



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 27, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 11/13/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-066 - 1518 W. Thomas St. - SF/Teardown
- B. DC#18-100 - 1209 N. Dunton Ave. - SF/Teardown
- C. DC#18-097 - Goddard School - 1316 N. Arlington Heights Rd. / School
- D. DC#18-102 - European Crystal (Chez) Hotel - 519 W. Algonquin Rd. / Commercial

VII. OTHER BUSINESS

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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 11/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/13/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 13, 2018

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt

Members Absent: Jonathan Kubow
Scott Seyer

Also Present: Tony Papanicholas, Owner for 801 N. Forrest Ave.
Jeff Huck, Arcon Associates for 801 N. Forrest Ave.
Alan Leskiv, Leader Architects for 1719 N. Verde Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 23, 2018

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF OCTOBER 23, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that a positive vote from all 3 commissioners is required for approval of a project tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#18-095 – 1719 N. Verde Ave.

The petitioner was not yet in attendance, so the project was moved to the end of the agenda.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO MOVE THE PROJECT TO THE END OF THE AGENDA.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#18-096 – 801 N. Forrest Ave.

Tony Papanicholas, the owner, and Jeff Huck, Architect representing *Arcon Associates*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence with an attached two-car garage and detached two-car garage to allow construction of a new single-story residence with an attached two-and-a-half-car garage. The proposed design complies with the R-E zoning requirements. This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street. There are numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

The proposed design is distinctively modern with a flat roof, geometric massing, and modern exterior material selections. Per the Single-Family Design Guidelines, the Design Commission should evaluate how the proposed house fits with the character of the neighborhood. The context elevation exhibit illustrates that the scale of the house is not necessarily out of scale with the adjacent large homes, but the flat roof massing and large entrance canopy create a somewhat commercial appearance that may not be appropriate in this location surrounded by traditional homes with pitched roofs. Additionally, the garage mass on the front of the house is large and prominent. The 17-foot tall side garage wall with black siding may be too jarring to the streetscape and the neighboring home. The existing evergreen tree does help to soften the impact.

Staff recommends the Design Commission evaluate how the proposed modern design with a somewhat commercial appearance fits with the character of the neighborhood, and the massing and prominence of the garage.

Mr. Papanicholas said that Staff comments were all accurate. He was just trying to achieve a modern look for the home where he has lived for 9 years. He has seen a lot of traditional homes built in this neighborhood and wants a modern design that better suits his style.

Chair Fitzgerald asked if there was any public comment and there was response from the audience.

PUBLIC COMMENT

Dori Franck, 630 N. Forrest Avenue. She asked what the square footage of the new home would be, and Mr. Papanicholas replied that the one-story home would be approximately 8,000 square feet. Ms. Franck also asked if the new home met zoning requirements, and Mr. Hautzinger replied that the new home met code for floor area, building lot coverage, and impervious surface coverage.

Pauline Aul, 835 N. Forrest Avenue. She said that 8,000 square feet for a ranch was pretty big, and she asked if the new home would have a 50-foot setback from the front. Mr. Hautzinger said that a 50-foot front yard setback is being proposed, which is the maximum required in this R-E zoning district. Ms. Aul also asked about any issues with water, and Chair Fitzgerald explained that grading would be reviewed and approved by the Engineering Department to ensure that additional water is not going into the neighboring properties. It was also stated that no variations are being requested for the new home. Ms. Aul said that there are existing water issues on this block, and 8,000 square feet covers a lot of land. She was also concerned that the new home is 8,000 square feet and different than all the other homes on the block, and she hoped the owner really considered that. The block has improved a lot in the 45 years she has lived here, with much larger homes replacing the original small ranch homes.

Public comment was closed at this time.

Commissioner Eckhardt asked if the new home would have a basement and Mr. Papanicholas said there would be a partial basement of approximately 4,500 square feet, including mechanical equipment. Commissioner Eckhardt said that the commissioners sometimes see this style of residential architecture, and although there are not a lot in the

Village, he respects the owner's decision for this style of architecture. He felt the 8,000 square feet being proposed is appropriate for this lot. He pointed out that the material samples provided are not completely compatible with the renderings; the buff surface is really gray, and the dark surface is black; so it is a little more muted than it appears. He could appreciate the aesthetic of the garage and the massing is okay for him, but he wondered about reversing the colors to be a black garage door with wood surround because the black is a pretty harsh color and a big mass on the front of the home. He was a little concerned about this. He was okay with the massing of the rest of the home, and understood what the petitioner is trying to do. Commissioner Eckhardt also asked about a patio on the rear of the home and Mr. Papanicholas explained that there will be a four season room on the rear of the home with a small patio adjacent to it, as well as a bar area to the north of the four season room that will open to the outside. Commissioner Eckhardt had no further comments at this time, with the option of making additional comments after more discussion.

Commissioner Kingsley applauded the petitioner for bringing in a design that speaks to him, even though the design is different. She is not afraid of having something be different, as long as it is done well, and just the materials alone, speak to how nice the details of the home should look. She was unsure about the black color, but really liked the change in material of the garage; she liked seeing a different material on the outside corner versus the inside corner. The majority of the home is cedar, with black as an accent color, and she suggested a less intense black color for the south elevation that faces the adjacent home; however, overall the color and material do not bother her too much.

Commissioner Kingsley asked how tall the parapets would be and Mr. Papanicholas said 18 to 24-inches. Commissioner Kingsley understood that the parapet height is a reflection of the ceiling height, but she felt the garage seemed a little bit tall, and the home did not appear pedestrian scaled. She reiterated that she liked the materials and she liked the massing, but felt the scale of the garage was pretty tall with a 10 foot tall door and asked if any of the parapets could be lowered, without giving up any of the detailing. Commissioner Kingsley also liked how much emphasis was put into the front garden area and the walls, and hoped that it is developed as shown, which Mr. Papanicholas said would happen. With regards to the 8,000 square feet being proposed, Commissioner Kingsley said it would be interesting to look at the actual number for impervious surface or building lot coverage; how much land the new home is taking up. She also felt that this project would be good for anything sustainable, such as a planted roof.

Chair Fitzgerald really liked the new home. He felt it was spectacular and looked extremely high-end, and it would look great now and 50 years from now. He was okay with the garage on the front elevation and the general scale of the home, and although he had not considered bringing down the garage as suggested by Commissioner Kingsley, he saw the point to that and was interested in hearing more about it. He liked the materials being proposed and felt the home looked great, and even though it is very different than the other homes on the block. The design is very well done and will stand the test of time, and he is in favor of it.

Commissioner Eckhardt re-visited his concerns about the garage. The entire garage is black, except for some wood panels with lights, and the garage door. The home is articulated between black, warm grey, and the cedar color. He pointed out that the joints shown on the elevations do not seem to be in coordination with the renderings, and he questioned what is actually being built. He also wondered if some wood could be incorporated into the side elevation, which is black and massive as currently proposed. Mr. Papanicholas replied that there will not be a random joint pattern; it will be a symmetrical running bond pattern.

Mr. Huck thanked the commissioners for their comments. He said that they looked at using 3 different materials for the new home; simplified them and detailed them nicely. They looked at cedar being the predominant material, with a lot of cedar wrapping on the rear elevation and the only non-cedar elements on the back of the home being the panel, the eyebrows and the base. The north elevation will be all cedar that wraps around to the front elevation, and the south elevation will have a large piece of cedar that wraps around to the rear elevation, giving quite a bit of the warm cedar on the back and very little of the dark color. They want to introduce the cedar as something different on the front corner of the home.

Commissioner Eckhardt said he was okay with the front elevation and the front corner of the home, and he was okay with extending it somewhat down the south elevation; however, he wondered if some of the grey color could be introduced into the big black box across the rear elevation. Mr. Papanicholas clarified that a rendering of the rear elevation was not provided, and the black box Commissioner Eckhardt is referring to is actually the side of the garage on the south elevation, not the rear elevation. Mr. Papanicholas added that a change was made to the south elevation after meeting with Staff; all the mechanical on the south elevation was recessed by jogging the wall back and adding landscaping. He explained that the dark prominent color was chosen because their research showed it to be a complimentary color to the wood, and a color they feel most comfortable with in achieving everything they want to achieve.

Commissioner Eckhardt reiterated that he had no issue with the front elevation; his concerns are when it turns and goes down the side of the home and looks like a big black box. Mr. Huck presented a 3-D rendering showing the south elevation from the adjacent neighbor's front yard, which will not be seen from the further back from the street. Mr. Papanicholas added that there will be 10-foot setbacks on the sides of the home. Mr. Huck explained that the rendering makes the dark color look very black, when it is actually a charcoal color. Commissioner Eckhardt said that he was satisfied with the black aesthetic of the massing on the side elevation and the garage.

Commissioner Kingsley asked if all the corners would be mitered, and Mr. Papanicholas replied that there will be a reveal channel at the fiber cement corners; however, all the corners of cedar will be mitered. Commissioner Kingsley also reviewed the materials and colors being proposed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 801 N. FORREST AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 10/05/18 AND RECEIVED 10/22/18, REVISED SITE PLAN, EXTERIOR ELEVATIONS, AND MATERIAL LIST DATED AND RECEIVED 10/30/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PARAPETS BE LOOKED AT TO SEE IF THE HEIGHTS SHOULD BE LOWERED.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#18-095 – 1719 N. Verde Ave.

Mr. Alan Leskiv, representing *Leader Architects*, and the owner were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached two-car garage to allow construction of a new two-story residence with an attached, three-car garage. The does comply with the R-E zoning requirements. The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf. The original homes in this neighborhood are predominantly smaller scale single-story homes. There have been numerous teardowns previously completed in this neighborhood, but there have only been two previous teardowns completed on this street. However, the Design Commission recently approved two additional teardowns on this street near the subject property.

Overall, the proposed design is very nicely done, with varying roof forms, nice materials and details. The overall massing of the house steps down in scale, and there is a comfortable amount of space between the adjacent homes. The only concern with the design is that it is coincidentally similar to the design for a new house two lots away at 1711 N. Verde, which was recently approved by the Design Commission on September 25, 2018. The Design Commission should evaluate whether the proposed designs are monotonous. Village Code requires designs of "like exterior design" to be separated by a minimum of two lots. The two designs do have different detailing and exterior materials, but it is recommended that the hipped roof on the proposed design be changed to gable ends to help vary the appearance.

Mr. Hautzinger presented revised plans submitted by the petitioner a few days ago that were not included in the commissioners' packets. The revised plans change the hipped roof to gables on the sides. Staff recommends the Design Commission evaluate the proposed design and the revised design, in context with the adjacent new home to built at 1711 N. Verde.

Mr. Leskiv said that changes were made to the roofline, as suggested by Staff. He reviewed the material samples being proposed.

Chair Fitzgerald noted there was no one else in the audience other than the petitioner and owner for public comment.

Commissioner Kingsley thanked the petitioner for the rendering showing the gable ended roof. She felt there was something to be said about changing the design a bit, compared to the other home at 1711 N. Verde. She compared the designs of the two homes, pointing out that the homes have different siding colors, and this home has gable brackets. She asked the petitioner if he preferred the original hip roof or the revised gable roof, and Mr. Leskiv replied that he was okay with the revised gable roof. Commissioner Kingsley said she was not opposed to the original design with the hip roof because it brings the massing down, and she suggested eliminating the second, larger nested gable on the front and continuing the ridge across and down, resulting in only one gable on the front elevation. She asked about the material of the cedar brackets, and Mr. Leskiv said the brackets would be painted wood. To make this home look different from the other home, Commissioner Kingsley suggested all smooth trim for a more traditional appearance, and smooth siding as well. She added a suggestion that the stone, which is a little brown, be changed to a color that is more of a cool, grey color. Although she typically prefers smaller homes next to smaller homes, she noted that there are no neighbors here tonight to voice an opinion, and the neighborhood appears to be changing to two-story homes.

Commissioner Eckhardt preferred the original design with the hip roof, rather than the gable side. With regards to the materials, he agreed with Commissioner Kingsley about the stone color; it appears too drab and brown. Otherwise, he was okay with the proposed design.

Chair Fitzgerald agreed with the comments made, and added that the new home looks good on all four sides, which he appreciates because the commissioners do not often see that. Commissioner Kingsley suggested adding a covering over the door on the rear elevation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1719 N. VERDE AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/01/18, WITH THE HIPPED ROOF, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ADD A SMALL ROOF OVER THE SLIDING DOORS ON THE REAR ELEVATION.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley wanted to add a recommendation to use smooth trim and/or smooth siding.

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

3. A RECOMMENDATION TO CONSIDER SMOOTH TRIM AND/OR SMOOTH SIDING ON THE NEW HOME.

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

ITEM 4. GENERAL MEETING

There was no discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-066 - 1518 W. Thomas St. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 1015 W. Thomas Street. This recommendation is based on the architectural plans dated 10/3/18 and received 10/23/18, and the following:

1. Scale and Massing. It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
2. Large Terrace. It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
3. Bedroom Wing. It is recommended that the layout be revised to significantly reduce the length of the bedroom wing
4. Panoramic Doors. It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
5. Front Entry Gable. Additional design development of the front entry is recommended. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
6. Exterior Materials. Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
7. Driveway. It is recommended that the driveway layout be revised to reduce

the amount of paving in the front yard.

8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Behlis Residence
Project Address: 1518 W. Thomas Street
Prepared By: Steve Hautzinger

Date Prepared: November 21, 2018

PETITION INFORMATION:

DC Number: 18-066
Petitioner Name: Andy Behlis
Petitioner Address: 1518 W. Thomas Street
Arlington Heights, IL 60004
Meeting Date: November 27, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence will have approximately 4,737 square feet. The proposed front setback is 50 feet, where 43 feet is required. The plans will either need to be revised or a variation requested from the Zoning Board of Appeals. The proposed design does comply with all other R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 35 feet Side: 14 feet Side: 10 feet Rear: 41 feet
Building Height	25 feet to the midpoint	21.5 feet to the midpoint
FAR	5,987 SF	4,737 SF
Building Lot Coverage	6,000 SF	5,137 SF
Impervious Surface Coverage Total	10,000 SF	9,770 SF

The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

Overall, the proposed new house raises numerous design concerns that the Design Commission should evaluate:

- **Scale and Massing.** Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 16-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.
 - o It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
- **Large Terrace.** The design includes a huge 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood.
 - o It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
- **Bedroom Wing.** The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.
 - o It is recommended that the layout be revised to significantly reduce the length of the bedroom wing.

- **Panoramic Doors.** The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.
 - o It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
- **Front Entry Gable.** The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.
 - o Additional design development of the front entry is recommended. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
- **Exterior Materials.** The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.
 - o Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
- **Driveway.** The design includes a large concrete driveway across the entire front yard.
 - o It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and re-review the proposed new single-family residence to be located at 1015 W. Thomas Street. This recommendation is based on the architectural plans dated 10/3/18 and received 10/23/18, and the following:

1. **Scale and Massing.** It is recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.
2. **Large Terrace.** It is recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.
3. **Bedroom Wing.** It is recommended that the layout be revised to significantly reduce the length of the bedroom wing
4. **Panoramic Doors.** It is recommended that the large panoramic doors be replaced with smaller scale french doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.
5. **Front Entry Gable.** Additional design development of the front entry is recommended. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.
6. **Exterior Materials.** Consider softening the color palette with tan or gray EIFS and a more natural color stone base.
7. **Driveway.** It is recommended that the driveway layout be revised to reduce the amount of paving in the front yard.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
9. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

November 21, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-066

NEW 1 STORY S.F.R. BRICK RANCH WITH BASEMENT AND NEW 2 CAR DETACHED GARAGE AS PER PLANS

1518 W. THOMAS ST.
ARLINGTON HEIGHTS, IL. 60004

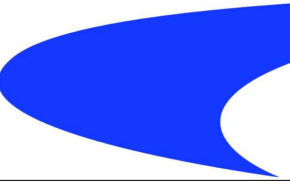
SHEET INDEX

T-1	TITLE SHEET
A-1	EXISTING AND PROPOSED SITE PLAN
A-2	EXISTING AND PROPOSED ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED GARAGE PLAN

BUILDING AREA.....	9,892.14295 sq. ft.	BASEMENT.....	2,658.33333 sq. ft.
OPEN YARD SQ. FT.....	10,107.857 sq. ft.	1ST FLOOR.....	4,155.75000 sq. ft.
LOT SQ. FT.....	20,000 sq. ft.	BUILDING HEIGHT.....	26'-10"
		TOTAL.....	6,814.0833 sq. ft.
		BUILDING VOLUME TOTAL.....	183,978 cu. ft.

TITLE PAGE

1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.

ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924

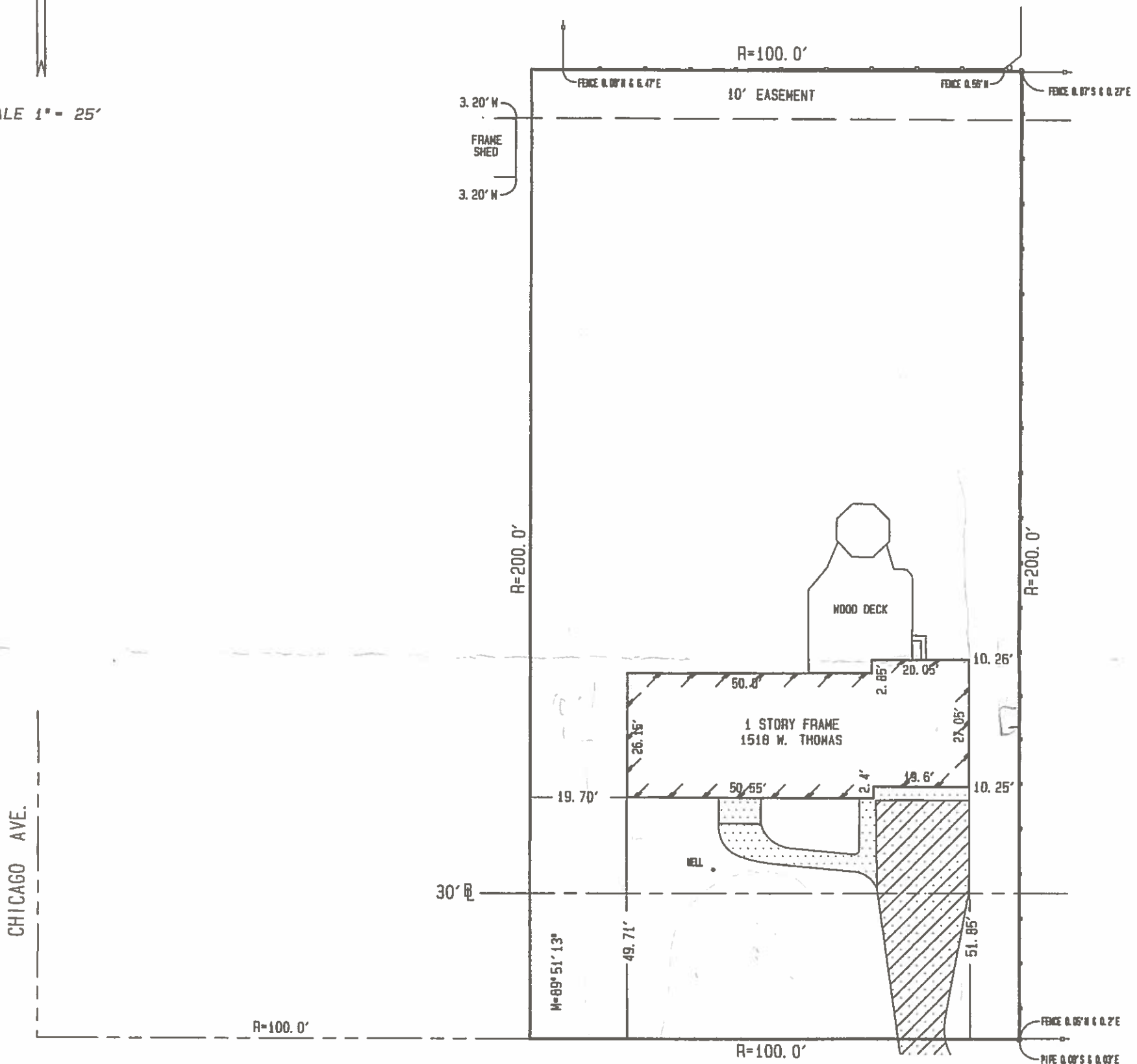
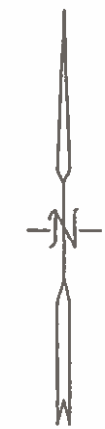
EMAIL: Office@OGConsultinginc.com

OCT 3, 2018

DRAWN BY: O.G.

Order No. 1613435

SCALE 1" = 25'



THOMAS ST.

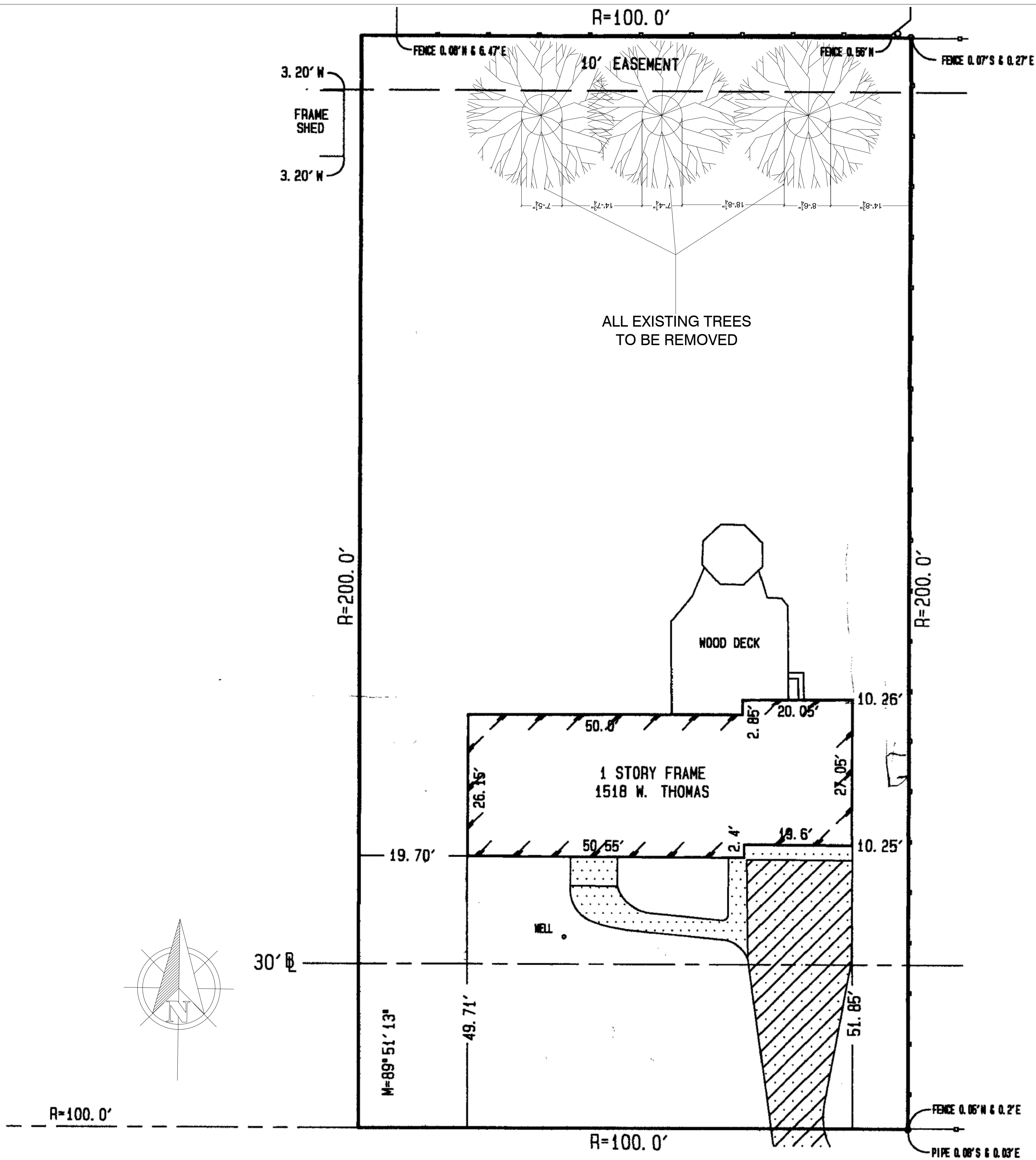
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR FIEDLER AND BEHLIS.

RECEIVED

JUN 25 2018

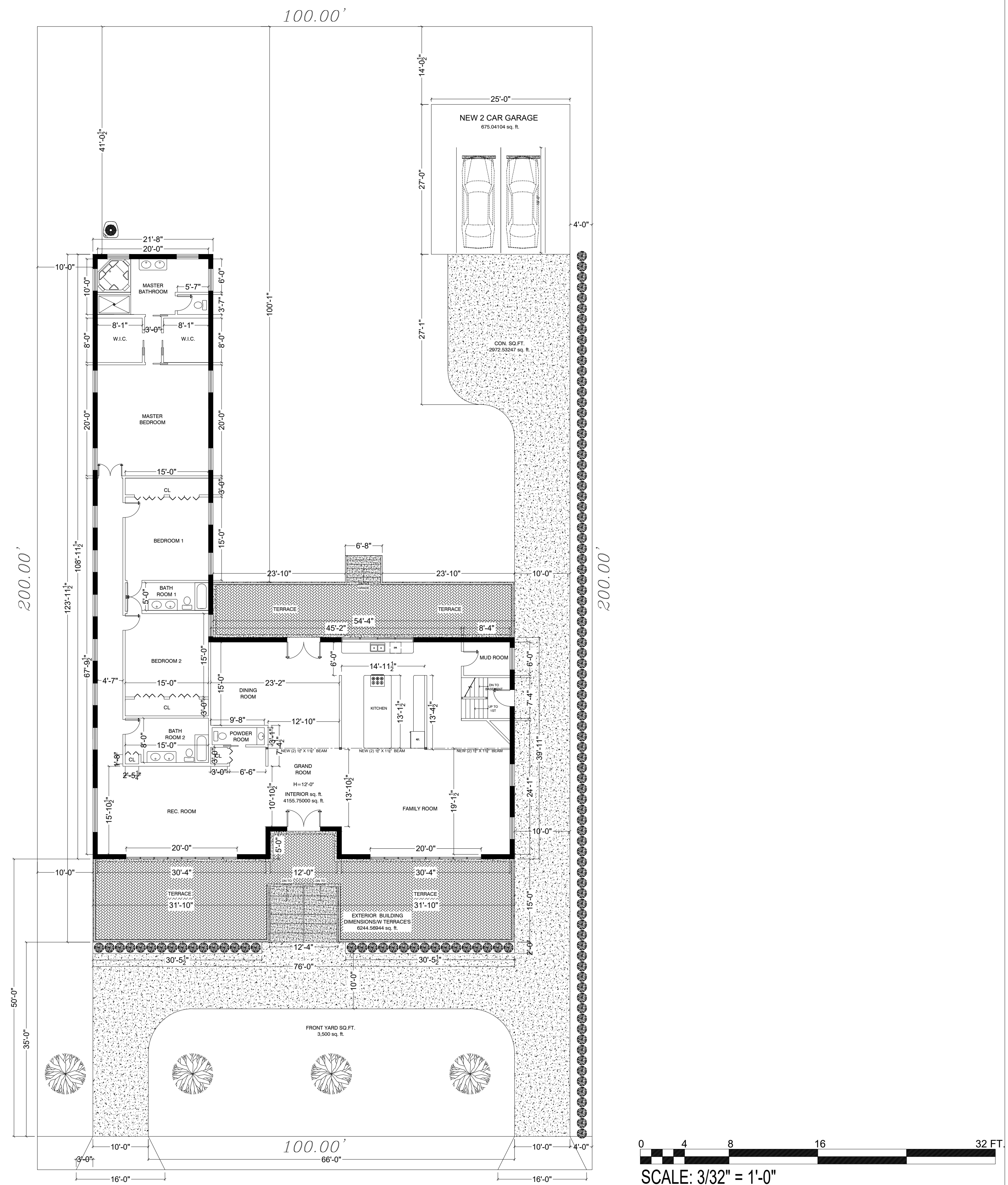
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 FILE



BUILDING AREA.....9,892.14295 sq. ft.
 OPEN YARD SQ. FT.....10,107.857 sq. ft.
 LOT SQ. FT.....20,000 sq. ft.

THOMAS ST.



BASEMENT.....2,658.33333 sq. ft.
 1ST FLOOR.....4,155.75000 sq. ft.
 BUILDING HEIGHT.....26'-10"
 TOTAL.....6,814.0833 sq. ft.

BUILDING VOLUME TOTAL.....183,978 cu. ft.

EXISTING AND PROPOSED SITE PLAN
 1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.
 ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924 OCT 3, 2018
 EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

A-1
 2 OF 6

A-7
8 OF 8

AN
60004
SERVICES
INC.
13, 2018
BY: O.G.



1750 W THOMAS - WEST 3



1650 W THOMAS
WEST 2

Chicago



1522 W THOMAS - WEST 1

THOMAS



1417 W THOMAS - ADDRESS 2

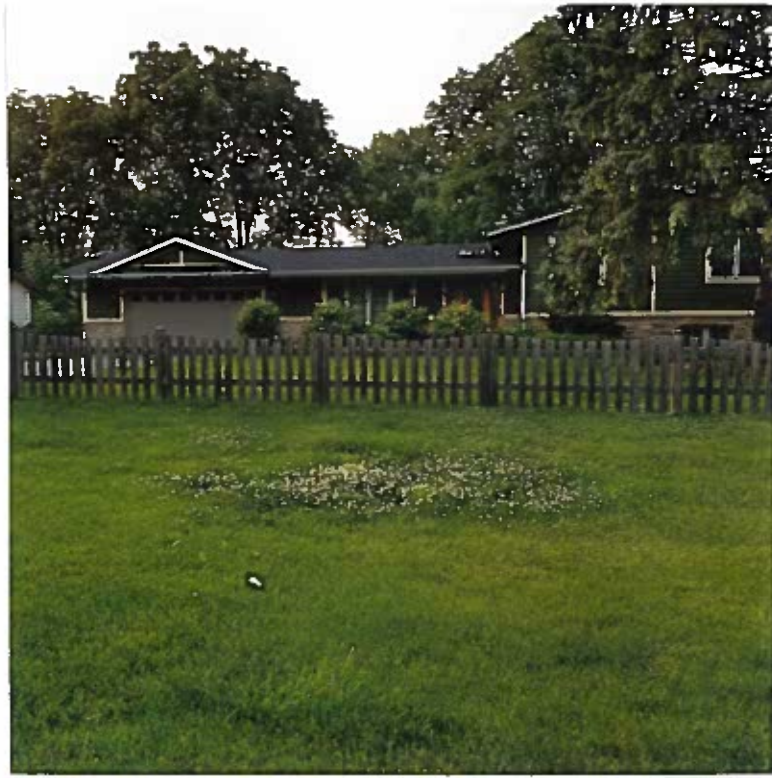


1417 W THOMAS - ADDRESS 1

VI



1518 W. THOMAS
subject



1512 W THOMAS
EAST 1



1506 W. THOMAS
EAST 2



1500 W. THOMAS
EAST 3

STREET

INIA TERRACE PARK

 **FILE**

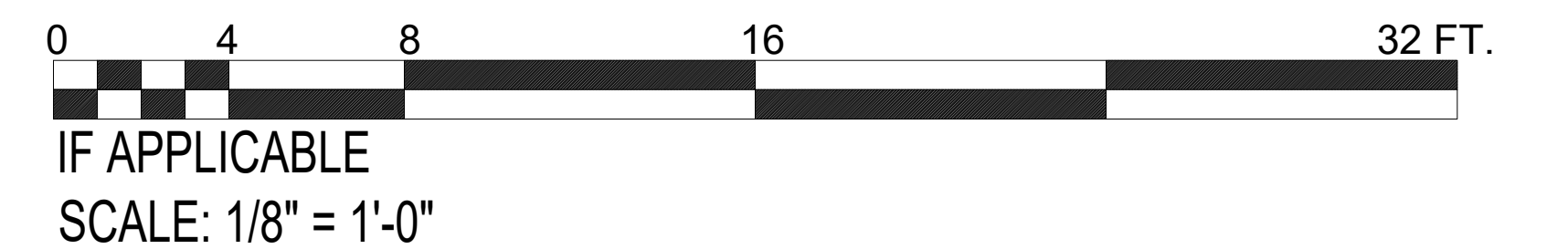
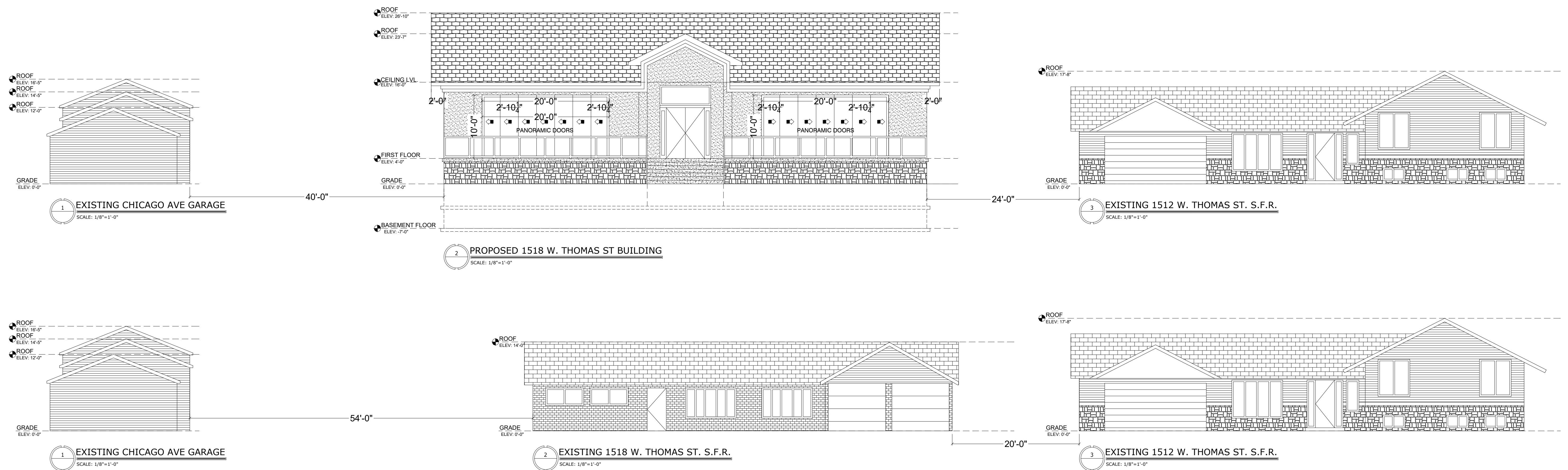
RECEIVED

JUN 25 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



1452 W THOMAS
EAST 2



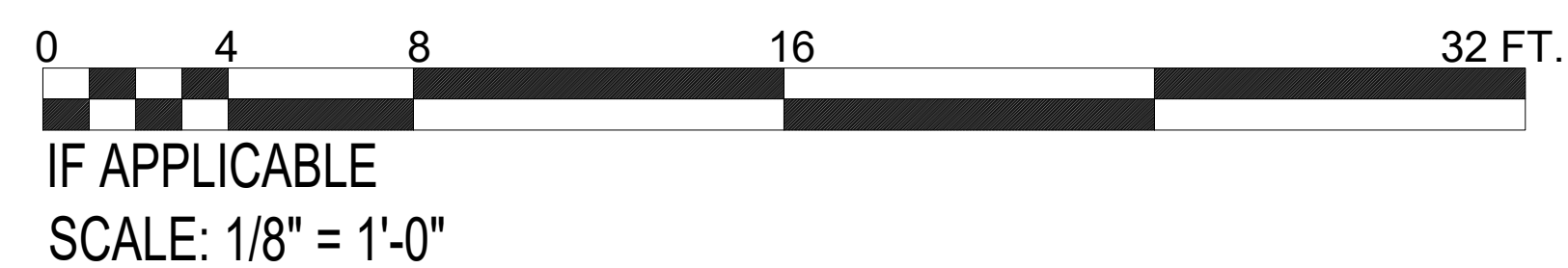
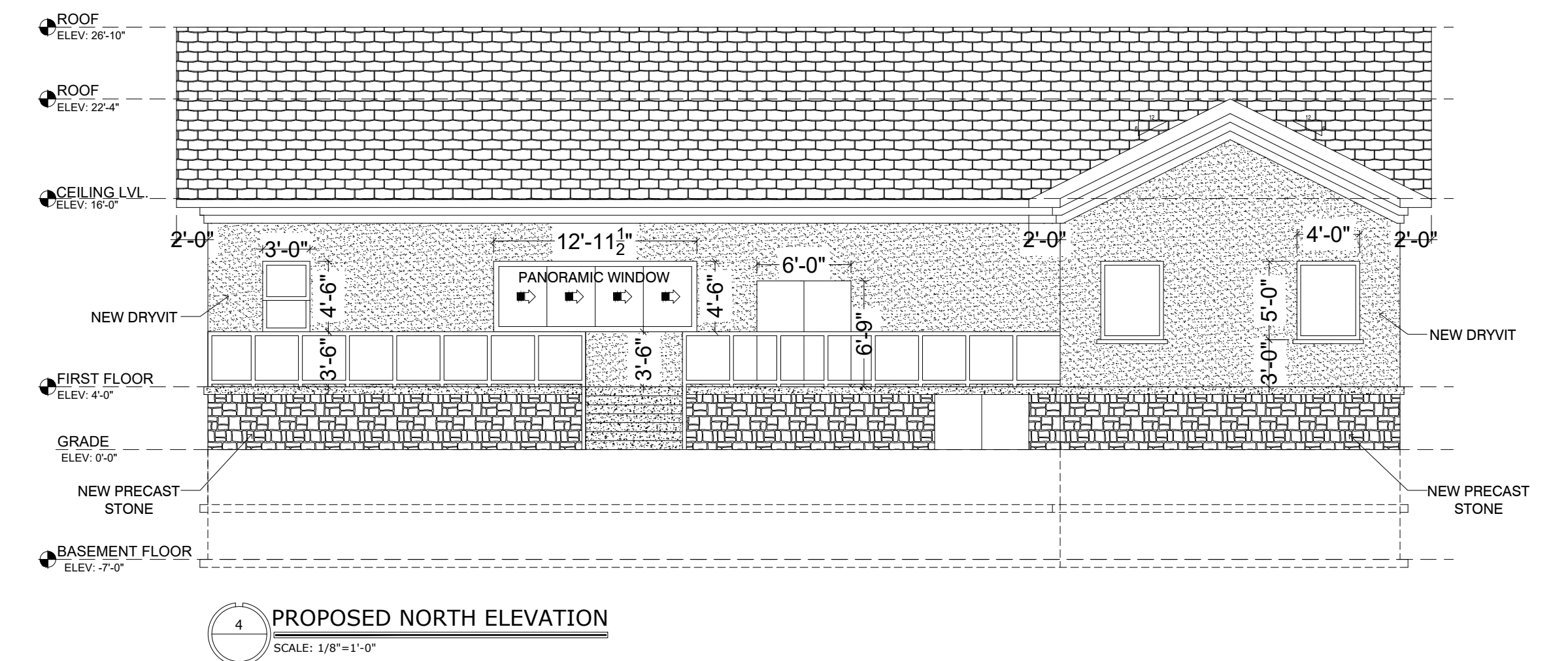
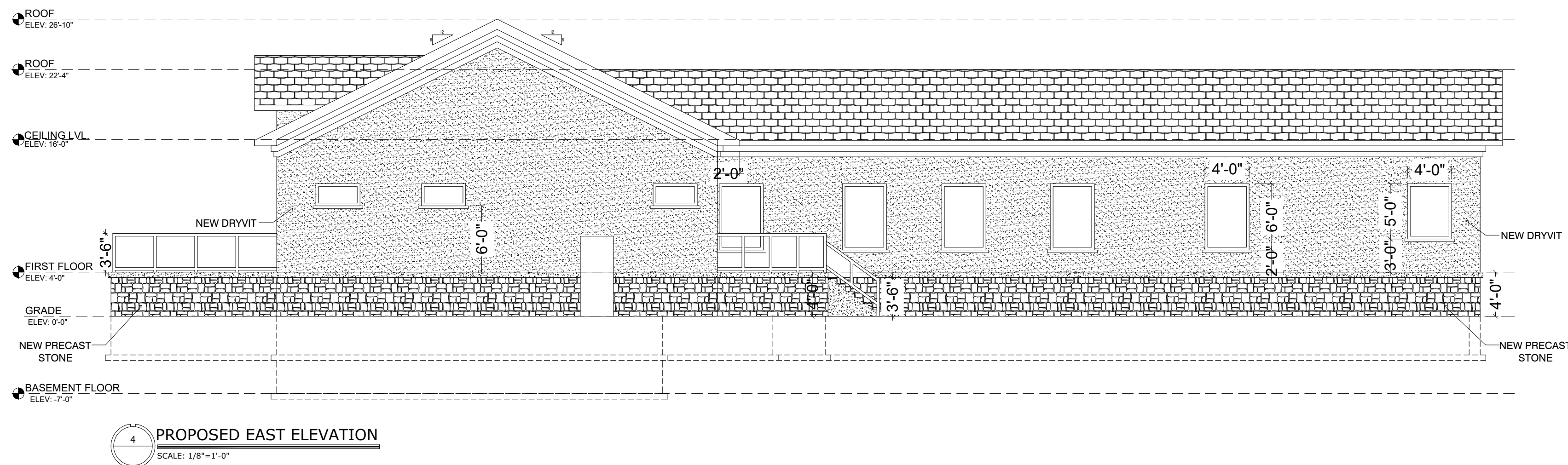
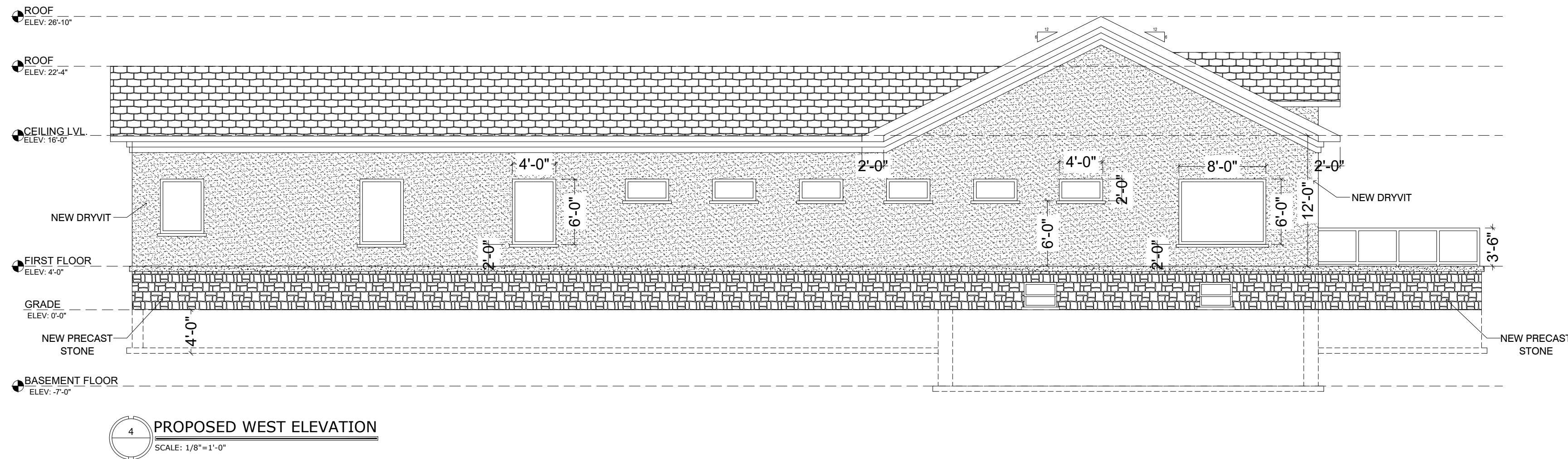
BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
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TOTAL.....6,814.0833 sq. ft.

BUILDING VOLUME TOTAL.....183,978 cu. ft.

EXISTING AND PROPOSED ELEVATIONS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 OCT 3, 2018
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

A-2
3 OF 6



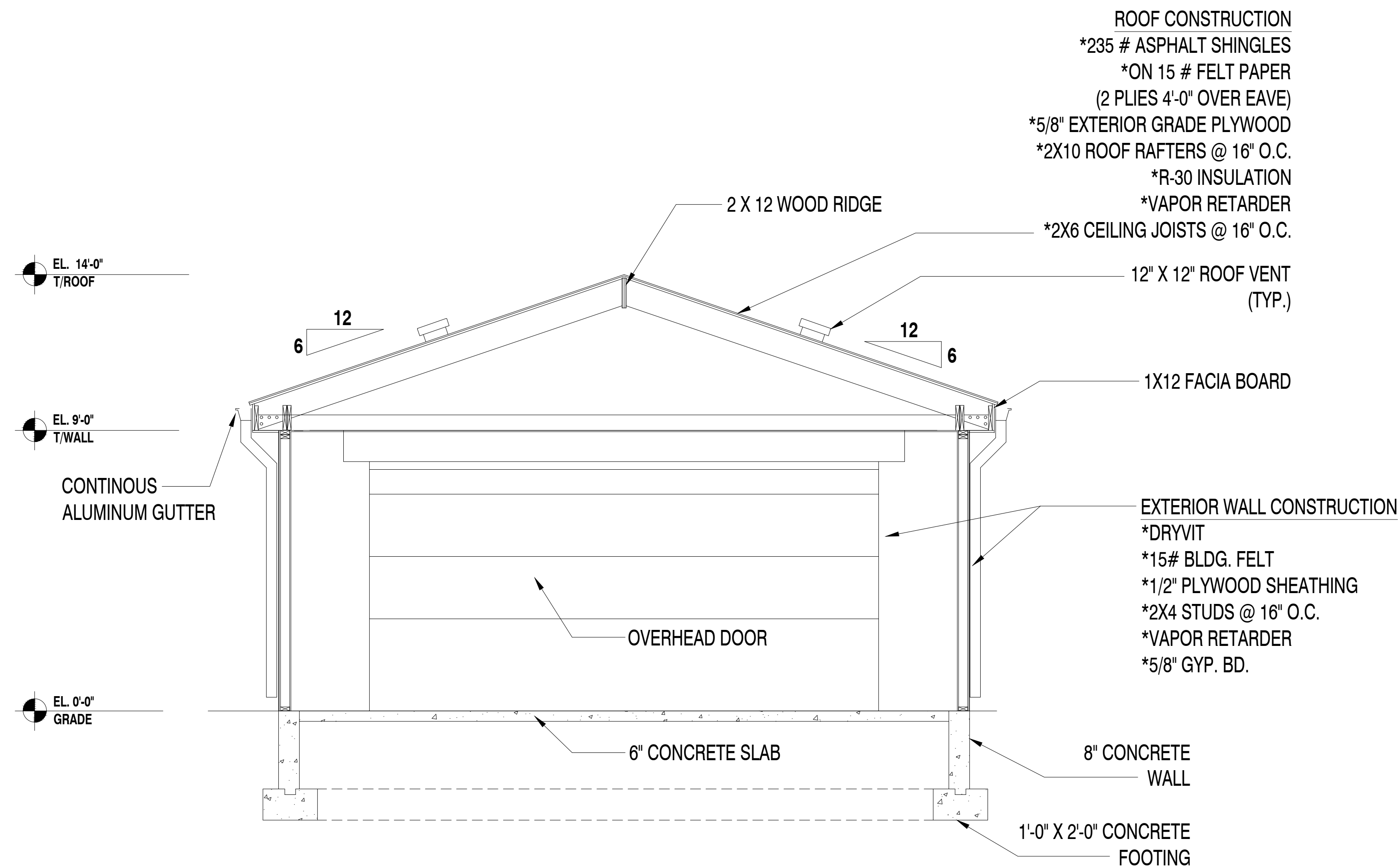
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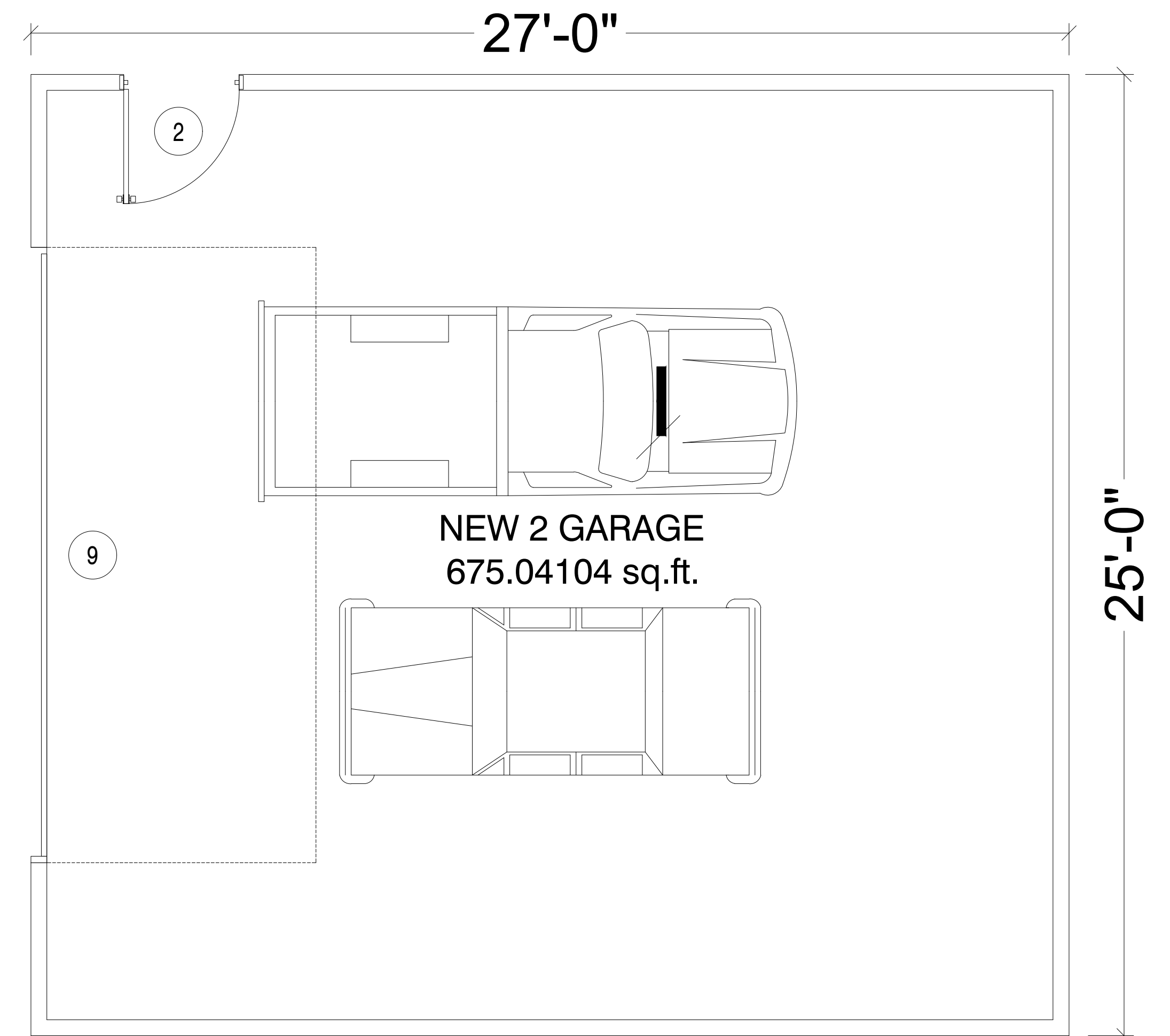
BUILDING VOLUME TOTAL.....183,978 cu. ft.

PROPOSED ELEVATIONS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 OCT 3, 2018
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

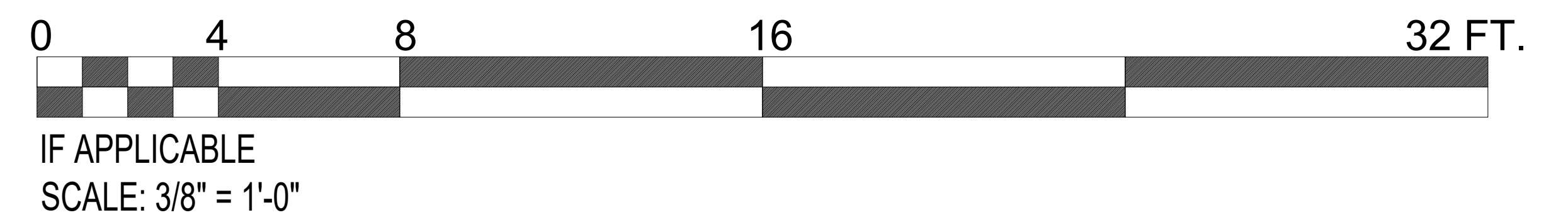
A-4
5 OF 6



1 **PROPOSED GARAGE ELEVATION**
SCALE: 3/8"=1'-0"



2 **PROPOSED GARAGE FLOOR PLAN**
SCALE: 3/8"=1'-0"



BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
LOT SQ. FT.....20,000 sq. ft.

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PROPOSED GARAGE PLANS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 OCT 3, 2018
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

1518 W. Thomas

Exterior Material List

ITEM	MATERIAL	MANUFACTURER	COLOR
Roofing	Asphalt Shingles	Owens Corning	Onyx Black
EIFS	EIFS	Dryvit	Cream
Stone	Cast Stone	Accucast Products	Black
Windows	Aluminum	Panoramic	Black



Item: DC#18-100 - 1209 N. Dunton Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1209 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans dated 10/16/18 and received 10/26/18, and the following:

1. It is recommended that the new house be located on the average setback line to better align with the context of the neighborhood, but the Design Commission should evaluate the value of preserving the two existing trees in the front yard versus the odd setback of the house in this location.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: DeStefano Residence
Project Address: 1209 N. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: November 21, 2018

PETITION INFORMATION:

DC Number: 18-100
Petitioner Name: Jeff Eichhorn
Petitioner Address: DeBaker Design Group
7925 N. Lincoln Ave., Suite 203
Skokie, IL 60077
Meeting Date: November 27, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence to allow construction of a new two-story residence with a detached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,455 square feet and the proposed residence will have approximately 4,318 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28.5 feet Side: 6.5feet Side: 6.5 feet Rear: 30 feet	Front: 48 feet Side: 7 feet Side: 15.8 feet Rear: 79.1 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,820 SF	4,318 SF
Building Lot Coverage	4,709 SF	3,456 SF
Impervious Surface Coverage Total	6,728 SF	6,095 SF

This neighborhood has a variety of houses, including single-story and two-story homes, with many of them being older historic homes. This particular block is primarily historic two-story homes, but the subject property happens to be surrounded by smaller scale mid-century single-story homes. The existing house, proposed to be torn down, is a two-story home that has historic character that fits well with the other older homes on the street. The house is in need of maintenance but appears to be in decent condition.

The proposed new house is a beautifully designed and detailed traditional style two-story house with wrap-around front porch that will fit in very well in this neighborhood. The design has excellent massing and detailing on all sides of the house, including a nicely designed detached garage. The only concern with the proposed design is the proposed 48-foot front setback, which places the house well behind the average 28.5-foot setback on this block. The petitioner has set the house back to preserve two existing trees in the front yard. Preservation of mature trees is always encouraged, but in this case, it is recommended that the new house be located on the average setback line to better align with the context of the neighborhood. The Design Commission should evaluate the value of preserving these trees versus the odd setback of the house in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1209 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans dated 10/16/18 and received 10/26/18, and the following:

1. It is recommended that the new house be located on the average setback line to better align with the context of the neighborhood, but the Design Commission should evaluate the value of preserving the two existing trees in the front yard versus the odd setback of the house in this location.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, November 21, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-100

SOURCE BENCH MARK

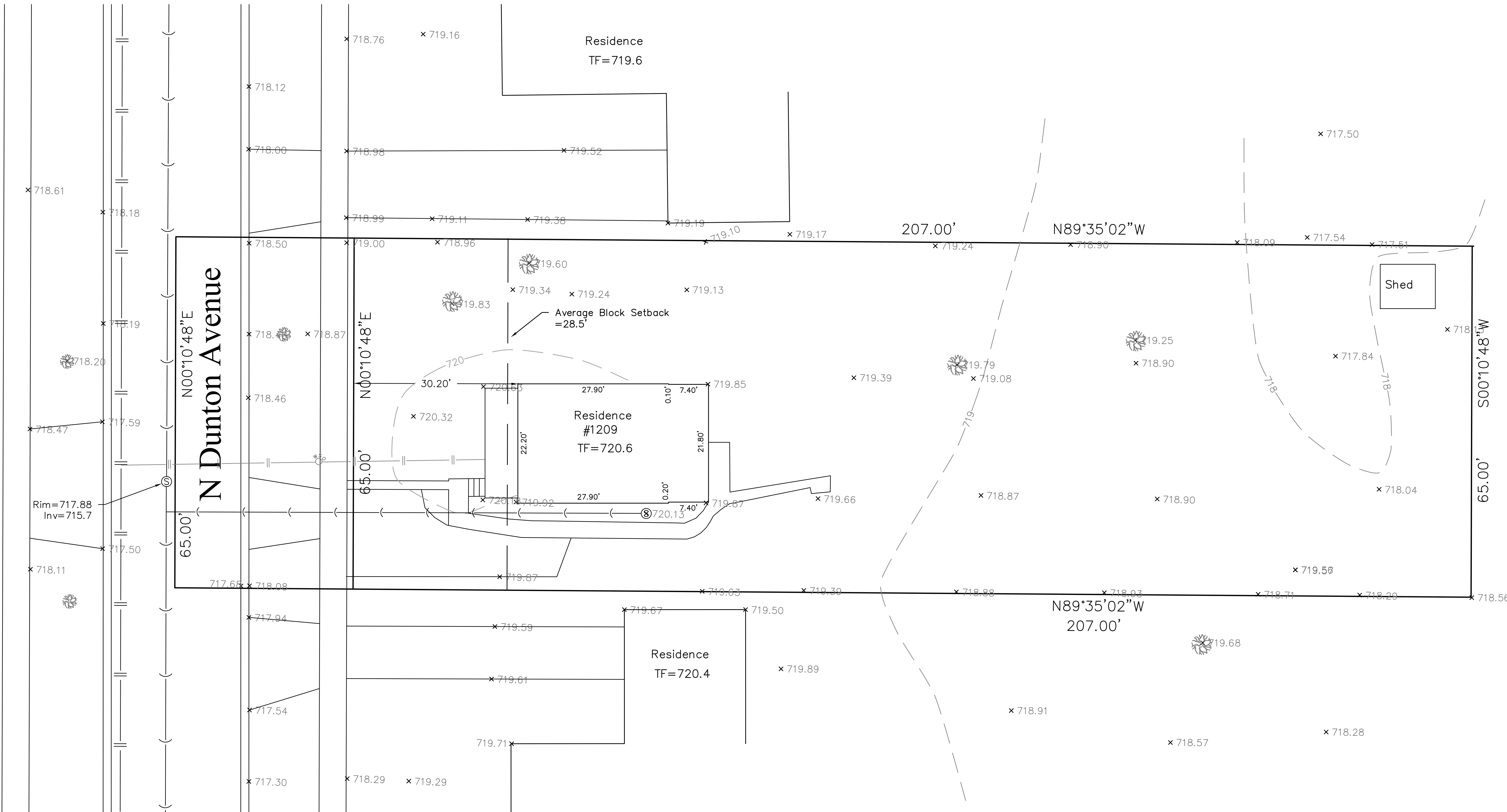
Village Benchmark #206
3" dia Brass disc at Northeast
corner of Olive St. & Arlington
Heights Road.
Elev=703.13 NAVD 88

SITE BENCH MARK

Rim of Sanitary Mahhole in the
center of the street in front of
the property.
Elev=717.88 NAVD 88

Lot Development Plan - Existing Conditions & Erosion Control

North 65.0 Feet of the North 123.0 Feet of Lot 14 in Allison's Additon to Arlington Heights, being a subdivision of the Southwest 1/4 of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian (Except the West 1/2 of the Southwest 1/4 thereof and the South 4.0 acres of the East 1/2 of the Southwest 1/4 thereof) in Cook County, Illinois.



- Legend**
- TF = Top of Foundation
 - GF = Garage Floor
 - LO = Look Out
 - WO = Walk Out
 - T/C = Top of Curb
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement
 - CL = Center Line
 - x 100.00 = Proposed Elevation
 - x 100.00 = Existing Elevation
 - - - = Final Contour
 - - - = Proposed Contour
 - B-box
 - Storm Manhole
 - San Manhole
 - Valve Vault
 - Fire Hydrant
 - Down spout
 - Drainage Flow
 - Watermain
 - Storm Sewer
 - Sanitary Sewer
 - Exst. Tree
 - Remove Tree
 - Proposed Evergreens

Construction Notes

GENERAL

- All work shall be performed in accordance with the Village of Arlington Heights Specifications.
- The contractor shall contact J.U.L.I.E. and the Village of Arlington Heights a minimum of 48 hours prior to any excavation work.
- The contractor shall provide protective fencing around all pathway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
- Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

EROSION CONTROL

- All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
- The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
- Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
- Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day.
- Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation.

TREE PROTECTION NOTES

- Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
- Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the pathway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
- No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
- No grade changes should be done within the Tree Protection Zones of pathway trees for any construction activity.
- Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
- Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
- At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the pathway tree(s).

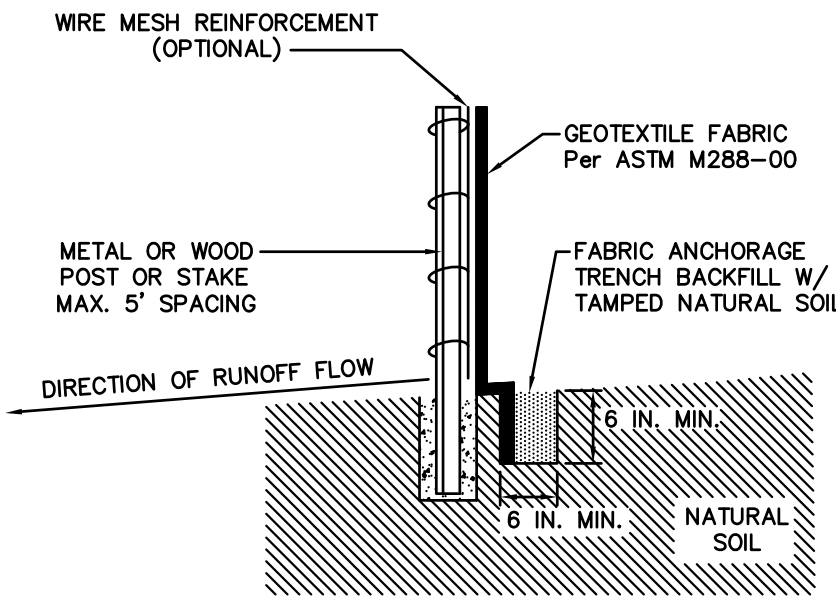
House Setbacks	
Address	Setback
1237	49.2
1221	30.0
1217	29.6
1213	29.4
1209	30.2
1205	29.2
1201	29.6
1135	29.1
1131	30.2
1127	26.7
1123	25.7
1119	25.4
1115	15.7
1111	22.5
1109	25.0
Average	28.5

Typical Construction Sequencing

- Install soil erosion and sediment control measures.
- Tree removal where necessary (clear & grub).
- Construct sediment trapping devices.
- Strip topsoil and stockpile.
- Excavate for basement and stockpile.
- Install foundation.
- Backfill foundation and rough grade side.
- Re-spread Topsoil.
- Fine grade and permanently stabilize site.
- Remove all temporary SE/SC measures after site is stabilized with vegetation.
- Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event.

Utility Note

The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.



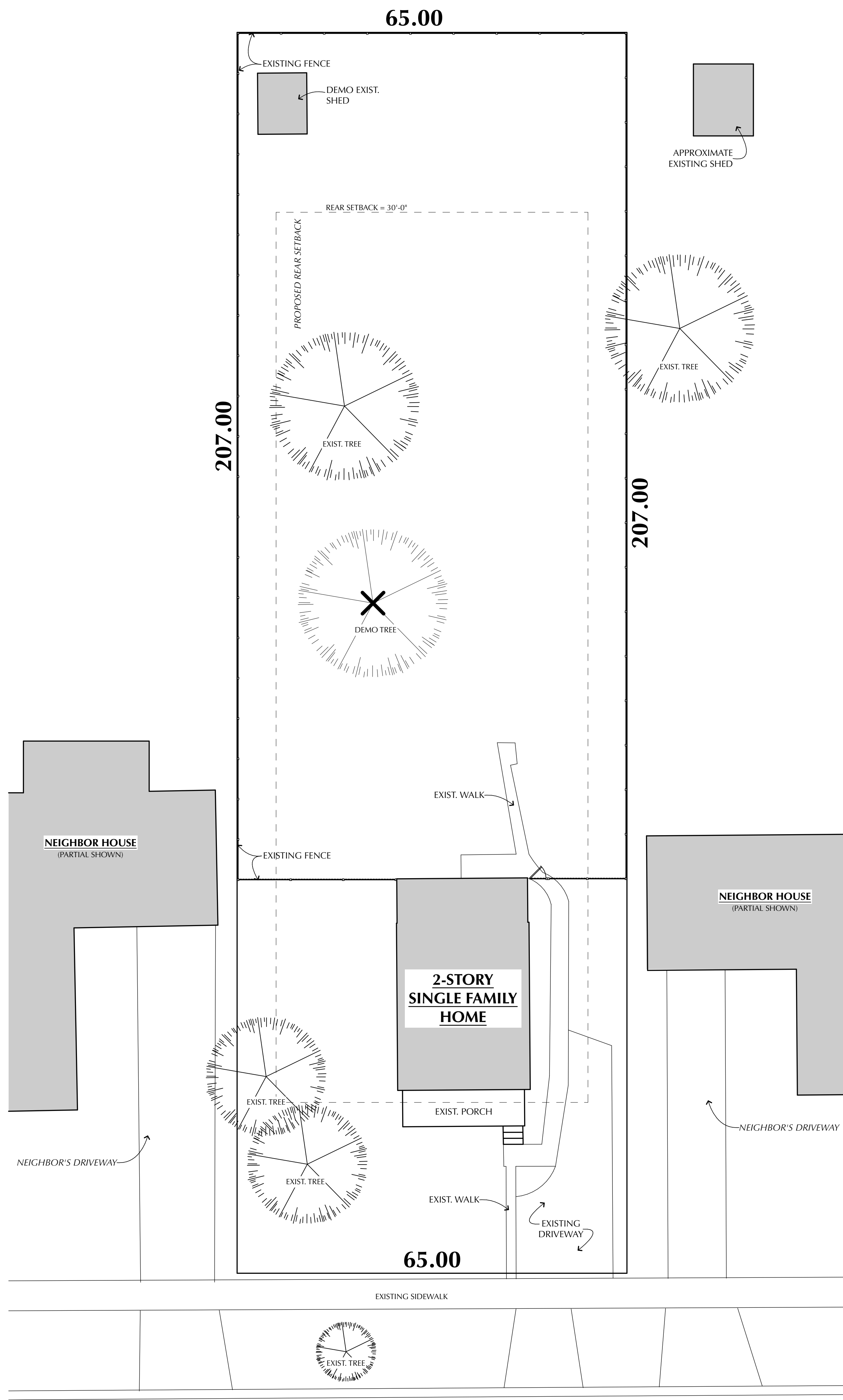
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

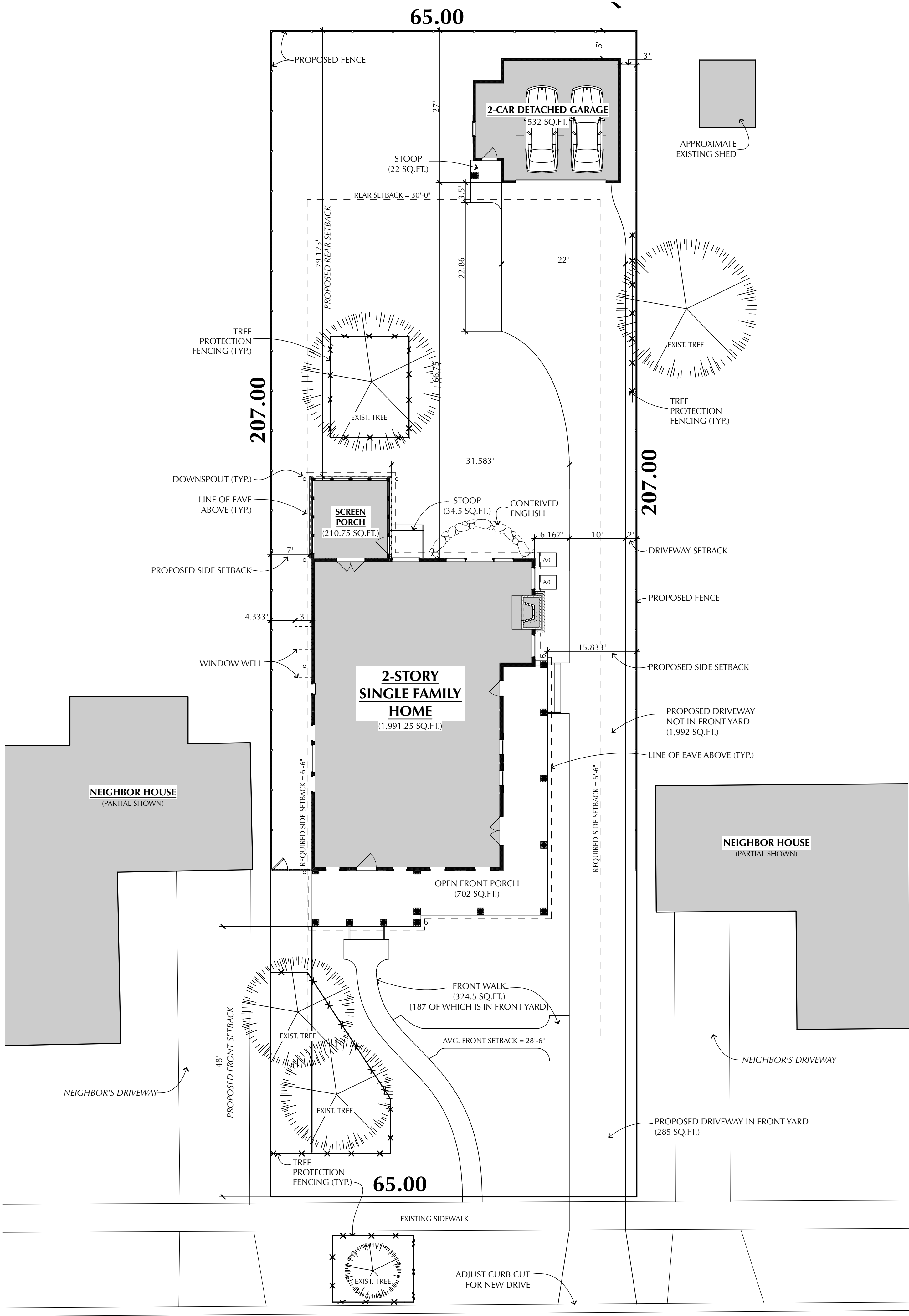
Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60103
630-549-5506
tauruseng@sbcglobal.net

Prepared For:	Property Address:	Revision:	Date:
Jeff Eichhorn, AIA DeBaker Design Group, Ltd. debakerdesign.com 773-368-8917	1209 N Dunton Avenue Arlington Heights, IL		



N. DUNTON AVE.
EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



N. DUNTON AVE.
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

DEBAKER DESIGN GROUP, LTD.
7925 N. LINCOLN AVE. #203
SKOKIE, IL 60077
P: 847-510-5952
DEBAKERDESIGN.COM

Architecture for Custom Homes
Renovations • Additions • New Construction

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DATE	REVISION NOTES
9/19/2018	PRELIMINARY DESIGN
10/16/2018	DESIGN DEVELOPMENT

PROPOSED NEW CONSTRUCTION
DESTEFANO RESIDENCE
1209 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005



Property to Left 3
1221 N. Dunton Ave.



Property to Left 2
1217 N. Dunton Ave.



Property to Left 1
1213 N. Dunton Ave.



Subject Property
1209 N. Dunton Ave.



Property to Right 1
1205 N. Dunton Ave.



Property to Right 2
1201 N. Dunton Ave.



Property to Right 3
1135 N. Dunton Ave.

NORTH DUNTON AVENUE



Property Across to North
1212 N. Dunton Ave.



Property Across
1208 N. Dunton Ave.



Property Across to South
1204 N. Dunton Ave.



SIDE PERSPECTIVE



FRONT PERSPECTIVE

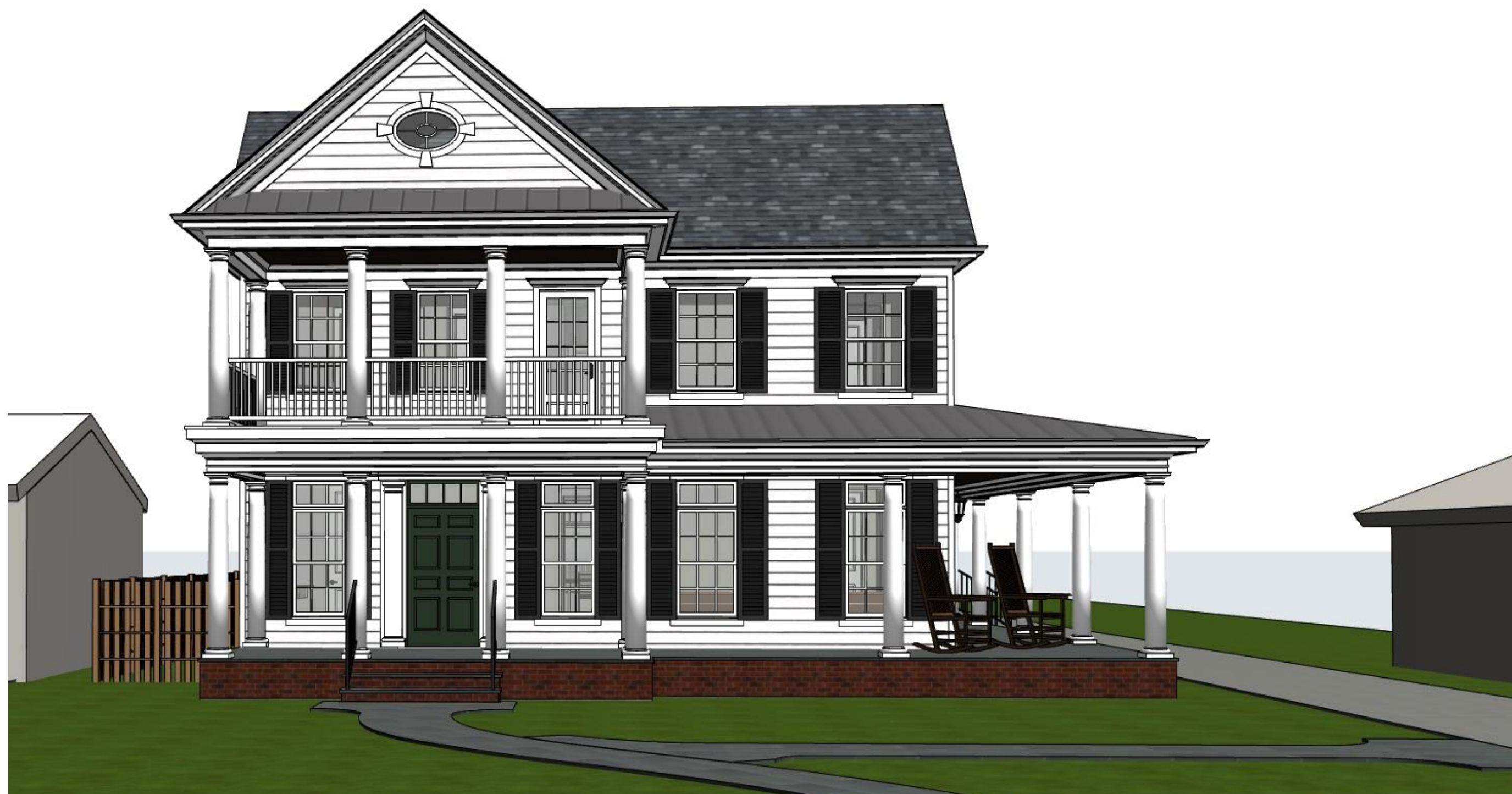
SUBMITTAL FOR DESIGN COMMISSION REVIEW

1209 N. DUNTON AVE.
VILLAGE OF ARLINGTON HEIGHTS

PROPOSED MATERIAL SCHEDULE			
1209 N. DUNTON AVE., ARLINGTON HEIGHTS			
ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Composite	Boral TruExterior	White
Brick	Natural Brick	Sioux City	Cherry Creek Williamsburg
Roof	Asphalt Shingle	GAF Timberline Ultra HD	Pewter Gray
Trim	Composite	TBD	White
Gutters	Aluminum	TBD	White
Windows	Clad	Integrity by Marvin	White
Garage Door	Steel	TBD	White

SHEET INDEX	
ID	NAME
1	COVER SHEET, STREETScape
2	SITE PLAN
3	FIRST & SECOND FLOOR PLANS
4	ROOF PLAN
5	ELEVATIONS
6	ELEVATIONS
7	DETACHED GARAGE



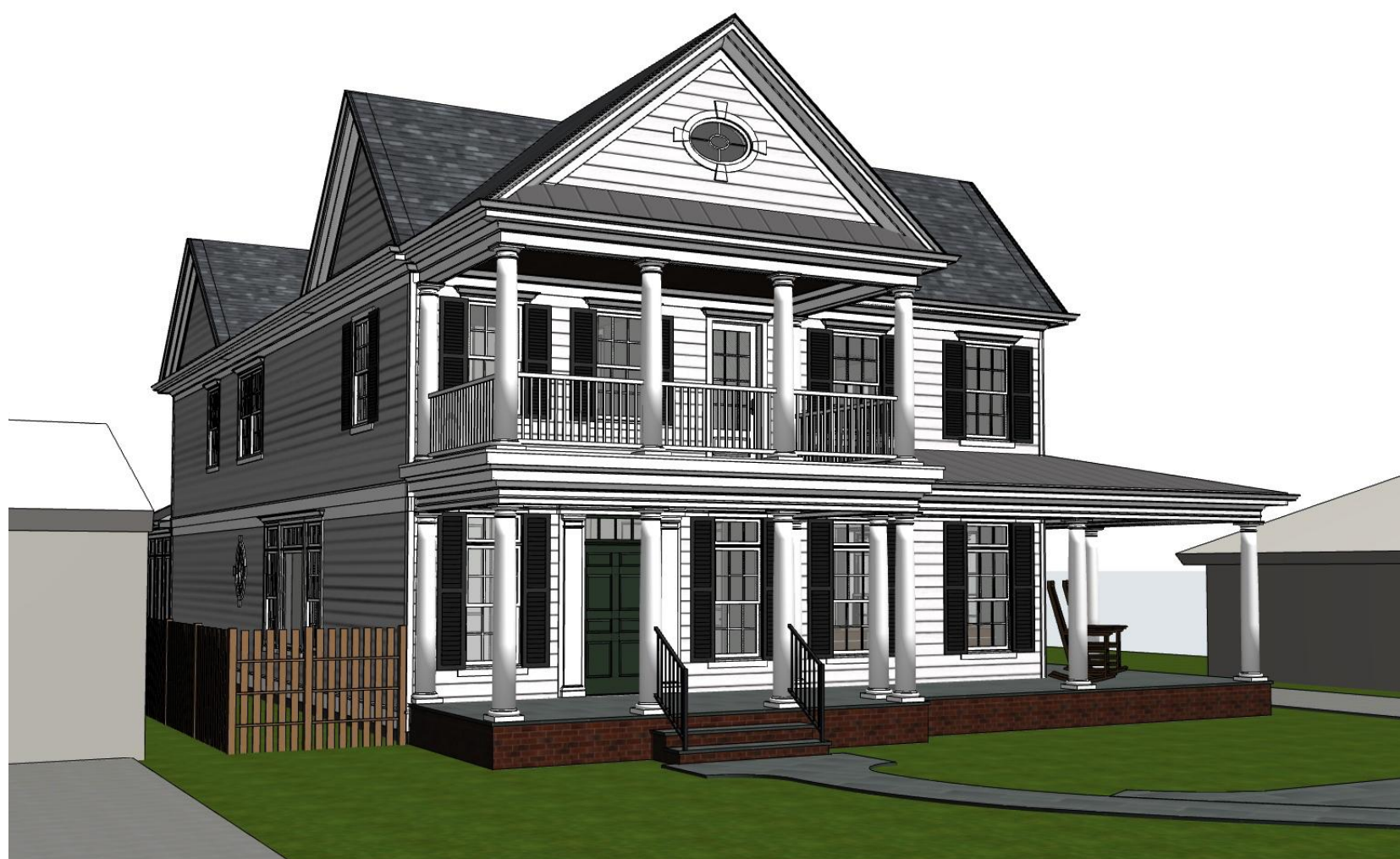


FRONT PERSPECTIVE



DATE	REVISION NOTES
9/19/2018	PRELIMINARY DESIGN
10/16/2018	DESIGN DEVELOPMENT

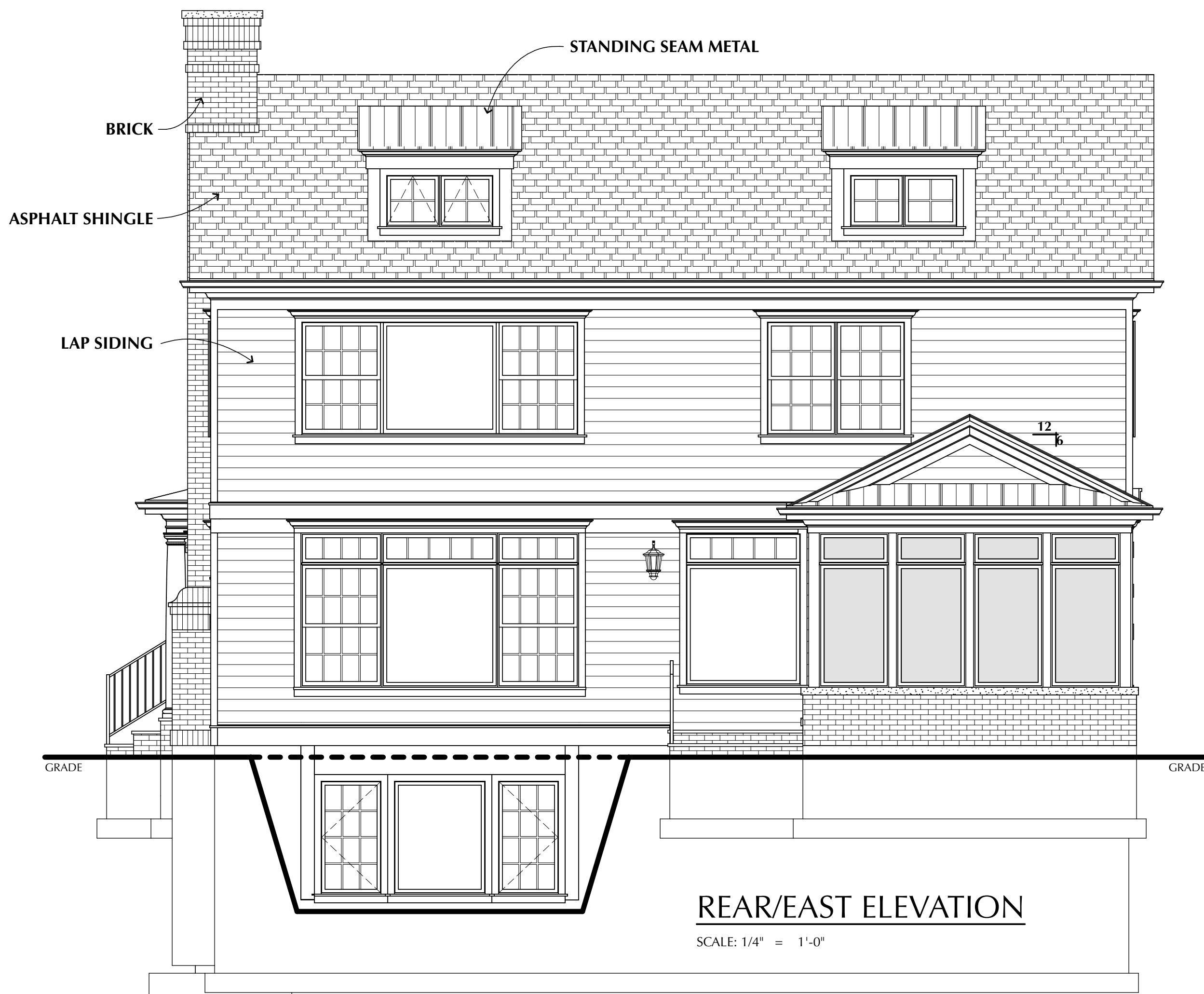
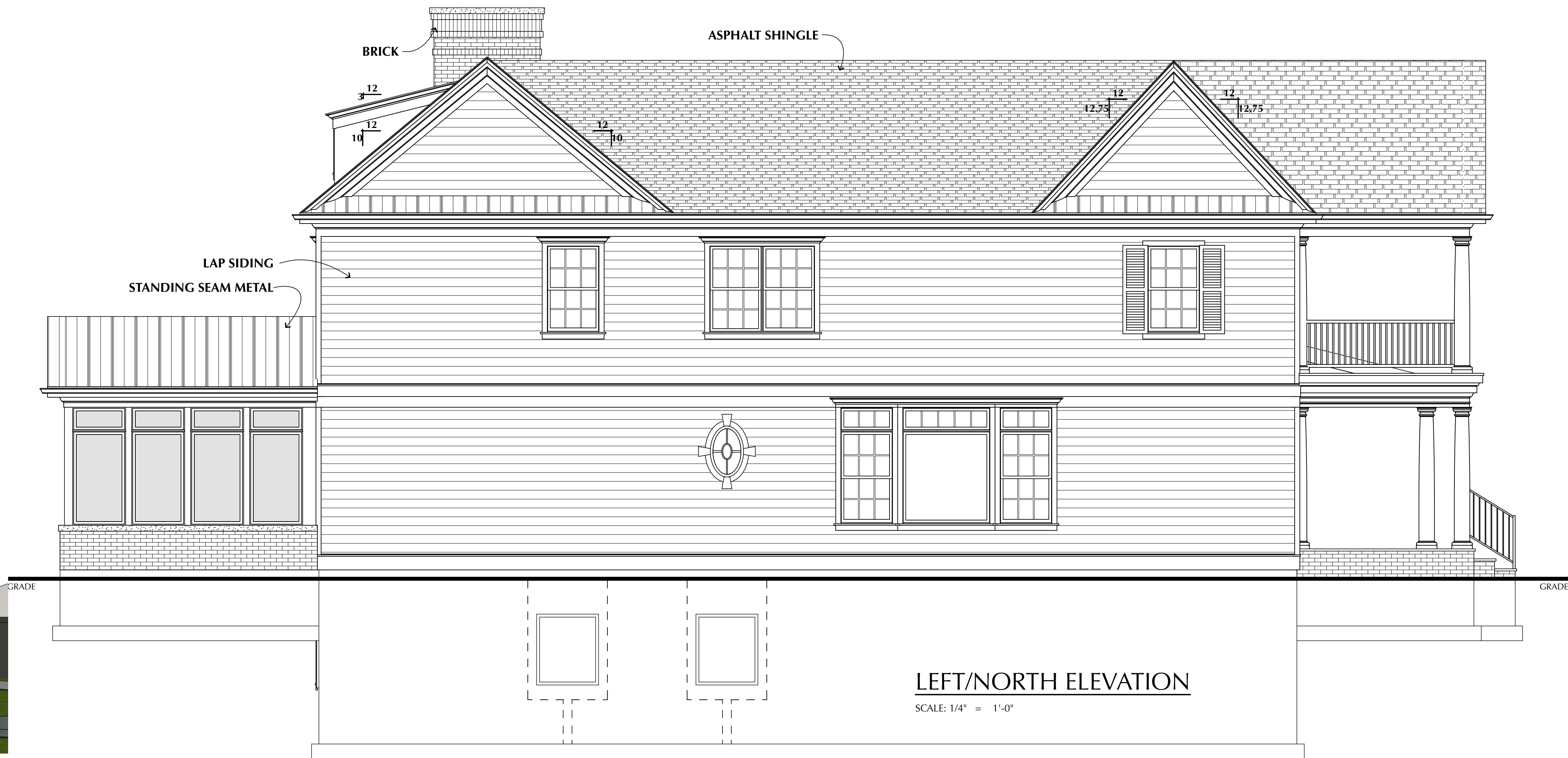
PROPOSED NEW CONSTRUCTION
DESTEFANO RESIDENCE
1209 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005



FRONT PERSPECTIVE



REAR PERSPECTIVE

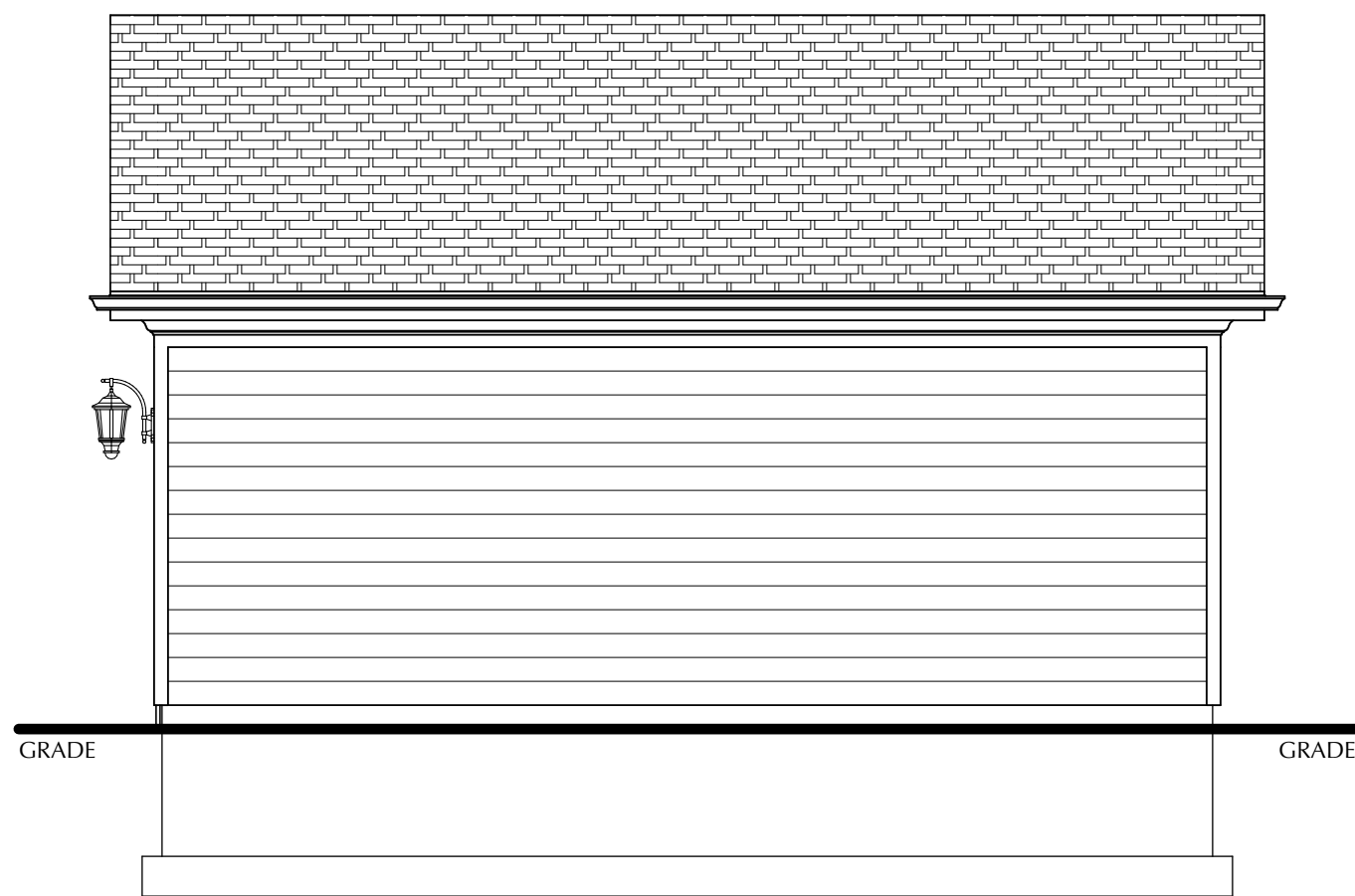


DATE	REVISION NOTES
9/19/2018	PRELIMINARY DESIGN
10/16/2018	DESIGN DEVELOPMENT

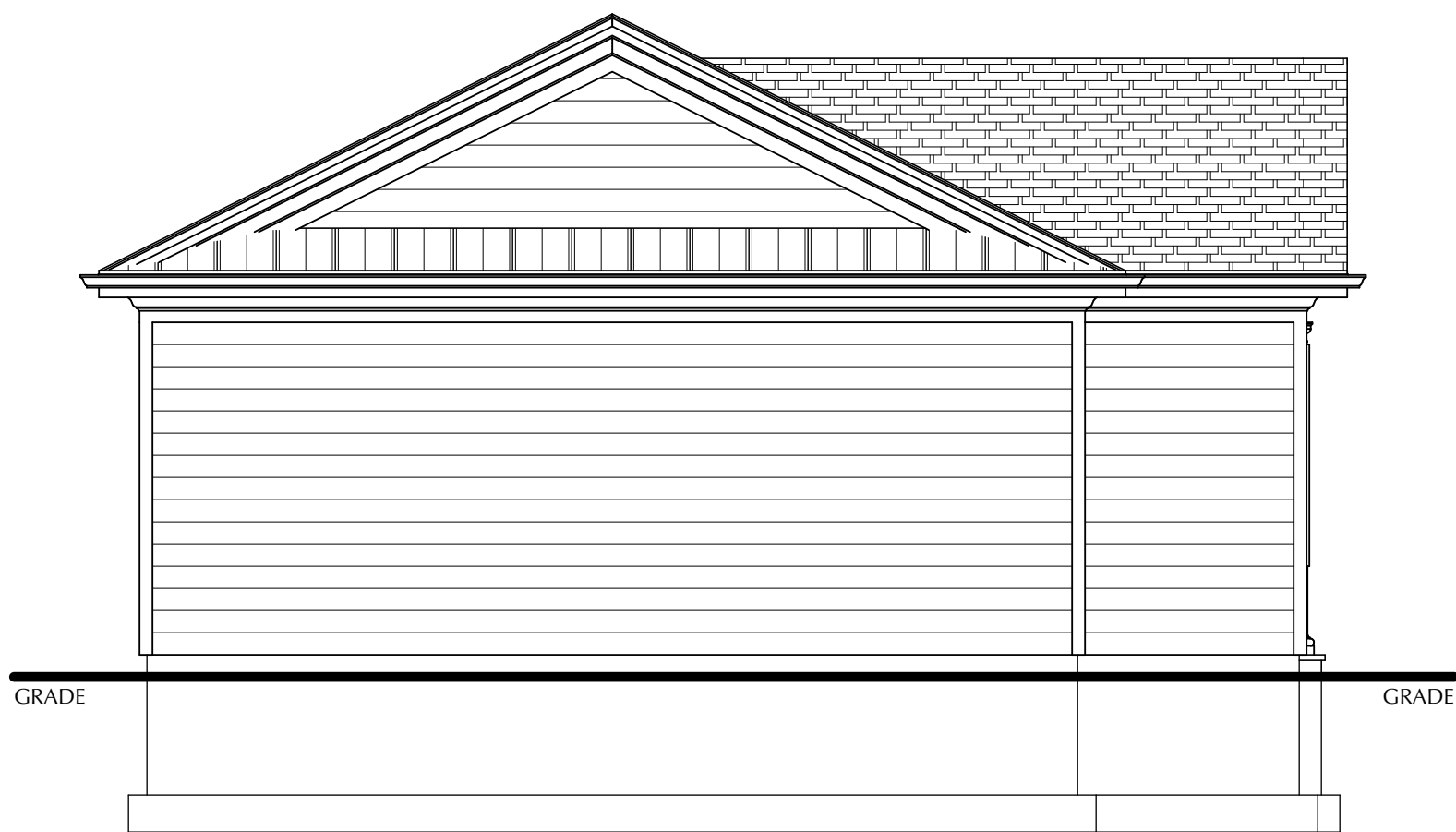
PROPOSED NEW CONSTRUCTION
DESTEFANO RESIDENCE
1209 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL 60005



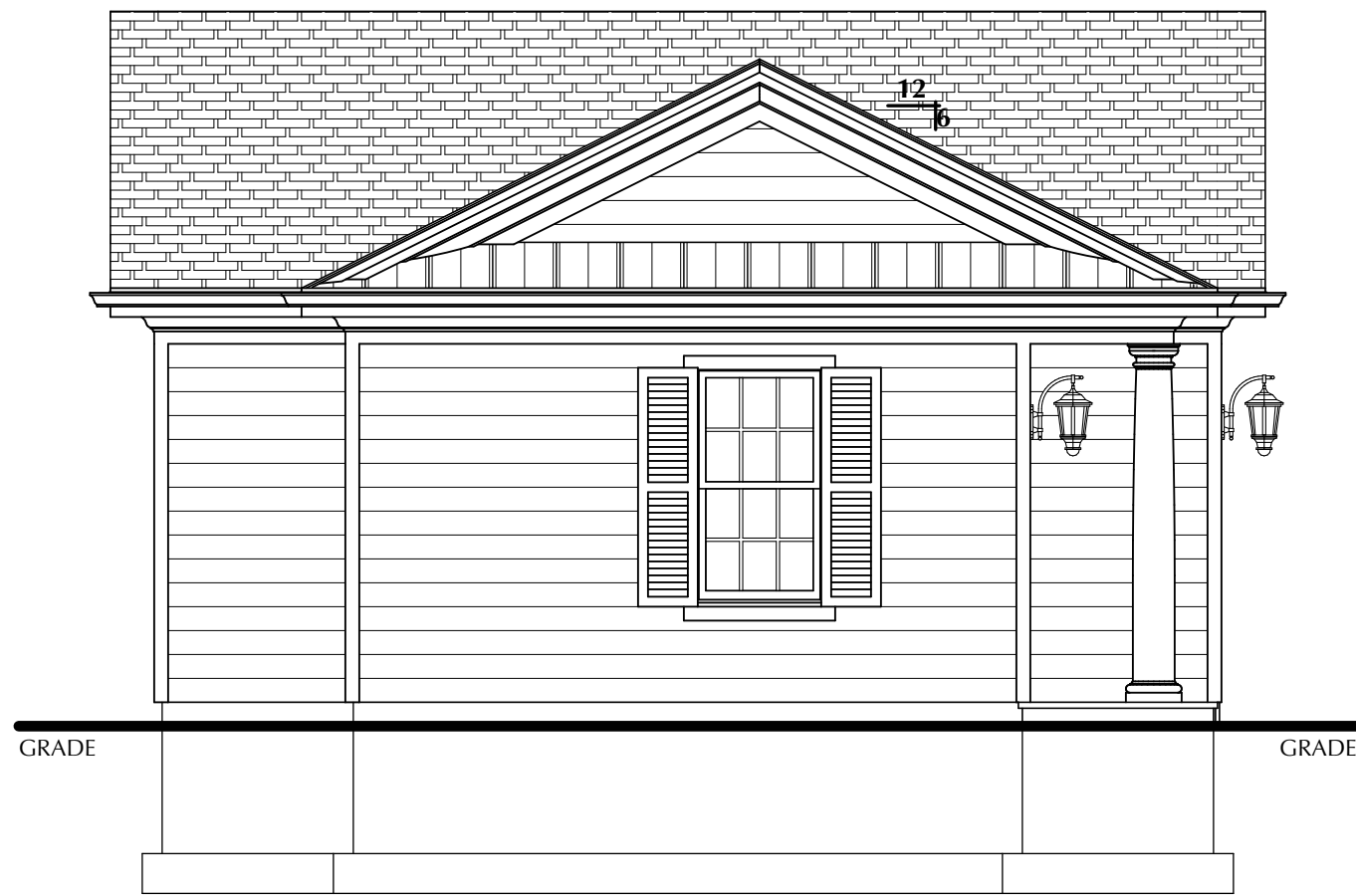
GARAGE PERSPECTIVE
SCALE: 1" = 5'



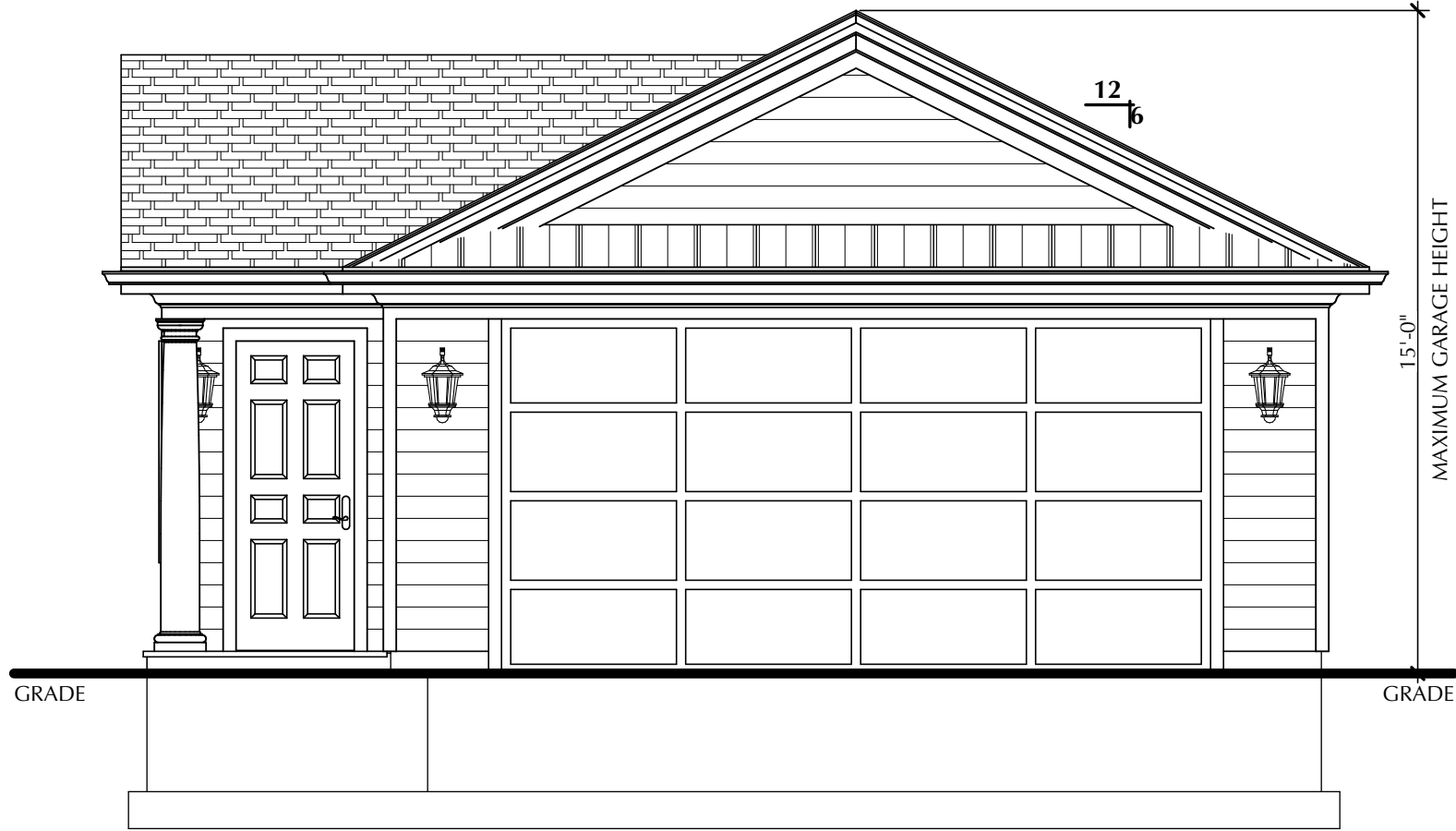
RIGHT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



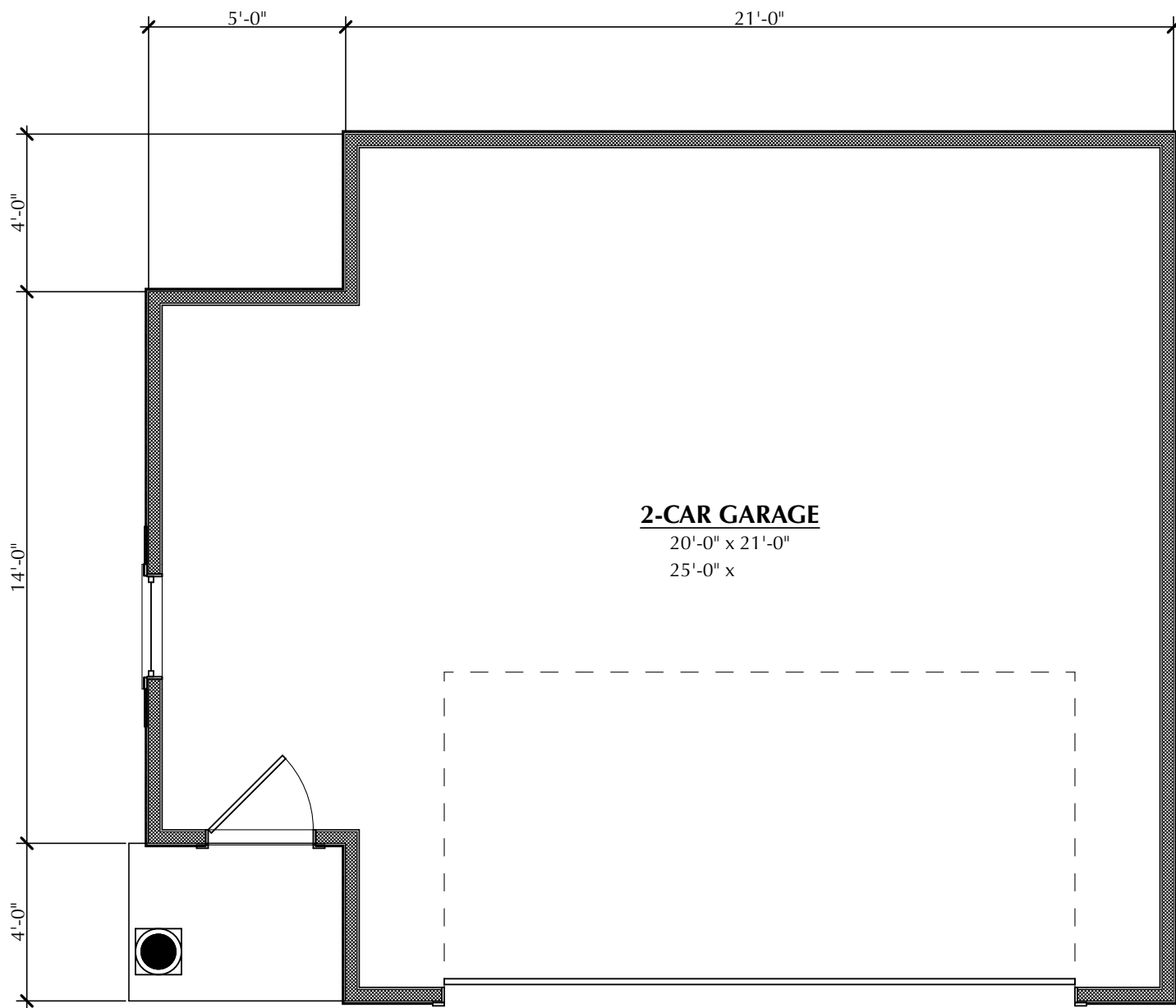
REAR GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



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

DATE	REVISION NOTES
9/19/2018	PRELIMINARY DESIGN
10/16/2018	DESIGN DEVELOPMENT

PROPOSED MATERIAL SCHEDULE

1209 N. DUNTON AVE., ARLINGTON HEIGHTS

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Composite	Boral TruExterior	White
Brick	Natural Brick	Sioux City	Cherry Creek Willamsburg
Roof	Asphalt Shingle	GAF Timberline Ultra HD	Pewter Gray
Trim	Composite	TBD	White
Gutters	Aluminum	TBD	White
Windows	Clad	Integrity by Marvin	White
Garage Door	Steel	TBD	White









Item: DC#18-097 - Goddard School - 1316 N. Arlington Heights Rd. / School

Department: Planning & Community Development

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 for Goddard School at 1316 N. Arlington Heights Road. This recommendation is based on the plans dated and received 10/23/18, 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. Reduce the size of the ground sign panel to 24 sf to comply with code.
2. Enhance the base of the ground sign with stone to match the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Goddard School
Project Address: 1316 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: November 16, 2018

PETITIONER INFORMATION:

DC Number: 18-097
Petitioner Name: Amir Khowaja
Petitioner Address: 701 Forum Square, Unit 608
Glenview, IL 60025
Meeting Date: November 27, 2018

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing commercial building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, PUD, Land Use Variation, and other variations to allow redevelopment of the site as a new day care facility. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

There are two buildings on the subject property, a two-story single-family residence and a commercial building, formerly Sylvia's Flower Shop. The petitioner is proposing to demolish the former residence in its entirety, and renovate the commercial building with a complete interior and exterior makeover to convert it into a day care facility.

The scope of the exterior building improvements include the following:

- Replacement of all exterior materials with new stone base, thin-brick veneer, and fiber cement siding and trim.
- New windows throughout.
- A small classroom addition at the southeast corner.
- New covered porches/porch columns at the front and rear classrooms.
- New canopy above the new main entrance on the south end of the building.

Architectural Design:

The existing vacant single-family residence (to be demolished) is located in front of the existing commercial building, which blocks the view of the commercial building and creates an odd appearance from the street. The existing commercial building has an overall nice massing and composition, and the proposed exterior improvements will create an excellent fresh appearance for this building. The proposed exterior materials and details have a rich appearance and they are very nicely coordinated.

Signage:

The petitioner is proposing one new 28 sf ground sign facing Arlington Heights Road. The proposed sign is a simple design supported by two 4x4 aluminum posts. Per Chapter 30 sign code, the maximum allowed size is 24 sf. In general, the sign is nicely designed, but it is recommended that the sign panel be reduced to 24 sf to comply with code, and that the base of the sign be enhanced with stone to match the building.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications for Goddard School at 1316 N. Arlington Heights Road. This recommendation is based on the plans dated and received 10/23/18, 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. Reduce the size of the ground sign panel to 24 sf to comply with code.
2. Enhance the base of the ground sign with stone to match the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

November 16, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-097

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS

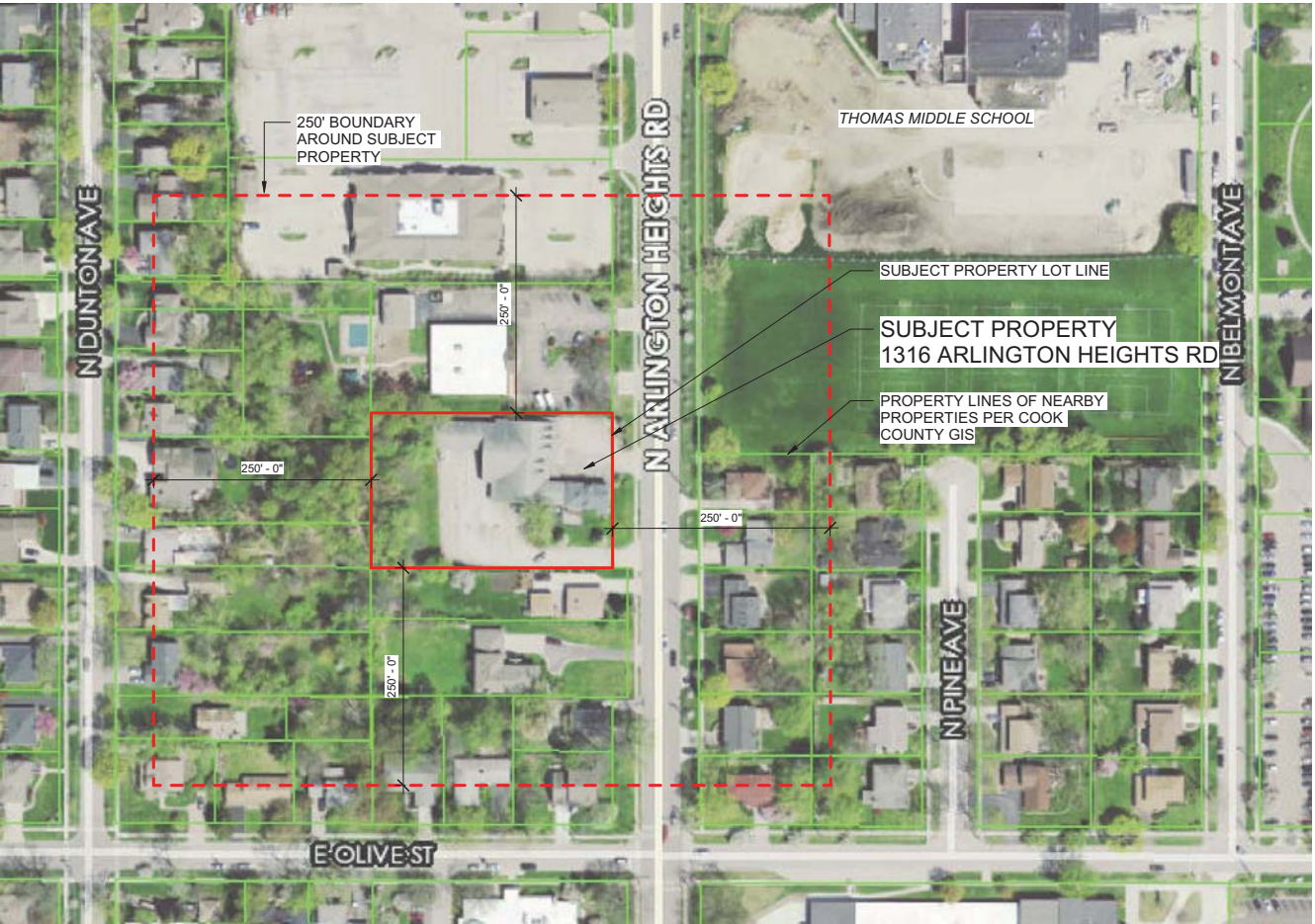
PROPOSAL FOR A NEW DAYCARE CENTER

1316 Arlington Heights Rd
Arlington Heights, IL 60004
10/23/18

ARLINGTON HEIGHTS DESIGN COMMISSION REVIEW

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DC-1	EXISTING SURVEY
DC-2	EXISTING PHOTOS
DC-3	EXISTING SITE PLAN
DC-4	EXISTING FIRST AND SECOND FLOOR PLAN
DC-5	EXISTING ELEVATIONS
DC-6	SCHEMATIC SITE PLAN
DC-7	SITE DETAILS
DC-8	LANDSCAPE PLAN
DC-9	SITE UTILITY PLAN

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DC-11	ROOF PLAN - SCHEMATIC
DC-12	SCHEMATIC ELEVATIONS
DC-13	AERIAL VIEW
DC-14	COLOR RENDERING
DC-15	COLOR RENDERING



LOCATION MAP
1" = 100'-0"

EXISTING PHOTOS

DC-2
45554-18

PROPERTIES TO THE SOUTH



1312 N ARLINGTON HEIGHTS ROAD



1308 N ARLINGTON HEIGHTS ROAD



1304 N ARLINGTON HEIGHTS ROAD



MAIN BUILDING FRONT



VACANT RESIDENCE ON PROPERTY - LOOKING SOUTH



MAIN BUILDING REAR

SUBJECT PROPERTY - 1316 ARLINGTON HEIGHTS ROAD



MAIN BUILDING FRONT



VACANT RESIDENCE ON PROPERTY - LOOKING WEST



MAIN BUILDING REAR



MAIN BUILDING FRONT



VACANT RESIDENCE ON PROPERTY - LOOKING NORTH



MAIN BUILDING REAR

PROPERTIES TO THE NORTH



KINDERCARE - 1320 N ARLINGTON HEIGHTS ROAD



1410 N ARLINGTON HEIGHTS ROAD



1420 N ARLINGTON HEIGHTS ROAD

PROPERTIES ACROSS THE STREET



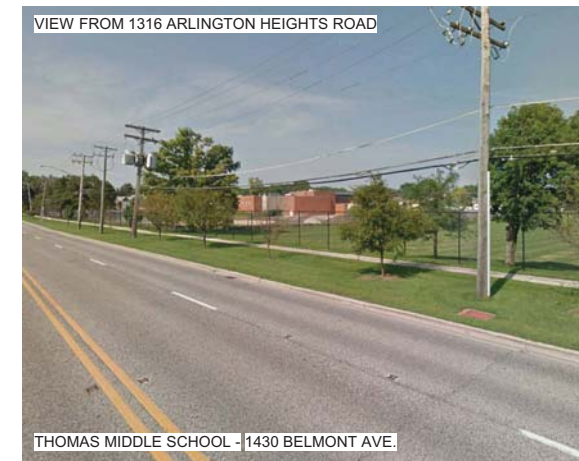
1311 N ARLINGTON HEIGHTS ROAD



1315 N ARLINGTON HEIGHTS ROAD



1319 N ARLINGTON HEIGHTS ROAD



VIEW FROM 1316 ARLINGTON HEIGHTS ROAD



THOMAS MIDDLE SCHOOL - 1430 BELMONT AVE.

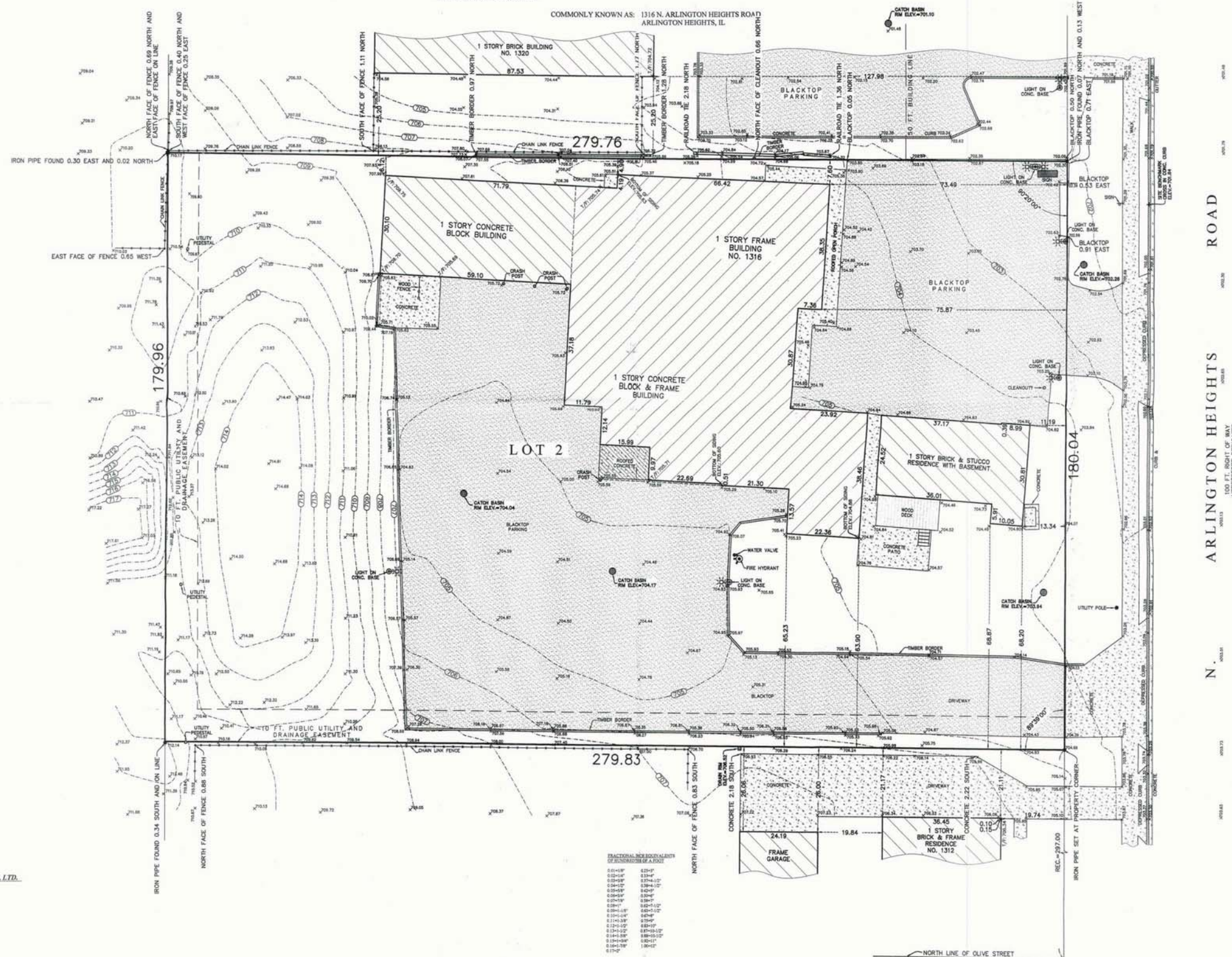
PLAT OF SURVEY

JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKENSURVEY.COM

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719.

COMMONLY KNOWN AS: 1316 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



NOTE:
ELEVATIONS SHOWN HEREON ARE IN RELATION TO
VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 34
BEING A 3" DIAMETER BRASS DISC SET IN CONCRETE
LOCATED ±50 FT. EAST OF THE CENTERLINE OF
ARLINGTON HEIGHTS ROAD AND ±27 FT. NORTH OF
THE CENTERLINE OF MAUDE AVENUE
ELEV = 702.70 (NAVD 1988)

ORDER NUMBER: 120028-T

SCALE: 1 INCH = 15 FEET

ORDERED BY: CONSTRUCTION DESIGN ARCHITECTS, LTD.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN
HEREON ARE BUILDING LINES AND EASEMENTS AS
SHOWN ON THE RECORDED SUBDIVISION PLAT.
CONSULT LOCAL AUTHORITIES FOR BUILDING LINES
ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET
DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS MARCH 13, 2012.
J. M. Her
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2068
LICENSE EXPIRES NOVEMBER 30, 2012.

Disclosure 00030



THE
GODDARD SCHOOLSM
FOR EARLY CHILDHOOD DEVELOPMENT

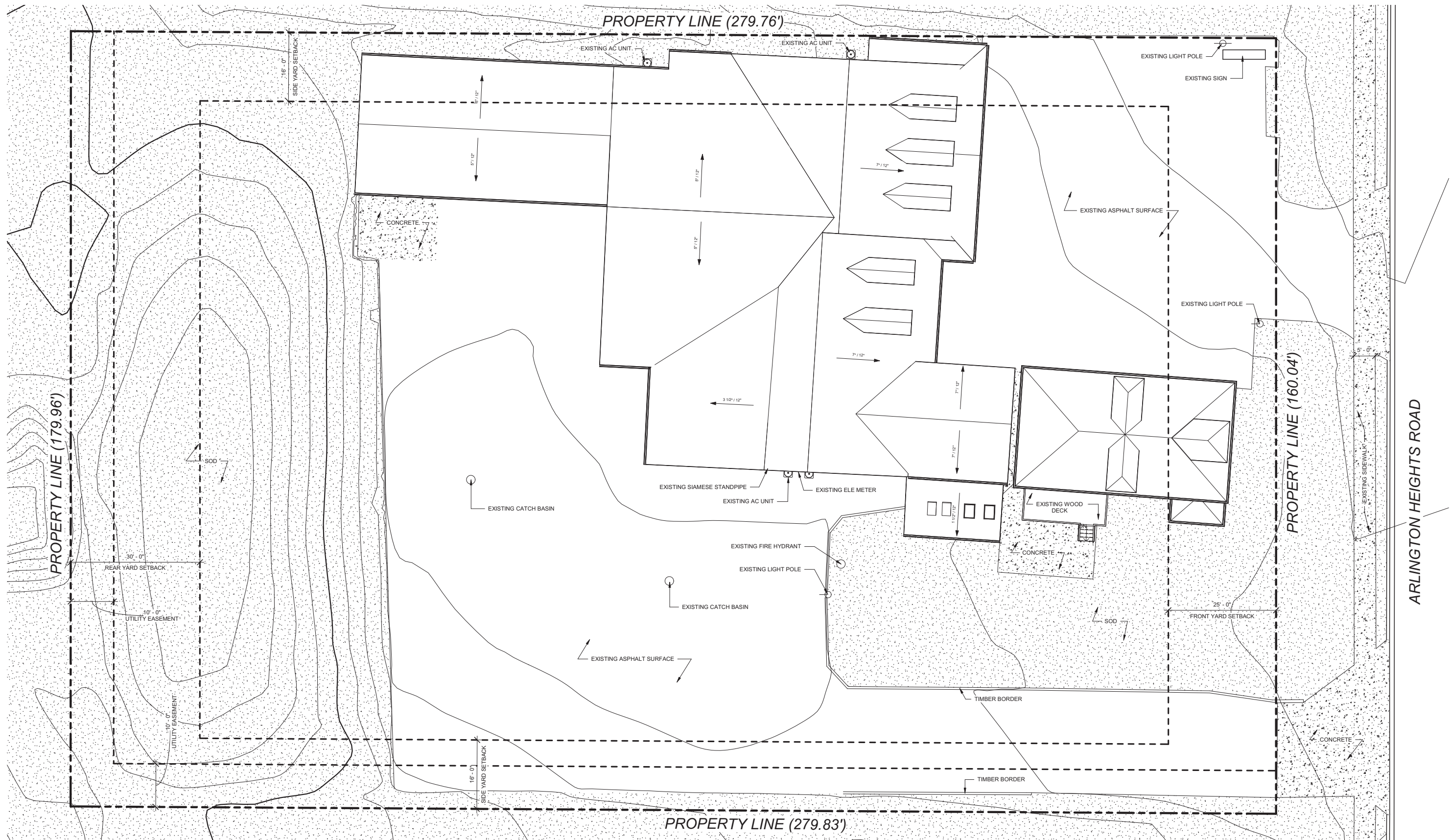
THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
EXISTING SURVEY

10/23/18

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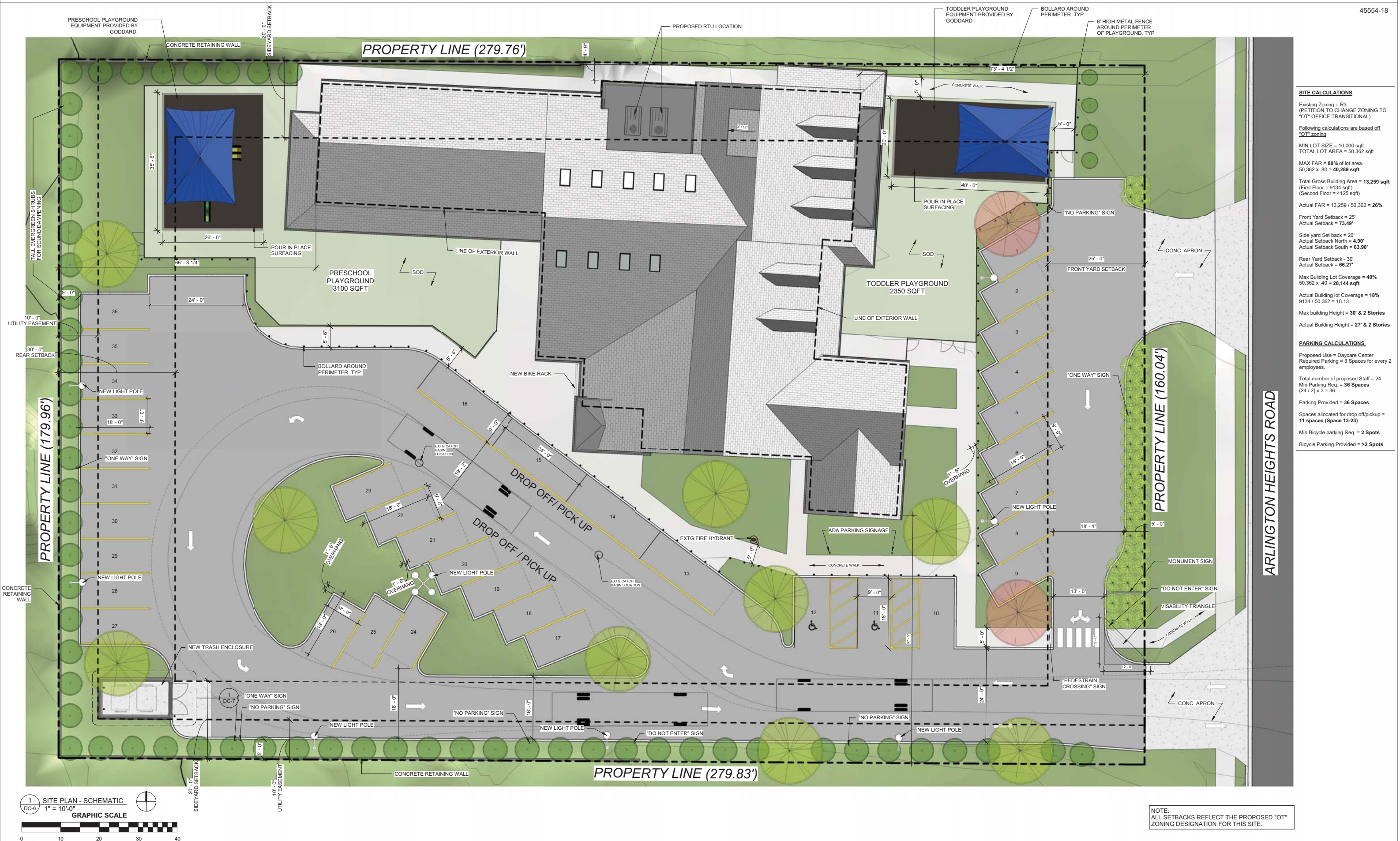
aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare

2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com



1 SITE PLAN - EXISTING
DC-3 1" = 10'-0"

NOTE:
ALL SETBACKS REFLECT THE CURRENT R-3
ZONING DESIGNATION FOR THIS SITE.

**SITE CALCULATIONS**

Existing Zoning = R3
(PETITION TO CHANGE ZONING TO "OT" OFFICE TRANSITIONAL)
Following calculations are based off "OT" zoning

MIN LOT SIZE = 10,000 sqft
TOTAL LOT AREA = 50,362 sqft

MAX FAR = 80% of lot area.
50,362 x .80 = 40,289 sqft

Total Gross Building Area = 13,259 sqft
(First Floor = 9134 sqft)
(Second Floor = 4125 sqft)

Actual FAR = 13,259 / 50,362 = 26%
Front Yard Setback = 25'
Actual Setback = 73.49'

Side yard Set back = 20'
Actual Setback North = 4.90'
Actual Setback South = 63.90'

Rear Yard Setback = 30'
Actual Setback = 66.27'

Max Building Lot Coverage = 40%
50,362 x .40 = 20,144 sqft

Actual Building lot Coverage = 18%
9134 / 50,362 = 18.13

Max building Height = 30' & 2 Stories

Actual Building Height = 27' & 2 Stories

PARKING CALCULATIONS

Proposed Use = Daycare Center
Required Parking = 3 Spaces for every 2 employees.

Total number of proposed Staff = 24
Min Parking Req. = 36 Spaces
(24 / 2) x 3 = 36

Parking Provided = 36 Spaces

Spaces allocated for drop off/pickup = 11 spaces (Space 13-23)

Min Bicycle parking Req. = 2 Spots

Bicycle Parking Provided = >2 Spots



AERIAL PERSEPCTIVE 1



AERIAL PERSEPCTIVE 2



1
DC-14

FRONT PERSPECTIVE



THE
GODDARD SCHOOLSM
FOR EARLY CHILDHOOD DEVELOPMENT

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
COLOR RENDERING

10/23/18
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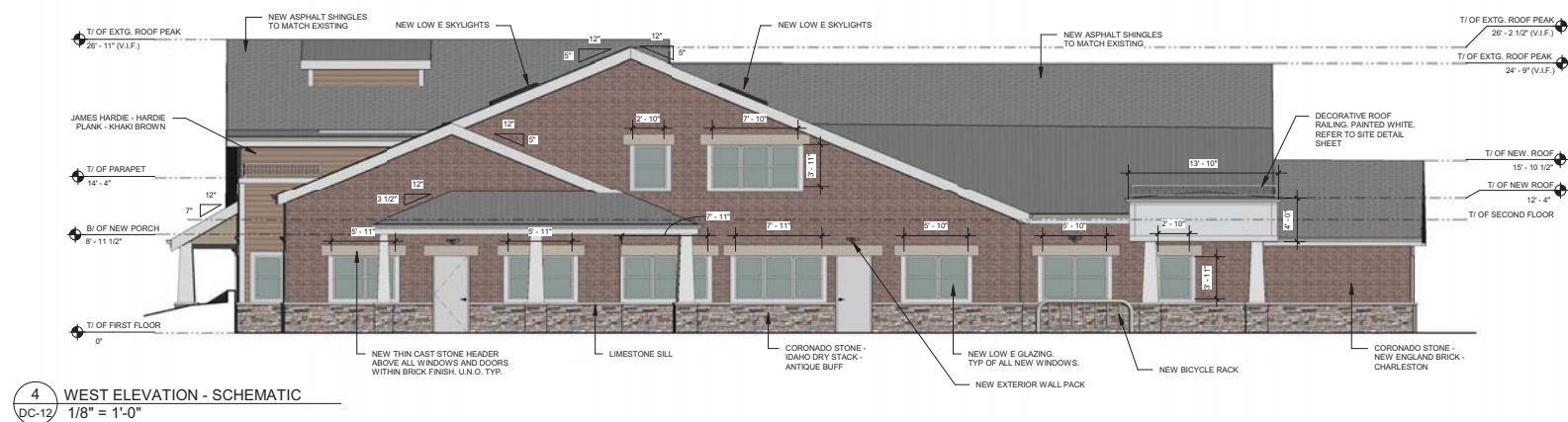
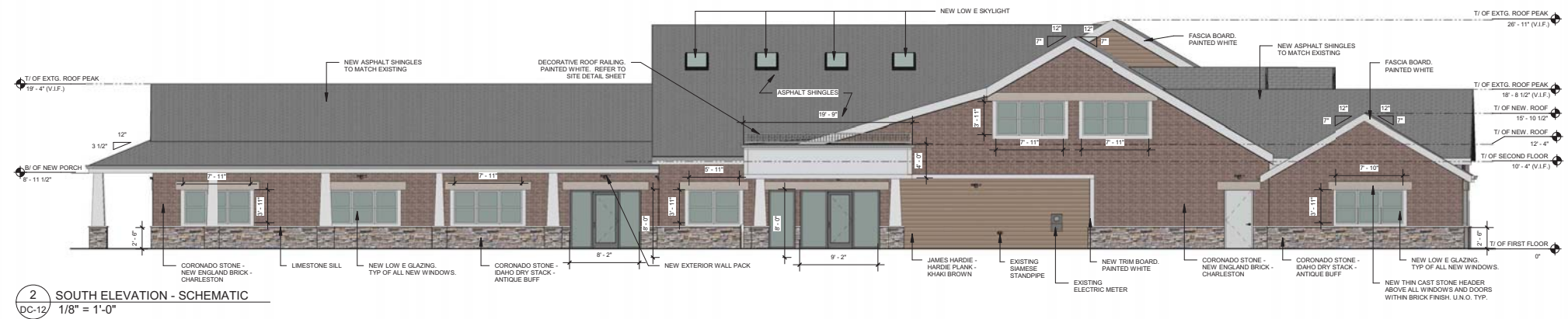
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1
DC-15

MAIN ENTRANCE PERSPECTIVE

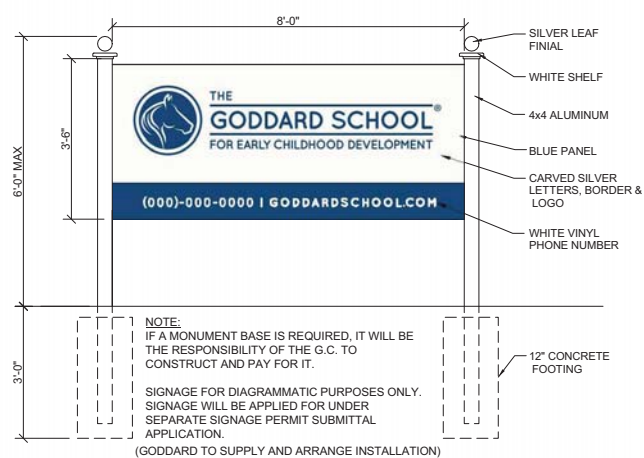




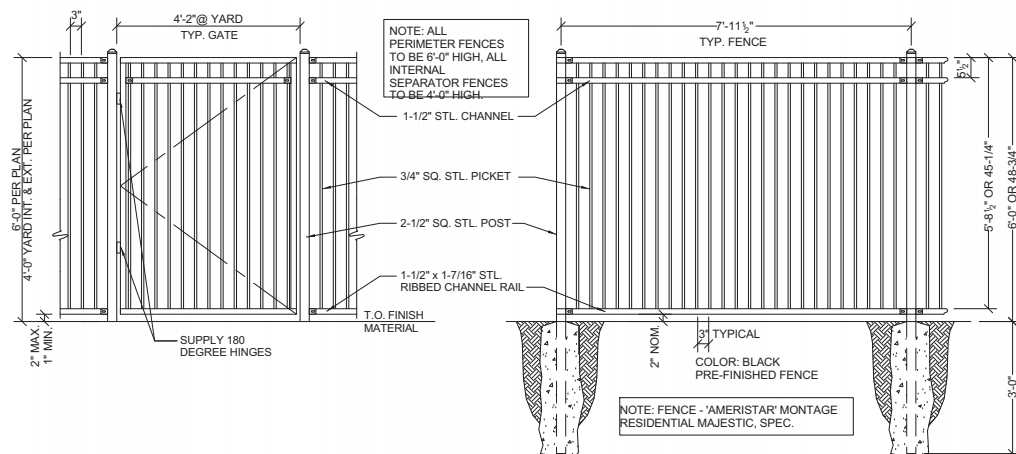
FINISH LEGEND

	JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
	CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
	CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF

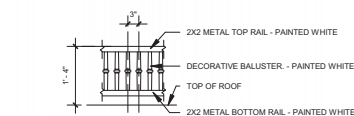
NOTE:
ALL EXISTING WINDOWS TO BE REPLACED WITH DOUBLE PANE LOW E.



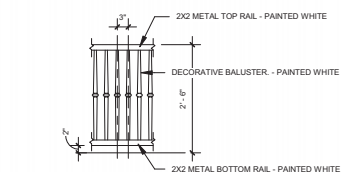
6 MONUMENT SIGN DETAIL
DC-7 1/2" = 1'-0"



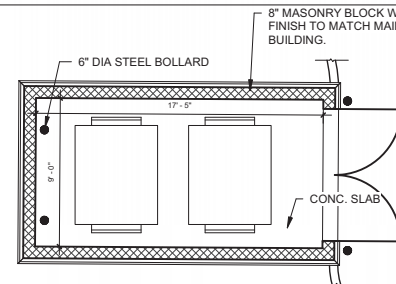
7 FENCE DETAILS
DC-7 1/2" = 1'-0"



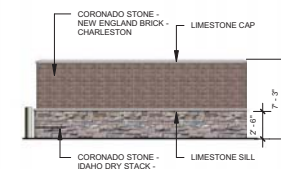
DECORATIVE ROOF RAIL DETAIL
1/2" = 1'-0"



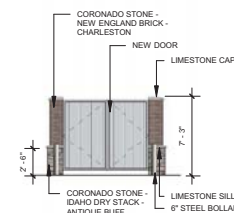
DECORATIVE FENCE DETAIL
1/2" = 1'-0"



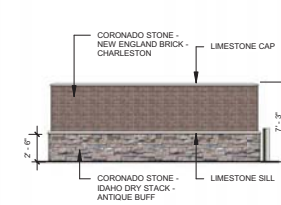
1 TRASH ENCLOSURE PLAN
DC-7 3/16" = 1'-0"



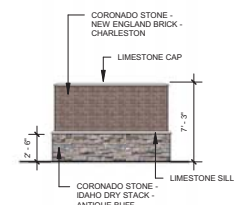
2 TRASH ENCLOSURE - NORTH ELEVATION
DC-7 1/8" = 1'-0"



4 TRASH ENCLOSURE - EAST ELEVATION
DC-7 1/8" = 1'-0"



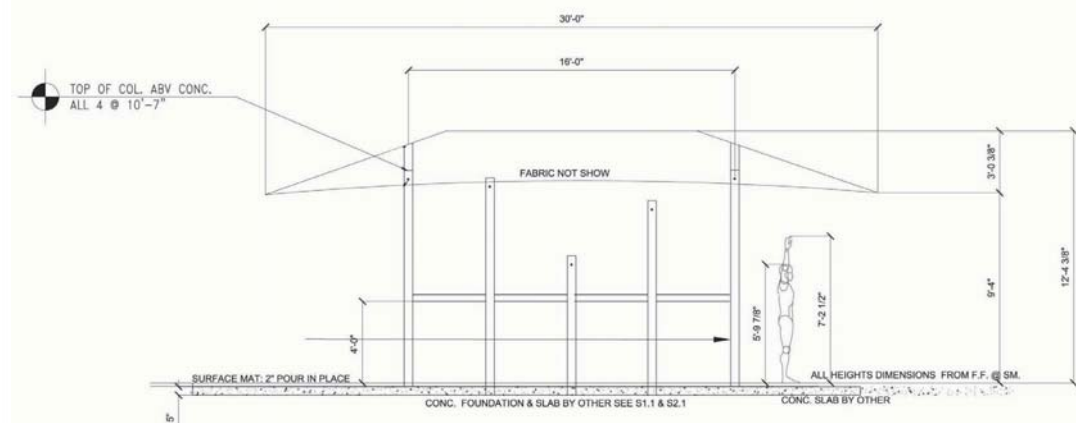
3 TRASH ENCLOSURE - SOUTH ELEVATION
DC-7 1/8" = 1'-0"



5 TRASH ENCLOSURE - WEST ELEVATION
DC-7 1/8" = 1'-0"

FINISH LEGEND

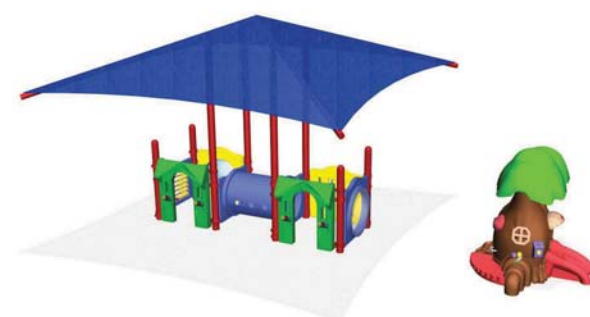
	JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
	CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
	CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF



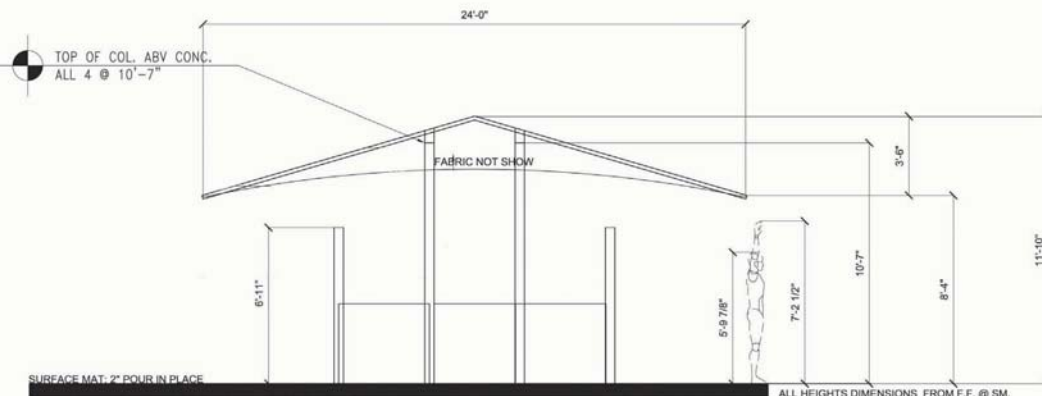
8 PRESCHOOL EQUIPMENT ELEVATION
DC-7 1/4" = 1'-0"



10 PRESCHOOL PLAYGROUND AXON
DC-7 1/4" = 1'-0"



11 INFANT/TODDLER PLAYGROUND AXON
DC-7 1/4" = 1'-0"

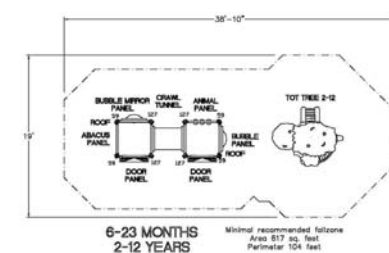
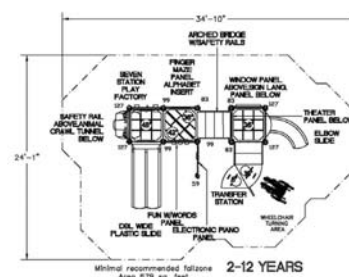


9 INFANT/TODDLER EQUIPMENT ELEVATION
DC-7 1/4" = 1'-0"

General Notes:

Age Group ☒ 6-23 months ☐ 2-5 years
☐ 5-12 years ☒ 2-12 years

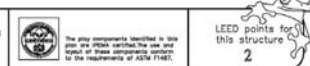
- The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your local council to determine if the ADA applies to you.
- For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
- Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
- All deck heights are measured from top of ground cover.
- Fall absorbing ground cover is required under and around all play equipment.
- The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border materials, etc.).
- All post lengths are identified by text showing the post lengths. i.e. 56 represents a 56 inch post.
- Not all equipment may be appropriate for all children. Supervision is required.



Playground Layout Compliance:

ASTM F1487 - Playground Equipment for Public Use.
CPSC Handbook for Public Playground Safety.

This playground design meets the final Access Board Regulations.



Project: Goddard Pkg M 1-15

LTCPS rep:
Johna Boyer
LTCPS
573-760-7327

Kid Builder:
Post Material: Galvanized
Post Color: Red
Accent Color: Yellow
Panel Color: Multi
Slide Color: Kobalt Blue
Roof Color: Blue
Hex Wedge: None
Hex Rib: None
Mounting: 1.5 G.C.

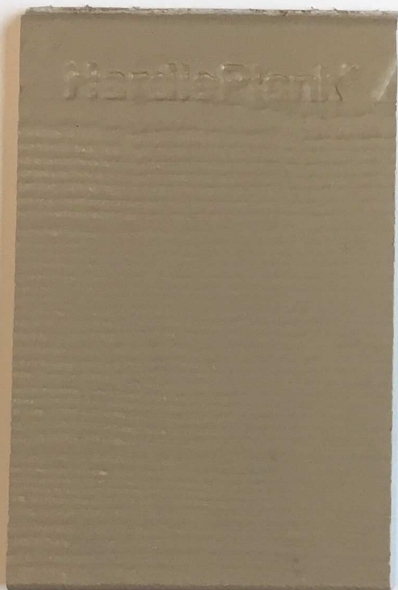
Drawn by: Gabe Lindsey
Date: 4/14/2015
DWG Name: QUD64803
Scale: 1/8"=1'
Approved by:
LTCPS - Farmington
One Iron Mountain Drive
Farmington, Missouri 63640
Voice: 1-800-325-8828
Fax: 573-756-0319

NEW ENGLAND BRICK
CHARLESTON



MATERIAL BOARD

MB-1



JAMES HARDIE BOARD – HARDIE PLANK LAP SIDING – KHAKI BROWN - CEDARMILL

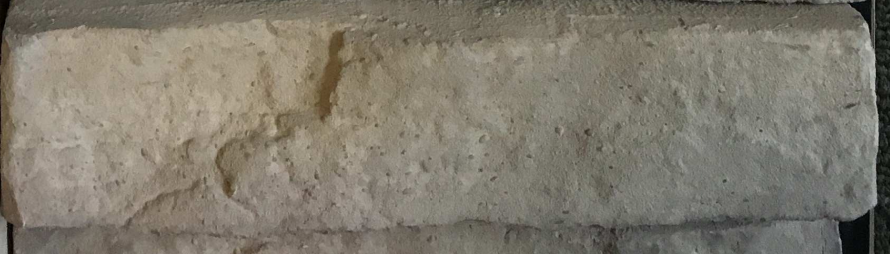
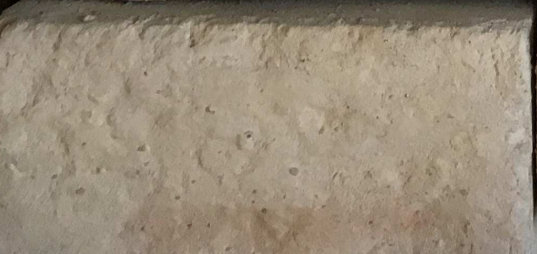
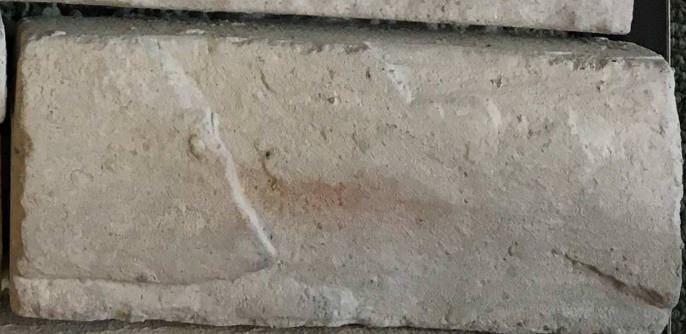
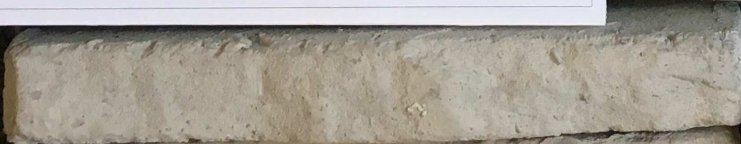
THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
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MATERIAL BOARD

10/19/18

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IDAHO DRYSTACK
ANTIQUE BUFF





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Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

10/19/18

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

Re: Goddard School - 1316 Arlington Heights Rd – Material List

MATERIAL LIST

1. Petitioner Name: Amirali Khowaja
2. Date: 10/19/18
3. Project: The Goddard School – Arlington Heights
4. Location: 1316 Arlington Heights Rd

Commercial Building Remodel

Base: Coronado Stone – Idaho Dry Stack – Antique Buff
Brick: Coronado Stone – New England Brick – Charleston
Siding: James Hardie – Hardie Plank Lap Siding – Khaki Brown - Cedarmill
Trim: James Hardie – Hardie Trim – White
Window/Door Header: Thin cast stone header

Please let me know if you request any additional information. We look forward to working with the Village of Arlington Heights

Sincerely,

Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM



Item: DC#18-102 - European Crystal (Chez Hotel) - 519 W. Algonquin Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new hotel addition to an existing banquet facility.

Recommendation

It is recommended that the Design Commission approve the proposed design for European Crystal (Chez) Hotel to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 11/13/18, 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 design of the top floor on the rear elevation. Consider the possibilities of wall signage, false windows, or additional EIFS banding to enhance the appearance.
2. Provide real brick instead of faux EIFS brick.
3. All signage shall meet code, Chapter 30, and separate sign permits are required.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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:

Description

Staff Report

Type

Board or Commission Report

Supporting Documents	Exhibits
Photos of Existing Building	Exhibits
Photos of Surrounding Properties	Exhibits
FOR REFERENCE ONLY - Interior Renderings	Exhibits
FOR REFERENCE ONLY - June 2018 Exhibits	Exhibits
DC Minutes 6-12-18	Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: European Crystal (Chez) Hotel
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: November 20, 2018

PETITIONER INFORMATION:

DC Number: 18-102
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: November 27, 2018

Requested Action(s):

Approval of the architectural design for a new hotel addition to an existing banquet facility.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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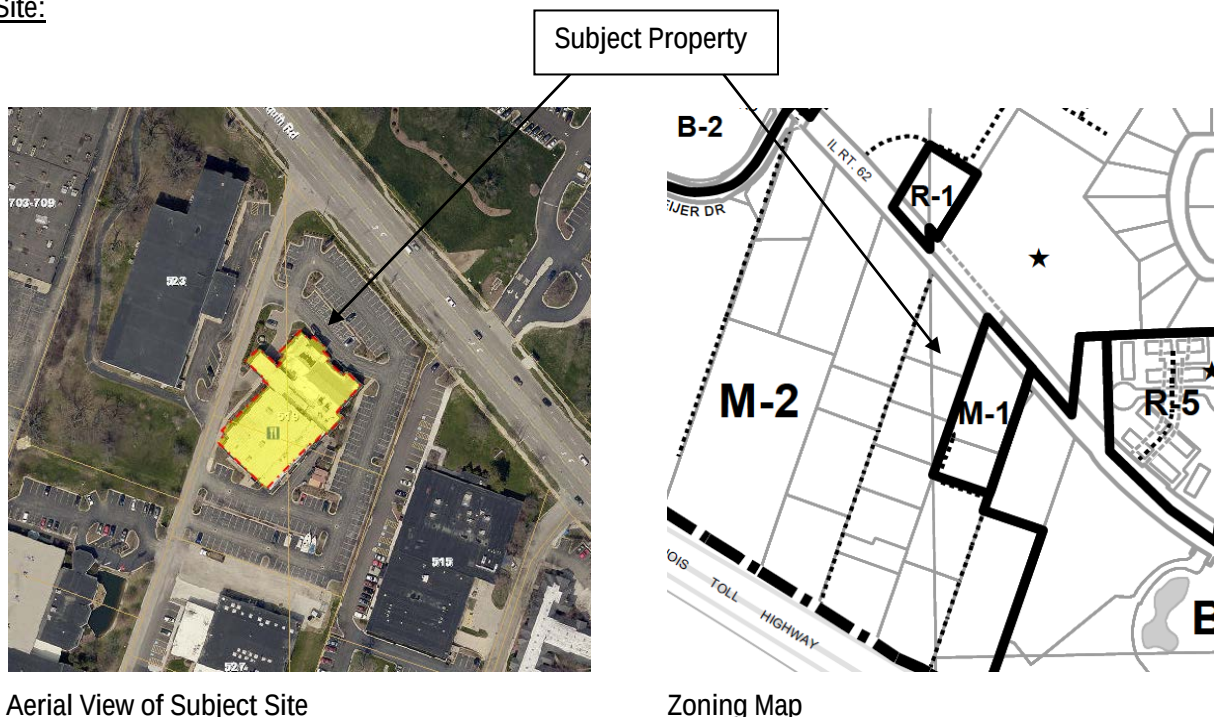
This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Land Use Variation allowing a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is proposing to build a new six-story, 61 room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility has been demolished to accommodate the new hotel tower.

Site:



Background:

This project was previously reviewed and approved by the Design Commission on three separate occasions. In 2016, the petitioner was proposing a 10-story building with 160 hotel rooms. However, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Finally, in June of 2018, the Design Commission approved the design for an 9-story, 60 room hotel. The 2016 and 2017 designs were sleek and modern to create a new image and main entrance for the facility, but the 2018 concept retained the existing main banquet entrance on the west side of the building and the hotel tower was designed with traditional details and materials to match the existing banquet building.

Architectural Design:

At this time, the petitioner is seeking approval for a modified version of the traditional design concept that was approved in June. The floor plans have been revised to accommodate more hotel rooms per floor, so the height of the building has been reduced from 8-stories to 6-stories without losing any hotel rooms.

The current design is consistent with the previously approved design in regards to the overall style and detailing. However, the following changes have been made:

- The stone base has been reduced from two-stories to one-story.
- The stucco exterior on the top floor has been omitted.
- The pattern of the window grids have been simplified.
- The brick exterior has been changed to a faux EIFS brick product.

Overall, the revised design is nicely done. The only concerns are:

- The rear elevation does not have windows on the top floor, so it looks somewhat top-heavy and unfinished. It is expected that a wall sign will be located on the blank wall, but a sign variation may be required to allow a sign on a wall without street frontage. Further design development of this area may be necessary. Consider the possibility of false windows with spandrel glass or additional EIFS banding to break up the blank wall area.
- The Design Commission should evaluate the proposed faux EIFS brick product. The petitioner is proposing this product in order to match the existing brick, which is no longer available. However, the Village's Design Guidelines discourage excessive amounts of EIFS wall cladding and fading of the EIFS color over time is a concern. It is recommended that real brick be used with as close of a color match to the existing brick as possible.

Mechanical Unit Screening:

All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower.

Trash Dumpster and Loading Area Screening:

The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building.

Signage:

Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *European Crystal (Chez) Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 11/13/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

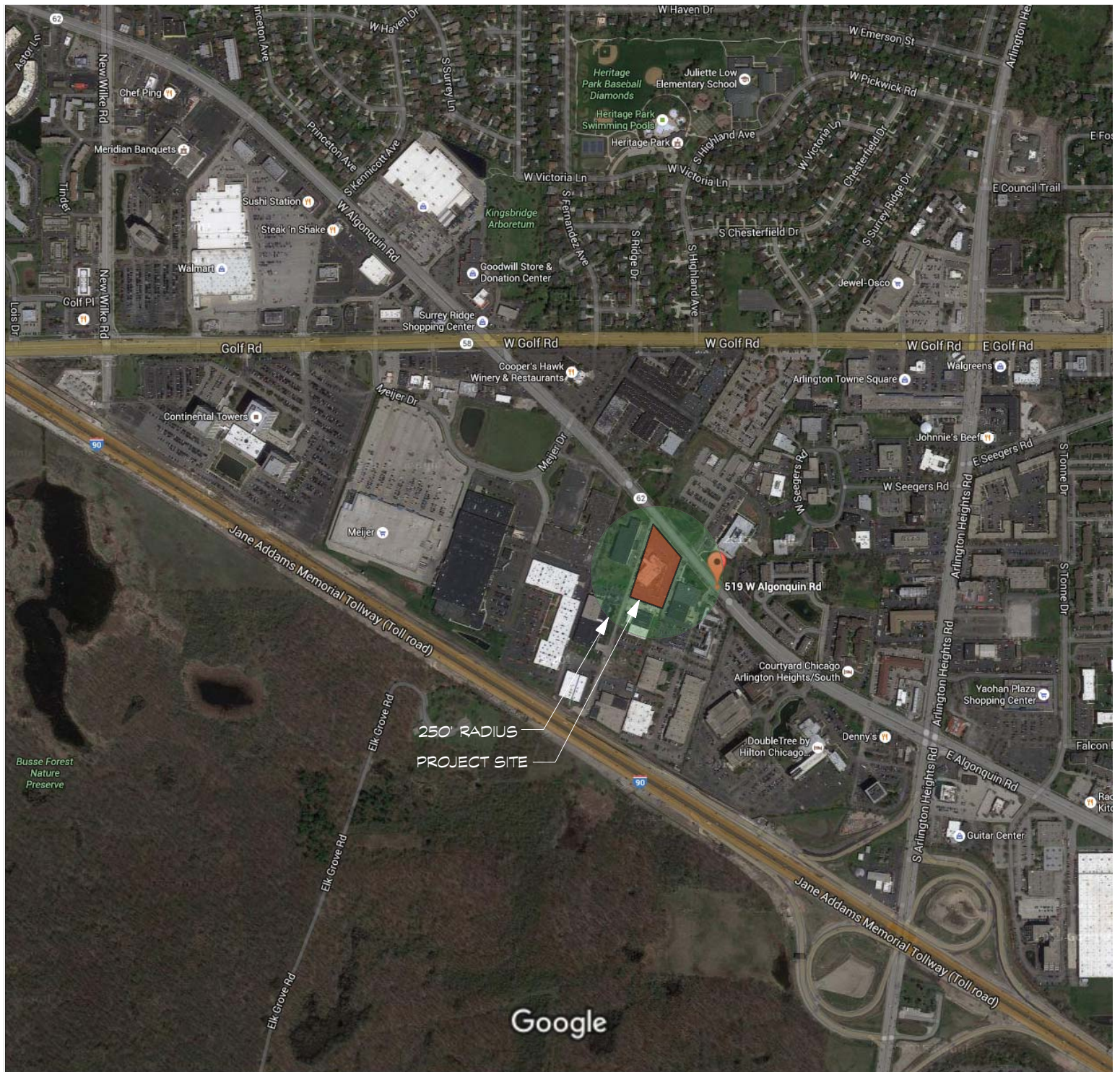
1. Evaluate the design of the top floor on the rear elevation. Consider the possibilities of wall signage, false windows, or additional EIFS banding to enhance the appearance.

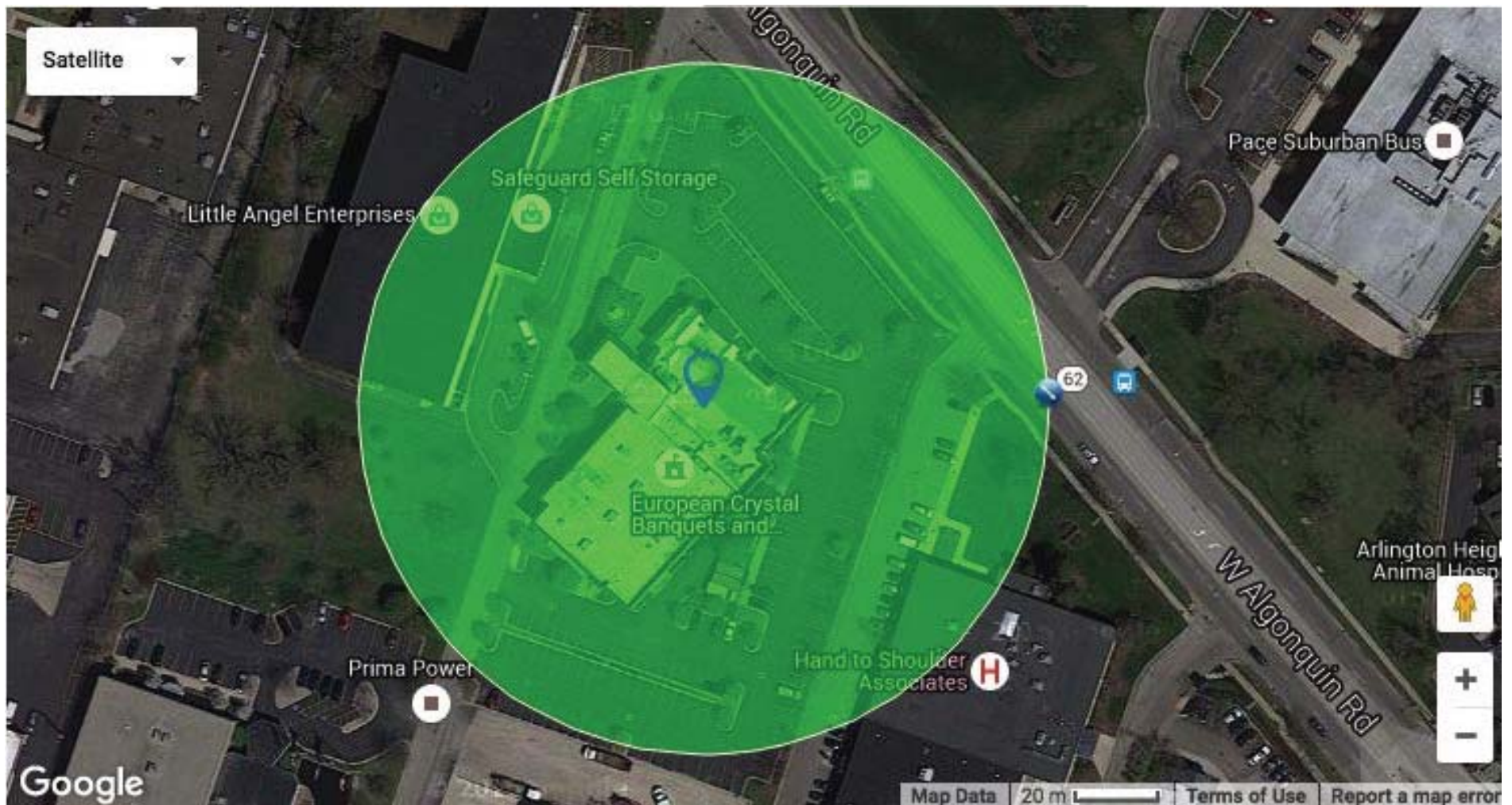
2. Provide real brick instead of faux EIFS brick.
3. All signage shall meet code, Chapter 30, and separate sign permits are required.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use 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.

November 20, 2018

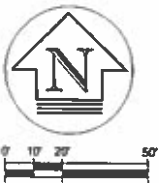
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-102





AREA MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

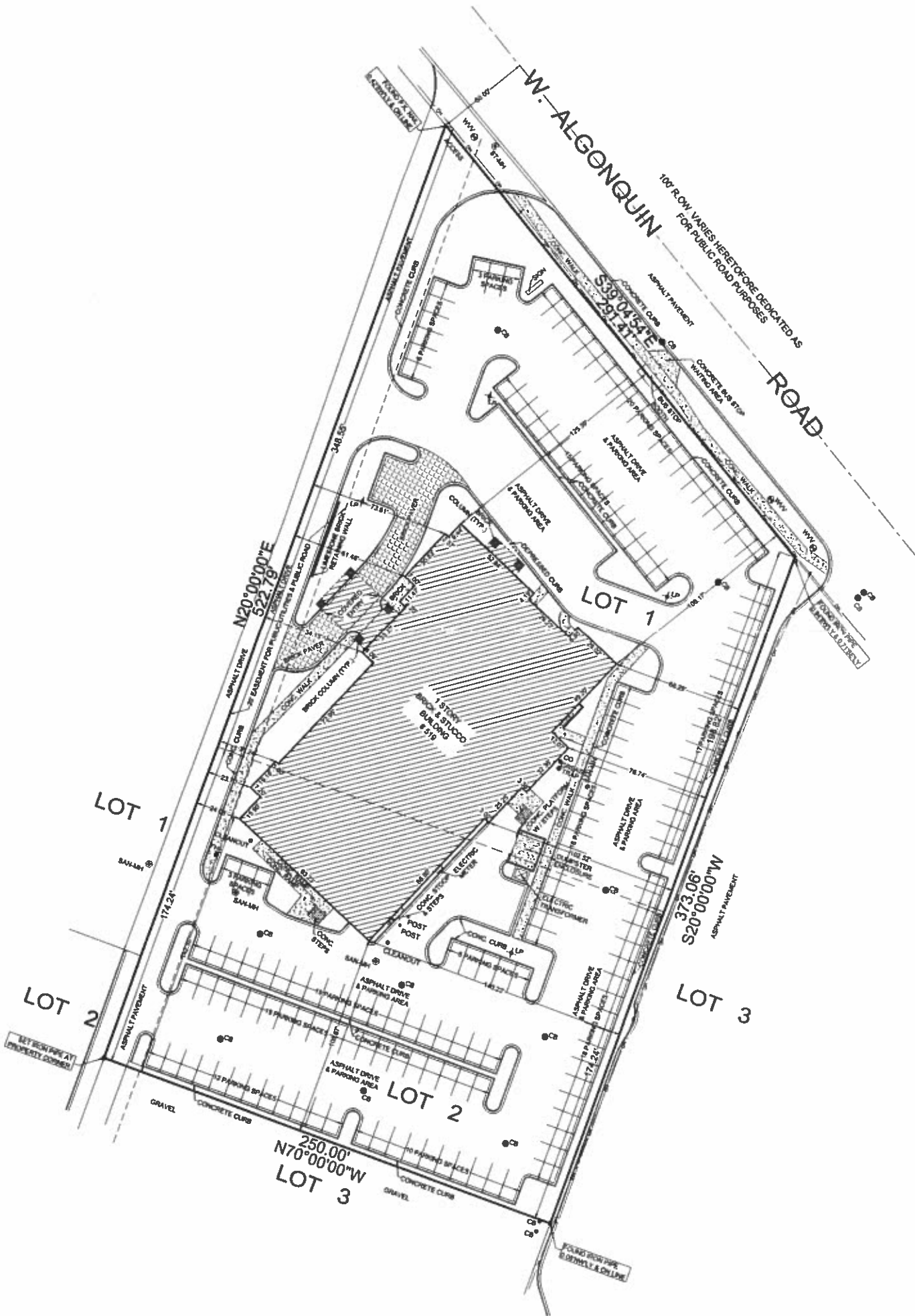
PLAT OF SURVEY
OF

LOT 1 AND LOT 2 IN DONALD LARSON'S RESUBDIVISION OF PART OF LOT 7 IN THE RESUBDIVISION OF JOSEPH A. BARNE'S FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 22, 1967 AS DOCUMENT LR 2349338 IN COOK COUNTY, ILLINOIS.

KNOWN AS: 519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

LEGEND	ABBREVIATIONS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	WATER VALVE VAULT
	FIRE HYDRANT

ORDERED BY: CAZMEN CORP	
SCALE: 1" = 30'	
DATE: MAY 2, 2016	
FILE No.: 2016 - 24133	
DATE	REVISION

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

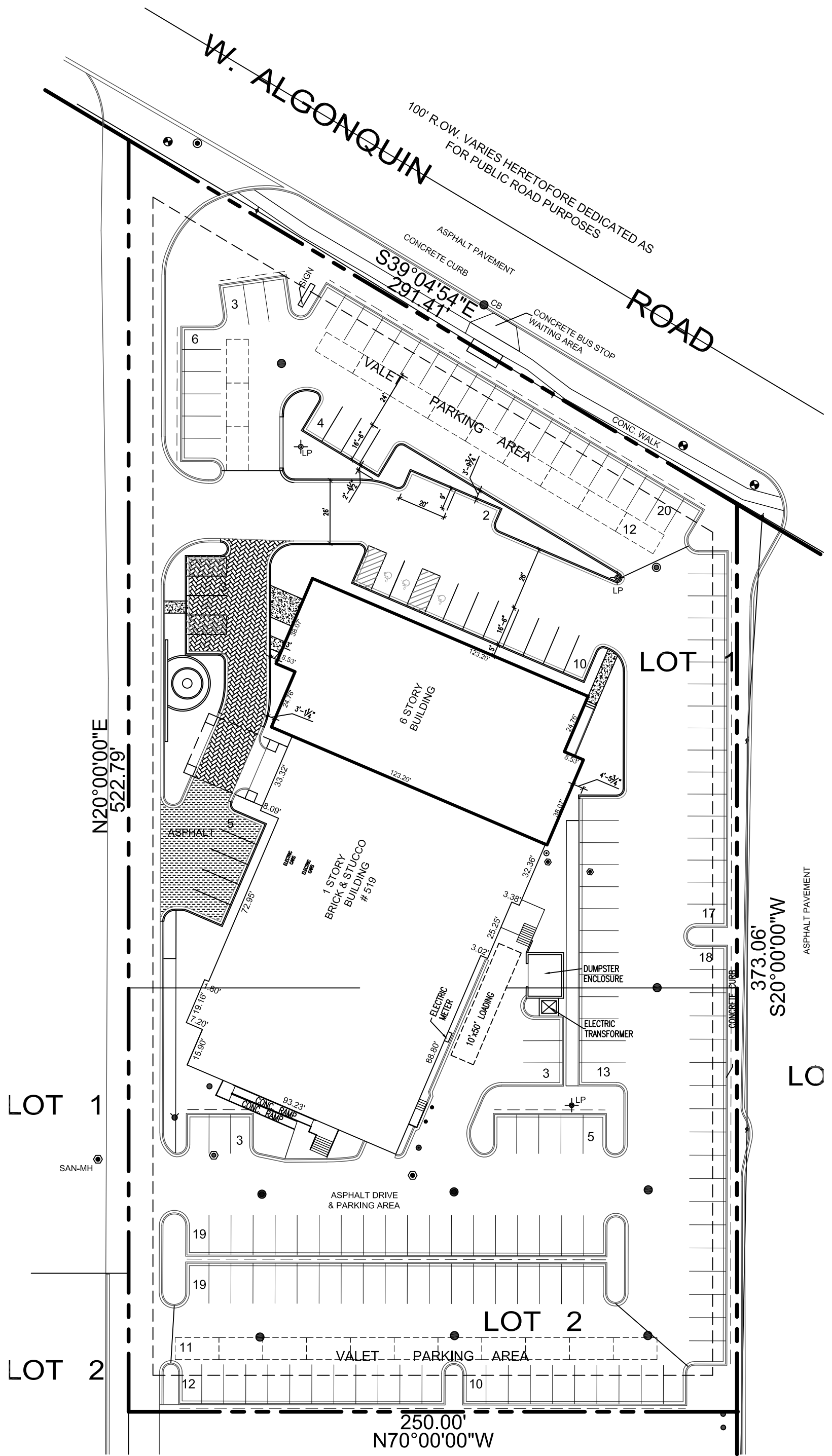
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016



BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1B4-004576
LICENSE EXPIRES: APRIL 30, 2017



FOR REFERENCE
ONLY - Previous Design
Approved June 2018





T/ PARAPET
EL.: ±74'-8"

T/ PARAPET
EL.: +61'-6"

T / TYP. FLOOR HT.
EL.: +10'-10 1/2"

T / SECOND FLOOR
EL.: +14'-10"

T / FIRST FLOOR
EL.: 0'-0"

MTL. CORING, TYP.
EIFS CORNICE -
COLOR (TAN), TYP.
DRYWIT BRICK -
COLOR AND PATTERN
TO MATCH EXIST.,
TYP.
EIFS VERT. BAND -
COLOR (TAN), TYP.
ALUM. STOREFRONT
W/ OPERABLE WINDOW,
TYP. (COLOR TO
MATCH EXIST.)

ALUM. STOREFRONT
ASSEMBLY, TYP.

CAST STONE TO
MATCH EXIST., TYP.
DOVE GRAY CAST
STONE, TYP.

1 NORTH (FRONT) ELEVATION

1/8" = 1'-0"

T/ PARAPET
EL.: ±74'-8"

T / TYP. FLOOR HT.
EL.: +10'-10 1/2"

T / SECOND FLOOR
EL.: +14'-10"

T / FIRST FLOOR
EL.: 0'-0"

3 MEZZANINE CROSS SECTION

3/16" = 1'-0"

2 WEST ELEVATION

1/8" = 1'-0"

Enrique Castel Architect
460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156.
P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL
HOTEL ADDITION
519 W. ALCONQUIN RD
ARLINGTON HEIGHTS, IL 60005

REVISIONS / SUBMISSIONS		REVISIONS / SUBMISSIONS	
No.	Date	No.	Date
1	10.17.18	1	10.26.18
REVISED PER FOUNDATION PERMIT REVIEW		ISSUED FOR BUILDING PERMIT	
ISSUED FOR FOUNDATION PERMIT		ISSUED FOR DEMO PERMIT / BIDDING	
ISSUED FOR DEMO PERMIT / BIDDING		ISSUED FOR DEMO PERMIT / BIDDING	
DRAWN BY: ENC		DATE: 08/08/18	
PROJECT NO: 2018-029		SCALE: AS NOTED	
DRAWING NO: A8		DRAWING NO: A8	

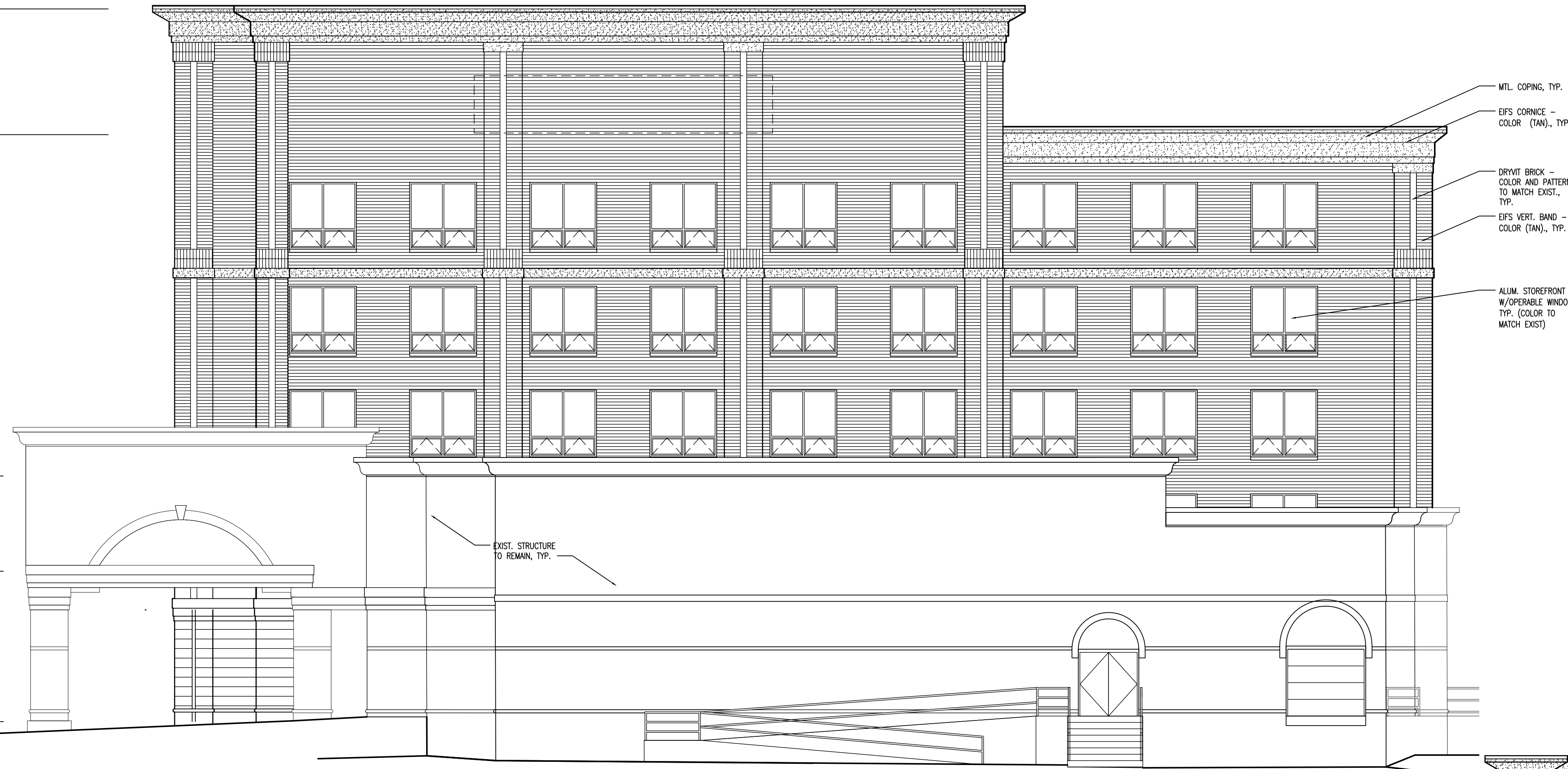
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T/ PARAPET
EL. : +61'-6"

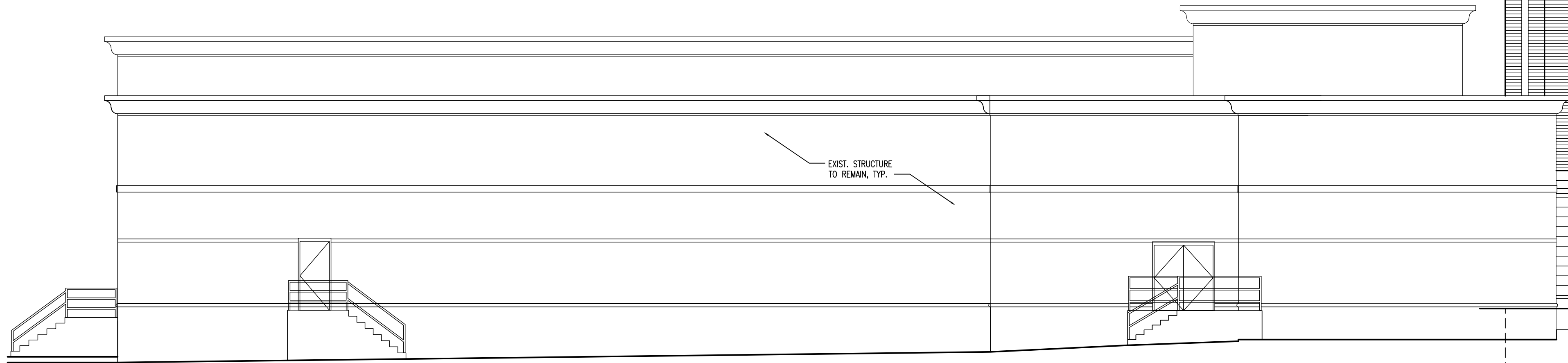
T / TYP. FLOOR HT.
EL. : +10'-10 1/2"

T / SECOND FLOOR
EL. : +14'-10"

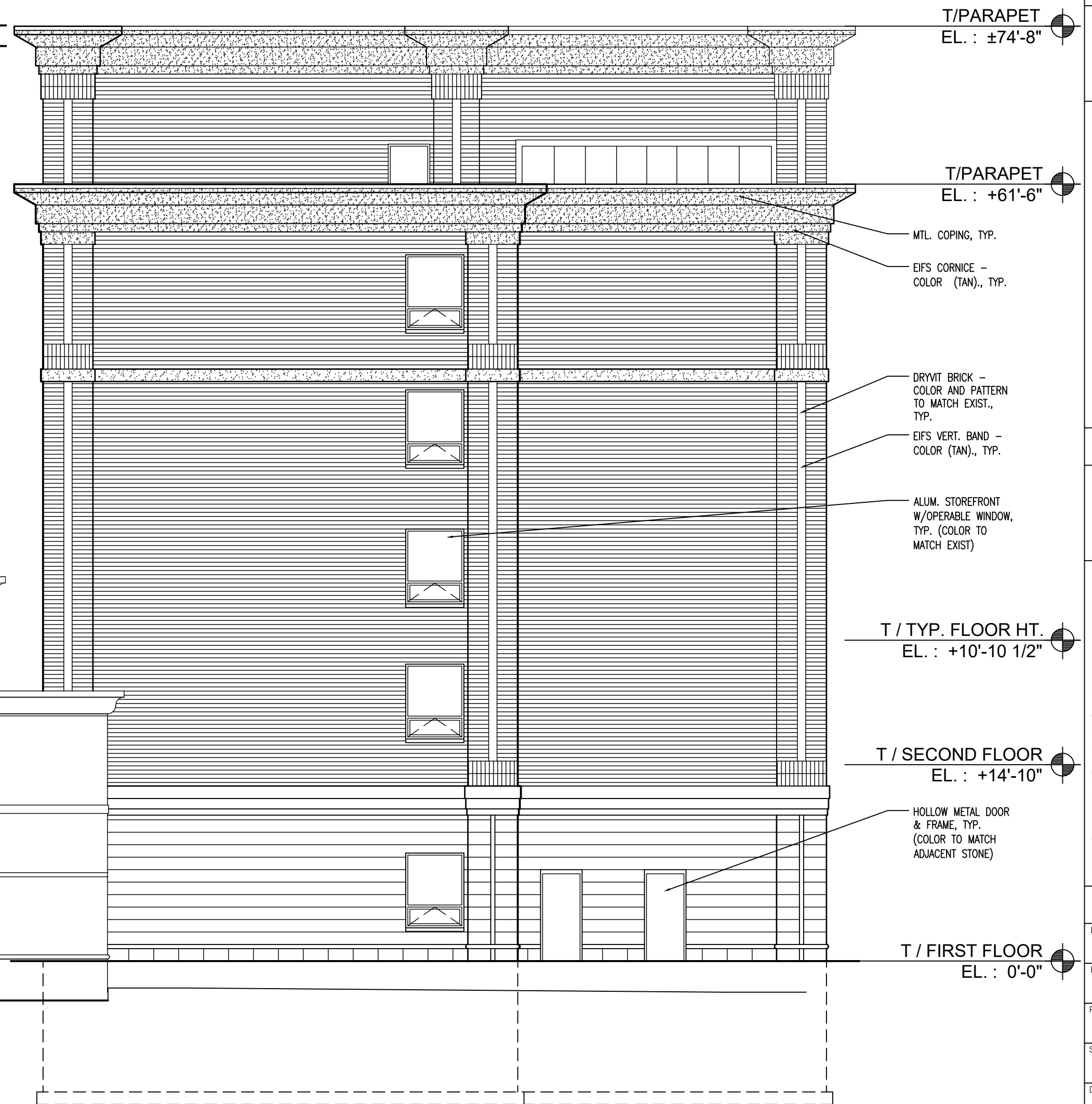
T / FIRST FLOOR
EL. : 0'-0"



1 SOUTH (REAR) ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



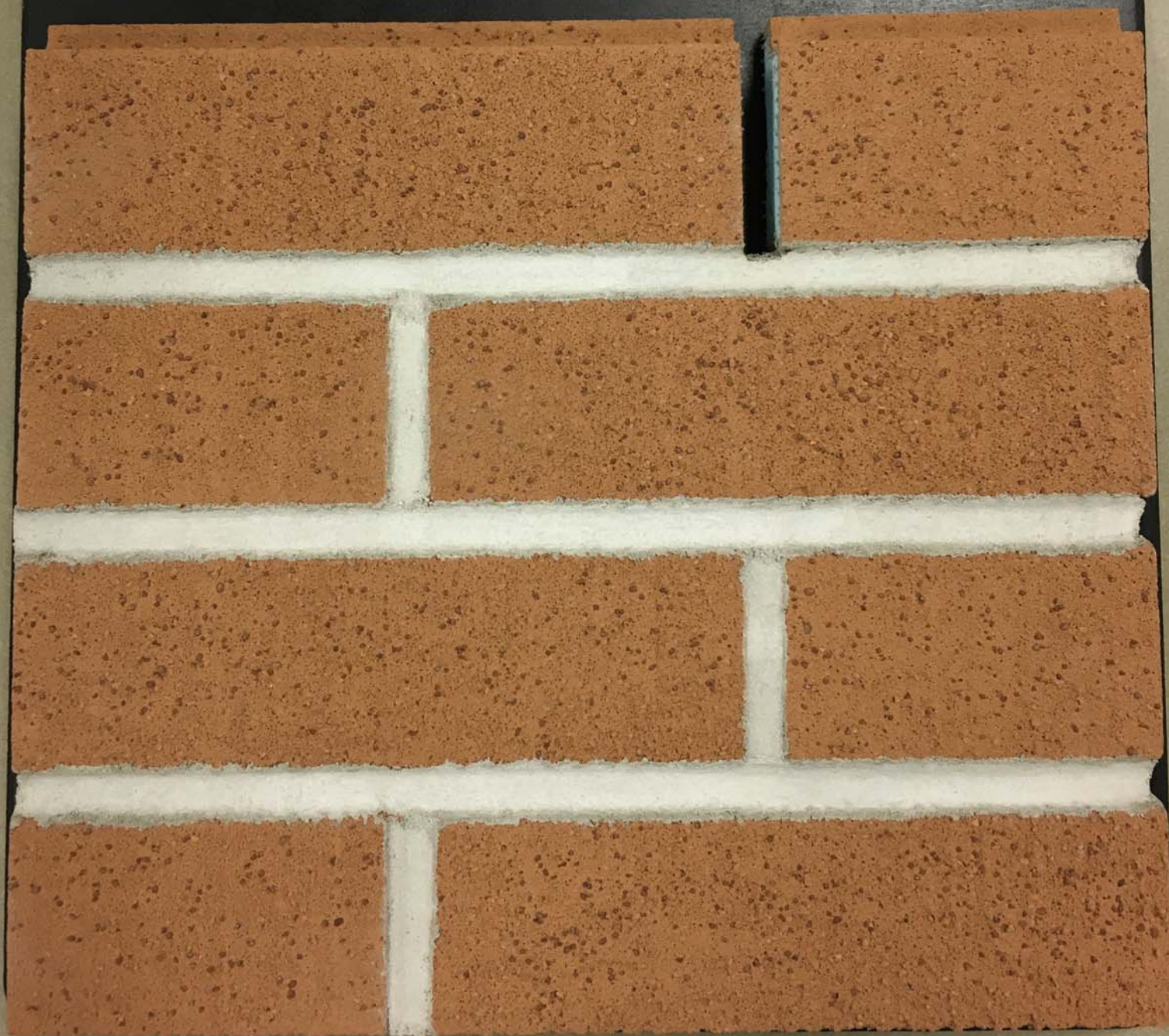
No.	Revisions / Submissions	Date	No.	Revisions / Submissions	Date
1	REVISED PER FOUNDATION PERMIT REVIEW	10.17.18			
	ISSUED FOR FOUNDATION PERMIT	09/24/18			
	ISSUED FOR DEMO PERMIT / BIDDING	08/08/18			
	ISSUED FOR BUILDING PERMIT	10.26.18			

FINISH	WIRE CUT
COLOR	118038 st
EFFECT	Brown Iron spot
SIZE	MODULAR

CS# 381393

09/20/2018

NEWBRICK®



NEWBRICK®

NAME	DATE
ADDRESS	PHONE
CITY	STATE
ZIP	QUANTITY



MATERIAL LIST*

1. Petitioner Name: James Cazares
2. Date: 11/7/2018
3. Project: EC HOTEL
4. Location: 519 W Algonquin Rd

Commercial Building:

Stone: Grey Cast stone to match existing cast stone

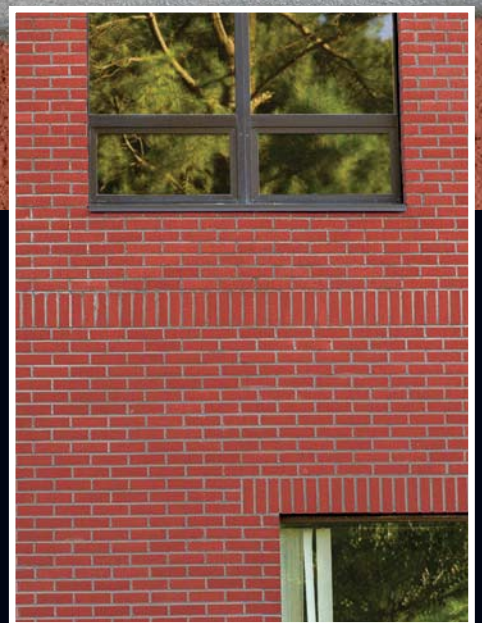
EFIS: To match existing EFIS

Brick: EFIS New Brick to match Existing Brick that is no longer in production

White Aluminum Windows to Match Existing

NEWBRICK®

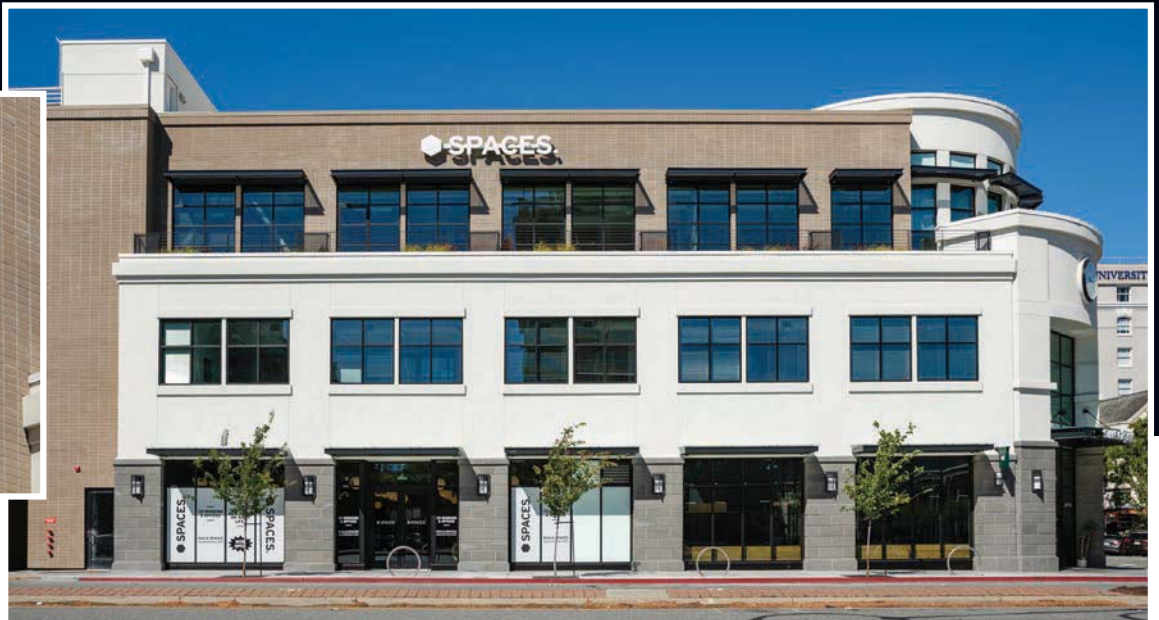
Lightweight, insulated, energy efficient
cladding changing the way we think
about masonry construction.



Office Building
Rhode Island



Commercial Building
San Mateo, CA

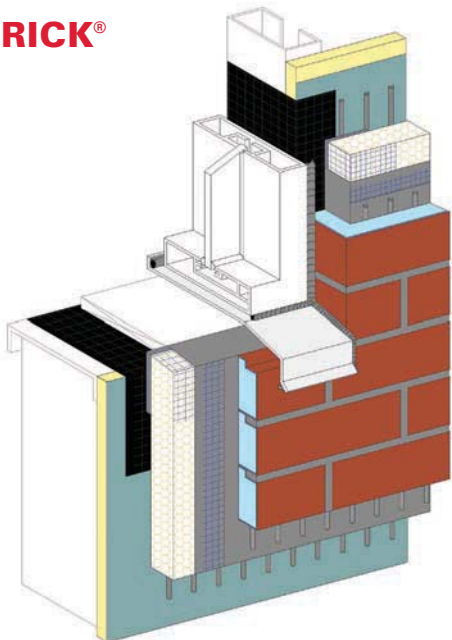


NEWBRICK® IS DESIGNED WITH THE SAME TRADITIONAL BRICK APPEARANCE.

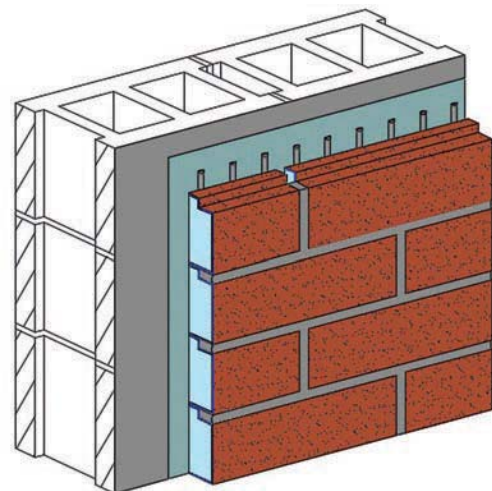
But, now with so much more!

NewBrick®, offers the industry a different way to build more **cost and energy efficient traditional looking** buildings from the ground up in a **faster and simpler way**. A game-changing innovation in exterior wall design that can be installed over most common building systems, including concrete and masonry, as well as over any NewBrick CI system.

NEWBRICK®



**NEWBRICK® WITH CI APPLICATION
OVER AN INSULATED CI SYSTEM**



**NEWBRICK® VENEER
OVER A SOLID SUBSTRATE**

VERSATILE DESIGN CAPABILITY FOR ANY PROJECT.

NewBrick is available in 16 standard colors and four standard blends so you can create looks that run from traditional to modern. Custom colors and blends are available for your project's specifications.



Cannon Dawn | 985BST



Castle Wall | 930BST



Citadel | 940BST



Country Cottage | 915BST



Earthen Vessel | 935BST



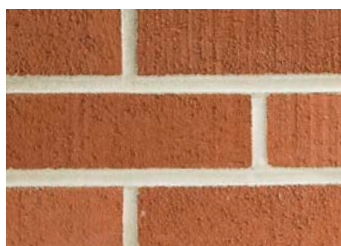
Gatehouse | 910BST



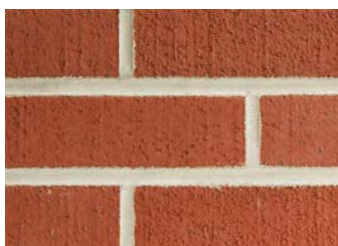
Harbor Side | 920BST



Heritage House | 965BST



Homeland | 950BST



Patriot Red | 970BST



Provincial Park | 960BST



Riverbank | 900BST



Rustic Villa | 945BST



School Yard | 925BST



Town Square | 980BST



Valley Field | 975BST

BLENDS



Corinth (60% Heritage House Flashed, 30% Heritage House, 10% Riverbank)



Georgetown (60% Heritage House, 30% Valley Field, 10% Riverbank)



Littleton (50% Provincial Park, 50% Country Cottage)



Rockland (60% Provincial Park, 30% Country Cottage, 10% Riverbank)

Colors shown should be considered approximate of actual NewBrick colors. Some natural variations will be apparent with the product relating to selected color, texture and lighting. A field installed mock-up should be required for every project to confirm design intent of color and texture.

STANDARD TEXTURES AND EFFECTS

With NewBrick, the architect can now design cost effective and classic looking buildings. Below are available standard blends, textures, and effects. Custom matches can be provided on request.

TEXTURES



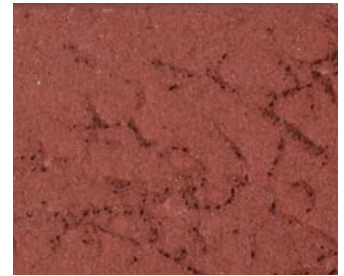
Smooth



Velour

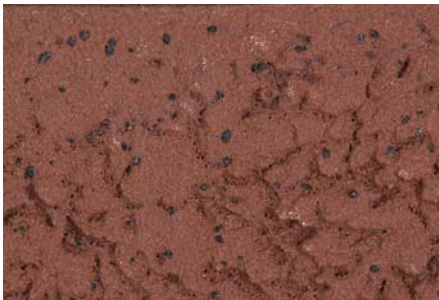


Wire Cut



Coarse Cut

EFFECTS



Iron Spot



Flashed

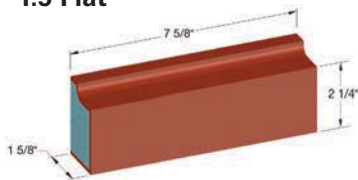


Flashed with Iron Spot

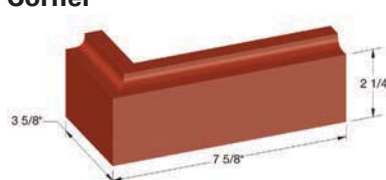
BRICK SIZES

NewBrick is available in four popular sizes — Modular, Utility, Economy and Norman. Shown below are the types and dimensions for Modular. For dimensions on other NewBrick sizes, please refer to NewBrick Publication DS873, NewBrick Installation Details.

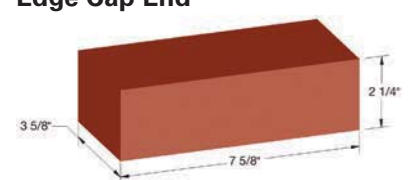
1.5 Flat



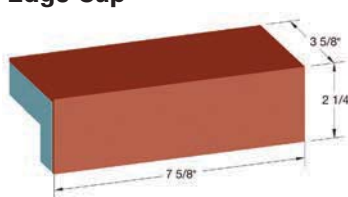
Corner



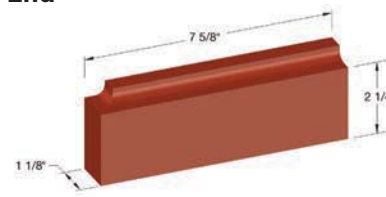
Edge Cap End



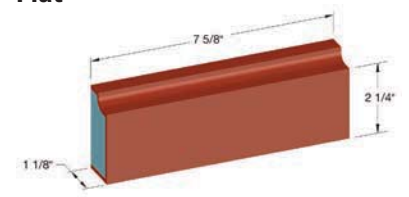
Edge Cap



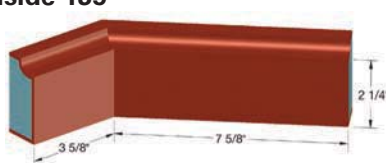
End



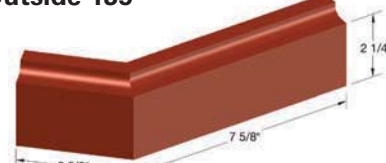
Flat



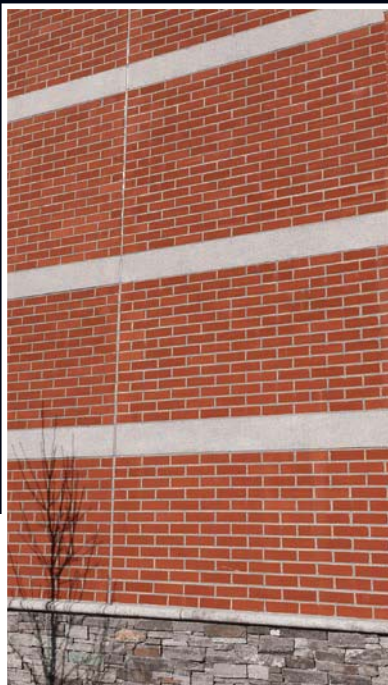
Inside 135°



Outside 135°



Images shown are modular dimensions



NEWBRICK® IS A LIGHTWEIGHT INSULATED BRICK PRODUCT. It retains clay brick's classic size and appearance, with so much more.

LIGHTWEIGHT!

- Only 2.45 lbs./sq. ft. before mortar, resulting in higher daily productivity
- Eliminates ties, pans, shelf angles and significantly reduces load bearing footings
- Safer to work with – especially on multi-story construction projects
- Easy to cut and very little dust
- Compresses the exterior construction schedules
- More bricks per truck lowers transportation costs

ENERGY EFFICIENT!

- Thermal insulation built right into NewBrick, helps to reduce energy bills!
- When used in combination with a NewBrick CI system, it can contribute to LEED credits

TESTED!

- Meets NFPA 285
- Contributes to the insulation requirements as published in the IECC and ASHRAE 90.1 when installed over any NewBrick CI system

- Meets the State of California energy efficiency requirements as defined in Title 24, part 6 when installed over a NewBrick CI system

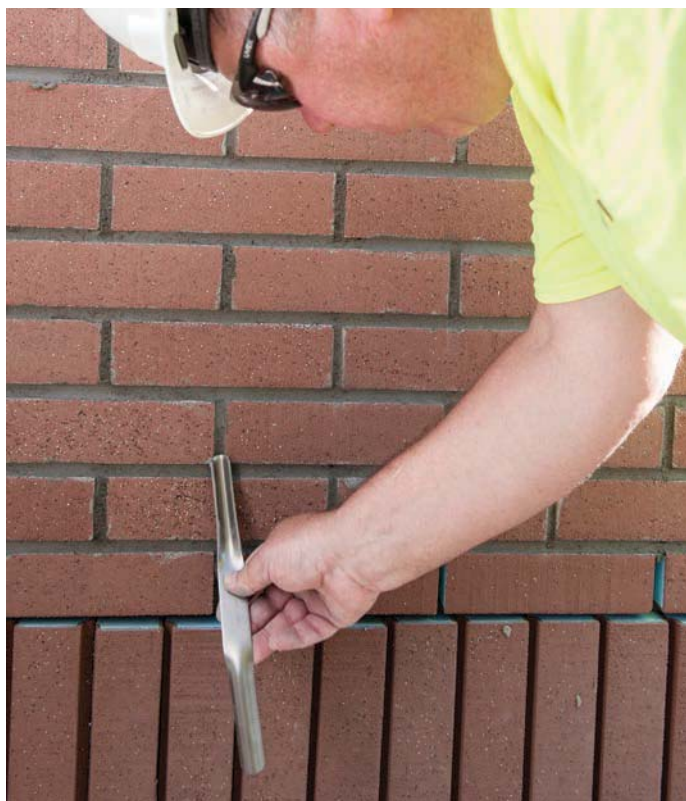
SIMPLE!

- Quick and easy installation
- When installed over a NewBrick CI system, the system includes air, water and vapor barrier, continuous insulation (CI), resistive drainage plane, and a cladding system that comes with a complete single source system warranty
- Single manufacturer and installed by a single contractor simplifies jobsite responsibilities and reduces coordination between trades
- Can be installed directly to nearly any solid substrate or any NewBrick CI system
- Easy to repair if damaged
- Simple, yet versatile, allowing for decorative patterns and bonds
- NewBrick's horizontal alignment guide makes installation process easier and faster

WEIGHT AND SIMPLICITY MATTER

For the project: lower weight and increased simplicity equals lower total cost. NewBrick eliminates the need for pans, ties, shelf angles, thermal bridging solutions, and significantly reduces the size of load bearing footings increasing simplicity and reducing project costs. When combined with an integrated Air Weather Barrier (AWB), code approved flashings, continuous insulation and dual drainage planes, NewBrick meets or exceeds the latest building code in every climate zone, all fully tested.

For the installer: lower weight and simplicity equals increased ease of use, which increases productivity. When combined with NewBrick CI system, the wall assembly from sheathing to NewBrick veneer is installed by a single source, which reduces trade coordination, all fully protected by a wall warranty from sheathing to NewBrick.



For more information on how NewBrick can revolutionize your next project call us at 1-833-NEWBRIK (1-833-639-2745) or learn more at newbrick.com.

NEWBRICK® 200 1st Avenue,
Cranston RI 02910
1-833-NEWBRIK
1-833-639-2745
newbrick.com

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Printed in U.S.A. R5: 08/18 10M
DS277



EUROPEAN CRYSTAL



EUROPEAN CRY







Baroque & Conference Center



Banquets &
Conference
Center

COMPLIMENTARY
VALE
PARKING



1st Building to East



 **FILE**

RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

2nd Buildy to East



3rd Bldg to East



1st Building to West



2nd Building to West



3rd Bulay to West



Across Street 4



Across Street West



Across East



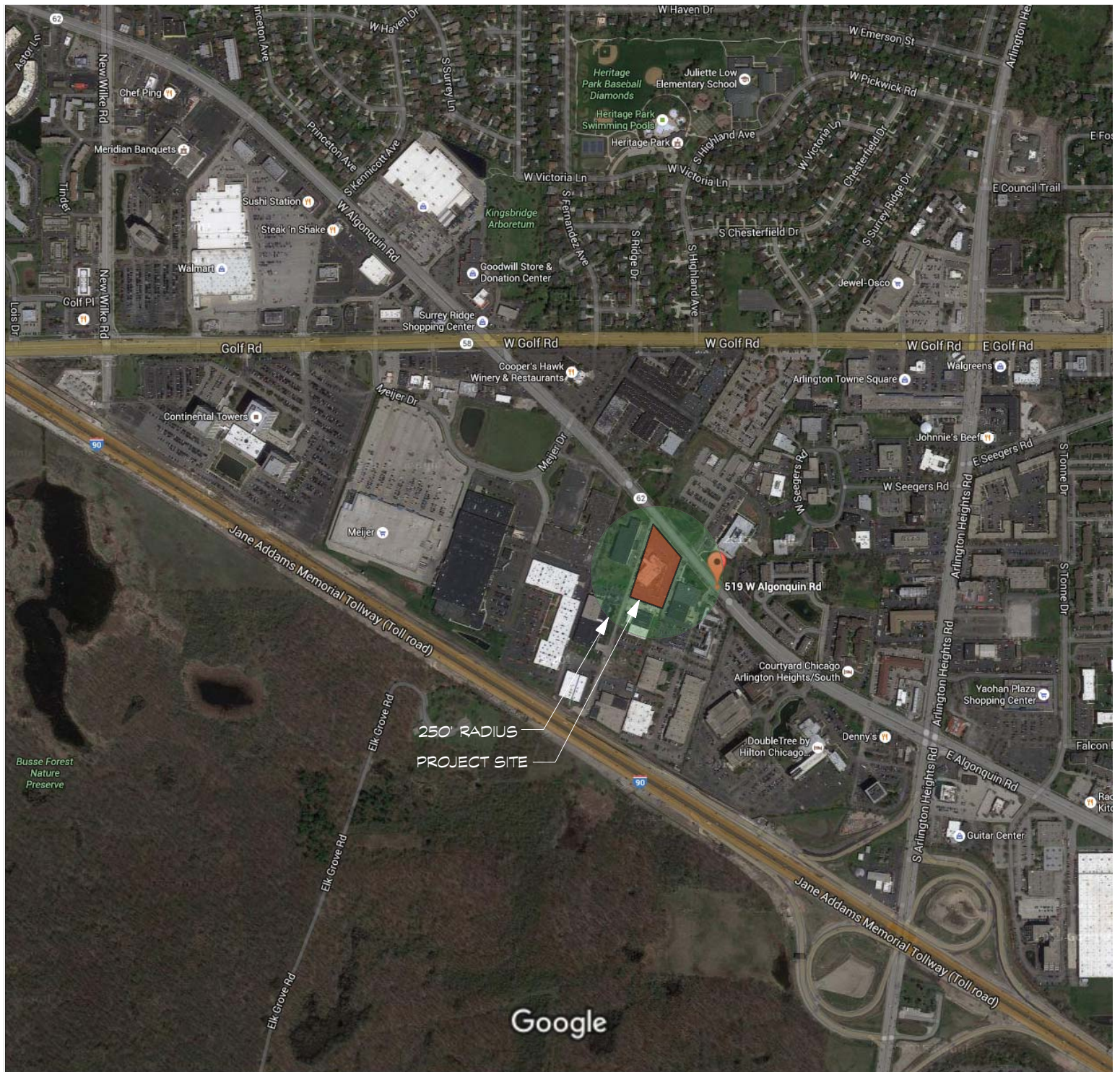




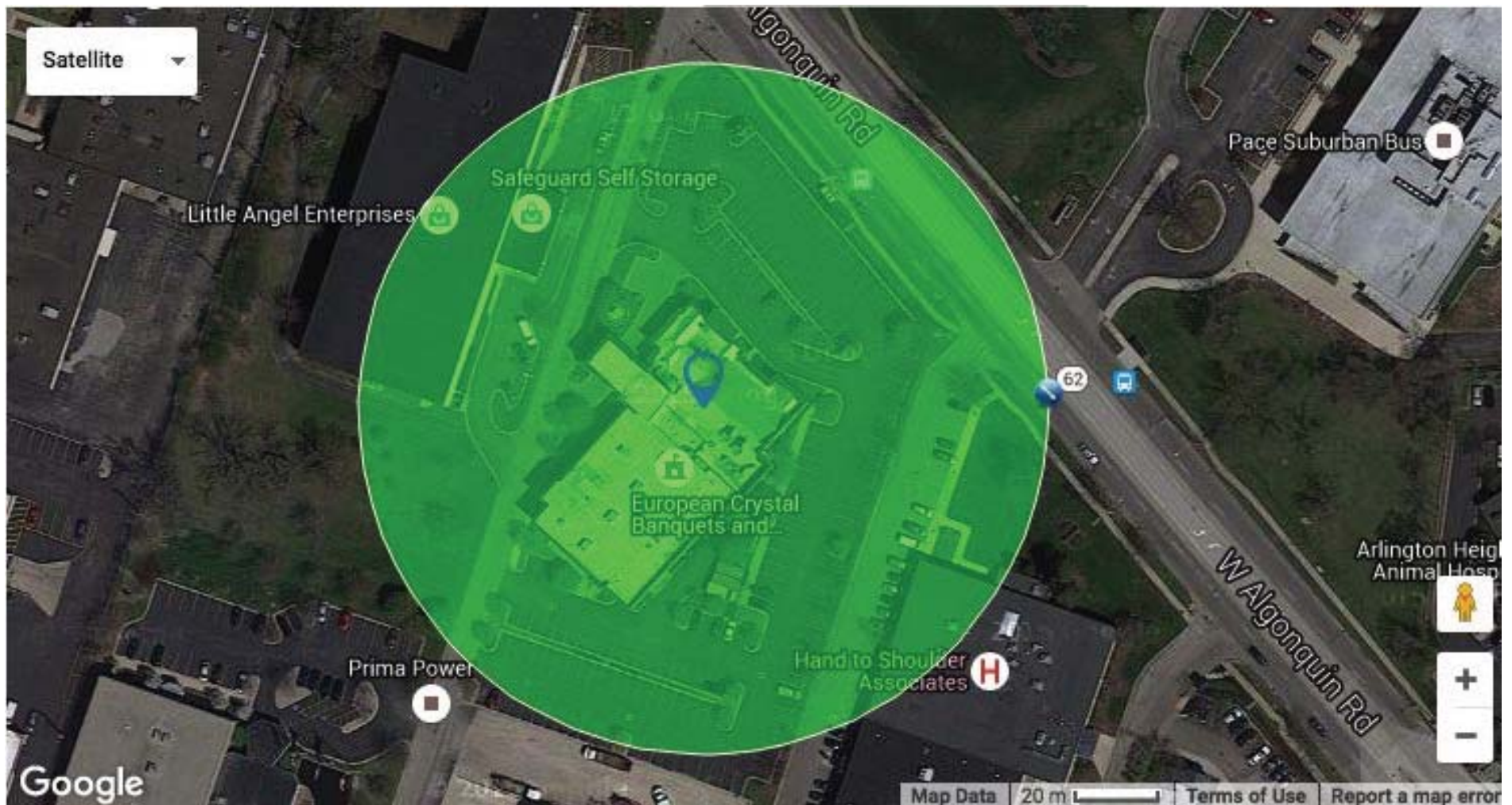




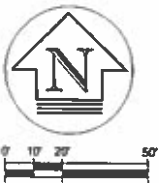




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AREA MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

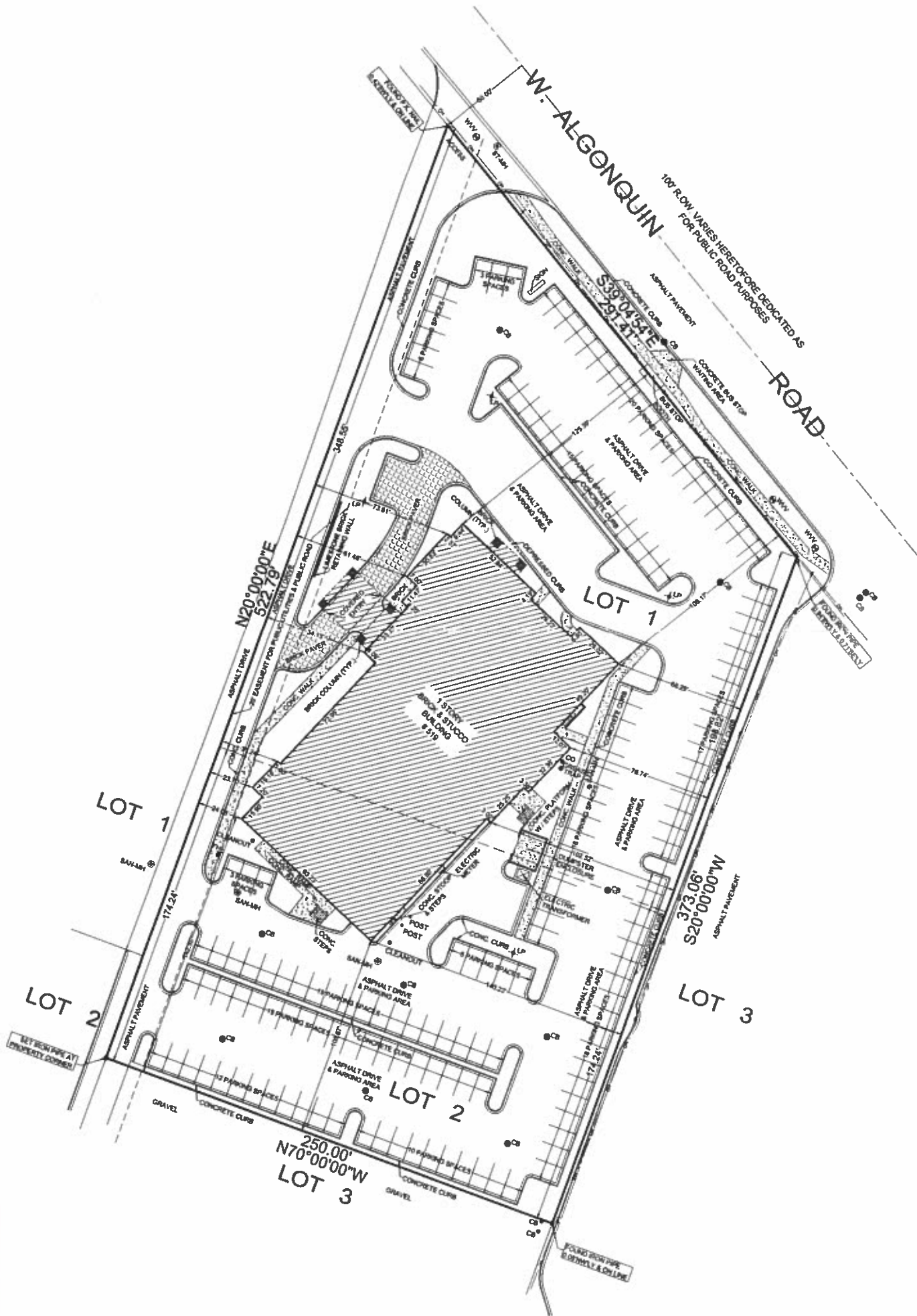
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RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

LEGEND	ABBREVIATIONS
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	STORM MANHOLE
	CATCH BASIN
	WATER VALVE VAULT
	FIRE HYDRANT

ORDERED BY: CAZMEN CORP	
SCALE: 1" = 30'	
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DATE	REVISION

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

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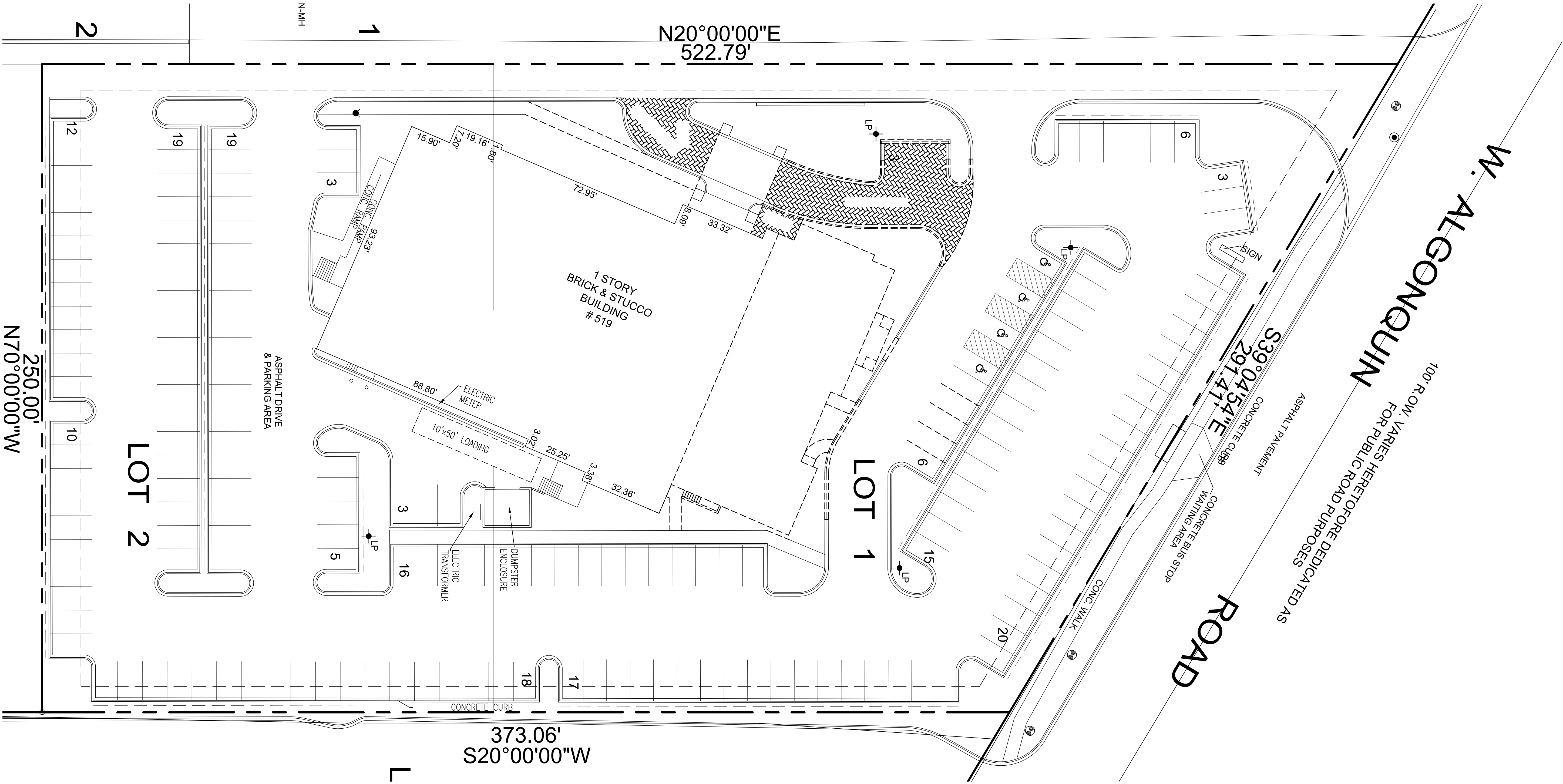
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BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1B4-004576
LICENSE EXPIRES: APRIL 30, 2017

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION SITE PLAN
SCALE : 1" = 20'-0" MAY 4, 2018



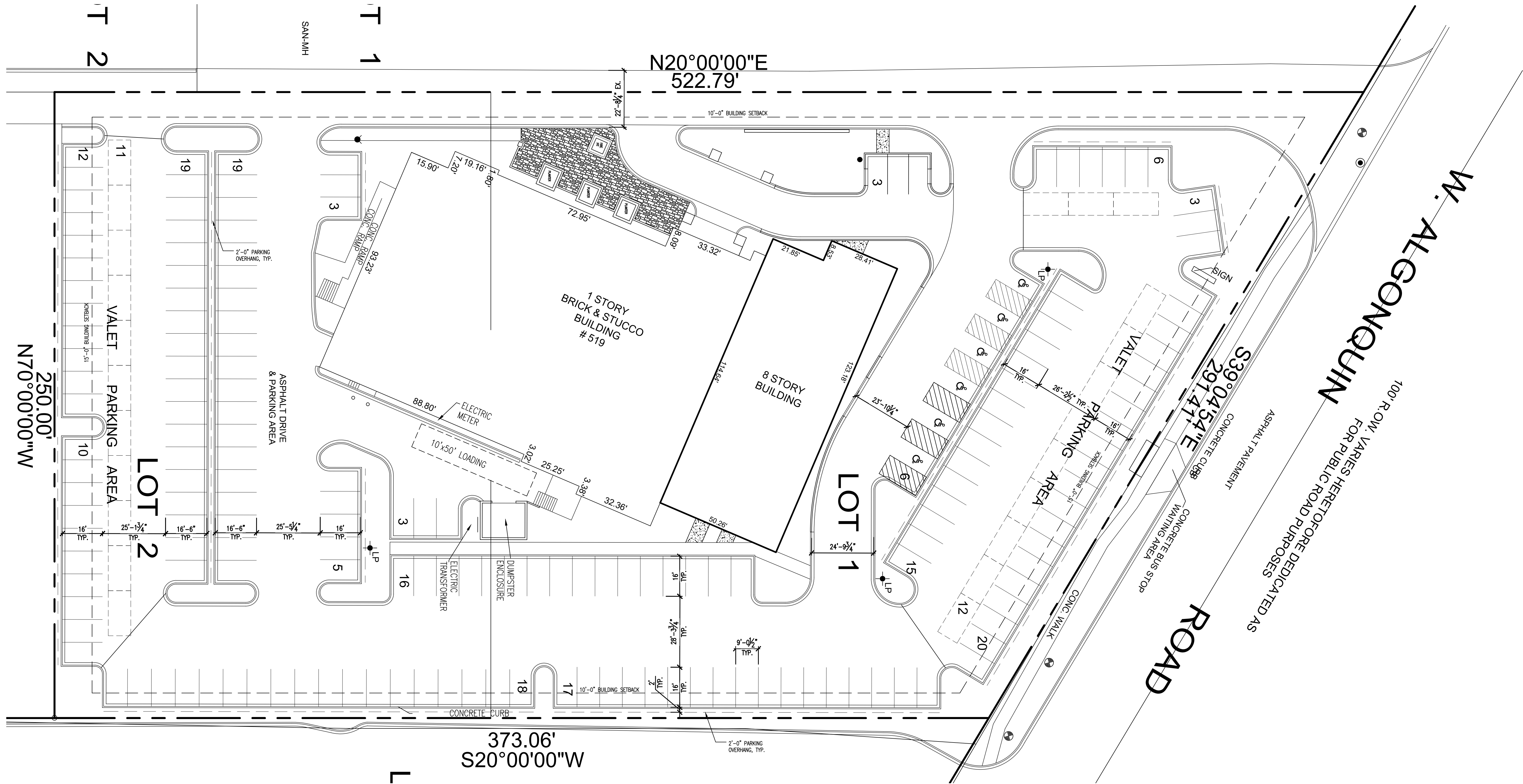
EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

LOT AREAS	
MIN LOT SIZE:	N/A
EX. LOT SIZE:	±111,981 SF (2.57A)
BUILDING AREAS	
EXISTING	
BANQUET HALL	20,404
PROPOSED	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
HOTEL ADDITION	47,023
TOTAL	61,705

ZONING ANALYSIS	
MIN. LOT WIDTH:	N/A
REQUIRED YARDS:	
FRONT & REAR:	15 FEET
SIDE:	10 FEET
MAX. F.A.R.:	(279,953) 250%
PROPOSED FAR:	(61,705) 55.1%
MAX. BLDG COVERAGE:	N/A
PROPOSED BLDG. COVERAGE:	21,009 SF (±18.8%)
MAX. BLDG. HT:	N/A
PROPOSED BLDG. HT.:	99'-10"

REQUIRED PARKING	
BANQUET (30% OF OCCUPANCY)	
5,654 / 15 = 377 OCCUPANTS	
377 * 0.30 = 113 CARS	
HOTEL (1 PER LODGING AR)	60 CARS
PROPOSED HOTEL ROOMS	60
TOTAL REQUIRED (INCL HC)	175
TOTAL HC REQUIRED	6
EXISTING PARKING	175
(INCL. 6 HC STALLS)	
PROPOSED TOTAL PARKING	198
175 (INCL. 6 HC STALLS)	
23 (VALET STALLS)	
BUSINESS AREA & EXERCISE ROOM WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD	

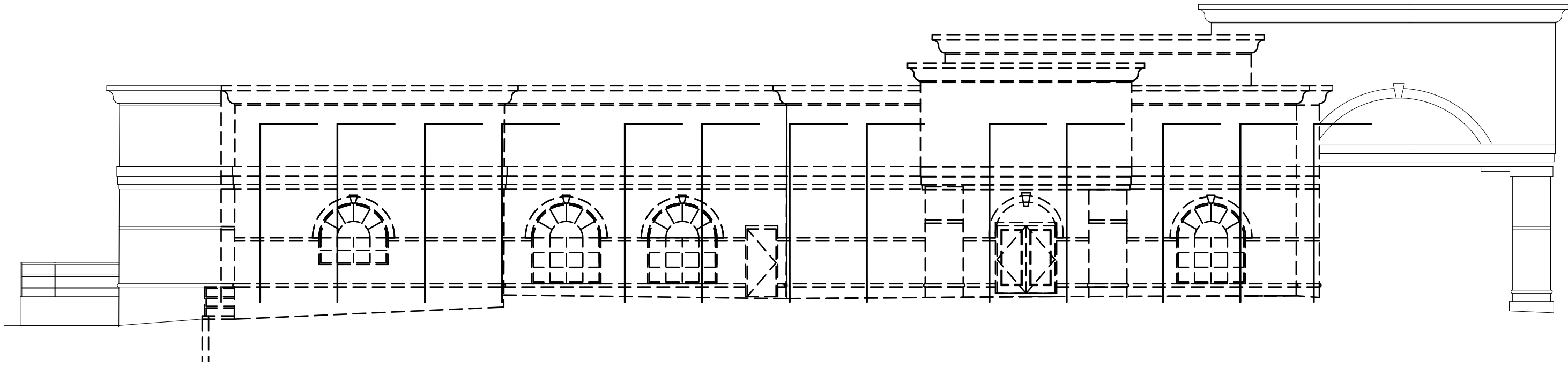


1 PROPOSED SITE PLAN
SCALE : 1" = 20'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION - NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



2 PROPOSED NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

Enrique Castel Architect

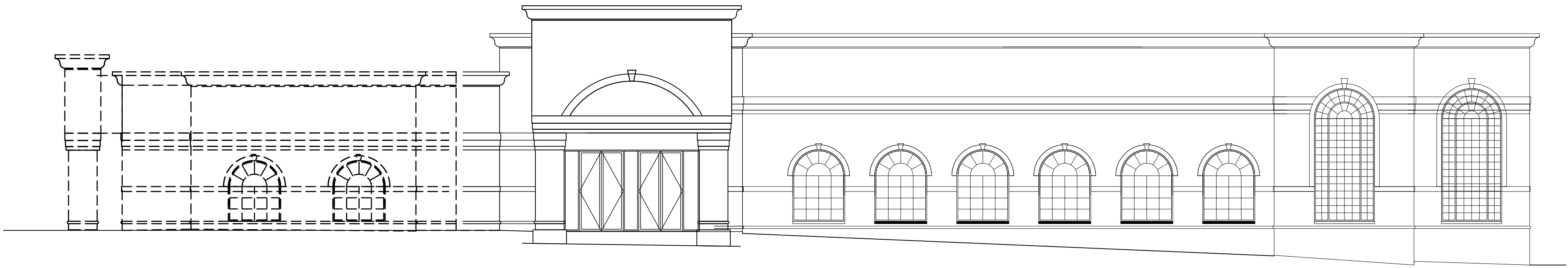
460 WEDGEWOOD CIR . LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL

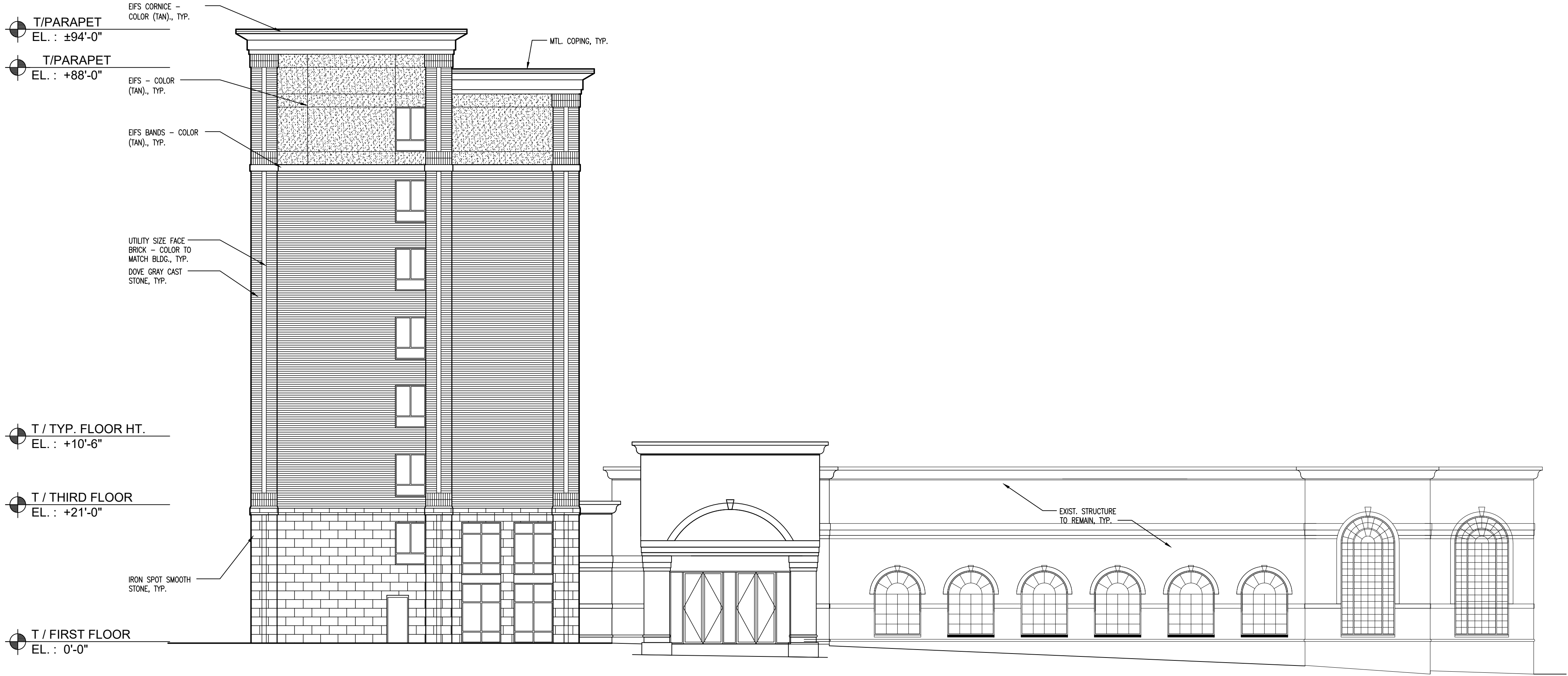
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

IVY BOUTIQUE HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION - WEST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



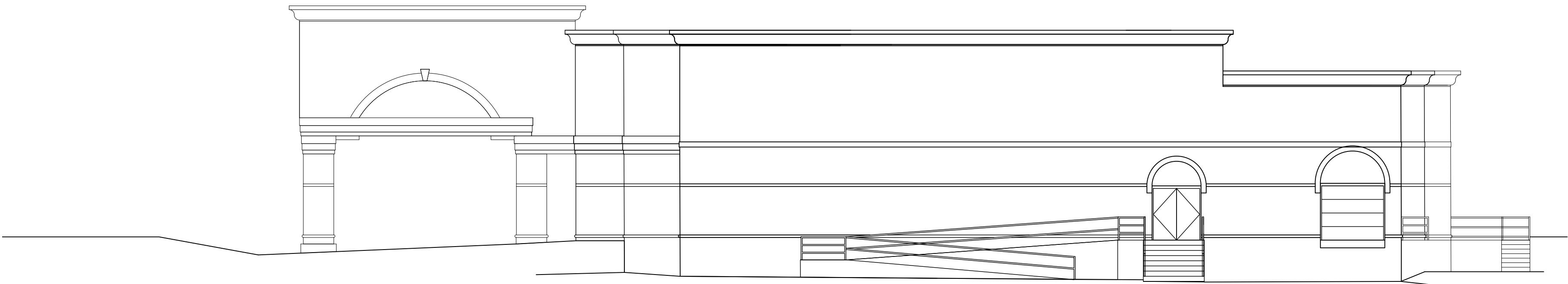
2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" AUGUST 8, 2017

Enrique Castel Architect

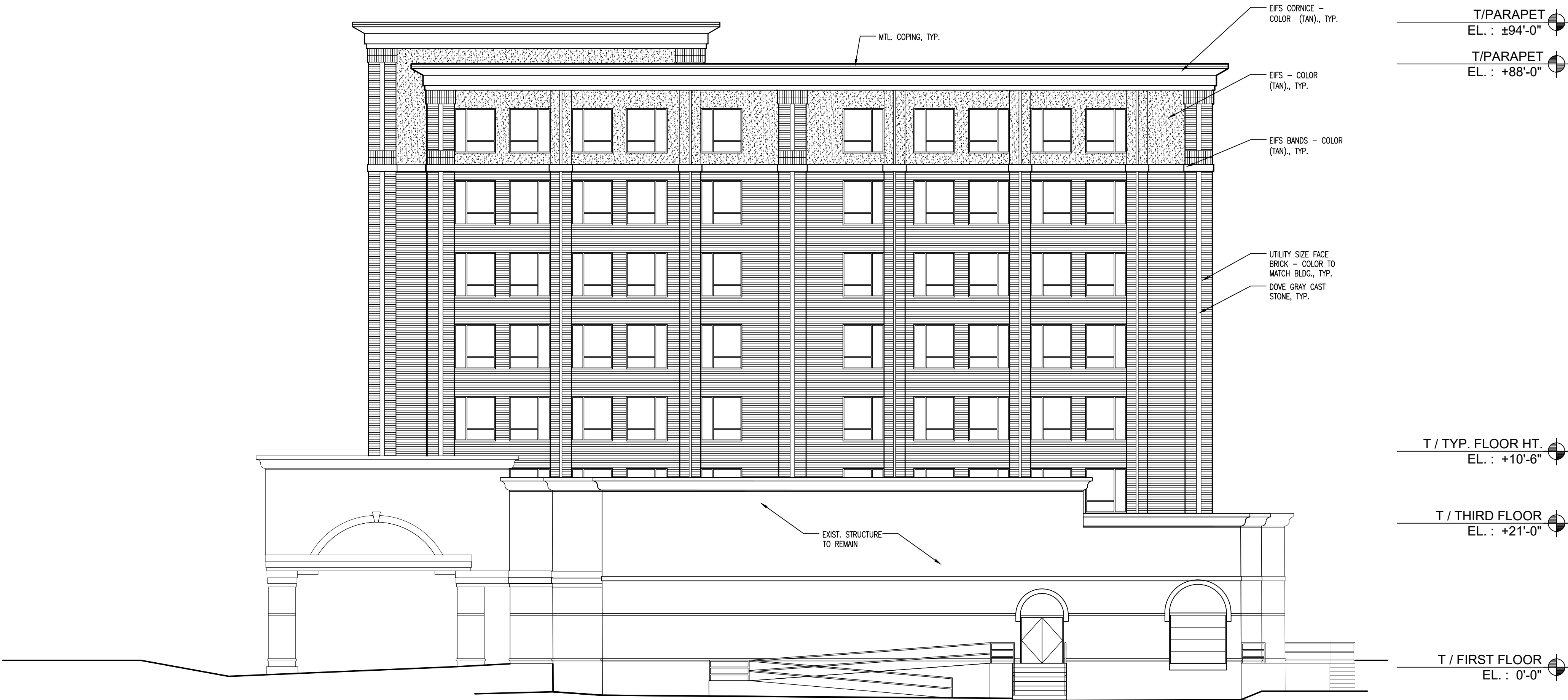
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EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



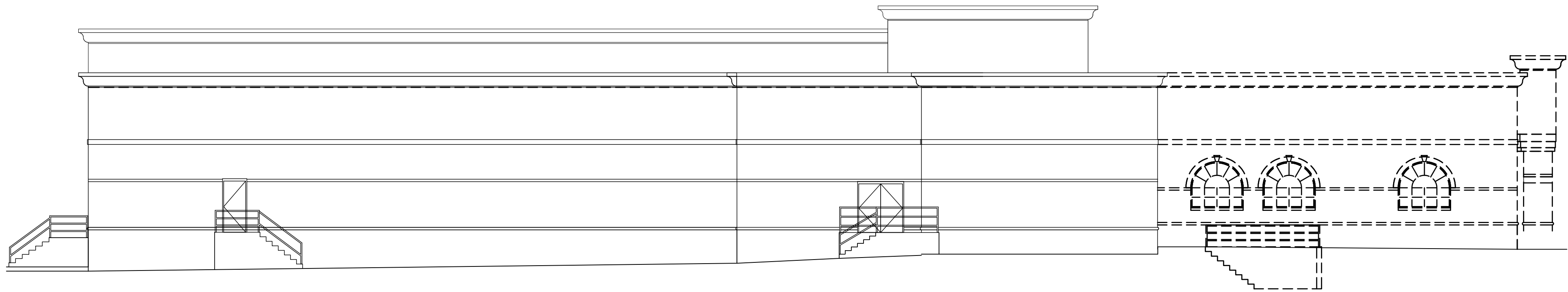
1 EXISTING SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



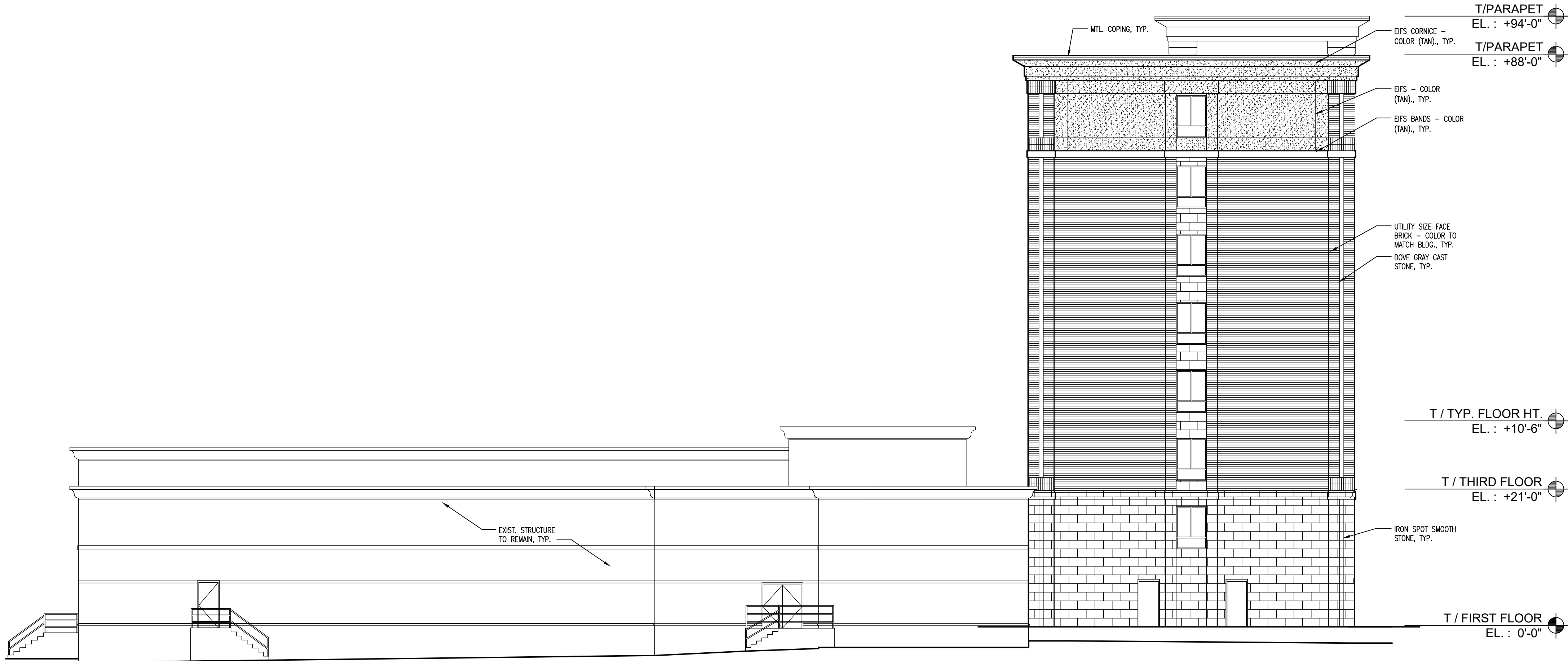
2 PROPOSED SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION EAST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



2 PROPOSED EAST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



Sample Material List

1. James Cazares
2. 5/8/2018
3. European Crystal
4. 519 W Algonquin Rd. Arlington Heights IL 60005

Commercial Building

Brick: to match existing from Illinois brick

EFIS: to match existing

Base: to match existing from Illinois brick

Windows: white aluminum to match existing.

 **FILE**

RECEIVED
MAY 08 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 12, 2018

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*
James Cazares for the *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#18-048 – European Crystal Hotel

James Cazares, representing the *European Crystal Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new eight-story, 60-room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

The current project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The current proposal is a smaller building than previously approved, and it retains the existing banquet hall Porte cochere as the main entrance on the west side of the building. Since the hotel addition is not proposed to become the new main entrance for the building, it has been designed in a more traditional style to fit in and complement the existing banquet facility. All of the exterior materials have been selected to match the existing building, and details such as the EIFS cornice have been designed to match existing detailing.

Overall, the proposed hotel design is nicely done. The composition of the facades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign. The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above. All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building. Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

Staff recommends approval of the proposed design for the addition to the existing hotel, with the suggestion to adjust the spacing of the transom at the first-floor windows to match the size of those on the second-floor.

Mr. Cazares had no comments at this time.

Commissioner Kingsley appreciated the background given by Staff that explained the change in the project; however, she liked the previous design better. Mr. Cazares explained that the previous design for the hotel was a modern design, but the current proposal will include golds, creams, and moldings to match the existing banquet facility. The new hotel will be named the Chez Hotel, which means “to welcome”. In general, Commissioner Kingsley felt the proposed design was fine, however, she asked if the brick reveals on the main body of the building would be gray, and Mr. Cazares replied that the reveals will be cast stone to match the existing building, which is gray. Commissioner Kingsley felt there was a missed opportunity at the upper floors to finish it the same way that the base is expressed with cast stone. She also had concerns about how the two connect, and the detailing of the column and cornice as it steps down. She reiterated that this is a missed opportunity to finish the top of the building to be the same as the bottom; it could just be simpler and more noble of a material that will wear the same as the building base.

Commissioner Eckhardt commented that the proposed design is very classic, with a base, middle and top. He really liked the detailing of all the lines and shadows, and all the subtle and very classic details being proposed. He felt the brick pier at the top of the northeast corner of the building should be eliminated for a more balanced appearance. Otherwise, he really liked the building and felt that it will maintain its elegance for a long time.

Commissioner Kubow liked this design better than the previous design, and felt that Commissioner Eckhardt hit it right on the head; the proposed design is not only going to age better visually, but in terms of the materials being proposed, it would hold up better over time. This is a classic design, with the base, the middle and the crown. He also agreed with Staff that the space of the transom at the first-floor windows should match the size of the transoms above. Commissioner Kubow also commented that he felt this area is struggling, and he was disappointed to hear that the previous design for the hotel was not approved. He felt the Village would want to do everything possible for a hotel developer who wants to make this area look better, instead of losing the previous design that was very cool and pretty dramatic because a parking ratio was not met. In general, he approved of the design as proposed, with a requirement to adjust the mullion height as stated by Staff.

Chair Fitzgerald also liked the building design and agreed that it will be timeless. He liked the idea of stone at the top of the building as suggested by Commissioner Kingsley, if budget allows, and he agreed with Commissioner Eckhardt's comments about whether the column on the shorter side of the top floor needed to be there or not. He also agreed with Staff's comment about the spacing of the window transoms.

Chair Fitzgerald pointed out that there is nobody in the audience at this time, with the exception of the petitioner.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR THE EUROPEAN CRYSTAL HOTEL LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/8/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADJUST THE SPACING OF THE TRANSOM AT THE FIRST-FLOOR WINDOWS TO MATCH THE SAME SIZE AS THE TRANSOMS IN THE SECOND-FLOOR WINDOWS ABOVE.
2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS ALL EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO PICK UP SOME OF THE DRAMA.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley reiterated her comments that the simplicity of the first floor facade could also be expressed at the top. The size of the cornice is very important and it is typically accentuated in older buildings that have a base, a middle, and a top. She understands that the EIFS cornice matches the existing building, but it could be smaller, it could be something different, because the first floor detailing is what is going to sing on the building. The detail of how the lower cornice meets the brick column is also going to be really important. The first floor design is really nice and refined and restrained and classy, and she felt the same thing could be done at the top.

Mr. Hautzinger felt that a recommendation to use stone at the top floor of the building in lieu of EIFS was a good recommendation, if the project budget were to allow it. Commissioner Kingsley felt that her suggestions should also go hand-in-hand with Commissioner Eckhardt's comments to simplify the top floor.

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

2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO HAVE MORE SOLIDITY, OR CONSIDER ELIMINATING ALL OF THE BRICK PILASTERS, FOR STAFF TO REVIEW.

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