Agenda
Village of Arlington Heights
Design Commission
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 8, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 7/11/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#23-030 - 624 N. Haddow Ave. - SF/Teardown

B. DC#23-033 - Patton School Gymnasium - 1616 N. Patton Ave. / School

VII. OTHER BUSINESS

A. 2023 Alan F. Bombick Award - Discussion of Nominations

B. 2024 DC Budget

C. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
8/8/2023

Item: Minutes - 7/11/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes - 7/11/23	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 11, 2023

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

Members Present:	Ted Eckhardt, Acting Chair John Fitzgerald Kirsten Kingsley
Members Absent:	Jonathan Kubow, Chair Scott Seyer
Also Present:	Rob Whitehead, Olympik Signs for *Portillo's* Brent Khazei, Owner of *Bird's Nest* Sam Patel & Anup Jairam, representing *Comfort Inn & Suites* Steve Hautzinger, Planning Staff

Acting Chair Eckhardt said that with only 3 of the 5 commissioners here tonight, a unanimous vote from all 3 commissioners is required for project approval.

REVIEW OF MEETING MINUTES FOR JUNE 13, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JUNE 13, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SIGN VARIATION REVIEW

DC#23-024 – Portillo's – 806 W. Dundee Rd.

Rob Whitehead, representing *Olympik Signs,* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking the following sign variations:

1. A variation from Chapter 30, Section 30-208.b, to allow a 21.4 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.17 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.
3. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board and pre-sell menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
4. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board and pre-sell menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

The existing Portillo's restaurant located at 806 W. Dundee Road is proposing to replace their existing conventional printed drive-through menu board with a new fully electronic menu board display, as well as to install a new fully electronic pre-sale menu board along their existing drive-through lane. The electronic menu board is proposed to be installed in the same location as the existing menu board, which faces and is visible from Dundee Road. The new pre-sell menu board will be located along the existing drive-through lane and it will also face and be visible from Dundee Road. There is one existing speaker bollard, which is proposed to remain.

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards are necessary to comply with menu format updates taking place at all Portillo's locations so that Corporate can remotely control items and pricing across the country. The petitioner feels that this will not provide a competitive advantage, but will be similar to electronic menus at McDonald's and other similar businesses.

The petitioner has confirmed through a written acknowledgement that their use of the signs will comply with the operational standards set forth in Chapter 30, Section 30-705(h), which states that the electronic signs will display static images only (without scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Overall, Staff does not object to the use of fully electronic menu boards since they allow for easier menu updates and they are generally smaller than conventional menu boards. Similar fully electronic menu boards have been previously approved in Arlington Heights for McDonald's and Burger King. However, the McDonald's and Burger King electronic menu boards are located at the rear of the building as required by code. Since Portillo's electronic menu board signs will be in front of their building and visible from Dundee Road, it is important that the operation of the signs be used for drive-through menu displays only, and not used to display other advertisements, such as video commercials, when the drive-through is not in use. Additionally, Staff recommends that new/additional landscaping be provided to improve screening of the electronic menu boards from the street.

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Staff recommends approval to the Village Board of the requested sign variations for Portillo's at 806 W. Dundee Road, with the following conditions:

1. Provide new/additional landscaping to be approved prior to issuance of a permit to improve screening of the electronic menu boards from the street.
2. The electronic menu boards will display drive-through menu signage only, and will not be used to display any other advertisements.
3. Use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Mr. Whitehead said that Portillo's is updating these menu boards at their 77 locations so they can operate the boards from their central office. The menu boards will remain the same, with no changes made during the day, and will have no breakfast menu similar to other drive-thru restaurants. Both menu boards are dimmable and the main menu board is 15 sf less than the existing 36 sf menu board. The pre-sell menu board will be on a 45 degree angle and will not directly face Dundee Road.

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

The commissioners summarized their comments. Commissioner Fitzgerald was in support of replacing the existing drive-thru menu board with the new digital board, and although he did not love the new pre-sell digital menu board, he felt not much else could be done with it as proposed, and having it at a 45 degree angle would help with the direction of traffic on Dundee. He also liked the idea of adding evergreen material in front of the sign, as suggested by Staff.

Commissioner Kingsley agreed with Commissioner Fitzgerald's comments. She said these sign updates are a good change for the restaurant, and if the petitioner follows the four conditions that Staff is recommending, it will help.

Acting Chair Eckhardt agreed with the comments given by the other commissioners. The commissioners are all in support of adding landscaping at the pre-sell menu sign, and he suggested the motion include a requirement that the petitioner submit a response to the landscaping comments.

Commissioner Fitzgerald asked if this commission is allowed to require evergreen landscaping to be approved by Staff, and Mr. Hautzinger said yes.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR *PORTILLO'S* LOCATED AT 806 W. DUNDEE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-208.B, TO ALLOW A 21.4 SF FULLY DIGITAL DRIVE-THROUGH MENU BOARD, WHERE FULLY ELECTRONIC MENU BOARD SIGNAGE IS NOT ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-208.C, TO ALLOW A 7.17 SF FULLY DIGITAL DRIVE-THROUGH PRE-SELL MENU BOARD, WHERE FULLY ELECTRONIC PRE-SELL MENU

BOARD SIGNAGE IS NOT ALLOWED.

3. A VARIATION FROM CHAPTER 30, SECTION 30-208.A.4.C, TO ALLOW A DRIVE-THROUGH MENU BOARD AND PRE-SELL MENU BOARD TO BE LOCATED IN FRONT OF THE BUILDING, WHERE THEY ARE REQUIRED TO BE LOCATED IN THE SIDE OR REAR YARD AWAY FROM THE PRIMARY STREET FRONTAGE.
4. A VARIATION FROM CHAPTER 30, SECTION 30-208.A.4.D, TO ALLOW A MENU BOARD AND PRE-SELL MENU BOARD TO BE ORIENTED TOWARDS THE PUBLIC RIGHT-OF-WAY, WHERE THEY ARE NOT ALLOWED TO FACE THE STREET.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE DRAWINGS RECEIVED 4/27/23, SAMPLE MENU DISPLAYS AND MANUFACTURER SPECIFICATIONS RECEIVED 6/9/23, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE LANDSCAPING TO HELP SOFTEN THE PRE-SELL MENU BOARD FROM THE STREET, TO BE APPROVED BY STAFF PRIOR TO ISSUANCE OF A PERMIT.
2. THE ELECTRONIC MENU BOARDS WILL DISPLAY DRIVE-THROUGH MENU SIGNAGE ONLY, AND WILL NOT BE USED TO DISPLAY ANY OTHER ADVERTISEMENTS.
3. USE OF THE ELECTRONIC DISPLAYS SHALL COMPLY WITH ALL OPERATIONAL STANDARDS FOR ELECTRONIC SIGNS AS SET FORTH IN CHAPTER 30, SECTION 30-705.H, WHICH INCLUDES STATIC DISPLAYS ONLY (NO SCROLLING, FADING, FLASHING, ANIMATION, VIDEO, OR SOUND), AUTO-DIMMING PHOTOCELL TECHNOLOGY TO CONTROL BRIGHTNESS TO .3 FOOTCANDLES MAXIMUM ABOVE AMBIENT LIGHTING CONDITIONS, NO OFF-PREMISES ADVERTISING, AND ONLY PERMITTED TO BE ILLUMINATED DURING THE HOURS THAT THE BUSINESS IS OPEN.
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.

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

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ITEM 2. CBD COMMERCIAL REVIEW

DC#23-025 – Bird's Nest – 11 W. Davis St.

Brent Khazei, representing *Bird's Nest,* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. This is a request for the approval of the design for a facade renovation of an existing restaurant building in the Downtown. The existing building was previously occupied by the Dunton House Restaurant for many years. At this time, the building is being renovated for a new restaurant including interior and exterior improvements. A summary of the proposed facade changes are as follows:

- Replace the existing storefront windows, including two roll-up, garage door style windows, as well as a new storefront door to serve outdoor dining.
- Thoroughly clean all existing exterior masonry.
- New internally illuminated "Bird's Nest" wall sign
- Re-cover existing awning frames with new black fabric. Replace existing round awning above the corner entry with a new rectangular awning with "Bird's Nest" signage on the apron.
- Replace existing white gooseneck light fixtures with new black gooseneck fixtures.
- Paint the existing white stone columns, red stone bases, and brown brick knee wall in a color to match the existing smooth limestone above.

This project is appearing before the Design Commission due to the high visibility in this prominent Downtown location. The project is currently under construction. The storefront windows have been replaced. The proposed wall sign and awnings comply with code, and separate permits for these items are in progress. The primary item for Design Commission review is the proposed partial painting of the facade. The existing upper stone has been cleaned and is in good condition. However, the attractive upper facade stone clashes with the existing white columns, red stone bases, and brown brick knee wall. Therefore, to create a more cohesive appearance, the petitioner is proposing to paint the lower facade masonry to match the gray/tan color of the upper smooth limestone. Overall, Staff feels that the proposed facade improvements are nicely coordinated and will be a welcome update to the existing building.

Staff recommends approval of the proposed facade design, with a requirement to provide a mock-up color paint sample in the field for Staff review and approval.

Mr. Khazei said that Bird's Nest has been in Chicago since 1995 and they have been looking for a second location for quite awhile and love Arlington Heights. This building is in need of an update, and they originally proposed to paint the entire exterior; however, after extensive cleaning, they love the look of the original stone at the top of the building; however, with four different stones on the facade, they would like to paint all of the masonry below the stone above. He pointed out that the rendering does not accurately show the texture of the stone to be painted. He felt this update is what the building needs and hopes that the commissioners agree so he can move forward with the painting.

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

The commissioners summarized their comments. Commissioner Kingsley said it is nice to see some fresh life going into this building and she is glad that the existing stone will remain because of its high visibility. The

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overall concept being proposed is nice and clean, and will be really good for the building. She asked if the existing aggregate stone on the columns will be painted the same color as the brick and the polished granite, and Mr. Khazei said yes, painting it all the same warm grey/brown color that is similar to the limestone color will make the facade more uniform. Commissioner Kingsley agreed and felt it should be done like an experiment to see if the petitioner likes it, since it is the least costly to do; however, she hesitated with how it will actually look with all 3 together. She liked that the brick against the sidewalk will remain, and she asked if the headers in the window sills will also remain, and Mr. Khazei said the headers will remain and be painted, and the awnings will be replaced.

Mr. Hautzinger commented that the original awnings were mounted pretty low, and the petitioner is proposing to raise them up so the bottom of the awning aligns with the top of the window casing, instead of the awning covering the top third of the windows as currently exists.

Commissioner Kingsley suggested keeping the existing brick below the windows and not painting it, since it will get dirty being against the ground. Mr. Khazei said they considered doing that, and he presented an image of what that would look like; it gives a different look than if the brick was painted. Mr. Hautzinger said there was also a conversation about painting the brick a lighter paint color to match the lighter stone at the top of the building, but it was decided that less colors on the building would be better.

Acting Chair Eckhardt asked if the paint color is trying to match the color tone and intensity of the stone, or be a separate color. Mr. Khazei said the intent is to match the color of the smooth limestone. Acting Chair Eckhardt said there is no question that the limestone is lighter in color than the paint color shown in the rendering. Mr. Khazei said they are choosing the paint color to match the most uniform color across the smooth limestone area above the front door.

Commissioner Kingsley reiterated that she preferred not painting the brick and leaving it as it exists, because it ties in with the rest of the Downtown. She asked about the half round element above the door, which appears to be wood, and Mr. Khazei replied that this element will be covered by the awning, however, the wood will either be painted and sealed, or covered with aluminum.

Commissioner Fitzgerald liked the direction the building is going in, and he really liked the paint color being proposed and the idea that Staff will review a mock-up of it on site. That being said, he was okay with giving the petitioner a choice to either leave the brick or to paint it, because he liked both. He really liked the signage being shown and asked if it is part of tonight's review. Mr. Hautzinger said the wall sign meets code and does not require approval by this commission. Commissioner Fitzgerald liked that the wall sign is fun and he liked the color; however, he pointed out the logo on the petitioner's shirt and suggested incorporating it into the signage or awnings. Commissioner Kingsley agreed and suggested adding the logo to the awning at the corner entrance. Mr. Khazei liked the idea. Commissioner Fitzgerald also asked about the 2 existing light fixtures on either side of the side entrance, and Mr. Khazei said that those fixtures will be replaced with new ones.

Acting Chair Eckhardt had concerns about the paint color being proposed and how it only matched the darker limestone at the sides and corner of the building. He suggested adding a dark sill under the windows. He was okay with the existing brick being painted or being left as is; however, he felt the paint color was very important and he was happy to review the mock-up of it on site if necessary. He added that moving the awnings up higher as suggested by Staff will limit the space for the wall sign.

Commissioner Kingsley said that one of her concerns about painting the brick is also painting the sill,

because painting the facade and the sill the same color will make it look like Dryvit or stucco. She felt it they should not be the same color, and maybe the brick should be left as is. She also felt the paint color should be a lighter version of the limestone color above the side door, although she was unsure about it wrapping. She also agreed with the suggestion to add the restaurant logo on the corner awning. Mr. Khazei agreed with the suggestion about using the logo but said that there was a previous comment to him two years ago that the image on their logo on the outside of the building could be an issue.

Commissioner Fitzgerald said that is one of the reasons why there is a sign variation process, which is a way to encourage wonderful and unusual signs. In response to the comments about the window sill, he liked the idea of painting it black, which is really interesting, and painting it would be better than covering it in aluminum. The texture alone will make it interesting being one color, and the image being shown tonight makes it look super flat. He loves painted brick and is open to painting it. Mr. Khazei said that the existing brick is a completely different color than the brick on the adjacent building; however, he loved the idea of either wrapping the sill or painting it black, as well as painting the brick underneath the sills. Acting Chair Eckhardt preferred the brick be painted, which would reduce it to two colors on the front of the building. He suggested the motion tonight give the petitioner some leeway to explore in a creative way regarding this matter.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED FACADE DESIGN FOR *BIRD'S NEST* LOCATED AT *11 W. DAVIS STREET*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/12/23, AWNING DRAWINGS RECEIVED 6/14/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE A PAINT MOCK-UP COLOR SAMPLE IN THE FIELD FOR STAFF REVIEW AND APPROVAL PRIOR TO PAINTING THE FACADE.
2. A RECOMMENDATION THAT THE COLUMNS AND THE SURROUNDING PORTIONS THAT ARE NOT BRICK BE PAINTED THE PROPOSED PAINT COLOR, LEAVING THE BRICK UNPAINTED UNTIL THE PETITIONER DECIDES WHETHER OR NOT THEY LIKE IT UNPAINTED. OTHERWISE PAINT THE BRICK THE SAME PAINT COLOR. IF THE PETITIONER DOES NOT LIKE IT ALL THE SAME PAINT COLOR, THEN PAINT THE SILL BLACK TO MATCH THE WINDOWS.
3. A RECOMMENDATION TO ADD THE RESTAURANT LOGO ON THE CORNER AWNING.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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.

Acting Chair Eckhardt asked if adding the logo would require Design Commission approval. Mr. Hautzinger explained that a Design Commission application is required for all new signs in the Downtown, and if the signs comply with code, the majority receive an Administrative Staff approval unless there is

something concerning or unusual about the sign. Acting Chair Eckhardt stated for the record that this board is in favor of adding the logo to the awnings.

Commissioner Fitzgerald said he was in favor of putting the logo on the awning over the front door and it should be larger than 20%, and he would be in favor of a sign variation for this. Acting Chair Eckhardt questioned what was offensive about a Woody Woodpecker logo. Mr. Khazei said that he has never included his logo on any kids clothing items because the character on the logo is smoking and holding a beer, but he is very proud that his business logo has been recognized around the world. Commissioner Fitzgerald said that code may prohibit displaying the beer on the logo. The commissioners said that they could not really see the details of the small logo on the petitioner's shirt, so Mr. Hautzinger displayed the logo on the overhead screen.

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

Commissioner Fitzgerald commented that if the sign code does not allow smoking and/or alcohol on a logo, then he would not be in support of it. Commissioner Kingsley agreed.

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ITEM 3. COMMERCIAL REVIEW

DC#23-028 – Comfort Inn & Suites – 2112 S. Arlington Heights Rd.

Sam Patel and Anup Jairam, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This property received Plan Commission review and Village Board approval in 1999 for zoning to allow construction of the existing hotel building. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited building and signage only. The existing hotel is currently operating as a Wingate by Wyndham hotel. The current design of the building received Design Commission approval in 1999. At this time, the hotel is changing brands to a Comfort Inn & Suites, and the petitioner is proposing exterior facade modifications consistent with the Comfort Inn brand. A summary of the proposed facade changes are as follows:

- Existing EIFS trim bands will be removed on all sides of the building.
- Existing decorative panels will be removed on all sides of the building.
- Existing arch-top parapet wall features will be changed to a flat-top profile.
- All exterior EIFS walls will be painted in a new 3-tone cream/beige/gold color scheme, and the existing brick and stone will remain as is.
- Existing EIFS copings will be painted "dovetail" gray.
- All windows, louvers, and exterior doors will be painted dark bronze.

Overall, the proposed new color scheme looks nicely coordinated, and it works well with the existing brick color. Since the proposed design is consistent with Comfort Inn's corporate brand standards, Staff has no objections or comments.

The property currently has one wall sign and one ground sign. At this time, the petitioner has not provided any new signage plans for the building. All new signage will be required to comply with Chapter 30 sign code, and separate permits are required for each exterior sign.

Staff recommends the Design Commission approve the proposed architectural design for Comfort Inn & Suites.

Mr. Patel said that existing signage will remain as Wingate Inn during construction, with new signage for Comfort Inn not allowed until all required renovations are complete. Once that happens, new signage will be proposed that will include a new ground sign and a possible wall sign. The existing brick and limestone on the first-floor will be power washed, all the metals and louvers will be painted a bronze color, and the center windows and side windows will be changed from green to a bronze color.

Acting Chair Eckhardt asked for clarification on the paint colors, and Mr. Patel explained the three paint colors proposed for the building are Greek Villa, Simplify Beige, and Dove Tail at the top parapet coping around the building.

The commissioners summarized their comments. Commissioner Fitzgerald said the improvements on this building are really nice, simplifying, cleaning up the building, and tailoring it a little bit. He liked the squared off parapets with the arched windows on the top floor, and removing the medallions. He had concerns about the Mannered Gold paint color, but after seeing the sample tonight, the color looks better. He liked the changes being proposed and felt the building needed it.

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Mr. Hautzinger asked if a sample of the Mannered Gold color was checked on site with the brick on the building, and Mr. Patel replied that the two colors look really nice together. Mr. Hautzinger said that he could evaluate that in the field if necessary.

Commissioner Kingsley agreed with Commissioner Fitzgerald's comments, this is a great update for the building. She liked that the petitioner is trying to match the brick, but she had concerns about how well the Mannered Gold paint color matches the brick. She wanted to see a sample to ensure that the Mannered Gold paint color will do what the petitioner wants it to do. She also felt the Simplify Beige color looked a little pink, and she suggested a different color. She understood that columns of the Mannered Gold color are being painted on the building wall to help break up the facade, but she was unsure if she agreed with doing so.

Mr. Patel said that the columns are there to break up the long field of windows, and the columns of paint can be made narrower or wider if necessary; however, the proposed paint colors were chosen by Corporate Comfort Inn and he has no flexibility to change those colors. Corporate originally wanted the existing brick around the first-floor of the building to be covered with EIFS; however, he did not support doing so and wanted the brick to remain.

Commissioner Kingsley referred to the south elevation where the medallions will be removed and a horizontal stripe added above the windows across the top of the building. Mr. Patel clarified that a 2-inch horizontal band of foam stucco will be added across the top of the building, the existing rounded columns will be removed, and new 2-inch thick painted columns will be added between some of the windows. Commissioner Kingsley had concerns about water collecting at the top of the new columns because the columns do not go all the way up the building, and Mr. Patel said the top of the columns would have a 45 degree angle to avoid water collection. He reiterated that Corporate designed these changes to the building.

Acting Chair Eckhardt said these are great improvements to the building and he understood the proposed colors and the intent of the design changes. He appreciated Commissioner Kingsley's comments about the new columns not going all the way up the building; however, since this is a classic building with a pediment, a middle, and a base, he felt the proposed paint color on the new columns helps to create the middle, and carrying the columns further up will take away from the classic design. However, Acting Chair Eckhardt questioned the locations of where the new columns were being added, which he felt resulted in a lack of rhythm across the building. Commissioner Fitzgerald added that the spacing of the windows are not symmetrical as they are rendered in the elevation; the space between the windows are not all the same. Acting Chair Eckhardt understood this and said he was fine with the columns as proposed.

Commissioner Kingsley referred to the left and right side elevations where there appear to be a horizontal stripe of color in the area where the existing columns are being removed. Mr. Patel replied that there will be no color in those areas, there is an error on the rendering.

Commissioner Fitzgerald supported the comments made by Commissioner Kingsley and suggested she make the motion. Commissioner Kingsley said that the proposed design and colors were selected by corporate, but she did not understand the 3 gold painted columns on the front elevation and the 4 small columns on the back of the building; therefore, she was uncomfortable making a motion. She felt these elevations needed a horizonal to finish the short columns. Mr. Patel said he could ask Corporate for permission to omit the padding out of the columns. Commissioner Kingsley had concerns about the painted columns whether they were padded out or not, and Mr. Patel said that Corporate would not approve changes

to the paint colors.

Commissioner Fitzgerald agreed with the direction Commissioner Kingsley was going. Commissioner Kingsley asked if Corporate would approve changes on the rear elevation to omit the painted columns, repeat the block of gold color around the windows, and eliminate the 3 gold painted vertical columns on the front elevation. Mr. Patel said he could propose that to Corporate. Acting Chair Eckhardt was concerned that the front elevation could become a little boring with this change; he felt the gold painted columns help to break up the elevation and he was not necessarily opposed to the randomness of the gold paint color as currently shown on the rendering.

Commissioner Kingsley suggested a motion that asks the petitioner to go back to Corporate with the changes suggested tonight by the commissioners, and determine if there is another way to address the commissioner's concerns about the north and south elevations. The petitioner can then work with Staff for final approval. She said that the current design is not offensive, it just does not make sense to her.

Mr. Jairam loved the commissioner's comments about the front of the building and he agreed with Commission Kingsley's comments about the back of the building. He suggested that they would go to Corporate and ask that the front elevation stay as proposed, and that the back of the building become two halves. He liked the cap at the top floor of the building with the arch windows, the second and third floors are standard, and there is brick at the bottom of the building, but he agreed that the back of the building could have two bays on each side, three bays in the center, and the second and third-floor columns removed.

Commissioner Fitzgerald pointed out that the existing horizontal band between the third and fourth floors is being removed, and there is nothing that makes sense about the starting and stopping a different color. Mr. Hautzinger said it was difficult to evaluate the design with all the dashed in line work on the drawing; it is very distracting to see the elements that are going to be removed instead of what is being proposed.

In order to move the project along, Acting Chair Eckhardt suggested a motion tonight that provides for an approval that will require more work to be done and approved by Staff. The motion could clarify the options that the commissioners would be in support of. He did not want the petitioner to leave tonight without understanding what the commissioners will support. Mr. Hautzinger provided a street view image of the north and south facade from Arlington Heights Road, to keep in perspective the limited visibility of the north elevation, where a symmetrical design may not even be visible. The south (front) wall is more important where all customers entering the building will see the building.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *COMFORT INN & SUITES* LOCATED AT *2112 S. ARLINGTON HEIGHTS ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/31/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER RE-EVALUATE OR RE-DESIGN THE FACADES AFTER ASKING CORPORATE IF THESE TWO ELEMENTS CAN BE CHANGED:
    A. SOUTH ELEVATION – EVALUATE THE 3 PAINTED PARTIAL COLUMNS AT THE WEST END OF THE FAÇADE, TO EITHER ELIMINATE THEM OR FIND A SOLUTION AS TO HOW IT WILL BE DETAILED TO MAKE SENSE INSTEAD OF JUST ENDING AT THE THIRD

FLOOR, FOR STAFF REVIEW AND APPROVAL.

B. NORTH ELEVATION – MIRROR OR IMITATE THE THREE SECTIONS OF GOLD PAINT ONTO THE WEST END OF THE BUILDING, WHICH WILL BREAK DOWN THE ELEVATION VERSUS HAVING THE PAINTED COLUMNS, FOR STAFF REVIEW AND APPROVAL.

2. A REQUIREMENT THAT A SAMPLE OF THE 'MANNERED GOLD' PAINT COLOR (SW 6130) BE PROVIDED FOR COPORATE TO MAKE SURE THAT IT COMPLEMENTS AND DOES NOT CLASH WITH THE EXISTING BRICK, AND THAT THE 'SIMPLIFIED BEIGE' PAINT COLOR (SW 6085) DOES NOT LOOK PINK, FOR STAFF REVIEW AND APPROVAL.
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 RESPONSIBILTY 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.

Mr. Hautzinger said that when changes are made to the design per the Design Commission's recommendations, an updated rendering without dashed in line work should be provided. The petitioner understood and agreed. Mr. Patel asked for something in writing that he could provide to Corporate to ensure accuracy of the commissioners' comments. Mr. Hautzinger clarified that the four new columns on the rear elevation should be eliminated and then the detail on the left side of that elevation should be copied over to the right side of that elevation. On the front elevation, the three new columns should be eliminated, and if Corporate does not agree, then finish details for the top of the columns should be provided.

Commissioner Kingsley clarified that the commissioners prefer to see either the painted columns eliminated, or to make sense of how the columns work there. Acting Chair Eckhardt said that this could look very flat and uninteresting if it is all smooth and monolithic, and monolithic corners at windows will eventually crack. He agreed that an updated elevation without any dash lines showing what is being removed should be provided for clarification; the rendering should only show what is being proposed.

Mr. Patel said he would have the architect work on the rendering to remove the dash lines and provide more detail on the new design being proposed, while keeping things moving in the right direction until tonight's minutes are approved for him to take to Corporate to ask for the changes recommended tonight.

Mr. Hautzinger asked if the commissioner's preference is that the gold accent columns be well detailed, or that the gold color be eliminated and that the wall be detailed with enough interest in one color with banding and reveals. Commissioner Kingsley said her preference is for one color, but if Corporate does not allow that, then it needs to have more detailing to have it make sense. Commissioner Fitzgerald agreed and said he needed a reason of why the gold color is ending where it is. Acting Chair Eckhardt agreed with the comments from both commissioners; he liked the gold color if it is detailed nicely, but is concerned about how monolithic the detail will appear if the gold color is gone, and that it could appear flat and have no interest.

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

ITEM 4. OTHER BUSINESS

Alan F. Bombick Award – Discussion of Nominations

Acting Chair Eckhardt said that with two commissioners not here, he would suggest not reviewing the nominations tonight. Mr. Hautzinger encouraged the commissioners to move forward with a preliminary discussion tonight, with the final award presentation targeted for late October/early November. The commissioners reviewed the nominations and felt that the nominations for single-family projects were adequately represented. They provided their comments and added that it will be difficult to chose a winner in this category because of so many nice projects. The commissioners had concerns about the commercial project nominations, some of which were prototype designs. Commissioner Kingsley nominated the new BMO bank project on Northwest Highway.

Mr. Hautzinger encouraged the commissioners to visit their favorite projects in person to help them choose the winners.

There were no further comments.

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
8/8/2023

Item: DC#23-030 - 624 N. Haddow Ave. - SF/Teardown

Department: Planning & Community Development

REQUEST

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 (teardown) single-family residence to be located at 624 N. Haddow Avenue. This recommendation is based on the plans received 7/6/23, site plan received 7/18/23, and the following:

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Zittergruen Residence
Project Address: 624 N. Haddow Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 26, 2023

PETITION INFORMATION:

DC Number: 23-030
Petitioner Name: John Anstadt
Petitioner Address: JMB Architects
180 W Park Avenue, Suite 10
Elmhurst, IL 60126

Meeting Date: August 8, 2023

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 house and two-car detached garage to build a new a new two-story residence with an attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 17,424 square feet and the proposed residence will have approximately 6,745 square feet. This project requires review by the Zoning Board of Appeals for a zoning variation to allow a 32.3 foot front setback where 35.7 feet is required. The plans do comply with all other R-3 zoning requirements as summarized below.

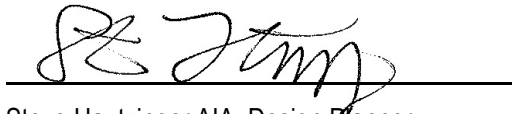
	ALLOWED	PROPOSED
Setbacks	Front: 35.7 feet Side: 13.2 feet Side: 13.2 feet Rear: 30 feet	Front: 32.3 feet Side: 13.7 feet Side: 13.7 feet Rear: 40.4 feet
Building Height	25 feet maximum	24.7 feet to the midpoint
FAR	7,408 SF	6,745 SF
Building Lot Coverage	6,098 SF	4,462 SF
Impervious Surface Coverage Total	8,712 SF	8,704 SF

Overall, the proposed design is very nicely done with varying roof lines, quality materials, and a nicely coordinated color palette. The home is large, but the one-and-a-half-story massing helps to bring down the scale, and the massing steps down towards the single-story house to the north. The recessed and side load garage is a nice arrangement to keep the focus of the design on the main body of the house. There are other large homes on this block, and the proposed design will fit in well in this location.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 624 N. Haddow Avenue. This recommendation is based on the plans received 7/6/23, site plan received 7/18/23, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



July 26, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Derek Mach, Landscape Planner, Petitioner, DC File 23-030

N Pine Ave

N Pine Ave

N Belmont Ave

N Haddow Ave

N Douglas Ave

300
301
303
304
305
306
309
315
316
618
622
626
630
638
703
306
315
318
609
615
621
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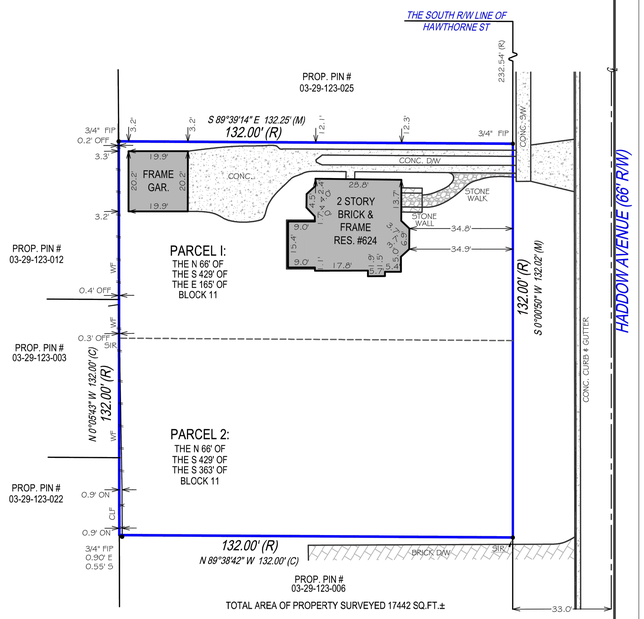
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011





PROPERTY ADDRESS: 624 N HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** IL2302.0656



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST: 30
NONE VISIBLE

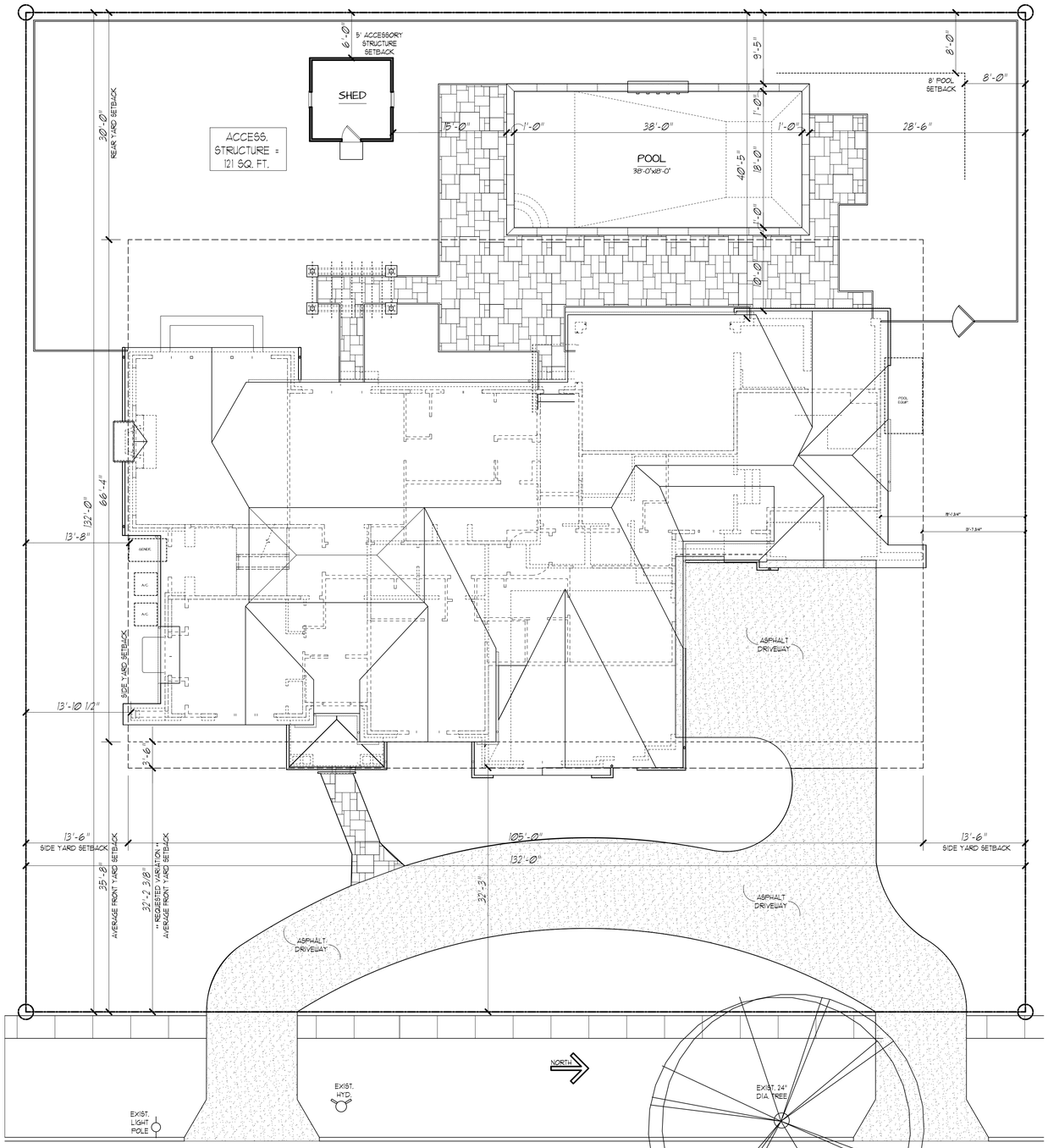
EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 02/07/23
FIELD WORK DATE: 2/8/2023
REVISION DATE(S): (REV.2 2/9/2023) (REV.2 2/8/2023) (REV.1 2/7/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



BLOCK FRONT SETBACK AVERAGE	
ADDRESS	SETBACK
614	34.1'
624	34.8'
626	32.0
630	41.9'
AVERAGE 35.1'	

VARIATION REQUEST BLOCK FRONT SETBACK AVERAGE	
ADDRESS	SETBACK
604	18.0'
614	34.1'
624	34.8'
626	32.0
630	41.9'
AVERAGE 32.2'	

N. HADDOW AVENUE

SITE PLAN

SCALE: 1/8"=1'-0" ◈JMB ARCHITECTS LTD.

IMPERVIOUS SURFACE CALCULATIONS
17,424 x 50% = 8,712 SQ. FT. ALLOWED
8,704 SQ. FT. ACTUAL
FRONT YARD ONLY
8,712 x 50% = 4,356 SQ. FT. ALLOWED
1,456 SQ. FT. ACTUAL

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JMB ARCHITECTS, LTD.
John Michael Belcher A.I.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

NEW RESIDENCE for:
ZITTERGRUEN FAMILY
624 N. HADDOW AVENUE
ARLINGTON HEIGHTS, IL. 60004

DATE: 6/1/2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION: 7/6/2023
REVISION: 7/8/2023
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

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A/B
SHEET:

7/18/2023 8:32:35 AM



Property to Left - 2

604



Property to Left - 1

614



Subject Property

624



Property to Right -1

626



Property to Right -2

626

S. N. Haddow Avenue N.



Property Across

500 E. Euclid



Property Across

611



Property Across

615



Property Across

631



Property Across

637



Property Across

645



Property to Left - 2

604



Property to Left - 1

614



Subject Property

624



Property to Right -1

626



Property to Right -2

626

S. N. Haddow Avenue N.



Property Across

500 E. Euclid



Property Across

611



Property Across

615



Property Across

631



Property Across

637



Property Across

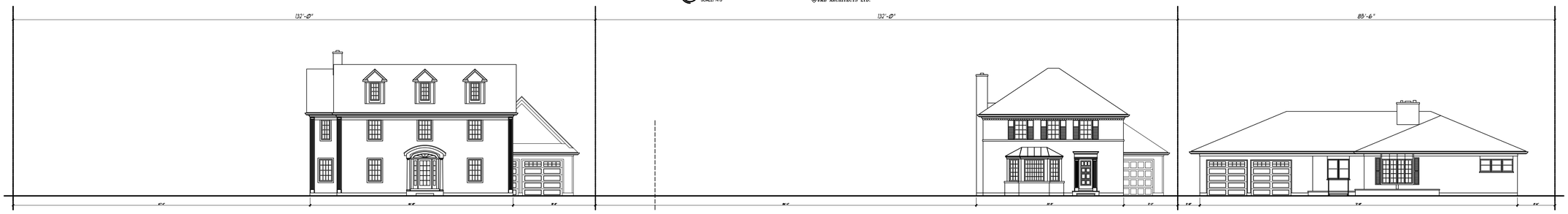
645



614 N. HADDOW AVE. 624 N. HADDOW AVE. 626 N. HADDOW AVE.

PROPOSED CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.



614 N. HADDOW AVE. 624 N. HADDOW AVE. 626 N. HADDOW AVE.

EXISTING CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.

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JMB ARCHITECTS, LTD.

John Michael Belcher A.I.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126

Phone: 630.279.8228

E-Mail: JMBArch@JMBArchitect.com

NEW RESIDENCE for:
ZITTERGRUEN FAMILY
624 N. HADDOW AVENUE
ARLINGTON HEIGHTS, IL. 60004

DATE: 6/1/2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION: 7/6/2023
REVISION:
PROJECT NO.:
SEAL DATE:

EXPIRES DATE: 11/30/2024

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F/G

SHEET:





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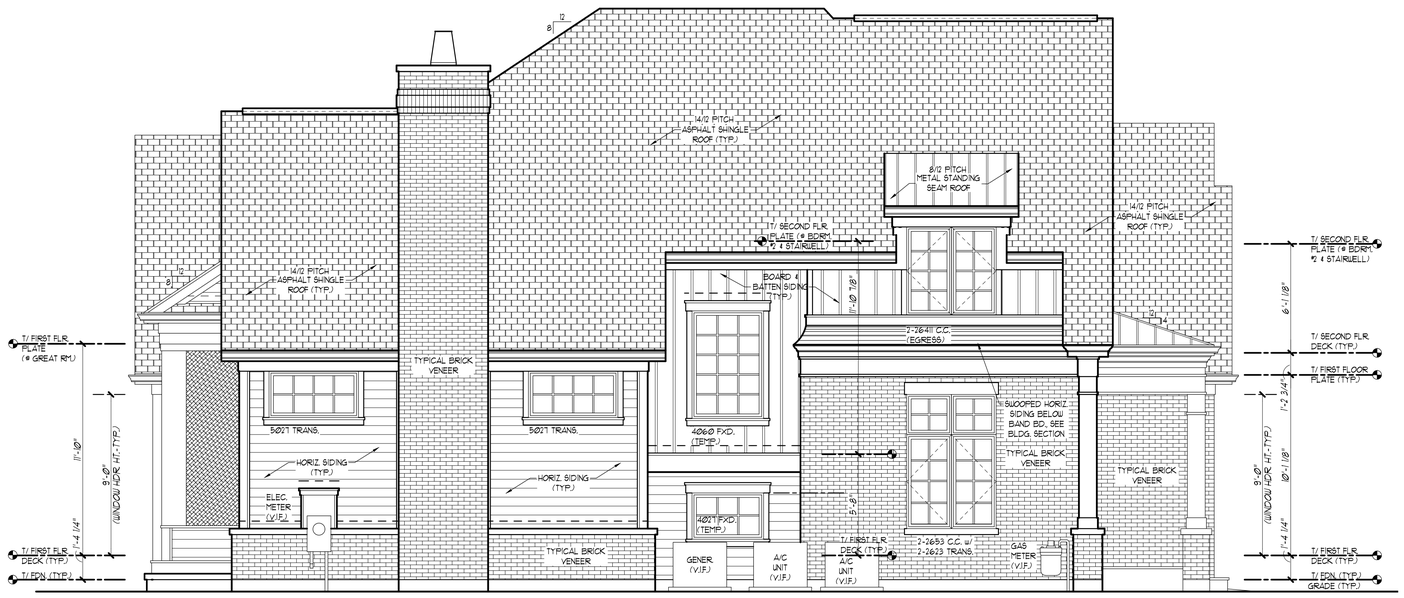
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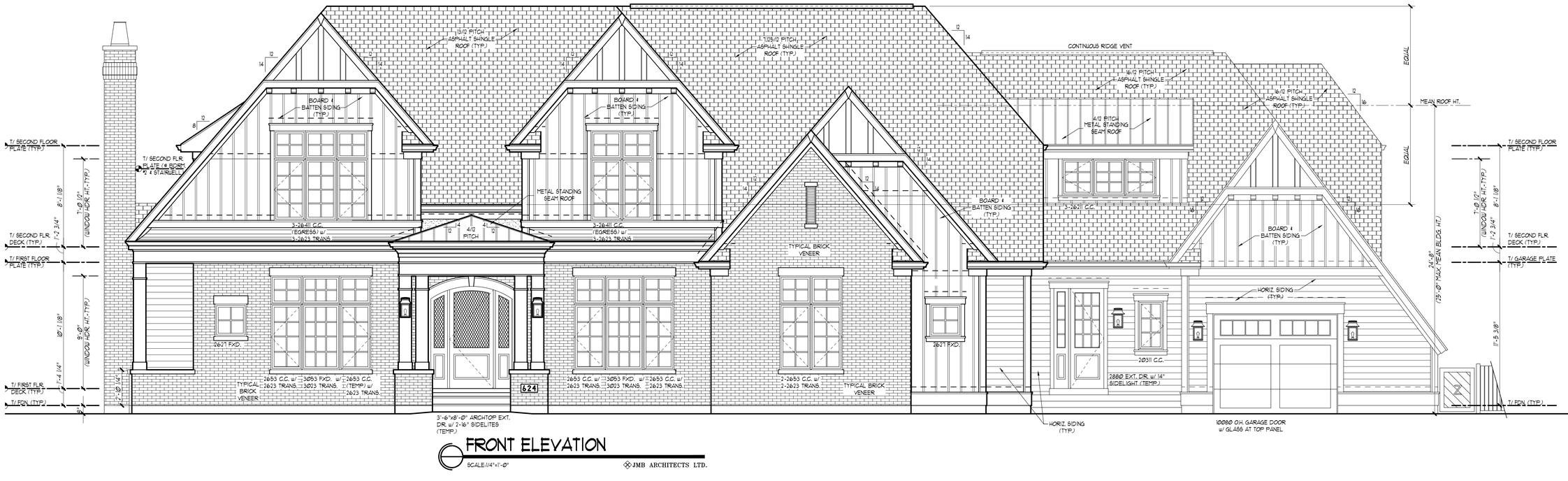
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C1.1
SHEET:



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FRONT ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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C1

SHEET:



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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NEW RESIDENCE for:
ZITTERGRUEN FAMILY
624 N. HADDOW AVENUE
ARLINGTON HEIGHTS, IL. 60004

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REVISION:	
PROJECT NO.:	
SEAL DATE:	
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SHEET: C2

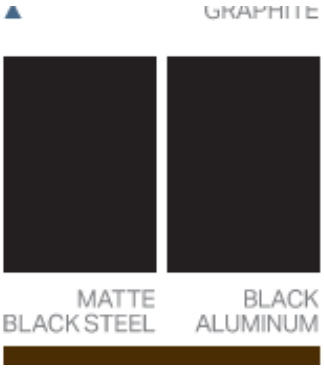
624 N. Haddow / Zittergruen Residence

Material Board

Asphalt Shingle Roof
- Timberline Weathered



Metal Stading Seam Roof
- Pac Clad Matt Black Aluminum



Window Clad Color
- Marvin Clad Cashmere



Gutters & Downspouts
- White





- Brick:
  - Meridian Brick / Alpine Select / Terre Haute Collection
  - https://www.brickworkssupply.com/brick/facebrick/meridian-facebrick/alpine-select/

- Roof:
  - Shingles // GAF Timberline – Weathered
  - Metal (at front entry & dormers) // Pac Clad “Matt Black”

- Siding:
  - Horizontal Lap & Board & Batten Siding // LP Smartside, Cedar Texture // Benjamin Moore White Dove OC-17
  - Trim & Cornerboards // LP Smartside, Cedar Texture // Benjamin Moore White Dove OC-17
  - Brackets // Cedar // White Dove OC-17
  - Gable Details // LP Smartside, Cedar Texture // Benjamin Moore White Dove OC-17
  - Fascia / Soffits // LP Smartside, Cedar Texture // Benjamin Moore White Dove OC-17

- Window Clad Color
  - Marvin windows "Cashmere" -- https://www.marvin.com/products/design-options/exterior-finish

- Gutters & Downspouts
  - Aluminum White.

- Front door
  - Walnut Mahogany Wood

Design Commission
8/8/2023

Item: DC#23-033 - Patton School Gymnasium - 1616 N. Patton Ave. / School

Department: Planning & Community Development

REQUEST

Approval of the proposed architectural design for a gymnasium addition to an existing elementary school.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 6/20/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:

Project Name:	Patton Elementary School
Project Address:	1616 N. Patton Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	July 26, 2023

PETITION INFORMATION:

DC Number:	23-033
Petitioner Name:	Don Hansen
Petitioner Address:	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Meeting Date:	August 8, 2023

Requested Action(s):
Approval of the proposed architectural design for a gymnasium addition to an existing elementary school.

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 an Amendment to a Special Use Permit to allow a building addition for a school in the R-3 One-Family 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 and Background:
In February of 2023, the Design Commission reviewed and recommended approval of a three classrooms and storage space addition to Patton Elementary School. The classroom addition received Village Board approval in March of 2023.

At this time, the petitioner is proposing a 4,350 square foot addition to the existing gymnasium, which is located at the southern corner of the school. The proposed addition includes an indoor gym court area, a gym office, gym storage, as well as exterior storage.

Architectural Design:
The proposed addition is located at the south corner of the school which has limited visibility from the street, but it will be highly visible from the school parking lot. Overall, the proposed design is nicely done to fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the proposed addition is a natural extension of the existing gymnasium. The clerestory windows and limestone fascia are nice features that enhance the appearance of the addition.

Mechanical Equipment Screening:
There will be a new rooftop mechanical unit on the new addition. However, since the addition and rooftop unit are setback from the street, the sight line will be cut off from view.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Patton Elementary School located at 1616 N. Patton Avenue. This recommendation is based on the plans received 6/20/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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



July 26, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-033

PLAT OF SURVEY
OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

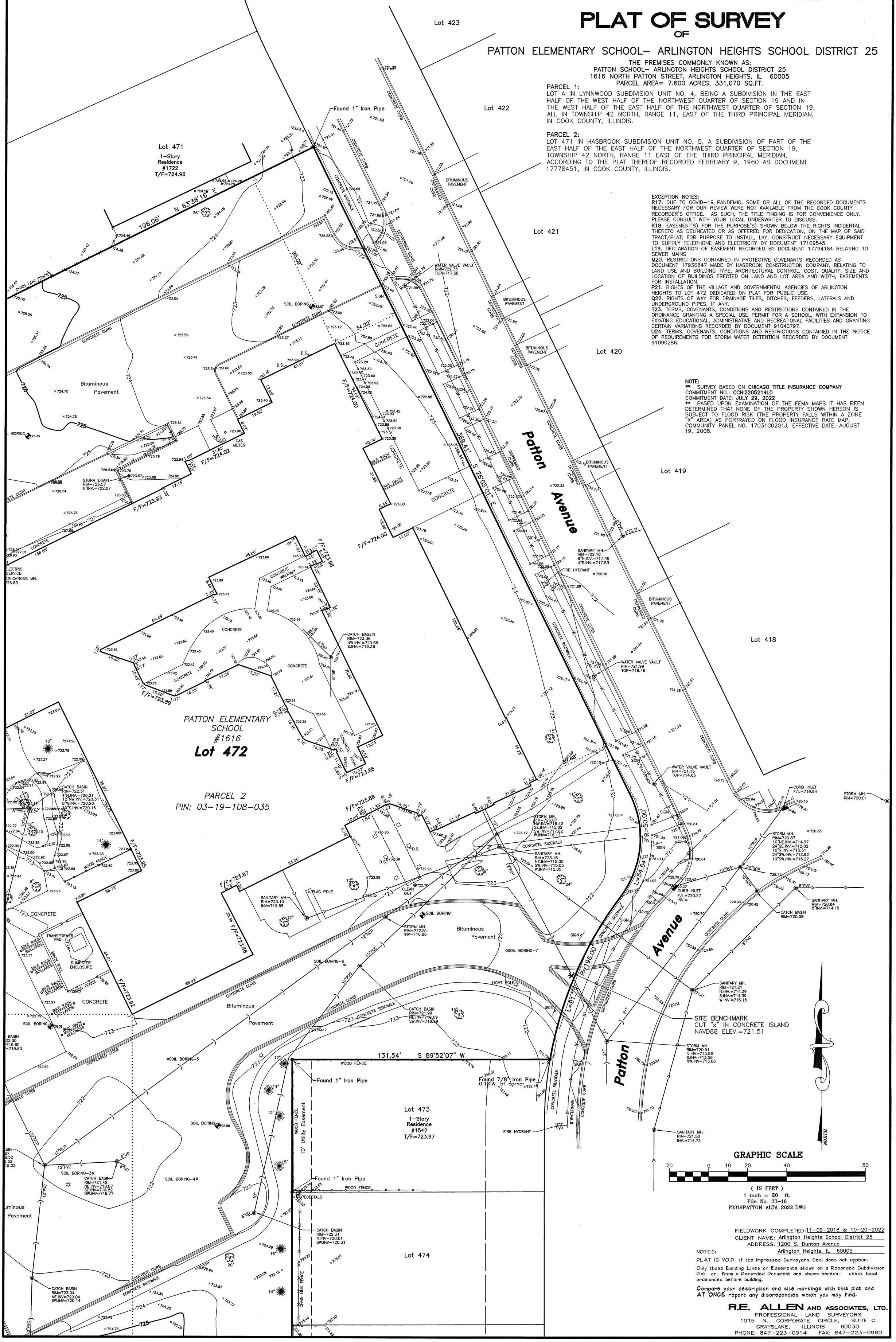
THE PREMISES COMMONLY KNOWN AS:
PATTON SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1616 NORTH PATTON STREET, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA= 7.600 ACRES, 331,070 SQ.FT.

PARCEL 1:
LOT A IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 471 IN HASBROOK SUBDIVISION UNIT NO. 5, A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
R17. DUE TO COVID–19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
K18. EASEMENT'S) FOR THE PURPOSE'S) SHOWN BELOW THE RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; FOR PURPOSE TO INSTALL, LAY, CONSTRUCT NECESSARY EQUIPMENT TO SUPPLY TELEPHONE AND ELECTRICITY BY DOCUMENT 17109545
L19. DECLARATION OF EASEMENT RECORDED BY DOCUMENT 17794184 RELATING TO SEWER MAINS
M20. RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS RECORDED AS DOCUMENT 17936847 MADE BY HASBROOK CONSTRUCTION COMPANY, RELATING TO LAND USE AND BUILDING TYPE, ARCHITECTURAL CONTROL, COST, QUALITY, SIZE AND LOCATION OF BUILDINGS ERECTED ON LAND AND LOT AREA AND WIDTH, EASEMENTS FOR INSTALLATION.
P21. RIGHTS OF THE VILLAGE AND GOVERNMENTAL AGENCIES OF ARLINGTON HEIGHTS TO LOT 472 DEDICATED ON PLAT FOR PUBLIC USE.
Q22. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
T23. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SCHOOL, WITH EXPANSION TO EXISTING EDUCATIONAL, ADMINISTRATIVE AND RECREATIONAL FACILITIES AND GRANTING CERTAIN VARIATIONS RECORDED BY DOCUMENT 91040797.
U24. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED BY DOCUMENT 91090286.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205214LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201J, EFFECTIVE DATE: AUGUST 19, 2008.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON ALTA 2022.DWG

FIELDWORK COMPLETED: 11–09–2018 & 10–20–2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005
NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847–223–0914 FAX: 847–223–0980

FIELDWORK COMPLETED: 11-09-2018 & 10-20-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
NOTES: Arlington Heights, IL 60005

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GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33-16
F3316PATTON ALTA 2022.DWG

OF

PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

Lot 10 | Lot 11 | Lot 12 | Lot 13 | Lot 19 | Lot 20 | Lot 21

LYNNWOOD SUBDIVISION UNIT NO. 4

10' Utility Easement

CHAIN LINK FENCE | CONCRETE CURB | CONCRETE SIDEWALK | CONCRETE | Bituminous Pavement | RUBBERIZED PLAYGROUND | CONCRETE BARRIER | CONCRETE WALKWAY | BERM | WOOD FENCE | METAL FENCE | DEPRESSED CURB | PAVED WALK

Found 7/8" Iron Pipe
Found 1" Iron Pipe
Found 1" Iron Pipe
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

UTILITY POLE | ANCHOR | SHED | SOIL BORING | BOLLARD | SIGN | 7" Oak | CABLE PEDESTAL | ELECTRIC SERVICE | COMMUNICATIONS MH. RIM=726.83 | TRANSFORMER PAD | DUMPSTER ENCLOSURE | BIKE RACK BOLLARDS | BRICK WALL | CLEAN OUT

CATCH BASIN
RIM=723.42
12"INV.=721.22

CATCH BASIN
RIM=723.16
12"SW.INV.=721.12
12"NE.INV.=721.12

CATCH BASIN
RIM=723.25
12"NE.INV.=721.03
12"S.INV.=721.08
6"W.INV.=721.03

CATCH BASIN
RIM=723.13
12"N.INV.=720.98
12"S.INV.=720.98
6"W.INV.=720.88

CATCH BASIN
RIM=722.97
6"E.INV.=720.97

CATCH BASIN
RIM=723.27
12"N.INV.=720.77
12"S.INV.=720.82
6"W.INV.=720.72

CATCH BASIN
RIM=723.13
12"N.INV.=720.70
8"E.INV.=720.68
8"W.INV.=720.66

CATCH BASIN
RIM=722.51
4"N.INV.=720.21
12"NW.INV.=720.31
8"W.INV.=720.26
10"S.INV.=720.16

CATCH BASIN
RIM=724.36
6"N.INV.=721.66
8"E.INV.=721.51
8"W.INV.=721.51

CATCH BASIN
RIM=722.00
S.INV=719.60
NE.INV=719.60

CATCH BASIN
RIM=723.04
NE.INV=720.04
SW.INV=720.14

CATCH BASIN
RIM=724.59
NE.INV=721.29
6"E.INV=722.19
6"W.INV=722.39

CATCH BASIN
RIM=721.87
N.INV=718.52
E.INV=718.52
SW.INV=719.22

CATCH BASIN
RIM=727.16
6"E.INV.=725.06
6"W.INV.=725.21

CATCH BASIN
RIM=728.92
6"E.INV.=727.52
4"W.INV.=727.32

CATCH BASIN
RIM=726.09
6"NE.INV.=723.99
6"W.INV.=724.19

12"x12" DRAIN
RIM=726.59
INV.=725.89

12"x12" DRAIN
RIM=726.59
INV.=725.39

406.89' N 51°38'07" E
102.59'
403.09'
348.52' N 00°02'54" W
287.00' S 89°53'27" W

Lot A
PARCEL 1
PIN: 03-19-108-024

PLAT OF SURVEY
OF
PATTON ELEMENTARY SCHOOL– ARLINGTON HEIGHTS SCHOOL DISTRICT 25

SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT: 32
LOCATION ADDRESS:
515 PALATINE ROAD
ARLINGTON HEIGHTS, IL
3" DIA. BRASS DISC IN CONCRETE, 5" ABOVE GROUND, 44'+/– SOUTH OF THE CENTERLINE OF FRONTAGE ROAD (PALATIONE ROAD) AND 21'+/– EAST OF THE CENTERLINE OF FERNANDEZ AVENUE
(STAMPED 114B)
NAVD88 ELEVATION = 713.78

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 7TH DAY OF NOVEMBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35–3616
MY LICENSE EXPIRES 11–30–20
PROFESSIONAL DESIGN FIRM NO. 184–002732

LEGEND:
UNDERGROUND AT&T LINE —T—
UNDERGROUND GAS LINE —G—
UNDERGROUND COM ED LINE—C—
UNDERGROUND ELECTRIC —E—
BOLLARD o
LIGHT POST ☼
UTILITY POLE ⌁
SOIL BORING o

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
File No. 33–16
F3316PATTON 2022.DWG

FIELDWORK COMPLETED:
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

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1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847–223–0914 FAX: 847–223–0980

Lot 21 · Lot 29 · Lot 30 · Lot 31 · Lot 474 · Lot 475 · Lot 476 · Lot 477 · Lot 478 · Lot 479 · Lot 480

LYNNWOOD SUBDIVISION UNIT NO. 4
HASBROOK SUBDIVISION UNIT NO. 5

Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Set 1/2" Iron Rod
Found 3/4" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 5/8" Iron Pipe
Found 3/4" Iron Pipe

South line of Lynnwood Subdivision Unit No. 4 as staked and monumented
South line of Hasbrook Subdivision Unit No. 5 as staked and monumented

S 89°53'27" W 287.00'
S 89°47'27" W 132.00'
N 00°06'33" W 61.90'
S 00°06'43" E 285.84' meas. 286' rec.
S 00°04'34" E 132.00'
S 00°07'14" E 1.78'
S 89°53'21" W 33.00'
S 89°49'32" W 33.00'
309.22'

CHAIN LINK FENCE
METAL FENCE
WOOD FENCE
5' Utility Easement
10' Utility Easement
CONCRETE CURB
CONCRETE SIDEWALK
PAVED WALK
Bituminous Pavement
EDGE OF PAVEMENT
6"HDP
6"PVC
8"PVC
8"WATERMAIN
6"WATERMAIN
12"CMP
CLEAN OUT
BOLLARDS
SOIL BORING-1
SOIL BORING-2

CATCH BASIN RIM=727.16 6"E.INV.=725.06 6"W.INV.=725.21
CATCH BASIN RIM=728.92 6"E.INV.=727.52 4"W.INV.=727.32
CATCH BASIN RIM=726.09 6"NE.INV.=723.99 6"W.INV.=724.19
CATCH BASIN RIM=724.59 NE.INV.=721.29 6"E.INV.=722.19 6"W.INV.=722.39
CATCH BASIN RIM=723.04 NE.INV=720.04 SW.INV=720.14
CATCH BASIN RIM=722.31 N.INV=720.01 SW.INV=720.31
CATCH BASIN RIM=725.48
CATCH BASIN RIM=725.11
STORM MH. RIM=726.41
STORM MH. RIM=725.85
YARD DRAIN RIM=726.32
WATER VALVE VAULT RIM=730.11
WATER VALVE VAULT RIM=725.89
WATER VALVE VAULT RIM=722.72
WATER VALVE VAULT RIM=726.28
FIRE HYDRANT
UTILITY PEDESTALS
UTILITY PEDESTAL
UTILITY PEDESTALS TRANSFORMER PAD

Maude Avenue
N. Harvard Avenue
Patton Avenue
NORTH



LOCATION MAP

STR

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

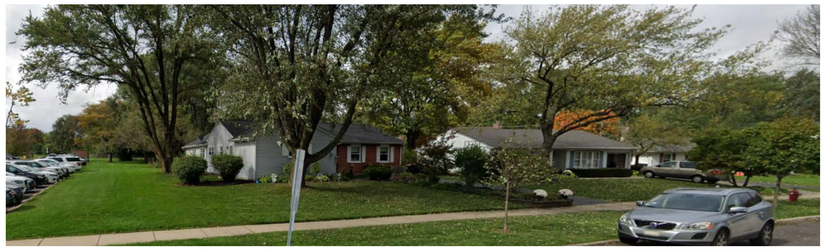
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - W. MAUDE AVE.



VIEW OF NORTHWEST SIDE OF THE SCHOOL



PROPERTIES AT THE NORTHWEST SIDE OF THE SCHOOL - N. PATTON AVE.



PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - N. PATTON AVE.



VIEW OF WEST SIDE OF THE SCHOOL



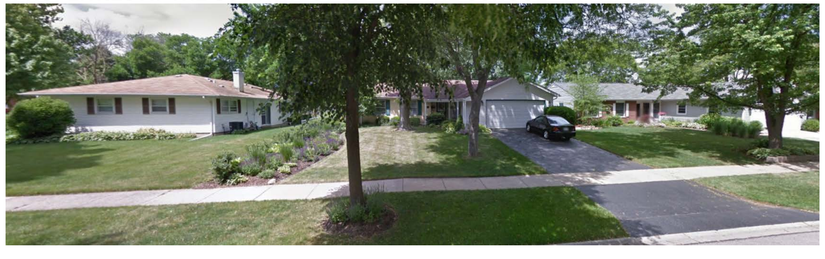


PROPERTIES AT THE SOUTHWEST SIDE OF THE SCHOOL - N. PATTON AVE.



VIEW OF EAST SIDE OF THE SCHOOL







VIEW OF NORTHEAST SIDE OF THE SCHOOL



PROPERTIES AT THE EAST SIDE OF THE SCHOOL - N. PATTON AVE.



PROPERTIES AT THE SOUTHWEST SIDE OF THE SCHOOL - W. ROANOKE DR.

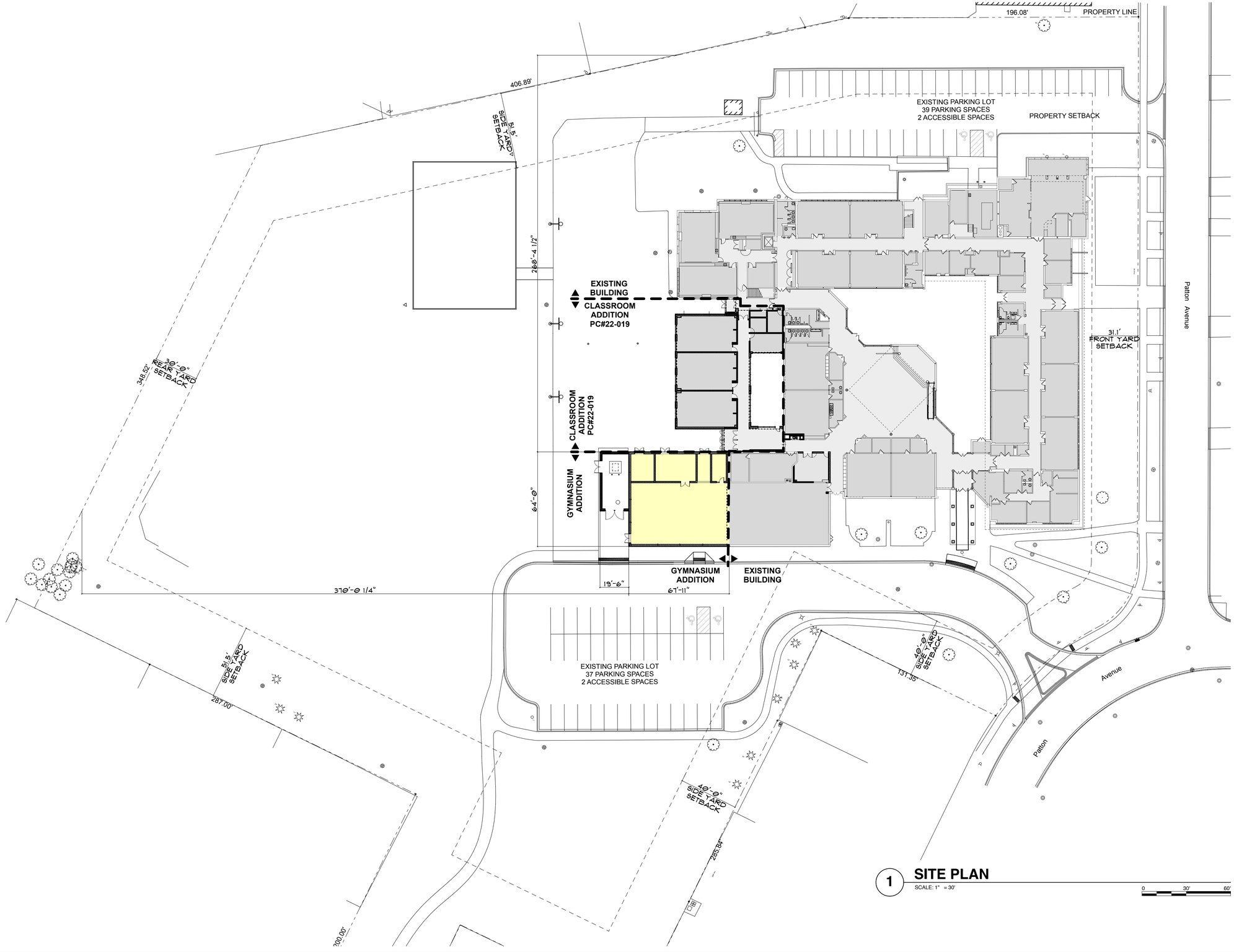


VIEW OF SOUTH SIDE OF THE SCHOOL

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

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SITE PLAN

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
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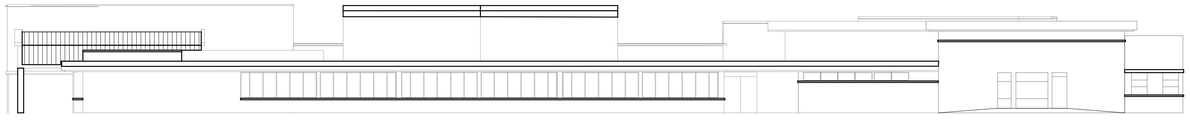
PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

1616 N. Patton Avenue, Arlington Heights, IL 60004

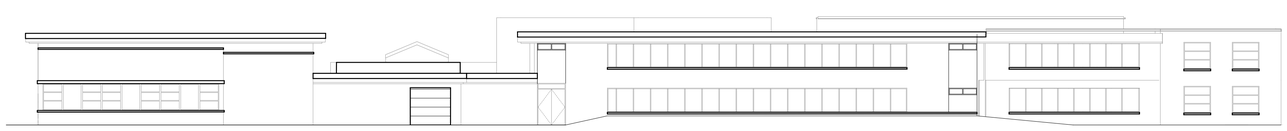
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



1 **SOUTH ELEVATION (MAIN ENTRY)**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



2 **EAST ELEVATION - ALONG N. PATTON AVE.**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



3 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



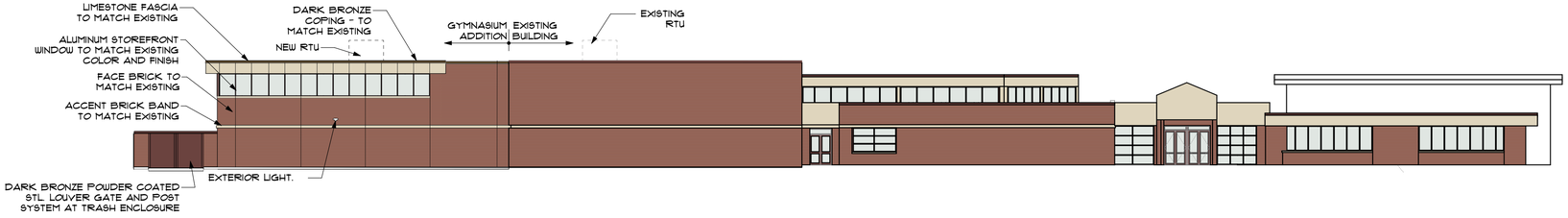
4 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

EXISTING BUILDING ELEVATIONS

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

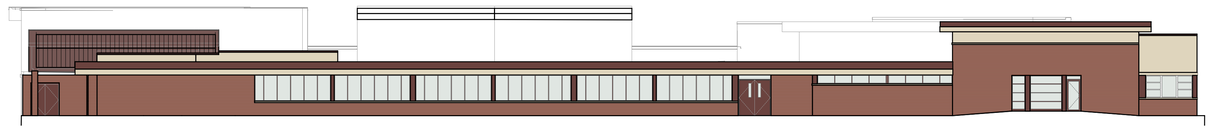
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



1 SOUTH ELEVATION (MAIN ENTRY)

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

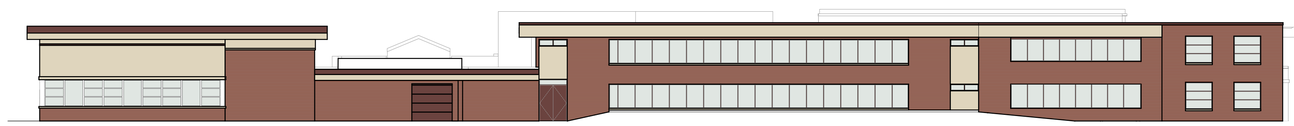
0 8' 16' 32'



2 EAST ELEVATION - ALONG N. PATTON AVE.

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

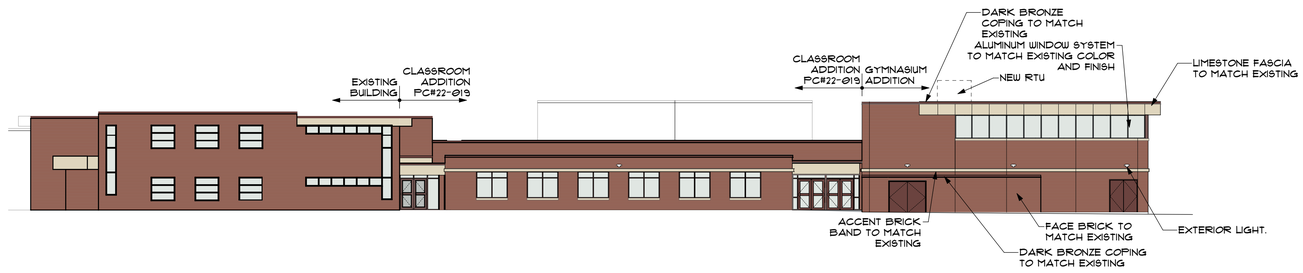
0 8' 16' 32'



3 NORTH ELEVATION

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

0 8' 16' 32'



4 WEST ELEVATION

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

0 8' 16' 32'

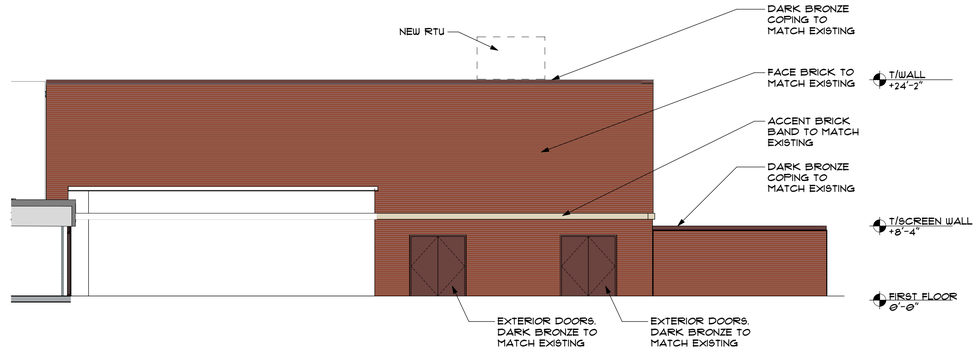
PROPOSED BUILDING ELEVATIONS

STR

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Chicago, IL 60654
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PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
07/20/2023



3 EXTERIOR ELEVATION - NORTH ELEVATION

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

0 4' 8' 16'



2 WEST ELEVATION

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

0 4' 8' 16'



1 SOUTH ELEVATION

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

0 4' 8' 16'

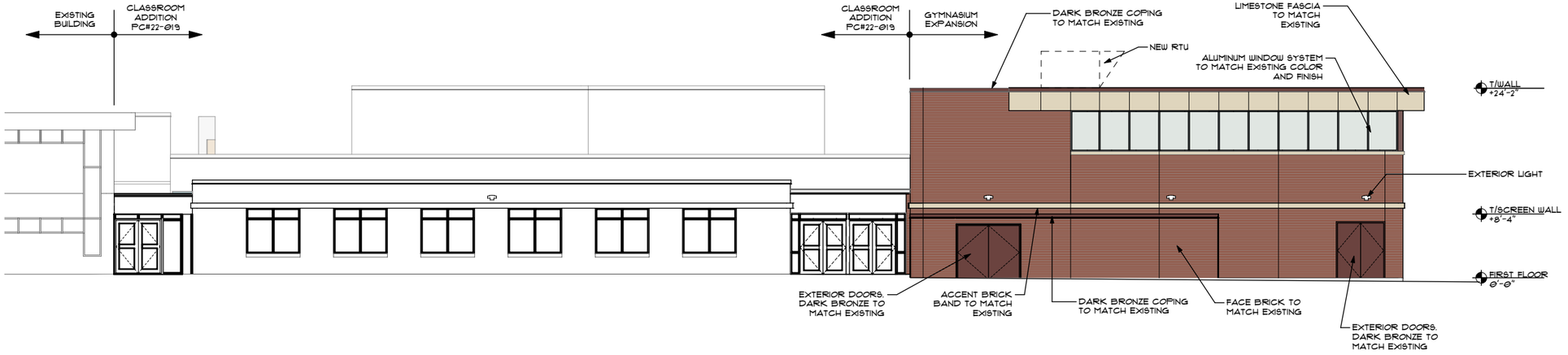
PROPOSED BUILDING ELEVATIONS - GYMNASIUM ADDITION

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Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004

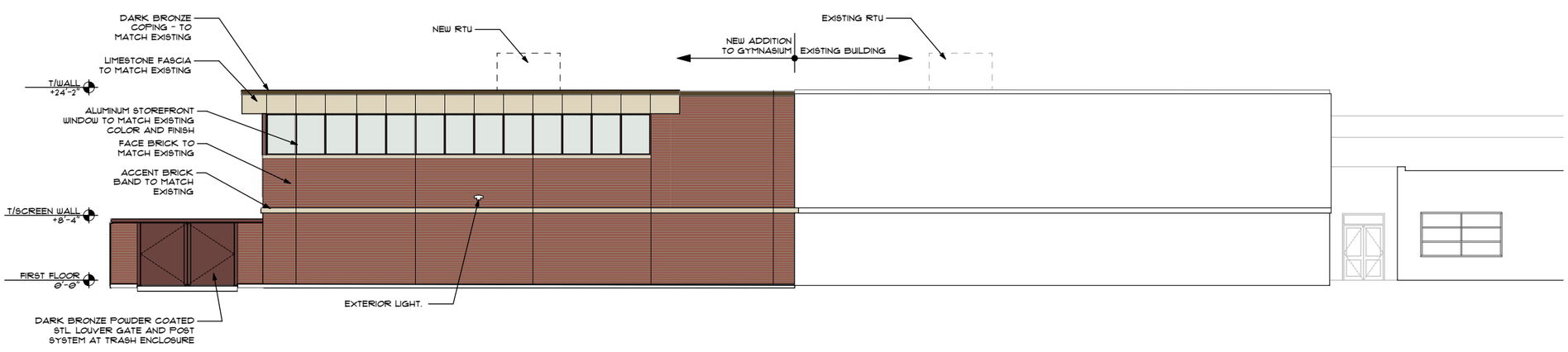
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23



2 EXTERIOR ELEVATION - WEST

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

0 8' 16' 32'



1 EXTERIOR ELEVATION - SOUTH

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

0 8' 16' 32'

COLOR RENDERING OF MAJOR FACADES

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

PATTON ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
1616 N. Patton Avenue, Arlington Heights, IL 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/27/23

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

MAJOR MATERIALS

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	June 27, 2023
PROJECT:	Patton Elementary School
LOCATION:	1616 N. Patton Ave.

Field Brick:	Red Brick (matching existing) - 93% Red Smooth Modular, Glen-Gery Sioux City Brick / 7% Granite Red Modular, Glen-Gery Sioux City Brick
Accent Brick:	Aspen White Smooth Modular, Glen-Gery Hanley Plant (matching existing)
Fascia, Window Sills:	Limestone (matching existing)
Window Framing:	Dark Bronze (matching existing)
Exterior Storefront:	Dark Bronze (matching existing)
Roof Coping:	Dark Bronze (matching existing)

Design Commission
8/8/2023

Item: 2024 DC Budget

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2024 DC Budget	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2024 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: Jonathan Kubow

	2021 Actual	2022 Actual	2023 Adopted Budget	2023 Estimated Actual	2024 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	$ -	$ -	$ 100	$ 50	$ 50	101-1015-522150-
COMMODITIES:						
Award Plaques (2)	387	339	400	400	450	101-1015-530050-
TOTAL EXPENDITURES	**$ 387**	**$ 339**	**$ 500**	**$ 450**	**$ 500**	