AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
December 16, 2025
6:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. DC Minutes 11/18/25

IV. OLD BUSINESS

V. NEW BUSINESS

A. 916 W. Campbell St. - SF/Teardown - DC25-092

B. 819 S. Highland Ave. - SF/Addition - DC25-094

C. Fairfield Homes - 526 S. Arthur Ave. / Commercial - DC25-053

D. Arbor House - 25 E. Algonquin Rd. / Sign Variation - DC25-088

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.
NOVEMBER 18, 2025

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

Members Present:	Kirsten Kingsley, Chair John Fitzgerald Jonathan Kubow
Members Absent:	Ted Eckhardt Scott Seyer
Also Present:	Rafal Koniecki, M&R Builders for *932 N. Vail Ave.* Steve Hautzinger, Planning Staff

DRAFT

REVIEW OF MEETING MINUTES FOR OCTOBER 28, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 28, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#25-080 – 932 N. Vail Ave.

Rafal Koniecki, representing *M&R Builders,* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with attached two-car garage on an existing vacant lot. This project complies with all of the R-3 zoning requirements. This project is appearing before the Design Commission primarily due to the proposed development of an existing long time vacant lot. The surrounding context in this location is varied with a mix of older and newer homes, single-story, one-and-half-story, and two-story homes with a mix of attached and detached garages.

The proposed new house fits very well with the style and scale of the adjacent neighbors which are both two-story homes with attached front-load garages. Overall, the proposed design is very nicely done with architectural interest and detail on all sides of the house. The proposed exterior materials and colors are unique, nicely coordinated, and very attractive. Staff recommends approval of the design as submitted.

Rafal Koniecki said he is the builder of the new home, which will be for sale when complete in the Spring.

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

PUBLIC COMMENT

Tim Brandvold, 934 N. Vail Avenue. He lives immediately north of the site and is here to get more information about the new home and to ask questions about drainage. Drainage on the existing site currently goes to the south and back of the property, and he wants assurance that his property will not be impacted by drainage from the new home. He also asked if a fence will be built when the house is complete and if so, if details can be provided.

Mr. Koniecki said the Village will review drainage to make sure it meets code and that the adjacent properties do not flood. Mr. Brandvold wanted more assurance than that. **Chair Kingsley** said drainage is not part of this commission's purview; however, the new home does meet the zoning requirements for impervious surface coverage, building lot coverage and FAR. She encouraged the neighbor to communicate his concerns about drainage to the Village Engineering Department, as well as to the contractor. Mr. Brandvold asked what his recourse would be if his home is impacted by water from the new home. **Mr. Hautzinger** reiterated that the Engineering Department can provide answers to questions about drainage, and as part of the building permit review process, the petitioner will be required to submit site engineering drawings that will be reviewed by the Engineering Department for code compliance. Comments from this meeting will also be provided to the Engineering Department to let them know about this concern.

Mr. Koneicki said that a fence is not intended at this time and will be discussed with the future buyer if they are interested. Mr. Brandvold asked the builder to provide him with details of the fence design to help him replace/add a fence on his property.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the new home and the colors, and that all four sides of the home look good. He was in support of the new home. **Commissioner Kubow** was also in support of the new home and appreciated that all four sides of the home are nicely detailed, including the stone base being wrapped around to the side of the home. **Chair Kingsley** said it is a nice home and it should fit in.

DRAFT

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *932 N. VAIL AVENUE*, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON ARCHITECTURAL PLANS RECEIVED 10/22/25, 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. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF 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.**
2. **COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

DRAFT

ITEM 2. OTHER BUSINESS

Public Comment

Keith Moens asked about fence regulations and if a permit is required. The commissioners confirmed that a fence permit is required and provided a general response regarding some of the primary fence code requirements.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 6:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/16/2025

Item: 916 W. Campbell St. - SF/Teardown - DC25-092
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural designs for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the proposed new (teardown) single-family residence located at 916 W. Campbell Street. This recommendation is based on the architectural plans/renderings/materials received on 11/14/25, the revised site plan received 12/8/25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".

2. Evaluate the scale of the proposed new house against the surrounding context.

3. Evaluate the proposed 25.5-foot front setback, where the adjacent homes are setback approximately 39-feet.

4. Evaluate the proposed four garage doors facing Kennicott Avenue which have a prominent appearance and are the closest part of the house to the street. Staff recommends recessing the garages to be in line with, or setback behind, the main wall of the house.

5. Evaluate the design of the proposed detached garage which has a different massing, siding, and detailing from the other garages. Consider matching the attached garage height, massing and siding.

6. A recommendation to continue the brick base from the main part of the house onto the garages.

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, 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.

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

ATTACHMENTS:

1. Staff Report_916 W Campbell St
2. Exhibits_916 W Campbell St

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Cassidy Residence
Project Address:	916 w. Campbell Street
Prepared By:	Steve Hautzinger
Date Prepared:	December 10, 2025

PETITION INFORMATION:

DC Number:	25-092
Petitioner Name:	Keith Ginnodo
Petitioner Address:	KGA Architects 314 N Pine Ave Arlington Heights, IL 60004
Meeting Date:	December 16, 2025

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story house and a detached three-car garage to allow construction of a new two-story residence with an attached, three-car garage and a detached one-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,732 square feet, and the proposed new house will have 6,323 square feet. The exterior side setback requirement is based on the average setback of the existing homes on the block which needs to be verified, but will be approximately 25-feet. The proposed setback is 20.9-feet, which does not meet the minimum requirement. There is room on the site to adjust the location of the house to comply with code, which will be required prior to building permit approval. Otherwise, the plans comply with all of the R-3 zoning requirements as summarized below.

	ALLOWED	**PROPOSED**
Setbacks	Front: 25 feet Exterior Side: 25 feet (verify) Side: 13.2 feet Rear: 30 feet	Front: 25.5 feet **Exterior Side: 20.9 feet** Side: 18.1 feet Rear: 30 feet
Building Height (to the midpoint)	25 feet	24 feet
FAR	8,331 SF	6,323 SF
Building Lot Coverage	6,906 SF	5,531 SF
Impervious Surface Coverage	9,866 SF	8,672 SF

The existing house (proposed for demolition) is a colonial style home that according to the real estate listing was built in 1861. The existing house 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. The existing house has a stately presence and charming curb appeal that contribute to the character of the neighborhood. Staff encourages preservation of historic homes with architectural quality, so a renovation/expansion of the existing home is encouraged in lieu of demolition/new construction.

The Design Commission needs to evaluate the proposed demolition per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, which states, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".

In regards to the proposed new house, overall the proposed new house is nicely designed with a traditional

style and wrap around porch that will generally fit well with the surrounding context in this location. However, Staff recommends that the Design Commission evaluate the following:

1. Evaluate the scale of the proposed new house against the surrounding context.

2. Evaluate the proposed 25.5-foot front setback, where the adjacent homes are setback approximately 39-feet.

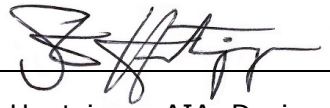
3. Evaluate the proposed four garage doors facing Kennicott Avenue which have a prominent appearance and are the closest part of the house to the street. Staff recommends recessing the garages to be in line with, or setback behind, the main wall of the house.

4. Evaluate the design of the proposed detached garage which has a different massing, siding, and detailing from the other garages. Consider matching the attached garage height, massing and siding.

5. Staff recommends continuing the brick base from the main part of the house onto the garages.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence located at 916 W. Campbell Street. This recommendation is based on the architectural plans/renderings/materials received on 11/14/25, the revised site plan received 12/8/25, and the following:

1. Per the municipal code Chapter 28 (Zoning Regulations), Section 13.7.c, prior to issuance of a Certificate of Approval for demolition and new construction, the Design Commission will need to evaluate if the existing home has "significant architectural, historical, aesthetic, or cultural value".
2. Evaluate the scale of the proposed new house against the surrounding context.
3. Evaluate the proposed 25.5-foot front setback, where the adjacent homes are setback approximately 39-feet.
4. Evaluate the proposed four garage doors facing Kennicott Avenue which have a prominent appearance and are the closest part of the house to the street. Staff recommends recessing the garages to be in line with, or setback behind, the main wall of the house.
5. Evaluate the design of the proposed detached garage which has a different massing, siding, and detailing from the other garages. Consider matching the attached garage height, massing and siding.
6. A recommendation to continue the brick base from the main part of the house onto the garages.
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, 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.
8. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



December 10, 2025

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

c: Petitioner, DC File 25-092

W Wing St
N Kennicott Ave
N Kaspar Ave
N Salem Ave
916
908
900
818
814
804
714
636
1106
1104
1100
1018
1014
1006
1111
1109
1105
1103
1101
1017
1015
1016
1014
1012
1010
1008
1004
W Campbell St
S Patton Ave
S Kennicott Ave
S Kaspar Ave
S Salem Ave
1105
1015
1011
815
805

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

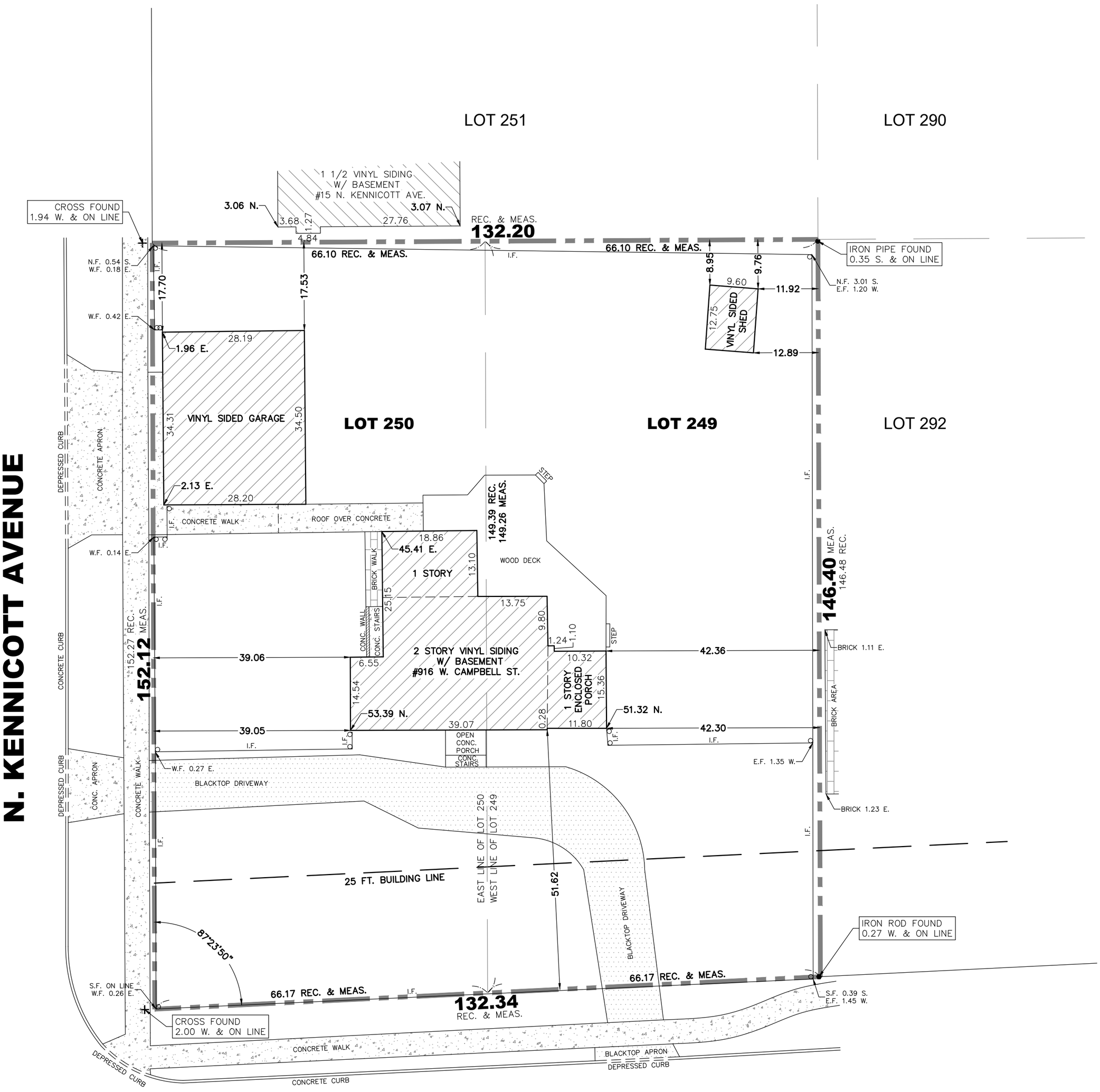
by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 249 AND LOT 250 IN ARLINGTON MANOR, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 15 OF ASSESSOR'S DIVISION OF PART OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 15 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 13 IN SAID ASSESSOR'S DIVISION RUNNING THENCE EAST 3.84 CHAINS; THENCE SOUTH 8.80 CHAINS; THENCE WEST 3.84 CHAINS; THENCE NORTH 8.80 CHAINS TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
916 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60005
P.I.N. 03-30-415-010
LAND AREA ± 19,732 sq. ft.

LEGEND

FENCE
C.L.= CHAIN LINK FENCE, I.F.= IRON FENCE
V.F.= VINYL FENCE, WD.= WOOD FENCE
E.F.= EAST FACE, N.F.= NORTH FACE
S.F.= SOUTH FACE, W.F.= WEST FACE
(M)= MEASURED (R)= RECORD
CROSS FOUND & SET
IRON ROD FOUND IRON ROD SET
IRON PIPE FOUND IRON PIPE SET
BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: MARC BEERMANN
ORGANIZATION: BEERMANN LAW GROUP, LTD.
SURVEYED BY: TB
DRAWN BY: RAM
CHECKED BY: AFS
PROJECT No: 248-25

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

ANDRZEJ F. SPIEWAK 3178 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PARK RIDGE

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

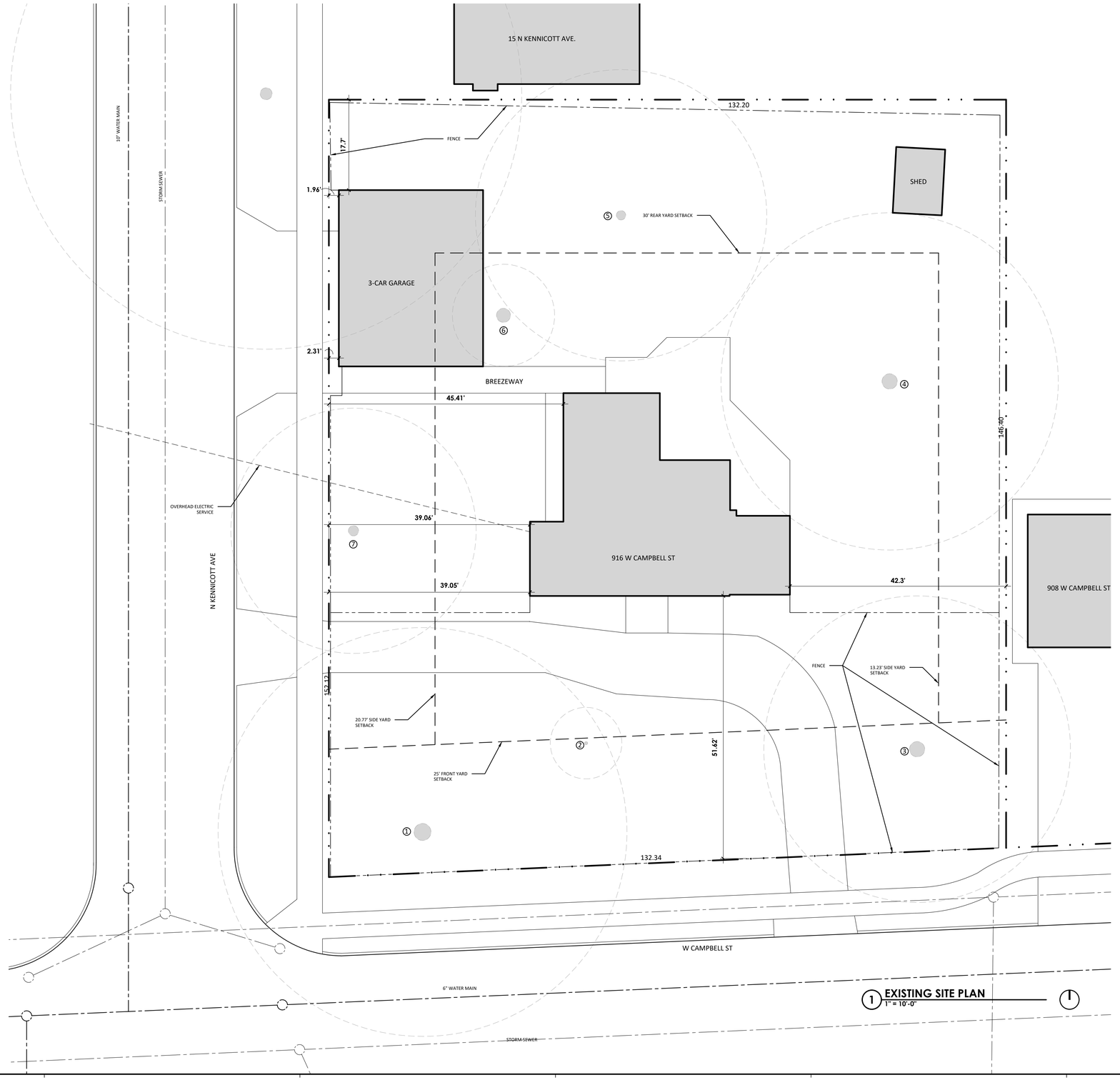
ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 7th DAY OF JUNE A.D. 2025 .
DATE OF PLAT: 12th DAY OF JUNE A.D. 2025 .

BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2026

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2027



1 EXISTING SITE PLAN
1" = 10'-0"

EXTERIOR SIDE YARD SETBACK:

ADDRESS	SETBACK
915 W MINER ST	12.78'
115 N KENNICOTT AVE	15.46'
111 N KENNICOTT AVE	11.22'
105 N KENNICOTT AVE	25.82'
103 N KENNICOTT AVE	26.53'
25 N KENNICOTT AVE	19.59'
21 N KENNICOTT AVE	18.74'
17 N KENNICOTT AVE	14.05'
15 N KENNICOTT AVE	24.50'
916 W CAMPBELL ST	39.05'
TOTAL:	207.74'

207.74'/ 10 HOUSES = 20.77'

ESTABLISHED EXTERIOR SIDE YARD SET BACK = 20.77'

EXISTING TREES:

1. 40" DIA. HONEY LOCUST - POOR CONDITION
2. 7" DIA. BUCKEYE - VERY GOOD CONDITION
3. 36" DIA. NORWAY MAPLE - GOOD CONDITION
4. 36" DIA. HONEY LOCUST - GOOD CONDITION
5. 22" DIA. MAPLE - GOOD CONDITION
6. 33" DIA. MAGNOLIA - POOR CONDITION
7. 24" DIA. MAGNOLIA - FAIR CONDITION
8. 28" DIA. HONEY LOCUST - POOR CONDITION

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com
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NOT FOR CONSTRUCTION

JAMIE AND SCOTT CASSIDY

916 W CAMPBELL STREET
ARLINGTON HTS, IL 60005

CASSIDY RESIDENCE

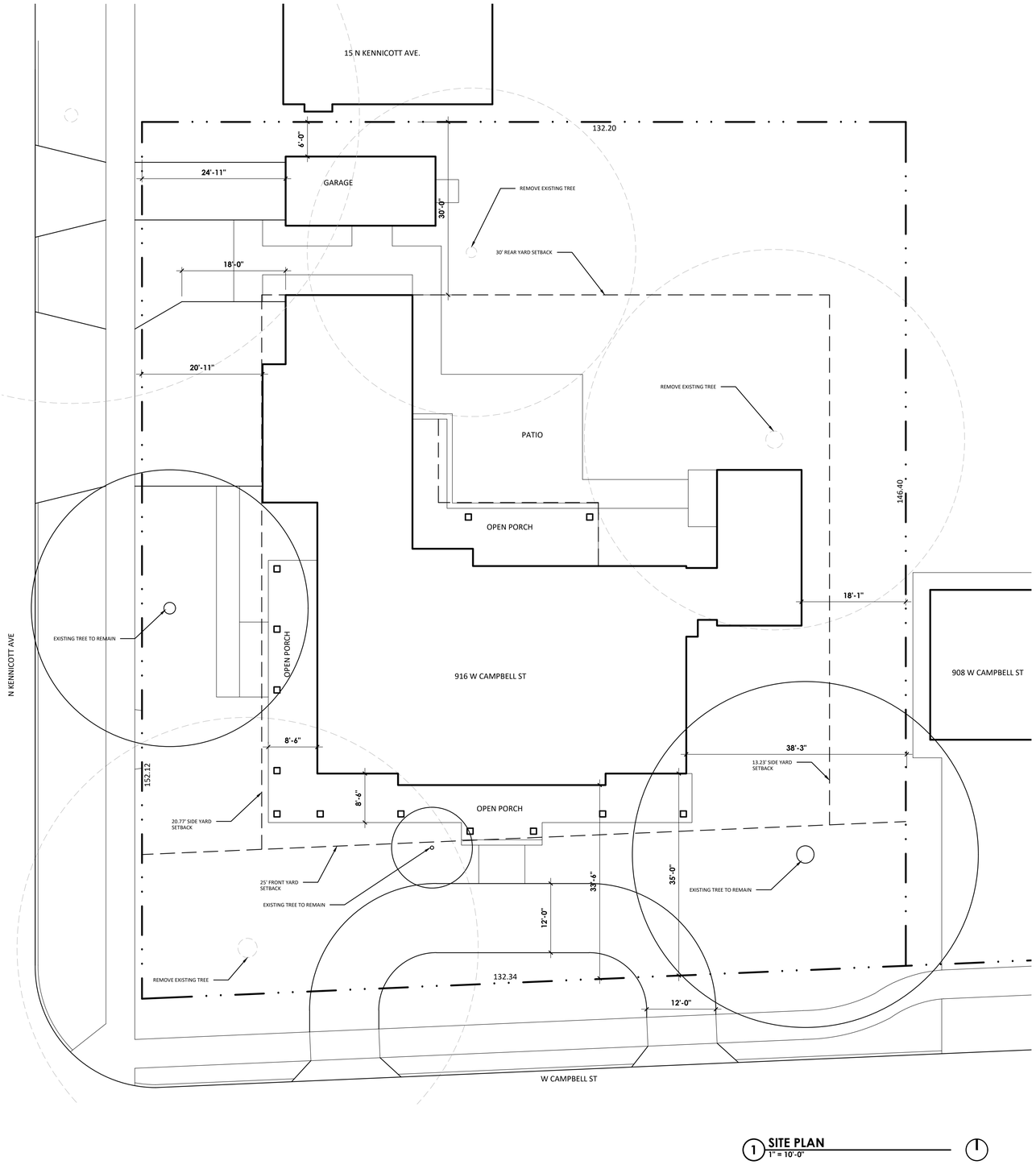
no.	revision	init.	date
	DESIGN COMMISSION		11/14/25

EXISTING SITE PLAN

date	drawn by	checked by

Job No. **CASSIDY**

Sheet No. **EX100**



1 SITE PLAN
1" = 10'-0"

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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JAMIE AND SCOTT CASSIDY

916 W CAMPBELL STREET
ARLINGTON HTS, IL 60005

CASSIDY RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION		11/14/25
	DESIGN REVIEW INITIAL COMMENTS		12/9/25

SITE PLAN

date	drawn by	checked by

Job No. CASSIDY

Sheet No. A100

1 1/2 1/4



ACROSS STREET

22 N. KENNICOTT AVE



ACROSS STREET

20 N. KENNICOTT AVE



ACROSS STREET

10 N. KENNICOTT AVE



PROPERTY TO WEST 2

1008 W. CAMPBELL ST.



PROPERTY TO WEST 1

1004 W. CAMPBELL ST.

N. KENNICOTT AVE.



PROPERTY TO NORTH 2

21 N. KENNICOTT AVE



PROPERTY TO NORTH 2

17 N. KENNICOTT AVE



PROPERTY TO NORTH 1

15 N. KENNICOTT AVE



SUBJECT PROPERTY

916 W. CAMPBELL ST.



PROPERTY TO EAST 1

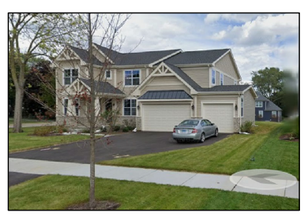
908 W. CAMPBELL ST.



PROPERTY TO EAST 2

900 W. CAMPBELL ST.

W. CAMPBELL STREET



PROPERTY TO SOUTH 1

3 S. KENNICOTT AVE

1 CONTEXT PHOTOS

NO SCALE

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314 N PINE AV. ARLINGTON HTS. IL 60004

10.1.25

DC4

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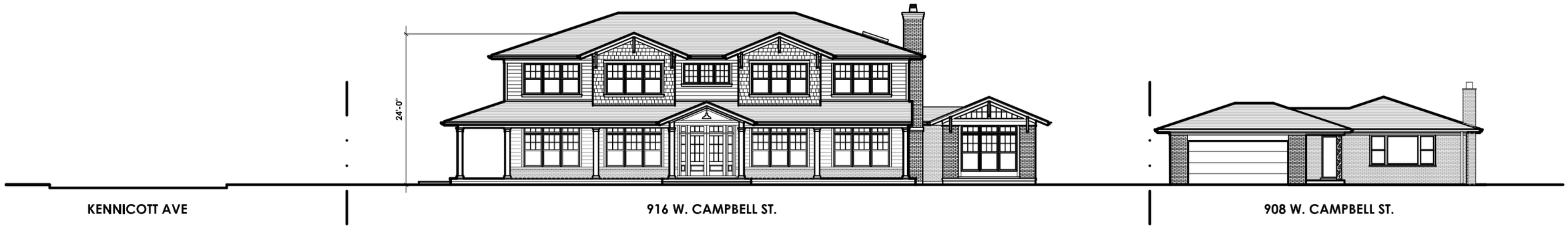
KGA

SCOTT AND JAMIE CASSIDY

916 W CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005



1 EXISTING CONTEXT ELEVATIONS - SOUTH ELEVATION (EAST)
1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS - SOUTH ELEVATION (EAST)
1/16" = 1'-0"

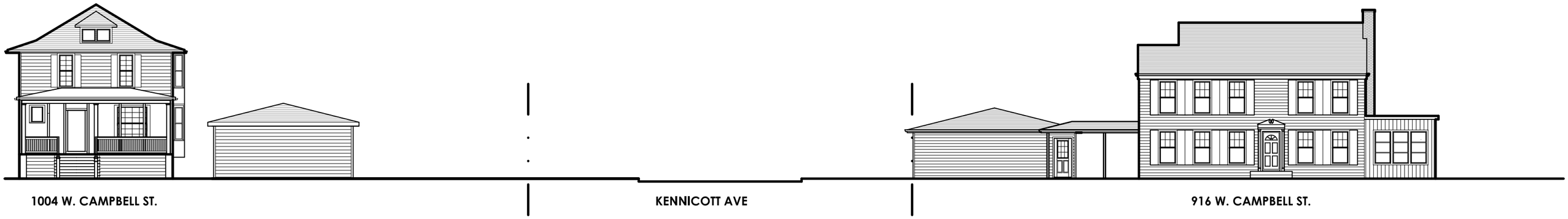
SCOTT AND JAMIE CASSIDY
916 W CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005

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314 N PINE AV, ARLINGTON HTS, IL 60004
11.13.25

DC2

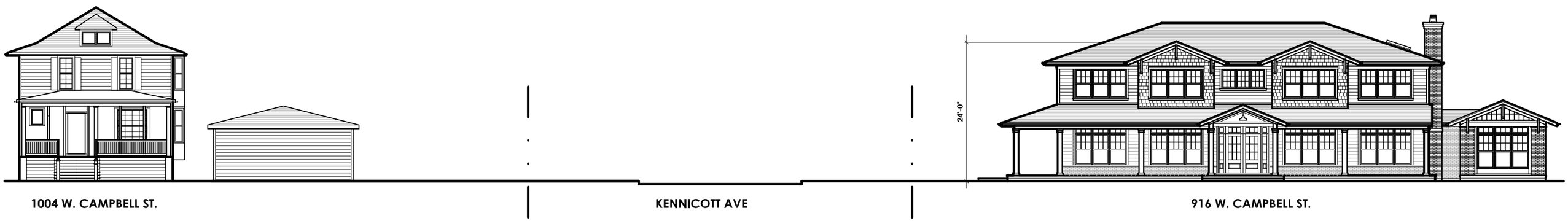
© KINGSLEY + GINNODO ARCHITECTS

1 1/2 1/4



1 EXISTING CONTEXT ELEVATIONS - SOUTH ELEVATION (WEST)

1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS - SOUTH ELEVATION (WEST)

1/16" = 1'-0"

SCOTT AND JAMIE CASSIDY

916 W CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005

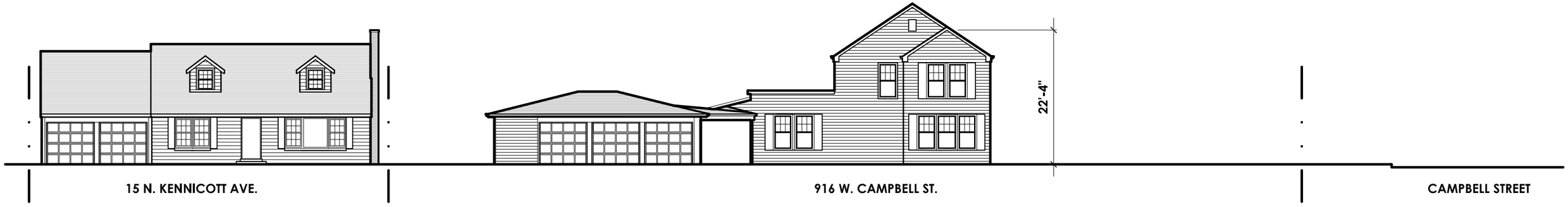
KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV. ARLINGTON HTS, IL 60004

11.13.25

DC1

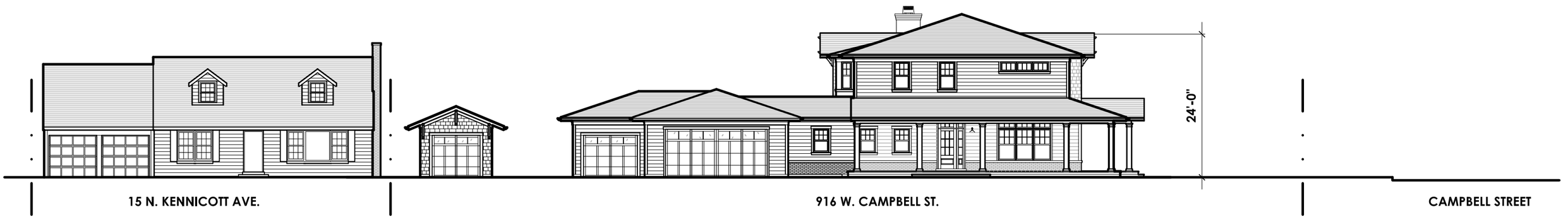
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1 1/2 1/4



1 EXISTING CONTEXT ELEVATIONS - WEST ELEVATION

1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS - WEST ELEVATION

1/16" = 1'-0"

SCOTT AND JAMIE CASSIDY

916 W CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV, ARLINGTON HTS, IL 60004

11.13.25

DC3

© KINGSLEY + GINNODO ARCHITECTS



View 1



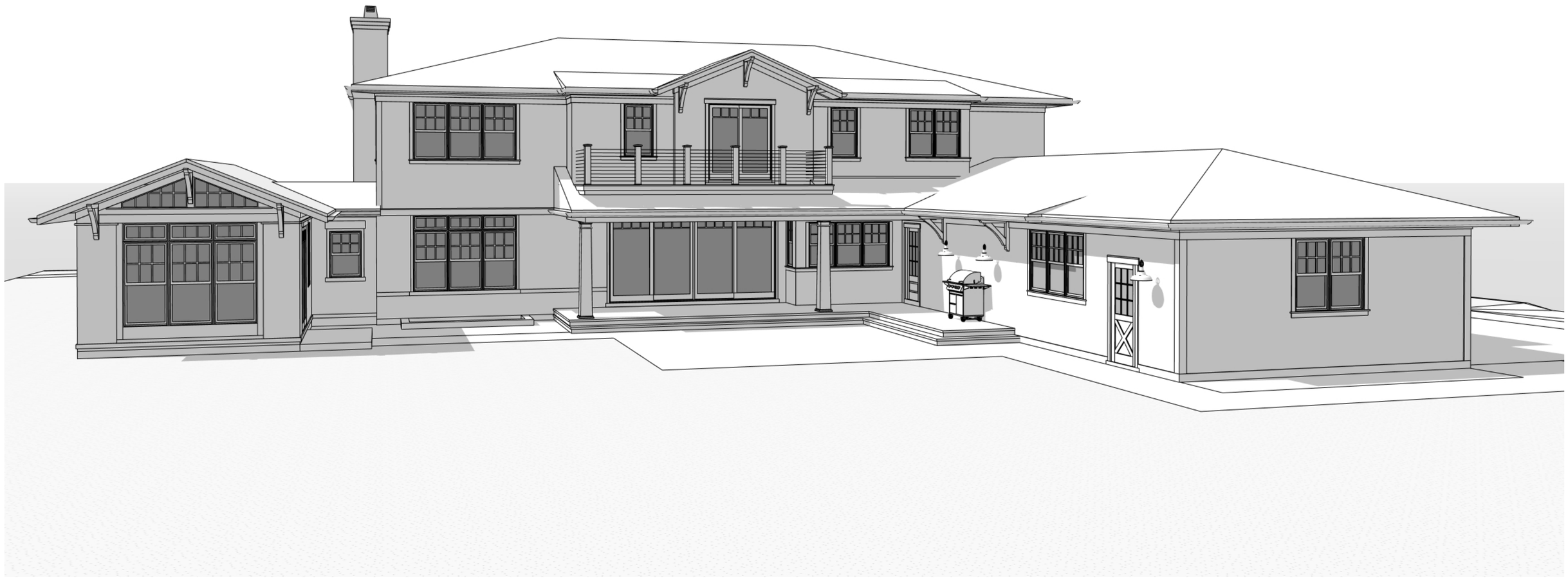
View 2



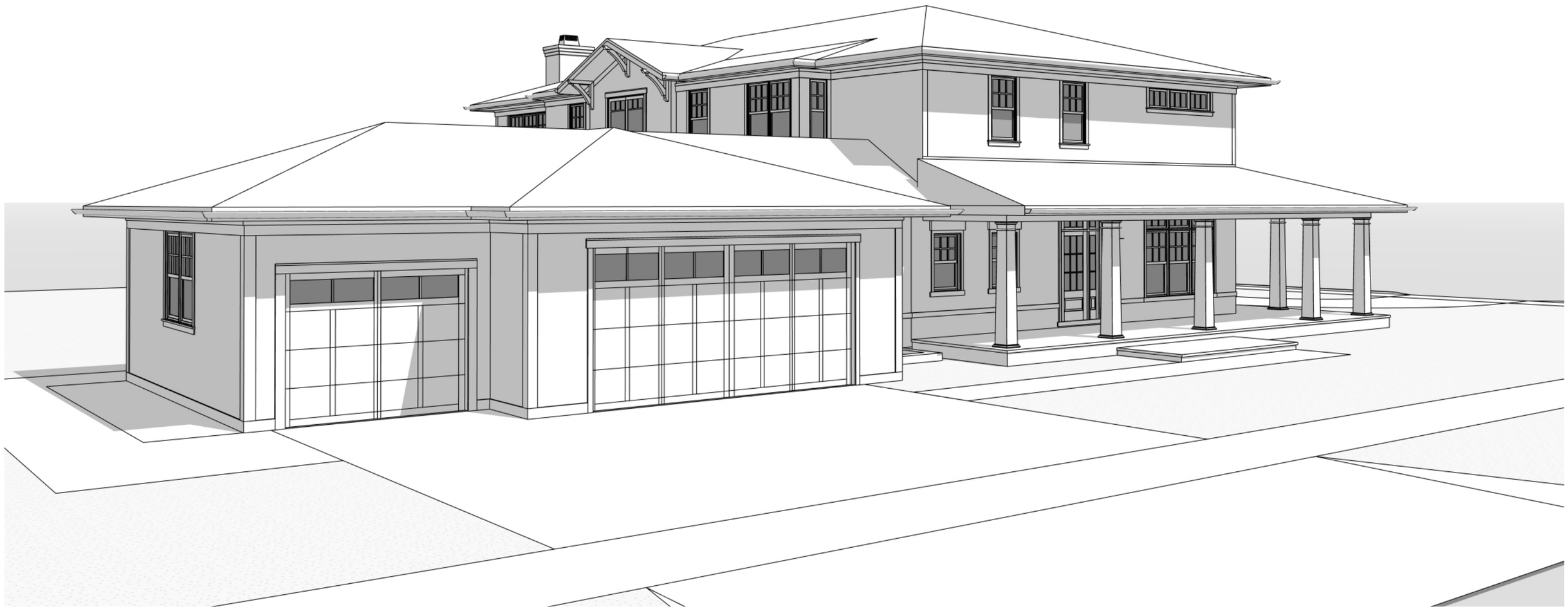
View 3



View 4



View 5



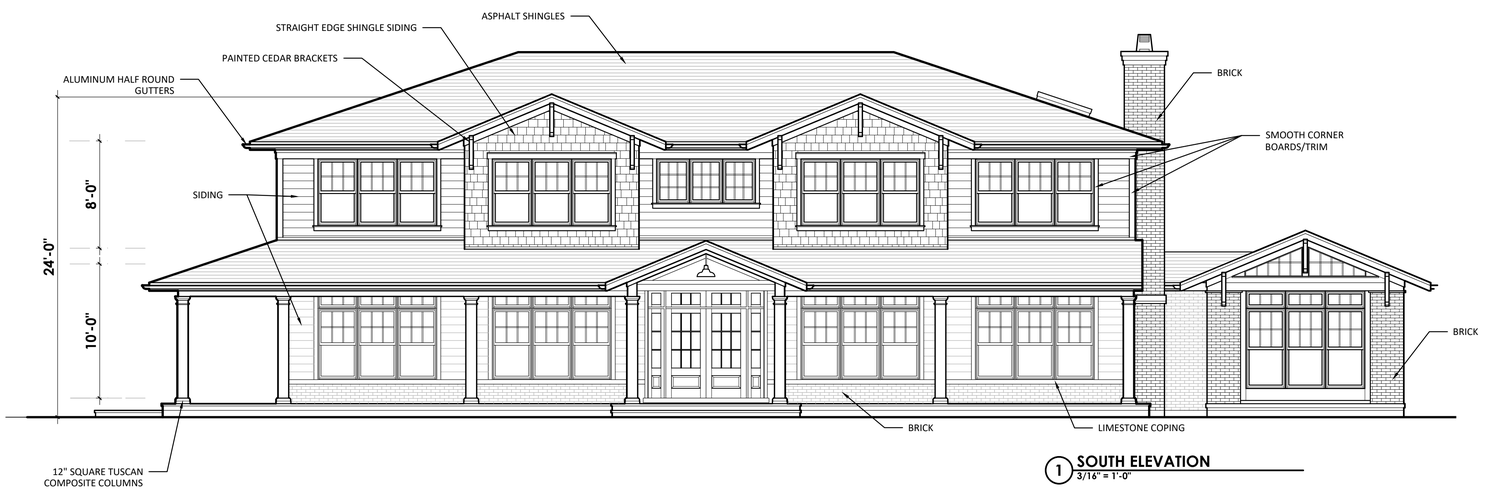
View 6



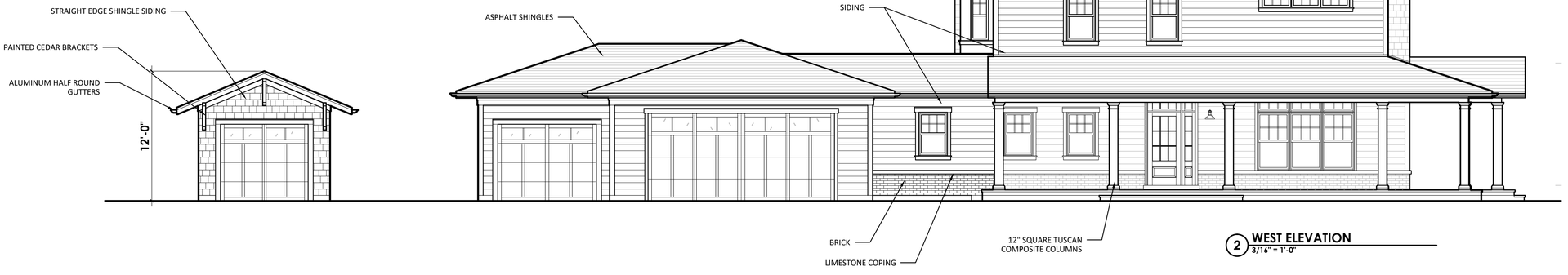
Entry Closeup

MATERIAL LIST - EXTERIOR

SIDING:	PEARL GRAY - JAMES HARDIE CEDAR PLANK, 7" EXPOSURE
SHINGLES:	PEARL GRAY - JAMES HARDIE STRAIGHT EDGE SHINGLES
TRIM:	ARCTIC WHITE - JAMES HARDIE, SMOOTH
BRACKETS:	WHITE - PAINTED CEDAR
WINDOWS:	MARVIN ELEVATE - STONE WHITE
COLUMNS:	WHITE - 12" SQUARE PAINTED TUSCAN COLUMN, COMPOSITE, DURACLASSIC BY MELTON
GUTTERS/LEADERS:	GRAY - HALF ROUND ALUMINUM, PREFINISHED
ROOF SHINGLES:	PEWTER GRAY - TEXTURED ASPHALT, TIMBERLINE BY GAF
STONE:	CUT NATURAL LIMESTONE - COPING/SILL
BRICK:	WINSTON - BY HEBRON BRICK
GARAGE DOOR:	DARK GRAY



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

KINGSLEY + GINNODO ARCHITECTS
KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com
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NOT FOR CONSTRUCTION

JAMIE AND SCOTT CASSIDY

916 W CAMPBELL STREET
ARLINGTON HTS, IL 60005

CASSIDY RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION		11/14/25

SOUTH ELEVATION

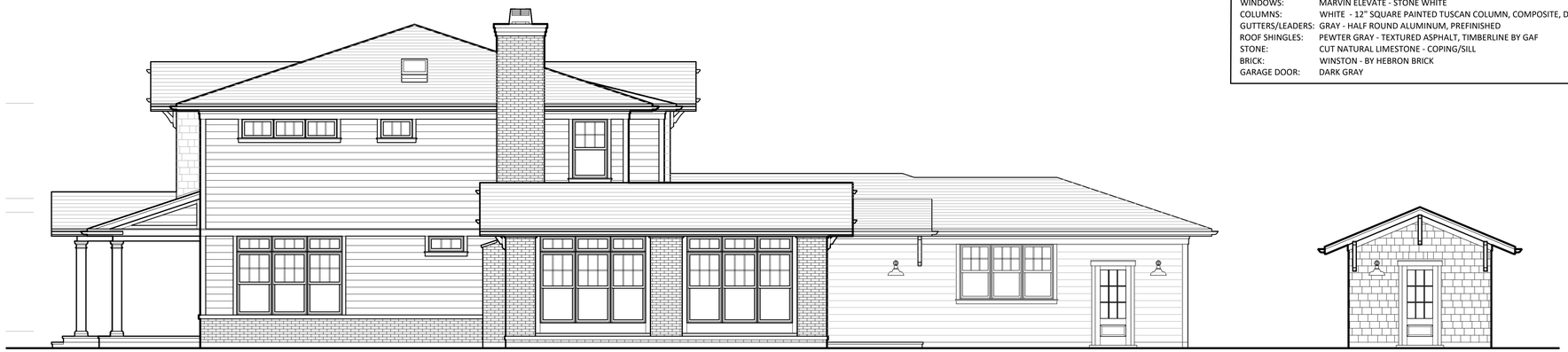
date	drawn by	checked by

Job No. CASSIDY

Sheet No. A200

MATERIAL LIST - EXTERIOR

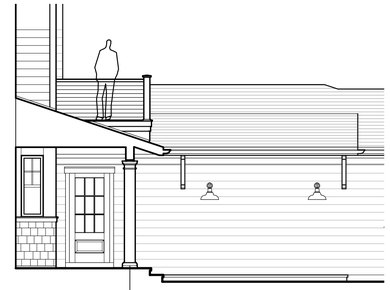
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SHINGLES:	PEARL GRAY - JAMES HARDIE STRAIGHT EDGE SHINGLES
TRIM:	ARCTIC WHITE - JAMES HARDIE, SMOOTH
BRACKETS:	WHITE - PAINTED CEDAR
WINDOWS:	MARVIN ELEVATE - STONE WHITE
COLUMNS:	WHITE - 12" SQUARE PAINTED TUSCAN COLUMN, COMPOSITE, DURACLASSIC BY MELTON
GUTTERS/LEADERS:	GRAY - HALF ROUND ALUMINUM, PREFINISHED
ROOF SHINGLES:	PEWTER GRAY - TEXTURED ASPHALT, TIMBERLINE BY GAF
STONE:	CUT NATURAL LIMESTONE - COPING/SILL
BRICK:	WINSTON - BY HEBRON BRICK
GARAGE DOOR:	DARK GRAY



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION - SUNROOM
3/16" = 1'-0"



3 EAST ELEVATION @ GARAGE DOOR/REAR PORCH
3/16" = 1'-0"

4 NORTH ELEVATION - DETACHED GARAGE
3/16" = 1'-0"



5 SOUTH ELEVATION - DETACHED GARAGE
3/16" = 1'-0"

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916 W CAMPBELL STREET
ARLINGTON HTS, IL 60005

CASSIDY RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION		11/14/25

EXTERIOR ELEVATIONS

date | drawn by | checked by

Job No. CASSIDY

Sheet No. A201

New Home:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: November 14, 2025
3. Project: Cassidy Residence
4. Location: 916 W Campbell Street

Siding/Shingles: "Pearl Gray - James Hardie, cedar Plank, 7" exposure

Trim: Arctic White - Smooth fiber cement trim by James Hardie

Windows: Stone White – Elevate by Marvin

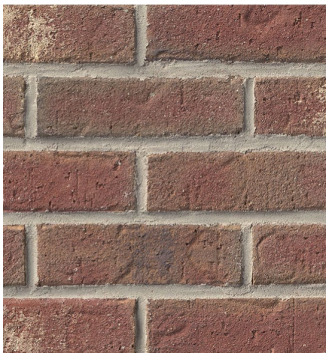
Columns: White, painted square composite columns,
Tuscan capital and base,
Duraclassic by Melton

Gutters/Leaders: Gray, Prefinished aluminum

Roof shingles: "Pewter Gray", textured asphalt, Timberline HD by GAF

Stone: Coping/sills - Cut natural limestone
Natural thin stone veneer -
Fond du Lac Country Squire by Buechel Stone Corp.

Masonry: Winston by Hebron Brick



Winston by Hebron Brick



Pearl Gray Siding



Slate - textured asphalt shingles



Fond du Lac Country Squire

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/16/2025

Item: 819 S. Highland Ave. - SF/Addition - DC25-094
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation
It is recommended that the Design Commission approve the design of the proposed addition at 819 S. Highland Avenue. This recommendation is based upon the architectural plans received on 11/18/25, and the following:

1. A recommendation for wider porch columns to better fit with the scale of the house.

2. A recommendation to change the front door style from Craftsman to a simpler Colonial style door to better fit with the character of the house.

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

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

ATTACHMENTS:
1. Staff Report_819 S Highland Ave
2. Exhibits_819 S Highland Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 819 S. Highland Ave
Project Address: 819 S. Highland Ave
Prepared By: Steve Hautzinger
Date Prepared: December 11, 2025

PETITION INFORMATION:

DC Number: 25-094
Petitioner Name: Donovan Eckhardt
Petitioner Address: CD Group Contractors
249 E. Prospect Avenue
Mt. Prospect, IL 60056
Meeting Date: December 16, 2025

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

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

The petitioner is proposing a second story addition to an existing single-story home, and an existing one-car attached garage will be converted to a two-car attached garage. The property has a total land area of 9,431 square feet and the proposed residence with addition will be approximately 2,644 square feet. The plans do comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.2 feet Side: 7.2 feet Rear: 30 feet	Front: 30.1 feet Side: 7.5 feet Side: 10.5 feet Rear: 74.4 feet
Building Height (to the midpoint)	25 feet	23.1 feet
FAR	4,210 SF	2,466 SF
Building Lot Coverage	3,301 SF	1,532 SF
Impervious Surface Coverage	4,716 SF	2,684 SF

This project is appearing before the Design Commission due to the proposed second floor addition on a block where all of the surrounding homes are single-story.

Overall, the proposed second floor addition is nicely designed to fit with the existing house and the surrounding context. The hipped roof works well to complement the character of the surrounding homes as well as to keep the height of the side walls down and diminish the mass of the new addition.

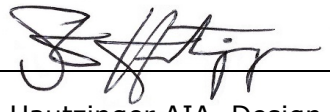
The only minor comments on the proposed design are that the new front porch columns look too thin and the Craftsman style front door does not fit with the character of the house. Staff recommends wider porch columns and a simpler Colonial style front door to better fit with the scale and style of the house.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed addition at 819 S. Highland Avenue. This recommendation is based upon the architectural plans received on 11/18/25, and the following:

1. A recommendation for wider porch columns to better fit with the scale of the house.

2. A recommendation to change the front door style from Craftsman to a simpler Colonial style door to better fit with the character of the house.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



December 11, 2025

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

c: Petitioner, DC File 25-094


844
838
832
828
822
814
808
802
302
S Chestnut Ave
S Chestnut Ave
837
833
829
825
821
817
813
809
805
801
745
216
206
W Orchard St
838
832
826
820
814
808
802
746
S Highland Ave
S Highland Ave
W Maple St
843
837
831
825
819
815
807
121
116
850
844
838
832
826
820
814
808
802
746
S Vail Ave
S Vail Ave
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843
837
831
825
819
813
807
801
844
836
830
824
818
814
810
806
5
746
S Dunton Ave
S Dunton Ave
843
837
831
825
819
813
807
801
747

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

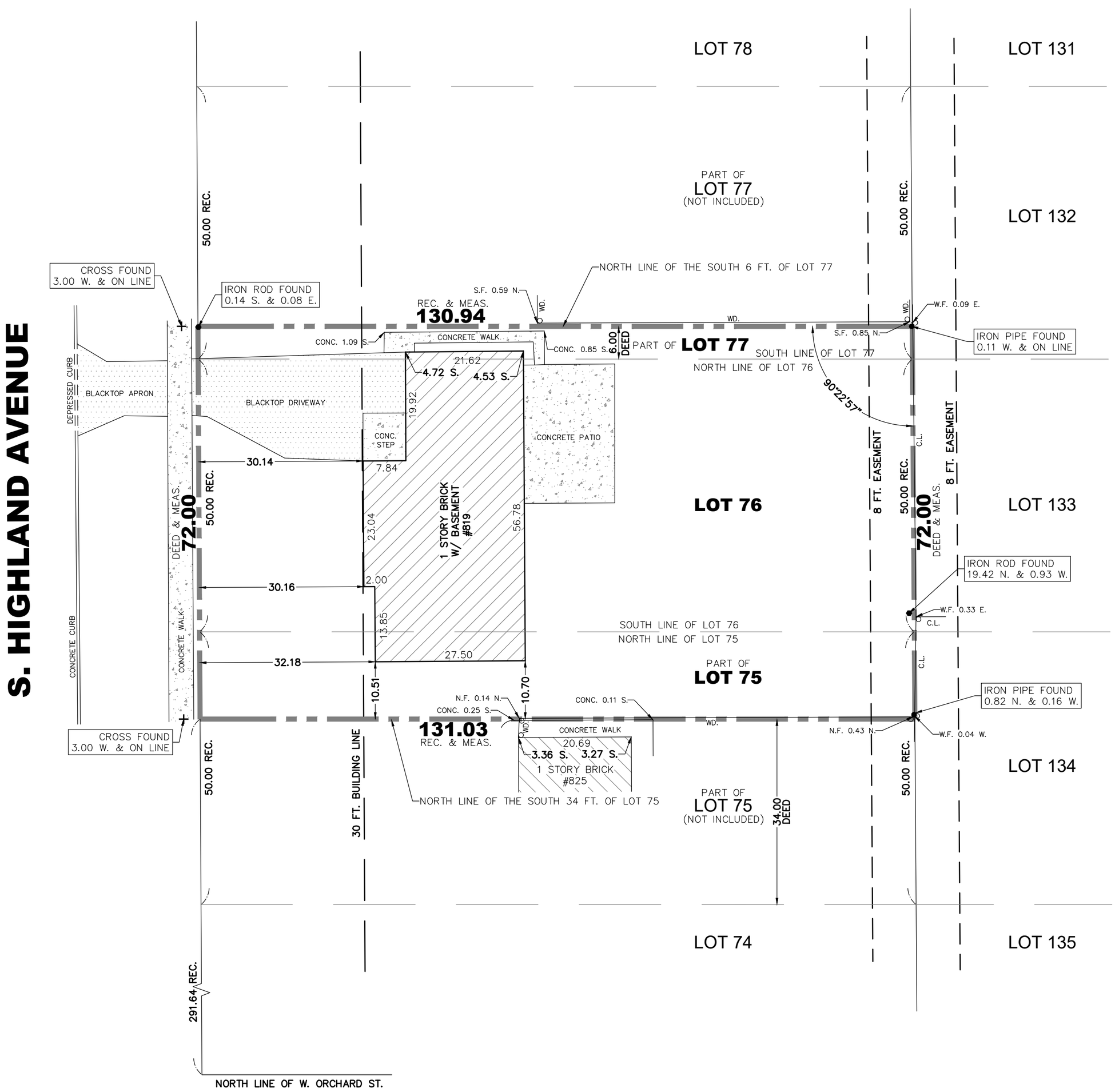
by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 75 (EXCEPT THE SOUTH 34 FEET THEREOF); LOT 76; THE SOUTH 6 FEET OF LOT 77; IN H. ROY PERRY COMPANY'S LAUNDROMAT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
819 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60005
P.I.N. 03-32-312-036
LAND AREA ± 9,431 sq. ft.

LEGEND

FENCE
C.L.= CHAIN LINK FENCE, I.F.= IRON FENCE
V.F.= VINYL FENCE, WD.= WOOD FENCE
E.F.= EAST FACE, N.F.= NORTH FACE
S.F.= SOUTH FACE, W.F.= WEST FACE
(M)= MEASURED (R)= RECORD
CROSS FOUND & SET
IRON ROD FOUND IRON ROD SET
IRON PIPE FOUND IRON PIPE SET
BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: ED SEWARD
ORGANIZATION: SEWARD & SZCZGIEL, P.C.
SURVEYED BY: SJ
DRAWN BY: RAM
CHECKED BY: AFS
PROJECT No: **315-25**

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

ANDRZEJ F. SPIEWAK
3178
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
PARK RIDGE

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

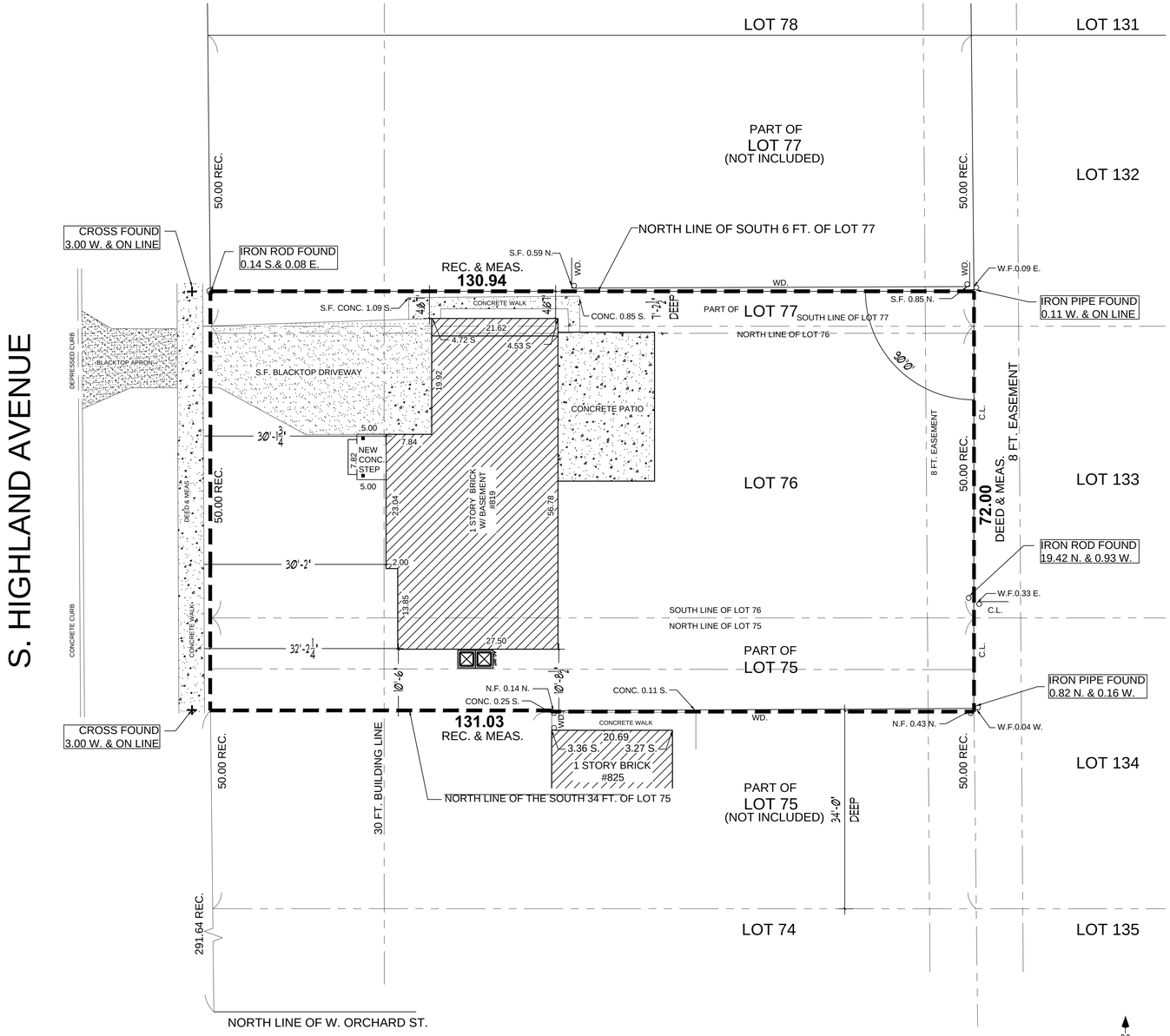
ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 17th DAY OF JULY A.D. 2025 .
DATE OF PLAT: 21st DAY OF JULY A.D. 2025 .

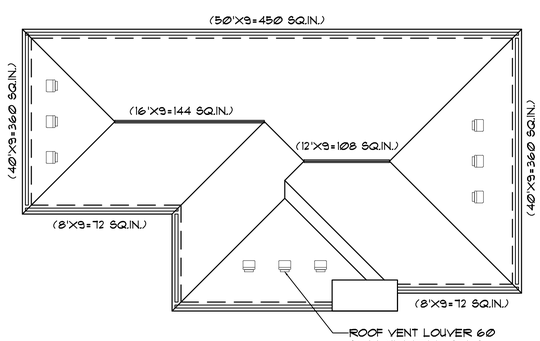
BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2026

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2027



A SITE PLAN
3/32"=1'-0"



ROOF VENT

2 STORY HOUSE
TOTAL ATTIC FLOOR SPACE: 1,938 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQFT.VENT PER 300 SQFT ATTIC FLOOR SPACE :6.66 SQFT=959.04 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQFT VENT /2=3.33 SQFT.=479.52 SQ.IN.
ACTUAL TOTAL RIDGE VENT 657 SQ.IN.

SOFFIT VENTILATION REQUIRED
TOTAL SQFT VENT /2=3.33 SQFT.=479.52 SQ.IN.
ACTUAL TOTAL SOFFIT VENT 1,233 SQ.IN.

1 STORY GARAGE
TOTAL ATTIC FLOOR SPACE: 712 SQ. FT
TOTAL VENTILATION REQUIRED
1 SQFT.VENT PER 300 SQFT ATTIC FLOOR SPACE :2.37 SQFT=341.28 SQ.IN.
RIDGE VENTILATION REQUIRED
TOTAL SQFT VENT /2=1.185 SQFT.=170.64 SQ.IN.
ACTUAL TOTAL ROOF VENT 180 SQ.IN.
SOFFIT VENTILATION REQUIRED
TOTAL SQFT VENT /2=1.185 SQFT.=170.64 SQ.IN.
ACTUAL SOFFIT VENT 504 SQ.IN.

PROJECT DATA

ZONING:	R-3 (ONE FAMILY DWELLING DISTRICT)
SITE AREA:	9,432 SQ. FT.
BUILDING	
FIRST FLOOR	1058 SQFT
GARAGE	431 SQFT
SECOND FLOOR	1,377 SQFT
BASEMENT FLOOR	957 SQFT
FIRST FLOOR & SECOND FLOOR TOTAL	2,466 SQFT

MAXIMUM FLOOR AREA RATIO
3938+ (9843-8,750)X0.4= 4,210 SQFT ALLOWED
PROPOSED
2466 SQFT
FIRST 400 SQFT. OF ATTACHED GARAGE DOESN'T COUNT FOR FLOOR TO AREA
MAXIMUM BUILDING LOT COVERAGE
9432 X40%=3,773 SQFT ALLOWED
PROPOSED 1,489 SQFT
MAXIMUM IMPERVIOUS SURFACE COVERAGE
9,432 X50%=4,716 SQFT ALLOWED
PROPOSED
633+244+499+39+1058+431= 2684 SQFT.
NOR MORE THAN 50% FRONT YARD
4716 SF X50%= 2,358 SQFT ALLOWED
PROPOSED 527 SF. SQFT

SETBACKS	REQUIRED	PROPOSED
FRONT YARD:	30'	30.15
SIDE YARD:	7.2'	10.50'
	7.2'	46.1' EXISTING 1ST, 2ND FLOOR 7.67'
REAR YARD:	30'	74.4'
BUILDING HEIGHT:	25-0" MAXIMUM	
PROPOSED	23.09'	

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

New Residence

819 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60005

CONSULTANTS:

MARK	DATE	DESCRIPTION
	5/06/25	ISSUED FOR REVIEW
	5/08/25	ISSUED FOR REVIEW
	5/12/25	ISSUED FOR REVIEW
	11/18/25	ISSUED FOR DES. COM.

PROJECT NO: 3971

DRAWN BY: Y.S.

CHK'D BY:

DATE:

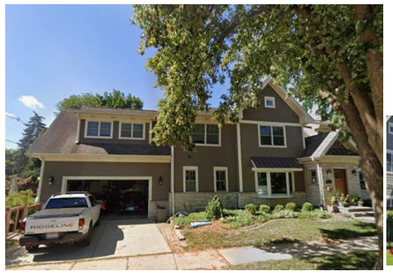
SHEET TITLE:

STATE OF ILLINOIS
THOMAS D. ECKHARDT
01-8726
LICENSED ARCHITECT

SHEET NUMBER

G101

SHEET OF



121 MAPLE



807 S HIGHLAND



815 S HIGHLAND

SUBJECT PROPERTY

819 S HIGHLAND



825 S HIGHLAND



831 S HIGHLAND



837 S HIGHLAND

HIGHLAND



808 S HIGHLAND



814 S HIGHLAND



820 S HIGHLAND



EXISTING CONTEXT ELEVATION
1/8" =1'-0"



~~PROPOSED CONTEXT ELEVATION~~
1/8" =1'-0"

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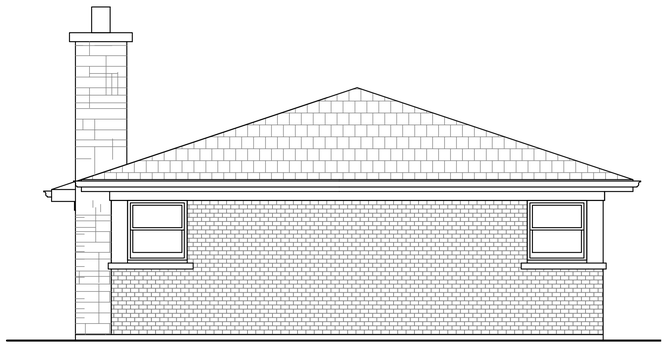
STATE OF ILLINOIS
THOMAS D. ECKHARDT
01-8726
LICENSED ARCHITECT

SHEET NUMBER

SHEET CONTEXT ELEV OF



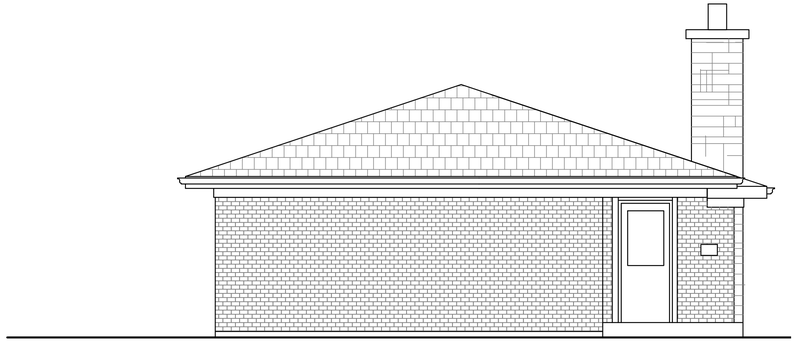
A EXISTING FRONT ELEVATION
1/4" =1'-0"



B EXISTING ELEVATION
1/4" =1'-0"



C EXISTING REAR ELEVATION
1/4" =1'-0"



D EXISTING ELEVATION
1/4" =1'-0"

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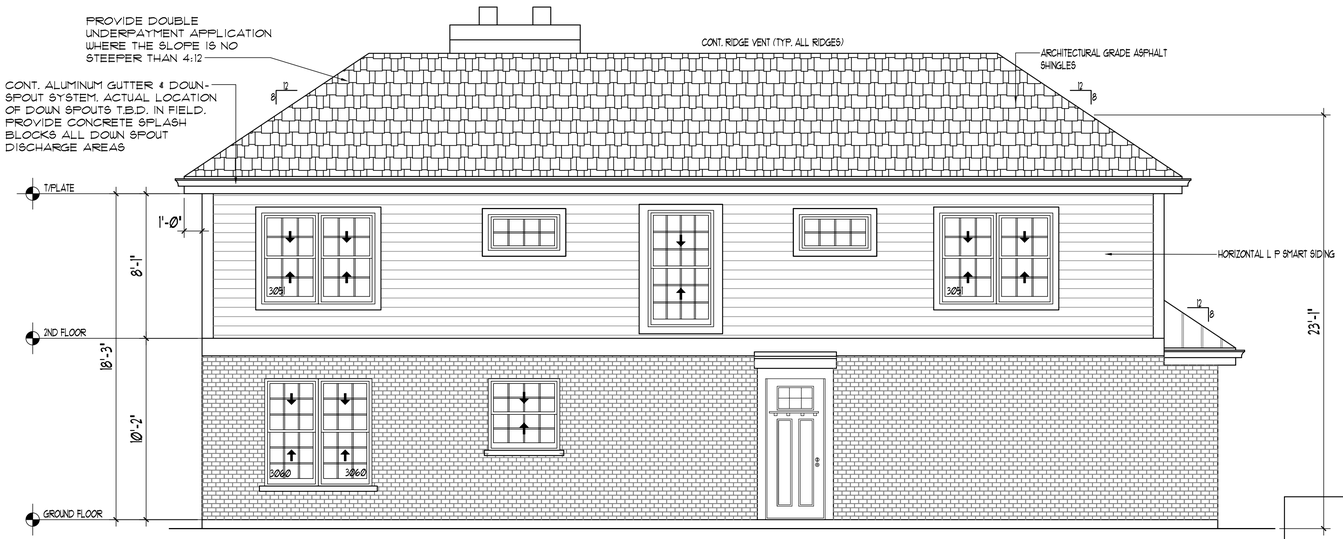
STATE OF ILLINOIS
THOMAS D. ECKHARDT
01-0736
LICENSED ARCHITECT

SHEET NUMBER

SHEET EXISTING ELEV OF



A FRONT ELEVATION
1/4" =1'-Ø"



B REAR ELEVATION
1/4" =1'-Ø"

Ⓔ Meet or exceed clear opening area of 5.1 sq. ft. or Ø.53 m², clear opening width of 2Ø" (5Ø8) & clear opening height of 24" (61Ø).
ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOW WITH DUAL PANE INSULATING GLASS, ARGON FILLED 1" OVERALL THICKNESS AND U FACTOR TO BE Ø.3Ø OR LOWER, SHGC TO BE Ø.18 OR HIGHER.
● ALL BATHROOM WINDOWS TO HAVE SAFETY GLAZING
Ⓣ ALL HAZARDOUS LOCATIONS WINDOW TO HAVE SAFETY GLAZING
♦ PROVIDE DOUBLE HUNG WINDOW OPENING CONTROL MEET REQUIREMENT ASTM F2Ø9Ø-Ø8 AND ASTM F2Ø9Ø-1Ø FOR WINDOW FALL PROTECTION

VENTILATION SCHEDULE

ROOM NAME	FLOOR AREA SQ. FT.	CODE REQUIREMENTS: NATURAL LIGHT AND VENTILATION GLASS AREA SQ. FT.	CODE REQUIREMENTS: NATURAL LIGHT AND VENTILATION VENT AREA SQ. FT.	CODE REQUIREMENTS: MECHANICAL VENTILATION CFM AIR SUP.	CODE REQUIREMENTS: MECHANICAL VENTILATION CFM AIR EXH.	ACTUAL: NATURAL LIGHT AND VENTILATION GLASS AREA SQ. FT.	ACTUAL: NATURAL LIGHT AND VENTILATION VENT AREA SQ. FT.	ACTUAL: MECHANICAL VENTILATION CFM AIR SUP.	ACTUAL: MECHANICAL VENTILATION CFM AIR EXH.	REMARKS
1ST FLOOR		8%	4%							
LIVING ROOM, NOOK, KITCHEN	872	69.76	34.88			161.74	115.96			
DINING ROOM	198	15.84	7.92			27.34	14.42			
POWDER ROOM	33	——	——							5Ø CFM EXHAUST FAN
MUD ROOM	163	13.04	1Ø.32			37.38	19.65			
2ND FLOOR										
BEDROOM 1	394	31.52	15.76			38.43	19.89			
BATH	183	——	——			4.78				15Ø CFM & 5Ø CFM EXHAUST FAN
BEDROOM #2	189	15.12	7.56			17.38	19.54			
BATH #1	41	——	——							8Ø CFM EXHAUST FAN
CLOSET	48	——	——			6.2Ø				
BEDROOM #3	2Ø5	16.4	8.2			21.92	11.34			
BATH #2	31	——	——							5Ø CFM EXHAUST FAN
PRIMARY	225	18.Ø	9.Ø			41.71	21.69			

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

New Residence

819 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60005

CONSULTANTS:

MARK	DATE	DESCRIPTION
	5/Ø6/25	ISSUED FOR REVIEW
	5/Ø8/25	ISSUED FOR REVIEW
	5/12/25	ISSUED FOR REVIEW
	11/18/25	ISSUED FOR DES. COM.

PROJECT NO: 3971

DRAWN BY: Y.S.

CHK'D BY:

DATE:

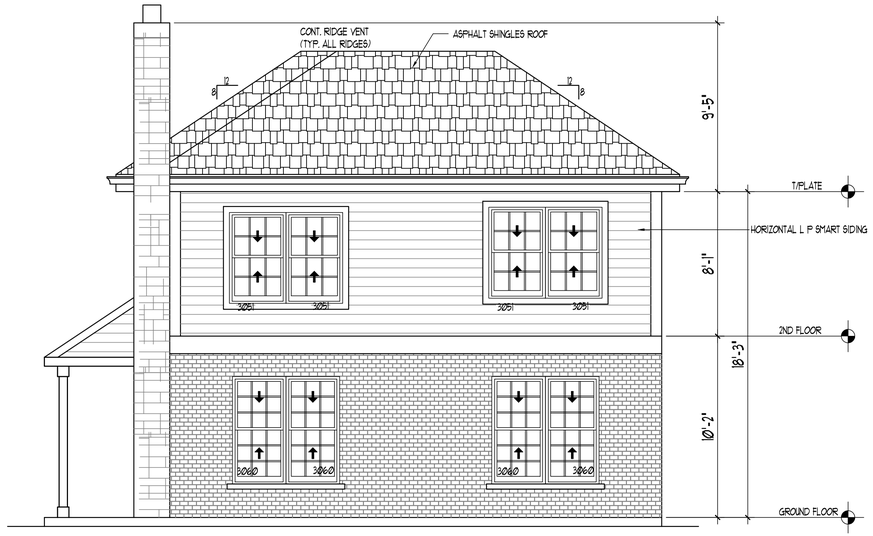
SHEET TITLE:

STATE OF ILLINOIS · THOMAS D. ECKHARDT · 01-6726 · LICENSED ARCHITECT

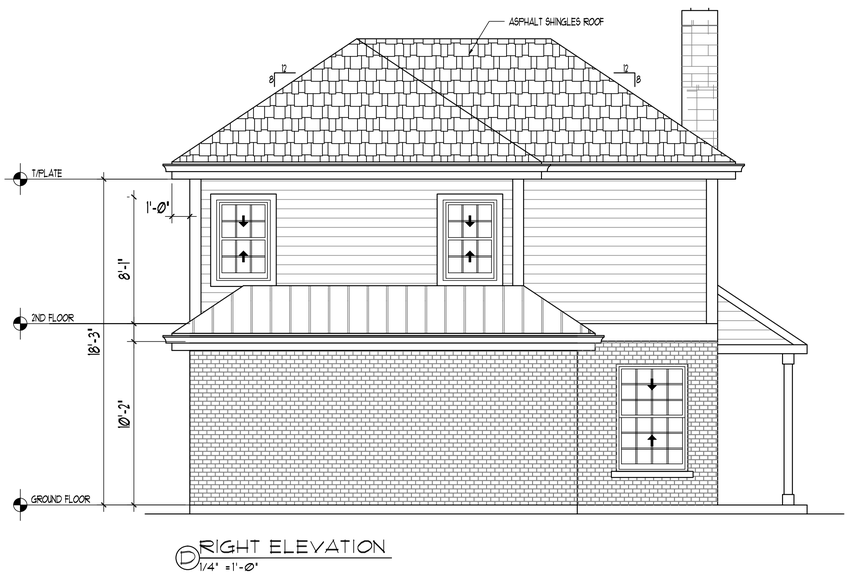
SHEET NUMBER

A201

SHEET OF



C LEFT ELEVATION
1/4" =1'-0"



D RIGHT ELEVATION
1/4" =1'-0"

(E) Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) & clear opening height of 24" (610). ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOW WITH DUAL PANE INSULATING GLASS, ARGON FILLED 1" OVERALL THICKNESS AND U FACTOR TO BE 0.30 OR LOWER. SHGC TO BE 0.28 OR HIGHER.

● ALL BATHROOM WINDOWS TO HAVE SAFETY GLAZING

(T) ALL HAZARDOUS LOCATIONS WINDOW TO HAVE SAFETY GLAZING

♦ PROVIDE DOUBLE HUNG WINDOW OPENING CONTROL MEET REQUIREMENT ASTM F1090-08 AND ASTM F1090-10 FOR WINDOW FALL PROTECTION

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

New Residence

819 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60005

CONSULTANTS:

MARK	DATE	DESCRIPTION
	5/06/25	ISSUED FOR REVIEW
	5/08/25	ISSUED FOR REVIEW
	5/12/25	ISSUED FOR REVIEW
	11/18/25	ISSUED FOR DES. COM.

PROJECT NO: 3971

DRAWN BY: Y.S.

CHK'D BY:

DATE:

SHEET TITLE:

STATE OF ILLINOIS
THOMAS D. ECKHARDT
01-8756
LICENSED ARCHITECT

SHEET NUMBER

A202

SHEET OF

819 S HIGHLAND MATERIAL BOARD AND SCHEDULE

Asphalt Roof Shingles: GAF Charcoal



Siding: James Hardie Pearl Gray



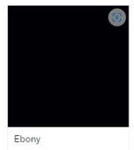
Shake: James Hardie Pearl Gray



Trim, Soffit Frieze: James Hardi (Smooth) Arctic White



Window: Marvin Windows



Aluminum Gutter: ACM White



Paint Brick Benjamin Moore 1551 La Paloma



Paint Trim Benjamin Moore 1464 Light Pewter

Paint Door & Garage door Benjamin Moore 21-32-10 Black



Existing & new additional chimney stone



SAME MATERIALS AS USED IN PROJECT BELOW:



VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/16/2025

Item: Fairfield Homes - 526 S. Arthur Ave. / Commercial - DC25-053
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for exterior modifications to an existing commercial building.

Recommendation
It is recommended that the Design Commission approve the proposed architectural design for exterior modifications to the existing building at 526 S. Arthur Avenue. This recommendation is based on the architectural plans received 6/25/25, site/landscape plan received 11/23/25, color rendering received 12/8/25, 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 bright white all wood front façade against the surrounding context of earth-tone masonry buildings. Consider an alternate option, such as a painted brick exterior to achieve a similar appearance while providing the long-term durability of masonry.

2. A recommendation to relocate the scuppers to each side of the storefront windows to eliminate the jogging downspout for a more coordinated appearance.

3. Within twelve feet of the driveway, instead of three-foot-tall Karl Forester grasses, it is recommended to provide an alternate hardy plant, such as daylilies, which will not require trimming.

4. Instead of Junipers which require full sun, a continuous row of Hicks Yew evergreen shrubs is recommended along the front (east) elevation.

5. All signage must meet code, Chapter 30, and separate sign permit applications along with detailed and dimensioned sign drawings are required for each sign.

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

ATTACHMENTS:

1. Staff Report_526 S Arthur Ave
2. Exhibits_526 S. Arthur Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION**:	
Project Name:	Fairfield Homes	**DC Number:**	25-053
Project Address:	526 S. Arthur Avenue	**Petitioner Name:**	Kevin Davis
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Fairfield Homes 530 S. Arthur Avenue Arlington Heights, IL 60005
Date Prepared:	December 9, 2025	**Meeting Date:**	December 16, 2025

Requested Action(s):
Approval of the proposed architectural design for exterior modifications to an existing commercial building.

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:
Fairfield Homes, a local home builder and remodeler business, is proposing interior and exterior modifications to an existing commercial building to create a new office and showroom. All of the brick, stone, and windows on the existing front elevation will be completely removed to allow installation of a totally new facade. The new façade will be clad with white vertical board & batten siding and trim made of engineered wood. The design includes new large storefront windows with black frames as well as black canvas fabric awnings above the windows.

The scope of the project also includes improvements to the existing site including repaving and restriping the existing parking lot, patching and infilling the parking lot perimeter concrete curbs, and installation of new landscaping.

Architectural Design:
Overall, the proposed improvements are welcome updates to the existing dated building. The new large storefront windows will work very well to highlight the new showroom interior. The awnings above the window will add nice depth to the façade, and the raised parapet will work well to screen the existing rooftop mechanical equipment.

The proposed exterior design with wood siding and trim has a nice appearance and a residential feel that fits with the character of the petitioner's home construction and remodeling business. However, per the Village's Commercial Design Guidelines:

- *Materials and their color shall be selected for continuous harmony and aesthetic quality with adjacent buildings*.
- *Materials shall be of durable quality, such as stone and brick. Weather resistant wood is for trim only*.

All of the buildings on Arthur Avenue are earth-toned masonry construction, so the Design Commission should evaluate the proposed bright white all wood front façade. An alternative option to

consider could be a painted brick exterior to achieve a similar appearance while providing the long-term durability of masonry.

Another detail to evaluate is the roof scupper and downspout locations, which look unresolved with the new façade design due to the jogging downspout across the front wall. It is recommended to relocate the scuppers to each side of the storefront windows for a more coordinated appearance.

Signage:
The rendering illustrates one wall sign on the front elevation located above the main entrance. The proposed wall sign looks nicely designed, and appears to be code compliant. The façade design works well to accommodate the wall sign and highlight the showroom entrance.

The plans also indicate a conceptual ground sign. A low monument style ground sign, in lieu of a tall pole-mounted sign is a very nice design direction for the ground sign. Since the sign is not taller than 6-feet, there is no setback requirement. The sign is not shown on the Site Plan, but it will presumably be placed in the landscape bed along the front property line. There is flexibility on the exact location, but it is required to be located at least 12-feet away from the driveway to avoid blocking visibility.

Separate sign permit applications along with detailed and dimensioned sign drawings are required for each sign.

Landscaping:
Per code, all off-street parking areas containing more than four parking spaces are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs, except for within 12-feet of the driveway where the landscaping cannot exceed 18-inches in height to prevent blocking visibility. There is an existing landscape bed along Arthur Avenue that currently only has grass. The petitioner is proposing a continuous staggered row of three-foot tall Karl Forester grasses, which Staff agrees with as a very good salt tolerant option along the harsh roadway.

However, within twelve feet of the driveway, instead of trying to maintain the Karl Forester grasses at 18-inches in height, it is recommended to provide an alternate hardy plant, such as daylilies, which will not require trimming.

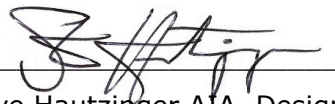
The petitioner is also proposing evergreen shrubs in the planting beds along the base of the storefront. Staff agrees with a row of evergreen shrubs in this location, but has concerns about the proposed Junipers which require full sun, where the east elevation will only allow partial sun. A continuous row of Hicks Yew shrubs are recommended instead.

Trash Screening:
The petitioner intends to use trash bins which will be stored inside the building, so exterior trash screening is not required.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the existing building at 526 S. Arthur Avenue. This recommendation is based on the architectural plans received 6/25/25, site/landscape plan received 11/23/25, color rendering received 12/8/25, 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 bright white all wood front façade against the surrounding context of earth-tone masonry buildings. Consider an alternate option, such as a painted brick exterior to achieve a similar appearance while providing the long-term durability of masonry.

2. A recommendation to relocate the scuppers to each side of the storefront windows to eliminate the jogging downspout for a more coordinated appearance.
3. Within twelve feet of the driveway, instead of three-foot tall Karl Forester grasses, it is recommended to provide an alternate hardy plant, such as daylilies, which will not require trimming.
4. Instead of Junipers which require full sun, a continuous row of Hicks Yew evergreen shrubs is recommended along the front (east) elevation.
5. All signage must meet code, Chapter 30, and separate sign permit applications along with detailed and dimensioned sign drawings are required for each sign.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.



December 9, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning, Derek Mach, Landscape Planner, Petitioner, DC File 25-053

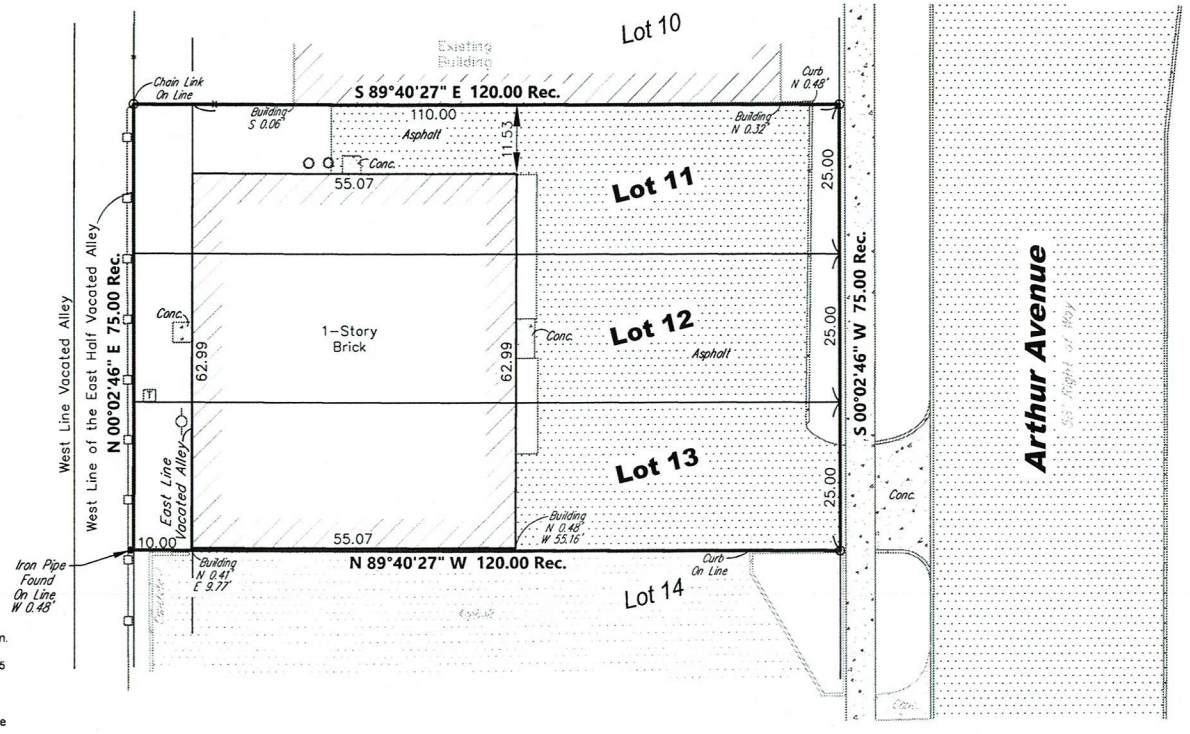
Private
445
505
525
Private
502-506
510
514
520
526
530
530-540
570-584
S Arthur Ave
495
501
533
543
553
575
Private
1430
1436
Private
Private
Private
Private
535
Scarsdale Apartments
1206
Private

PLAT OF SURVEY

LOTS 11, 12 AND 13 IN BLOCK 9 AND THE EAST ½ OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 11, 12 AND 13 IN BLOCK 9, IN ARLINGTON HEIGHTS PARK MANOR BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE NORTHEAST ¼ LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO NORTHWESTERN RAILROAD (ILLINOIS AND WISCONSIN RAILROAD) IN SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend

- O Monument to be Set
- ● Found Iron Pipe
- X Found Cross
- -O- Utility Pole
- T Telephone Ped.
- O Bollard

Surveyor Notes:

1. Field Work Completed on 08-14-2024
2. Prepared for Ruud & Leslie Attorneys, for real estate transaction.
3. Site Address: 526 S. Arthur Avenue, Arlington Heights, IL 60005
4. Pin No.: 03-32-236-023, 03-32-236-024 and 03-32-236-025
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
6. This plat was prepared with the aid of the current title commitment issued by Chicago Title No. 24NW715281RM, dated July 3, 2024.
7. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
8. Auto Cad Files will not be released under this contract.
9. The utilities as shown on this drawing were developed from visible observations only.
10. All building dimensions and ties are to the current siding material and not to the foundation.
11. No boundary corners were set at time of field work. Boundary corners will be set a later date.
12. Bearings are assumed.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the date of said survey.

Given under my hand and seal this 15th day of August, A.D. 2024 in Lake Zurich, Illinois.

Gloria Jean Koter, as agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-24

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

STATE OF ILLINOIS ★ GLORIA JEAN KOTER 035-003323 ★ REGISTERED LAND SURVEYOR

Drafted By : LR	Field Work : DH
Drawing Revisions	
REVISION	Date
Changed Legal Description and Lot Dimension	8-19-24

Field Work Completed:	08-14-2024
Scale: 1" = 20'	Date: 08-15-2024

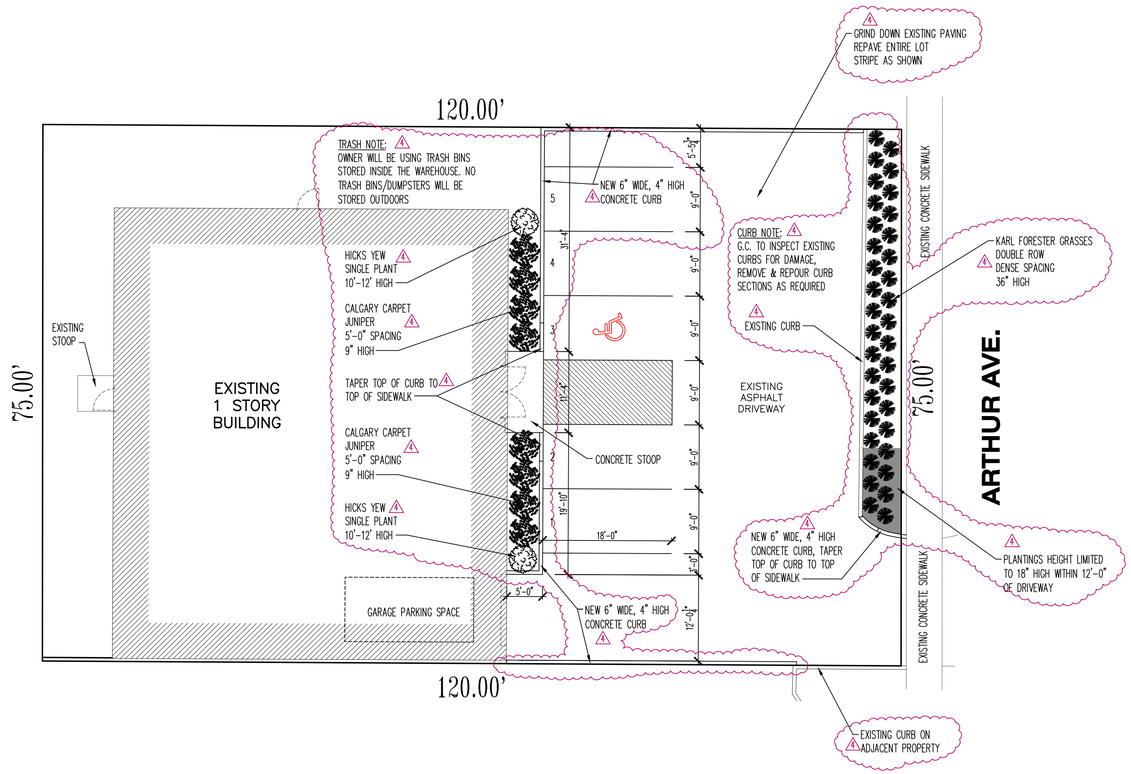
Site Address:
526 S. Arthur Ave.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS241082

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



N

30
A001 SITE PLAN

1" = 10'-0"

SITE NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DESIGN STAGE

PRELIMINARY DESIGN	
PRELIMINARY DESIGN	05-02-25 TJM
DESIGN DEVELOPMENT	11-14-24 TJM
RELEASE FOR BID	
FINAL REVIEW	01-14-25 TJM
RELEASE FOR PERMIT	06-17-25 TJM
REVISION	07-29-25 TJM

REVISIONS

1	07-29-25 TJM
2	08-27-25 TJM
3	10-02-25 TJM
4	11-10-25 TJM
5	

PROPOSED INTERIOR REMODEL FOR:
FAIRFIELD HOMES
526 ARTHUR AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PLAN

Architects & Planners, Inc.
Telephone: 815-788-9200
2600 Reliant Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

Job Number: 24205
Sheet Number: A001
File Name: 24205A000DS

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A L A Architects & Planners, Inc.

Surrounding Properties

Village of Arlington Heights 526 Arthur Ave Arlington Heights, IL 60005



Property to left 3
610 Arthur Ave



Property to left 2
576 Arthur Ave



Property to left 1
540 Arthur Ave



Subject Property
526 Arthur Ave



Property to right 1
520 Arthur Ave



Property to right 2
514 Arthur Ave



Property to right 3
506 Arthur Ave

Arthur Ave

Arthur Ave

Arthur Ave

Property Across to right 1
553 Arthur Ave



Property Across
543 Arthur Ave



Property Across to left 1
533 Arthur Ave




FAIRFIELD HOMES
DESIGN - REMODEL
HOOFING
SIDING & TRIM


FAIRFIELD HOMES
DESIGN - REMODEL
Your Home
by
FAIRFIELD

Exterior Building with lights, display, etc.

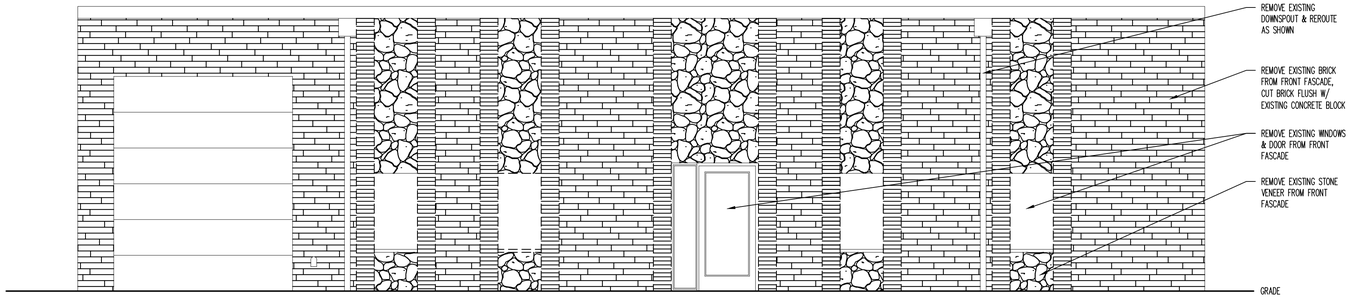


Street Sign - 5’ w x 6’ h



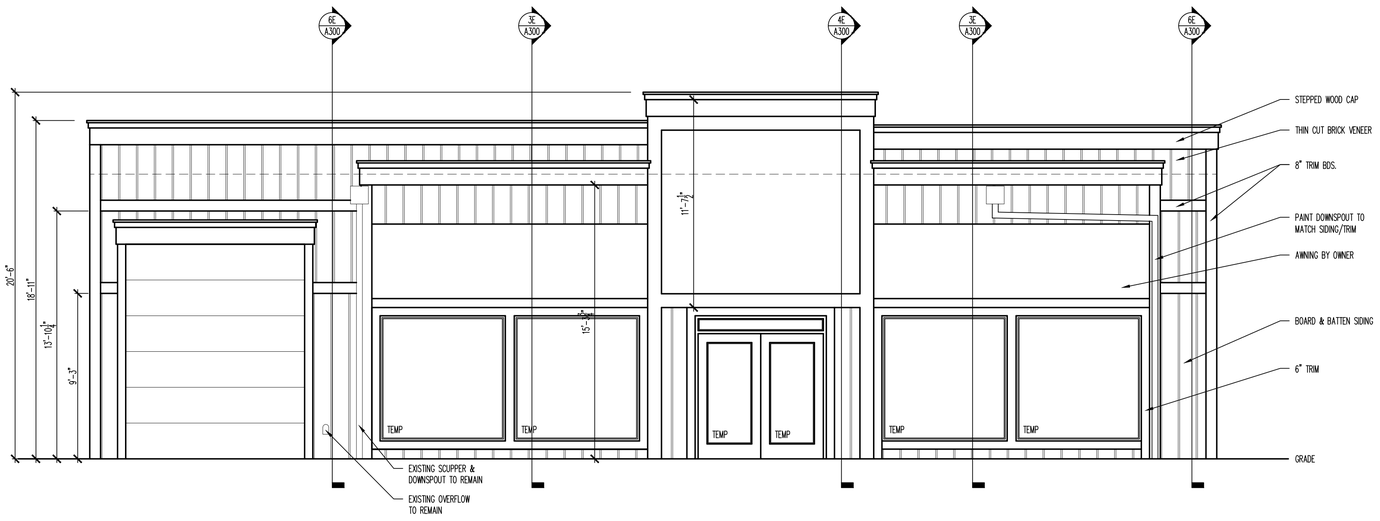
Potential Backlit Effects for Street Sign (and potentially building?)





2B / A200 DEMOLITION FRONT ELEVATION

1/4"=1'-0"



2E / A200 FRONT ELEVATION

1/4"=1'-0"

BRYDONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN					
PRELIMINARY DESIGN		03-07-25 TDM			
DESIGN DEVELOPMENT	11-14-24 TDM				
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT	01-14-25 TDM			04-14-25 TDM	
REVISION					

PROPOSED INTERIOR REMODEL FOR:
FAIRFIELD HOMES
526 ARTHUR AVE.
ARLINGTON HEIGHTS, IL 60005

DEMOLITION FRONT ELEVATION
FRONT ELEVATION

Architects & Planners, Inc.
Telephone: 815-788-9200
2600 Belvan Road at Rt. 176
Crystal Lake, IL 60014
98 W. Main St.
Lake Geneva, WI 53147
40 Crystal St.
Cary, IL 60013
1700 E. Racine Ave.
Waukesha, WI 53186

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 24205

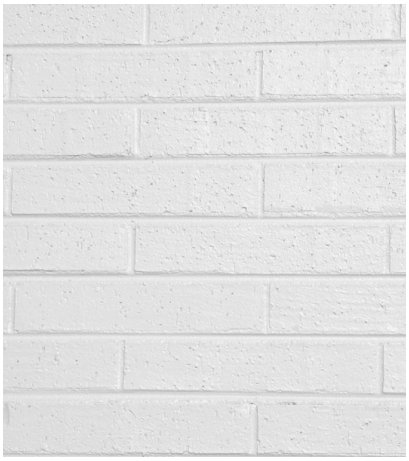
Sheet Number: A200

File Name: 24205A200-3D0

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A.L.A Architects & Planners, Inc.

Material Board

526 Arthur Ave, Arlington Heights, IL 60005



Brick Paint: "Pure White” Sherwin Williams



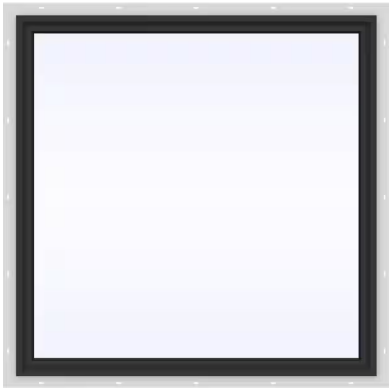
Gutters: “White" from Gutter Coil



Siding and Trim: “Snowscape White” LP Building Solutions



Fabric Awnings: Black



Windows: Black frame



Flush Garage Door: “Pure White" Sherwin Williams



NA Rubber Roof

Material List

1. **Petitioner Name:** Kevin Davis
2. **Date:** 12/9/2025
3. **Project:** Fairfield Homes - New Showroom
4. **Location:** 526 Arthur Ave, Arlington Heights, IL 60005

Commercial Building:

Brick Paint: “Pure White” from Sherwin Williams
Siding: “Snowscape White” from LP Building Solutions
Garage Door Paint: "Pure White" from Sherwin Williams
Fabric Awnings: Black
Gutters: "White" from Gutter Coil
Exterior Trim: "Pure White" from Sherwin Williams
Windows: Glass w/ black frame
Roofing: Rubber Roof
Door: Glass w/ black frame

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
12/16/2025

Item: Arbor House - 25 E. Algonquin Rd. / Sign Variation - DC25-088
Department: Planning & Community Development

Item Description:
REQUESTED ACTION

Ground Signs:

1. A variation from Chapter 30, Section 30-302.a Number, to allow five ground signs with separation distances of 293', 26', 275', and 306', where only two ground signs are allowed (one per street frontage) with a minimum required separation distance of 800 feet.

2. A variation from Chapter 30, Section 30-120.f Prohibited Signs, to allow two 5.78 sf off-premise tenant panels for Arlington Med (located at 155 E. Algonquin Road) on ground signs #1 & 3, where it is prohibited to advertise a business which is not located on the same property as the sign.

Wall Signs

3. A variation from Chapter 30, Section 30-402.b Number, to allow four wall signs at the top of a multi-story building, where only two wall signs are allowed (one per street frontage).

4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21 sf wall sign on the west wall of the building, where 0 sf is allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21 sf wall sign on the north wall of the building, where 0 sf is allowed.

RECOMMENDATION
It is recommended that the Design Commission evaluate the following sign variation for Arbor House located at 25 E. Algonquin Road:

Ground Signs:
1. A variation from Chapter 30, Section 30-302.a Number, to allow five ground signs with separation distances of 293', 26', 275', and 306', where

only two ground signs are allowed (one per street frontage) with a minimum required separation distance of 800 feet.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Arbor House located at 25 E. Algonquin Road:

Ground Signs:

2. A variation from Chapter 30, Section 30-120.f Prohibited Signs, to allow two 5.78 sf off-premise tenant panels for Arlington Med (located at 155 E. Algonquin Road) on ground signs #1 & 3, where it is prohibited to advertise a business which is not located on the same property as the sign.

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for Arbor House located at 25 E. Algonquin Road:

Wall Signs:

3. A variation from Chapter 30, Section 30-402.b Number, to allow four wall signs at the top of a multi-story building, where only two wall signs are allowed (one per street frontage).

4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21 sf wall sign on the west wall of the building, where 0 sf is allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21 sf wall sign on the north wall of the building, where 0 sf is allowed.

These recommendations are based on the plans received 10/24/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Prior to sign permit approval, Ground Sign 3 requires written approval from the Lincoln Atrium Condo Association to be located within the easement at the southwest corner of Algonquin Road and Tonne Drive.

2. Village Staff reserves the right to require relocation of Ground Sign 3 to create a greater setback from the street curb for visibility if/when the Tonne Drive widening is implemented.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review,

permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

1. Staff Report_25 E Algonquin Rd
2. Exhibits_Arbor House - 25 E Algonquin Rd
3. Photos_Arbor House - 25 E Algonquin Rd

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	Arbor House, Sign Variation	**DC Number:**	25-088
Project Address:	25 E. Algonquin Road	**Petitioner Name:**	Adrien Binet
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Thomas Roszak Architecture 145 S. Wells, Suite 700 Chicago, IL 60606
Date Prepared:	December 3, 2025	**Meeting Date:**	December 16, 2025

Requested Action(s):

Ground Signs:

1. A variation from Chapter 30, Section 30-302.a Number, to allow five ground signs with separation distances of 293', 26', 275', and 306', where only two ground signs are allowed (one per street frontage) with a minimum required separation distance of 800 feet.
2. A variation from Chapter 30, Section 30-120.f Prohibited Signs, to allow two 5.78 sf off-premise tenant panels for Arlington Med (located at 155 E. Algonquin Road) on ground signs #1 & 3, where it is prohibited to advertise a business which is not located on the same property as the sign.

Wall Signs:

3. A variation from Chapter 30, Section 30-402.b Number, to allow four wall signs at the top of a multi-story building, where only two wall signs are allowed (one per street frontage).
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5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 21 sf wall sign on the north wall of the building, where 0 sf is allowed.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

"Arbor House" (formerly known as the Arlington Gateway Development) is a new mixed-use development currently under construction at the southeast corner of Arlington Heights Road and Algonquin Road. The petitioner is requesting sign variations for five ground signs and four wall signs at the development.

Per code, two ground signs maximum are allowed (one per street frontage) with a requirement for a minimum 800-feet of separation between the signs (measured along the property lines). Therefore, a variation is required to allow the proposed five ground signs with separation distances of 293', 26', 275', and 306'. Three of the proposed ground signs will be multi-tenant signs displaying the "Arbor House" name along with tenant panels for future commercial tenants. The three multi-tenant signs will be located at the three main access drives into the site: the southwest corner driveway from Arlington Heights Road, the central entrance driveway from Algonquin Road, and at the Tonne Drive street intersection. Two of the signs (Sign 1 at the southwest corner, and Sign 2 at Tonne Drive) are

also proposed to include tenant panels for the proposed "Arlington Med" medical office building redevelopment which is located at 155 E. Algonquin Road. Since Arlington Med is not located on the subject property, an additional variation is required because code prohibits advertisement of a business that is not located on the same property as the sign. The two remaining ground signs (Signs 4 & 5) will only display the "Arbor House" name and they are proposed to be located at the northwest corner of the development, flanking the circular plaza facing Arlington Heights Road and Algonquin Road. All five of the signs are less than the maximum allowed ground sign size and height per code. See Table 1 below for a complete summary.

In addition to the ground signs, the petitioner is proposing four "AH" wall signs to be located at the top of the building at the northwest and southwest corners. Per code, two wall signs maximum are allowed at the top of the building (one per street frontage). Code also limits the size of the signs to 25% of the signable wall area. Two of the proposed wall signs are less than 25% of the signable wall area, but the other two signs are greater than 25%. Two of the wall signs comply with code, but the other two wall signs require variations for the number of signs as well as the size of the signs. See Table 2 below for a complete summary.

Zoning Map:

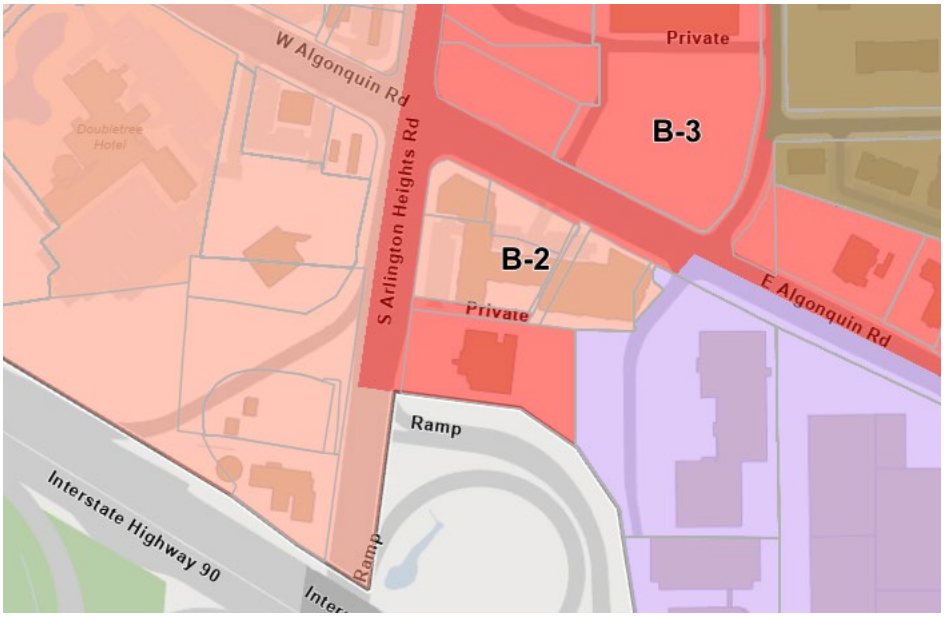


Table 1: Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Mixed-Use apartment building under construction
North	B-3, General Service, Wholesale and Motor Vehicle District	Mitsuwa Grocery
South	B-3, General Service, Wholesale and Motor Vehicle District	Guitar Shop Retail
East	M-2, Limited Heavy Manufacturing District	Office/Warehouse
West	B-2, General Business District	Offices and Automobile Gas Station

Table 1: Proposed Ground Signs Summary:

GROUND SIGN #	SIGN DESCRIPTION SIGN LOCATION/ STREET FRONTAGE	SIZE 80 SF MAX ALLOWED 66 SF MAX FACING A.H. RD.	HEIGHT 16'-6" MAX ALLOWED	SEPARATION DISTANCE 800' MINIMUM REQUIRED	REMARKS
1	"ARBOR HOUSE" with seven tenant panels including "Arlington Med". Southwest corner of site, facing Arlington Heights Rd.	43 sf	8'-11"	293' from Sign 4	Complies with code for Size and Height Variation Required for Number of Signs / Separation Distance Variation Required for Off-Premise "Arlington Med" Sign
2	"ARBOR HOUSE" with six tenant panels. Central entrance driveway facing Algonquin Road	35 sf	7'-8"	306' from Sign 3 275' from Sign 5	Complies with code for Size and Height Variation Required for Number of Signs / Separation Distance
3	"ARBOR HOUSE" with seven tenant panels including "Arlington Med". Northeast corner of site, facing Algonquin Rd at Tonne Drive	43 sf	8'-11"	306' from Sign 2	Complies with code for Size and Height Variation Required for Number of Signs / Separation Distance Variation Required for Off-Premise "Arlington Med" Sign
4	"ARBOR HOUSE" Northwest corner of site, facing Arlington Heights Rd.	34 sf	6'-0"	293' from Sign 1 26' from Sign 5	Complies with code for Size and Height Variation Required for Number of Signs / Separation Distance
5	"ARBOR HOUSE" Northwest corner of site, facing Algonquin Rd.	34 sf	6'-0"	275' from Sign 2 26' from Sign 4	Complies with code for Size and Height Variation Required for Number of Signs / Separation Distance

Table 2: Proposed Wall Signs Summary:

WALL SIGN #	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
1	South Elevation / no street frontage	377 sf	94 sf	21 sf	Variation Required for Number of Signs
2	West Elevation / Arlington Heights Rd	52 sf	13 sf	21 sf	Variations Required for Number of Signs and Size
3	West Elevation / Arlington Heights Rd	400 sf	100 sf	21 sf	Complies with code
4	North Elevation / Algonquin Rd	59 sf	15 sf	21 sf	Variation Required for Size
TOTAL				84 sf	

Sign Variation Criteria:
The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the sign variation criteria, which in summary states that the additional ground signs are needed for wayfinding and safety due to the scale of the site with multiple access drives and traffic approaching from several directions. The off-premise medical office tenant panels are needed for wayfinding due to the office building having no street frontage. The petitioner did not address all of the criteria for the proposed wall signs, but states that the wall signs are modest in scale relative to the very large facades.

Staff Comments:
Staff does not object to the three multi-tenant ground signs which make sense to be located at each of the main entry drives for wayfinding. However, Staff does not believe that the two "ARBOR HOUSE" signs at the northwest corner are necessary and believes that five multi-tenant ground signs for this development is excessive. While Staff acknowledges that all of the ground signs are tastefully designed, and are less than the maximum allowed size and height, due to the location and visual prominence of the development, Staff does not feel that the additional ground signs are warranted.

In regards to the three multi-tenant ground signs, there are some unique issues regarding Ground Sign 3 which require unique conditions for approval. The proposed sign location at the southwest corner of Algonquin Road and Tonne Drive is within an easement that is outside of the property boundary. The location of the sign within the easement requires approval from the existing adjacent Lincoln Atrium Condo Association office complex. Therefore, if the requested sign variation is

approved, a sign permit still cannot be issued without the Condo Association approval. Additionally, the existing Tonne Drive is proposed for possible widening to accommodate a new left turn lane. As shown on the plans, if/when the road is widened, the proposed sign will become abnormally close to the street curb. Therefore, Staff is recommending a condition to require the possible relocation of the ground sign to create a greater setback from the street curb for visibility if/when the Tonne Drive widening is implemented.

In regards to the proposed off-premise "Arlington Med" tenant panels, Staff has no objection to the unique circumstance of the building having no street frontage and the need for additional wayfinding.

In regards to the proposed wall signs, Staff feels that the "AH" wall sign message is vague. Staff encouraged the petitioner to consider changing the signs to read "ARBOR HOUSE", which would be a clear message for the name of the building. However, the petitioner did not want to explore that option due to difficulties with integrating the sign with the building design. Staff still feels that "ARBOR HOUSE" wall signs would be more effective, but Staff is not opposed to the proposed "AH" signs. However, Staff does not agree with the need for four wall signs. Despite the wall signs being relatively small compared to the size of the building, there is no hardship to justify the need for four wall signs. Staff recommends two code-compliant wall signs, keeping the sign on the south wall and the sign on the north end of the west wall, and omitting the other two wall signs.

RECOMMENDATION

It is recommended that the Design Commission **evaluate** the following sign variation for *Arbor House* located at 25 E. Algonquin Road:

Ground Signs:

1. A variation from Chapter 30, Section 30-302.a Number, to allow five ground signs with separation distances of 293', 26', 275', and 306', where only two ground signs are allowed (one per street frontage) with a minimum required separation distance of 800 feet.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arbor House* located at 25 E. Algonquin Road:

Ground Signs:

2. A variation from Chapter 30, Section 30-120.f Prohibited Signs, to allow two 5.78 sf off-premise tenant panels for Arlington Med (located at 155 E. Algonquin Road) on ground signs #1 & 3, where it is prohibited to advertise a business which is not located on the same property as the sign.

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for *Arbor House* located at 25 E. Algonquin Road:

Wall Signs:

3. A variation from Chapter 30, Section 30-402.b Number, to allow four wall signs at the top of a multi-story building, where only two wall signs are allowed (one per street frontage).
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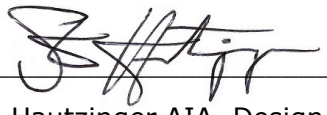
These recommendations are based on the plans received 10/24/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Prior to sign permit approval, Ground Sign 3 requires written approval from the Lincoln Atrium

Condo Association to be located within the easement at the southwest corner of Algonquin Road and Tonne Drive.

2. Village Staff reserves the right to require relocation of Ground Sign 3 to create a greater setback from the street curb for visibility if/when the Tonne Drive widening is implemented.

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



December 3, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 25-088

Variance Request

Date: **11 November 2025**

Re: **Arlington Gateway Development – Site Signage**

Case #: **ESD2024-00001 (for Site Development Permit)**
BLDC2023-04703 (for Main Building permit)

To: **Steve Hautzinger, VAH**

From: **Thomas Roszak**



Thank you for your careful review of our site signage drawings. We hereby request that a variance be provided on this project.
Below are the relevant Zoning Code sections with explanations why we are able to meet each section and which ones we are requesting a variance on.

Zoning Code Sections:

Chapter 30, Ground Signs, Section 30-301;b

No ground sign shall be nearer a public right-of-way than the following: Commercial and Downtown: ***3 feet***
TRA: Included for reference, all ground signs meet this requirement. See diagrams noting southwest sign 2' away from sidewalk within property.

Chapter 30, Ground Signs, Section 30-301;c

If a ground sign is to be placed ***within 12 feet of the intersection*** *of the right-of-way lines on a corner lot, it must allow for proper visibility into the intersection. Therefore, a sign must* ***have open space from three feet from grade to ten feet*** *from grade.*
TRA: Included for reference, all ground signs meet this requirement. See diagrams.

Chapter 30, Ground Signs, Section 30-301;d

No ground sign shall be ***closer than six feet from any building*** *or other structure.*
TRA: Included for reference, all ground signs meet this requirement. See diagrams.

Chapter 30, Number, Section 30-302;a

Thomas Roszak Architecture, LLC
145 S. Wells Street, Suite 700, Chicago, IL 60606 + Tel: 312-423-7989
http://www.roszak.com + thomas@roszak.com

*No more than **one ground sign shall be installed per frontage** of a building. If a building has more than one frontage, an additional ground sign may be permitted, provided that there is a minimum of **800 feet of separation** between the ground signs as measured along the right-of-way line.*
TRA: Variance requested: There are (2) monument signs on Arlington Heights Road at the southwest and northwest corner of the property. There are (3) monument signs on Algonquin Road at the northwest corner, central parking entry drive, and northeast corner at Tonne Drive. See site plan for distances between the signage and orientations for reference.

Chapter 30, Number, Section 30-301;b

*A directional ground sign, indicating the location of the parking area as well as the sponsor, shall be limited to one sign per parking entry drive. This sign shall be no taller than three feet and no larger than six square feet, **placed in a landscaped area**, and in no way obstruct the vision of drivers.*
TRA: Included for reference, all directional signs meet location and size requirements. All directional signs are placed in turf landscaped areas. See diagrams.

Chapter 30, Wall Signs, Section 30-401;c

*No sign shall extend more than **12 inches beyond the wall** or structure to which it is attached.*
TRA: Included for reference, all wall signs are 11 ½" away from the face of building.

Chapter 30, Wall Signs, Section 30-403;a

*A wall sign to be installed on a wall with openings shall be no larger than 25% of the total signable area, or a **maximum of 150 square feet,** whichever is less.*
TRA: Included for reference, all wall signs are than 21 square feet each and located on very large building façades.

Chapter 30, Signs to be located on premises (no specific section)

Signs that identify or advertise a business or use not located on the same frontage as the sign location are generally treated as off-premises and are not permitted unless expressly allowed by Code.
TRA: Variance requested (remote identification on proposed multi-tenant monuments): The Medical Office has no street frontage. Its name will appear as tenant panels on the two proposed multi-tenant monuments at New Access Rd/Arlington Heights Rd and Tonne Rd/Algonquin Rd to provide clear advance wayfinding. The monuments remain within approved height, area, setback, and clear-vision limits in landscaped areas. These panels function as remote on-site identification within the unified development and replace the prior off-premises sign at Tonne Rd/Algonquin Rd.

Justification – Section 30-902 Standards

a. **Particular difficulty not self-created**
The need for additional ground signs stems from conditions inherent to the property and its context – not from any action by the petitioner. The site fronts two arterials (Arlington Heights Road and Algonquin Road), includes multiple access drives (including Tonne Drive and new southern access road), and functions as a gateway corner with traffic approaching from several directions. These non-self-created conditions generate legitimate, above-typical wayfinding needs that a strict "one per frontage" rule does not address. Because the Medical Office is internal with no street frontage, its name will appear as a tenant panel on the two primary multi-tenant monuments, addressing a site condition rather than creating a separate new sign.

b. **No traffic hazard or public detriment**
All proposed ground and directional signs meet required setbacks, clear-vision/visibility-triangle provisions, heights, and area limits; no increase in permitted size, height, or illumination is requested. A modest, well-spaced sequence of monument signs at each entrance provides earlier, clearer guidance, reducing last-second lane changes, U-turns, and driveway conflicts. The result is improved circulation and safety without visual clutter or adverse effects on adjoining properties.

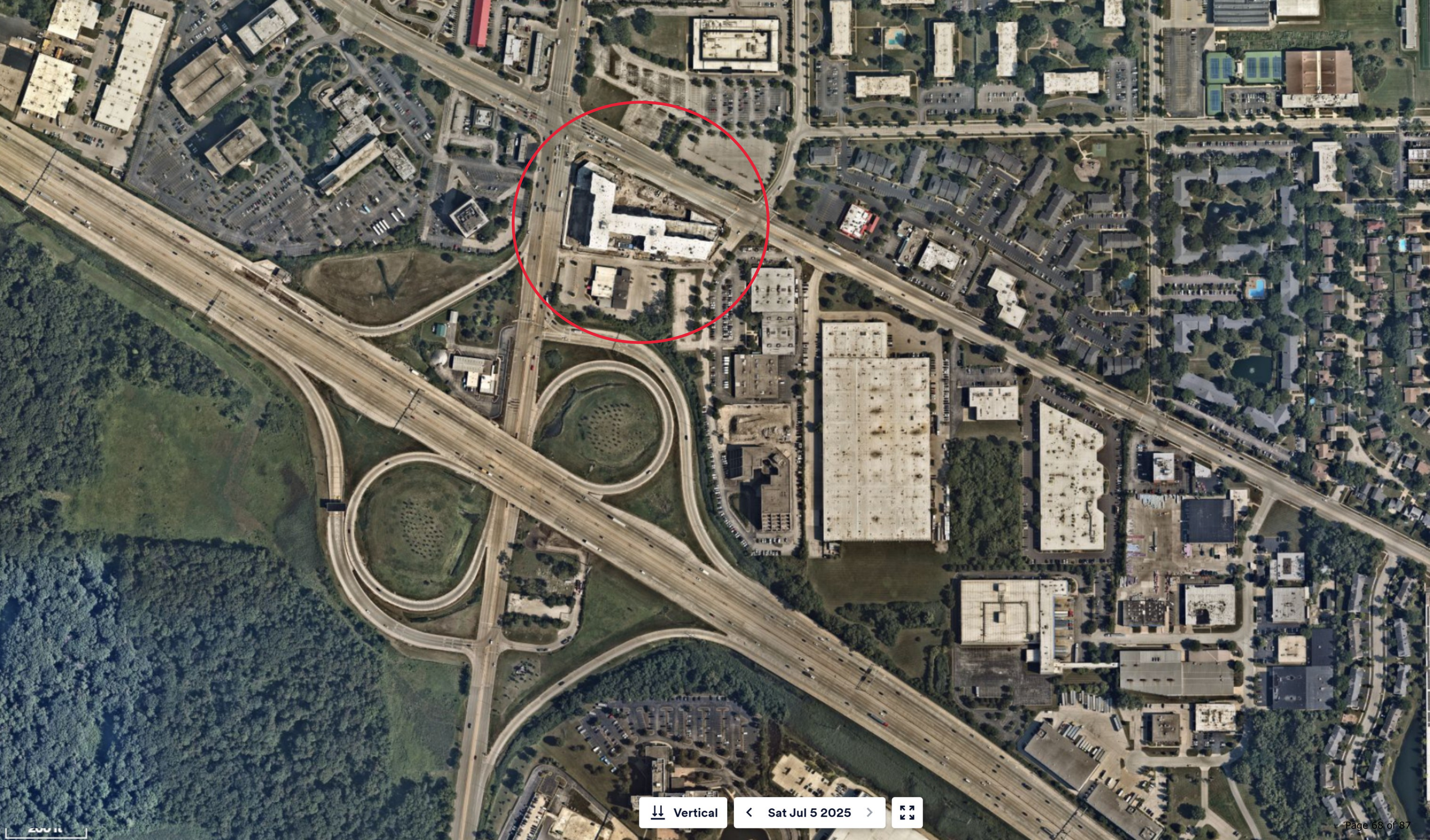
c. **Relief from hardship due to location/topography, circumstances; not a competitive advantage**
Given the site's scale, dual arterial frontages, and dispersed access points, strict application of the "one ground sign per frontage" standard creates a peculiar hardship by limiting clear, advance identification of the correct entrances for different approach paths. The variance narrowly addresses that circulation hardship only; it does not expand sign area, height, projection, or illumination, nor does it confer a marketing advantage over other businesses. The purpose is wayfinding clarity and safe operations.

d. **No alteration of essential character of the locality**
The signage family is coordinated, low-profile, and placed within landscaped areas to reinforce a cohesive streetscape. Directional signs comply with size and placement limits, and wall signs are modest in scale relative to the very large facades and maintain compliant projections. The overall program consolidates and organizes site identification, supporting an orderly appearance consistent with Village character.

e. **Reasonable business function under the Chapter**
Without the requested number of ground signs, patrons approaching from multiple arterials and entries would lack clear, timely guidance to the proper drive aisles and parking areas, undermining safe operation and the viability of first-floor retail. The added monument signs allow the mixed-use development to function reasonably and safely while fully meeting all other applicable standards.

cc: **Ron Weber, VAH**
Michael Lysicatos, VAH
Brian Carley, Bradford Allen

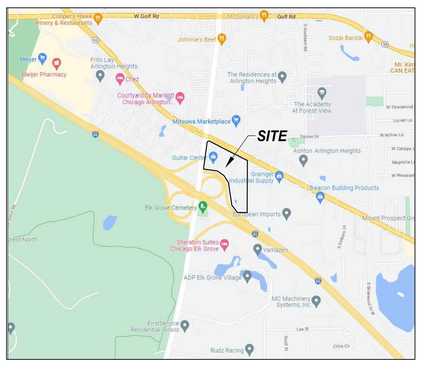
Thomas Roszak Architecture, LLC
145 S. Wells Street, Suite 700, Chicago, IL 60606 + Tel: 312-423-7989
http://www.roszak.com + thomas@roszak.com


Vertical
Sat Jul 5 2025

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
ARLINGTON HEIGHTS RESIDENTIAL
ARLINGTON HEIGHTS, ILLINOIS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
1, 15 & 111 EAST ALGONQUIN ROAD, 2355 ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0211J) EFFECTIVE DATE 8/19/2008.

AREA

PARCELS 1, 3, 5, 8, 9A AND 9B TOTAL:

167,269 SQ. FT.
3.8400 ACRES

STATE PLANE MERIDIAN

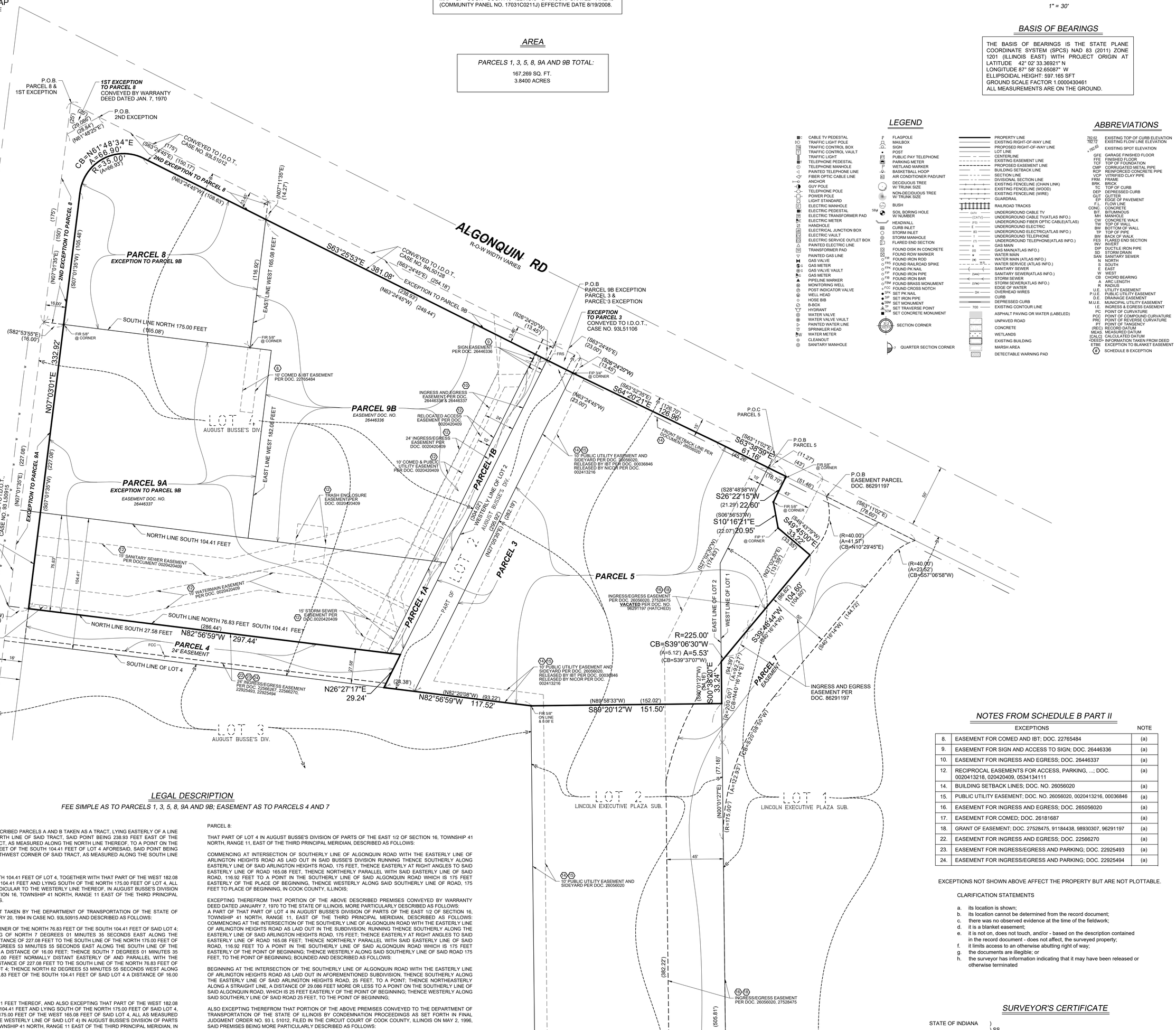
GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 02' 33.36921" N
LONGITUDE 87° 58' 52.65087" W
ELLIPSOIDAL HEIGHT: 597.165 SFT
GROUND SCALE FACTOR 1.0000430461
ALL MEASUREMENTS ARE ON THE GROUND.



LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- CLEANOUT
- SANITARY MANHOLE
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET TRAVERSE POINT
- SET CONCRETE MONUMENT
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- WATER SERVICE (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD

ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING FLOW LINE ELEVATION
+782.00	EXISTING SPOT ELEVATION
GFE	GARAGE FINISHED FLOOR
FFE	FINISHED FLOOR
TCF	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT
(#)	SCHEDULE B EXCEPTION

LEGAL DESCRIPTION

FEE SIMPLE AS TO PARCELS 1, 3, 5, 8, 9A AND 9B; EASEMENT AS TO PARCELS 4 AND 7

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:
THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY
LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2: INTENTIONALLY DELETED

PARCEL 3:
THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1A, 1B, 9A AND 9B (TAKEN AS A TRACT) AS CREATED BY DEED RECORDED DECEMBER 7, 1973 AS DOCUMENT NO. 22566267 FOR INGRESS AND EGRESS.

PARCEL 5:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 129.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6: INTENTIONALLY DELETED.

PARCEL 7:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 5 CREATED PURSUANT TO GRANT RECORDED APRIL 28, 1985 AS DOCUMENT 27528475 AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438 AND SECOND AMENDMENT RECORDED APRIL 6, 1996 AS DOCUMENT 962911197 AND THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307 IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 9A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANC

LOCATION OF PROPOSED GROUND SIGNS

LOCATION OF PROPOSED WALL SIGNS

PACKAGE ISSUANCE NOTES:

ISSUED FOR SIGNAGE PERMIT AND VARIANCE ONLY.

REFER TO BLDC2023-04703 FOR FULL BUILDING PERMIT.

REFER TO ESD2024-00001 FOR SITE DEVELOPMENT PERMIT.

GENERAL NOTES

1. Prior to the start of any work, the contractor shall verify the location and depth of all utilities with local utility companies (JULIE).
2. Any damage to existing utilities, roadways, curbs, sidewalks and adjacent properties shall be repaired and or replace at the contractors expense.
3. In addition to erecting a construction fence around the site, when applicable, construction barriers shall be erected and maintained to protect the public and the proposed work and to provide security.
4. All work and operations shall comply with all applicable Federal, State and Local codes and ordinances, including the Village of Arlington Heights; and The Contractor and all his or her subcontractors shall be licensed to work in the Village of Arlington Heights.
5. All trades shall coordinate with each other.
6. The Contractor shall visit the site prior to submitting their proposals to completely familiarize themselves with the existing conditions and the new to existing relationship. The Contractor shall notify the Landscape Architect immediately in writing, of any discrepancies which will affect work under this contact.
7. Equipment and materials not intended for immediate use shall not be stored on the site during construction.
8. When applicable, contractors shall install pre-manufactured items as per manufacture's specification. Contractors shall supply the Landscape Architect, a complete copy of each manufacturer's specification.
9. Prior to the start of construction, the contractor shall layout all major points for verification and approval by the Landscape Architect.
10. All exterior lights shall be on photocell function.
11. Provide below-grade irrigation system throughout planted areas and dog run of site plan. Irrigation at turf grass is to be with pop-up heads. Irrigation at planted perrenials, polinator plants, and other annuals is to be with raised heads. Landscaper is responsible for providing layout for review by Landscape Architect.

The Landscape Architect & their Consultants do not warrant or guarantee the accuracy & completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they may have the opportunity to take any steps necessary to resolve them. Failure to promptly notify the Landscape Architect of such conditions shall absolve the Landscape Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of the Landscape Architect, or in contradiction to the Landscapes Architect's work product or recommendations, shall become the responsibility not of the Landscape Architect, but of the parties responsible for the taking of such action.

LANDSCAPE STATEMENT

Sworn statement by owner:
Commits to the maintenance of required landscaping in the following form:
"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code"

Commits to the protecting and replacement of required landscaping in the following:
"Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Sworn statement by registered Landscape Architect
Commits to the preparation of the landscape plan in the following form:
"The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscaping planting plan and construction details shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has been designed in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code."

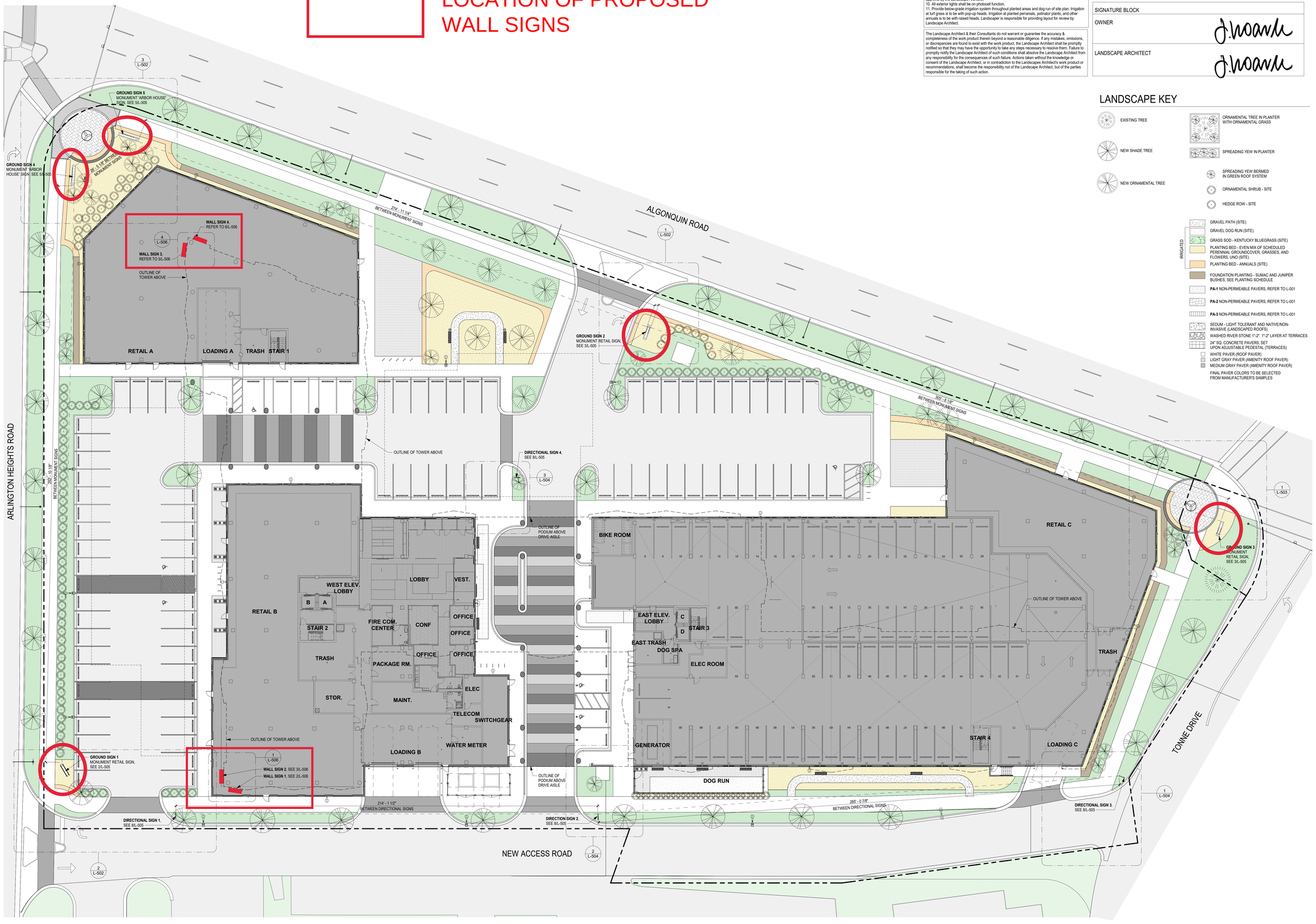
SIGNATURE BLOCK	
OWNER	
LANDSCAPE ARCHITECT	

LANDSCAPE KEY

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE

IRRIGATED

- GRAVEL PATH (SITE)
- GRAVEL DOG RUN (SITE)
- GRASS SOD - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL, GROUNDCOVER, GRASSES, AND FLOWERS, UNO (SITE)
- PLANTING BED - ANNUALS (SITE)
- FOUNDATION PLANTING - SUMAC AND JUNIPER BUSHES, SEE PLANTING SCHEDULE
- **PA-1** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-2** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-3** NON-PERMEABLE PAVERS, REFER TO L-001
- SEDUM - LIGHT TOLERANT AND NATIVE/NON-INVASIVE (LANDSCAPED ROOFS)
- WASHED RIVER STONE 1"-2", 1"-2" LAYER AT TERRACES
- 24" SQ. CONCRETE PAVERS, SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (AMENITY ROOF PAVER)
- MEDIUM GRAY PAVER (AMENITY ROOF PAVER)
- FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES



1 SITE SIGNAGE PLAN - PHASE 1
1/16" = 1'-0"

0' 8' 16' 32'

TRUE NORTH PROJECT NORTH

CITY STAMP

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SIGNATURE/SEAL

LICENSED ARCHITECT THOMAS A. ROSZAK 001-019175 STATE OF ILLINOIS

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1
142	10/02/2025	CSK-072

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-696-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-985-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR
Air-Rite Heating and Cooling
1150 Frontenac Rd
Naperville, IL 60563
Tel: 630-966-8100

PLUMBING DESIGN/BUILD CONTRACTOR
DW Mechanical, Inc.
2400 Hassell Rd
Hoffman Estates, IL 60169
Tel: 312-859-3500

ELECTRICAL DESIGN/BUILD CONTRACTOR
American Electric Construction Co.
620 Pratt Avenue
Schaumburg, IL 60193
Tel: 847-301-1819

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

SHEET TITLE
PHASE 1 SIGNAGE SITE PLAN

SCALE	SHEET NUMBER
As indicated	L-501
DATE	
10/24/2025	



VIEW OF NORTHWEST CORNER



VIEW OF SOUTHWEST CORNER

GROUND SIGN DETAILS

PACKAGE ISSUANCE NOTES:

ISSUED FOR SIGNAGE PERMIT AND VARIANCE ONLY.

REFER TO BLDC2023-04703 FOR FULL BUILDING PERMIT.

REFER TO ESD2024-00001 FOR SITE DEVELOPMENT PERMIT.

LANDSCAPE KEY

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE

IRRIGATED

- GRAVEL PATH (SITE)
- GRAVEL DOG RUN (SITE)
- GRASS SOD - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL GROUNDCOVER, GRASSES, AND FLOWERS, UNO (SITE)
- PLANTING BED - ANNUALS (SITE)
- FOUNDATION PLANTING - SUMAC AND JUNIPER BUSHES, SEE PLANTING SCHEDULE
- **PA-1** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-2** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-3** NON-PERMEABLE PAVERS, REFER TO L-001
- SEDUM - LIGHT TOLERANT AND NATIVE/NON-INVASIVE (LANDSCAPED ROOFS)
- WASHED RIVER STONE 1"-2". 1"-2" LAYER AT TERRACES
- 24" SQ. CONCRETE PAVERS, SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (AMENITY ROOF PAVER)
- MEDIUM GRAY PAVER (AMENITY ROOF PAVER)
- FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES

GENERAL NOTES

1. Prior to the start of any work, the contractor shall verify the location and depth of all utilities with local utility companies (JULIE).
2. Any damage to existing utilities, roadways, curbs, sidewalks and adjacent properties shall be repaired and or replace at the contractors expense.
3. In addition to erecting a construction fence around the site, when applicable, construction barriers shall be erected and maintained to protect the public and the proposed work and to provide security.
4. All work and operations shall comply with all applicable Federal, State and Local codes and ordinances, including the Village of Arlington Heights; and The Contractor and all his or her subcontractors shall be licensed to work in the Village of Arlington Heights.
5. All trades shall coordinate with each other.
6. The Contractor shall visit the site prior to submitting their proposals to completely familiarize themselves with the existing conditions and the new to existing relationship. The Contractor shall notify the Landscape Architect immediately in writing, of any discrepancies which will affect work under this contact.
7. Equipment and materials not intended for immediate use shall not be stored on the site during construction.
8. When applicable, contractors shall install pre-manufactured items as per manufacture's specification. Contractors shall supply the Landscape Architect, a complete copy of each manufacturer's specification.
9. Prior to the start of construction, the contractor shall layout all major points for verification and approval by the Landscape Architect.
10. All exterior lights shall be on photocell function.
11. Provide below-grade irrigation system throughout planted areas and dog run of site plan. Irrigation at turf grass is to be with pop-up heads. Irrigation at planted perrenials, polinator plants, and other annuals is to be with raised heads. Landscaper is responsible for providing layout for review by Landscape Architect.

The Landscape Architect & their Consultants do not warrant or guarantee the accuracy & completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they may have the opportunity to take any steps necessary to resolve them. Failure to promptly notify the Landscape Architect of such conditions shall absolve the Landscape Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of the Landscape Architect, or in contradiction to the Landscapes Architect's work product or recommendations, shall become the responsibility not of the Landscape Architect, but of the parties responsible for the taking of such action.

LANDSCAPE STATEMENT

Sworn statement by owner:
Commits to the maintenance of required landscaping in the following form:
"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code"

Commits to the protecting and replacement of required landscaping in the following:
"Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Sworn statement by registered Landscape Architect
Commits to the preparation of the landscape plan in the following form:
"The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscaping planting plan and construction details shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has been designed in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code."

SIGNATURE BLOCK

OWNER

LANDSCAPE ARCHITECT



NORTHWEST CORNER GROUND SIGN 4 CLOSE UP - RENDERING FOR REFERENCE ONLY



SOUTHWEST CORNER GROUND SIGN 1 - RENDERING FOR REFERENCE ONLY



NORTHEAST CORNER GROUND SIGN 3 - RENDERING FOR REFERENCE ONLY



DIRECTIONAL SIGN 2 - RENDERING FOR REFERENCE ONLY



NORTHWEST CORNER GROUND SIGN 4 & 5 - RENDERING FOR REFERENCE ONLY

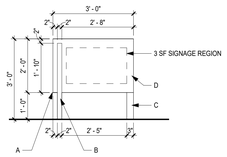


NORTHEAST CORNER GROUND SIGN 3 - RENDERING FOR REFERENCE ONLY

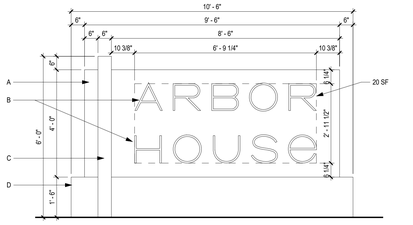
10 DIRECTIONAL SIGN RENDERING
1/4" = 1'-0"

7 PHASE 1 MONUMENT 'ARBOR HOUSE' SIGN RENDERINGS
1/4" = 1'-0"

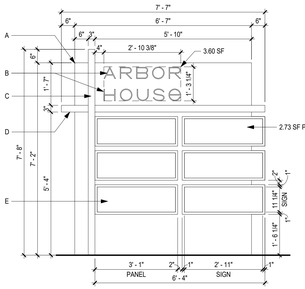
4 PHASE 1 MONUMENT RETAIL SIGN RENDERINGS
1/4" = 1'-0"



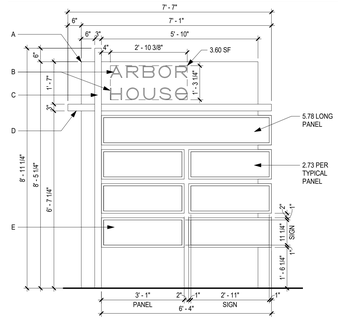
9 DIRECTIONAL SIGN 1-4 - ELEVATION
1/2" = 1'-0"



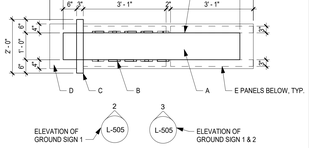
6 PHASE I GROUND SIGN 4 & 5 - ELEVATION
1/2" = 1'-0"



3 PHASE I GROUND SIGN 2 & 3 - ELEVATION
1/2" = 1'-0"



2 PHASE I GROUND SIGN 1 - ELEVATION
1/2" = 1'-0"



1 PHASE I GROUND SIGN 1, 2 & 3 - PLAN DETAIL
1/2" = 1'-0"

DIRECTIONAL GROUND SIGNS 1, 2, 3 & 4:
- REFER TO SITE SIGNAGE PLANS FOR SIGN LOCATIONS AND ORIENTATION.
- DOUBLE-SIDED SIGNS
- VECTOR FILES TO BE PROVIDED FOR VINYL TEXT

QUANTITY: 4

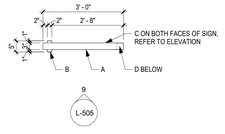
TOTAL SQUARE FOOTAGE: 6 SF (3 SF PER SIDE)

[A] PANEL: ALUMINUM, PAINTED MEDIUM GRAY

[B] ACCENT POST: ALUMINUM, PAINTED BENJAMIN MOORE ROSEMARY GREEN

[C] POST: ALUMINUM, PAINTED BLACK

[D] TEXT: EXTERIOR RATED BLACK VINYL, 1ST SURFACE ADHESION



8 DIRECTIONAL SIGN 1-4 - PLAN DETAIL
1/2" = 1'-0"

GROUND SIGNS 4 & 5:
- REFER TO SITE SIGNAGE PLANS FOR SIGN LOCATIONS AND ORIENTATION.
- DOUBLE-SIDED SIGNS
- ARCHITECT TO PROVIDE VECTOR FILE OF 'ARBOR HOUSE' LOGO

QUANTITY: 2

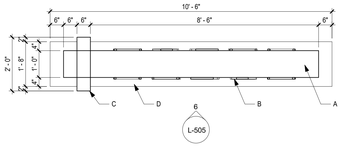
TOTAL SQUARE FOOTAGE: 40 SF (20 SF PER SIDE)

[A] CORE: ALUMINUM, PAINTED MEDIUM GRAY

[B] ADDRESS: ALUMINUM CUT-OUTS, 3/4" THICK. MECHANICALLY MOUNTED TO CABINET. TEXT PAINTED BLACK; SYMBOL PAINTED BENJAMIN MOORE ROSEMARY GREEN

[C] ACCENT FIN: ALUMINUM, PAINTED BENJAMIN MOORE ROSEMARY GREEN

[D] BASE: CONCRETE OR MASONRY, PAINTED BLACK



5 PHASE I GROUND SIGN 4 & 5 - PLAN DETAIL
1/2" = 1'-0"

GROUND SIGNS 2 & 3:
1. REFER TO SITE SIGNAGE PLANS FOR SIGN LOCATIONS AND ORIENTATION.
2. DOUBLE-SIDED SIGNS
3. ARCHITECT TO PROVIDE VECTOR FILE OF 'ARBOR HOUSE' LOGO
4. IN NO CASE SHALL THE LIGHTING INTENSITY OF ANY INTERNALLY ILLUMINATED SIGN EXCEED 250 FOOT CANDLES WHEN MEASURED, FLUSH AND IN CONTACT WITH THE FACE OF THE SIGN, WITH WESTON FOOT CANDLE METER, MODEL 614, OR SIMILAR APPARATUS CAPABLE OF MAKING COMPARABLE MEASUREMENTS.
5. BEFORE A SIGN IS ILLUMINATED FOR REGULAR USE, THE SIGN SHALL BE CERTIFIED BY THE SIGN INSTALLER TO BE IN COMPLIANCE WITH ALL PROVISIONS OF THIS CHAPTER. SUCH WRITTEN CERTIFICATION SHALL BE FILED WITH THE DIRECTOR OF BUILDING WITHIN SEVEN DAYS AFTER THE SIGN IS INSTALLED.

QUANTITY: 2

TOTAL SQUARE FOOTAGE: 40 SF (20 SF PER SIDE)

[A] CORE: ALUMINUM, PAINTED MEDIUM GRAY

[B] ADDRESS: ALUMINUM CUT-OUTS, 3/4" THICK. MECHANICALLY MOUNTED TO CABINET. TEXT PAINTED BLACK; SYMBOL PAINTED BENJAMIN MOORE ROSEMARY GREEN

[C] ACCENT FIN: ALUMINUM, PAINTED BENJAMIN MOORE ROSEMARY GREEN

[D] ACCENT DIVIDER: ALUMINUM, PAINTED BLACK

[E] TENANT PANELS: CABINETS, ALUMINUM. BLACK FACES AND RETURNS. WHITE POLYCARBONATE FACES WITH OPAQUE BLACK VINYL APPLIED 1ST SURFACE
ILLUMINATION: BACK-LIT, WHITE LEDS

GROUND SIGN 1:
1. REFER TO SITE SIGNAGE PLANS FOR SIGN LOCATIONS AND ORIENTATION.
2. SINGLE SIDE
3. ARCHITECT TO PROVIDE VECTOR FILE OF 'ARBOR HOUSE' LOGO
4. IN NO CASE SHALL THE LIGHTING INTENSITY OF ANY INTERNALLY ILLUMINATED SIGN EXCEED 250 FOOT CANDLES WHEN MEASURED, FLUSH AND IN CONTACT WITH THE FACE OF THE SIGN, WITH WESTON FOOT CANDLE METER, MODEL 614, OR SIMILAR APPARATUS CAPABLE OF MAKING COMPARABLE MEASUREMENTS.
5. BEFORE A SIGN IS ILLUMINATED FOR REGULAR USE, THE SIGN SHALL BE CERTIFIED BY THE SIGN INSTALLER TO BE IN COMPLIANCE WITH ALL PROVISIONS OF THIS CHAPTER. SUCH WRITTEN CERTIFICATION SHALL BE FILED WITH THE DIRECTOR OF BUILDING WITHIN SEVEN DAYS AFTER THE SIGN IS INSTALLED.

QUANTITY: 1

TOTAL SQUARE FOOTAGE: 25.8 SF

[A] CORE: ALUMINUM, PAINTED MEDIUM GRAY

[B] ADDRESS: ALUMINUM CUT-OUTS, 3/4" THICK. MECHANICALLY MOUNTED TO CABINET. TEXT PAINTED BLACK; SYMBOL PAINTED BENJAMIN MOORE ROSEMARY GREEN

[C] ACCENT FIN: ALUMINUM, PAINTED BENJAMIN MOORE ROSEMARY GREEN

[D] ACCENT DIVIDER: ALUMINUM, PAINTED BLACK

[E] TENANT PANELS: CABINETS, ALUMINUM. BLACK FACES AND RETURNS. WHITE POLYCARBONATE FACES WITH OPAQUE BLACK VINYL APPLIED 1ST SURFACE
ILLUMINATION: BACK-LIT, WHITE LEDS

CITY STAMP

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SIGNATURE/SEAL

LICENSED ARCHITECT
THOMAS A. ROSZAK
001-019175
STATE OF ILLINOIS

© COPYRIGHT 2025 THOMAS ROSZAK ARCHITECTURE, LLC

ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
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Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
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145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEP/FP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-865-0864

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR
Air-Rite Heating and Cooling
1150 Frontenac Rd
Naperville, IL 60563
Tel: 630-966-8100

PLUMBING DESIGN/BUILD CONTRACTOR
DW Mechanical, Inc.
2400 Hassell Rd
Hoffman Estates, IL 60169
Tel: 312-858-3500

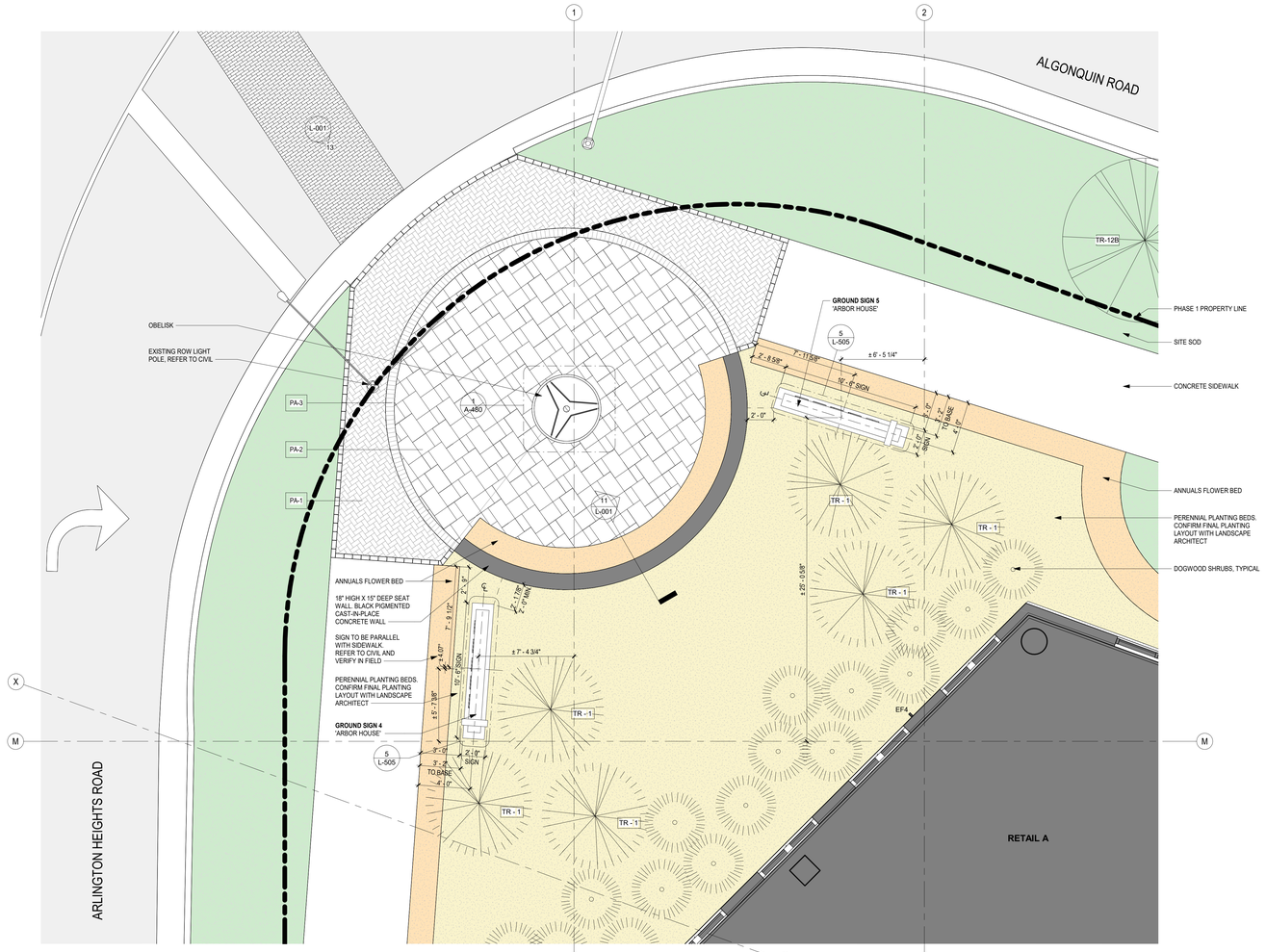
ELECTRICAL DESIGN/BUILD CONTRACTOR
American Electric Construction Co.
620 Pratt Avenue
Schaumburg, IL 60193
Tel: 847-301-1819

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

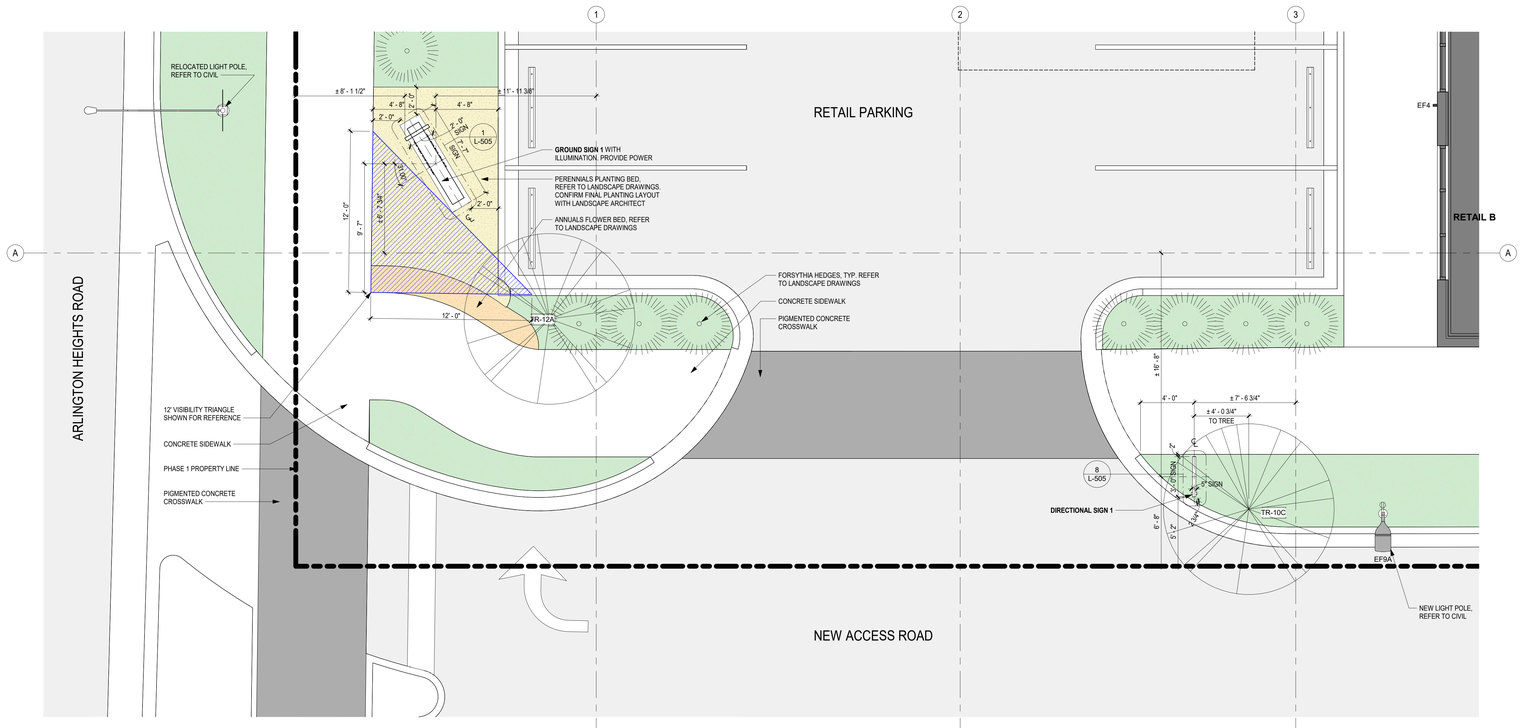
SHEET TITLE

PHASE 1 SIGNAGE DETAILS

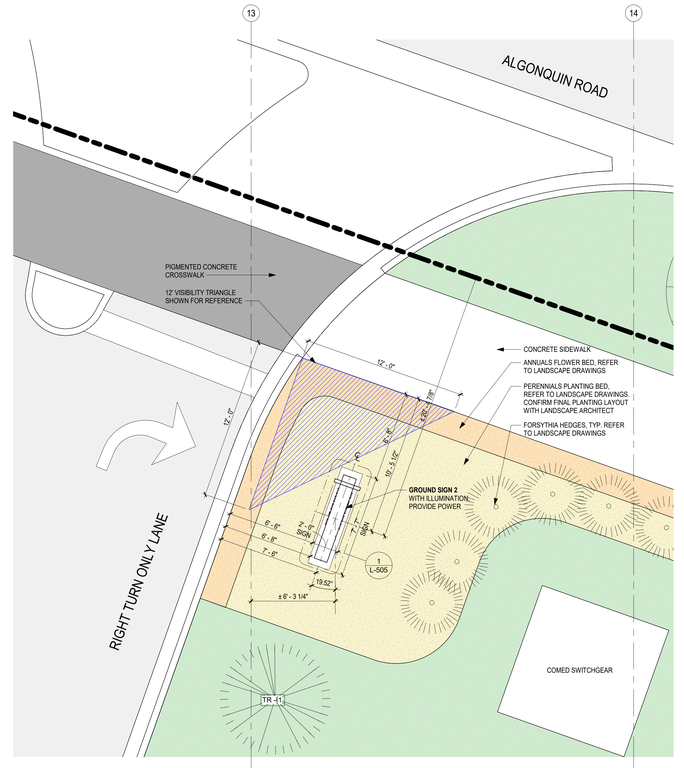
SCALE	SHEET NUMBER
As indicated	L-505
DATE	
10/24/2025	



3 NORTHWEST MONUMENT SIGNAGE ENLARGED PLAN
1/4" = 1'-0"



2 SOUTHWEST SIGNAGE ENLARGED PLAN
1/4" = 1'-0"



1 ALGONQUIN TRAFFIC ENTRY SIGNAGE ENLARGED PLAN
1/4" = 1'-0"

PACKAGE ISSUANCE NOTES:

ISSUED FOR SIGNAGE PERMIT AND VARIANCE ONLY.

REFER TO BLDC2023-04703 FOR FULL BUILDING PERMIT.

REFER TO ESD2024-00001 FOR SITE DEVELOPMENT PERMIT.

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6. The Contractor shall visit the site prior to submitting their proposals to completely familiarize themselves with the existing conditions and the new to existing relationship. The Contractor shall notify the Landscape Architect immediately in writing, of any discrepancies which will affect work under this contact.
7. Equipment and materials not intended for immediate use shall not be stored on the site during construction.
8. When applicable, contractors shall install pre-manufactured items as per manufacture's specification. Contractors shall supply the Landscape Architect, a complete copy of each manufacturer's specification.
9. Prior to the start of construction, the contractor shall layout all major points for verification and approval by the Landscape Architect.
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Commits to the maintenance of required landscaping in the following form:
"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code"

Commits to the protecting and replacement of required landscaping in the following:
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Sworn statement by registered Landscape Architect
Commits to the preparation of the landscape plan in the following form:
"The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscaping planting plan and construction details shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has been designed in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code."

SIGNATURE BLOCK

OWNER

LANDSCAPE ARCHITECT

LANDSCAPE KEY

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE

IRRIGATED

- GRAVEL PATH (SITE)
- GRAVEL DOG RUN (SITE)
- GRASS SOD - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL GROUNDCOVER, GRASSES, AND FLOWERS, UNO (SITE)
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- **PA-2** NON-PERMEABLE PAVERS, REFER TO L-001
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- 24" SQ. CONCRETE PAVERS, SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (AMENITY ROOF PAVER)
- MEDIUM GRAY PAVER (AMENITY ROOF PAVER)
- FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES

GROUND SIGNS 1,2,4, & 5 ENLARGED PLANS

CITY STAMP

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SIGNATURE/SEAL

LICENSED ARCHITECT
THOMAS A. ROSZAK
001-019175
STATE OF ILLINOIS

© COPYRIGHT 2025 THOMAS ROSZAK ARCHITECTURE, LLC

ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1
142	10/02/2025	CSK-072
42	05/17/2024	PERMIT REVISIONS 3
35	04/19/2024	ADDENDUM #2
22	02/14/2024	ASK-019
18	1/25/2024	PERMIT REVISIONS 1

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
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Tel: 312-985-0364

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Tel: 847-301-1819

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

SHEET TITLE

PHASE 1 SIGNAGE ENLARGED PLANS

SCALE
As indicated

DATE
10/24/2025

SHEET NUMBER
L-502

PACKAGE ISSUANCE NOTES:

ISSUED FOR SIGNAGE PERMIT AND VARIANCE ONLY.

REFER TO BLDC2023-04703 FOR FULL BUILDING PERMIT.

REFER TO ESD2024-00001 FOR SITE DEVELOPMENT PERMIT.

LANDSCAPE KEY

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE

IRRIGATED

- GRAVEL PATH (SITE)
- GRAVEL DOG RUN (SITE)
- GRASS SOD - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL GROUNDCOVER, GRASSES, AND FLOWERS, UNO (SITE)
- PLANTING BED - ANNUALS (SITE)
- FOUNDATION PLANTING - SUMAC AND JUNIPER BUSHES, SEE PLANTING SCHEDULE
- **PA-1** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-2** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-3** NON-PERMEABLE PAVERS, REFER TO L-001
- SEDUM - LIGHT TOLERANT AND NATIVE/NON-INVASIVE (LANDSCAPED ROOFS)
- WASHED RIVER STONE 1"-2", 1"-2" LAYER AT TERRACES
- 24" SQ. CONCRETE PAVERS, SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (AMENITY ROOF PAVER)
- MEDIUM GRAY PAVER (AMENITY ROOF PAVER)

FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES

GENERAL NOTES

1. Prior to the start of any work, the contractor shall verify the location and depth of all utilities with local utility companies (JULIE).
2. Any damage to existing utilities, roadways, curbs, sidewalks and adjacent properties shall be repaired and or replace at the contractors expense.
3. In addition to erecting a construction fence around the site, when applicable, construction barriers shall be erected and maintained to protect the public and the proposed work and to provide security.
4. All work and operations shall comply with all applicable Federal, State and Local codes and ordinances, including the Village of Arlington Heights; and The Contractor and all his or her subcontractors shall be licensed to work in the Village of Arlington Heights.
5. All trades shall coordinate with each other.
6. The Contractor shall visit the site prior to submitting their proposals to completely familiarize themselves with the existing conditions and the new to existing relationship. The Contractor shall notify the Landscape Architect immediately in writing, of any discrepancies which will affect work under this contact.
7. Equipment and materials not intended for immediate use shall not be stored on the site during construction.
8. When applicable, contractors shall install pre-manufactured items as per manufacture's specification. Contractors shall supply the Landscape Architect, a complete copy of each manufacturer's specification.
9. Prior to the start of construction, the contractor shall layout all major points for verification and approval by the Landscape Architect.
10. All exterior lights shall be on photocell function.
11. Provide below-grade irrigation system throughout planted areas and dog run of site plan. Irrigation at turf grass is to be with pop-up heads. Irrigation at planted perrenials, polinator plants, and other annuals is to be with raised heads. Landscaper is responsible for providing layout for review by Landscape Architect.

The Landscape Architect & their Consultants do not warrant or guarantee the accuracy & completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they may have the opportunity to take any steps necessary to resolve them. Failure to promptly notify the Landscape Architect of such conditions shall absolve the Landscape Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of the Landscape Architect, or in contradiction to the Landscapes Architect's work product or recommendations, shall become the responsibility not of the Landscape Architect, but of the parties responsible for the taking of such action.

LANDSCAPE STATEMENT

Sworn statement by owner:
Commits to the maintenance of required landscaping in the following form:
"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code"

Commits to the protecting and replacement of required landscaping in the following:
"Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

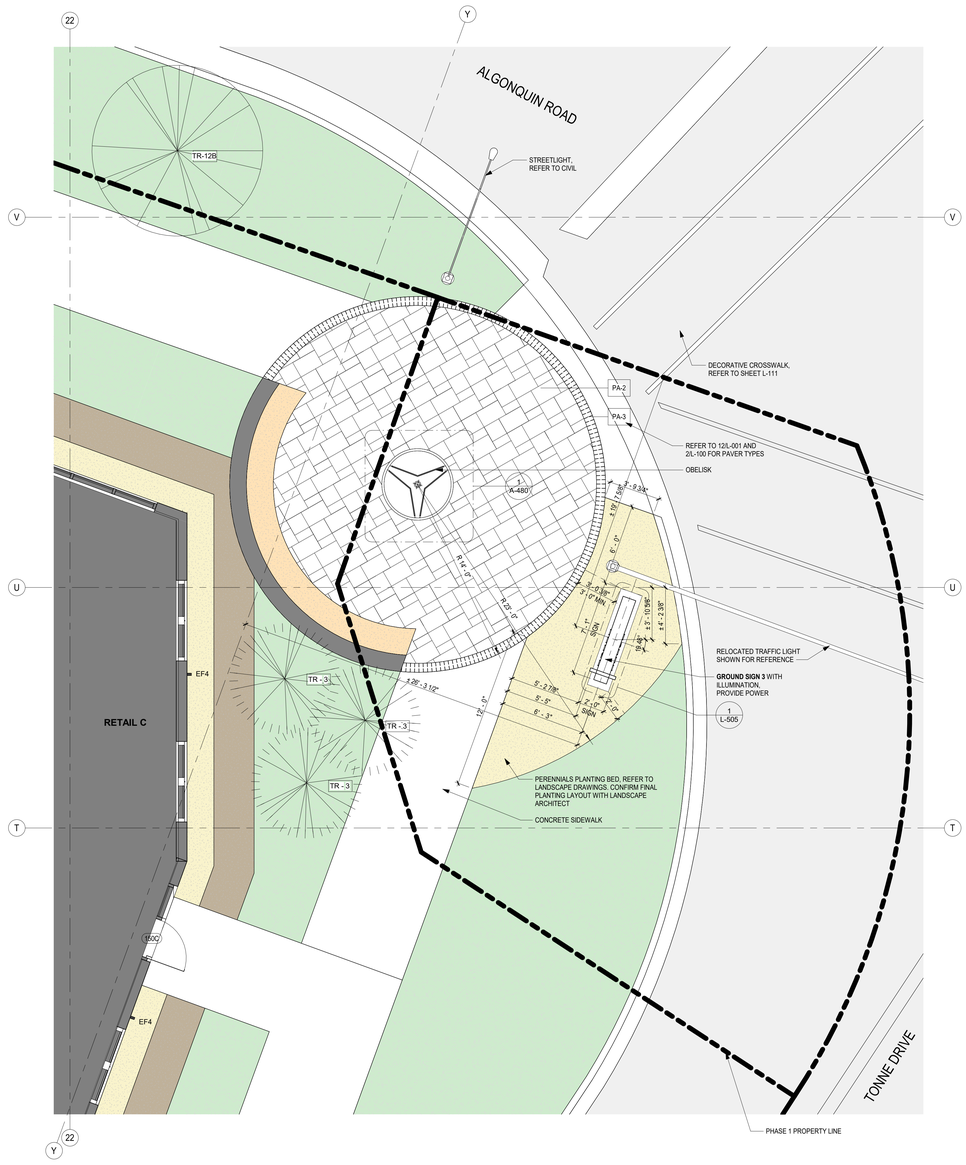
Sworn statement by registered Landscape Architect
Commits to the preparation of the landscape plan in the following form:
"The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscaping planting plan and construction details shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has been designed in accordance with the requirements of section 28-6 of The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights and section 20-609 of the Arlington Heights Municipal Code."

SIGNATURE BLOCK

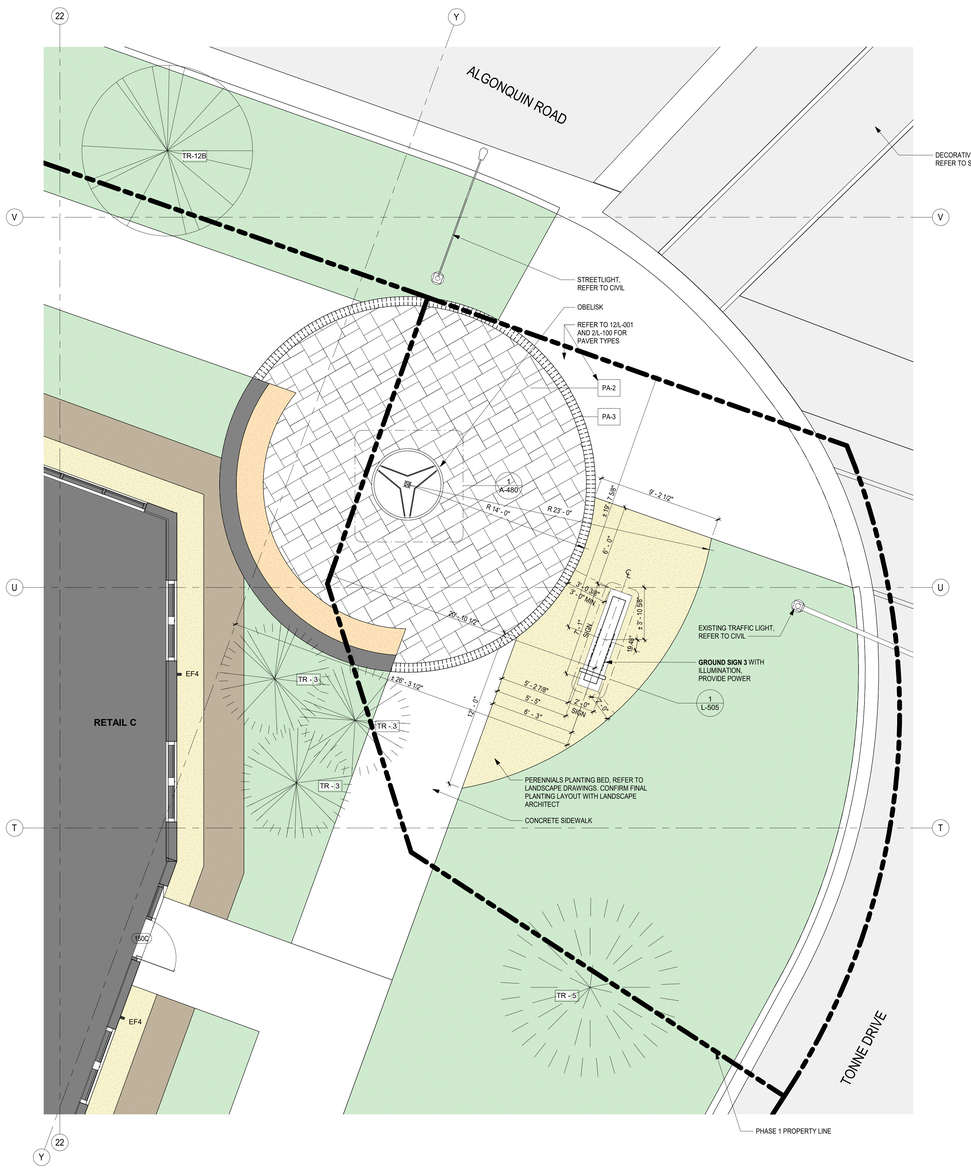
OWNER

LANDSCAPE ARCHITECT

GROUND SIGN 3 ENLARGED PLANS



2 N.E. SIGNAGE ENLARGED PLAN - FUTURE TURN LN. FOR REFERENCE ONLY
1/4" = 1'-0"



1 NORTHEAST SIGNAGE ENLARGED PLAN
1/4" = 1'-0"

TRUE NORTH PROJECT NORTH

CITY STAMP

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SIGNATURE/SEAL

ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PERSONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1
142	10/02/2025	CSK-072
35	04/19/2024	ADDENDUM #2
30	03/20/2024	ASK-026

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
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V3 Companies
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STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
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Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-885-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR
Air-Rite Heating and Cooling
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Naperville, IL 60563
Tel: 630-966-8100

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2400 Hassell Rd
Hoffman Estates, IL 60169
Tel: 312-858-3500

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620 Pratt Avenue
Schaumburg, IL 60193
Tel: 847-301-1819

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

SHEET TITLE
PHASE 1 SIGNAGE ENLARGED PLANS

SCALE: As indicated
DATE: 10/24/2025
SHEET NUMBER: L-503

WALL SIGN DETAILS



WALL SIGNS 3 & 4 - RENDERING FOR REFERENCE ONLY



WALL SIGNS 1 & 2 - RENDERING FOR REFERENCE ONLY

10 PHASE I WALL SIGN RENDERINGS
1/4" = 1'-0"

WALL SIGN 1-4:
1. REFER TO SITE SIGNAGE PLANS FOR SIGN LOCATIONS AND ORIENTATION.
2. ARCHITECT TO PROVIDE VECTOR FILE OF 'AH' LOGO
3. IN NO CASE SHALL THE LIGHTING INTENSITY OF ANY INTERNALLY ILLUMINATED SIGN EXCEED 250 FOOT CANDLES WHEN MEASURED, FLUSH AND IN CONTACT WITH THE FACE OF THE SIGN, WITH WESTON FOOT CANDLE METER, MODEL 614, OR SIMILAR APPARATUS CAPABLE OF MAKING COMPARABLE MEASUREMENTS.
4. BEFORE A SIGN IS ILLUMINATED FOR REGULAR USE, THE SIGN SHALL BE CERTIFIED BY THE SIGN INSTALLER TO BE IN COMPLIANCE WITH ALL PROVISIONS OF THIS CHAPTER. SUCH WRITTEN CERTIFICATION SHALL BE FILED WITH THE DIRECTOR OF BUILDING WITHIN SEVEN DAYS AFTER THE SIGN IS INSTALLED.

QUANTITY: 4

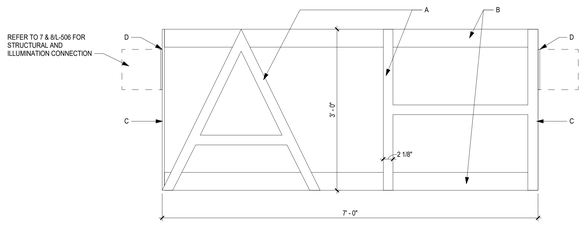
TOTAL SQUARE FOOTAGE: 21 SF

[A] LETTERS: 6" DEEP, 2 1/8" THICK ALUMINUM LETTERS PAINTED DARK GRAY. MECHANICALLY MOUNTED TO STEEL STRUCTURE.
ILLUMINATION: BACK-LIT, WHITE LEDS

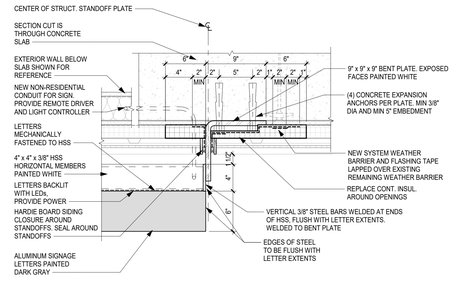
[B] HORIZONTAL HSS: STEEL PAINTED WHITE

[C] VERTICAL BARS: STEEL PAINTED WHITE

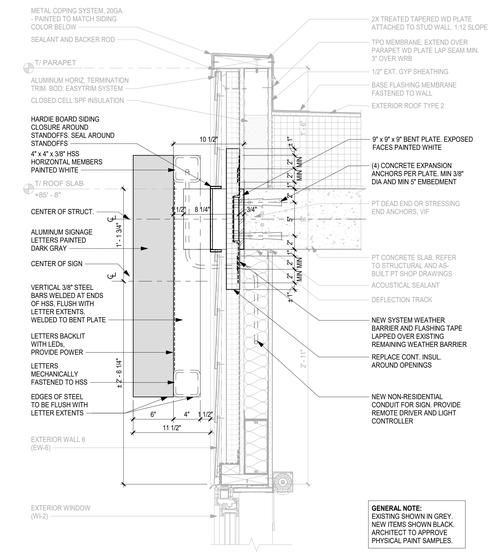
[D] BENT PLATES: STEEL PAINTED WHITE



9 PHASE I WALL SIGN 1-4 - ELEVATION
1" = 1'-0"



8 'AH' SIGN ATTACHMENT DETAIL - PLAN
1 1/2" = 1'-0"


METAL COPING SYSTEM. 20GA. - PAINTED TO MATCH SIDING COLOR BELOW
SEALANT AND BACKER ROD
T/ PARAPET
ALUMINUM HORIZ. TERMINATION TRIM. BOD: EASYTRIM SYSTEM
CLOSED CELL SPF INSULATION
HARDIE BOARD SIDING CLOSURE AROUND STANDOFFS. SEAL AROUND STANDOFFS
4" x 4" x 3/8" HSS HORIZONTAL MEMBERS PAINTED WHITE
T/ ROOF SLAB +85' - 8"
CENTER OF STRUCT.
ALUMINUM SIGNAGE LETTERS PAINTED DARK GRAY
CENTER OF SIGN
VERTICAL 3/8" STEEL BARS WELDED AT ENDS OF HSS, FLUSH WITH LETTER EXTENTS, WELDED TO BENT PLATE
LETTERS BACKLIT WITH LEDs, PROVIDE POWER
LETTERS MECHANICALLY FASTENED TO HSS
EDGES OF STEEL TO BE FLUSH WITH LETTER EXTENTS
EXTERIOR WALL 6 (EW-6)
EXTERIOR WINDOW (WI-2)
2X TREATED TAPERED WD PLATE ATTACHED TO STUD WALL. 1:12 SLOPE
TPO MEMBRANE. EXTEND OVER PARAPET WD PLATE LAP SEAM MIN. 3" OVER WRB
1/2" EXT. GYP SHEATHING
BASE FLASHING MEMBRANE FASTENED TO WALL
EXTERIOR ROOF TYPE 2
9" x 9" x 9" BENT PLATE. EXPOSED FACES PAINTED WHITE
(4) CONCRETE EXPANSION ANCHORS PER PLATE. MIN 3/8" DIA AND MIN 5" EMBEDMENT
PT DEAD END OR STRESSING END ANCHORS. V/F
PT CONCRETE SLAB. REFER TO STRUCTURAL AND AS-BUILT PT SHOP DRAWINGS
ACOUSTICAL SEALANT
DEFLECTION TRACK
NEW SYSTEM WEATHER BARRIER AND FLASHING TAPE LAPPED OVER EXISTING REMAINING WEATHER BARRIER
REPLACE CONT. INSUL. AROUND OPENINGS
NEW NON-RESIDENTIAL CONDUIT FOR SIGN. PROVIDE REMOTE DRIVER AND LIGHT CONTROLLER
10 1/2"
8 1/4"
11 1/2"
6"
4"
1 1/2"
MIN
MIN
MIN


Jane Addams Mem Tollway
Arlington Heights, Illinois
Google Street View
Aug 2025
See more dates
Share
LOCATION OF PROPOSED SOUTH FACING WALL SIGN
VIEW FROM I-90 OF SUBJECT PROPERTY (UNDER CONSTRUCTION) AND ADJACENT MULTI-STORY BUILDINGS BEYOND WITH WALL SIGNS

WALL SIGN LOCATIONS

MATERIALS LEGEND

ARCHITECTURAL CMU - (BR-1)
- USAGE: FULL DEPTH (8" NOMINAL) WALLS
- BOD: COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "MONARCH" 4"H x 8"D x 16"W
- BOND: RUNNING

ARCHITECTURAL CMU - (BR-2)
- USAGE: VENEER (4" NOMINAL)
- BOD: COUNTY MATERIALS: HERITAGE COLLECTION
- COLOR: SLATE
- TEXTURE: SMOOTH (SM)
- SIZE: "5" THRU-WALL MONARCH" 4"H x 4"D x 16"W
- BOND: RUNNING

FIBER CEMENT SIDING - (SD-1)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: ARCTIC WHITE
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

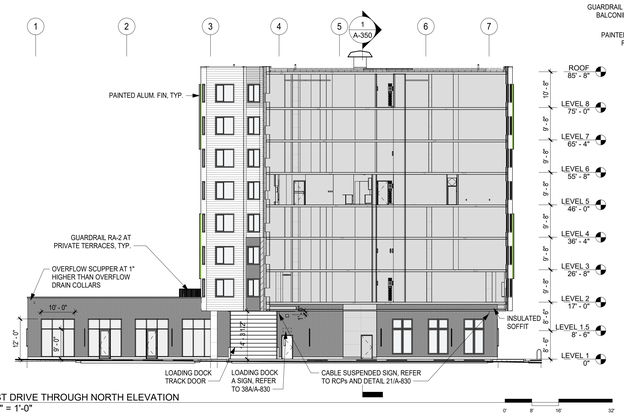
FIBER CEMENT SIDING - (SD-2)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: GRAY SLATE
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

FIBER CEMENT SIDING - (SD-3)
- BOD: HARDIE BOARD LAP SIDING
- COLOR: NIGHT GRAY
- TEXTURED FINISH
- 7" BETWEEN GROOVES
- TRIM BOD: EasyTrim System

PAINTED ALUMINUM
- COLOR: GREEN; BOD: BENJAMIN MOORE "ROSEMARY GREEN" 2029-30

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES
3. BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED TO REDUCE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR EXTERIOR WALL MATERIAL UTILIZED. AS RECOMMENDED BY NCMA TEK 10-2C AND 10-4.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. ADDITIONALLY, GLAZING WITHIN 24" OF A DOOR AND WITH SILL LESS THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY
   A. GLAZING IN ACCORDANCE WITH ANSI-Z-97.
6. PROVIDE ALUMINUM TRIM AT ALL FIBER CEMENT SIDING CHANGES IN PLANE AND OPENINGS. BOD: EasyTrim Systems
7. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS SURROUNDING SIDING TYPE, TYP.
8. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS
9. REFER TO A-426 FOR GUARDRAIL SYSTEM TYPES.



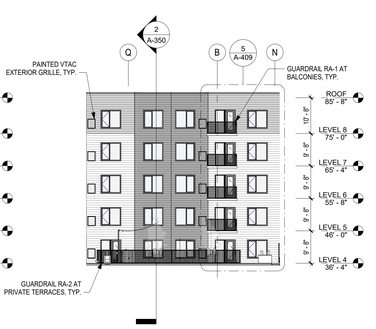
7 WEST DRIVE THROUGH NORTH ELEVATION
1/16" = 1'-0"



6 LEVEL 4 POOL AMENITY WEST ELEVATION
1/16" = 1'-0"



5 LEVEL 4 POOL AMENITY NORTH ELEVATION
1/16" = 1'-0"



4 LEVEL 4 POOL AMENITY EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION - OVERALL BUILDING
1/16" = 1'-0"



2 RETAIL C EAST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

CITY STAMP

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SIGNATURE/SEAL

LICENSED ARCHITECT THOMAS A. ROSZAK 001-019175 STATE OF ILLINOIS

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PERSONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1
108	03/14/2025	CSK-041
97	02/26/2025	CSK-034
65	11/01/2024	ADDENDUM #3.1
56	10/09/2024	CSK-005
48	07/11/2024	ASK-035 - OVERHEAD DOORS
35	04/19/2024	ADDENDUM #2
32	03/25/2024	ASK-025
27	03/08/2024	ISSUE FOR CONSTRUCTION
21	02/02/2024	ASK-018
14	12/01/2023	100% CD's
13	12/01/2023	ISSUE FOR BUILDING PERMIT
12	10/25/2023	95% CD's
11	10/20/2023	VILLAGE COMMENTS
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
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DEVELOPER
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AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

SHEET TITLE
EAST AND SOUTH ELEVATIONS

SCALE	SHEET NUMBER
As indicated	A-301
DATE	
10/24/2025	

WALL SIGN LOCATIONS



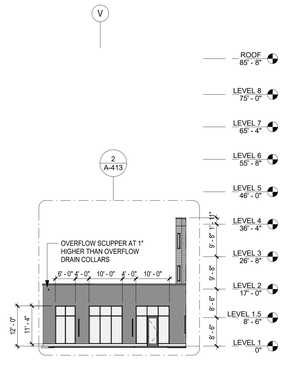
9 SOUTH DRIVE AISLE EAST ELEVATION
1/16" = 1'-0"



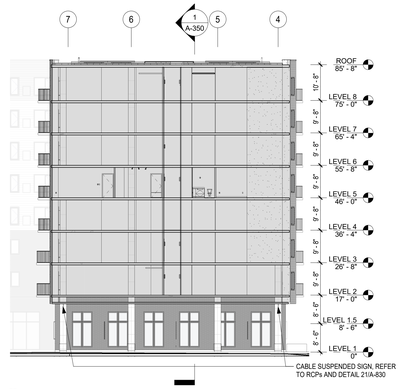
8 SOUTH DRIVE AISLE WEST ELEVATION
1/16" = 1'-0"



7 RETAIL C NORTH ELEVATION
1/16" = 1'-0"



6 RETAIL C WEST ELEVATION
1/16" = 1'-0"



5 WEST DRIVE THROUGH SOUTH ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



3 NORTH RETAIL A ELEVATION
1/16" = 1'-0"



2 NORTH WEST CORNER ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION - OVERALL BUILDING
1/16" = 1'-0"

ELEVATION NOTES

1. LEADER NOTES ON THIS DRAWING ARE TYPICAL FOR ALL SIMILAR CONDITIONS/ITEMS ON THIS AND OTHER BUILDING ELEVATION SHEETS IF ANY.
2. REFER TO BUILDING SECTION SHEET(S) FOR INFORMATION ON WALL/FLOOR ROOF CONSTRUCTION ASSEMBLIES
3. BRICK VENEER FLASHING: PROVIDE CONTINUOUS MEMBRANE FLASHING AT ALL DOOR AND WINDOW HEADERS AND SILLS WITH CELL VENTS AT 24" O.C. FLASHING SHALL BE LAPPED AND SEALED WITH DRIP EDGES AND END DAMS WITH POSITIVE PITCH TOWARD THE EXTERIOR AND FOR WATER-TIGHT CONSTRUCTION.
4. PROVIDE CONTINUOUS 3/8" THICK VERTICAL CONTROL JOINT (CJ) WITH BACKER ROD AND SPECIFIED SEALANT WHERE INDICATED TO PROVIDE RESTRAINT AND PERMIT LONGITUDINAL MOVEMENT AND IN ACCORDANCE WITH INDUSTRY STANDARD SPACING NOT EXCEEDING 24' O.C. FOR EXTERIOR WALL MATERIAL UTILIZED. AS RECOMMENDED BY NCMA TEK 10-2C AND 10-4.
5. ALL GLAZED DOORS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, AND ALL GLAZED GUARDRAILS SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. ADDITIONALLY, GLAZING WITHIN 24" OF A DOOR AND WITH SILL LESS THAN 60" IS CONSIDERED TO BE HAZARDOUS. SAFETY GLASS SHALL MEET THE TEST REQUIREMENTS FOR SAFETY.
   A. GLAZING IN ACCORDANCE WITH ANSI-Z-97.
6. PROVIDE ALUMINUM TRIM AT ALL FIBER CEMENT SIDING CHANGES IN PLANE AND OPENINGS, BOD: EasyTrim Systems
7. VTAC EXTERIOR GRILLES TO BE PAINTED THE SAME COLOR AS SURROUNDING SIDING TYPE, TYP.
8. PROVIDE PREFINISHED METAL AT TOPS OF EXTERIOR WALL PARAPETS. STANDARD WHITE, LIGHT GRAY, MEDIUM GRAY, AND DARK GRAY COLORS TO MATCH ADJACENT SIDING AND MASONRY COLORS
9. REFER TO A-408 FOR GUARDRAIL SYSTEM TYPES.

MATERIALS LEGEND

- ARCHITECTURAL CMU - (BR-1)
  - USAGE: FULL DEPTH (8" NOMINAL) WALLS
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SM)
  - SIZE: "MONARCH" 4"H x 8"D x 16"W
  - BOND: RUNNING
- ARCHITECTURAL CMU - (BR-2)
  - USAGE: VENEER (4" NOMINAL)
  - BOD: COUNTY MATERIALS: HERITAGE COLLECTION
  - COLOR: SLATE
  - TEXTURE: SMOOTH (SM)
  - SIZE: "8" THRU-WALL MONARCH" 4"H x 4"D x 16"W
  - BOND: RUNNING
- FIBER CEMENT SIDING - (SD-1)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: ARCTIC WHITE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-2)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: GRAY SLATE
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- FIBER CEMENT SIDING - (SD-3)
  - BOD: HARDIE BOARD LAP SIDING
  - COLOR: NIGHT GRAY
  - TEXTURED FINISH
  - 7" BETWEEN GROOVES
  - TRIM BOD: EasyTrim System
- PAINTED ALUMINUM
  - COLOR: GREEN, BOD: BENJAMIN MOORE "ROSEMARY GREEN" 2029-30

CITY STAMP

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SIGNATURE/SEAL

LICENSED ARCHITECT
THOMAS A. ROSZAK
001-013175
ILLINOIS

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001 019175
EXPIRATION DATE:
NOVEMBER 30, 2026

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
146	10/24/2025	EXTERIOR SIGNS PERMIT
145	10/24/2025	CSK-072.1
136	09/05/2025	CSK-067
108	03/14/2025	CSK-041
98	02/26/2025	CSK-035
97	02/26/2025	CSK-034
65	11/01/2024	ADDENDUM #3.1
35	04/19/2024	ADDENDUM #2
33	04/09/2024	ASK-027
32	03/25/2024	ASK-025
27	03/08/2024	ISSUE FOR CONSTRUCTION
21	02/02/2024	ASK-018
14	12/01/2023	100% CD's
13	12/01/2023	ISSUE FOR BUILDING PERMIT
12	10/25/2023	95% CD's
11	10/20/2023	VILLAGE COMMENTS
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

25 E. Algonquin Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-985-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR
Air-Rite Heating and Cooling
1150 Frontenac Rd
Naperville, IL 60563
Tel: 630-966-8100

PLUMBING DESIGN/BUILD CONTRACTOR
DW Mechanical, Inc.
2400 Hassell Rd
Hoffman Estates, IL 60169
Tel: 312-858-3500

ELECTRICAL DESIGN/BUILD CONTRACTOR
American Electric Construction Co.
620 Pratt Avenue
Schaumburg, IL 60193
Tel: 847-301-1819

FIRE PROTECTION DESIGN/BUILD CONTRACTOR
AMS Industries, Inc.
9341 Adam Don Pkwy
Woodridge, IL 60517
Tel: 630-887-0770

SHEET TITLE
WEST AND NORTH ELEVATIONS

SCALE: As indicated
DATE: 10/24/2025
SHEET NUMBER: A-300

ROSEMARY GREEN

GROUND SIGN ACCENTS, PAINTED ALUMINUM

BASIS OF DESIGN: BENJAMIN MOORE ROSEMARY GREEN 2029-30

MEDIUM GRAY

GROUND SIGN CORE, PAINTED ALUMINUM

BASIS OF DESIGN: BENJAMIN MOORE ENGLEWOOD CLIFFS 1607

DARK GRAY

WALL SIGN LETTERS, PAINTED ALUMINUM

BASIS OF DESIGN: BENJAMIN MOORE CHARCOAL SLATE HC-178

WHITE

WALL SIGN STRUCTURE, PAINTED STEEL TO MATCH SIDING COLOR

GROUND SIGN TENANT PANELS, WHITE POLYCARBONATE ILLUMINATED FROM WITHIN CABINETS

CONTRAST BLACK

GROUND SIGN LOGOS, PAINTED ALUMINUM LETTERS

GROUND SIGN TENANT CABINETS, PAINTED ALUMINUM AND OPAQUE VINYL

GROUND SIGN 4 & 5 FOUNDATION, PAINTED CONCRETE OR MASONRY

DIRECTIONAL SIGNS VINYL TEXT

8. Prior to the start of construction, the contractor shall layout all major points for verification and approval by the Landscape Architect.
10. All exterior lights shall be on photocell function.
11. Provide below-grade irrigation system throughout planted areas and dog run of site plan. Irrigation at turf grass is to be with pop-up heads. Irrigation at planted perrenials, polinator plants, and other annuals is to be with raised heads. Landscaper is responsible for providing layout for review by Landscape Architect.

The Landscape Architect & their Consultants do not warrant or guarantee the accuracy & completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they may have the opportunity to take any steps necessary to resolve them. Failure to promptly notify the Landscape Architect of such conditions shall absolve the Landscape Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of the Landscape Architect, or in contradiction to the Landscapes Architect's work product or recommendations, shall become the responsibility not of the Landscape Architect, but of the parties responsible for the taking of such action.

SIGNATURE BLOCK	
OWNER	
LANDSCAPE ARCHITECT	

LANDSCAPE KEY

- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE
- GRAVEL PATH (SITE)
- GRAVEL DOG RUN (SITE)
- GRASS SOD - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL GROUNDCOVER, GRASSES, AND FLOWERS, UNO (SITE)
- PLANTING BED - ANNUALS (SITE)
- FOUNDATION PLANTING - SUMAC AND JUNIPER BUSHES, SEE PLANTING SCHEDULE
- **PA-1** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-2** NON-PERMEABLE PAVERS, REFER TO L-001
- **PA-3** NON-PERMEABLE PAVERS, REFER TO L-001
- SEDUM - LIGHT TOLERANT AND NATIVE/NON-INVASIVE (LANDSCAPED ROOFS)
- WASHED RIVER STONE 1"-2", 1"-2" LAYER AT TERRACES
- 24" SQ. CONCRETE PAVERS, SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (AMENITY ROOF PAVER)
- MEDIUM GRAY PAVER (AMENITY ROOF PAVER)
- FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES

PRECAST

ARLINGTON HEIGHTS RD & ALGONQUIN RD

NORTH ENTRANCE

ALGONQUIN ROAD

ALGONQUIN RD & TONNE RD

ARLINGTON HEIGHTS ROAD

ARLINGTON HEIGHTS RD ENTRANCE

TONNE DRIVE

TONNE RD

NEW ACCESS ROAD

ACCESS ROAD

GROUND SIGN 5 MONUMENT, MIRROR HOUSE SIGN, SEE 5/L-505

GROUND SIGN 4 MONUMENT, MIRROR HOUSE SIGN, SEE 5/L-505

GROUND SIGN 2 MONUMENT, RETAIL SIGN, SEE 3/L-505

GROUND SIGN 3 MONUMENT, RETAIL SIGN, SEE 3/L-505

GROUND SIGN 1 MONUMENT RETAIL SIGN, SEE 2/L-505

WALL SIGN 4, REFER TO 6/L-506

WALL SIGN 3, REFER TO 5/L-506

WALL SIGN 2, SEE 3/L-506

WALL SIGN 1, SEE 2/L-506

DIRECTIONAL SIGN 4, SEE 8/L-505

DIRECTIONAL SIGN 1, SEE 8/L-505

DIRECTIONAL SIGN 2, SEE 8/L-505

DIRECTIONAL SIGN 3, SEE 8/L-505

RETAIL A, LOADING A, TRASH, STAIR 1, RETAIL B, WEST ELEV. LOBBY, LOBBY, VEST., B, A, STAIR 2, FIRE COM. CENTER, CONF, OFFICE, TRASH, PACKAGE RM., STOR., MAINT., ELEC, TELECOM, SWITCHGEAR, WATER METER, LOADING B, BIKE ROOM, RETAIL C, EAST ELEV. LOBBY, C, D, STAIR 3, EAST TRASH, DOG SPA, ELEC ROOM, GENERATOR, DOG RUN, TRASH, STAIR 4, LOADING C

OUTLINE OF TOWER ABOVE

OUTLINE OF PODIUM ABOVE DRIVE AISLE

202'-11 5/8" BETWEEN MONUMENT SIGNS

214'-1 1/2" BETWEEN DIRECTIONAL SIGNS

202'-2 3/8" BETWEEN DIRECTIONAL SIGNS

1 SITE SIGNAGE PLAN - PHASE 1
1/16" = 1'-0"

TRUE NORTH / PROJECT NORTH

1

ARLINGTON HEIGHTS PHASE I	Sheet Title: **SITE PHOTOS LOCATION MAP**	Date: 10/24/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
25 E. Algonquin Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606


Arlington Hts Rd
APARTMENTS FOR RENT
(847) 418-8816
RETAIL SPACE
FOR LEASE
(224) 355-2007
SIDEWALK
CLOSED
CLARK
CONSTRUCTION

1


APARTMENTS FOR RENT
(847) 418-8816
RETAIL
FOR
(224)
CLARK

2



1



2



3

ARLINGTON HEIGHTS PHASE I	Sheet Title: **NORTH ENTRANCE**	Date: 10/24/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
25 E. Algonquin Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606


IL Route 62
Algonquin Rd
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RETAIL SPACE
FOR LEASE
(224) 355-2007

1


APARTMENTS FOR RENT
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RETAIL SPACE
FOR LEASE
(224) 355-2007

2



1



2

5

ARLINGTON HEIGHTS PHASE I	Sheet Title: **TONNE RD**	Date: 10/24/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
25 E. Algonquin Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



1



2

ARLINGTON HEIGHTS PHASE I	Sheet Title: **ACCESS ROAD**	Date: 10/24/2023	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
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2