



AGENDA
DESIGN COMMISSION
Buechner Room, 1st floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
September 30, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. DC Minutes 9/9/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Tasty Breads - 600 W. University Dr. / Commercial - DC25-048
 - B. Courtyard by Marriott - 100 W. Algonquin Rd. / Commercial - DC25-074
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

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

VIII. ADJOURNMENT

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

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 9, 2025

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

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

Members Absent: Jonathan Kubow

Also Present: Thomas Budzik, Thomas Architects for 210 S. Mitchell Ave.
Michael Hamman, CD Group Architects for 1721 N. Mitchell Ave.
John Haran, EJ Builders for 815 N. Vail Ave.
Diane Columbia, Owner of 1723 N. Verde Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 26, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 26, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Kingsley said that Commissioner Seyer will be arriving late tonight and 3 affirmative votes are needed for a motion to pass.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-064 – 210 S. Mitchell Ave.**

Thomas Budzik, representing *Thomas Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story home and detached garage to build a new two-story home with an attached two-car garage. The project complies with the R-3 zoning requirements.

The existing home (proposed for demolition) is a historic, craftsman, bungalow-style home located on a block that is comprised of predominantly other similar historic bungalows and cape cod style homes with detached garages. However, there are two newer two-story homes with attached garages on the block. One of those new homes was built on a vacant lot, and the other was a teardown of an architecturally insignificant house. The existing home was not included in the 2004 School of the Art Institute Historic Preservation Report because this part of the neighborhood was not covered in the report. Nonetheless, the existing house does contribute to the historic character of the block as well as the neighborhood. Staff encourages a renovation/expansion of the existing house in lieu of teardown/new construction.

One of the purposes of the Village of Arlington Heights' Single-Family Design Guidelines is to evaluate how the proposed home fits with the character of the existing neighborhood. In this case, the proposed new home with prominent front load attached garage and only one step up to the front porch does not fit with the existing context. If the Design Commission does not object to demolition of the existing house, then Staff recommends the proposed new house be redesigned to better fit with the character of the neighborhood with a one-and-a-half story massing, a raised front porch, a detached garage, or a recessed attached garage. Staff recommends that the Design Commission require revisions and re-review this project.

Tom Budzik discussed the 3 basic points about the project: the condition of the existing home; the constraints of the lot that led them to this solution; and things they did with the design to try to make the new home more in context with the neighborhood. He personally walked through the existing home and felt the home has not been well maintained, and gave a rating of poor to moderate condition on the interior. He said there is nothing particularly exceptional about the interior detailing within the home, and it is difficult to determine the condition of the exterior which is covered with vinyl siding, and gable end brackets are covered over by soffit material. The windows are older single-pane windows, with evidence that the basement windows were missing for an extended period of time that allowed animals inside the home. There are also signs of cracks in the existing foundation, and the front stairs, which are not original, are peeling off the home and in poor condition. There are also concerns about the functionality of the existing home that has a 6'-6" basement ceiling height, a 7' ceiling height that slopes down to 6' on the second-floor front dormer, the existing footprint is only 900 sf, with a side drive on one side of the home and about a 14' side setback on the other side. There are also challenges with expanding the existing home both laterally and upward.

That being said, **Mr. Budzik** said it would be very difficult to remodel, restore, renovate or expand the existing home, unless it was someone who knew exactly what they would do to the home and be fine with an 1,800 sf bungalow, which does not meet the broader market demands today. He acknowledged that he recently completed a new home on Vail with a detached garage, but he pointed out that the lots on Mitchell Avenue are 120' long, compared to those on Vail that are over 130' long, making it extremely tight on impervious lot coverage to make a detached garage functional. The newer home located directly next door that has a frontload, 2-car attached garage is what led them to choose a solution that is similar.

Lastly, **Mr. Budzik** said there is a front porch on the new home that extends across the entire left side of the home and a continuous shed roof, which has a similar feel and detail to some of the other Craftsman homes, as opposed to having the gable end articulated over the front door. The garage roofline goes down and the eave line runs across, giving the home more of a 1-1/2-story massing, in contrast to the newer home on the right that has the garage in line with the front porch and in the same plane as the front setback. The garage has already been pushed back 5 to 6' to allow the front porch to be open and extend out towards the front. The architecture of the new home has more of a contemporary feel to the color palette and material selection, with a lot of it being driven by market demands. Having a detached garage makes a significant difference to the market value of the property, then having an attached garage.

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** liked the new home and said it is well designed. He added that the new home next door makes it difficult to say no to this new home. He was surprised to see the siding in 2 different colors, although he is warming up to it. He suggested the lights be more traditional to try to help fit in with the neighborhood and he asked what the first and second-floor heights are. **Mr. Budzik** said the first-floor is 10' and second-floor is 8'. **Commissioner Fitzgerald** asked if the brick veneer is only on the bottom of the front stoop which is a very nice detail, and **Mr. Budzik** said yes. **Commissioner Fitzgerald** had concerns about the blank wall on the south side of the home that is very big and white; he suggested warming it up.

Commissioner Eckhardt agreed with many of the comments made by **Commissioner Fitzgerald**. He understood the petitioner's comments about the condition of the existing home, and he was okay with the existing home being torn down. He also agreed with the concern about the tall south elevation, and he questioned the interior spaces there. Otherwise he was in favor of the new home, and found the two siding colors to be interesting and fun.

Chair Kingsley appreciated the petitioner's comments about the condition of the existing home, but felt that restoring the existing home is the best solution. Looking at the context photos submitted, she pointed out there is only one new home among the nine homes included in the context photo. If the existing home is not able to be renovated, she asked if something could be put there that is similar to the surrounding homes, and she understood that a detached garage is difficult. She found it difficult to hear the petitioner say they are trying to maximize the building area and trying to meet market demands. The Design Guidelines state that a petitioner should look at the surrounding homes in the immediate vicinity and take cues from them; it is about proportion, size, rhythm, size of the openings, etc. **Chair Kingsley** agreed with Staff that the new home should be redesigned and come back before the commission. In general, there are some details that stand out with the current design, one of them being the color.

Commissioner Seyer arrived at the meeting. **Mr. Hautzinger** summarized Staff's comments, concerns, and recommendation to revise the design and re-review the project. The commissioners each reiterated their comments and concerns for Commissioner Seyer. **Commissioner Seyer** said the new home looks nice, and he agreed with the suggestion to add windows on the blank wall of the south elevation. He pointed out the new home next door, which sets a precedent for this teardown. This is not a neighborhood where detached garages are mandated, and they are not a desirable feature on a home. He was in favor of the new home, with architectural enhancements as suggested by the other commissioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 210 S. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/19/25, 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 REQUIREMENT TO ADD FOUR WINDOWS ON THE BLANK WALL OF THE SOUTH ELEVATION, TO ADD CHARACTER ON THE ELEVATION.**
- 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.**

Mr. Hautzinger asked if adding high transom windows on the south elevation would fulfill the requirement to add windows, because transom windows would result in a very different character. **Mr. Budzik** had concerns about adding windows in the first-floor bathroom/shower area, and he suggested adding a transom window above the bed in the second-floor bedroom space and adding transom windows in the first-floor office space below. **Commissioner Eckhardt** was okay with a requirement to add either a pair of transom windows or small double-hung windows on the south elevation.

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

- 1. A REQUIREMENT TO ADD EITHER A PAIR OF TRANSOM WINDOWS OR SMALL DOUBLE-HUNG WINDOWS ON THE BLANK WALL OF THE SOUTH ELEVATION, TO ADD CHARACTER TO THE ELEVATION, TO BE APPROVED BY STAFF.**

Commissioner Fitzgerald said that double-hung windows will better match the neighborhood than transom windows, and better soften and help the elevation fit in. **Chair Kingsley** clarified that the commissioners want windows added on both the first and second-floor of the south elevation, for Staff review, and that double-hung windows are preferred. **Commissioner Eckhardt** said that his amended motion stands.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-066 – 1721 N. Mitchell Ave.**

Michael Hamman, representing *CD Group Contractors*, was present of behalf of the project.

Commissioner Eckhardt recused himself from the project because of his professional involvement.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home with one-car attached garage to allow construction of a new two-story home with an attached, three-car garage. This project complies with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with one-car attached garages, and 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 approximately ten newer two-story homes on this block.

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 single-story roof line across the front elevation and the massing that steps down to the neighboring single-story house to the north work well to help fit with the immediate context. The proposed three-car garage is unusual for this neighborhood, which the Design Commission should evaluate, although it is nicely designed by stepping back the front wall. The only other comment on the design is that the blank gable wall above the garage has an unusual and somewhat odd appearance which the Design Commission should evaluate. With these comments, Staff recommends approval.

Mr. Hamman said the new home is for the Lago family who are unable to be here tonight. In response to this comment about the blank front gable, he referred to the elevations that correctly show a vent in the gable. He reviewed the proposed materials that include white Hardie siding, horizontal at the lower level and vertical board and batten at the top level, grey cultured stone at the base of the front porch, and a lower level roof adjacent to the one-story home. He welcomed any questions from the commissioners.

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 Seyer** said that overall he is in favor of the massing and the 3-car garage, and the vent in the front gable helps break up the mass of the gable. He appreciated the color rendering provided that gives a tonality to the home, and he had no major issues with the vertical and horizontal materials; he liked the change. He was in favor of the home as presented and wanted to hear comments from the other commissioners.

Commissioner Fitzgerald was also happy to see the vent in the gable over the garage, although he suggested the vent be larger. He appreciated that the new home is nicely designed on all four sides, but felt the pillars make the front door look very narrow, compared to the large expanse of the garage. He asked if anything could be done with that, at a minimum, remove the stone from the pillars to make the area feel wider. He had no further comments.

Chair Kingsley said it is a nice home and she had no issue with tearing down the existing home because there seems to be a lot of change in this neighborhood. She was also okay with the 3-car garage because it is proportioned to the home and is set back. She liked the color palette and the massing in general is really nice. She felt the gable end above the garage needed attention, and she suggested making the bathroom and closets that are there bigger so there is an opportunity to put windows in that gable instead of the vent. She also questioned if the gable above the garage is even necessary; there could just be a gutter there that comes across. **Commissioner Kingsley** agreed with Commissioner Fitzgerald about the front columns, and she questioned whether space can be added at the front door and a window added to the right of the door. She also said the trim should be smooth. **Mr. Hamman** said the owners would probably be okay with the suggestion to lengthen the wall at the gable above the garage to increase the bathroom and closet, which will allow for a window in that gable, and they would be open to adding space at the front door to allow for a window. **Mr. Hamman** also clarified that the base of the columns will be wood as shown in the drawings not stone as shown in the rendering, and the height of the stone base on the wall will be at the window sill.

Commissioner Seyer agreed with the comments made about the front columns and the suggestion to widen that area to allow for a window to be added next to the front door.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 1721 N. MITCHELL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 7/30/25, 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 FRONT COLUMNS BE ALL WOOD AND NO STONE.**
- 2. A RECOMMENDATION THAT THE FRONT COLUMNS BE SPACED FURTHER APART, TO BE APPROVED BY STAFF.**
- 3. A RECOMMENDATION TO CONNECT THE WALLS FROM THE TWO GABLES ON THE SECOND-FLOOR ABOVE THE GARAGE, TO BE APPROVED BY STAFF. IF THIS IS NOT DONE, THEN ADDITIONAL DETAIL BE ADDED TO WHERE THE VENT IS CURRENT PROPOSED IN THE FRONT GABLE, TO BE APPROVED BY STAFF.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.**
- 5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

**SEYER, AYE; FITZGERALD, AYE; ECKHARDT, RECUSE; KINGSLEY, AYE.
MOTION CARRIED.**

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#25-068 – 815 N. Vail Ave.**

John Haran, representing *EJ Builders*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home and detached garage to build a new two-story home with an attached two-car garage. This project complies with the R-3 zoning requirements. Staff requested a revised Site Plan from the petitioner to adjust the placement of the house to be on or near the 18.7-foot average front yard setback, in lieu of 30.5-feet as currently shown which would be out of context with the block. The petitioner has responded to this request and the setback will be brought forward to align with the average of the block. Additionally, there is an existing parkway tree that is required to be protected and preserved, and the layout of the new driveway needs to be coordinated to maintain a minimum 8-feet of clearance, which the petitioner has also addressed.

The subject property is located in the “Historic Arlington Neighborhood Association” (HANA) area, however the design and character of the existing house (proposed to be demolished) is relatively unremarkable, and the home is not included in the 2004 Community Preservation Report that was prepared by the School of the Art Institute of Chicago. The existing context on the block is a mix of single-story, split-level, and two-story homes with a mix of attached and detached garages.

The proposed new house will be the first teardown on this block. Overall, the proposed design is nicely done, but the Design Commission should evaluate the scale of the proposed new home against the surrounding context that is mostly smaller scale homes. Also, the proposed exterior color scheme should be evaluated, which includes a light “Cobblestone” siding paired with black trim that has a relatively bold appearance. A darker siding color, such as tan or brown, could be considered to tone down the contrast with the black trim. With these comments, Staff recommends approval of the proposed new home.

Mr. Haran said this home is being built for a family that currently live in the area and want to stay in the area. They are here tonight as well. He presented actual material and color samples and clarified that the siding color is not actually as light as it appears in the photo, and they are open to changing the color if necessary. He welcomed any questions from the commissioners.

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

PUBLIC COMMENT

A member of the audience spoke about living on this block for 28 years and how this will be the first teardown on the block. He sees a big change potentially coming. He asked if approving this home will make it easier for the next teardown on the block to happen.

Chair Kingsley replied that this commission does not typically state precedence when approving projects; however, when there are other new homes on the same block, it does open the door to precedence. She referenced the Design Guidelines that take the context of the neighborhood into the discussion for a new home. **Commissioner Eckhardt** added that there are also zoning regulations that play a role in the approval of new homes, and he would expect this neighborhood to grow up to the size of those zoning regulations.

Ryan Andrews, the buyer of this new home, said that he currently lives on N. Highland,

which is in the HANA neighborhood, and he cares very much about the historical aspects of the area. He is open to lightening up the black accent columns instead of having them be all black; they can match the siding. He also said this is a larger lot and they left some room with square footage in order to make the new home fit in nicely on the lot.

Diane Kaffka, 816 N. Vail Avenue, a resident who lives across the street from the site, said that she understood there will be some changes in their neighborhood; this block has not been affected by many changes. She had concerns about the color scheme not matching the homes in the neighborhood and the scale of the home not fitting in with the single-story homes here. She appreciates this commission reviewing those items, as well as the setback of the new home. She had no further comments.

The commissioners summarized their comments. **Commissioner Eckhardt** had no issues with the design of the new home. He liked the two tall elements on the front elevation and that the design goes around all sides of the home. He encouraged the petitioner and homeowner to study different color tones for the two tall elements on the front elevation; the color can still be dark without being black.

Commissioner Fitzgerald said it is a nicely designed home and he appreciated that all four sides look good. He suggested adding windows to the left side of the garage that seems like a blank wall. He liked the darker color on the home and he really appreciated the lighter siding color sample presented tonight. However, he suggested the petitioner study the lighter siding color that seems a little cool with the brick, and consider making it a little darker.

Commissioner Seyer liked the design of the new home and was not opposed to the existing home being torn down. He liked the impact of the change in materials at the top of the three tall gables in the way that the dark color visually shortened the height. The new home has some transitional modern elements to it that are nice, but he had concerns about the horizontal windows in the garage door that push the modern aesthetic too far and compete with the very tall, steep gables. He wanted to see the windows in the garage door removed for a much cleaner looking home. He was in favor of the dark trim at the windows; the contrast is really nice. He wanted to hear the other commissioners thoughts.

Chair Kingsley had no concerns about this home being torn down. The new home is nicely designed, although there are some elements in the color rendering that are different than the drawings, such as the first-floor being entirely masonry in the rendering. **Mr. Haran** said they want the first-floor to be all masonry up to the second-floor, as shown in the photo, as well as the small roof added above the garage door. **Chair Kingsley** said the masonry is really nice, but the color palette is bold and conflicts with the surrounding neighborhood. She suggested a warmer palette to better fit the neighborhood, and she suggested dark bronze instead of black which will go beautifully with the brick. She also agreed with the comments about the garage door and suggested it be the wood color of the front door. **Commissioner Eckhardt** agreed with the comments that the garage door does not fit in with the character of the home and he encouraged that it should be changed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 815 N. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/19/25, 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 BRICK GO UP TO THE TOP OF THE FIRST-FLOOR, AS SHOWN IN THE PHOTO.
2. A REQUIREMENT TO INCLUDE THE CANOPY ROOF OVER THE GARAGE DOOR, AS SHOWN IN THE PHOTO.
3. A REQUIREMENT TO CHANGE THE GARAGE DOOR, TO BE APPROVED BY STAFF.
4. A RECOMMENDATION FOR DARK BRONZE WINDOWS TO WARM UP THE TONE, TO BE APPROVED BY STAFF.
5. A RECOMMENDATION TO WARM UP THE LIGHTER TONE OF THE SIDING COLOR, TO BE APPROVED BY STAFF.
6. A REQUIREMENT TO ADD 1 OR 2 WINDOWS IN THE GARAGE ON THE SIDE OF THE HOME.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
8. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Seyer said the requirement to add windows in the garage should be approved by Staff. **Chair Kingsley** asked for clarification about what side elevation the 1 or 2 windows will be added.

COMMISSIONER FITZGERALD AMENDED THE MOTION TO MAKE THE FOLLOWING CHANGE, SECONDED BY COMMISSIONER SEYER:

6. A RECOMMENDATION TO ADD 1 OR 2 WINDOWS TO THE REAR OF THE LEFT SIDE ELEVATION.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEW**DC#25-071 – 1723 N. Verde Ave.**

Diane Columbia, the homeowner, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a two-story addition to an existing split-level home. An existing attached garage will be demolished, and the expanded home will have no garage. The plans do comply with the R-E single-family zoning requirements. The existing house is a front-to-back split-level design with an attached two-car garage. The homeowner is proposing to demolish the existing attached garage to allow construction of a new two-story addition. The massing of the proposed design has odd proportions with the narrow two-story addition attached to the existing wide single-story front wall. The new addition also includes a separate second front door which adds to the unusual appearance.

The Village's Single-Family Design Guidelines encourage new additions to "look like they belong and not dominate or change the character of the original building". Since the lot size is very large, Staff encouraged the petitioner to consider a single-story addition to align with the massing of the existing house for a more seamless and cohesive appearance. However, the petitioner reported that the proposed design is due to a recent hardship and resulting unique family living arrangement. Considering the hardship and unique circumstance, Staff does not object to the proposed design and recommends approval.

Diane Columbia said that her husband passed away last year unexpectedly and her adult children have moved back home. They did think about the proposed design and they want the addition to align with the front of the existing house. There are 2 existing doors that will remain, but one of those doors will now face to the front instead of the side. She said there are at least 15 other homes in the area that have a similar situation with 2 front doors, so she feels it is not that out of character.

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

The commissioners summarized their comments. **Commissioner Fitzgerald** said he was struggling with the design because the addition looks like it was just stuck onto a very nice home. He felt the 2-story portion of the front elevation needs more refinement and more work to make it look more cohesive with the one-story portion of the home.

Commissioner Seyer understood the need for the addition and asked about the garage. **Ms. Columbia** said the garage is being eliminated at this time because it is not their main concern. **Commissioner Seyer** suggested bringing the roofline of the existing house over across the new addition to give some protection to the front door, as well as to provide a slight overlap that will help the two forms start to feel more cohesive.

Commissioner Eckhardt understood the difficulty of how to design the home the way the homeowner needs it to be, and how that design fits into the existing site; the right side of the existing home is split, with most of the living space on the second-floor above the roofline. He agreed with the concerns that the 2-story addition needs to tie in better with the rest of the home, and he agreed with Commissioner Seyer's suggestion to continue the roofline across. He encouraged the petitioner to work with their architect to study how to make the two elements more cohesive, and the architect create a 3-dimensional sketch for the homeowner to show how this can be done.

Chair Kingsley concurred with some of the comments made by the other commissioners. She suggested pushing the addition back 1-foot so the massing makes more sense visually and will be more like the garage is now. She liked Commissioner Seyer's suggestion to have the roofline of the original home wrap over and onto the 2-story addition, and if the new portion of the home can be pushed back a bit, then the overhang will be even deeper. There might even be enough room to the right of the new front door to have a window or a door. She felt it was important to accent one of the two doors as the main door with a canopy over the door that will help to show it is the front door. She also suggested adding a canopy with brackets over the back door. She asked about the colors and materials for the addition, and **Mr. Hautzinger** said they will all match the existing home. **Chair Kingsley** was not opposed to being a little different with color on the new portion of the home, and she was glad to see there is 18-feet of space on either side of the home to allow for a driveway to a future detached garage in the backyard.

Commissioner Fitzgerald liked the idea of having some relief between the existing home and the addition, and he suggested pulling the new portion of the home forward 1-foot. He also liked Commissioner Seyer's suggestion to bring the roofline across from the addition to the existing home; this would have a huge positive impact. **Commissioner Eckhardt** said that pulling the new addition slightly forward could help break down the mass of the addition; however, bringing the roofline from the addition across to the existing home might be enough.

Commissioner Seyer said that moving the addition slightly forward would not allow the exiting roofline to be brought over, and he felt it would accentuate the differences between the two even more, making them two volumes with no overlap. He would rather see an overlap from the existing home to the new addition. This would be the best and easiest way to better tie the two volumes together. **Commissioner Fitzgerald** agreed. **Commissioner Seyer** said that at a minimum, the roofline should be extended across to the edge of the front stoop; however, extending the roof to the left edge of the window would be a better aesthetic.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE SINGLE-FAMILY HOME LOCATED AT 1723 N. VERDE AVENUE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 8/13/25, 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 EXTEND THE EXISTING FRONT ROOFLINE EAVE TO THE NORTH SO THAT IT EXTENDS AT LEAST PAST THE NEW FRONT DOOR.
2. A RECOMMENDATION THAT THE ARCHITECT STUDY IF THE ROOFLINE CAN BE EXTENDED FURTHER TO OFFER ADDITIONAL PROTECTION FOR THE WINDOWS, TO BE APPROVED BY STAFF.
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.

Chair Kingsley reiterated her suggestion to add a canopy above the back door.

Mr. Hautzinger stated that extending the front roofline across the addition was a really great suggestion which will make the two-story addition fit much better with the existing home.

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

DRAFT

ITEM 5. OTHER BUSINESS

Commissioner Eckhardt gave an update that he contacted the family of Alan Bombick and Mayor Tinaglia with regards to the presentation of the award this year, and he is waiting for their response. **Chair Kingsley** said she notified both of the award recipients.

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
9/30/2025

Item: Tasty Breads - 600 W. University Dr. / Commercial - DC25-048

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed design for a building addition to an existing manufacturing facility.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the building addition at 600 W. University Drive. This recommendation is based on the plans received 9/3/25, 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. Evaluate the proposed "Sandstone" panel siding color to confirm an acceptable match to the existing tan wall color.
2. Evaluate the appearance of the proposed continuous gutter with downspouts down the exterior side wall. Consider incorporating a parapet wall with scuppers instead of the continuous gutter.
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 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. All signage must meet code, Chapter 30.

ATTACHMENTS:

1. Staff Report_Tasty Breads

2. Exhibits_Tasty Breads

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Tasty Breads
Project Address: 600 W. University Drive
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 25-049
Petitioner Name: Thom Budzik
Petitioner Address: Thomas Architects
2800 S, River Road
Suite 305
Des Plaines, IL 60018
Meeting Date: September 30, 2025

Date Prepared: September 23, 2025

Requested Action(s):

Approval of the proposed design for a building addition to an existing manufacturing facility.

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 project requires Plan Commission review and Village Board approval for a PUD Amendment to allow the proposed expansion of the existing building. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

Tasty Breads is a food processor business that produces dough which is then frozen and packaged for wholesale. Tasty Breads is currently in the final steps of obtaining Village approval for a Land Use Variation to allow their business to operate in this location. As a second phase of Village zoning review, Tasty Breads is seeking approval for a 13,260 square foot freezer addition to be located on the east end of the existing building which requires a PUD amendment. The subject property is approximately 4.5 acres and the existing building is approximately 81,000 square feet.

Architectural Design:

The existing building exterior is made up of tan metal siding and stucco with a continuous brick base on the front and side elevations. The surrounding context in this location is the majority of buildings on the street have primarily brick exteriors on all sides. The proposed addition is large and highly visible. Per the Village's Design Guidelines,

- *"Side elevations which are visible from the street should be designed as an integral part of the building and present an attractive appearance".*
- *"New additions will look like they belong and not dominate or change the character of the original building."*
- *"Buildings will reflect and improve the character of the site and the neighborhood upon which they are located."*

Overall, the design of the proposed addition is nicely done to comply with these guidelines. The front elevation has a continuous brick base with tan metal panel above, which aligns with the existing brick

wall. The brick base is returned down the side wall for approximately 50-feet before transitioning to a brown tone metal siding which works well to maintain the color scheme.

However, there are two concerns with the proposed design for the Design Commission to evaluate. The Design Commission should review the proposed materials and colors to confirm that they adequately match the existing building. In the photo provided, the proposed "Sandstone" panel siding color does not appear to match the existing tan siding. Staff feels that an exact match is important to avoid a mismatched appearance.

The proposed addition includes a continuous gutter and downspouts along the entire side wall which is undesirable due to the lack of a continuous parapet wall. Staff encouraged the petitioner to incorporate internal roof drains or draining the new addition roof onto the existing roof, both of which the petitioner had concerns with. Another option to consider could be a parapet wall with scuppers instead of the continuous gutter. The Design Commission should evaluate this detail.

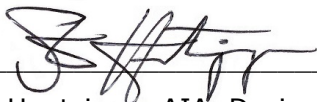
Rooftop Mechanical Screening:

The petitioner has reported that there will be no rooftop mechanical equipment on the new addition.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the building addition at 600 W. University Drive. This recommendation is based on the plans received 9/3/25, 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. Evaluate the proposed "Sandstone" panel siding color to confirm an acceptable match to the existing tan wall color.
2. Evaluate the appearance of the proposed continuous gutter with downspouts down the exterior side wall. Consider incorporating a parapet wall with scuppers instead of the continuous gutter.
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 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. All signage must meet code, Chapter 30.



September 23, 2025

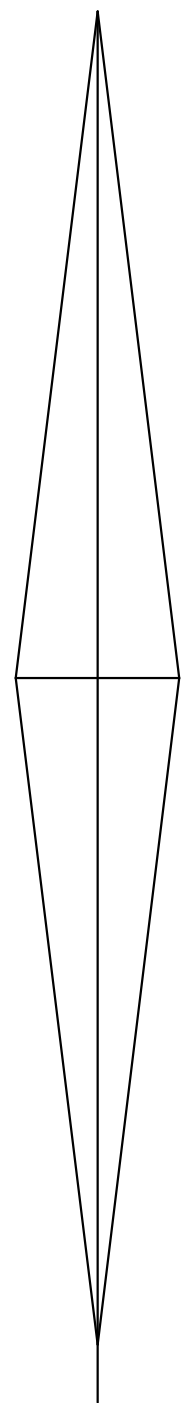
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 25-049

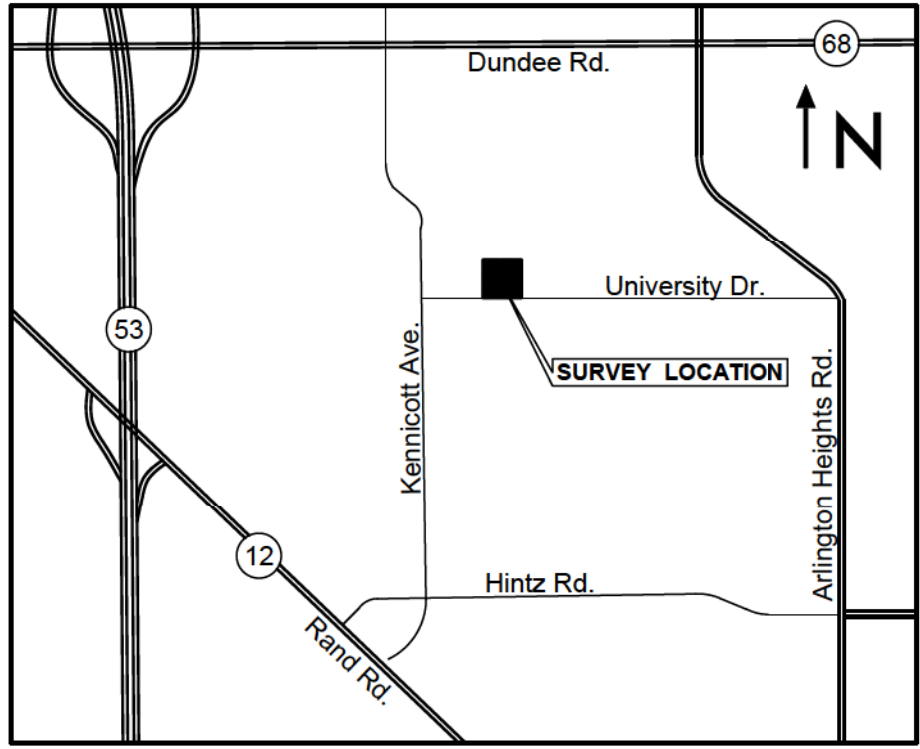
LOCATION MAP



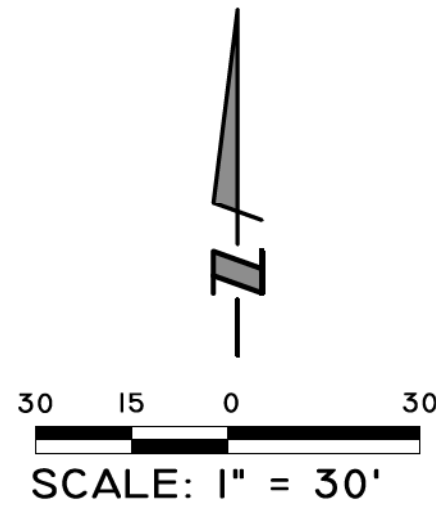
N



ALTA / NSPS LAND TITLE SURVEY



OF
LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870 13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 867.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 001187042.



Owner: Maribel Salinas
#900 W. University Drive

Owner: Caminit Associates
#601 Campus Drive

E. A. VETO'S SUBDIVISION
Document No. 24731231

Owner: Arlington Heights Ford
#580 W. University Drive

Owner: Maribel Salinas
#900 W. University Drive

Unsubdivided

LOT 1
TOTAL AREA = 194,229 S.F.
= 4.45888 Ac.

High 1 Story Brick & Metal Clad Office and Warehouse Building
600 University Drive
Area = 81,067 S.F.

UNIVERSITY
DOCUMENT

SUBDIVISION
NO. 001187042

RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND
RESEARCH CENTER UNIT 2 Document No. 20710559

Surveyor's notes:

- The basis of bearing shown hereon is based on the University Subdivision Document No. 001187042.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- 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. (1-800-892-8123) for utility markings. J.U.L.I.E. Design Stage Ticket No. A230410659-00A was ordered for this project. Possible Utilities:
 - ComEd - Map has been provided and depicted on the survey.
 - NICOR - Map has been provided and depicted on the survey.
 - Northwest Water Commission - Reported clear.
 - AT&T Distribution - No map provided.
 - Astound Broadband - No map provided.
 - Comcast - No map provided.
 - HBK Engineering - No map provided.
 - Vincom Communications - No map provided.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0063J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
- In regard to Table A Item 6(a)(b) - No Zoning Report provided.
- In regard to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
- In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
- In the preparation of this survey reference was made to Stewart Title Guaranty Company for Title Insurance Order No. 25000030293 with a Commitment Date of March 21, 2025.

PARKING SUMMARY

Regular Spaces = 127
Handicapped Spaces = 4
TOTAL 131

With respect to Schedule B of said commitment:

- Exception 4** - Terms and provisions of Agreement - Doc. No. 2234925021 - No plottable survey items.
Exception 5 - Building Setback Line & Easements - Doc No. 001187042 - Plotted and shown hereon.
Exception 6 - Terms of Resolution - 13111444004 - No plottable survey items.

LEGEND

	Manhole		Pipe
	Catch Basin		Flagpole
	Inlet		Number of Parking Stalls
	Area Drain		Handicapped Parking Stalls
	Valve Vault		Curb & Gutter
	Piezometer		Depressed Curb
	Gas Valve		Landscaping
	Hand Hole		Telephone Pedestal
	Light Pole		Cable IV Pedestal
	Utility Pole		Storm Sewer Atlas
	Guy Wire		Sanitary Sewer Atlas
	Overhead Utility Line		Water Main Atlas
	IBT Pedestal		Electric Line Atlas
	Sign		Gas Line Atlas
	Fence		

State of Illinois)
County of Cook) SS:

To: 600 University, LLC
The Lattas Law Office
The Huntington National Bank
J. R. Carlson Laboratories, Inc.
and
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b) 7a, 7b(1), 7(c) 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 28, 2025.

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

Schaumburg, Illinois June 19, 2025

By: Jeffrey W. Glunt, Professional Land Surveyor No. 3695

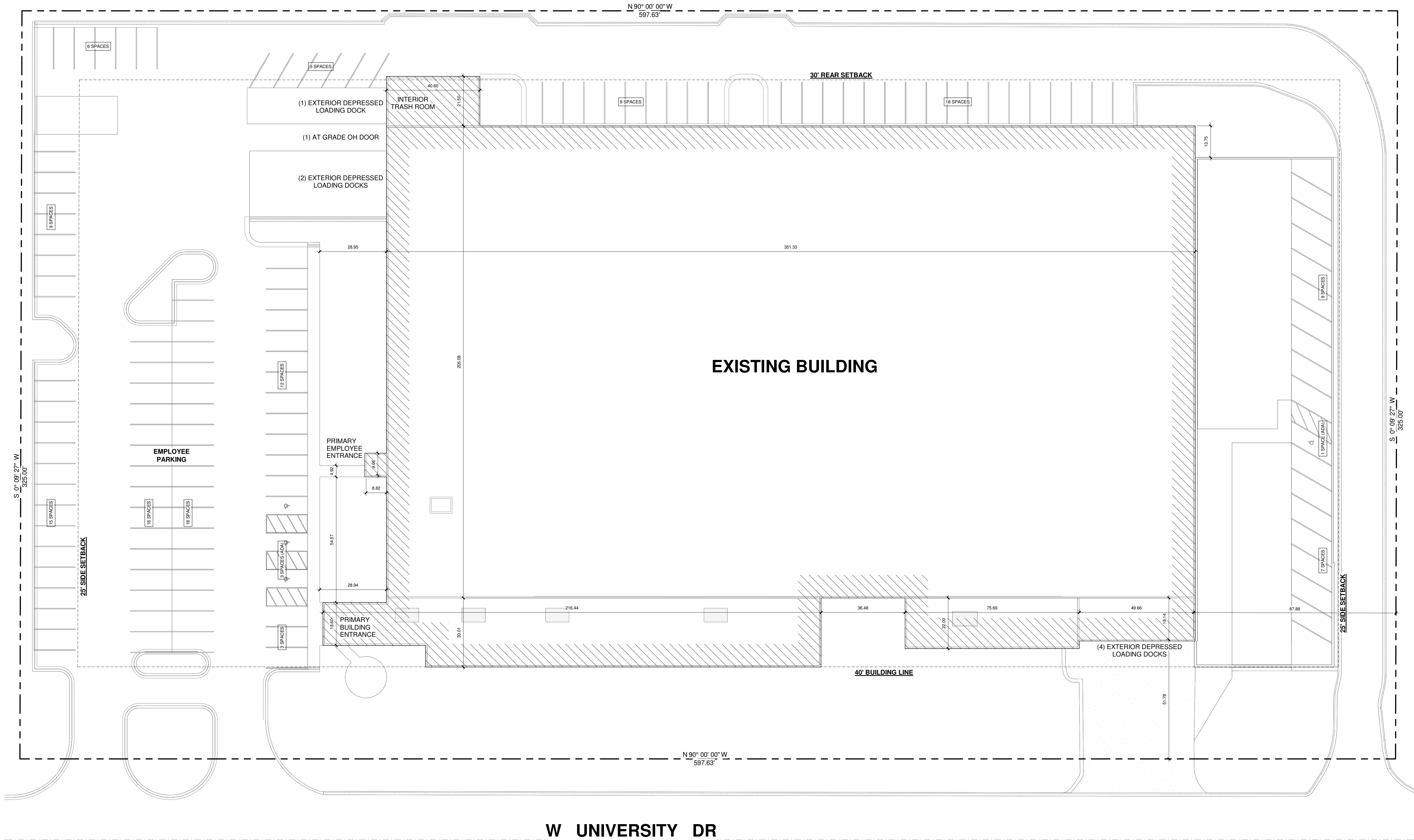
Ordered By: BUPD, LTD. Project No. 23-020



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

EXPIRES 11-30-26

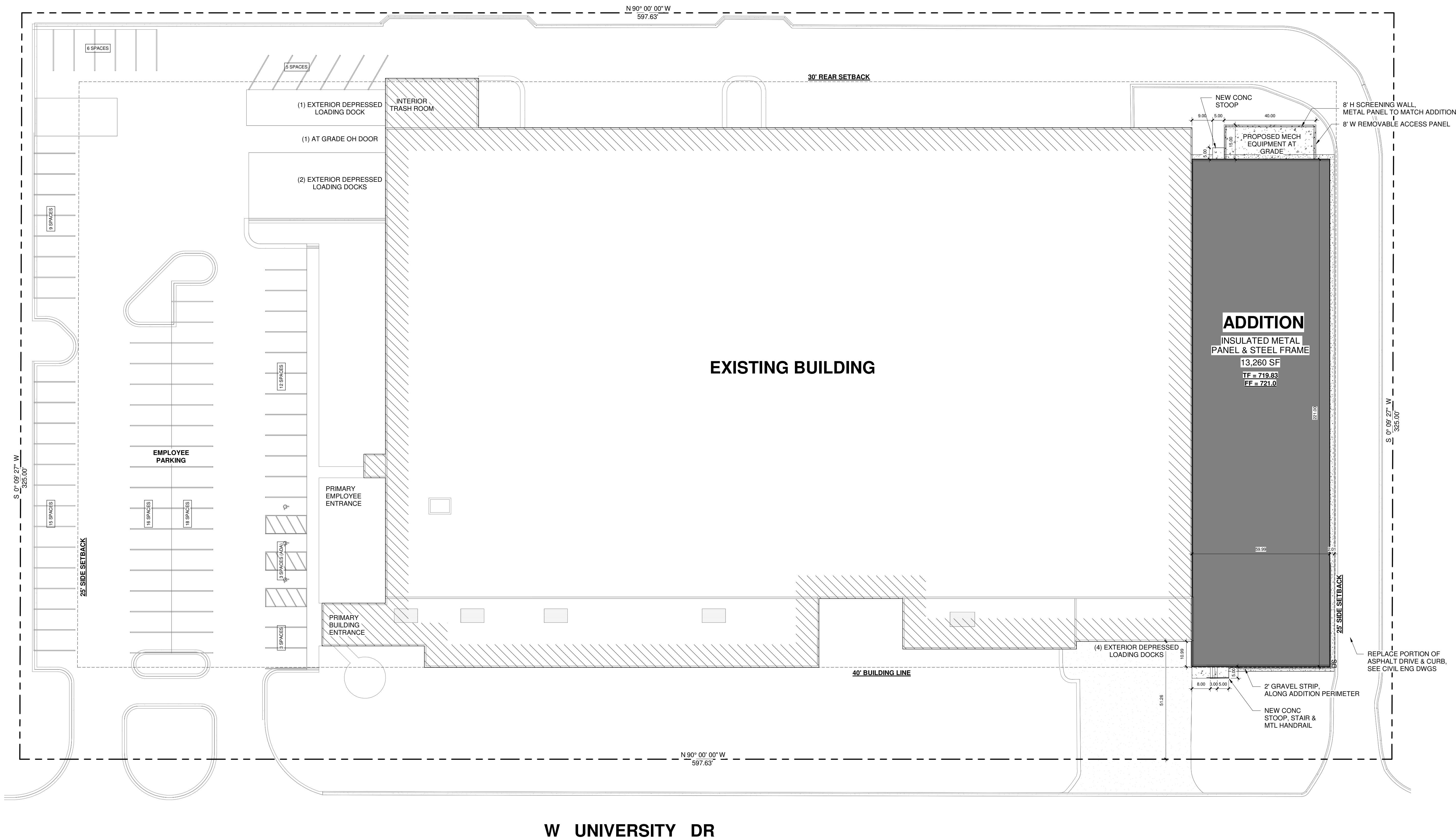


1 SITE PLAN
3/64" = 1'-0"

SITE PLAN - EXISTING

600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

25-021
INTERIOR ALTERATIONS AND ADDITION



1 SITE PLAN
3/64" = 1'-0"

SITE PLAN - PROPOSED

600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

25-021
INTERIOR ALTERATIONS AND ADDITION

DESIGN
COMMISSION
08/28/2025

DC.4



3160 - 3196 N KENNICOTT



3160 - 3196 N KENNICOTT

N KENNICOTT AVE



900 W UNIVERSITY



600 W UNIVERSITY (SUBJECT PROPERTY)



316 W UNIVERSITY

W UNIVERSITY DR



836 - 905 W UNIVERSITY



725 W UNIVERSITY



645 W UNIVERSITY

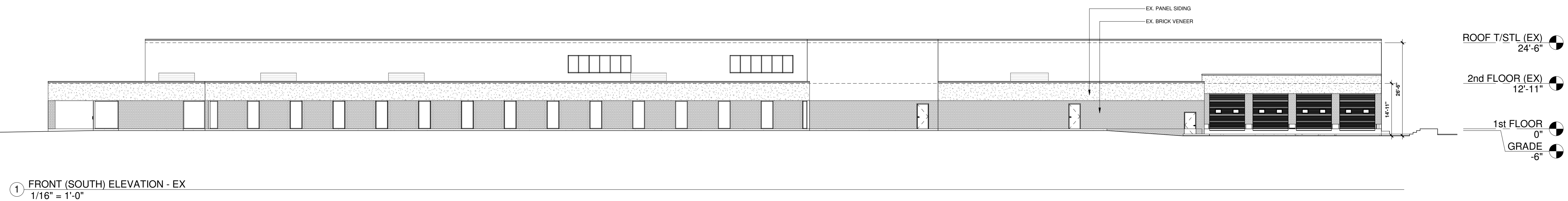
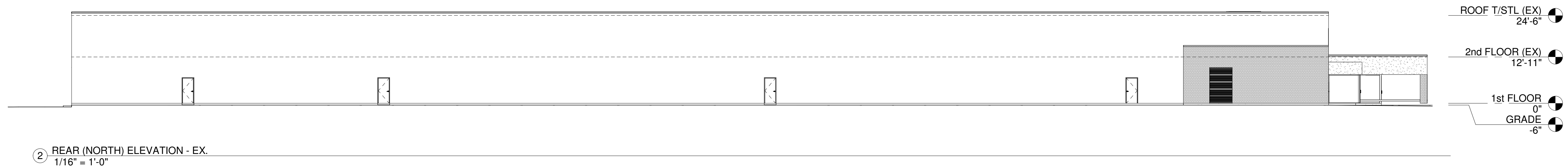
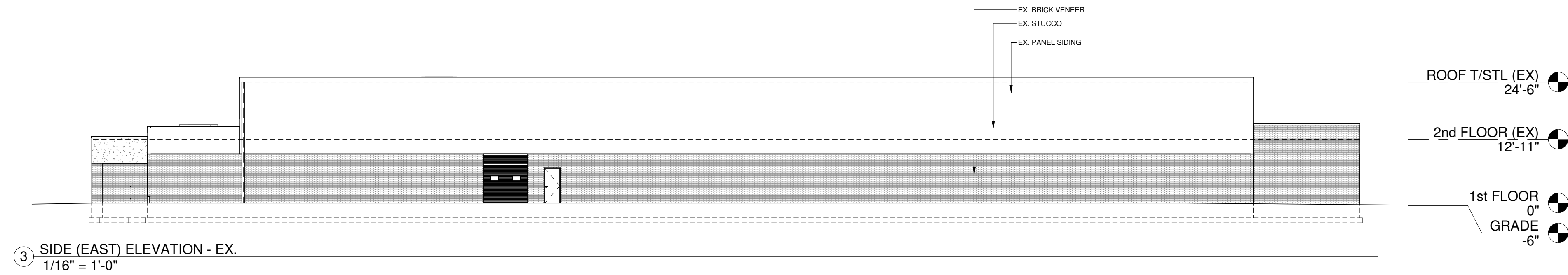
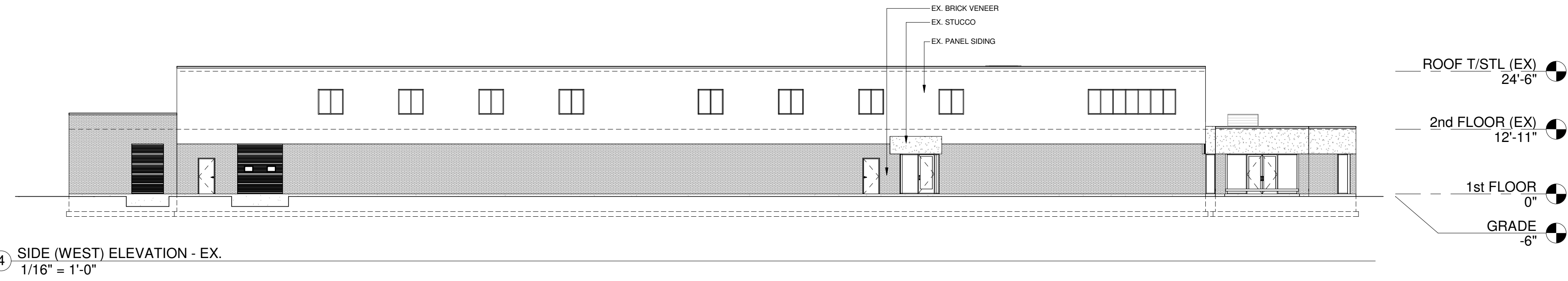


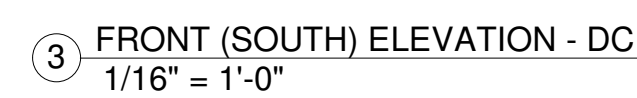
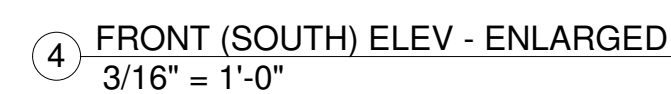
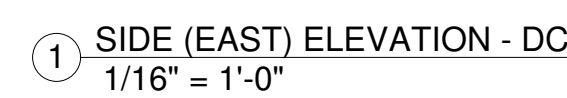
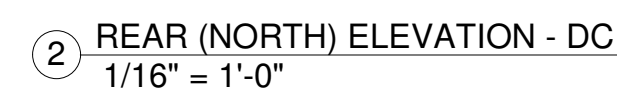
625 W UNIVERSITY

NEIGHBORHOOD PHOTOS

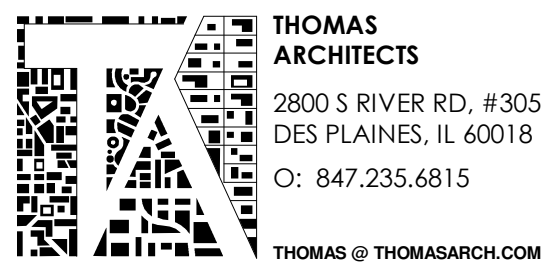
600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

25-021
INTERIOR ALTERATIONS AND ADDITION





Page 25 of 56



SAMPLE MATERIAL BOARD

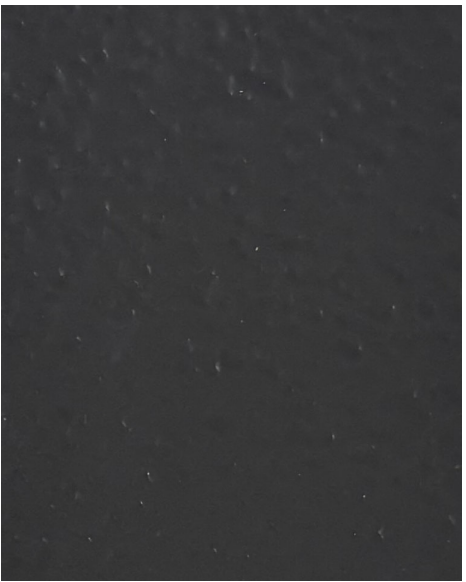
MATERIALS:



KINGSPAN VEKTRA VERTICAL SIDING,
MEDIUM BRONZE



KINGSPAN AZTECO PANEL SIDING,
SANDSTONE

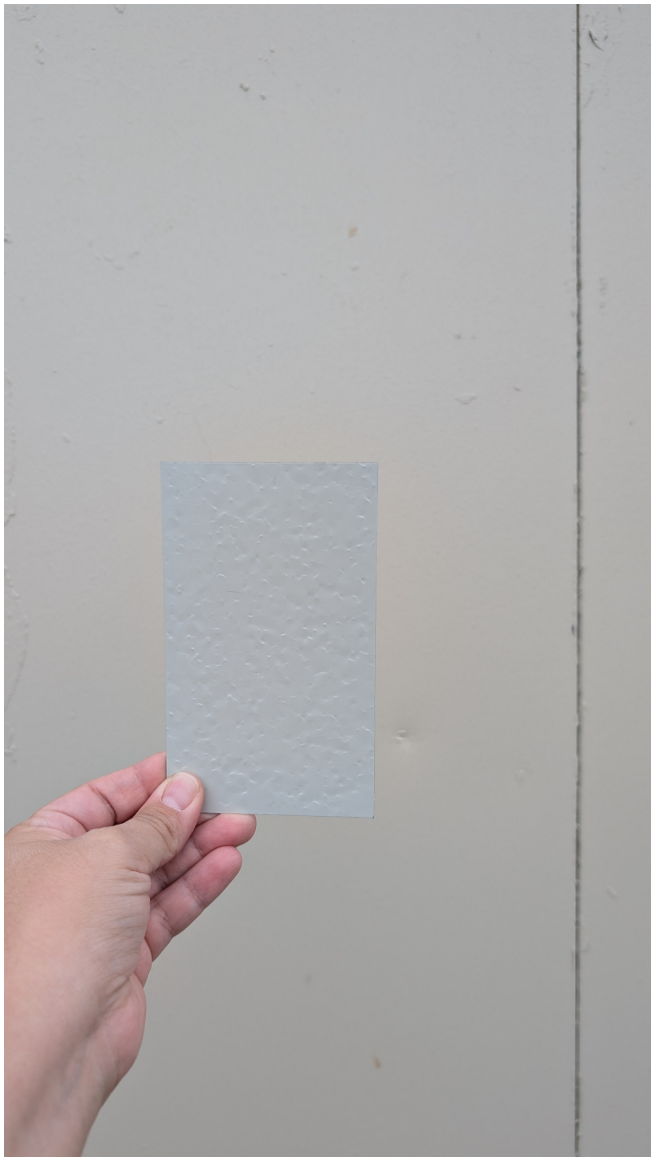


DOOR, GUTTER & DOWNSPOUT,
ROOF CAPS
DARK BRONZE



BOURBON TRAIL BRICK FROM
TERRE HAUTE COLLECTION
EXTERIOR FACADE
(TO MATCH EXISTING BRICK)

ON-SITE COMPARISONS:



KINGSPAN AZTECO PANEL SIDING,
SANDSTONE



KINGSPAN VEKTRA VERTICAL SIDING,
MEDIUM BRONZE



DOOR, GUTTER & DOWNSPOUT,
ROOF CAPS
DARK BRONZE



EXISTING MATERIALS

SAMPLE MATERIAL BOARD

600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

25-021
INTERIOR ALTERATIONS AND ADDITION



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
9/30/2025**

Item: Courtyard by Marriott - 100 W. Algonquin Rd. / Commercial - DC25-074

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed design for exterior facade modifications at an existing hotel.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the exterior facade modifications at the Courtyard Marriott hotel located at 100 W. Algonquin Road. This recommendation is based on the plans received 9/5/25, 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 requirement to work with Staff to address all landscape deficiencies in Spring 2026.
2. A requirement to work with Staff to implement new ground and wall signage in Spring 2026.
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 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. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

1. Staff Report_Courtyard by Marriott

2. Exhibits_Courtyard by Marriott

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Courtyard Marriott
Project Address: 100 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: September 23, 2025

PETITIONER INFORMATION:

DC Number: 25-074
Petitioner Name: Brian Huft
Petitioner Address: 813 W. Randolph Street
Suite 300
Chicago, IL 60607
Meeting Date: September 30, 2025

Requested Action(s):

Approval of the proposed design for exterior façade modifications at an existing hotel.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing façade improvements to an existing Courtyard Marriott hotel. The existing hotel was originally approved in 1985. The scope of the current project includes demolition of the existing porte cochere, construction of a new porte cochere, entry façade enhancements, and a new paint color scheme for the entire building.

Architectural Design:

The existing building exterior does not appear to have been updated since its original construction in the mid 1980's, so the proposed exterior modifications will be a very welcome update. The new flat roof porte cochere design has a clean and modern appearance that sets the tone for the updated building entrance. The proposed 2" x 4" aluminum battens applied to the existing front walls is a very unique and creative detail that is very effective to elevate the building's curb appeal with a modern aesthetic. The new color scheme using three shades of gray completes the updated look. Overall, the proposed exterior materials, details, and color scheme are nicely done and well coordinated.

Trash Screening:

The existing trash storage area is located behind a solid wing wall in the loading dock at the southeast corner of the building. However, the east end of this area is currently open and exposed to view. The current plans include the addition of an opaque fence gate to fully enclose the space and conceal the trash from view.

Landscaping:

The existing landscaping around the front of the building is in nice condition with a variety of decorative flowers, shrubs, and grasses. However, landscaping around the sides and rear of the building is lacking. At a minimum, per code, all landscape islands in the parking area around the building perimeter are required to have shade trees, which are mostly missing at this time. Additionally, code requires a continuous landscape hedge along the front property line to screen the parking areas and drive aisles, which is also missing.

At this time, the petitioner has not provided landscape drawings for review due to schedule constraints to complete the exterior building improvements this Fall. However, they are in agreement with the required landscape improvements and have committed to working with Staff to address all of the landscape deficiencies in the Spring of 2026.

Signage:

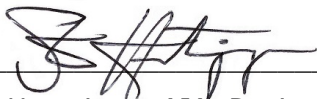
The property currently has one ground sign facing Algonquin Road and no wall signs. A sign variation was approved in the original 1985 Ordinance to allow a 20-foot tall ground sign where 16'-6" is the maximum allowed height per code.

The petitioner has indicated their intention to replace the existing ground with a new updated design, as well as to add an illuminated wall sign as depicted in the proposed front rendering. The petitioner has also agreed to work with Staff to implement the signage improvements in the Spring of 2026.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the exterior façade modifications at the Courtyard Marriott hotel located at 100 W. Algonquin Road. This recommendation is based on the plans received 9/5/25, 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 requirement to work with Staff to address all landscape deficiencies in Spring 2026.
2. A requirement to work with Staff to implement new ground and wall signage in Spring 2026.
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 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. All signage must meet code, Chapter 30, or approved variations.

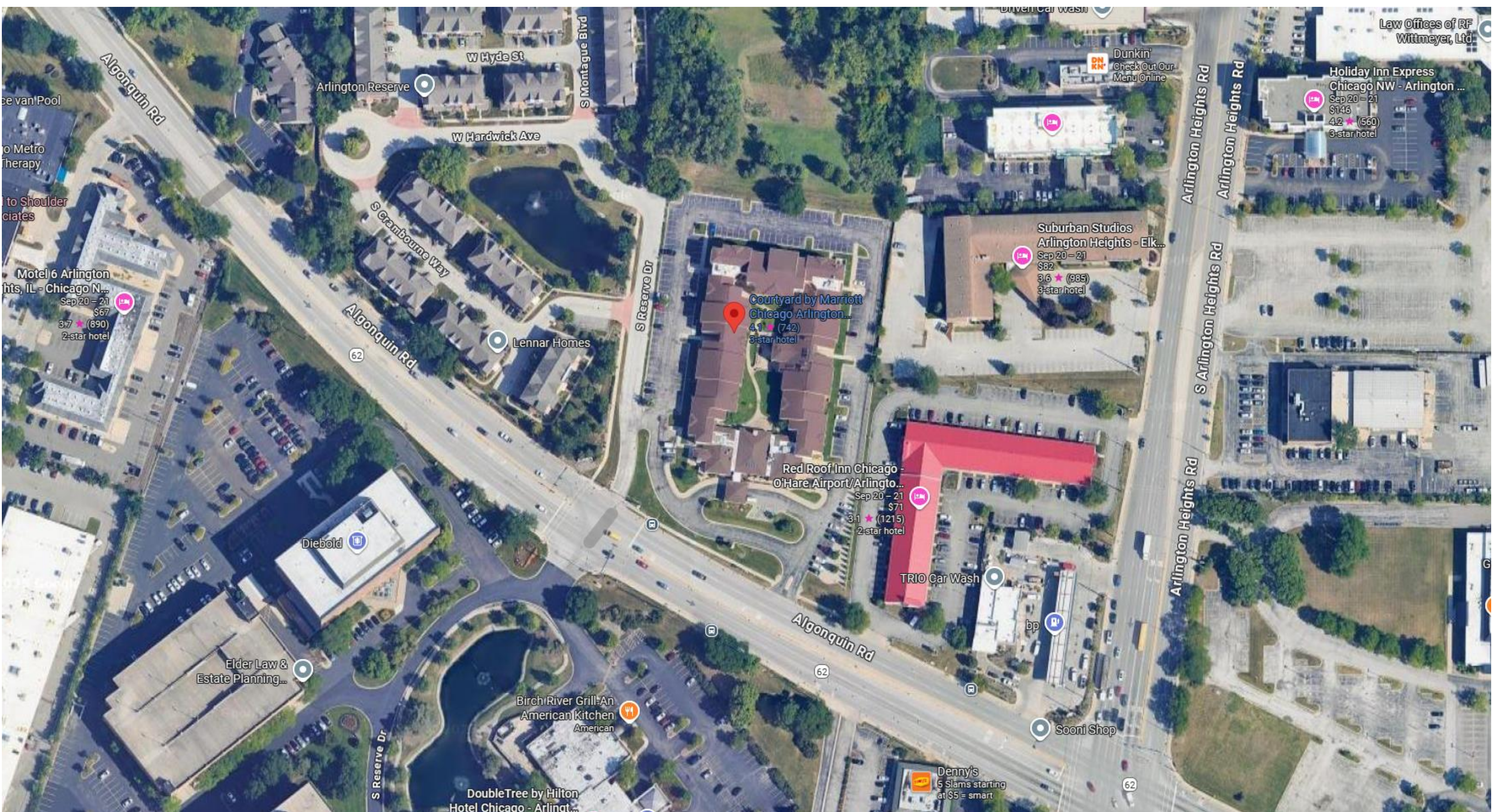


September 23, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-074

LOCATION MAP



↑ N
100'

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 22000030089 - SCHEDULE A:

Parcel 1:

That part of Lot 7 lying Northeasterly of Algonquin Road in Subdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, that lies East of a line drawn from a point in the North line of said Lot that is 895.03 feet East of the intersection of said line with center line of said Algonquin Road and running thence Southwesterly forming an angle of 80 degrees 36 minutes with said North line of Lot 7 measured West to South, a distance of 799.95 feet to the center of said road and Westerly of a line 441.27 feet West (as measured on the North line of said Lot) of and parallel with East line of said Lot.

Parcel 2:

Reciprocal grants of easements granted by and between John Sellis, Angelo Sellis, Steve Homatis, Martin Lane Joint Venture, an Illinois general partnership and the Martin Lane Partnership I, an Illinois general partnership (as owners 1) and Courtyard II Associates, L.P., a Maryland limited partnership (owner 2), for the purpose of ingress and egress access easements and a construction easement, and the terms and provisions relating thereto, recorded September 18, 2001 as document number 0010866893.

First Amendment to Reciprocal Grants of Easements recorded September 28, 2006 as Document Number 0627131085.

Parcel 3:

The West 33.0 feet of the following described property taken as a tract:

That part of Lot 7 lying Northeasterly of Algonquin Road in Subdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, that lies East of a line drawn from a point in the North line of said Lot that is 895.03 feet East of the intersection of said line with the center line of said Algonquin Road and running thence Southwesterly forming an angle of 80 degrees 36 minutes with said North line of Lot 7 measured West to South, a distance of 799.95 feet to the center of said road and Westerly of a line 441.27 feet West (as measured on the North line of said Lot) of and parallel with the East line of said Lot (except from said tract that part lying North of a line drawn perpendicular to the West line thereof through a point therein 298.16 feet Southerly of the Northwest corner thereof) in Cook County, Illinois;

Except that part taken by the Department of Transportation, State of Illinois in Case Number 94L50321, Final Judgment Order recorded August 9, 2000 as document number 00605386, as follows:

Commencing at the intersection of the East line of said Lot 7 with the said center line of Algonquin Road, thence on an assumed bearing of North 63 degrees 24 minutes 45 seconds West along the said center line of Algonquin Road, 461.80 feet to a point 441.27 feet West (as measured along the North line of said Lot 7) of the East line of said Lot 7, being also the point of beginning; thence continuing North 63 degrees 24 minutes 45 seconds West along the said center line of Algonquin Road 125.13 feet; thence Northwesterly along a tangential curve concave to the Northeast, radius 2491.29 feet, central angle 06 degrees 01 minute 21 seconds 261.87 feet to the grantor's Westerly property line; thence North 07 degrees 27 minutes 08 seconds East along the said Westerly property line, 59.12 feet to a point on a 2435.29 foot radius curve, the center of circle of said curve bears North 32 degrees 19 minutes 15 seconds East from said point; thence Southeasterly along said curve, radius 2435.29 feet, central angle 03 degrees 59 minutes 52 seconds, 169.92 feet; thence South 63 degrees 26 minutes 43 seconds East 215.75 feet to a point 441.27 feet West (as measured along the North line of said Lot 7) of the East line of said Lot 7; thence South 07 degrees 13 minutes 20 seconds West along a line 441.27 feet West (as measured along the North line of said Lot 7) and parallel with the East line of said Lot 7 a distance of 62.18 feet to the point of beginning.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 22000030089 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

4. Notice of requirements for Storm Water Detention for project designated as Courtyard by Marriott, filed December 13, 1985 as document number LR3483699.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

5. Onsite Utility Maintenance Agreement between Marriott Corporation, a Delaware corporation, and the Village of Arlington Heights, Illinois, recorded September 5, 1985 as document number 85177956.
(AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS)

6. Easement in favor of the State of Illinois, by and through the Secretary of the Department of Transportation, for highway purposes and to install and maintain detector loops, paint striping, and traffic signal apparatuses recorded October 20, 1998 as document number 98938738 affecting a portion of the land as more fully described therein.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

7. Terms of the reciprocal grants of easements granted by and between John Sellis, Angelo Sellis, Steve Homatis, Martin Lane Joint Venture, an Illinois general partnership and the Martin Lane Partnership I, an Illinois general partnership (as owners 1) and Courtyard II Associates, L.P., a Maryland limited partnership (owner 2), for the purpose of ingress and egress access easements and a construction easement, and the terms and provisions relating thereto, recorded September 18, 2001 as document number 0010866893.

Note: First Amendment to Reciprocal Grants of Easements recorded September 28, 2006 as document number 0627131085.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via West Algonquin Road, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 100 West Algonquin Road, Arlington Heights, Illinois.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 22000030089 with an effective date of December 23, 2021.
- The subject property is not within an airport zone.
- The property described in the as-surveyed description is the same as the property described in Stewart Title Guaranty Company Title Commitment No. 22000030089 with an effective date of December 23, 2021.

ENCROACHMENTS:

At the time of this survey, there was no visible evidence of encroachments or violations.

BASIS OF BEARING:

The Basis of Bearings is Geodetic North based on GPS static session, having a reference line of S 05°59'30" W, being the East property line.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain,) according to the Flood Insurance Rate Map for the County of Cook, State of Illinois, Community Panel No. 17031C02114, Effective Date August 19, 2008.

PARKING:

148 Parking Spaces
8 Handicapped Spaces
156 Total Parking Spaces

TOTAL LAND AREA:

6.937 Acres
302,175 Square Feet

ZONING:

Zoning Classification: B-2 General Business District
Current Use: Hotel

Permitted Use: Permitted by Special Permit, §§5-1 Building Setbacks:

Front-When lots front on a street and at least 80% of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the front yard regulations for the residential district shall apply to said lots in the business district. Where the extension of a front or side lot line coincided with the front lot line of an adjacent lot located in a residential district, a yard equal in depth to the minimum front yard required by this Chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley, from such lot in the residential district. Adjacent to R-5= 25 feet requirement.
Side-Where a side lot line coincides with a side or rear lot line of a property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard, which would be required under this Chapter for a residential use on the adjacent property in the residential district. Adjacent to R-5= 10% of lot width 36.2 feet
Rear-Where a rear lot line coincides with a side or rear lot line of a property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20 feet in depth. A rear yard shall be provided for residential uses located above the first floor, such yard to be not less than 30 feet in depth and to begin at a level no higher than that of the finished floor of the lowest residential unit.
Maximum Building Height: None
Parking Ratio:Hotels & Motels

One space for each lodging room plus spaces as required for any restaurant that is included Restaurant- Sit down One space for each 45 sq. ft. of seating area The total number of accessory parking spaces provided for a two-family or multiple-family dwelling or hotel shall not exceed that required by this Section for such use or for an equivalent new use by more than 50%. The total number of accessory parking spaces for a single family residential zoning lot shall be six.
Site Plan: 96 spaces required; 160 spaces provided
This zoning information is taken from a zoning report compiled by Millman National Land Services under MSI# 52498 MZ# 20267, dated February 17, 2022.

SURVEYOR'S DESCRIPTION:

BEING part of Lot 7 lying Northeasterly of Algonquin Road in Subdivision of Joseph A. Barne's Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, Village of Arlington Heights, County of Cook, State of Illinois, and being more particularly described as follows:

BEGINNING at a found 1/2" iron pipe located on the north right-of-way line of West Algonquin Road and being the southwest corner of property now or formerly owned by AH RRI HOTEL, LLC as parcel number 08-16-200-105-0000, thence running along said right-of-way N 64°48'33" W a distance of 215.73' to a found 1/2" iron pipe; thence continuing with said right-of-way with a curve having a length of 169.58', a radius of 2435.29, a delta angle of 3°59'52", a chord bearing of N 60°47'40" W, and a chord length of 169.55' to a found 5/8" iron rod; thence leaving said right of way and running N 06°08'28" E a distance of 740.63' to a set 5/8" rebar; thence turning and running N 86°46'19" E a distance of 362.30' to a set 5/8" rebar; thence turning and running S 05°59'30" W a distance of 936.45' to a found 1/2" iron pipe also being the point of BEGINNING.

CONTAINING 302,175 square feet or 6.937 acres.

GPS POINT DATA:

POINT SCALE FACTOR: 0.99998524
CONVERGENCE [DEGREES]: 0.23336471
COMBINED FACTOR: 0.999995652
SPC ZONE: ILLINOIS EAST (1201)
DATUM USED: HORIZONTAL: NAD83
VERTICAL: NAVD 88
DERIVED BY: (GPS STATIC POINT)

UTILITY INFORMATION

SANITARY
Water & Sewer Department
(847) 368-5520

STORM
Water & Sewer Department
(847) 368-5520

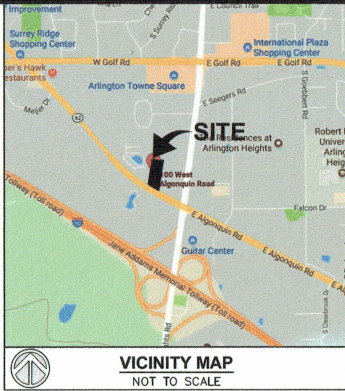
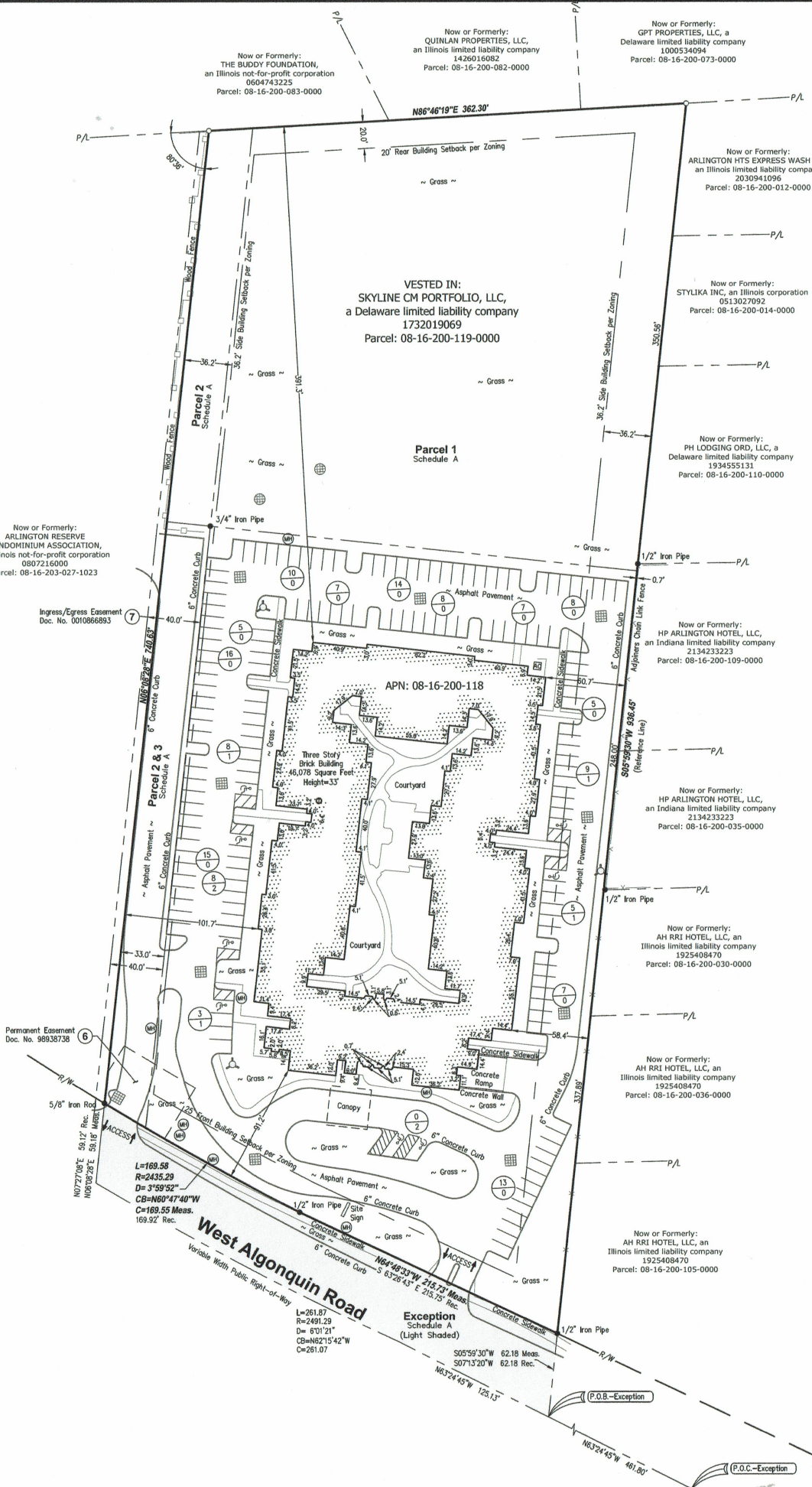
WATER
Water & Sewer Department
(847) 368-5520

GAS
Nicor Gas
(888) 642-6748

ELECTRIC
Commonwealth Edison
(800) 334-7661

TELEPHONE
AT&T
(888) 944-0447

CABLE T.V.
Wide Open West
(866) 496-9669



SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
●	- Monumentation Found as Noted
○	- 5/8" Rebar w/Cap Set
XX	- No. of Regular Parking Spaces
XX	- No. of Handicap Parking Spaces
⊗	- Manhole
⊗	- Catch Basin
⊗	- Fire Hydrant
⊗	- Handicap Space
⊗	- Point of Building Height Measured
X	- Fence (As Noted)
□	- Wood Fence (As Noted)
▨	- Wall (As Noted)
▨	- No Parking Area
▨	- Building Area
⊗	- Schedule B-Section II Item
R	- Radius
L	- Arc Length
D	- Delta Angle
C	- Chord Length
CB	- Chord Bearing
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
Meas.	- Measured
Rec.	- Record
⊗	- Air Condition Unit

CERTIFICATION:

To: Skyline Investments, Inc., Skyline CM Portfolio, LLC, Skyline CM Arlington LLC, MetLife Strategic Hotel Originator, LLC, its affiliates and successors and assigns, Porter Wright Morris & Arthur LLP, and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on January 18, 2022.

Date of Plat or Map: February 15, 2022.

By: Michael G. Shackelford, PLS
Illinois License No. 3146
License renewal date: 11-30-2022
Sheets covered by this Signature & Seal: Sheet 1 of 1

REVISION HISTORY

BY:	DATE:	COMMENT:
ROM	2/25/2022	CLIENT COMMENTS / ZONING
JAR	3/18/2022	CLIENT COMMENTS
JAR	3/24/2022	CLIENT COMMENTS

millman
National Land Services

Transforming the Industry

Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

Skyline CM
Portfolio, LLC

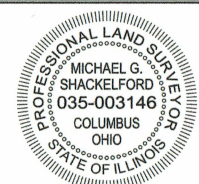
950 Main Avenue
Suite 500
Cleveland, Ohio 44113

Chicago Arlington Heights
100 West Algonquin Road
Village of Arlington Heights
County of Cook
State of Illinois
Zip Code 60005



NORTH

GRAPHIC SCALE
0 50' 100'
1 INCH = 50 FT.



Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 52498
Prior MSI Project No. 41737
PC: TRM
PM: JAR Drafter: JLO

SUBJECT PROPERTY PHOTOS



EXISTING BUILDING



MAIN ENTRY APPROACH FROM SE CORNER

EXISTING BUILDING



EAST ELEVATION

EXISTING BUILDING



NORTH ELEVATION

EXISTING BUILDING



WEST ELEVATION

NEIGHBORING PROPERTY PHOTOS

WESTERN NEIGHBORS



PACE Offices



Arlington Heights Animal Hospital



Arlington Reserve Townhomes

WEST

PROPERTY

EASTERN NEIGHBORS



Red Roof Inn



Trio Carwash



BP Fuel

PROPERTY

EAST

CROSS-STREET NEIGHBORS



Dennys



DoubleTree by Hilton



95 W Algonquin
Office Park

EAST

WEST

PROJECT SCOPE:

- DEMOLISH EXISTING PORTE COCHERE AND REPLACE WITH NEW PORTE COCHERE
- ENTRY FACADE ENHANCEMENTS (SOUTH ELEVATION)
- NEW PAINT COLOR SCHEME ON THE ENTIRE BUILDING

GENERAL DEMOLITION SHEET NOTES

1. IF DURING DEMOLITION CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE INTEGRITY OF STRUCTURE OR PRECLUDE FOLLOWING DESIGN INTENT, GENERAL CONTRACTOR TO NOTIFY AOR IMMEDIATELY.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK. NOTIFY AOR IF EXISTING CONDITIONS DEVIATE FROM CONSTRUCTION DOCUMENTS.
3. VERIFY WITH PROPERTY MANAGEMENT ACCESS TO THE DEMOLITION AREA, INGRESS AND EGRESS ROUTES FOR MATERIAL AND EQUIPMENT.
4. PROTECT EXISTING FLOORS, WALLS, AND CORNERS TO REMAIN ALONG WORK ACCESS ROUTES.
5. CONTAIN DUST AND DEBRIS WITHIN THE DEMOLITION AREA
6. THE GENERAL CONTRACTOR SHALL PERFORM WORK IN A MANNER THAT DOES NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, CEILINGS, SUPPORTS, STRUCTURE, ETC. TO REMAIN.
7. DEMOLITION PLANS REPRESENT APPROXIMATE LOCATION OF EXISTING COLUMNS TO BE DEMOLISHED. FIELD VERIFY TYPE OF CONSTRUCTION AND HEIGHT OF COLUMNS. FIELD VERIFY THAT COLUMNS TO BE REMOVED DO NOT PROVIDE SUPPORT FOR EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION TO REMAIN. NOTIFY AOR IF DEMOLITION COLUMNS SUPPORT EXISTING BUILDING ELEMENTS.
8. PROTECT ALL EXISTING LANDSCAPING (TREES, SHRUBS, VEGETATION) DURING DEMOLITION.
9. REMOVE EXISTING SHRUBS AND VEGETATION AS NEEDED TO ACCESS BUILDING EXTERIOR WALLS
10. ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF ACCORDING TO FEDERAL, STATE, AND LOCAL REGULATIONS.

DEMOLITION SHEET KEYNOTES

- 1 EXISTING LIGHTING BOLLARDS TO REMAIN
- 2 COORDINATE WITH BRAND APPROVED SIGANCE VENDOR FOR ALL EXTERIOR SIGNAGE REPLACEMENT. NEW SIGNAGE TO BE PERMITTED SEPARATELY.
- 3 DEMO EXISTING BAY WINDOWS ASSEMBLY IN ITS ENTIRETY, INCLUDING WINDOW SYSTEMS, ASSOCIATED INTERIOR CEILING AND FLOOR FINISHES. EXTERIOR WALLS BETWEEN BAY WINDOWS TO REMAIN. REFERENCE DEMO ELEVATION FOR MORE INFORMATION.
- 4 EXISTING K-STYLE GUTTERS TO REMAIN. CLEAN AND PREP FOR NEW PAINT FINISH.
- 5 EXISTING SCNCE AT ALL GUESTROOM BALCONIES / EXTERIOR PATIOS TO REMAIN
- 6 NOT USED.
- 7 REMOVE EXTERIOR BENCHES AND REPLACE WITH NEW SPECIFICATION WHERE APPLICABLE.
- 8 REMOVE EXTERIOR TRASH RECEPTACLES AND REPLACE WITH NEW SPECIFICATION WHERE APPLICABLE.
- 9 REMOVE ANY DETERIORATING CAULKING AROUND EXISTING WINDOWS, DOORS, AND PTACS. CLEAN AND PREP GAPS FOR INSTALLATION OF NEW SEALANT.

ZIMMERMAN
WEINTRAUB
ASSOCIATES

project management
program planning
architecture + interiors
ADA consulting

ZWArchitecture, LLC
813 W. Randolph
Suite 300
Chicago, Illinois 60607
V 312. 879. 9636

www.zwalink.com

Revision Schedule

No.	Date	Issue/Revision

CHARGER
CONSTRUCTION

COURTYARD CHICAGO
ARLINGTON
HEIGHTS/SOUTH
EXTERIOR RENOVATION
100 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL
60005

Project No:	020465
Drawing File:	
Drawn By:	BH
Checked By:	JB

Stamp:



Signature: *Lee Stuart Weintraub*
Date: 08/12/2025 License: 11/30/2026
Signed: Expiration:

SHEET TITLE:
SITE DEMOLITION
PLAN

SCALE: AS SHOWN
Sheet:

AD-1

1 SITE DEMOLITION PLAN
Scale: 1/16" = 1'-0"

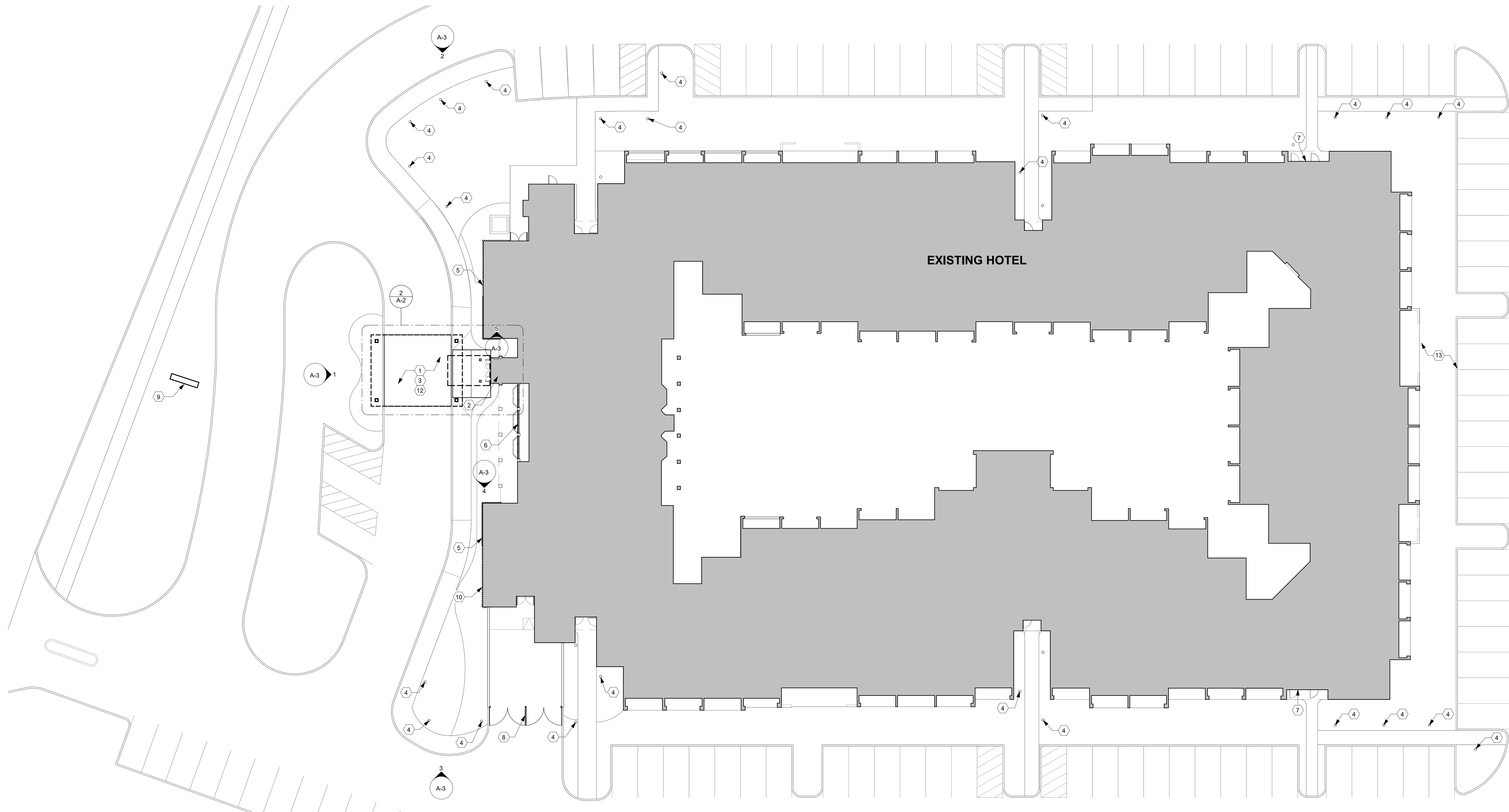
2

SITE PLAN GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE
3. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE
4. VERIFY ALL EXISTING DOORS, HARDWARE, AND FRAMES MEET CODE REQUIREMENTS.
5. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
6. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
7. PROTECT ALL EXISTING LANDSCAPING (TREES, SHRUBS, VEGETATION) DURING CONSTRUCTION.

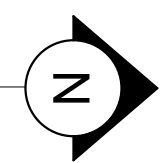
CONSTRUCTION SHEET KEYNOTES

- 1 NEW PORTE COCHERE AND ENTRY CANOPY BY MCGEE CORP TO BE INSTALLED. SEE ENLARGED PLAN.
- 2 EXISTING VESTIBULE TO REMAIN AND RECEIVE NEW FASCIA AND FINISHES AT AREAS OF DEMOLITION. SEE ENLARGED PLAN AND SECTIONS.
- 3 GC TO INSTALL NEW STAMPED DECORATIVE CONCRETE DRIVE AT PORTE COCHERE. SEE ENLARGED PLAN.
- 4 EXISTING BOLLARD LIGHTING TO REMAIN
- 5 NEW FINISH TO BE INSTALLED AT LOBBY BUILDING EXTERIOR. SEE ELEVATIONS AND FINISH SCHEDULE.
- 6 NEW STOREFRONT WINDOWS BY OTHERS TO BE INSTALLED AT LOBBY. SEE ENLARGED PLAN.
- 7 NEW WOOD PLANK FINISHES TO BE INSTALLED AT SIDE ENTRY CEILING.
- 8 GC TO INSTALL NEW OPAQUE FENCE GATE AT LOADING DOCK. FINISH TO MATCH PT-01
- 9 ENGAGE BRAND APPROVED SIGNAGE VENDOR TO INSTALL BRAND STANDARD REPLACEMENT PYLON SIGN. NEW PYLON SIGN TO BE PERMITTED, MANUFACTURED, AND INSTALLED BY PRE-APPROVED SIGNAGE VENDOR. REUSE EXISTING ELECTRICAL AS APPLICABLE. SIGNAGE TO BE PERMITTED SEPARATELY.
- 10 REROUTE EXISTING ELECTRICAL FOR INSTALLATION OF NEW CHANNEL LETTER SIGN. NEW WALL MOUNTED SIGN TO BE PERMITTED, MANUFACTURED, AND INSTALLED BY PRE-APPROVED SIGNAGE VENDOR.
- 11 NOT USED
- 12 GC TO INSTALL NEW SITE EQUIPMENT AT MAIN ENTRY. SEE 2/A-401 AND OUTDOOR FURNISHING SCHEDULE
- 13 NOT USED



1 SITE CONSTRUCTION PLAN

Scale: 1/16" = 1'-0"



CHARGER
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COURTYARD CHICAGO
ARLINGTON
HEIGHTS/SOUTH
EXTERIOR RENOVATION
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Project No:	020465
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Drawn By:	BH
Checked By:	JB

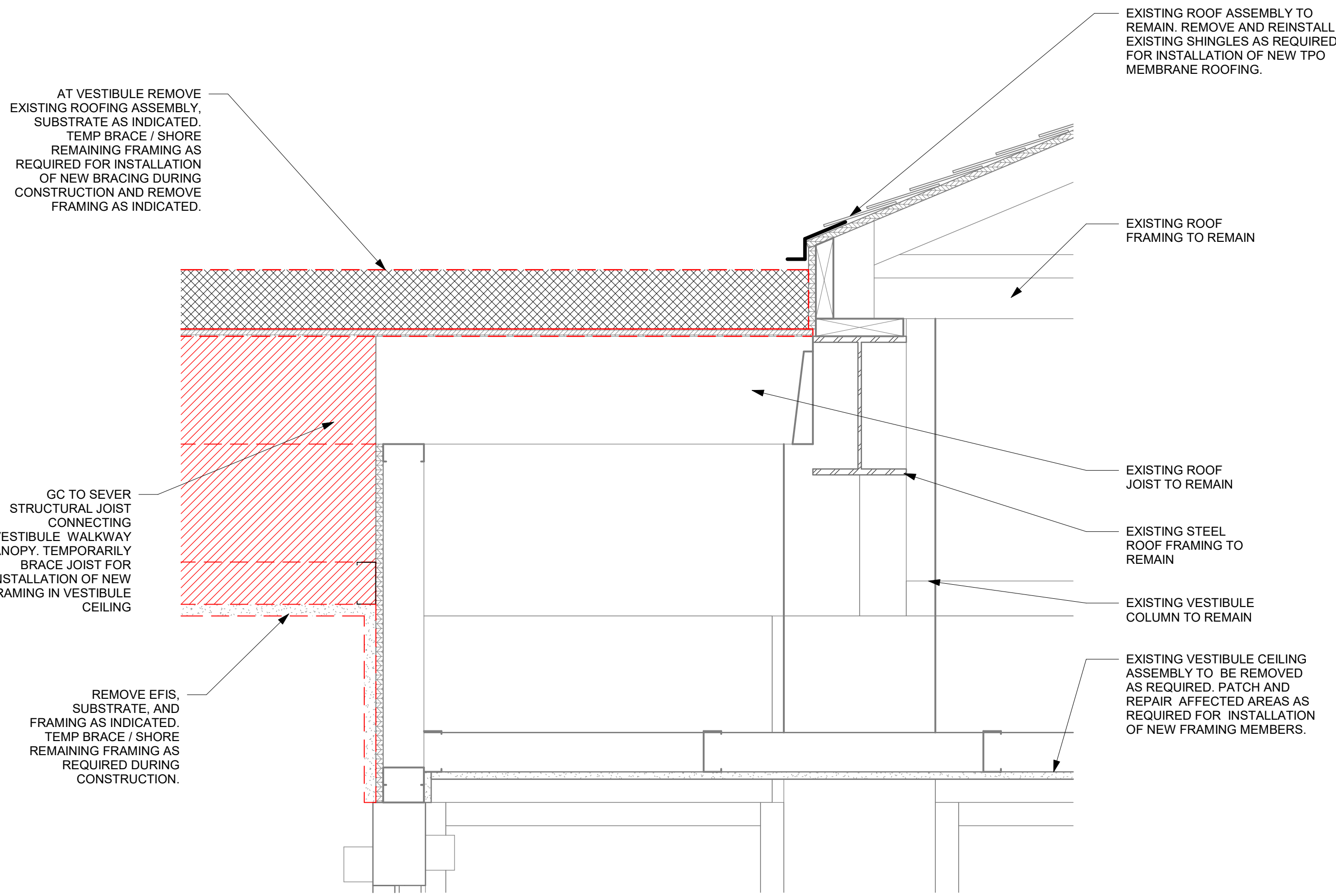
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Signature:	<i>Lee Stuart Weintraub</i>	
Date Signed:	08/12/2025	License Expiration: 11/30/2026

SHEET TITLE:
SITE CONSTRUCTION
PLAN

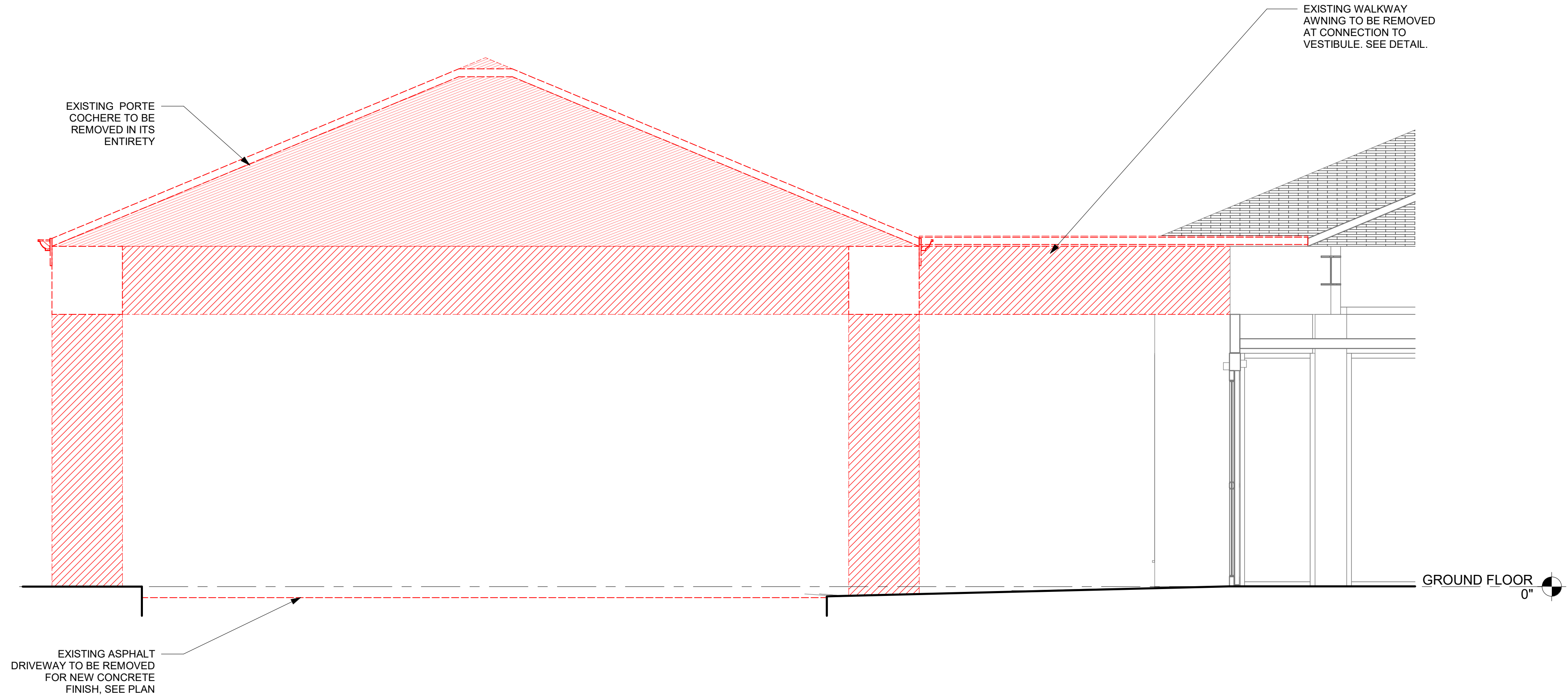
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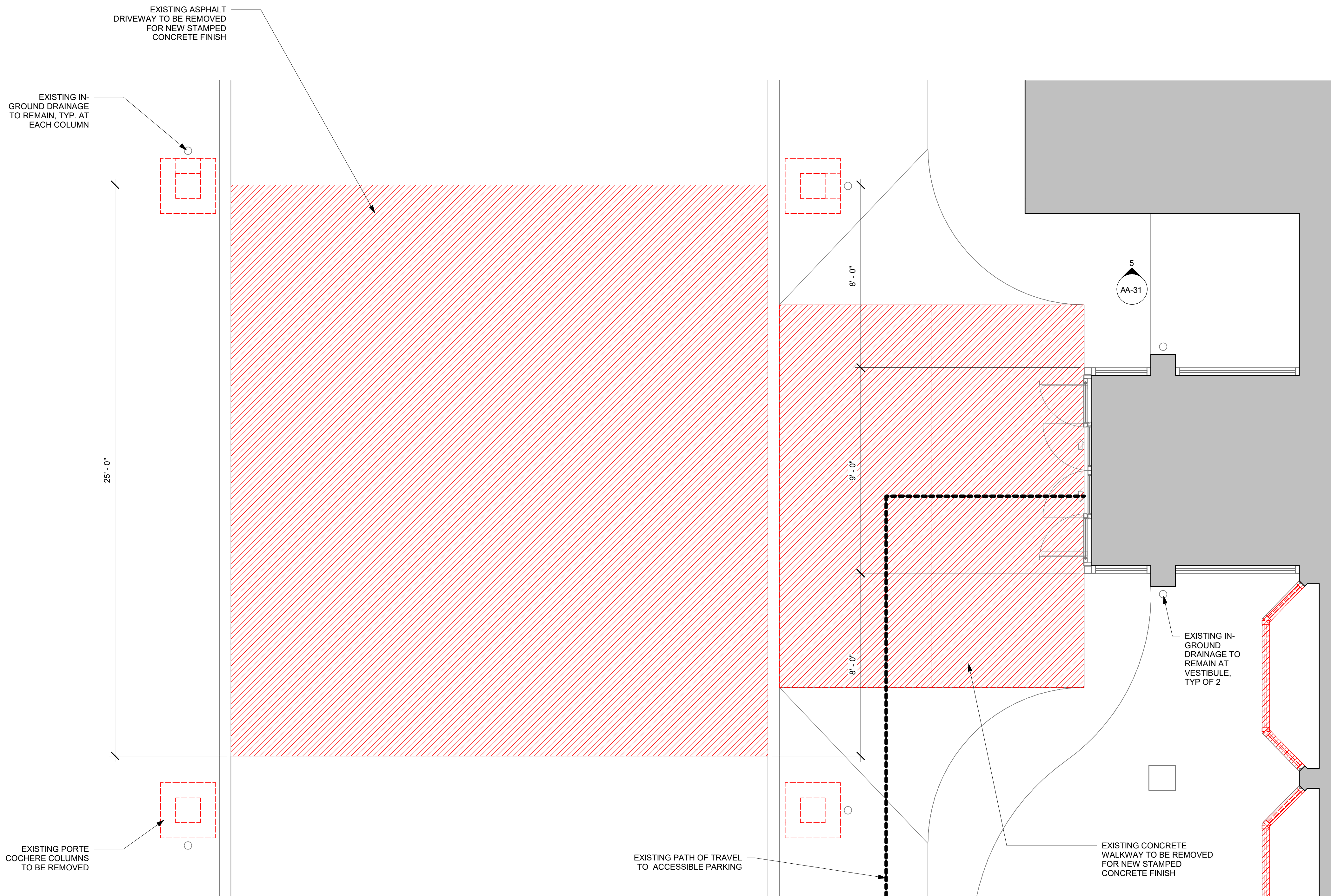
A-1



3 ENLARGED DEMOLITION SECTION AT ENTRY
Scale: 1 1/2" = 1'-0"



2 PORTE COCHERE & VESTIBULE DEMOLITION SECTION
Scale: 3/8" = 1'-0"



1 PORTE COCHERE DEMOLITION PLAN
Scale: 3/8" = 1'-0"

Revision Schedule		
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CHARGER
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COURTYARD CHICAGO
ARLINGTON
HEIGHTS/SOUTH
EXTERIOR RENOVATION
100 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL
60005

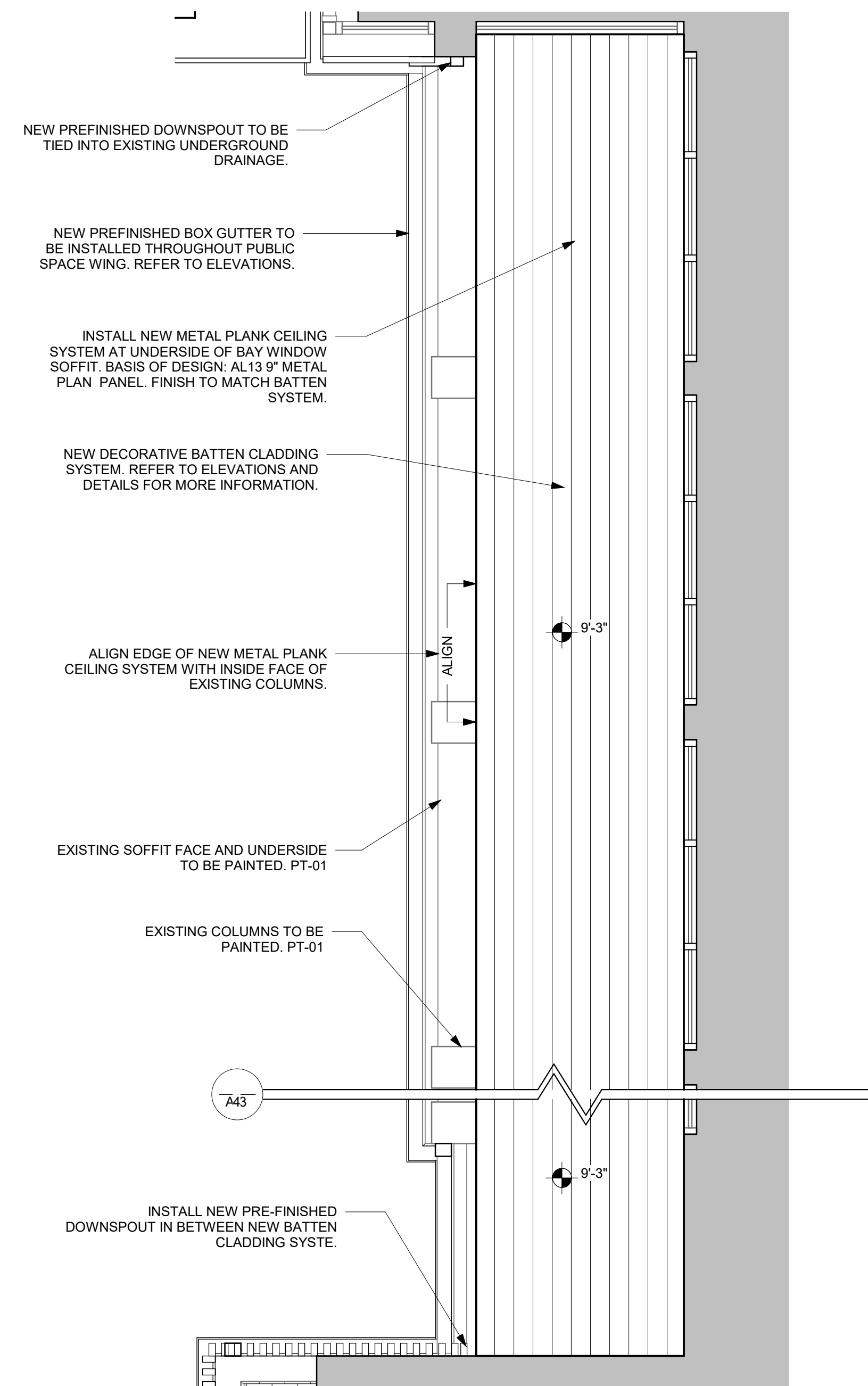
Project No:	020465
Drawing File:	
Drawn By:	BH
Checked By:	JB

Stamp:	
Signature:	<i>Lee Stuart Weintraub</i>
Date Signed:	08/12/2025
License Expiration:	11/30/2026

SHEET TITLE:
DEMOLITION PLAN

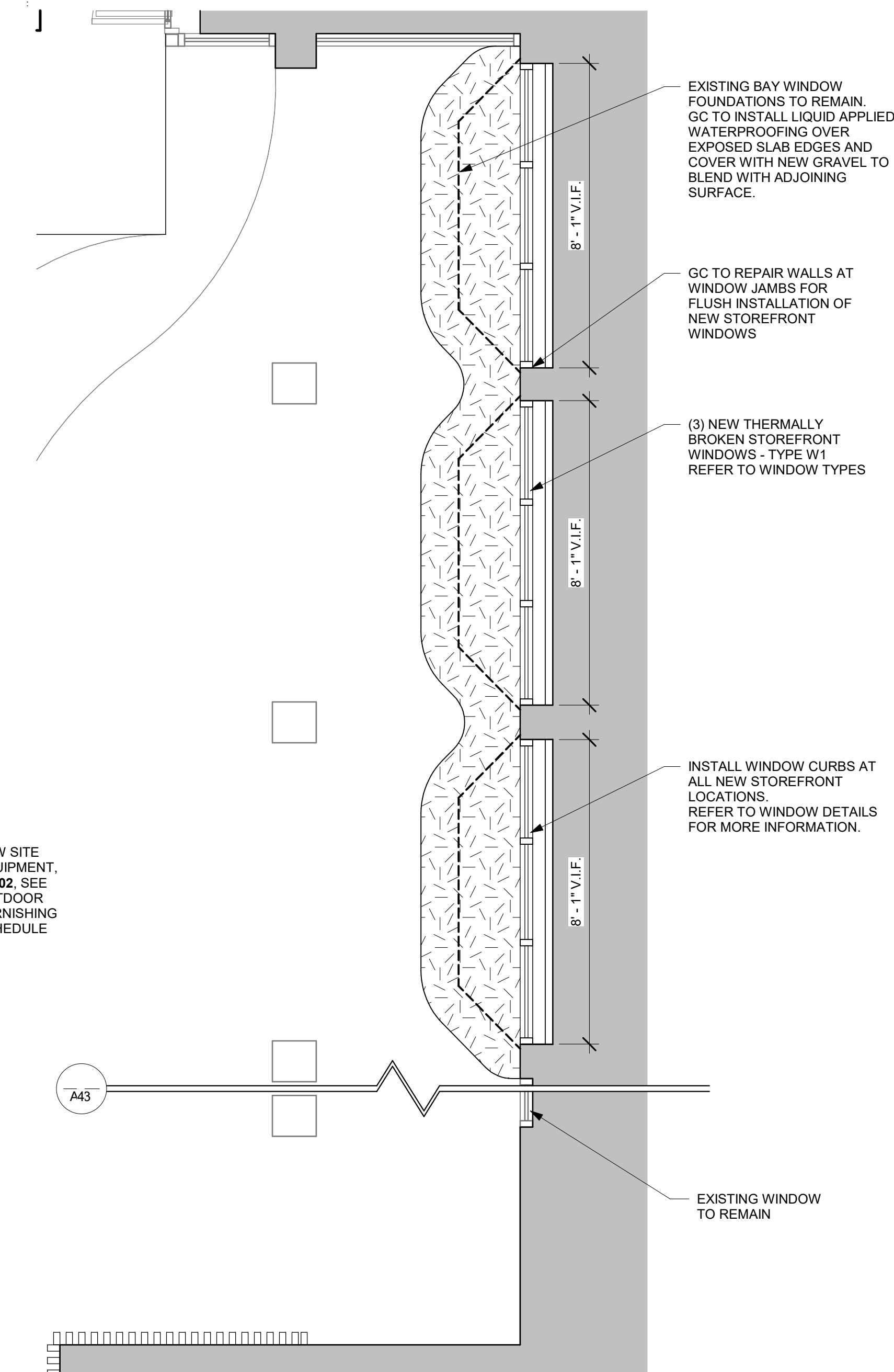
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AD-2



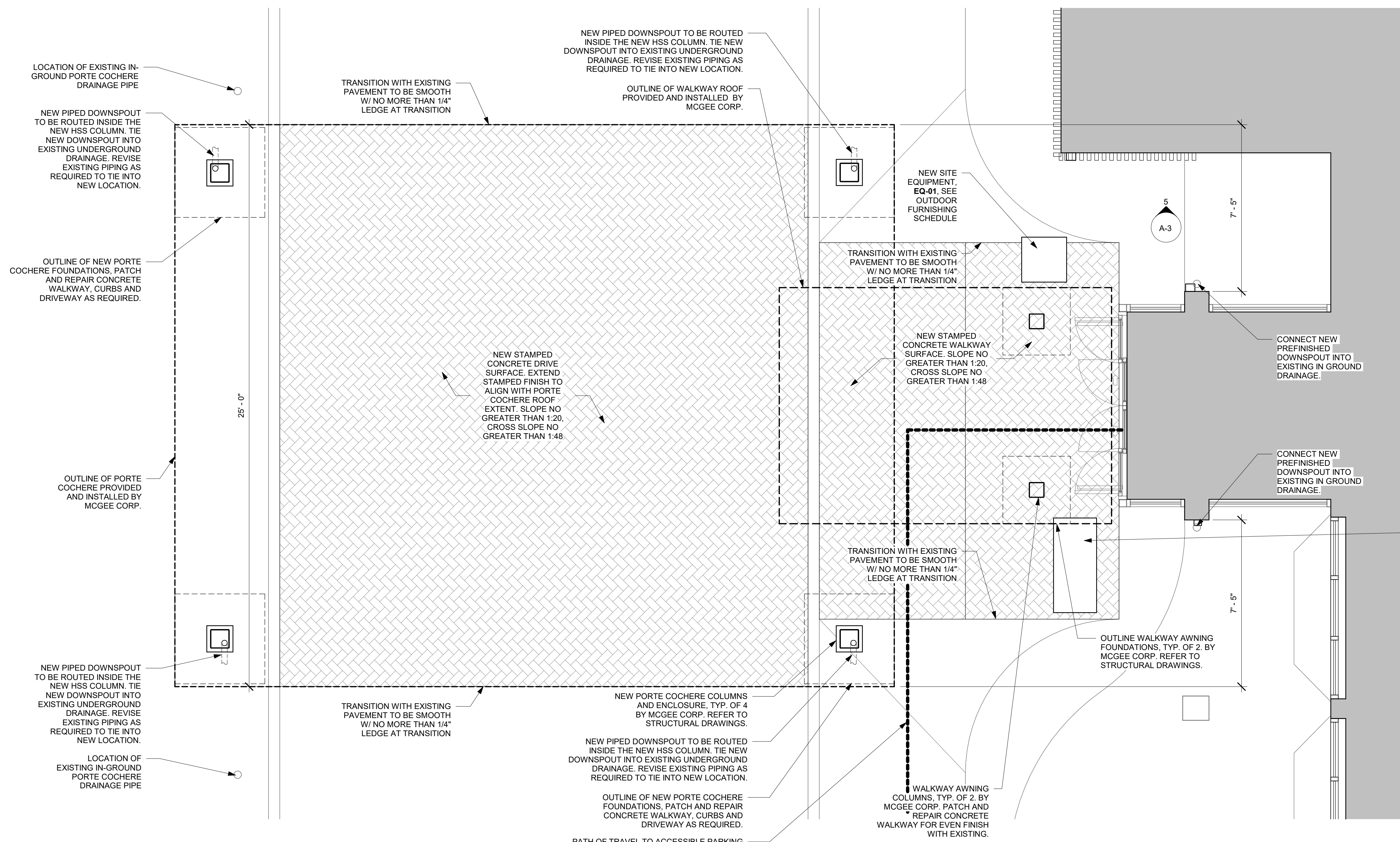
3 LOBBY WINDOW REFLECTED CEILING PLAN

Scale: 3/8" = 1'-0"



1 LOBBY WINDOW CONSTRUCTION PLAN

Scale: 3/8" = 1'-0"



2 PORTE COCHERE CONSTRUCTION PLAN

Scale: 3/8" = 1'-0"

Revision Schedule		
No.	Date	Issue/Revision

CHARGER CONSTRUCTION

COURTYARD CHICAGO
ARLINGTON
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100 W ALGONQUIN RD
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SHEET TITLE:
CONSTRUCTION
PLANS

SCALE: AS SHOWN

Sheet:

A-2

EXISTING RTU SCREENED BY BUILDING TO REMAIN

EXISTING PORTE COCHERE AND
WALKWAY AWNING TO BE
DEMOLISHED

EXISTING RTU SCREENED BY BUILDING TO REMAIN

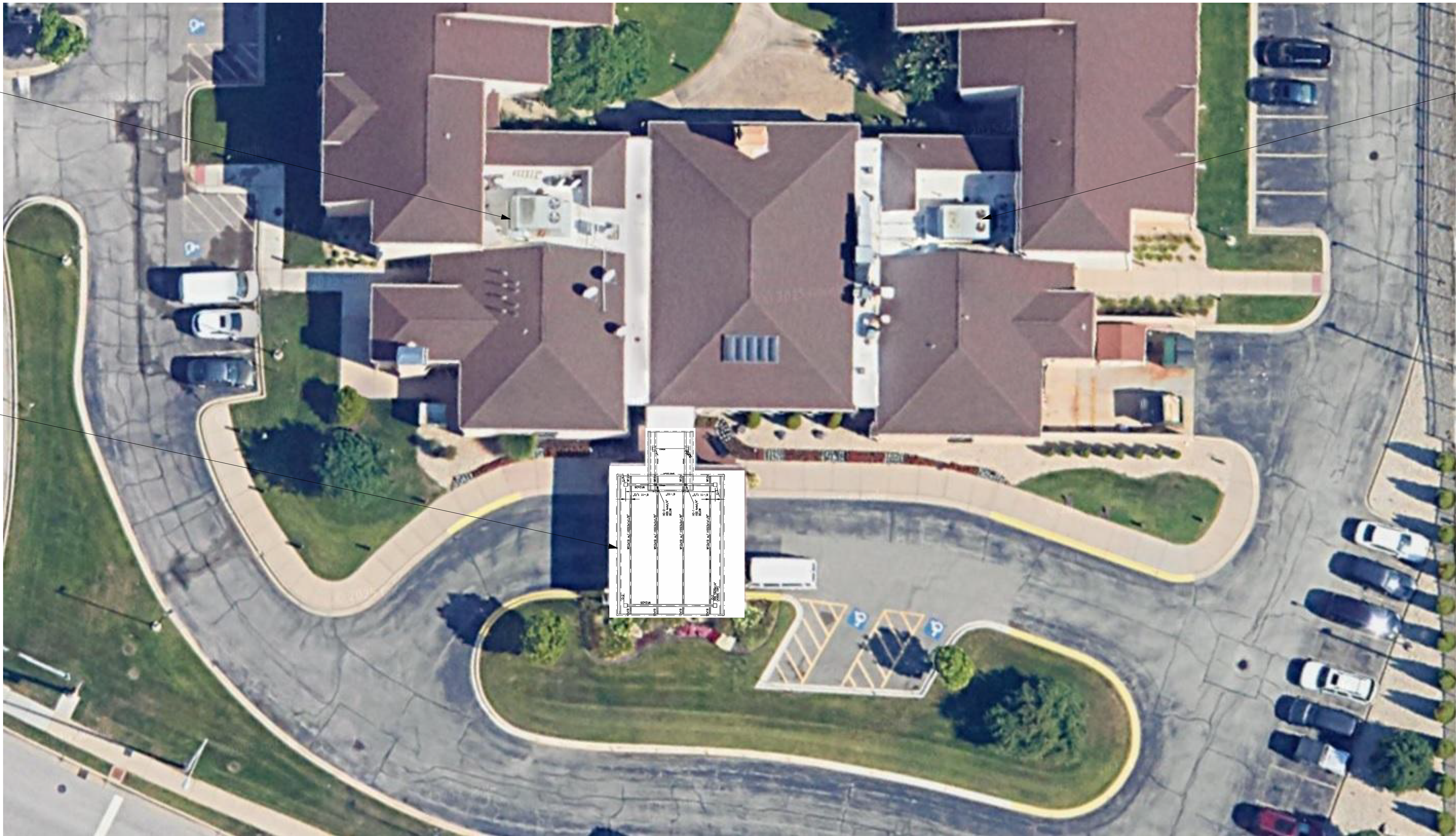


1 EXISTING ROOF PLAN
Scale: NTS 1"

EXISTING RTU SCREENED BY BUILDING TO REMAIN

NEW FLAT ROOF
PORTE COCHERE AND
WALKWAY CANOPY BY
MCGEE CORP.

EXISTING RTU SCREENED BY BUILDING TO REMAIN



2 NEW ROOF PLAN
Scale: NTS 1"

Revision Schedule

No.	Date	Issue/Revision

CHARGER
CONSTRUCTION

COURTYARD CHICAGO
ARLINGTON
HEIGHTS/SOUTH
HEIGHTS/RENOVATION
100 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL
60005

Project No:	020465
Drawing File:	
Drawn By:	BH
Checked By:	JB

Stamp:

Signature:

Date Signed: 08/12/2025	License Expiration:
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SHEET TITLE:

ROOF PLANS

SCALE: AS SHOWN

Sheet:

A-4

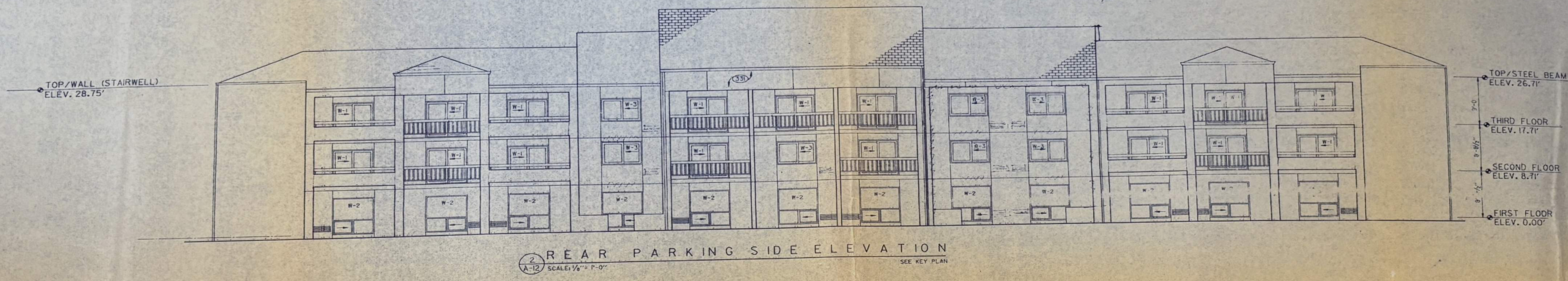
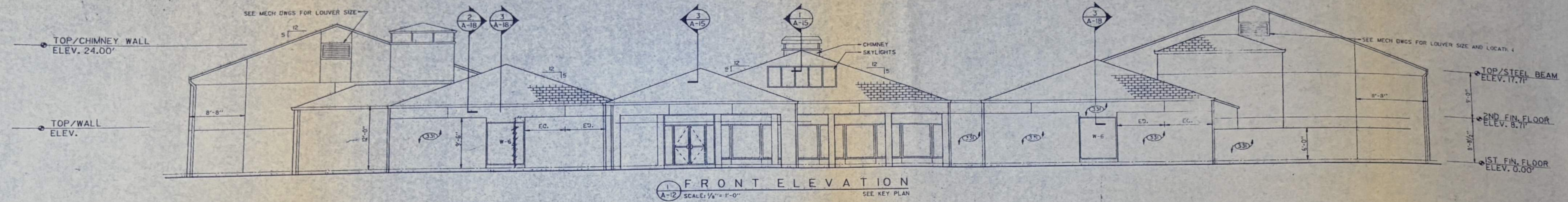
EXISTING BUILDING



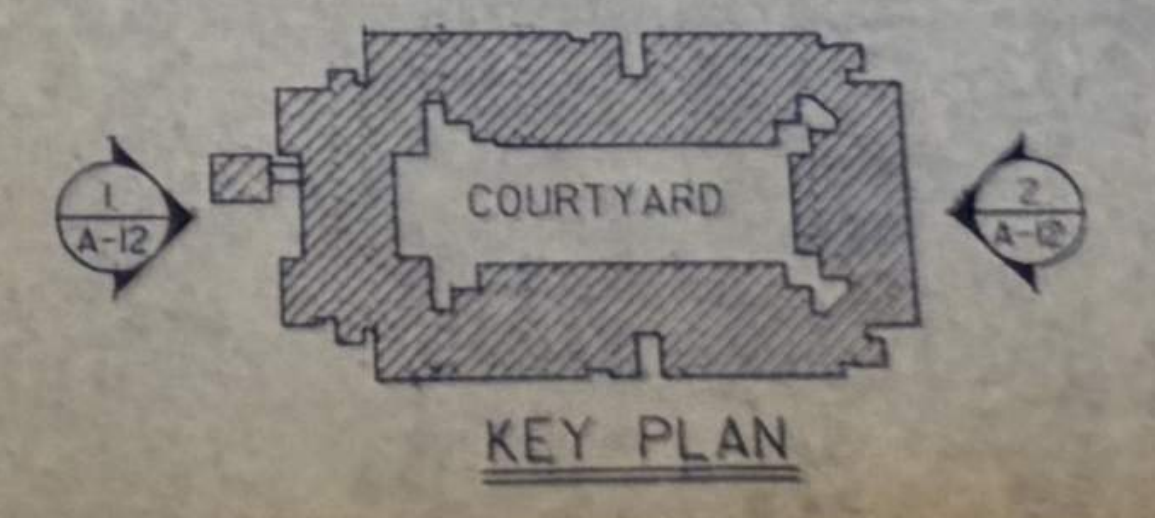
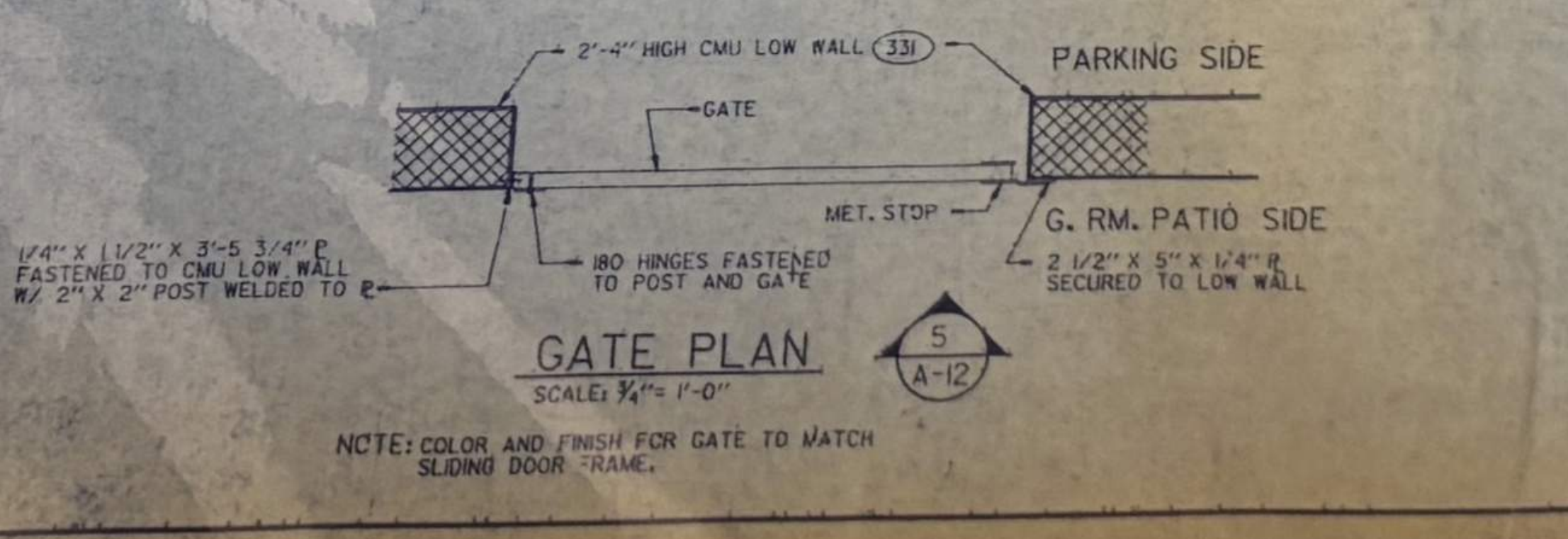
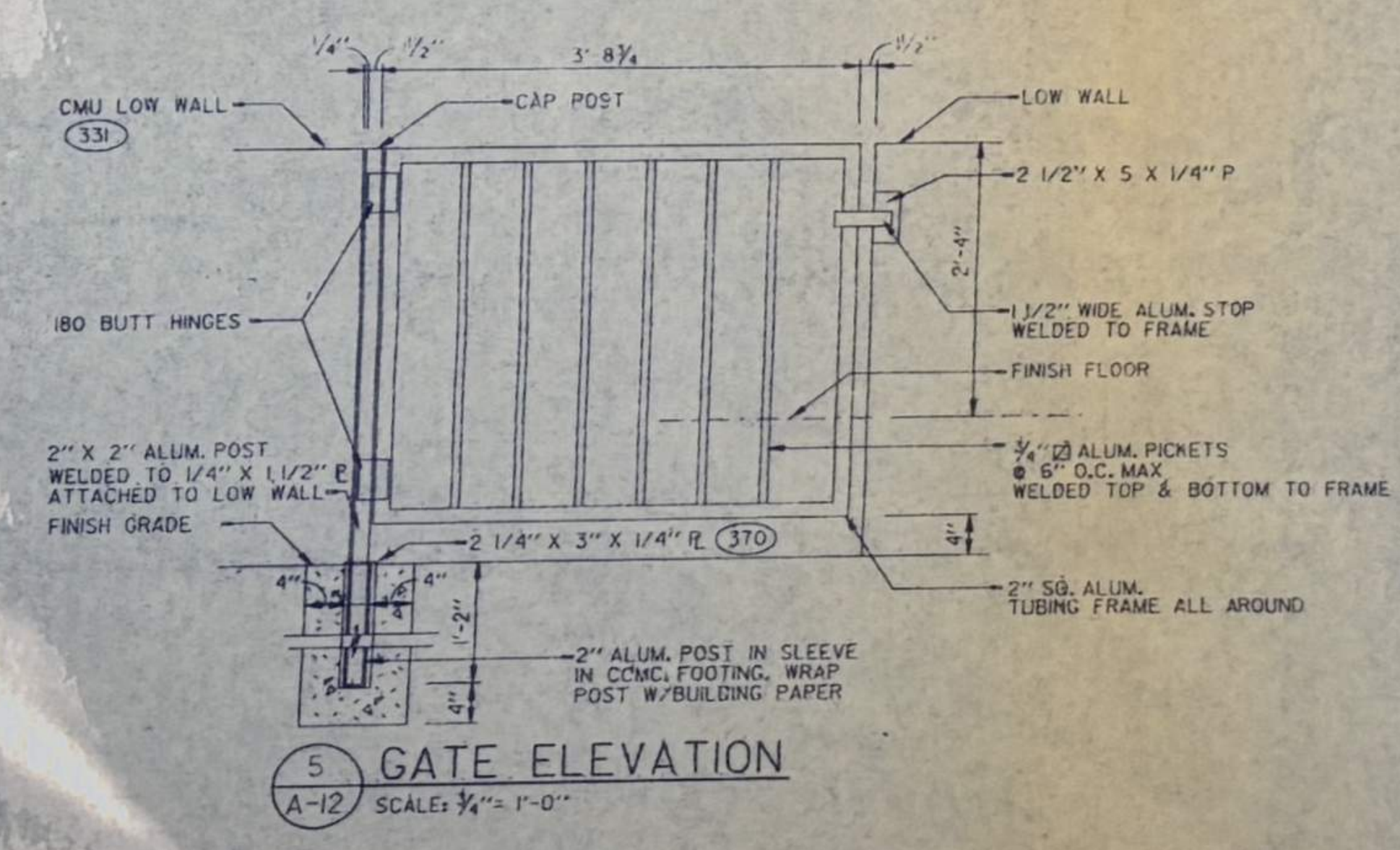
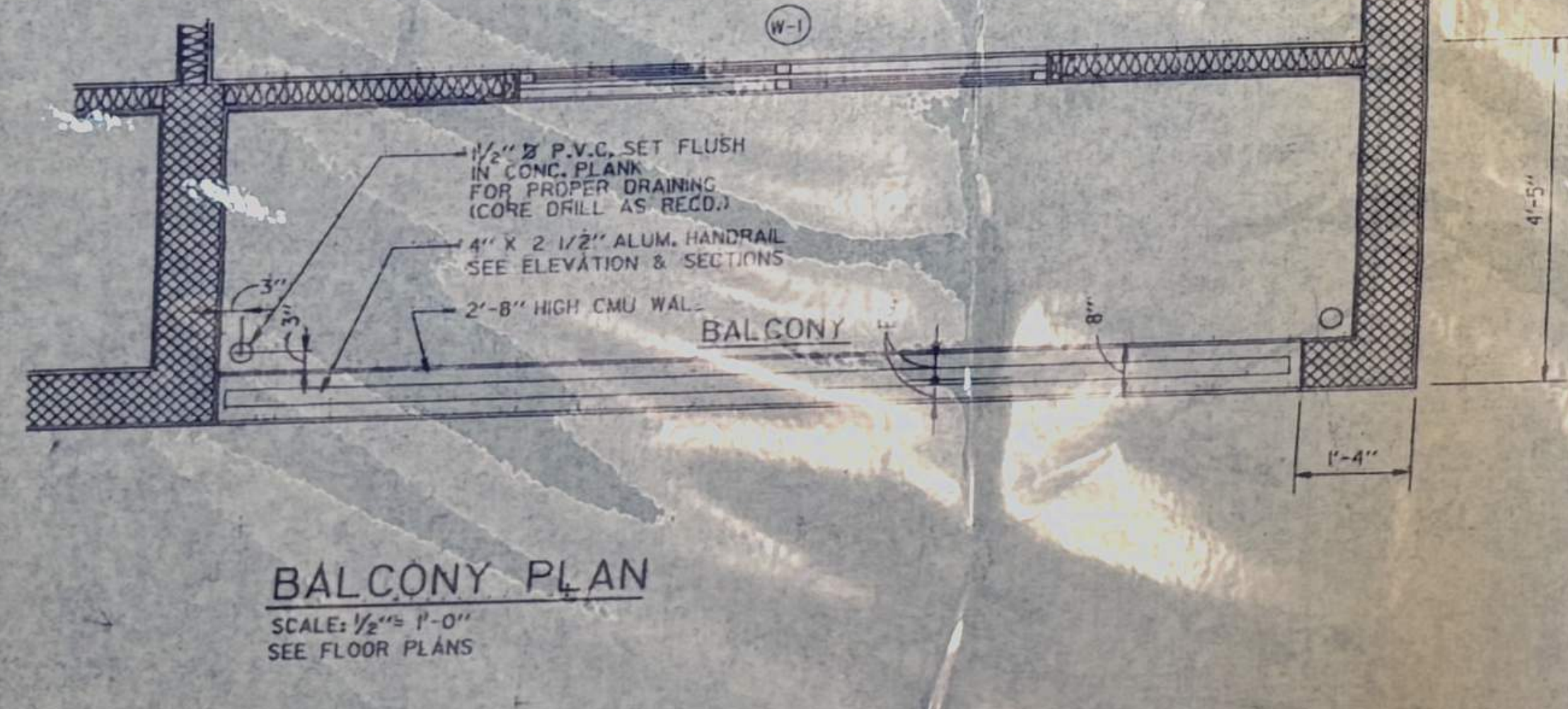
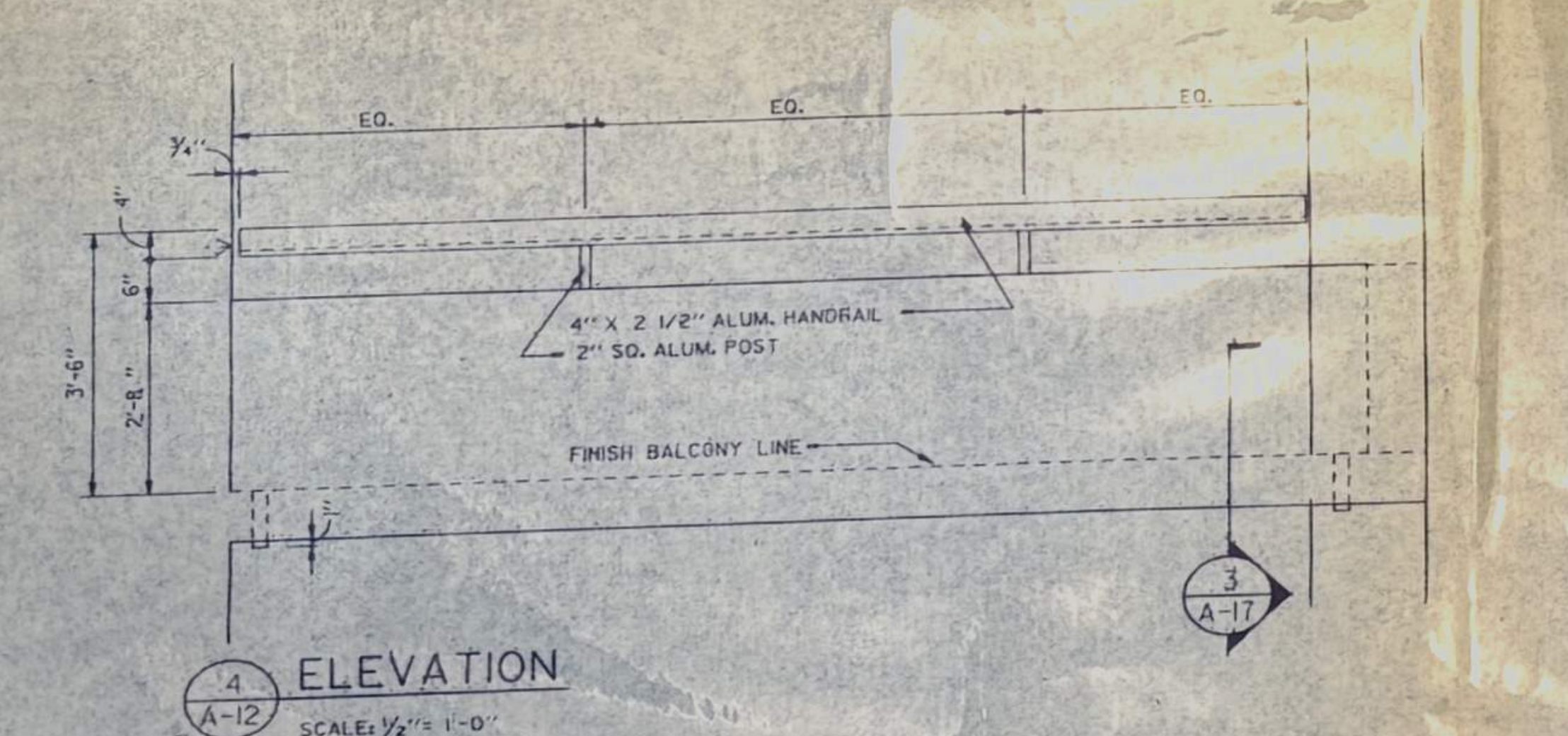
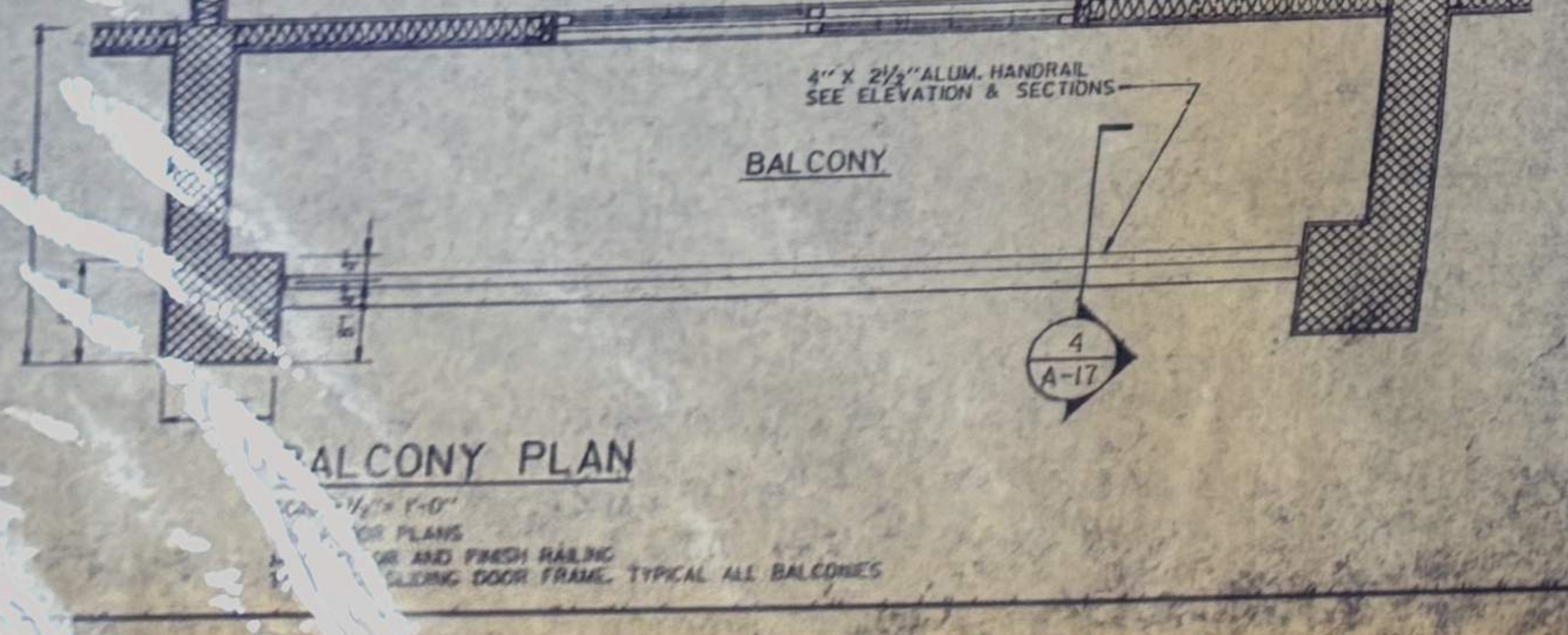
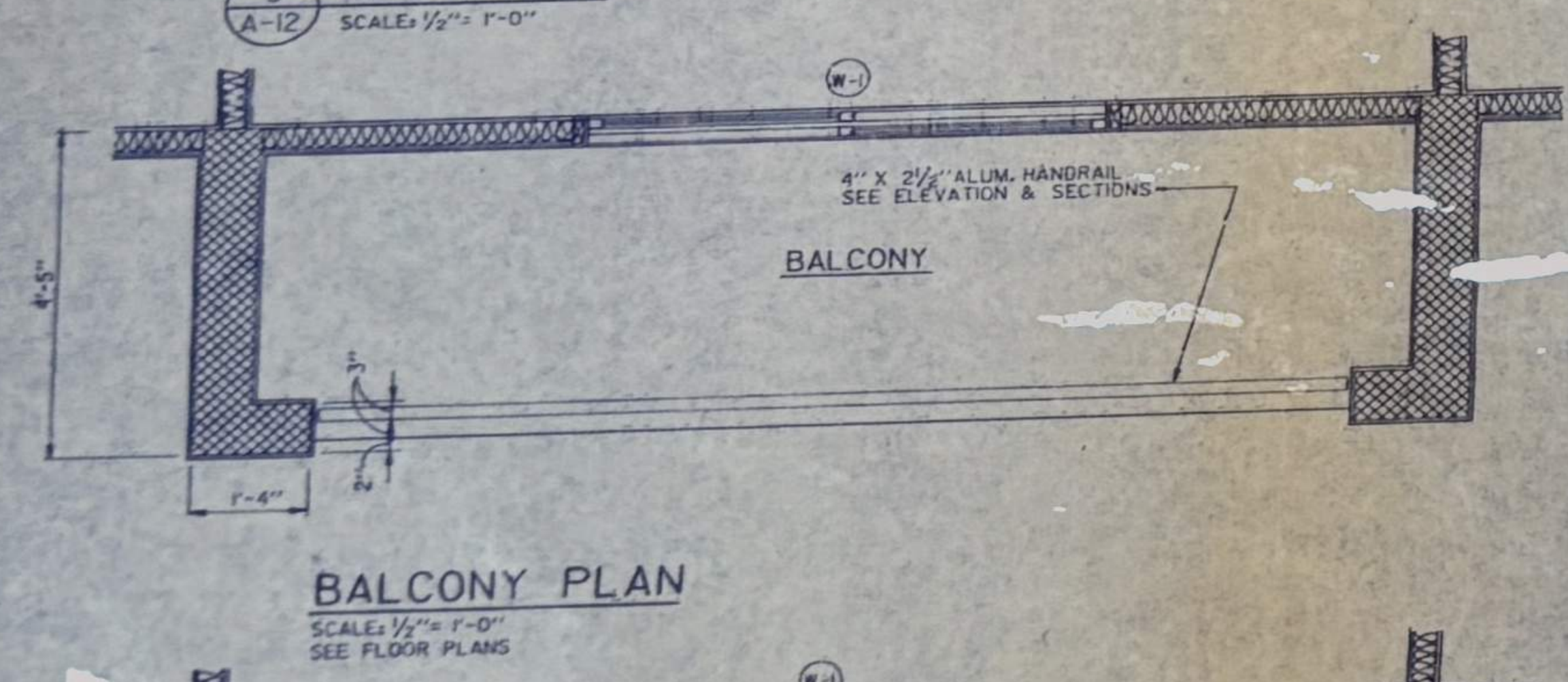
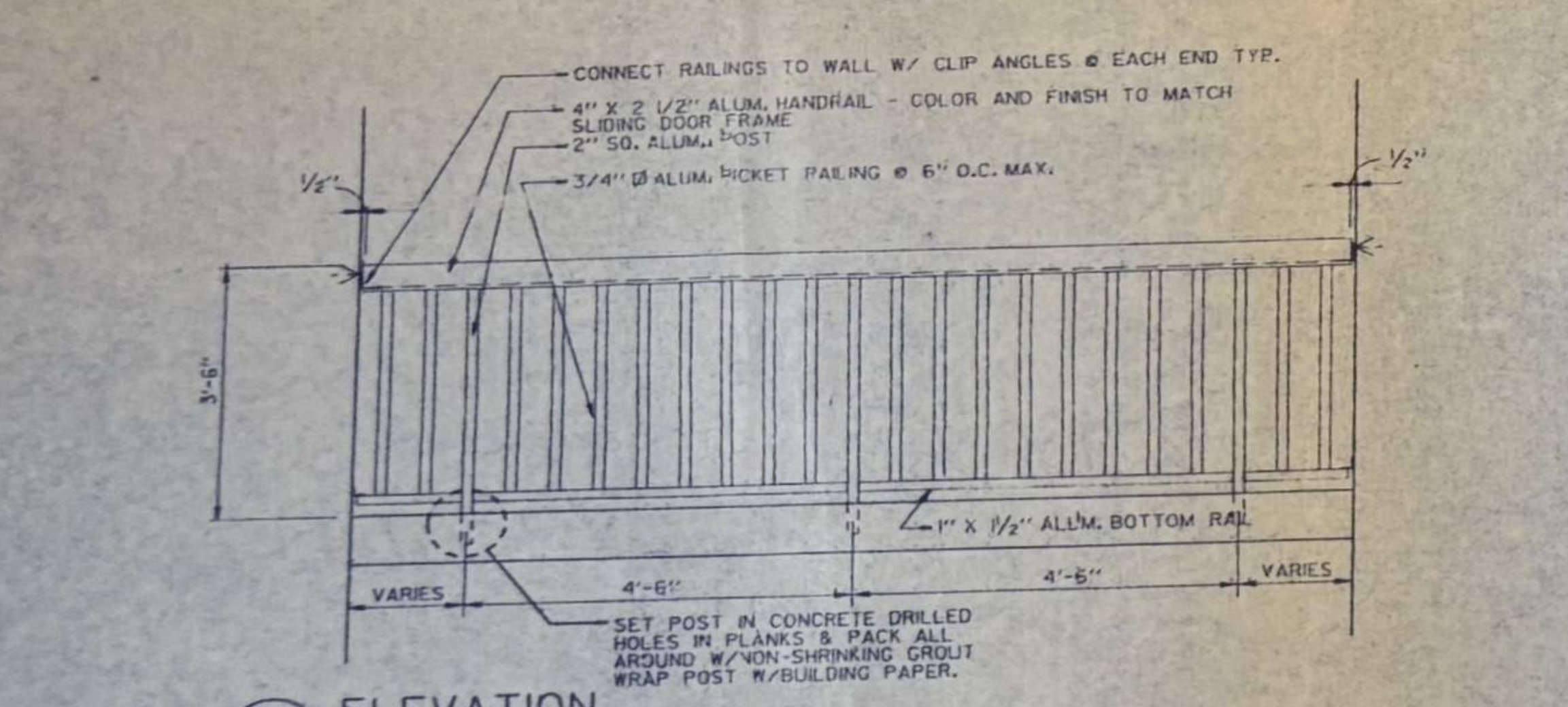
SOUTH ELEVATION FROM SE CORNER DRIVEWAY

RENDERING OF ENTRY FACADE

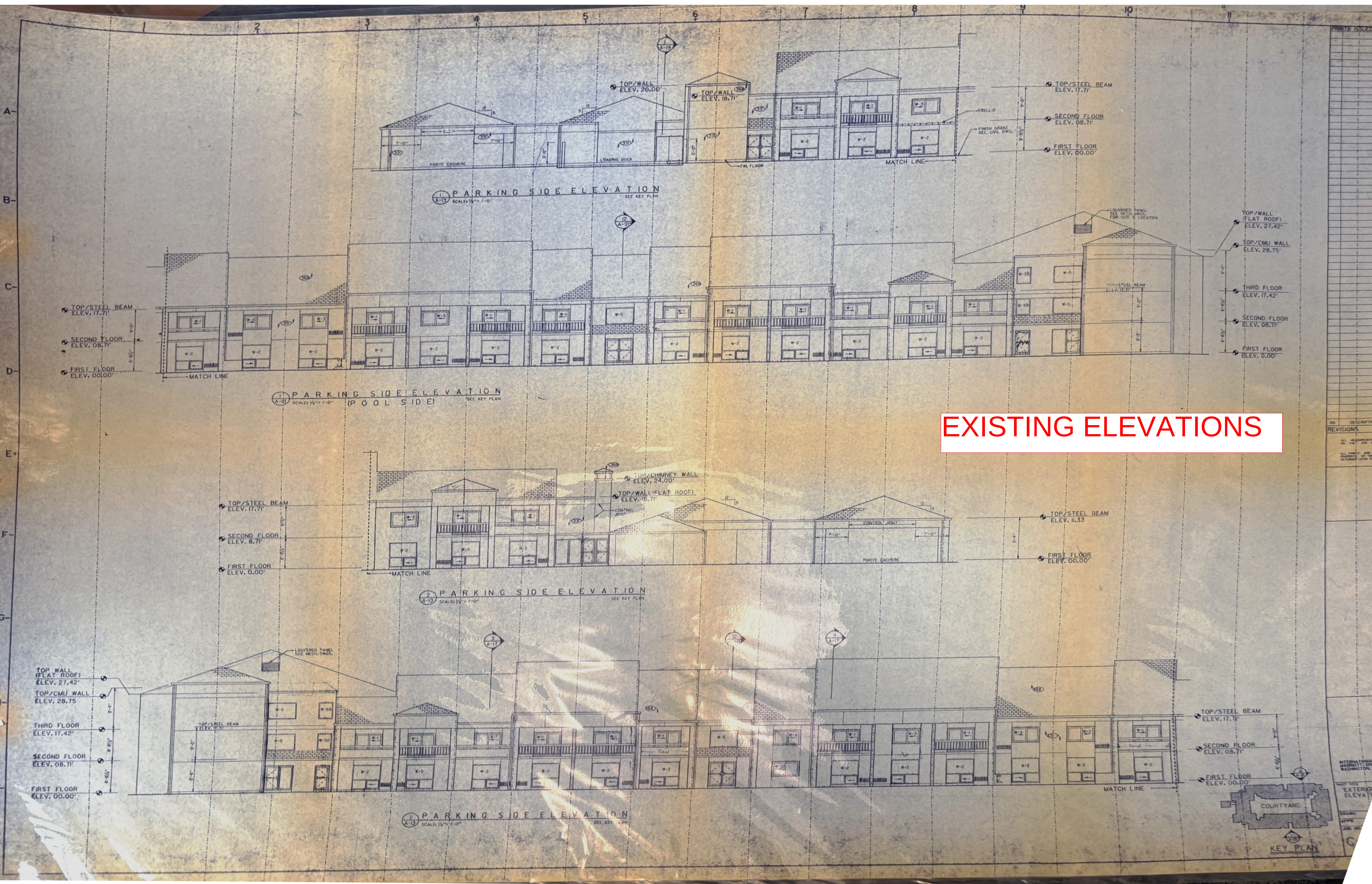




EXISTING ELEVATIONS



PRINTS ISSUED	
NO.	DESCRIPTION
REVISIONS	
ALL MEASUREMENTS ON THE JOB BY THE	
ALL PRINTS AND SPECIFIC	
REVISIONS OF THE OWNER	
RETURNED UPON COMPLETION	
INTERNATIONAL	
WASHINGTON, D.C.	
SHEET TITLE	EXTERIOR ELEVATION
DATE	
JOB NO.	0478



EXISTING ELEVATIONS

NO.	DESCRIPTION
1	REVISIONS
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100	ALL REVISIONS

EXTERIOR FINISH SCHEDULE		
LABEL	DESCRIPTION	SPECIFICATION
EWP-01	NEW ALUMINUM BATTEN SYSTEM OVER EXISTING EXTERIOR WALL - SPACING 4" O.C.	AL13 ALUMINUM BATTEN SYSTEM - 2" X 4" BATTEN SPACED AT 4" O.C. VERTICALLY FINISH: TBD
EWP-02	NEW ALUMINUM BATTEN SYSTEM OVER EXISTING EXTERIOR WALL - SPACING 8" O.C.	AL13 ALUMINUM BATTEN SYSTEM - 2" X 4" BATTEN SPACED AT 8" O.C. VERTICALLY FINISH: TBD
EWP-03	NEW ALUMINUM PLANK SYSTEM OVER EXISTING EXTERIOR CEILING	AL13 ALUMINUM PLANK PANEL - 6" WIDE PLANKS FINISH: TBD
PT-01	NEW PAINT OVER EXISTING WALL AND CEILING ASSEMBLIES	SHERWIN WILLIAMS EXTERIOR PAINT SYSTEM FINISH: SW7022 ALPACA
PT-02	NEW PAINT OVER EXISTING WALL AND CEILING ASSEMBLIES	SHERWIN WILLIAMS EXTERIOR PAINT SYSTEM FINISH: SW7045 INTELLECTUAL GRAY
PT-03	NEW PAINT OVER EXISTING WALL AND CEILING ASSEMBLIES	SHERWIN WILLIAMS EXTERIOR PAINT SYSTEM FINISH: SW7048 URBANE BRONZE

ELEVATION GENERAL NOTES

- A. CONTRACTORS SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- B. REFER TO ELECTRICAL AND LIGHTING DRAWINGS FOR ALL EXTERIOR LIGHTING TYPES AND MOUNTING HEIGHT.
- C. EXTERIOR FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND PROJECTING ELEMENTS UNLESS OTHERWISE NOTED
- D. ALL EXTERIOR LIGHTING TO BE ###K COLOR TEMPERATURE. COMBINING DIFFERENT TEMPERATURES IS NOT PERMITTED.

ELEVATION KEYNOTES

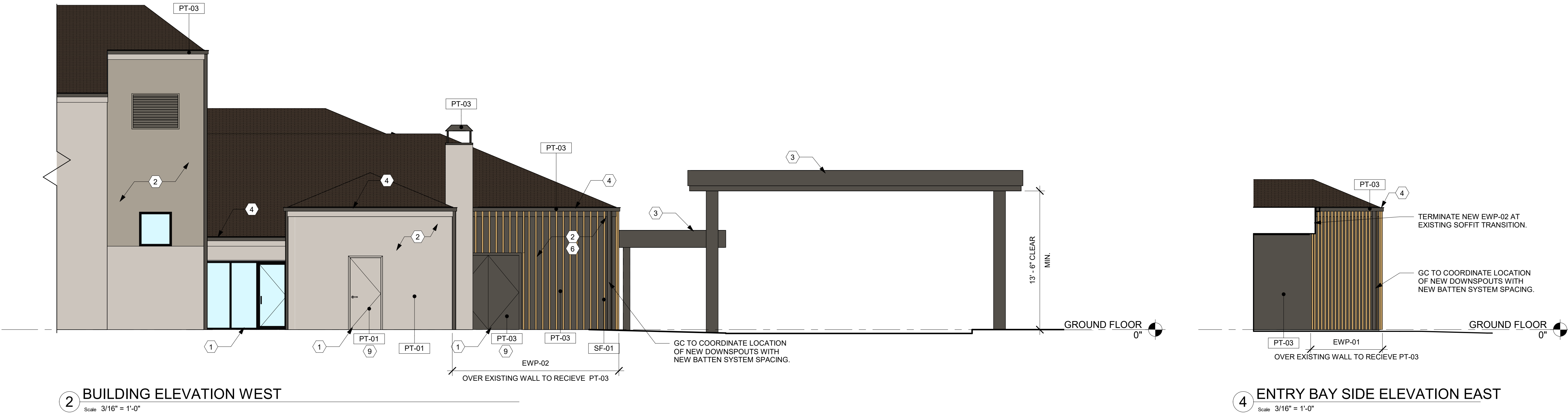
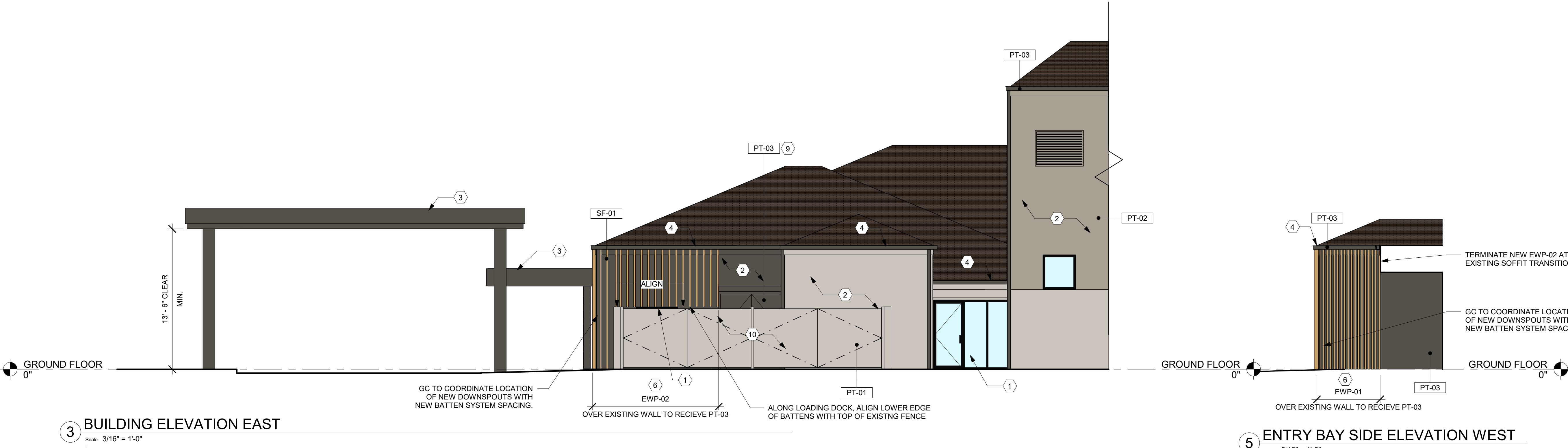
- 1 GC TO CLEAN ALL EXISTING WINDOW AND DOOR SYSTEMS. REPLACE ANY DAMAGED PERIMETER SEALS AS REQUIRED. WHERE INSULATED GLASS WINDOWS HAVE FOGGING, REPLACE DAMAGED WINDOW PERIMETER SEALS.
- 2 GC TO REPAIR AND SEAL CRACKING IN EXISTING EIFS FINISH AS NECESSARY. SEE ELEVATIONS & FINISH SCHEDULE FOR NEW FINISH.
- 3 NEW PORTE COCHERE AND WALKWAY AWNINGS BY MCGEE. SEE STRUCTURAL
- 4 GC TO PAINT EXISTING GUTTERS TO MATCH PT-03
- 5 NEW STOREFRONT WINDOWS AT LOBBY. SEE 1/A-401
- 6 NEW BATTEN FINISH AT EXISTING WALL EXTERIOR. SEE A-601
- 7 NOT USED
- 8 ENGAGE BRAND APPROVED SIGNAGE VENDOR TO INSTALL BRAND STANDARD REPLACEMENT CHANNEL LETTER. NEW SIGN TO BE PERMITTED, MANUFACTURED, AND INSTALLED BY PRE-APPROVED SIGNAGE VENDOR. REUSE EXISTING ELECTRICAL AS APPLICABLE. SIGNAGE TO BE PERMITTED SEPARATELY.
- 9 PAINT EXISTING HOLLOW METAL DOORS AND FRAMES TO MATCH ADJOINING WALL FINISH, TYP
- 10 GC TO INSTALL NEW OPAQUE METAL GATE AT LOADING DOCK. FINISH TO MATCH PT-01.

ZIMMERMAN
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project management
program planning
architecture + interiors
ADA consulting

ZWArchitecture, LLC
813 W. Randolph
Suite 300
Chicago, Illinois 60607
V 312. 879. 9636

www.zwalink.com



Revision Schedule		
No.	Date	Issue/Revision

CHARGER CONSTRUCTION

COURTYARD CHICAGO
ARLINGTON
HEIGHTS/SOUTH
EXTERIOR RENOVATION
100 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL
60005

Project No:	020465
Drawing File:	
Drawn By:	BH
Checked By:	JB

Stamp:

STATE OF ILLINOIS
LEE STUART
WEINTRAUB
001-011630
LICENSED ARCHITECT

Signature: *Lee Stuart Weintraub*

Date Signed:	08/12/2025	License Expiration:	11/30/2026
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SHEET TITLE:
BUILDING ELEVATIONS

SCALE: AS SHOWN

Sheet:

A-3

GENERAL CONSTRUCTION SHEET NOTES

1. GC TO INSPECT, REPAIR, AND CLEAN ALL EXISTING PTAC GRILLES. PAINT GRILLES TO MATCH ADJOINING WALL FINISH AND REPLACE ANY DAMAGED PERIMETER SEALS AS REQUIRED. REPAIR ANY CRACKING OF EXISTING EIFS AT PERIMETER.
2. GC TO CLEAN ALL EXISTING WINDOW AND DOOR SYSTEMS. REPLACE ANY DAMAGED PERIMETER SEALS AS REQUIRED. WHERE INSULATED GLASS WINDOWS HAVE FOGGING, REPLACE DAMAGED WINDOW PERIMETER SEALS.
3. GC TO REPAIR AND SEAL CRACKING IN EXISTING EIFS FINISH AS NECESSARY.

ELEVATION KEYNOTES

- 1 GC TO INSPECT, REPAIR, AND CLEAN ALL EXISTING PTAC GRILLES. PAINT GRILLES TO MATCH ADJOINING WALL FINISH AND REPLACE ANY DAMAGED PERIMETER SEALS AS REQUIRED.
- 2 GC TO CLEAN ALL EXISTING WINDOW AND DOOR SYSTEMS. REPLACE ANY DAMAGED PERIMETER SEALS AS REQUIRED. WHERE INSULATED GLASS WINDOWS HAVE FOGGING, REPLACE DAMAGED WINDOW PERIMETER SEALS.
- 3 GC TO REPAIR AND SEAL CRACKING IN EXISTING EIFS FINISH AS NECESSARY.
- 4 ALL RAILING @ GUESTROOM BALCONIES TO BE PAINTED TO PAINTED TO MATCH PT-03 CLEAN SURFACES. REMOVE ANY RUST/CORROSION AND PRIME PRIOR TO APPLYING NEW PAINT FINISH
- 5 EXTERIOR HOLLOW METAL DOORS AND DOOR FRAMES/MECHANICAL DOORS TO BE PAINTED TO MATCH ADJACENT WALL PAINT CLEAN SURFACES. REMOVE ANY RUST/CORROSION AND PRIME PRIOR TO APPLYING NEW PAINT FINISHES.
- 6 EXISTING TO REMAIN K-GUTTERS TO RECEIVE NEW PAINT (PT-03) THROUGHOUT U.N.O. REMOVE ANY RUST/CORROSION AND PRIME PRIOR TO APPLYING NEW PAINT FINISHES.

EXTERIOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	EXTERIOR PAINT - SW7022 - ALPACA
	EXTERIOR PAINT - SW7045 - INTELLECTUAL GRAY
	EXTERIOR PAINT - SW7048 - URBANE BRONZE



E PARKING SIDE ELEVATION - EAST
3/32"=1'0"



N REAR PARKING ELEVATION - NORTH
3/32"=1'0"



W PARKING SIDE ELEVATION - WEST
3/32"=1'0"

ZIMMERMAN
WEINTRAUB
ASSOCIATES

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architecture + interiors
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Chicago Illinois 60607
V 312.879.9636

www.zwalink.com

CHARGER
CONSTRUCTION

COURTYARD CHICAGO
ARLINGTON HEIGHTS/SOUTH

100 ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

Project No.	####
Drawing File:	-
Drawn By:	XX
Checked By:	XX

Stamp

Signature:

Date Signed: License Expiration:

Sheet Title:

EXTERIOR
ELEVATIONS

Sheet:

A-3.1

MATERIAL LIST

1. **Petitioner Name** : Brian Huft
2. **Date** : 09/05/2025
3. **Project** : Courtyard Marriot
4. **Location** : Arlington Heights IL

Commercial / Hospitality / Hotel Building :

EIFS :	Existing – Sandblasted
Paint :	“Sherwin Williams” Exterior Paint
Storefront:	“Kawneer” or sim. Aluminum - Bronze / Glass
Metal - Porte Cochere :	“McGee” Steel and Alum. – to match Urbane Bronze
Batten System :	“AL13” Aluminum
Plank System :	“AL13” Aluminum

COURTYARD MARRIOT

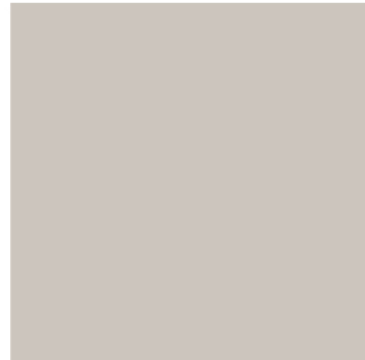
Material Board

ADDRESS:

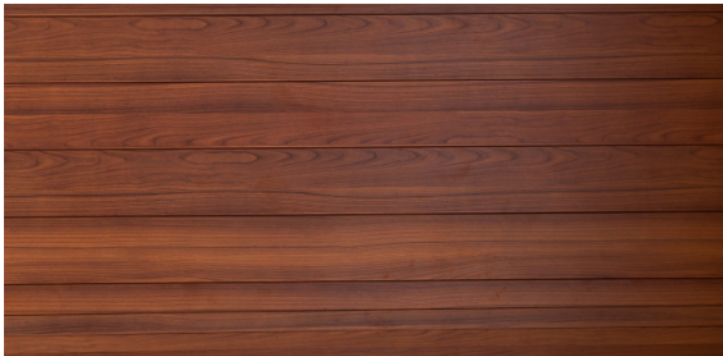
100 W Algonquin Rd, Arlington Heights, IL 60005



REFERENCE FINISH :
DARK NATIONAL WALNUT



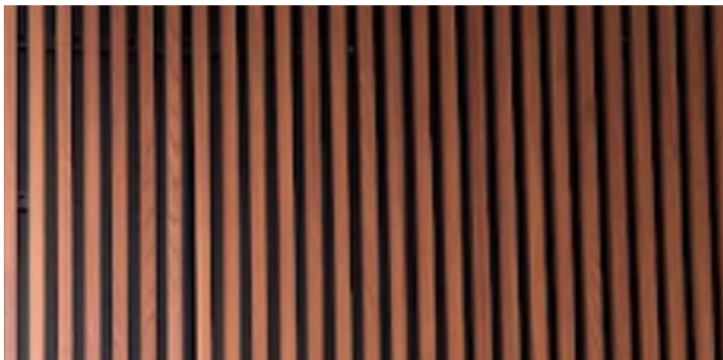
WALL PAINT
COLOR : SW7022 - ALPACA



TRIM- SOFFIT-FASCIA : 6" PLANK - ALUMINUM
FINISH : DARK NATIONAL WALNUT



WALL PAINT
COLOR : SW7045 - INTELLECTUAL GRAY

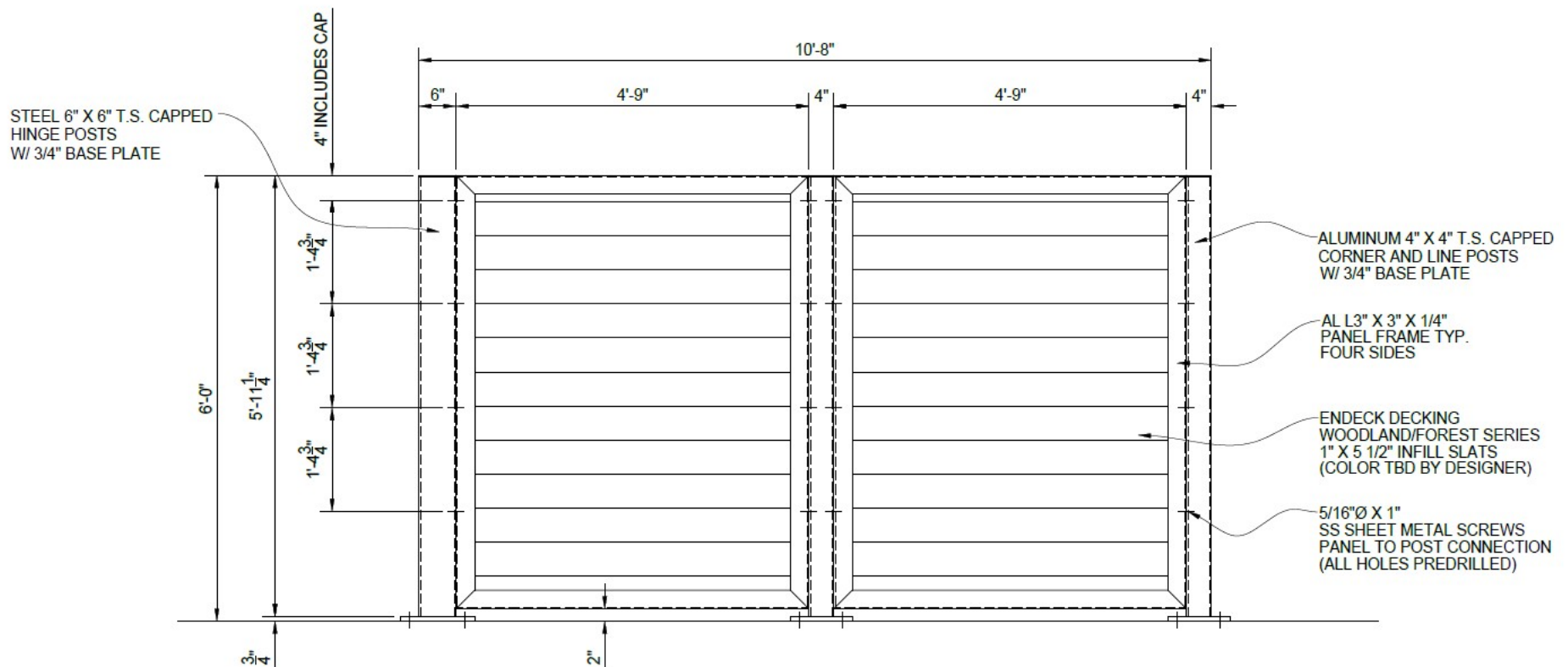


BATTEN SYSTEM - 2" x 4" BATTEN - ALUMINUM
FINISH : DARK NATIONAL WALNUT



WALL-GUTTER PAINT
COLOR : SW7048 - URBANE BRONZE

SOLID INFILLS



A SIDE ELEVATION VIEW