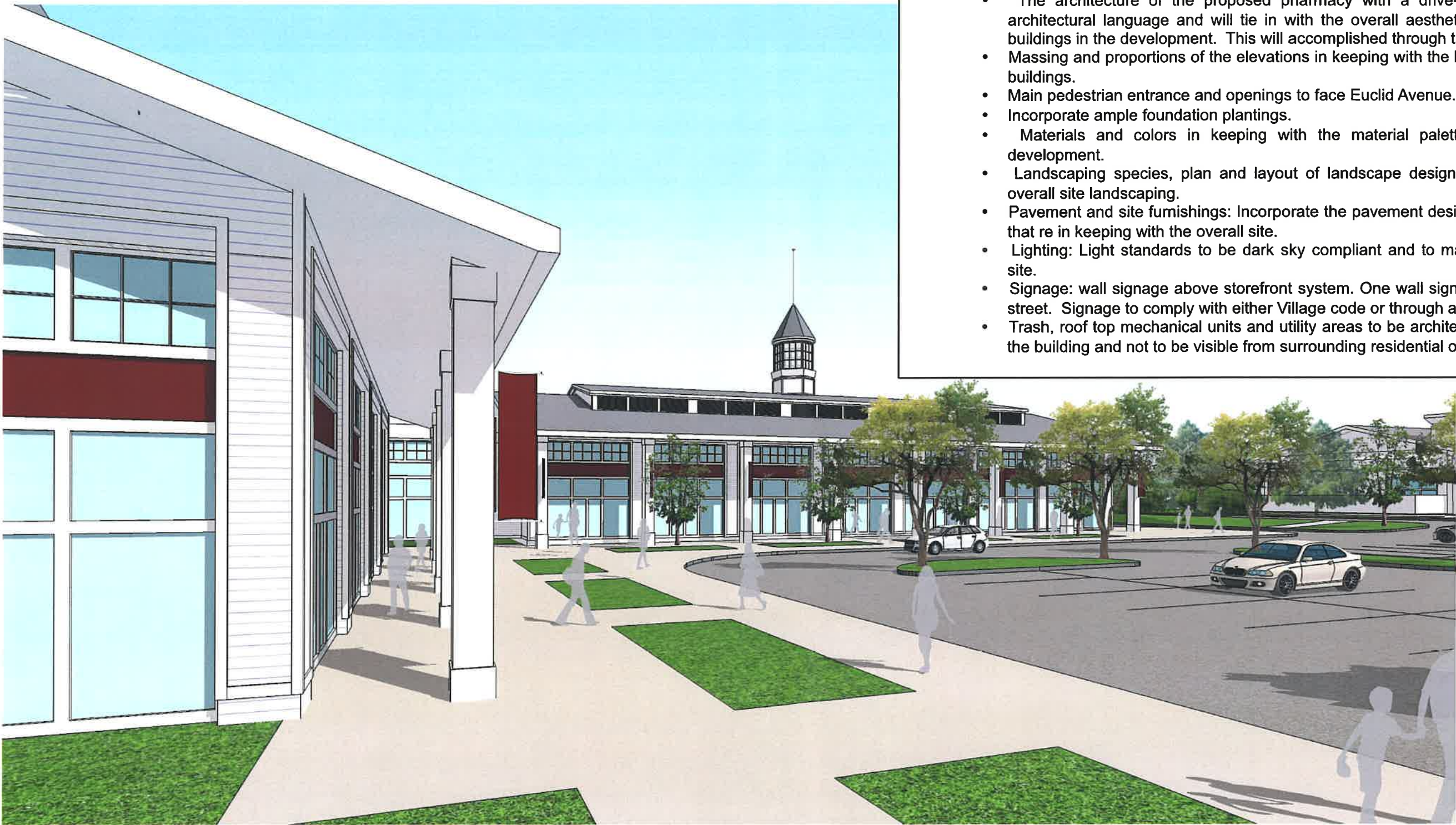
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Zone E Retail:

- The architecture of the proposed pharmacy with a drive-thru will be a similar architectural language and will tie in with the overall aesthetics of the surrounding buildings in the development. This will be accomplished through the following methods:
- Massing and proportions of the elevations in keeping with the lower scale of the retail buildings.
- Main pedestrian entrance and openings to face Euclid Avenue.
- Incorporate ample foundation plantings.
- Materials and colors in keeping with the material palette of the surrounding development.
- Landscaping species, plan and layout of landscape design to be consistent with overall site landscaping.
- Pavement and site furnishings: Incorporate the pavement design and site furnishings that are in keeping with the overall site.
- Lighting: Light standards to be dark sky compliant and to match the lighting at the site.
- Signage: wall signage above storefront system. One wall sign per tenant to face the street. Signage to comply with either Village code or through approved variation.
- Trash, roof top mechanical units and utility areas to be architecturally integrated with the building and not to be visible from surrounding residential or street views.



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Zone D and E

Retail Rendering
Section III

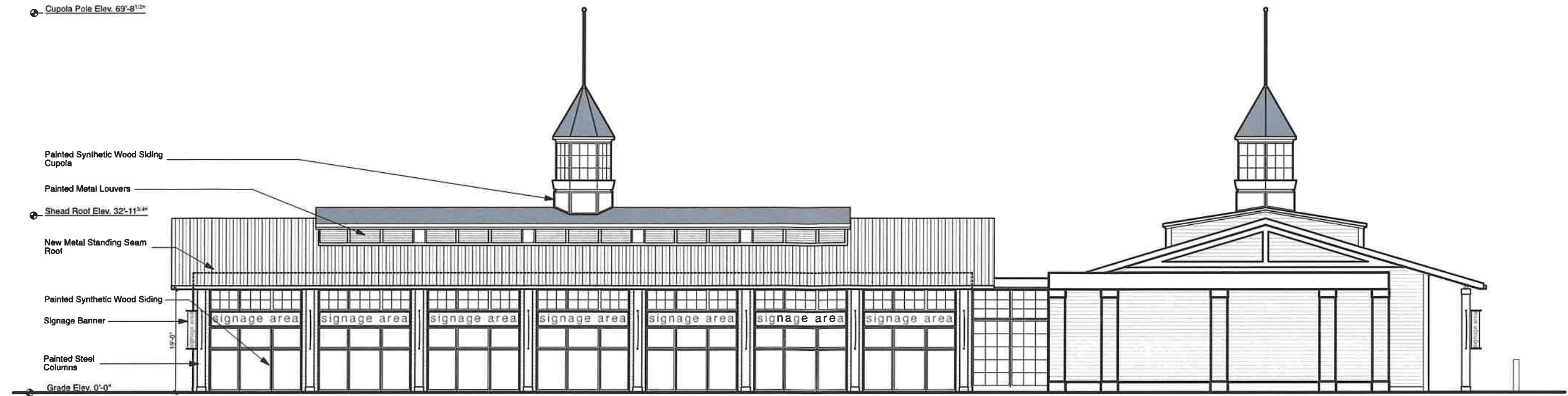
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Zone D and E

Retail Elevations

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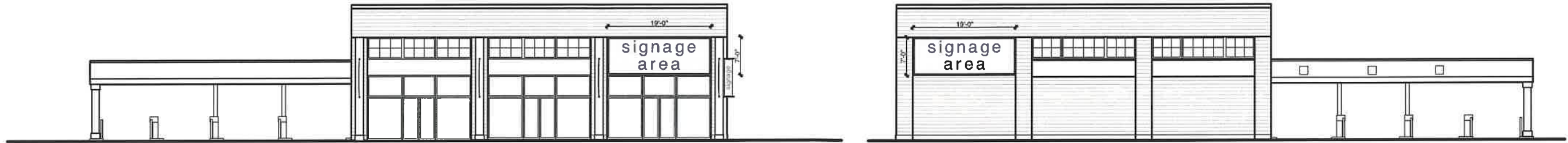
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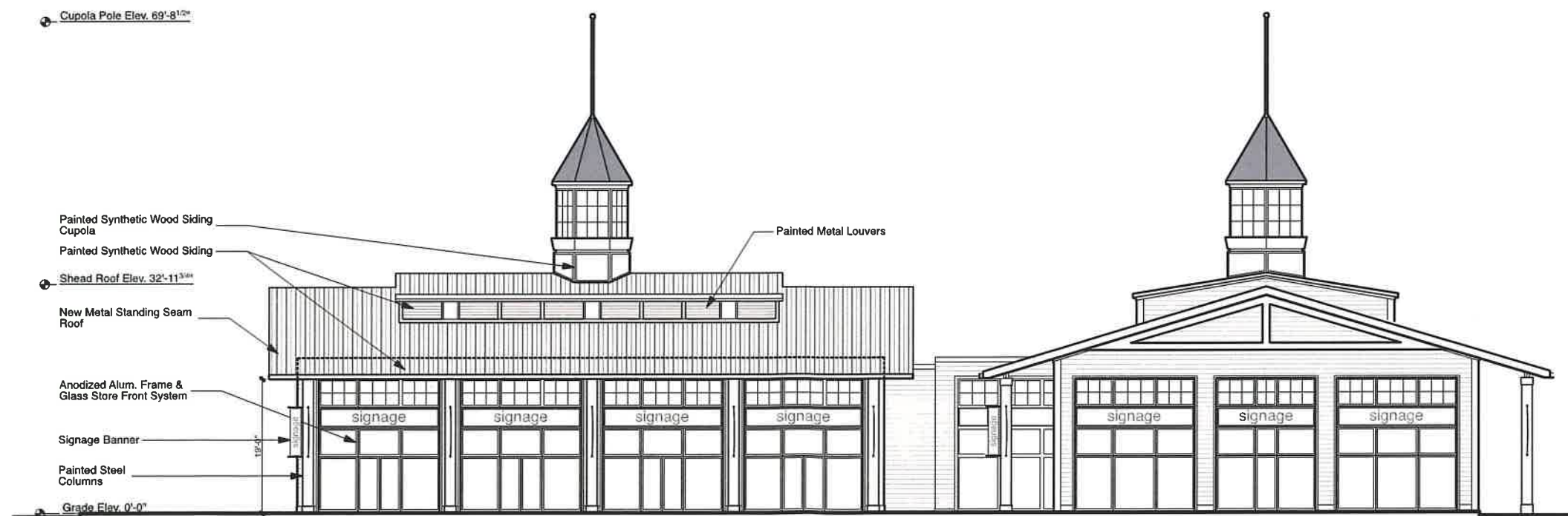
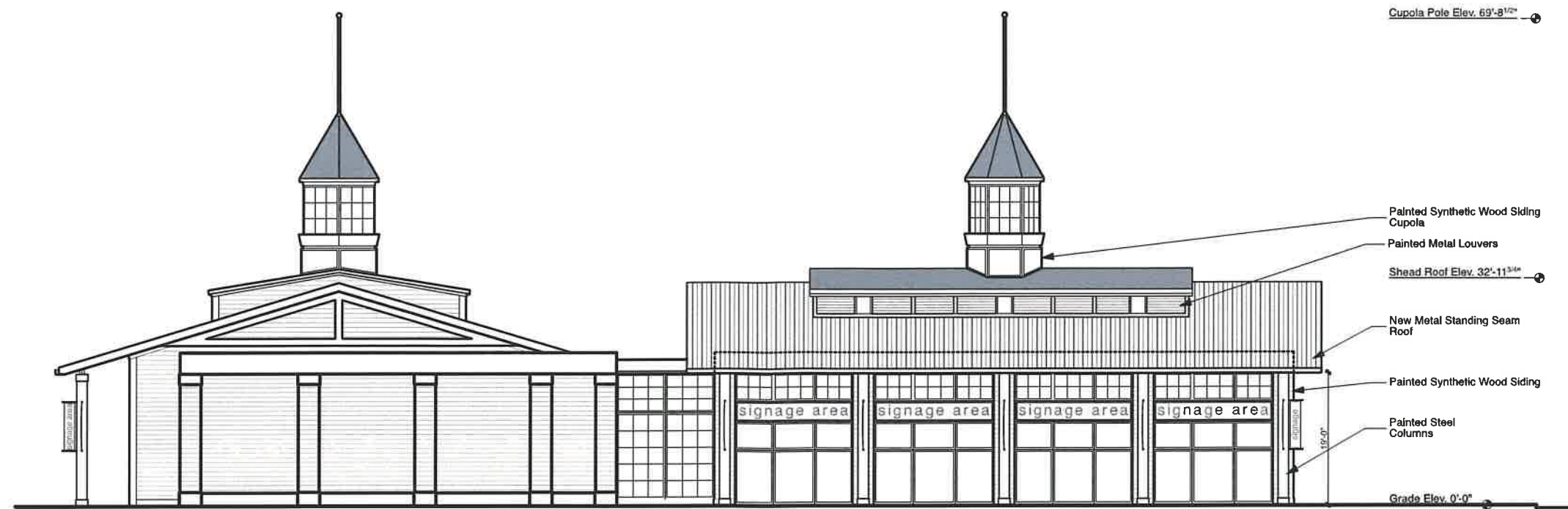
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Zone D and E

Retail Elevations

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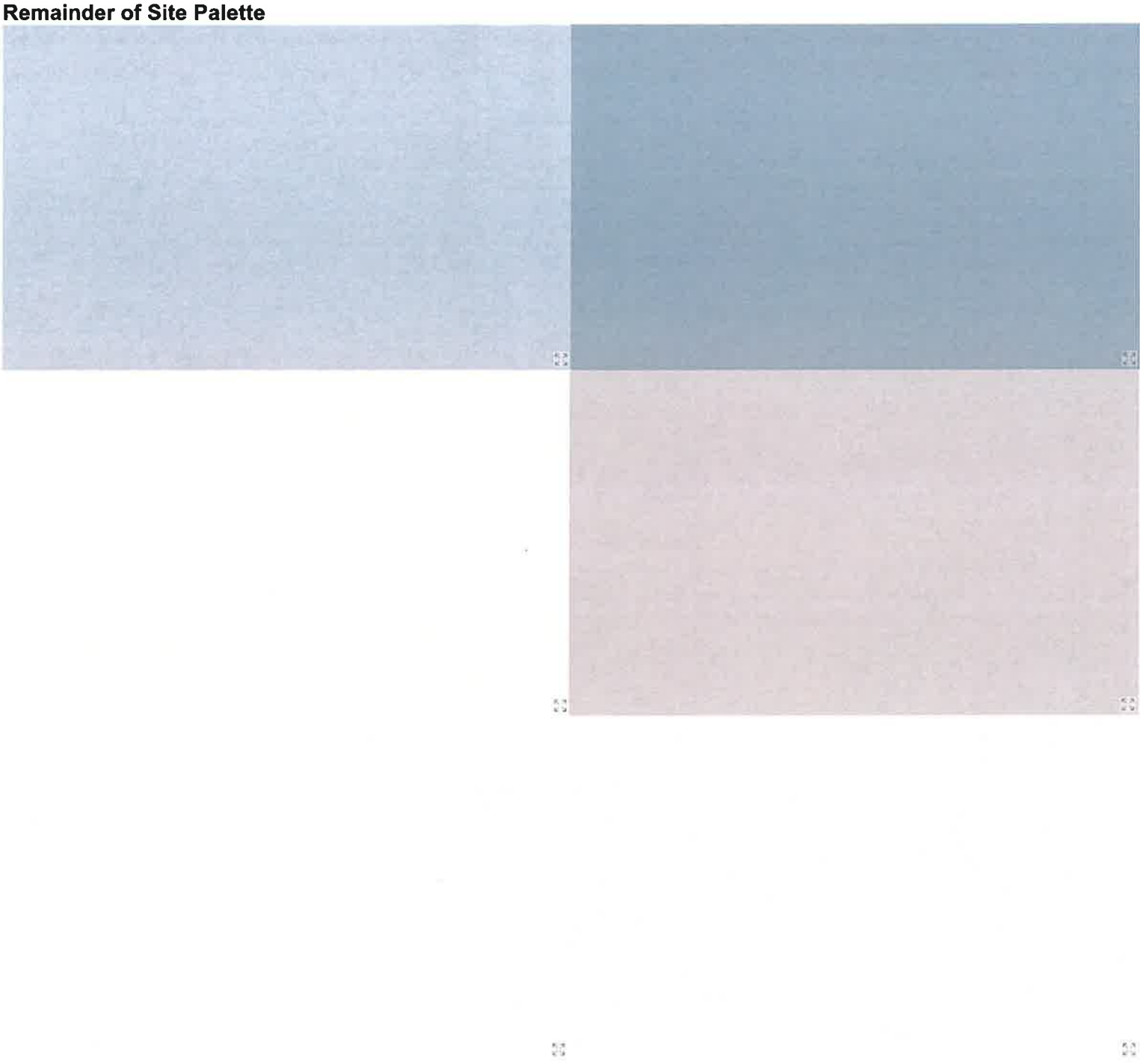
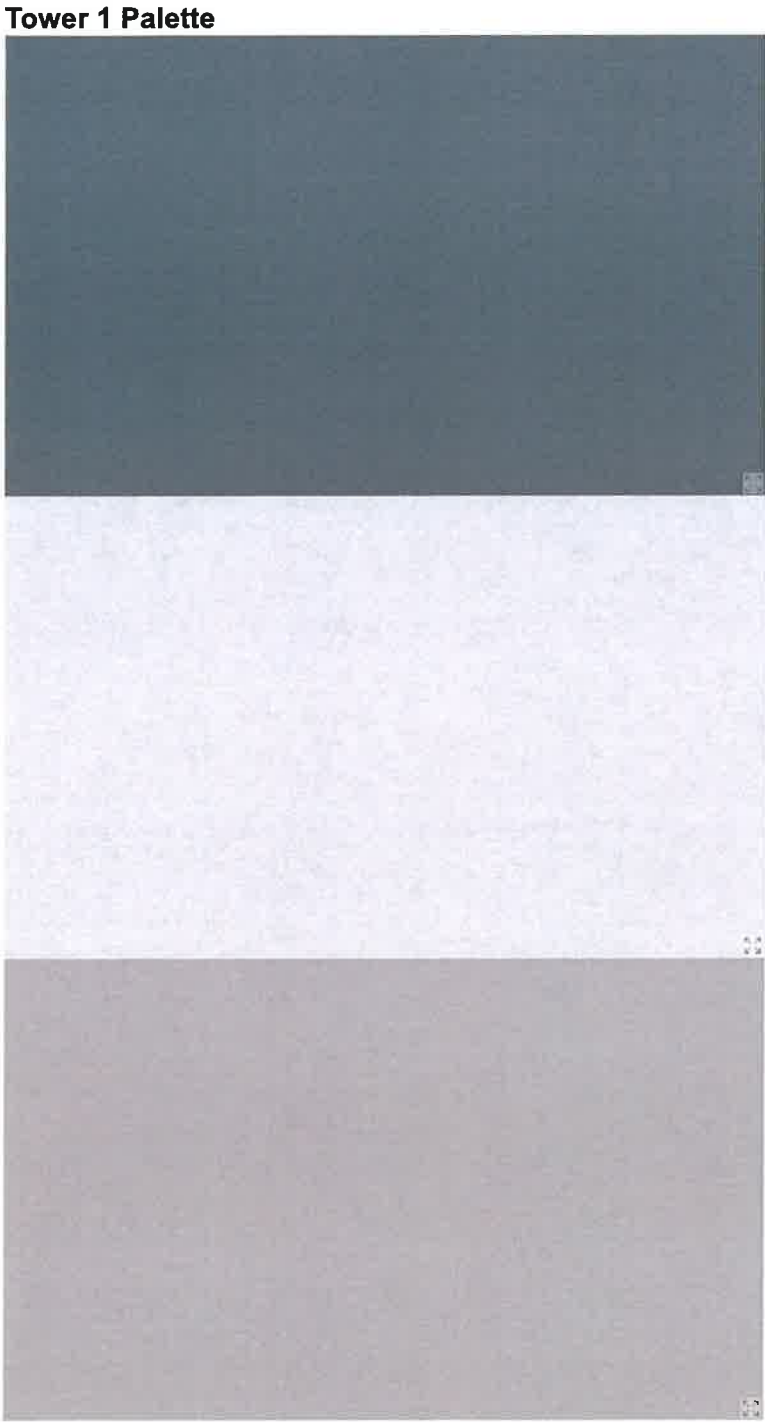
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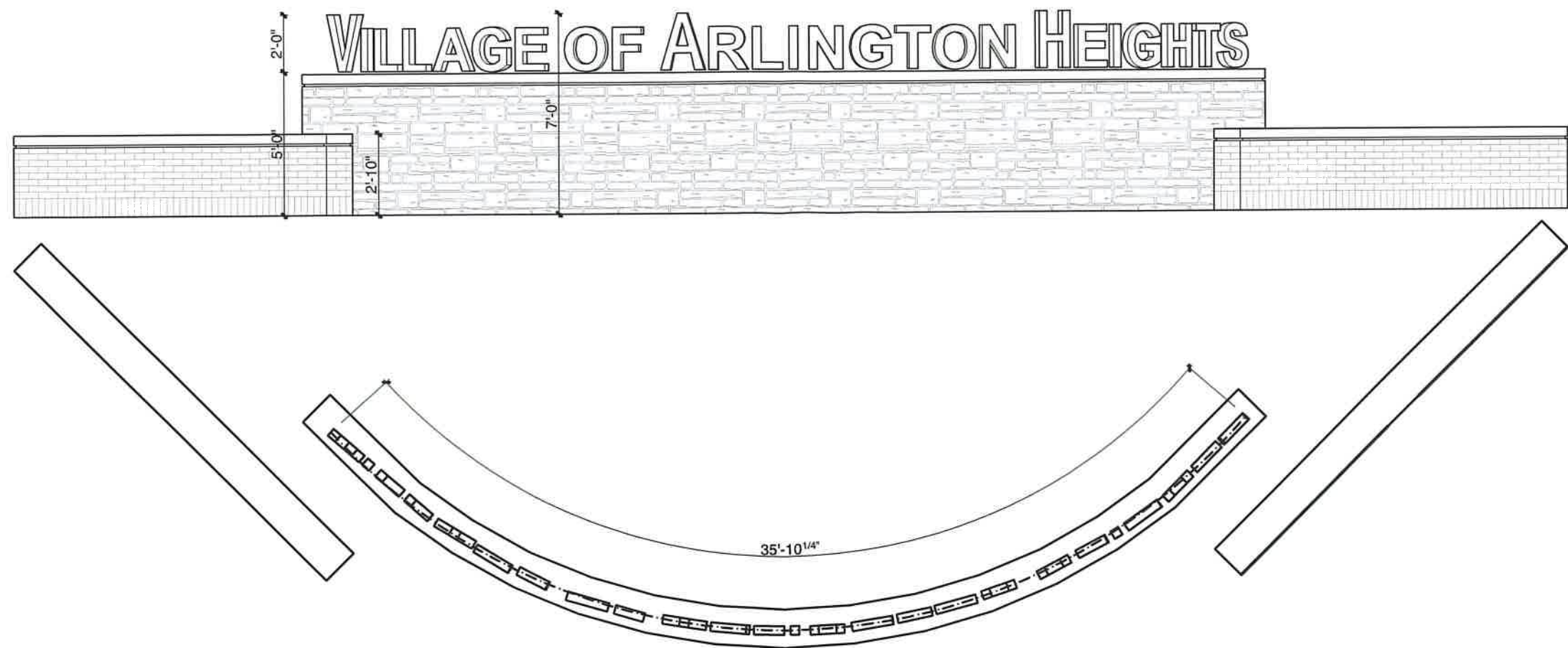
These plans are schematic and are subject to further refinement for compliance with code required zoning, fire safety improvements and coordination with existing systems.

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Color Palette

The color palette of the building materials for new buildings shall be harmonious with those established in the Master Plan and initial development. Colors used in the hotel zone are to complement the proposed palette. Colors used in the retail zone should be harmonious but may deviate from the proposed palette. Bright color shall be used sparingly and only as highlights of architectural features.





The site signage will incorporate the following design elements:

- Wall signage above storefront system.
- One wall sign per tenant to face the street.
- The signage will comply with either Village code or through approved variation.

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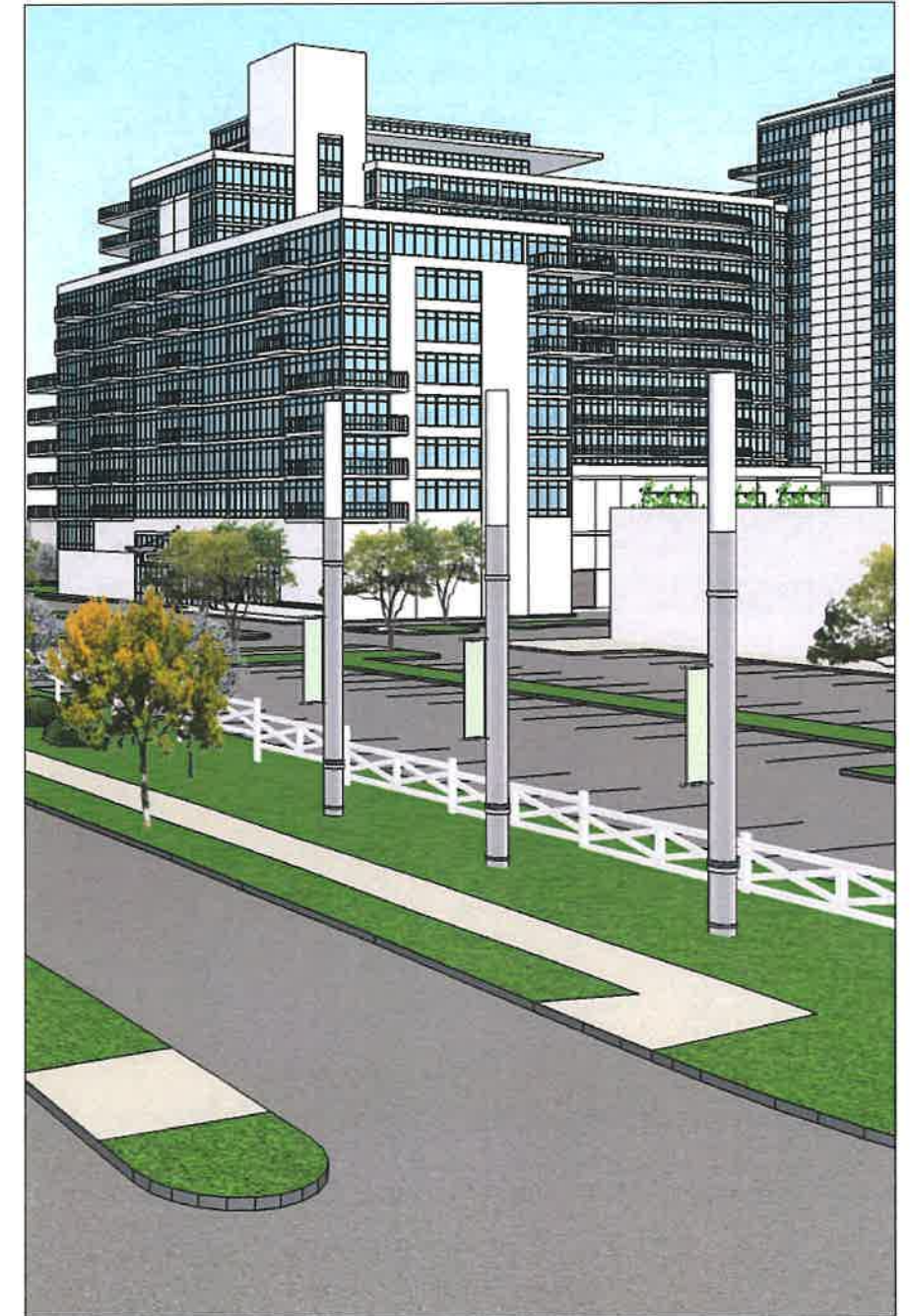
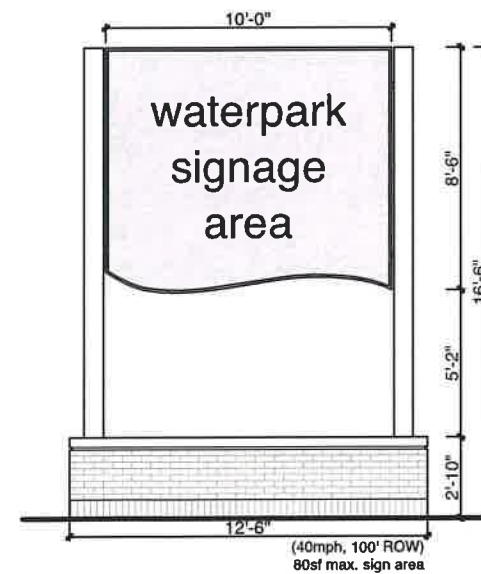
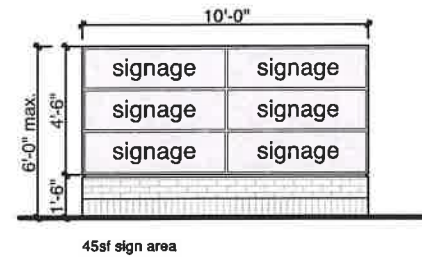
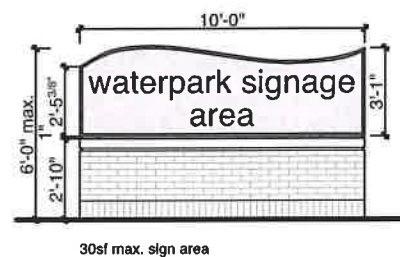
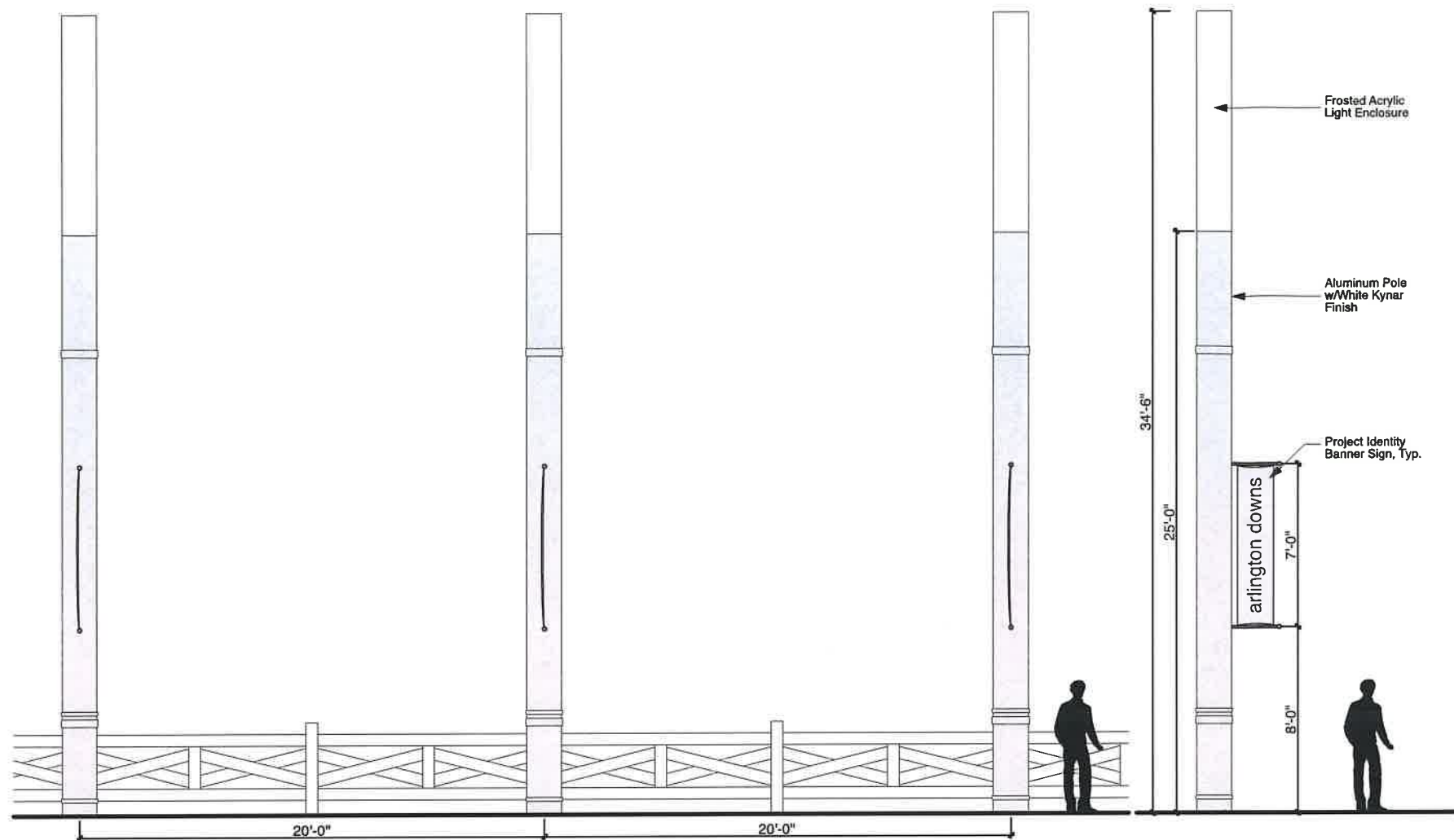
Signage - Village Identity

Section III

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC



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Signage - Entry Wayfinding

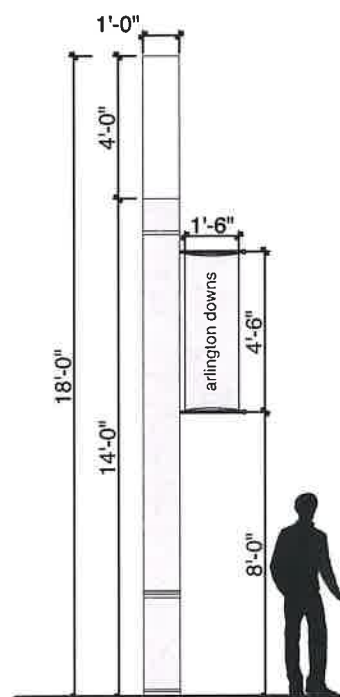
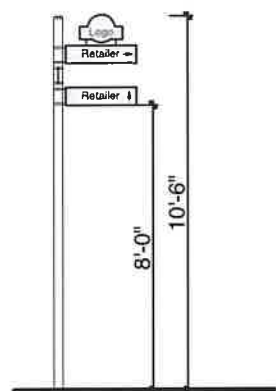
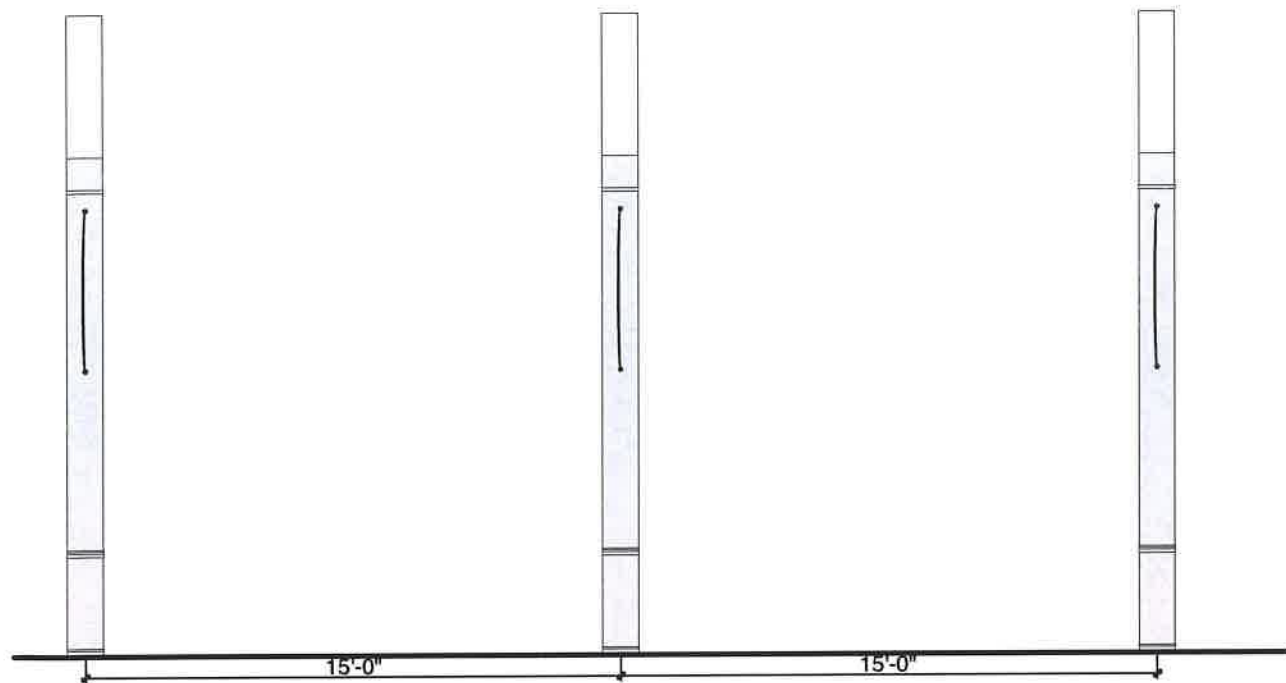
Section III

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems.



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Signage - Wayfinding within Site

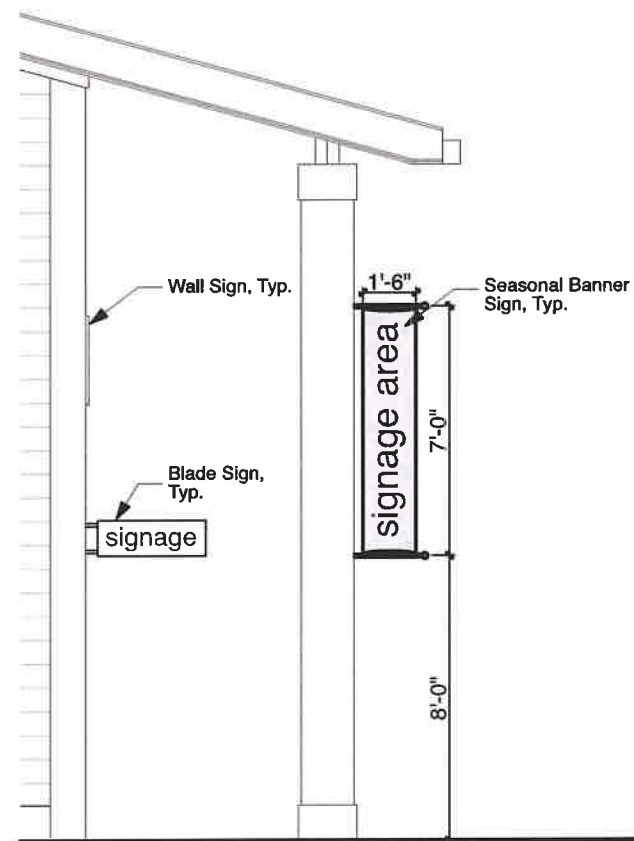
Section III

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10.5sf sign area (21sf max.)



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Building Signage-Retail

Section III

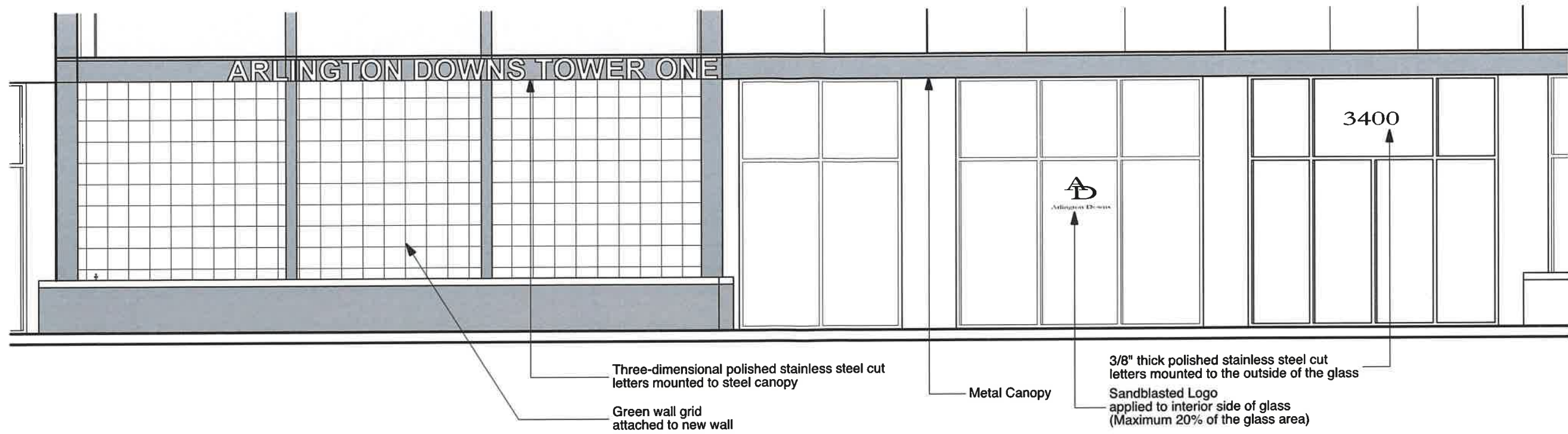
Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

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Building Signage-Tower 1

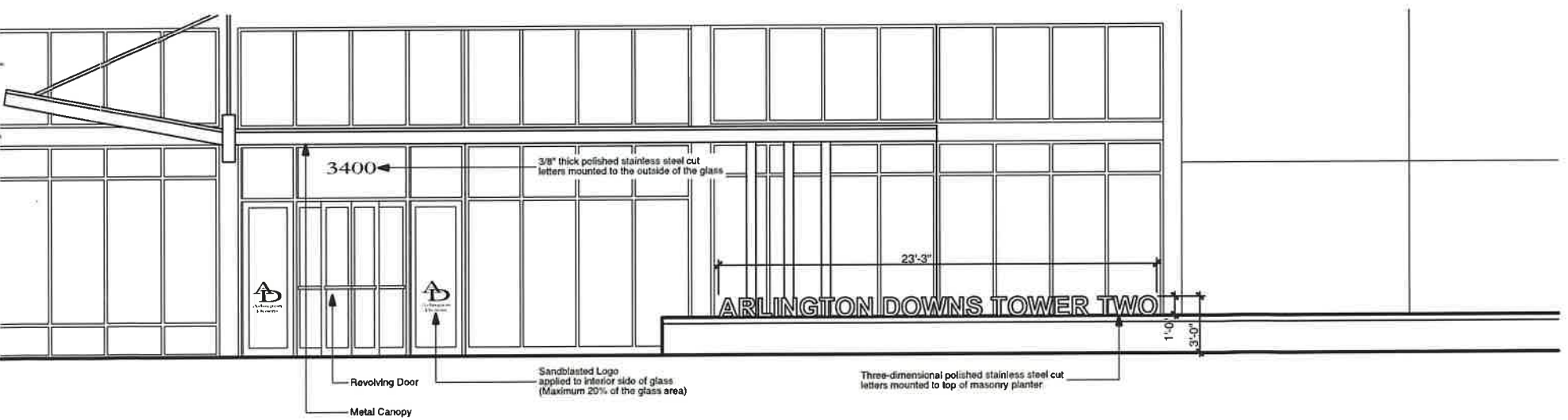
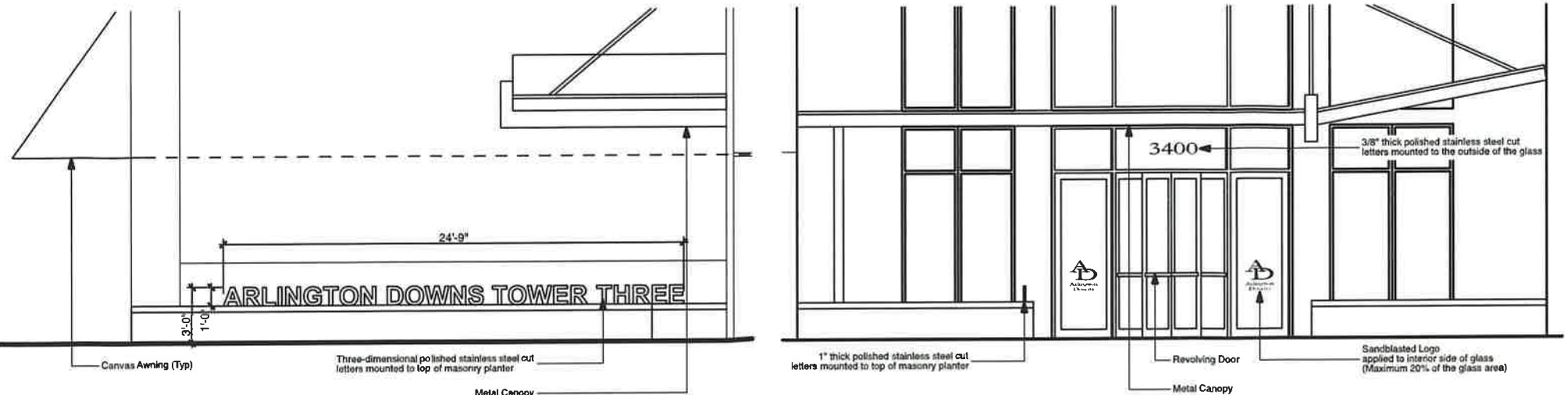
Section III

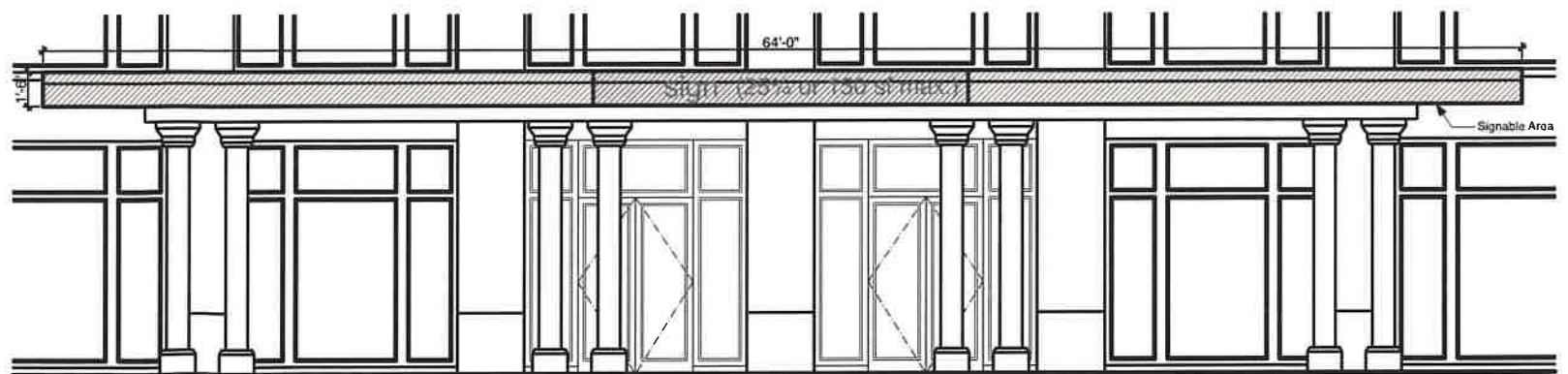
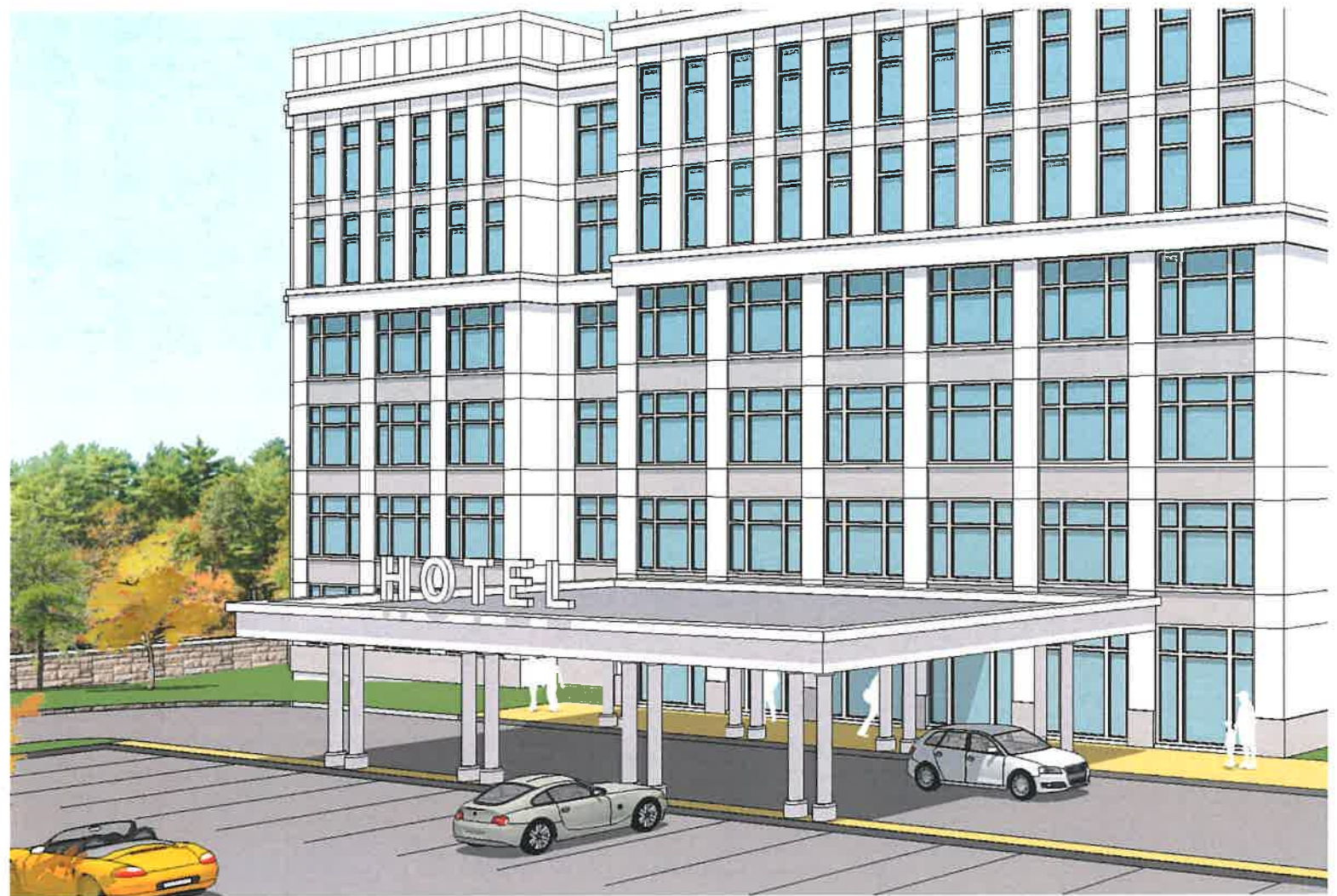
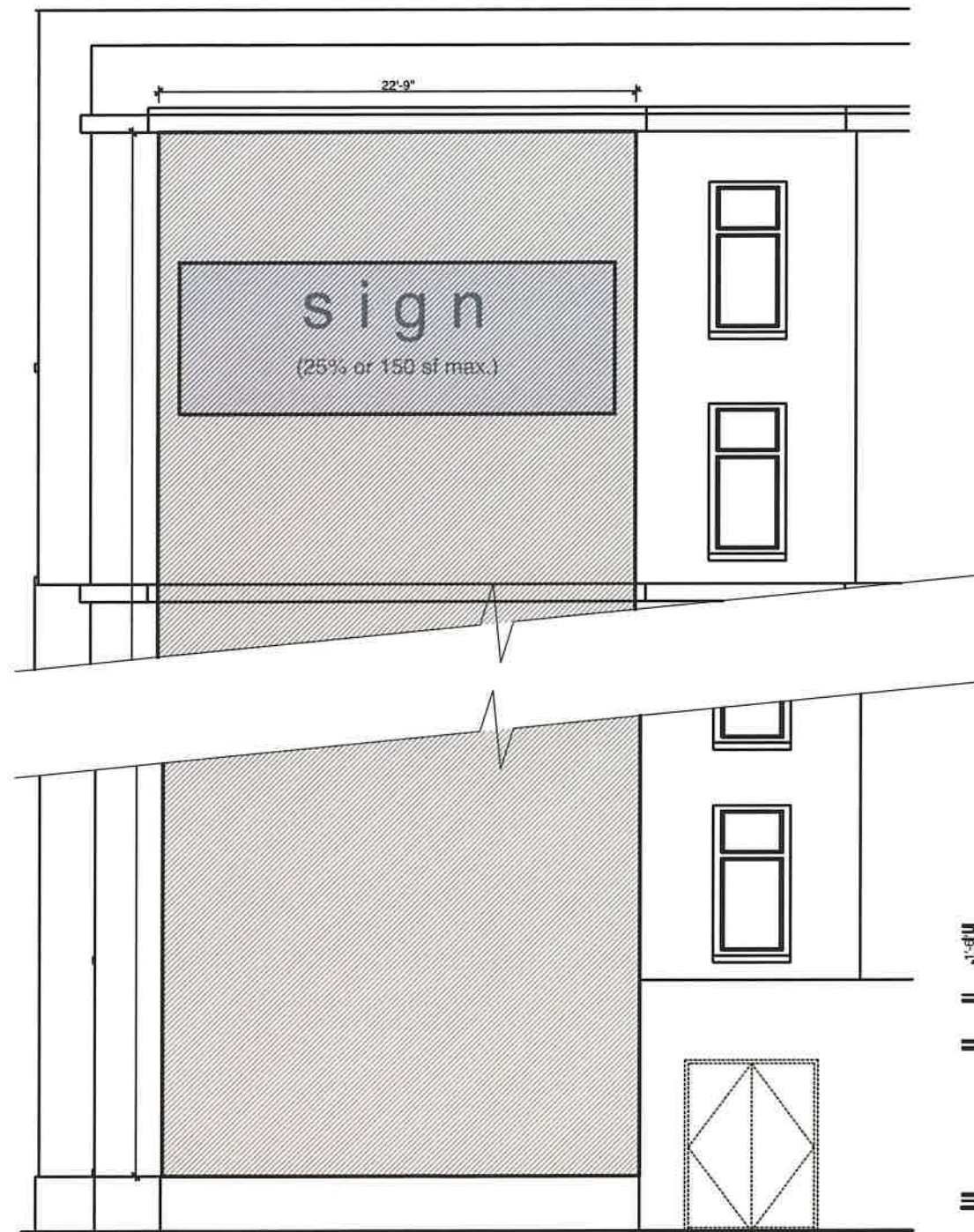
Arlington Downs

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Arlington Heights, Illinois

Arlington DEVCO LLC

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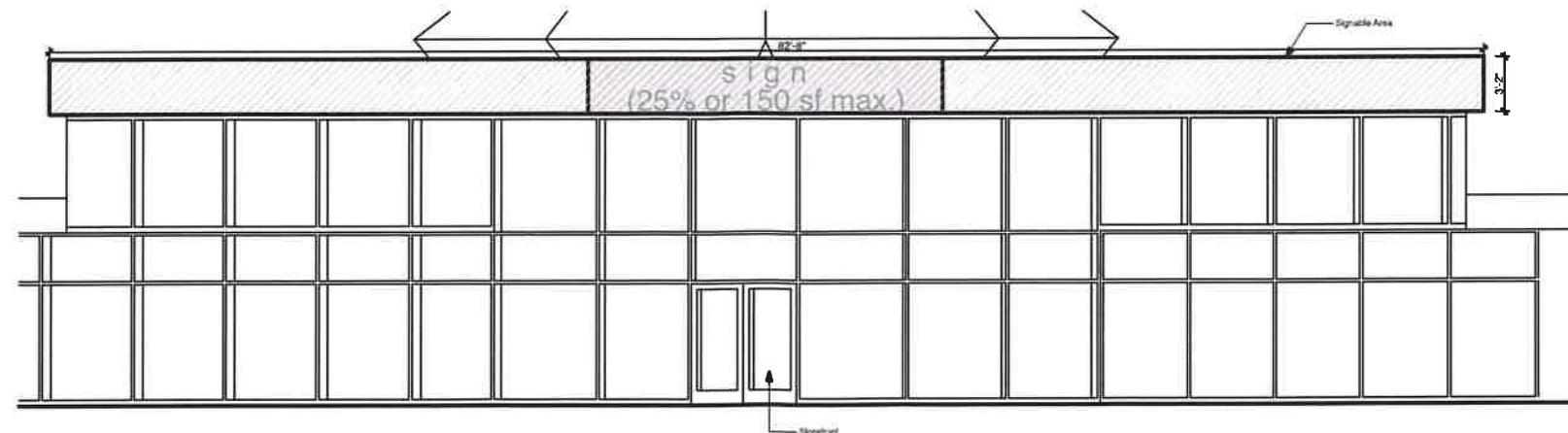
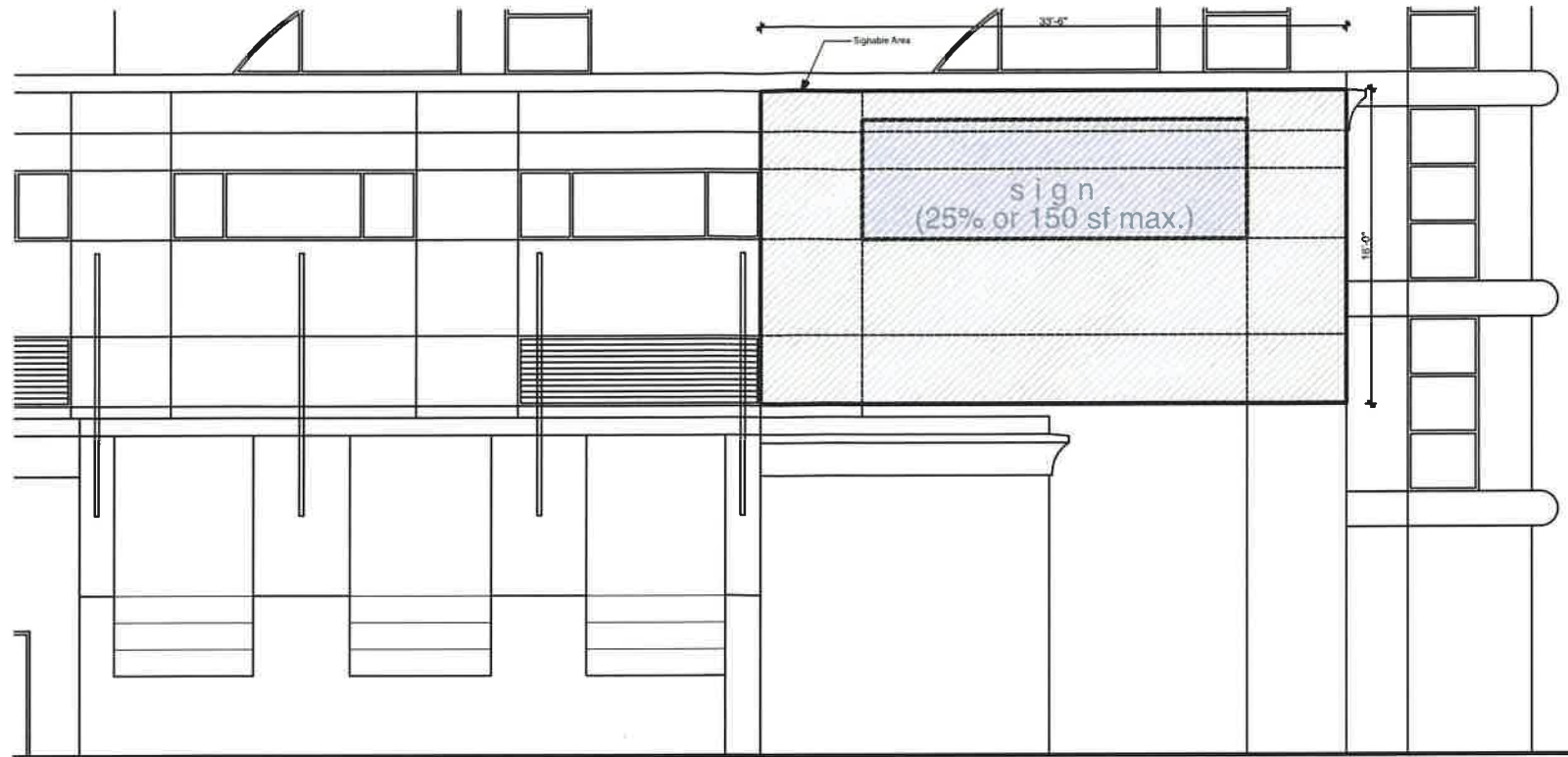
Building Signage-Hotel

Section III

Arlington Downs

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Building Signage-Waterpark

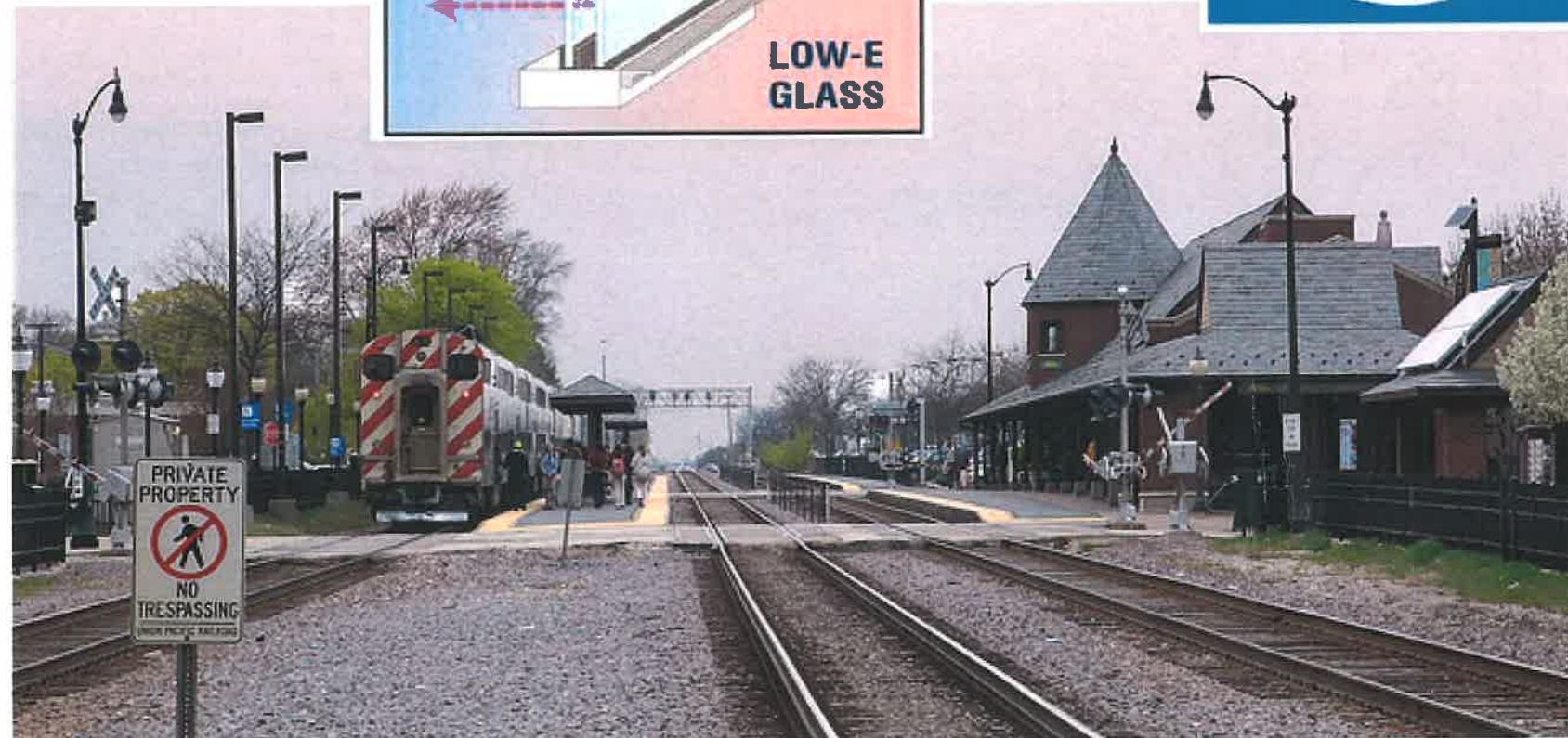
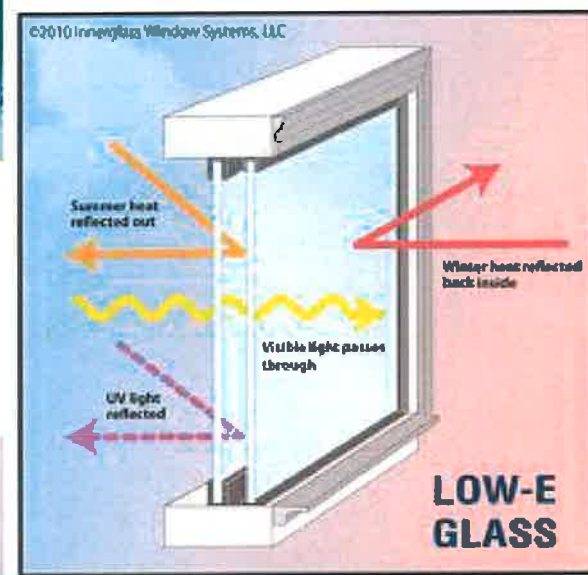
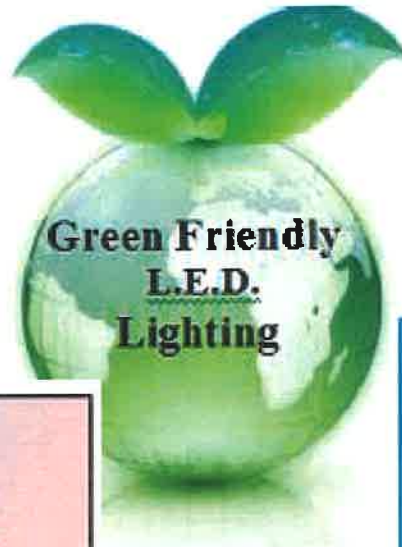
Section III

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

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Sustainable & Energy Efficient Features

The sustainability approach outlined below describes how this project will integrate sustainable principles in the overall project design.

- Energy efficient HVAC system (Variable Refrigerant Flow) in the tower residential units, which uses the minimum energy level necessary while proving comfort and eliminating wasted energy.
- Energy efficient lighting, such as LED and fluorescent lights in common and recreation areas where feasible.
- Low-E coatings and tinted glazing to reduce cooling loads.
- Energy efficient appliances to be used in the residential units.
- Low flow toilets, faucets and shower heads in the residential units.
- Minimize the amount of impervious surfaces to the greatest extent possible.
- Accommodations for sorting recyclable materials from land-fill waste.
- Close proximity to public transportation.
- Enclosed bicycle storage for all residential units.

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Architectural Guidelines

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Sustainable and Energy Efficient Features

Section III

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required existing life safety improvements and coordination with existing systems.

This detailed landscape architecture plan illustrates the proposed site furnishings for the Arlington Downs development. The plan is divided into five distinct zones, each with specific building footprints and associated landscaping. Zone A, located in the center, features a large 'Residential Tower' and a 'Pavilion'. Zone B, in the upper left, contains two 'Hotel' buildings. Zone C, in the lower right, is a large commercial complex. Zone D, in the lower left, includes several 'Retail/Restaurant' units. Zone E, in the lower center, contains more 'Retail/Restaurant' buildings. The plan also shows a 'Water Park' area and various parking lots. Landscaping is indicated by numerous tree symbols and codes (e.g., 1 GT, 2 CC, 3 MU) placed throughout the site. Key streets shown include 'ROHLING ROAD' on the left, 'EUCLID AVENUE' at the bottom, and 'SALT CREEK LANE' on the right. A legend in the bottom right corner defines the tree codes used throughout the plan.

Code	Tree Species
1 GT	RELOCATED TRIUMPH ELM
1 GB	RELOCATED AUTUMN BLAZE MAPLE
1 CC	RELOCATED HACKBERRY
1 CO	RELOCATED HONEYLOCUST
1 CB	RELOCATED COLORADO SPRUCE
1 CR	RELOCATED HACKBERRY
1 CS	RELOCATED COLORADO SPRUCE
1 CM	RELOCATED AUTUMN BLAZE MAPLE
1 CT	RELOCATED WHITE PINE

Section IV. Landscape Architecture Guidelines

Overall Landscape Plan

The intention of this section is to provide guidance for the design improvements within the mixed use development to ensure the overall sense of place and harmony at Arlington Downs. These guidelines and standards shall apply to all persons who at anytime construct, reconstruct, refinish, repair, maintain any improvement upon the property, or make any change to the existing surface, drainage or vegetation.

Site furnishings shall be installed on the parking side of all roads in front of hotels and residential towers, as well as around the central area (Pavilion) of the site located in front of the tower in Zone A.

The intention of this section is to provide guidance for the design and landscaping for the improvements within the mixed use development to ensure the overall community sense of place and harmony at Arlington Downs. These guidelines and regulations are binding upon all persons who at anytime construct, reconstruct, refinish, remodel, alter, or maintain any improvement upon the property, or make any change in the natural or existing surface, drainage or vegetation.

Site furnishings shall be installed on the parking side of all retail buildings and in front of hotels and residential towers, as well as around the central gathering space (Pavilion) of the site located in front of the tower in Zone A.

Site Furnishing
Areas

Section IV

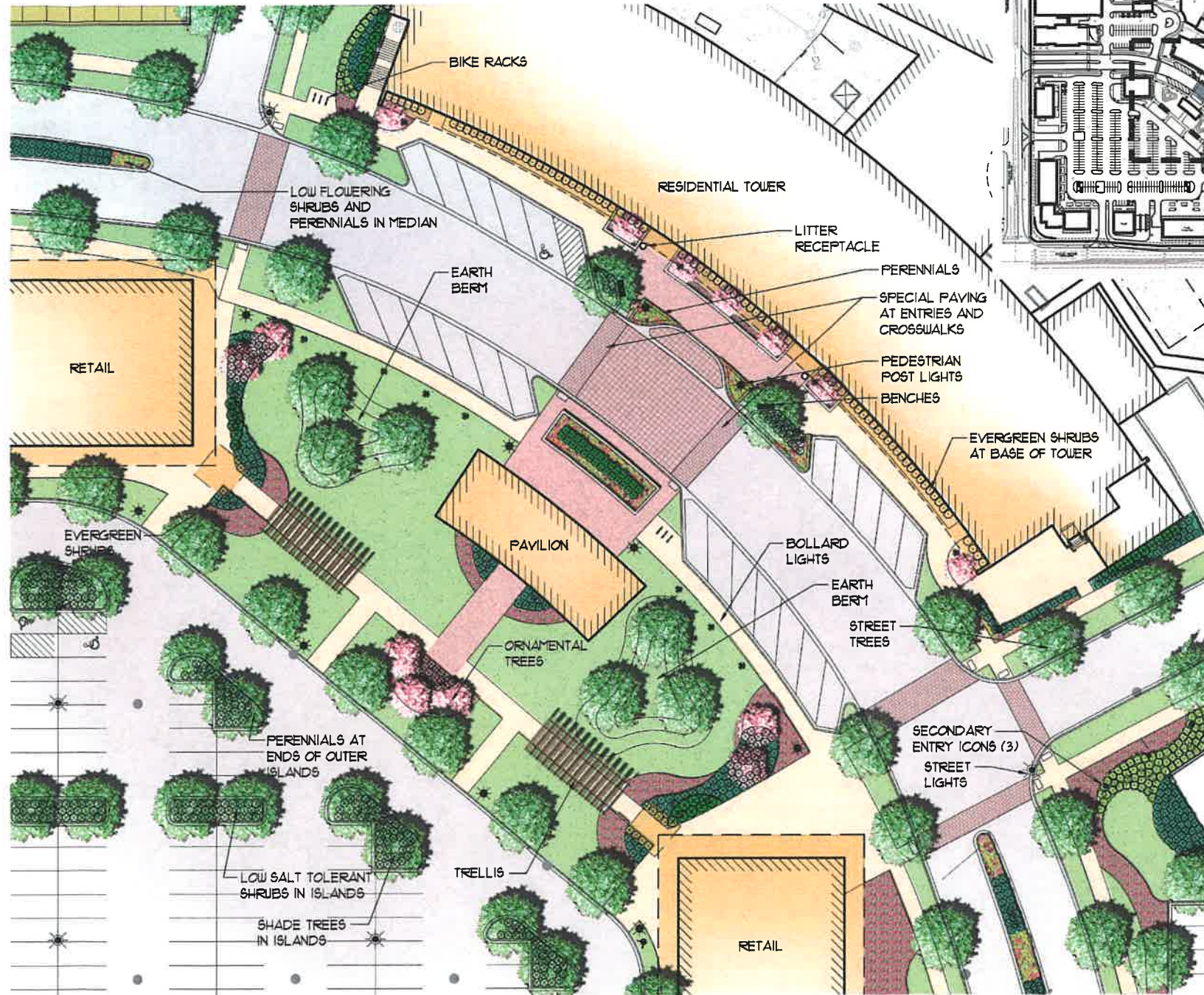
3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

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LANDSCAPE DETAIL KEY PLAN - N.T.S.



RESIDENTIAL BUILDING ENTRY AND PAVILION AREA LANDSCAPE PLAN

Landscape/ Hardscape Design and Elements

Site Grading will be done in such a way as to preserve and enhance the proposed topographic features and vegetation and provide positive drainage. If retaining walls are required, they shall be constructed of precast concrete block wall systems, architectural precast concrete, or brick or stone material such as limestone to be compatible with the adjacent building architecture. Site Landscaping, plant materials shall be in accordance with the "Standards for Nursery Stock" 2004 edition American Association of Nurserymen. All plants shall be grown in the Chicago-land area or sourced from a similar hardiness zone and soil conditions.

The following are the key design elements:

- Meet Village guidelines:
 - Provide parkway trees 40' to 60' on center. The trees will be from the 'permitted species' list or approved by the Village and will be 4" caliper.
 - All paved service or parkway areas across from the existing residential areas on Euclid Avenue will be screened with a 3' tall shrub hedge.
 - Parking lot islands, equal in area to on-space, will be located at the end of each row and every 20 spaces. A 4" caliper tree will be planted in each of these islands.
 - Significant site grading and new development greatly limit the ability to save the few existing trees that are in good condition. Any trees of quality that are advantageously located will be preserved if possible. Smaller existing trees that are in good condition will be relocated on site where feasible.

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Landscape Architectural Guidelines

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Landscape Details

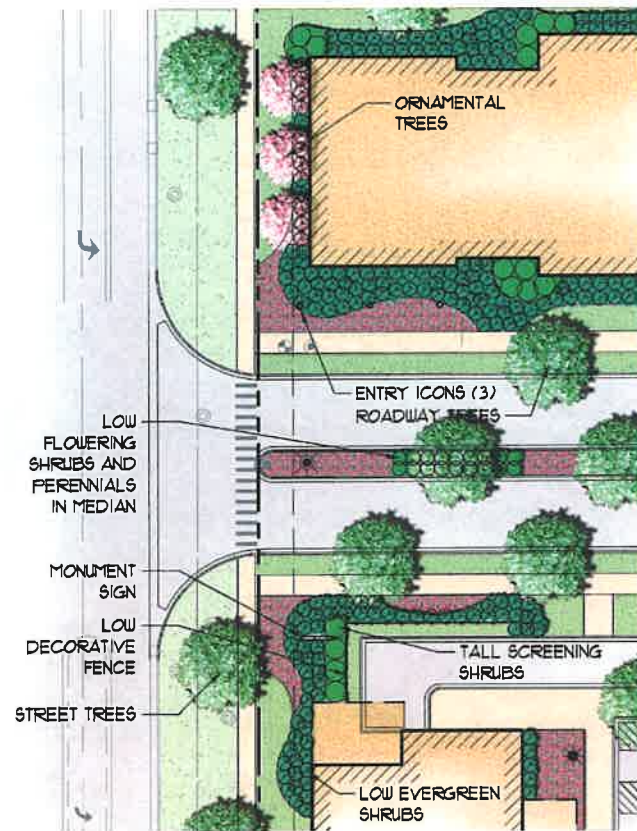
Section IV

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

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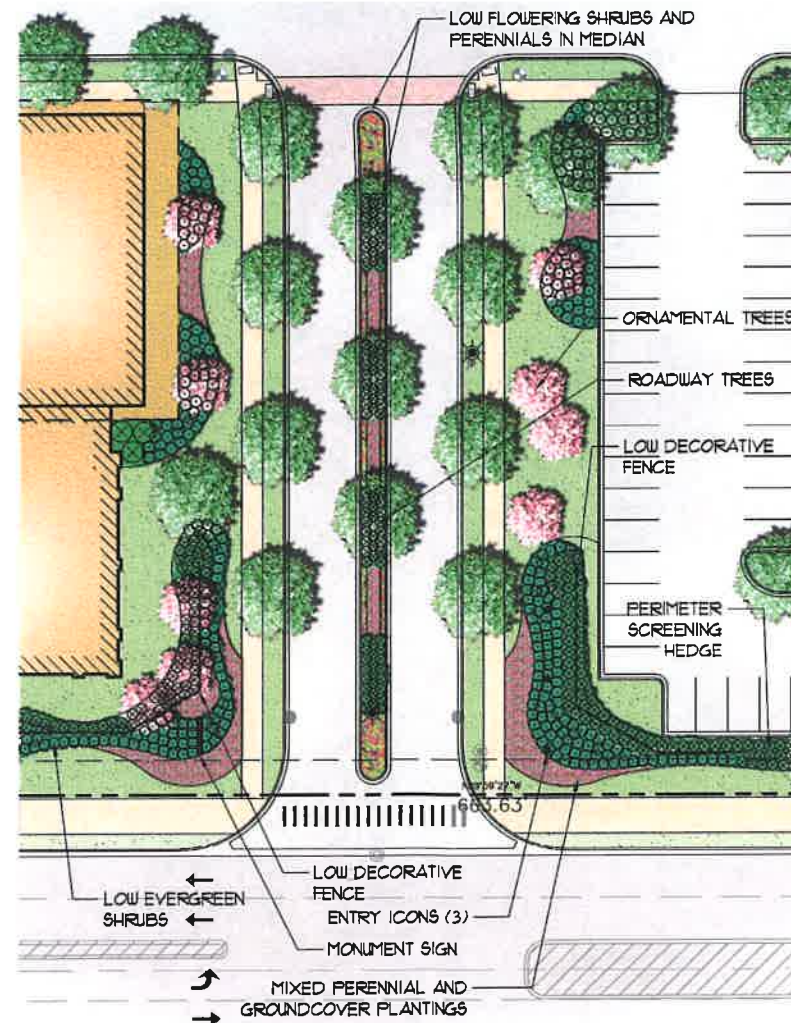
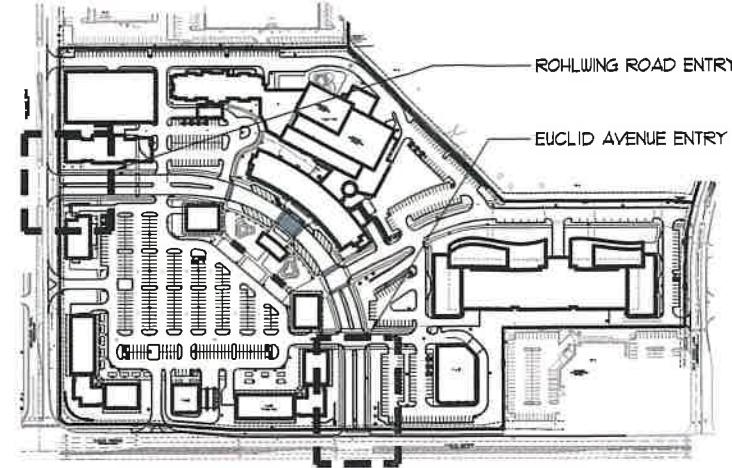


ROHLWING ROAD ENTRY LANDSCAPE PLAN



VIEW OF EUCLID AVENUE ENTRY

LANDSCAPE DETAIL KEY PLAN - N.T.S.



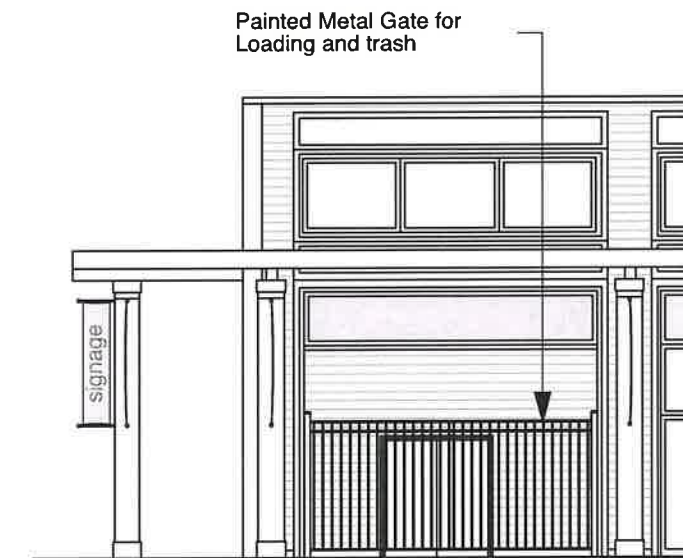
EUCLID AVENUE ENTRY LANDSCAPE PLAN

Landscape/ Hardscape Design and Elements

- The internal roadway system will be planted with street trees at a similar spacing to the public parkway trees at 40' to 60' on center, and will be 3" caliper. The medians will be planted with low shrubs and perennials.
- The remaining perimeter of the site will be planted with a mixture of shade trees at 3" caliper, and ornamental and evergreen trees at 8' height
- The parking lot islands will be planted with drought tolerant shrubs, perennials and grasses.
- Specialty paving including integrally colored concrete with a distinct scoring pattern will be used to mark major building entries and to unify the retail uses.

Infrastructure, Utilities and Equipment

All mechanical equipment and all other appurtenances such as satellite dishes and telecommunications gear at the top of the building shall be designed as an integral a part of the building, or otherwise screened from public view. Mechanical Equipment, Utility Equipment, Meters, Generators & Other Power Devices ground or roof mounted units, must be screened from view by architectural elements such as screen walls, louvers, parapets, or grilles, and densely planted landscape will also be considered. Trash, roof top mechanical units and utility areas to be architecturally integrated with the building and not to be visible from surrounding residential or street views.



Landscape Details

Section IV

Arlington Downs

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Arlington Heights, Illinois

Arlington DEVCO LLC

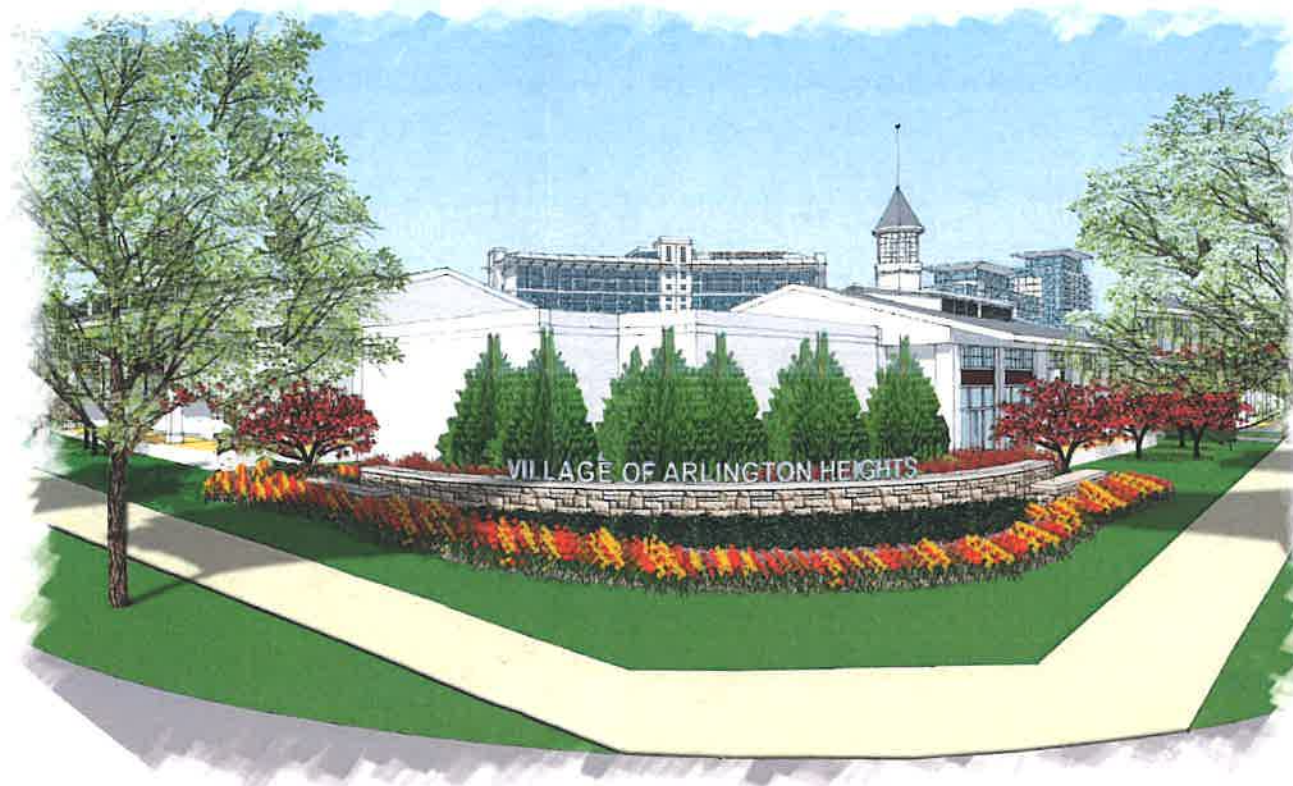
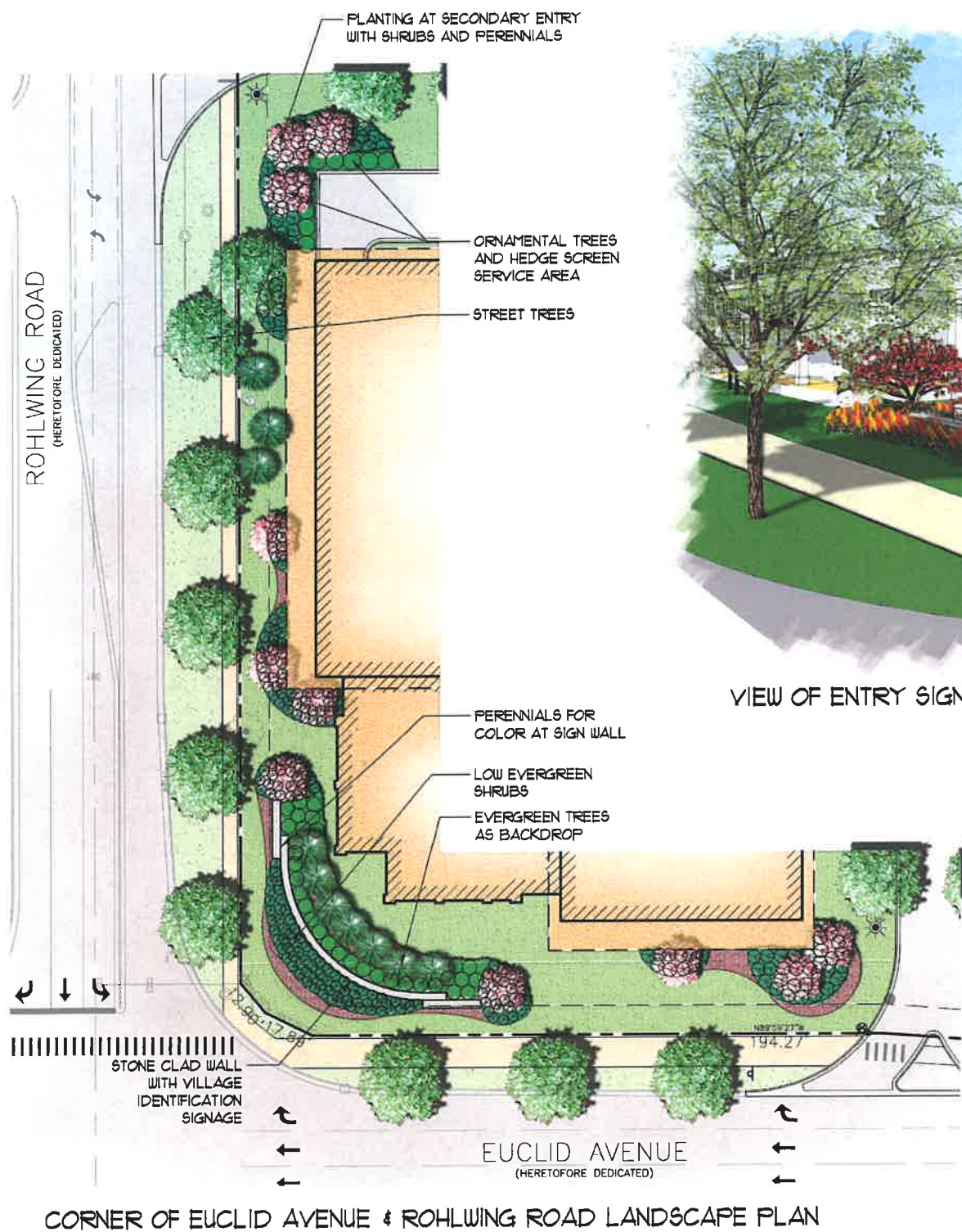
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Landscape Architectural Guidelines

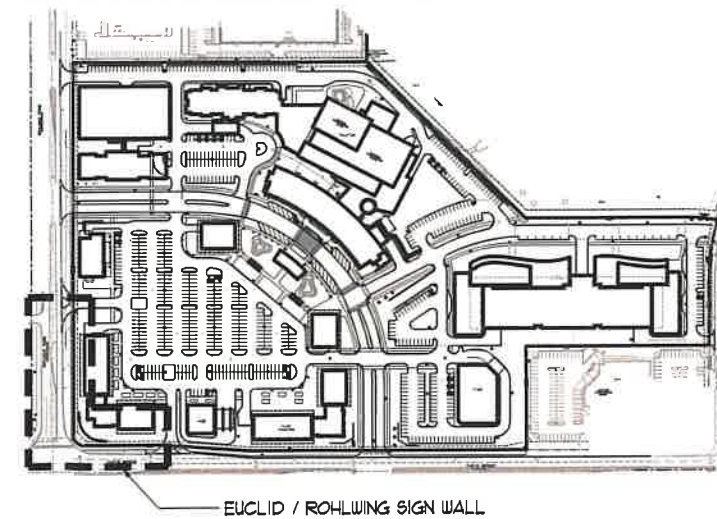
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VIEW OF ENTRY SIGN AT THE CORNER OF EUCLID AVENUE & ROHLWING ROAD

LANDSCAPE DETAIL KEY PLAN - N.T.S.



Landscape/ Hardscape Design and Elements

- The feature element at the corner of Euclid and Rohlwing roads, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials to provide seasonal color. The project entries will be planted with a similar palette of plants to highlight these locations.

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Landscape Architectural Guidelines

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Landscape Details

Section IV

Arlington Downs

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TYPICAL OPEN SPACE AND PLAZA - EMPHASIZE CONNECTION TO ARLINGTON PARK



DECORATIVE FENCE ALSO CONNECTS TO RACE TRACK IMAGE



DROP-OFF AND ENTRYWAY WITH SPECIAL PAVING AND LIGHTING



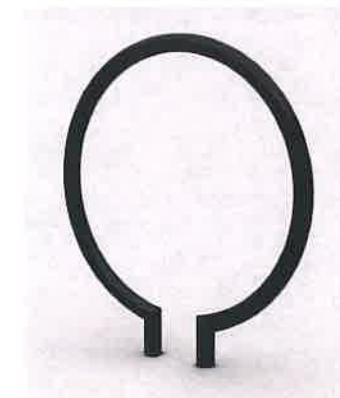
TYPICAL RETAIL FRONTAGE - CREATE ATTRACTIVE PEDESTRIAN EXPERIENCE



Typical Litter Receptacle



Typical Bench



Typical Bike Rack

Landscape/ Hardscape Design and Elements

- The pedestrian areas will have a family of site furniture including benches, litter receptacles, bike racks, bollards and lighting that also compliment the architecture development and enhances the pedestrian experience.
- The foundations and areas around the buildings will be planted with a mixture of trees, shrubs and perennials to compliment the architecture.
- Lights elements will include pedestrian scale poles and bollards and parking lot lights to meet Village standards.

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Landscape Architectural Guidelines

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Landscape Details

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Arlington Heights, Illinois

Arlington DEVCO LLC

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