



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 8, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 7/11/17
- B. Minutes - 7/25/17

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-070 - 107 N. Pine Ave. - SF/New

VI. NEW BUSINESS

- A. DC#17-094 - 225 S. Waterman Ave. - SF/Teardown
- B. DC#17-086 - Popeye's Restaurant - 7 W. Dundee Rd. - Sign Variation
- C. DC#17-091 - Greenbrier School - 2330 N. Verde Dr. - School
- D. DC#17-089 - Sigwalt Apartments - 45 S. Chestnut Ave. - MF/New

VII. OTHER BUSINESS

- A. FY2018 Budget

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 - 7/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 7/11/17

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.
JULY 11, 2017

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

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

Members Absent: None

Also Present: Brian Hyde, Greenscape Homes for 408 W. Mueller St.
John Wozniak, David Weekley Homes for 1014 N. Chicago Ave.
Bogie & Joanna Szescho, Owners of 1014 N. Chicago Ave.
Pastor Sunny Mathew for Zion Christian Church
Pastor Abbey Mathew for Zion Christian Church
Rev. Anish John for Zion Christian Church
Rev. Sam Abraham, Pastor of Zion Christian Church
Mathew Kattappurath for Zion Christian Church
Steve Hautzinger, Staff Liaison

Chair Fitzgerald welcomed Aaron Coon, new Design Commissioner.

REVIEW OF MEETING MINUTES FROM JUNE 27, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JUNE 27, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE ITEM UNDER 'OLD BUSINESS' (DC#09-025) TO THE END OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEWDC#17-066 – 408 W. Mueller St.

Brian Hyde, representing *Greenscape Homes*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on the west half of an existing double lot. The existing historic house on the east half of the lot is proposed to remain, and it was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The existing detached garage is proposed to be demolished, and a new detached garage built on the east half of the site. This project does require approval by the Zoning Board of Appeals to allow the east and west halves of the property to be two separate buildable lots with a 2.5 foot side setback for the existing house, where 5 feet minimum is required. The proposed new house does comply with the R-3 zoning requirements.

This project is located in one of Arlington Heights' older neighborhoods, and the majority of the homes fronting on this block are 1.5 story historic homes with detached garages. There is one teardown with an attached two car garage previously completed on this block (314 W. Mueller) that received Design Commission approval in 2013. However, that house has a 1.5 story massing, and the impact of the attached garage is diminished because it is recessed 14 feet from the face of the front porch (6 feet from the front wall of the house).

The front loaded garage on the proposed new home has a prominent appearance that looks out of place in this location, and the driveway is in conflict with a healthy 7" parkway tree that needs to be preserved. A revised design with a detached garage in the rear is recommended for this location, which will fit in better with the context of the block and will resolve the driveway conflict with the existing parkway tree.

If the Design Commission is in support of the proposed design, then it is recommended that the house be flipped on the lot to preserve the existing tree. Also, for a more cohesive design, it is recommended that board and batten siding be provided in the gable on the back of the house to tie in with the detailing on the front of the house. Staff recommends the Design Commission evaluate the proposed design.

Mr. Hyde reviewed the comments in the Staff report. His firm does not typically build detached garages because most clients prefer an attached garage in this climate and in this price point; therefore, they want to keep the attached garage design as proposed. They considered flipping the home on the site; however, the adjacent home to the west has the garage on the right side, which the new driveway will be adjacent to, leaving more green space on the right side of the new home to soften the impact on the existing home to the east that they are proposing to save, which is located 2-feet from the west property line. Drainage also works better with the garage on the left side of the site because the site slopes more from right to left, and the patio space in the rear of the home is on the right side of the home, which is the higher side, which helps create that as the summit in the backyard. They are proposing to save the large 30-inch tree located on the property to the east and configure the new driveway to go around it, as well as move the existing 7-inch tree on the subject site, or plant a new tree of substantial size to the right of the new driveway. He also agreed with the suggestion to add board and batten siding on the rear of the home to carry the architecture around the home.

Commissioner Kingsley asked if a detached garage would be built for the existing home on the adjacent lot to the east and Mr. Hyde said that a new garage would be built in the rear of the existing home; they are trying to be sensitive to the historic value of the existing home by preserving it instead of tearing it down. Commissioner Kingsley appreciated and agreed with the comments made by Staff about the context of the neighborhood, and added that the Design Commission determines whether the size and scale of the new home, as well as the materials, do not alter the character of the neighborhood. She recognized the proposed design as the exact same home the petitioner presented to the Design Commission two weeks ago, and she repeated the same comments she made then; the eave line of the

first-floor should be reduced, especially in this location. In general, she felt that a 1 and ½-story home with a detached garage would fit better in this location, and because this is a spec home, there is an opportunity to do that. If the proposed design is approved, she would suggest eliminating the stone and going with more of a sided home that fits better with the character of the neighborhood, and making the columns more traditional and more farmhouse style.

Commissioner Eckhardt acknowledged that the proposed design was recently presented by the petitioner for another site in town, and the same comments made by the commissioners then are still significant now. He disagreed with the suggestion to flip the home, because the 7-inch parkway tree could be easily replaced; he understood a buyer's preference for an attached garage; and he supported the suggestion to add board and batten siding on the rear elevation. Mr. Hyde clarified that the proposed design is different than the design presented a few weeks ago that had a much steeper gable over the garage and a higher eave line. Mr. Hautzinger added that although there is a commonality with the designs proposed by this petitioner, there are actually a number of different plans the petitioner builds throughout the Village. Commissioner Kingsley clarified that one similarity between this home and the home presented a few weeks ago is the size of the space between the belly board and the top of the garage. Mr. Hyde pointed out that the rendering did not accurately reflect the 6-inch grade drop at the garage.

Commissioner Eckhardt concluded that he supported the idea of carrying some of the fenestration on the front elevation around to the rear elevation, which included adding the board and batten.

Commissioner Kubow agreed with the commissioners' previous comments. He was torn on this design because the context of the neighborhood includes a consistency of historic homes to the west and a new large home to the east, which he felt the new home compliments quite well. He agreed with Commissioner Kingsley's suggestion to consider something other than stone to try to better fit with the farmhouse style, and in terms of a detached garage, he pointed out that not every home on this street has a detached garage, so he is okay with the attached garage being proposed. He agreed that the commissioners were starting to see this design pretty often from the petitioner, and he felt this could be a nice opportunity to change up the overall material palette without necessarily changing up the massing of the home, which he felt was fine. Flipping the home made no difference to him. Overall, he liked the design of the home but felt there was a great opportunity to fit in better with the context of the neighborhood.

Commissioner Coon agreed with many of the comments made by the other commissioners. With regards to the garage, he felt there were missed opportunities with the current design, one being the overall height which is fairly prominent with the gable above the garage door, and an opportunity to introduce a shed roof going back towards the home from the garage, as well as a larger dormer that works with the scale of the other homes to the east. Looking at the streetscape, he felt the recessed porch made the garage more prominent, and he suggested bringing the porch further out to be in line with the garage and increase the usability of the porch and encourage interaction with the neighborhood. He also agreed that the stone did not fit on this street or with the farmhouse materials on the home, and the bay window on the side of the home made the home even closer to the adjacent home. He suggested removing the bay window and extending the porch out to be more prominent. He liked the position of the garage and the opportunity for landscaping with the homes being so close together.

Chair Fitzgerald liked the color palette and he agreed with the idea of not using the stone and re-designing the pillars as suggested. He was okay with the attached garage as proposed and agreed with keeping the home the way it is and not flipping it. He felt that the existing 7-inch tree could be moved fairly easily or replaced with a new tree, and he liked the idea of keeping the driveway away from the adjacent home to the east. He agreed with the suggestion to add board and batten siding on the rear of the home.

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

Commissioner Kingsley commented about where the front of the home is located; it appears as though the front of the garage is about even with the home to the west, but then the home steps back at the porch, and the adjacent home to the east is set back with a closed porch. She felt that flipping the new home would help because it would be open

to the home that is set back, and Mr. Hyde replied that the projection of the front porch is already at the setback line. Mr. Hautzinger said that Staff could work with the petitioner to move the home forward as much as zoning allows, once the average setback for the block is confirmed. Commissioner Kingsley was unsure if the home should be pulled forward because most of the massing of the home to the east is pretty much in line with the new home. Chair Fitzgerald preferred not to move the porch forward because it would box in the home to the west.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 408 W. MUELLER STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 4/26/17 AND RECEIVED 5/9/17, 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 THAT BOARD AND BATTEN SIDING BE ADDED IN THE GABLE ON THE REAR ELEVATION TO BE CONSISTENT WITH THE FRONT ELEVATION.
2. A RECOMMENDATION THAT THE STONE ON THE FRONT OF THE HOME BE ELIMINATED.
3. A RECOMMENDATION TO CHANGE THE STYLE OF THE PORCH COLUMNS TO BE A MORE HISTORIC DESIGN.
4. A RECOMMENDATION TO ELIMINATE OR BETTER CAMOUFLAGE THE SPACE ABOVE THE GARGE DOOR BETWEEN THE DOOR AND THE BOTTOM OF THE FRIEZE TRIM.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF 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.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kubow asked that the motion be amended to include a requirement to remove the stone and re-design the columns to fit in a more historical context, as well as a recommendation to change the first-floor shake siding material to horizontal siding. Chair Fitzgerald wanted to add a requirement to either move or replace the existing 7-inch tree.

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

2. A REQUIREMENT TO REMOVE THE STONE ON THE HOME.
3. A REQUIREMENT TO CHANGE THE STYLE OF THE PORCH COLUMNS TO BE A MORE HISTORIC DESIGN.
7. A REQUIREMENT TO EITHER MOVE THE EXISTING 7-INCH TREE OR REPLACE IT WITH AN EQUAL SIZE DIAMETER TREE.
8. A RECOMMENDATION TO CHANGE THE FRONT FENESTRATION MATERIALS TO BE MORE OF A FARMHOUSE STYLE.

KUBOW, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
MOTION CARRIED.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#17-068 – 1014 N. Chicago Ave.

John Wozniak, representing *David Weekley Homes*, and Bogie & Joanna Szescho, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and a detached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site does comply with the R-3 zoning requirements. The existing neighborhood consists of a mix of smaller scale, single-story and two story homes with a mix of front loading and detached garages. The proposed new home will be the second teardown on this block. The first teardown was completed by the same petitioner in 2015, and it is located directly south from the subject property.

The proposed house has a similar overall composition as the existing adjacent house. However, the floor plans are substantially different, and the design includes many different features such as: a different front porch design, different window arrangements, different siding treatments, different garage door styles, and different exterior colors (except for the stone which should be revised).

The two houses will complement each other, and provide a cohesive appearance on the street. However, the following recommendations should be considered to enhance the design:

1. The proposed "Fond Du Lac Heritage Blend" stone is the same stone used on the adjacent house, so a different stone should be selected.
2. Add a window to the side of the garage to add interest to the blank wall.
3. Change the Dining Room windows from small square windows to full-size double hung windows. The house next door has similar small square windows. The change will add interest to the design, and further differentiate the two houses.
4. Landscaping is recommended on the left side elevation to infill the blank wall area.
5. A small portico above the rear patio door is recommended to break up the flat blank wall.

Staff recommends approval of the proposed design with the recommendations in the Staff report.

Mr. Wozniak stated that the proposed design is a brand new plan for their company and the new home has already been sold. He presented a rendering of the new home and a photo of the adjacent home to the south, which are different in color scheme. He was not opposed to adding a window to the side of the garage and landscaping on the left side elevation as suggested by Staff. The stone on the new home was changed to a different manufacturer, and the shape of the columns was changed. He explained that the stone on the adjacent home is much darker than shown in the picture. He also showed a comparison of the rear elevation of the new home and the adjacent home, which have a different massing, and said that a transom window was added above the patio door to help break up the elevation. The buyers would like to keep the small square windows in the Dining Room because of furniture placement.

Commissioner Kubow said that he was struggling with the proposed design. Originally, he felt the massing of the two homes looked almost identical, and the exhibit presented by the petitioner tonight helps to show the differences; however, he wished more could have been done to differentiate the 2 homes. He felt the new home was nicely designed, he liked the color palette, the materials, and the change to the columns; however, he recommended the petitioner try to make more adjustments to the revised design. He also agreed with the recommendations in the Staff report.

Commissioner Coon said that although the new home looks strikingly similar in flat elevation to the adjacent home, he felt the rendering showed that a good attempt was made to create differences, and while the massing is very similar, he felt the petitioner did a good job of differentiating. However, he felt the garage and the story above it on both homes

were too similar, and that separating the windows above the garage was not enough. He felt there were more ways to make the garage different, such as 3 windows above the garage instead of 2. He suggested removing the stone at the front porch and replacing it with siding, and adding stone on the front of the garage to help dress it up. He felt the color palette was a good difference from the adjacent home and the architectural elements of the eaves and style of the changes were good.

Commissioner Eckhardt had nothing more to add to what was already said by the other commissioners.

Commissioner Kingsley agreed with the comments made by the other commissioners. She agreed with the concerns about the stone and the right side of the front elevation, and the suggestion to make the garage more different. She added a suggestion to change the entire cladding of the garage to stone so it can return on the side of the garage, eliminate the railing at the front porch, and paint the board and batten siding white to match the trim. She liked the shed roof that was added on the rear elevation over the door.

Chair Fitzgerald agreed with a lot of what was already said. He liked the portico that was added on the rear elevation, he was okay with the windows in the dining room as proposed, and he was open to a recommendation to study the windows above the garage to make help make the home more different. He also liked the idea of adding a window to the side of the garage.

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

Mr. Szescho, the owner, said that they are looking forward to moving into the neighborhood and appreciate all the comments and feedback tonight. Their concern about increasing the size of the windows in the dining room is that it will not allow for furniture placement; the placement of the stone on the front of the home is something they appreciate in the current design and want to keep as proposed; and he had not yet seen the revised drawing with the portico that was added on the rear elevation and possible impacts it might have on the patio space.

Chair Fitzgerald commented that the portico that was added on the rear elevation makes the rear of the home more architecturally interesting to match the front of the home, as well as adding protection over the back door from the elements. Mr. Wozniak presented the revised drawing of the rear elevation.

Commissioner Kubow pointed out that the window placement in Bedroom 4 appears to be in the corner of the room, and he suggested adding another window further down from it. He also agreed with the Staff's suggestion to add a window in the garage. Commissioner Coon suggested moving the window in Bedroom 4 closer to the door of the bedroom, and add a window a few feet down from it in Bedroom 3, as well as larger awning-style windows on the front elevation in Bedroom 3, which will bring some of the common elements around to the front elevation and help to set the elevation apart from the home next door. He also agreed with the suggestion to use stone on the garage instead of siding, as well as use a simpler garage door. Commissioner Eckhardt pointed out that the homeowner has stated his preference for the stone at the front porch.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1014 N. CHICAGO AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 6/05/17 AND RECEIVED 7/08/17, 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 INCLUDE THE SHED ROOF ABOVE THE PATIO DOOR ON THE REAR ELEVATION.
2. A REQUIREMENT TO ADD A WINDOW TO THE SIDE OF THE GARAGE.
3. A RECOMMENDATION TO STUDY THE FRONT ELEVATION WINDOWS, AND CONSIDER SOMETHING DIFFERENT, POSSIBLY 3 WINDOWS IN BEDROOM 3, AND ADDING A WINDOW IN BEDROOM 3 OR 4 ON THE RIGHT SIDE ELEVATION.

4. A RECOMMENDATION TO PAINT THE BOARD AND BATTEN SIDING WHITE.
5. A RECOMMENDATION TO REMOVE THE RAILING AT THE FRONT PORCH.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt clarified for the petitioner the difference between a requirement and a recommendation. Commissioner Kubow commented that he liked Commissioner Coon's suggestion to have 3 windows on the front elevation in Bedroom 3 to help separate the home from the adjacent home and create a more contemporary look, as well as adding a third transom window on the left side to mimic the front elevation. Commissioner Kingsley was concerned about losing some of the character on the side elevation if the awning windows were not at least 2-feet tall; she would rather see either 3 windows or a box bay window. Commissioner Eckhardt liked the rhythm of 2 windows as currently proposed. The homeowner felt that 3 windows on the front of the home would make it too similar to the home next door. Commissioner Coon suggested widening the 2 windows on the front elevation; the windows are currently close together, which creates a similarity to the home next door. Commissioner Kingsley said that it is currently a recommendation to further study the window placement on the front elevation; however, it could be changed to a requirement to be worked out with Staff.

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

ITEM 3. COMMERCIAL CHURCH REVIEWDC#17-054 – Zion Christian Church – 1640 S. Arlington Heights Rd.

Pastor Sunny Mathew, Pastor Abbey Mathew, Rev. Sam Abraham, Rev. Anish John, and Mathew Kattappurath, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new, single story, 4,800 square foot church building on an existing vacant lot. The development is proposed to be combined with an existing property to the north for a total site area of approximately 1.27 acres. The property to the north includes an existing single story building that is currently used by Zion Church, and it is proposed to remain as part of the church's property. The property is zoned R-1, One Family Dwelling District, and requires review by the Plan Commission and approval by the Village Board for consolidation of the two properties into one lot, and approval as a Planned Unit Development. The Plan Commission application has not yet been submitted.

This project received a preliminary Design Commission review on December 13, 2016. At that time, the petitioner presented three preliminary design concepts for the building. Overall, the Design Commission was in favor of the proposed modern style, and offered the following comments:

1. The Design Commission favored options 2 & 3.
2. A different shape and color for the corrugated metal siding was suggested.
3. There was concern about using stucco to infill around the cross feature on the east elevation.
4. There was discussion about if the brick base color should match the existing building.

At this time, the petitioner has decided to proceed with Option 3. A larger frieze board with angled eave brackets has been added to the design. Overall, Staff is in support of the proposed design, but the following issues need to be addressed:

1. **Existing Building.** The existing building on this site is proposed to remain, and the two buildings will sit side-by-side as a small campus. However, the proposed design does not relate to the existing building in any way. Furthermore, the existing building has an old, tired appearance that is in need of refreshing. The following revisions are recommended:
 - a. Paint the brick on the existing building to match the "white" brick on the new building.
 - b. Paint the vertical siding on the existing building to match the proposed "white" metal siding on the new building.
 - c. Replace the roof on the existing building with a new "gray" asphalt shingle roof to match the new building.
 - d. Consider removing the building to provide improved on-site circulation.
2. **Proposed Building.**
 - a. **East Elevation.**
 - The window mullions and the joints in the stucco should be coordinated and aligned.
 - The cross is noted to be stainless steel, but the color rendering illustrates a dark red color. The stainless steel finish is recommended for a more subtle appearance, and to complement the clear anodized window frames.
 - Consider adding decorative art glass to the windows.

A schematic landscape plan was submitted by the petitioner, and as part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping including requirements to comply with 4" caliper shade trees in all parking islands, parking lot screening, and screening between the adjacent single family properties. It is recommended that the petitioner provide a detailed landscape plan, and that a mix of shrubs and perennials be provided along the base of the proposed and existing buildings. Also, specialty paving is recommended at the main entrance.

Additionally, it should be noted that one of the Village Board's strategic priorities is to enhance the South Arlington Heights Road corridor, and Staff is currently performing a study of this area. Both private and public improvements will contribute to the overall appearance of the corridor, so enhanced landscaping on the subject property along the roadway should be provided.

Signage is not included in this review; however, it should be noted that wall signs are not currently allowed in Residential Zoning Districts. If a new ground sign is proposed for this development, it is recommended that it be a decorative, monument style ground sign with materials to match the building, and limited to 6 feet in height.

The existing building has two temporary banners displayed that have a very poor appearance, and the temporary sign banners should be removed. It is recommended that the new ground sign include a manual change bulletin board or changeable printed panels to accommodate updated messages without the need for temporary banners on the property.

Staff recommends approval of the proposed design for the new church building, to include the conditions listed in the Staff Report.

The petitioner presented a letter of support from Autumn Leaves.

The petitioner stated his appreciation for Staff comments, which are very helpful to improve the appearance of the new building. Revisions include adding a frieze board with angled eave brackets, which makes the building more detailed and interesting. The angled roof above the entrance is more dynamic and emphasizes the entrance to draw people into the building.

Commissioner Eckhardt thanked the petitioner for returning with Option 3, which he favored when it was presented at the preliminary review. He liked the materials and the bold design, which he felt were appropriate on Arlington Heights Road. He asked the petitioner if the church had any issues with using art colored glass, or if clear glass was preferred, and the petitioner replied that they would follow the commission's recommendation. Commissioner Eckhardt supported Staff's comments about tying the existing building into the new building so that it looks like a campus, which he felt could be economically done by using paint and the same roof material. He questioned the use of the existing building, which the petitioner replied could be used for Sunday school, meetings, or even demolished in the future. Commissioner Eckhardt liked the proposed design and was in support of the project.

Commissioner Kingsley said that the design looked good, and she asked if stucco or Dryvit was being proposed for the new building. The petitioner replied that stucco was being proposed, and the Dryvit sample is only to show the color of the stucco. Commissioner Kingsley was unsure what the detail of the brackets were, but thought it would look good in the dark grey color shown. She asked about the color of the gutters, and the petitioner replied that the gutters would be dark grey to match the brackets. Commissioner Kingsley agreed that the cross should be stainless steel to go nicely with the windows, and although she felt that art glass was a nice option, she suggested adding a white etch to the windows as another option. She also agreed that something should be done to the existing building to tie it in with the new building. She asked about the style of lighting for the parking lot, and the petitioner replied that they have not completed it. Mr. Hautzinger pointed out that site lighting was a requirement for the Plan Commission review. Commissioner Kingsley recommended the style of the lighting be in the style of the church and not flood onto any neighbors' property; it must meet the code requirements for lighting.

Commissioner Coon acknowledged the improvements being proposed for the site. He questioned the use of composite wood in the center feature of the new building, and the petitioner clarified that stucco is now being proposed instead of composite wood. Commissioner Coon asked about landscaping requirements to separate the parking lot from the residential in the rear, and Mr. Hautzinger replied that the required 6-foot screen from the residential could be achieved with a fence or landscaping; and this will be reviewed as part of the Plan Commission process. Although Commissioner Coon appreciated the safety of the sidewalk located along the west side of building for people entering the church, he felt that landscaping instead of the sidewalk would help to soften the building. Mr. Hautzinger added a

suggestion to slide the building over to create space for landscaping and a sidewalk, once the 2 lots are consolidated. With regards to the suggestion to paint the existing building, Commissioner Coon encouraged using a penetrating stain instead of paint, which offers a lot more longevity than paint, as well as a closer match to the new white brick.

Commissioner Kubow agreed with the comments made by Staff as well as the other commissioners. If the existing building is kept, he felt it was incredibly important that the exterior of it be renovated to match the new building being proposed, although he was not opposed to demolishing the existing building to provide space for parking and green space. Overall, he felt that Option 3 was the right option and he was in support of it.

Chair Fitzgerald agreed with Staff comments as well as the commissioners' comments. He asked if there was any public comment and there was a response from the audience.

PUBLIC COMMENT

Two neighbors who live on Surrey Ridge Drive were in attendance.

Charles Rose, 1615 S. Surrey Ridge Drive said that he moved into his home when the subject property was an apple orchard. The Village allowed Park Place Condos to be built to the south of the property, with the understanding that there would always be a tree buffer, and those trees have since been removed and the Village has never got involved. Cars are being parked directly behind his property, which is unacceptable; there is no green space between the proposed parking lot and the church fence, and this is not what he and his neighbors want to look at. He has no objection to the new church building, just the parking across the entire back of the site. How can he sell his property with a parking lot facing the back of his property? The existing building has been in total disarray forever, and the temporary signs have been there for 10 years. The church took down all the trees on the property without permits, and they just took down the building that the original owner used for the previous nursery, brick by brick. He does not have a lot of faith in the way the new building is going to be constructed. So far the church has not shown a lot of love to the neighbors in the area with cutting the grass at 5 in the morning, which he has contacted the Police about. He asked the commissioners to at least give the neighbors some potential to sell their homes, because with things the way they are right now, if the project goes up as proposed, their home values will go dramatically down. He wanted the commissioners to take this into consideration when they approve whatever they approve tonight.

Chair Fitzgerald encouraged the residents to attend the Plan Commission hearing for the project, as well as the Village Board hearing. Staff added that a public hearing sign will be posted on the property, as well as notification by mail to adjacent property owners. The neighbor reiterated that he did not object to a church being built on the property; just respect the property that he has owned for years; reduce the size, give them a buffer, give them some green space between them, do something. Chair Fitzgerald appreciated and valued the opinion of the neighbor. He asked that Staff provide the neighbor with information about where to direct his comments and concerns, and he encouraged the neighbors to create some kind of relationship with the church. Commissioner Eckhardt commented that there are lots of ways to accomplish a proper buffer between properties, such as a fence, tall evergreen plantings, or a berm. Mr. Rose said that right now the problem he has is that they took down all the trees on the property without a permit, and the noise coming from Arlington Heights Road is ridiculous, especially during the night with all the motorcycles. He intends to fight this as far as necessary to make sure the church agrees to do something across the rear of the property because all the parking is ridiculous.

Mr. Hautzinger advised the neighbors to contact the Planning Department prior to the Plan Commission and Village Board meetings if they want to submit comments in advance of those meetings.

Sam Abraham, the Pastor of the church, asked for clarification about the comment regarding the art glass/stain glass windows. Commissioner Eckhardt replied that he wanted to be sure the church had no religious opposition to Staff's suggestion of using colored glass.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR ZION CHRISTIAN CHURCH TO BE LOCATED AT 1640 S. ARLINGTON

HEIGHTS ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 4/18/17, 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 THAT THE EXISTING BUILDING BE EITHER PAINTED OR STAINED TO TIE IN WITH THE NEW CHURCH BUILDING, INCLUDING A SIMILAR ROOF WHEN THE EXISTING ROOF WEARS OUT.
2. A REQUIREMENT THAT THE PETITIONER MEET WITH STAFF TO UNDERSTAND THE REQUIREMENTS FOR SCREENING ALONG THE WEST PROPERTY LINE.
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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Kingsley pointed out the suggestions in the Staff report, which Commissioner Eckhardt reviewed.

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

5. A REQUIREMENT THAT THE WINDOW MULLIONS AND THE JOINTS IN THE STUCCO BE COORDINATED AND ALIGNED ON THE EAST ELEVATION.
6. A REQUIREMENT THAT THE CROSS ON THE EAST ELEVATION HAVE A STAINLESS STEEL FINISH.
7. A RECOMMENDATION TO CONSIDER ADDING DECORATIVE ART GLASS TO THE WINDOWS ON THE EAST ELEVATION.
8. A REQUIREMENT TO PROVIDE A DETAILED LANDSCAPE PLAN FOR STAFF REVIEW.
9. A REQUIREMENT THAT THE NEW GROUND SIGN BE DECORATIVE, MONUMENT STYLE, WITH MATERIALS TO MATCH THE BUILDING, AND LIMITED TO 6-FEET IN HEIGHT, OR RETURN TO THE DESIGN COMMISSION FOR RE-REVIEW.
10. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

Mr. Hautzinger asked for clarification on the color for painting or staining the existing building, and Commissioner Eckhardt said the intent is that it be a compatible color, to be reviewed by Staff. Commissioner Kingsley reiterated the previous comment about the sidewalk and the suggestion to move the new building to allow for a buffer of landscaping. The commissioners discussed this and a recommendation was made that the portion of the sidewalk on the south elevation, adjacent to the building, be removed in order to provide for landscaping, to be reviewed by Staff, or brought back to the Design Commission if Staff deems necessary. In response to the neighbors' concerns, Commissioner Coon suggested reconfiguring the parking to be further east by moving the new building closer to Arlington Heights Road, and at least match the existing back curve on the adjacent site to the north and create a similar condition and buffer from the neighbors.

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

11. A RECOMMENDATION TO RE-STUDY THE SITE PLAN DIMENSIONS TO PROVIDE FOR THE NEW BUILDING TO MOVE CLOSER TO ARLINGTON HEIGHTS ROAD SO THE PARKING LOT CAN SHIFT TO THE EAST TO INCREASE THE AMOUNT OF BUFFER FOR LANDSCAPING.

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

DRAFT

ITEM 4. SIGN CODE MODIFICATIONS RE-REVIEWDC#09-025 – Village-Wide Electronic Signs

Mr. Hautzinger said that this matter was discussed at the last meeting when only 3 commissioners were in attendance.

He gave a brief summary of the history and background of electronic signs, as well as discussions regarding the possible conditional review process, which concluded with the Village Board directing Staff to further research and draft a conditional use process to allow electronic signage that meets certain criteria. Staff completed detailed research of other communities that allow electronic signage standards and approval processes. The areas where electronic message signage could be allowed, along major arterial roads, have been refined and maps illustrating those areas within the community have been prepared. Common standards for electronic signage include restrictions to locate the signs only along major roads, enforce a minimum spacing between signs, and limitations when adjacent to residential zoning districts. Common operational restrictions include minimum display change times, no flashing/scrolling/animation/video, and brightness limitations.

Feedback given by the commissioners at the last meeting on June 27, 2017 as well as Staff's response, are as follows:

1. None of the commissioners supported the idea of allowing electronic signs.
2. Concern was expressed that the Design Commission's review and recommendations regarding individual electronic sign requests may be ignored by the Village Board, and would therefore be a waste of the Design Commission's time.
 - a. Staff recommends that the Design Commission stay in the review process and continue to provide recommendations to the Village Board on this matter.
3. The commissioners asked if the Conditional Approval would be transferable to a new business in the same location.
 - a. The draft ordinance could be revised to clarify that electronic sign approvals not be transferable, and the Design Commission should make a recommendation on this matter.
4. The commissioners recommended that Staff review the proposed ordinance with the Chamber of Commerce.
 - a. The Chamber Commerce is aware that this is being studied, and Staff intends to provide a full update at the appropriate time.
5. The commissioners recommended that electronic ink signs be allowed for schools, churches, and park facilities in Residential Zoning Districts.
 - a. Staff recommends that this be considered as a separate amendment ordinance, but the commissioners should make a formal recommendation on this matter.
6. The commissioners suggested preparing a list of existing businesses within the designated corridors that will be likely to request an electronic sign (such as Walgreens, McDonald's, Dunkin Donuts).
 - a. Staff presented a hypothetical list of businesses and locations, such as car dealerships, gas stations, restaurants, and banks.
7. The commissioners made a motion to continue this matter to a future meeting when all commissioners are in attendance.

At this time, Staff has completed the necessary research and prepared Draft ordinance language pertaining to electronic message signage for presentation to the Village Board. This Draft ordinance is being presented to the commissioners tonight, with any feedback tonight to either be included with the Draft ordinance, or the Draft ordinance amended to reflect the changes recommended tonight.

The commissioners reviewed and discussed the Draft language, and gave the following comments:

Section 30-101 – Definitions – Electronic Message Sign

- Add a statement that public messages are allowed.

Section 30-701 – Maps designating where Electronic Message Signs are allowed

- There is a need, without question, to allow electronic ink signs (black and white or color) for schools and churches, which should be included at this time and not as an amendment in the future.
- A recommendation to not include Arlington Heights Road in Map 3. The Village Board has asked Staff to research how to beautify this strip, which cannot be achieved without taking down the existing poles and not allowing electronic signs. In an effort to beautify these retail corridors, adding electronic signs would be a step backwards.

Section 30-702 – Conditional Review Process and Criteria

- (a) No comments.
- (b) The language is unrealistic and confusing. No electronic message sign will serve the best interests of the Village. Electronic signs absolutely provide for a competitive edge over a business that does not get one.
 - o The language should state, 'The Electronic Message Sign will serve the best interests of the Village, and be desirable for the public convenience'. Eliminate the remaining language.
 - o When a business applies for an electronic sign well after other nearby businesses have one, will they be able to meet the intent of the hardship criteria, which is not to have a competitive advantage?
 - o What type of copy will be used on the electronic message sign, which is giving the business a quick advantage over what their 'sale of the day' is?
- (c) Add additional language that specific parts of the electronic sign need to be compatible with the essential character of the locality, such as the sign enclosure, materials, and scale.
- (d) What is the definition of a valid need? Need more specific language.

Section 30-703 – Applications

- (a) No comments.
- (b) Add a requirement that the petitioner submit representative images to show the quality, design and content of the proposed message display, as opposed to submitting a static elevation of a black screen.

Section 30-704 – Notification Requirements

- (a) Written notice to property owners within 100 feet should be increased to 300-feet; equal to the 300-foot separation required between signs.
- (b) Add language specific to where the public meeting sign must be located on the property; near the public way and not on the building itself. The sample public meeting sign, MEETING FOR: should state "Conditional Review for an Electronic Sign".

Section 30-705 – Standards for Electronic Message Signs

- (a) No comments.
- (b) Concerns about enforcing repair/maintenance of electronic signage. Add, "must maintain 'like new' operating condition or cease operations of sign."
- (c) Concerns about the maximum size allowed for an electronic sign. Suggestion to change from 50% to 33%. Sign variation to amend the amount up to 50% if necessary.
- (e) There are concerns about the initial onset of applications in order to beat the 300-foot minimum spacing requirement. Suggest a survey be done of the spacing between buildings along the commercial corridors designated for electronic message signs, to determine whether the minimum 300-foot spacing is appropriate or needs to be adjusted.
- (f) No comments.
- (g) No comments.
- (h-1) No comments.
- (h-2) No comments.
- (h-3) Concerns about whether IDOT's lighting standards are the same as what is proposed, and Staff verified that they are the same.

- (h-4) No comments.
- (h-5) Staff clarified that this is more restrictive by not allowing an electronic message sign to be illuminated when the business is closed; however, the top portion of the sign is allowed to be illuminated after hours.

The commissioners gave the following general comments and concerns about electronic message signs:

1. The commissioners are not in support of allowing electronic message signs.
2. The commissioners are not in support of the Draft language presented tonight unless it is amended to reflect the recommendations given tonight, prior to being presented to the Village Board.
3. Concerns about too many businesses having an electronic sign, resulting in a cluttering of these signs up and down major arterial roads in town. A suggestion for a qualification for an electronic sign to be based on the size of a business.
4. How does allowing electronic message signs relate to the Comprehensive Plan; Concerns that electronic message signs will negatively impact beautification.
5. Concerns about enforcing the content of messages being displayed on an electronic sign.
6. Concerns about the brightness of electronic message signs.
7. Concerns about businesses with more frontage being allowed multiple electronic signs, as opposed to smaller business only allowed one electronic sign.

Staff recommended the commissioners make a motion tonight that would be a recommendation to the Village Board. The commissioners wanted to see the Draft ordinance amended to include the changes they discussed tonight, prior to the draft ordinance presented to the Village Board; however, it did not mean that they would vote in favor of the ordinance.

Commissioner Kingsley said that she was completely opposed to allowing electronic signs, and she was conflicted as to whether or not she wanted to review the ordinance, because each time she did she would probably say no to it. However, if there has to be an ordinance to allow electronic signs, she felt Staff did a very good job with their research, and once the ordinance is amended to include the commissioner's comments, it could go before the Village Board, but it will be on their head, not the design commissions'.

Commissioner Eckhardt did not support electronic signs.

Chair Fitzgerald did not support electronic signs because they did nothing to beautify the Village, which is part of what the Design Commission does. If no one has them, it is a fair advantage that no one has them. He did not see other communities such as the North Shore, allowing electronic signs or even considering them. He felt it was the Design Commission's job to make the Villager nicer and better, not just to allow 'because'.

Commissioner Coon said that from a marketing standpoint, he did not think there was a need for electronic signs; the current sign code for commercial users is adequate and there is no need to add to the current signage in the Village.

Commissioner Kubow agreed and had nothing more to add. He liked the even playing field analogy.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, THAT THE REVISIONS DISCUSSED TONIGHT BY THE COMMISSIONERS BE INCORPORATED INTO THE DRAFT ORDINANCE FOR ELECTRONIC MESSAGE SIGNAGE, AND BROUGHT BACK TO THE DESIGN COMMISSION FOR A FINAL MOTION TO BE MADE.

KINGSLEY, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.
MOTION CARRIED.

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 10:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: Minutes - 7/25/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 7/25/17

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.
JULY 25, 2017

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

Members Present: Kirsten Kingsley, Acting Chair
Aaron Coon
Jonathan Kubow

Members Absent: John Fitzgerald
Ted Eckhardt

Also Present: Krystyna Cazares, Owner of *European Crystal/Ivy Hotel*
James Cazares for *European Crystal/Ivy Hotel*
Steve Hautzinger, Staff Liaison

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#17-070 – 107 N. Pine Ave.

Mr. Hautzinger said that the project was reviewed by the Design Commission on June 13, 2017 and a motion was made to continue the project to tonight so the new home could be re-designed; however, the petitioner contacted Staff to request that the project be continued to the next Design Commission meeting on August 8th.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER COON, TO CONTINUE THE PROJECT FOR 107 N. PINE AVE. (DC#17-070) TO THE DESIGN COMMISSION MEETING ON AUGUST 8, 2017.

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

ITEM 2. COMMERCIAL REVIEWDC#17-090 – Ivy Hotel – 519 W. Algonquin Rd.

Krystyna & James Cazares, representing *Ivy Hotel*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new twelve-story, 128 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. The scope of the project includes site work and landscaping as required to accommodate the new hotel located at the north end of the site. The project requires review by the Plan Commission and approval by the Village Board to obtain approval for a Land Use Variation and parking variation.

With regards to the architectural design, the project was previously approved by the Design Commission in 2016, at which time the petitioner proposed a 10-story hotel tower with 20 hotel rooms per typical floor, 160 rooms total. The current design has a smaller footprint, but it has been increased in height to 12-stories. There are 14 hotel rooms per typical floor for a total of 128 rooms, a net reduction of 32 hotel rooms.

The overall style and character of the design is similar to the previous proposal, and the proposed exterior materials are the same. The proposed design is sleek and modern, providing a very nice, fresh new curb appeal for the facility. The hotel tower has been intentionally designed with a new aesthetic that does not match the existing building, which is not an issue because the new hotel will completely conceal the view of the remaining portion of the existing banquet facility from the street. The body of the tower is proposed to be a dove grey cast stone with a dark gray glazed brick on the first floor base of the building. Windows will be clear anodized aluminum with a tinted solar grey glazing, and the curtainwall feature will have dove grey painted aluminum framing.

The adjacent Safeguard Storage Building and Pace Headquarters office building across the street both have a modern aesthetic that will complement the proposed hotel design. The proposed hotel tower is tall compared to the surrounding properties, but set back from the street approximately 120 to 140 feet. The east and west building setbacks on the previous proposal were quite tight on the site, but the reduced footprint of the revised design allows for a more comfortable fit on the site.

The original design included a very nice sloping porte-cochere structure with suspended undulating panels that created an attractive appearance from the street and an exciting arrival experience, but the new design only has a small and unremarkable entrance canopy that the Design Commission should evaluate. The original design had the nice curtainwall feature on both sides of the building, but the revised design only has the curtainwall on the north wall. The south wall has a dull appearance, and it will be visible from I-90. It is recommended that the curtainwall feature be added to the south facade. Overall, the proposed hotel design has a very nice modern aesthetic that will fit in well in this location.

With regards to the mechanical unit screening, the previous design placed the new mechanical equipment for the hotel tower on the roof of the existing single story banquet building where they were completely screened from public view by the tower. The petitioner needs to clarify where the mechanical equipment will be located for the revised design. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building.

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands and a continuous three foot high parking lot screening along the roadways.

To enhance the landscape design, Staff recommends the following:

1. Consider providing specialty pavement at the main entrance.
2. Incorporate site furnishings that match the overall architectural style of the proposed building.

Staff recommends approval of the proposed design for the hotel, with the comments and recommendations in the Staff report.

Ms. Cazares, the owner of the hotel, introduced her son who is handling this process for her. Mr. Cazares explained that the heating and cooling system has not yet been selected, or the location of the mechanical equipment, but he acknowledged that exterior equipment will need to be screened from view. The glass curtainwall feature has not been finalized because the supporting building structure has not yet been selected. They are considering options such as pre-fabricating the steel walls through a company in Wisconsin, or having the rooms pre-fabricated and dropped into place on site. They envision the construction process to take 2 years to complete. He explained that the materials being presented tonight will be similar or the same; however, instead of brick it might be veneer, and instead of cast stone it might be corrugated aluminum.

In response to Staff's comments about the porte cochere, Mr. Cazares explained that the proposed small canopy helps to maximize the parking on the site, and changing the design of the entrance canopy back to the original design would result in the loss of parking spaces due to the canopy support columns. They love the idea of the original porte cochere and the grand entrance it portrays; and they are open to re-designing in some way to allow the proposed parking spaces to remain. He agreed with the suggestion to add the curtainwall feature on the south façade, which will look nice from the highway and provide advertising for the hotel.

Acting Chair Kingsley pointed out that there is no one in the audience other than the petitioner for this project.

Commissioner Kubow said that in general, he liked the previous design and he liked it even more now. He also liked that the glass curtain wall has been centered to be a strong aesthetic to the building. He liked the smaller entrance canopy, and felt the previous one was a bit much; however, if the petitioner is going to pursue the canopy, he would suggest finding a happy medium in between both designs. He strongly recommended adding the curtainwall feature to the south façade, and he questioned whether the top of the window wall would be open or have false windows. Mr. Cazares explained that he is considering a retractable glass roof to enclose the guest roof deck; and somehow incorporate the glass curtain wall into the design of the glass roof. Commissioner Kubow strongly recommended a dark color for the interior window shades/drapes to help blend in with the tint of the windows; focus on the architecture of the attractive building.

Commissioner Coon liked both designs, and although he preferred the off-centered glass in the original design, he felt the current design was a good introduction to the project; the building is very attractive. He wanted to better understand the pre-cast material being considered, whether or not it is a rain screen system, are there reveals that show up, etc. There is a big difference between the look of an architectural pre-cast panel with deep reveals versus something more cost effective. Commissioner Coon also questioned how short the site is on parking and Mr. Cazares replied that there is a 60 space deficit. Ms. Cazares added that one of their neighbors located behind the existing banquet facility has agreed to let them use their business's parking. Commissioner Coon felt the portico over the entry was a strong feature that played better with the scale of the glass wall than the small entrance canopy now being proposed.

Commissioner Kingsley agreed with the comments made by the other commissioners. Although she liked the previous design a bit better because it was a little off balance, she felt the current design was very nice. She agreed with the concerns about the entrance, and felt that more study should be done to have a more substantial cover at the entrance, and she felt it was important to add a curtainwall on the south elevation. She agreed with Staff's suggestion to consider specialty paving at the main entrance, which Mr. Cazares said they were not opposed to doing. He felt that site furnishings were important and would be located on the rooftop and at the entrance and be in keeping with the architecture of the building, although specifics have not yet been selected. The outdoor patio area on the west side

of the building is located immediately off the banquet room and is proposed to be an open space to be used for functions of the banquet hall, not the main hotel guests. The existing banquet hall will be completely remodeled inside and out, consistent with the design of the addition on the front of the building. Mr. Hautzinger replied that renovations of the existing building were not in the scope of this review, which was not intended to be a preliminary review; however, final approval could be given tonight with any required revisions to be reviewed by Staff or brought back to the commissioners for a re-review. Mr. Cazares clarified that renovations to the existing building are not part of the original project; however, once the Plan Commission process is complete and the new hotel and parking are approved, their intent is to move forward with renovations to the existing building, details of which would be brought back to the Design Commission.

Commissioner Kubow commented that while he liked what was being shown tonight and some of the ideas and potential recommendations, it appeared as though there was still a lot to be worked out that could potentially change the design. Mr. Hautzinger explained that the goal of any project that goes before the Plan Commission for approval, is to obtain Design Commission review prior, so the Plan Commission can have the benefit of Design Commission input, as well as the Village Board. Acting Chair Kingsley suggested voting on the project tonight based on the plans presented, and any changes could be brought back to the Design Commission for a re-review, which the petitioner agreed with.

Commissioner Kubow presented his suggested recommendations and requirements as follows:

A recommendation to re-study the canopy at the front entrance.

A recommendation to add some type of glass curtain wall on the south elevation.

A requirement to screen all mechanical equipment.

A requirement to add specialty pavement at the main entrance.

A requirement to incorporate site furnishings consistent with the overall architectural style of the proposed hotel.

Commissioner Coon agreed.

Acting Chair Kingsley suggested making it a requirement to re-visit the south elevation design, and add some type of element to enhance the elevation. Commissioner Coon asked whether the project would be brought back to the Design Commission in the event that the curtain wall on the north elevation was removed due to budget, and Mr. Hautzinger replied that this would be a change that would be substantial enough to require a re-review by the Design Commission. Commissioner Coon was comfortable with the design being shown tonight, as long as any changes to the glass curtain wall are brought back with the renovations to the existing building.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER COON, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *IVY HOTEL* LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 6/29/17, 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 FURTHER STUDY THE FRONT ENTRY CANOPY DESIGN.
2. A REQUIREMENT TO SCREEN ALL EXTERIOR MECHANICAL EQUIPMENT.
3. A REQUIREMENT TO INCORPORATE SPECIALTY PAVING AT THE HOTEL ENTRANCE.
4. A REQUIREMENT TO INCORPORATE SITE FURNISHINGS CONSISTENT WITH THE OVERALL MODERAN AESTHETIC OF THE HOTEL.
5. A REQUIREMENT TO FURTHER STUDY AND ENHANCE THE SOUTH ELEVATION DESIGN.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS.

IT IS THE 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.

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

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

Ms. Cazares commented that adding the new hotel to the existing banquet facility will improve her business, which is currently only on the weekends with weddings. Sleeping rooms are necessary in order to obtain corporate business during the week, otherwise their options are to close the business or sell the business. She thanked the commissioners for their time.

ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING AT 7:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-070 - 107 N. Pine Ave. - SF/New

Department: Planning & Community Development

The petitioner has requested that the project be continued to the August 22, 2017 Design Commission meeting.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: DC#17-094 - 225 S. Waterman 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 225 S. Waterman Avenue. This recommendation is subject to compliance with the architectural plans received on 7/7/17, and the following:

1. Continue the stone base around all sides of the house, or at least down the left side elevation to the end of the one story roofline.
2. Change the siding color to a lighter earth tone color.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 225 S. Waterman Ave.
Project Address: 225 S. Waterman Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 2, 2017

PETITION INFORMATION:

DC Number: 17-094
Petitioner Name: Robert Lisk
Petitioner Address: DRH Cambridge Homes Inc.
750 E. Bunker Ct., Suite 500
Vernon Hills, IL 60061
Meeting Date: August 8, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and two-car detached garage to allow construction of a new two-story residence with an attached, three-car, tandem garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,703 square feet and the proposed residence will have approximately 3,542 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 26 feet Side: 9 feet Side: 9 feet Rear: 51 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	3,916 SF	3,542 SF
Building Lot Coverage	3,046 SF	2,229 SF
Impervious Surface Coverage Total	4,351 SF	3,271 SF

This neighborhood consists of primarily smaller scale, mid-century, single-story and one-and-a-half-story homes with a mix of attached and detached garages. There have been other teardowns previously completed in this neighborhood, with five homes on this block that were either expanded with full second story additions or new construction of similar scale as the proposed house.

Overall, the proposed design is nicely done with a traditional style that will fit in well in this location. The design includes a low hipped roof on the sides of the house, which helps to keep the height of the side walls down, and the low pitched gables on the front of the home fit in very well with the rooflines of the surrounding houses. The subject property has the benefit of a 20' wide pedestrian public way on the south side of the lot which creates a nice buffer between the proposed home and the existing adjacent single story house.

The only recommendations to enhance the design are as follows:

- Continue the stone base from the front elevation around all sides of the home, or at least down the left side elevation to the end of the one story roofline.
- The proposed "Night Gray" siding color is very dark and somewhat out of context in this location. A lighter earth tone siding color is recommended to better fit with the existing homes on the block.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 225 S. Waterman Avenue. This recommendation is subject to compliance with the architectural plans received on 7/7/17, and the following:

1. Continue the stone base around all sides of the house, or at least down the left side elevation to the end of the one story roofline.
2. Change the siding color to a lighter earth tone color.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

August 2, 2017

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

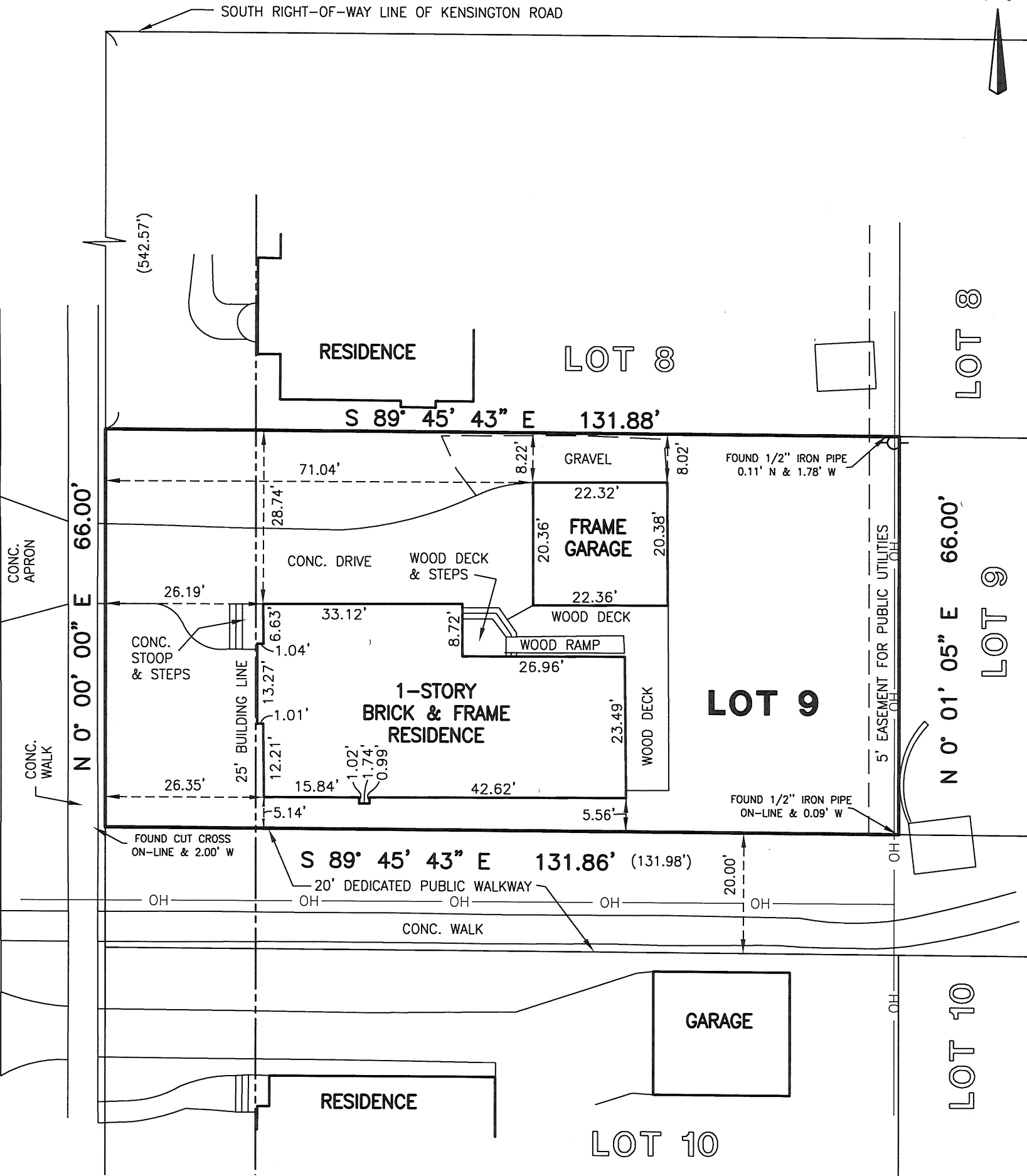
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-094

PLAT OF SURVEY

LOT 9 IN STOLTZNER'S GREENVIEW ESTATES, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 10, 1956 AS DOCUMENT NUMBER 1712291, IN COOK COUNTY, ILLINOIS.

WATERMAN AVENUE

ASPHALT PAVEMENT



LEGEND

- POWER POLE
— OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 05-03-17

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

8,703 Sq. Ft. OR 0.20 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 16TH DAY OF MAY, A.D. 2017.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-18.



GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

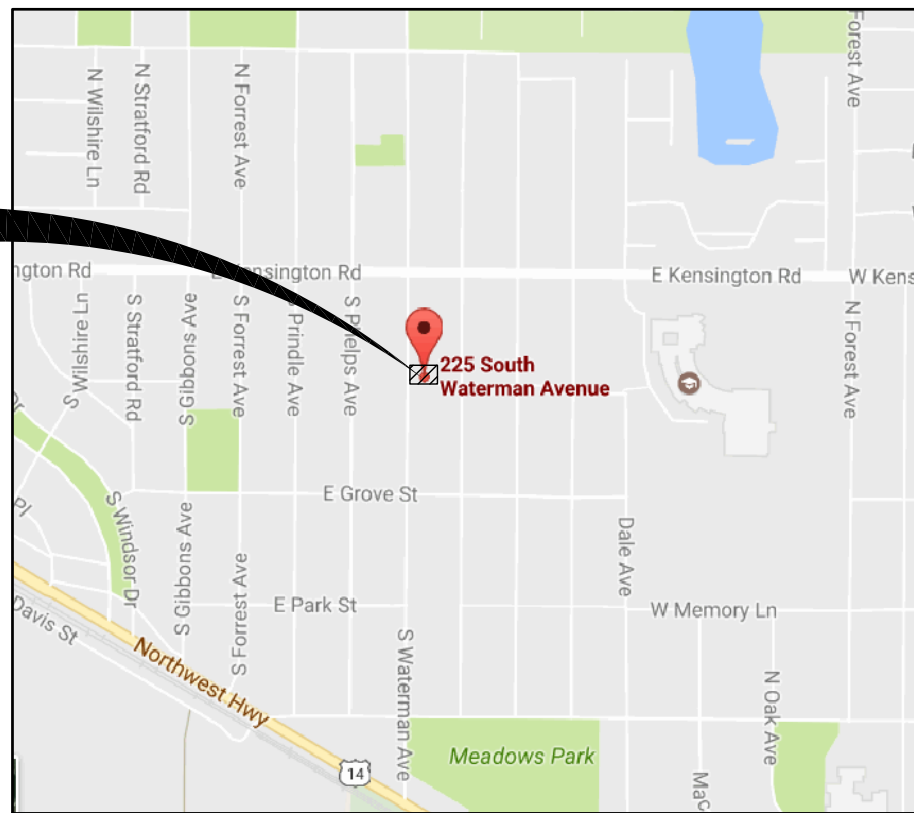
SCALE: 1"=20'
DRAWING No. 63095
SHEET 1 OF 1

225 WATERMAN AVE. - ARLINGTON HTS., ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 9 IN STOLTZNER'S GREENVIEW ESTATES, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 10, 1956 AS DOCUMENT NUMBER 1712291, IN COOK COUNTY, ILLINOIS.

JOB BENCHMARK:
DOUBLE HEADED NAIL IN UTILITY POLE
ELEVATION=675.31



LOCATION MAP

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
BENCHMARK MONUMENT #62
ELEVATION=673.80 (NAVD 88)

LEGEND

- 104' --- CONTOUR
- X 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8"SA SANITARY SEWER
- 12"ST STORM SEWER
- 6"WM WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or DOWNSPOUT

Tree Preservation Survey					225 S. Waterman Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION
183	24	Crabapple	3	NA	
184	6	Hackberry	3	NA	
185	15	Siberian Elm	6	NA	
186	6	Mulberry	3	NA	
187	12	Ash	6	NA	
188	7	Pear	3	NA	
189	7	Ash	5	NA	
190	13	Mulberry	3	NA	
191	11	Mulberry	3	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS DATE: 06-14-17
CHECKED BY: DRF DATE: 06-14-17
APPROVED BY: DRF DATE: 06-14-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 63095
SHEET 1 of 2

225 WATERMAN AVE. - ARLINGTON HTS., ILLINOIS

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION
LOT 9 IN STOLTZNER'S GREENVIEW ESTATES, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 10, 1956 AS DOCUMENT NUMBER 1712291, IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE

LOT AREA	=	8,703 S.F.
EXISTING IMPERVIOUS AREAS		
HOUSE	=	1,714 S.F.
DRIVE	=	1,072 S.F.
STOOP	=	41 S.F.
GARAGE	=	455 S.F.
TOTAL PROPOSED	=	3,282 S.F. (37.7%)
PROPOSED IMPERVIOUS AREAS		
HOUSE	=	2,513 S.F.
DRIVE	=	469 S.F.
WALK/STOOP	=	93 S.F.
PATIO	=	196 S.F.
TOTAL PROPOSED	=	3,271 S.F. (37.6%)

JOB BENCHMARK:
DOUBLE HEADED NAIL IN UTILITY POLE
ELEVATION=675.31

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
BENCHMARK MONUMENT #62
ELEVATION=673.80 (NAVD 88)

LEGEND

- 104' --- CONTOUR
- X 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
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- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA--- SANITARY SEWER
- E12"ST--- STORM SEWER
- E6"W--- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- or ○ DOWNSPOUT

Tree Preservation Survey					225 S. Waterman Ave Arlington Heights, IL
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186	6	Mulberry	3	NA	
187	12	Ash	6	NA	
188	7	Pear	3	NA	
189	7	Ash	5	NA	
190	13	Mulberry	3	NA	
191	11	Mulberry	3	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: AC/MS DATE: 06-14-17
CHECKED BY: AC DATE: 06-14-17
APPROVED BY: AC DATE: 06-14-17



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SCALE: 1"=10'
DRAWING No. 63095
SHEET 2 of 2

225 WATERMAN AVE. - ARLINGTON HTS., ILLINOIS

SITE PLAN

Subject Property



207



215



221



225



303



307



315

S. Waterman Ave.



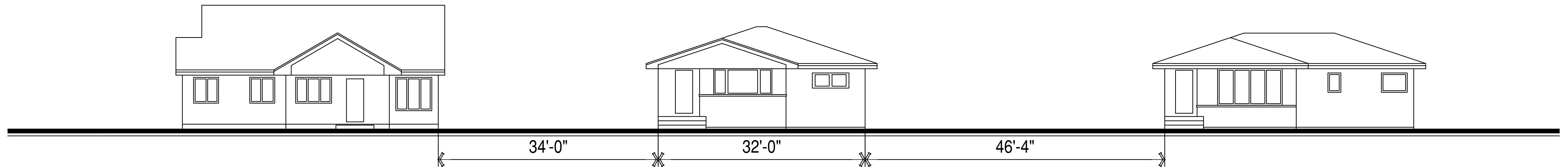
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224

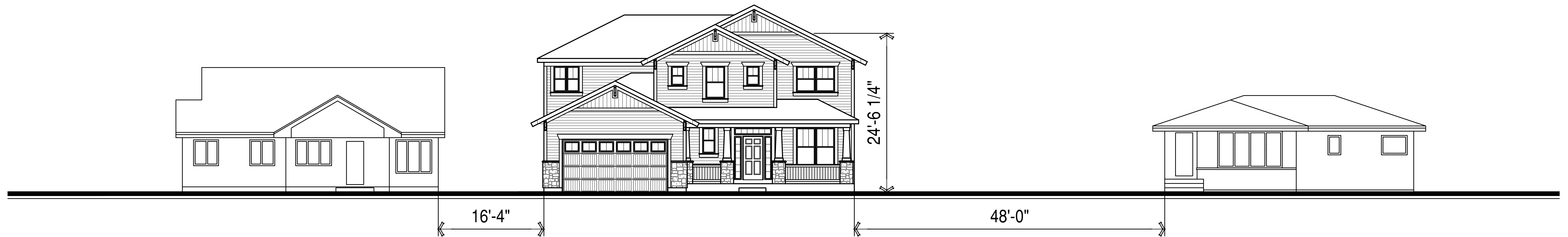


302



Existing Context Elevations

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



Proposed Context Elevations

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

225 Waterman Avenue - Arlington Heights, Illinois



Right Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

MATERIAL SCHEDULE			
KEY NOTE	MATERIAL	MANUFACTURER	COLOR
A	HORIZONTAL SIDING	JAMES HARDIE	NIGHT GRAY
B	SHINGLE SIDING	N/A	N/A
C	VERTICAL SIDING	LP SMART SIDE	SHERMIN-WILLIAMS SWT005
D	ROOFING	CERTAINTED LANDMARK	IKO - DRIFTWOOD
E	TRIM / SOFFIT / FACIA	LP SMART TRIM	SHERMIN-WILLIAMS SWT005
F	STONE	SUNSET STONE	TUSCANY LEDGE
G	GUTTERS	NORANDEX ALUMINUM	WHITE
H	WINDOWS	MI INDUSTRIES	WHITE - VINYL

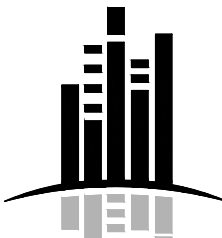
ISSUE DATE: 07-06-2017

REVISIONS



SF - Custom Residence

225 S. Waterman Avenue
Arlington Heights, IL 60004



**BSB
DESIGN**

www.bsbdesign.com
1540 Dundee Road
Palatine, Illinois 60074
847 705 2200

JOB NO: SF170259.00 PROJ MGR: CRB
DRAWN: CHECKED:
EXTERIOR ELEVATIONS

CRAFTSMAN

A3.2

2017-07-06 - Design Commission Submittal

Elevation - Craftsman



MATERIAL SCHEDULE			
KEY NOTE	MATERIAL	MANUFACTURER	COLOR
A	HORIZONTAL SIDING	JAMES HARDIE	NIGHT GRAY
B	SHINGLE SIDING	N/A	N/A
C	VERTICAL SIDING	LP SMART SIDE	SHERMIN-WILLIAMS SWT005
D	ROOFING	CERTAINTED LANDMARK	IKO - DRIFTWOOD
E	TRIM / SOFFIT / FACIA	LP SMART TRIM	SHERMIN-WILLIAMS SWT005
F	STONE	SUNSET STONE	TUSCANY LEDGE
G	GUTTERS	NORANDEX ALUMINUM	WHITE
H	WINDOWS	MI INDUSTRIES	WHITE - VINYL

Left Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Rear Elevation

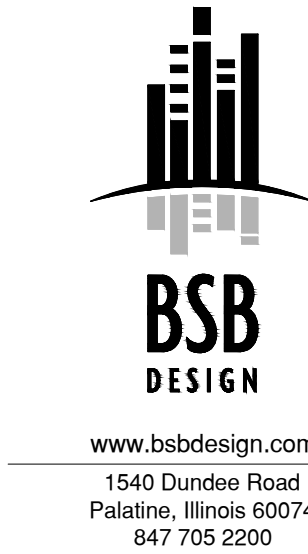
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Elevation - Craftsman

ISSUE DATE:	07-06-2017
REVISIONS	



SF - Custom Residence
225 S. Waterman Avenue
Arlington Heights, IL 60004



JOB NO: SF170259.00 PROJ MGR: CRB
DRAWN: CHECKED:
EXTERIOR ELEVATIONS

CRAFTSMAN
A3.3

2017-07-06 - Design Commission Submittal

225 Waterman Ave.

Exterior Color Package



Stone
Tuscan Ledge



Siding
Night Gray



Soffit, Board and Batten, Trims
SW7005 - Pure White



Roofing
Driftwood

Gutters, Windows, and Garage Door
White

225 S Waterman Avenue, Arlington Heights IL

EXTERIOR COLOR PACKAGE – 6/15/17

Saratoga Elevation - Craftsman

TRADE:	VENDOR:	COLOR:
ROOFING:	LAZZARELLI	IKO - DRIFTWOOD
SIDING:	TEMKO	JAMES HARDIE – NIGHT GRAY
VERTICAL BOARD AND BATTEN:	TBD	SW7005 – PURE WHITE
SOFFIT/TRIM:	TBD	SW7005 – PURE WHITE
STONE:	CMI	SUNSET STONE – TUSCANY LEDGE
GUTTERS:	NORANDEX	WHITE
WINDOWS:	LAKELAND	M/I WHITE VINYL
GARAGE DOOR:	CJ INSULATION	WAYNE DALTON 9100 SERIES W/ STOCKTON 1 GLASS



Item: DC#17-086 - Popeye's Restaurant - 7 W. Dundee Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the proposed wall sign variation request for Popeyes at 7 W. Dundee Road. This recommendation is subject to compliance with the plans dated 3/6/17 and received 6/22/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

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.

ATTACHMENTS:

Description

Staff Report
Context Photos
Exhibits
Hardship Letter

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Popeyes Restaurant
Project Address: 7 W. Dundee Road
Prepared By: Steve Hautzinger

Date Prepared: August 1, 2017

Requested Action(s):

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

ANALYSIS:

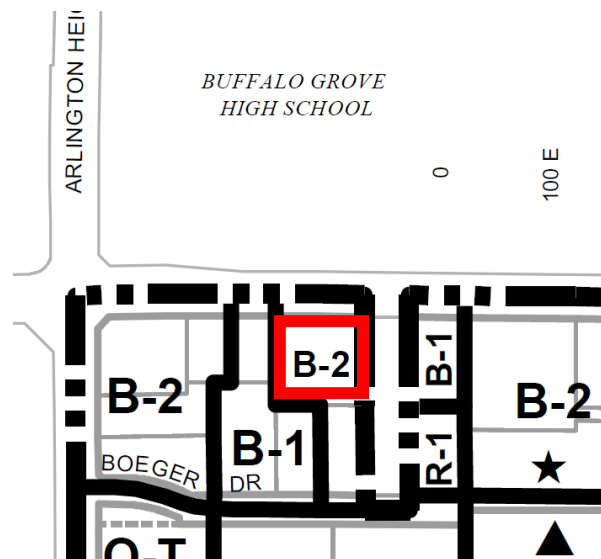
Summary

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

Popeyes Restaurant recently completed an exterior renovation/update to their existing restaurant located at 7 W. Dundee Road. The renovation included demolition of an atrium seating area on the front of the building and façade updates consistent with Popeyes new prototype standards. As part of the renovation, all signage is being updated to the current brand standards, including a wall sign on the front (north) façade facing Dundee Road, an existing ground sign update, and the requested wall sign on the west building wall.



Aerial of Property



Zoning Map of Property



Photo 1. **BEFORE PHOTO.** Popeyes Restaurant and signage before the renovation.



Photo 2. **AFTER PHOTO.** Current Popeyes Restaurant and signage.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Popeyes Restaurant	Commercial
North	Outside of Village boundary (Buffalo Grove)	Buffalo Grove High School	Not Applicable
South	B-2, General Business District	Vacant	Commercial
East	Outside of Village boundary (Buffalo Grove)	Buffalo Grove Animal Hospital	Not Applicable
West	B-1, Business District Limited Retail	Pizza Hut	Offices Only

WALL SIGN PROPOSAL:

The existing wall sign on the west side of the building received a building permit in 1997, but a sign variation was never granted to allow the sign. Therefore, the existing sign is legal non-conforming, and per the sign code, it is not allowed to be replaced with a new sign. The existing sign is 31.5 sf, and the proposed new sign will be a smaller 25 sf sign.

Table 1: Popeyes Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"Popeyes Louisiana Kitchen"	North / Dundee	241.5 sf	60.4 sf	60.2 sf	Existing sign to remain. Complies with code.
"Popeyes Chicken & Biscuits"	West / Parking Area (no frontage)	0 sf	0 sf	31.5 sf	Existing sign to be removed.
"Louisiana Kitchen" with "P" logo	West / Parking Area (no frontage)	0 sf	0 sf	25 sf	Proposed new sign. Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				85.2 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter stating that the west facing sign is crucial for visibility and for identifying the main entrance for their customers.

Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to previously approved sign variations for similar businesses such as McDonald's restaurant at 15 E. Dundee Road which received a sign variation approval in 2013 for a 14 sf wall sign on the side wall of the building adjacent to the entrance. A sign on Popeyes' west wall has existed for 20 years, and the new sign will be 6.5 sf smaller than the old sign.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the proposed wall sign variation request for *Popeyes* at 7 W. Dundee Road. This recommendation is subject to compliance with the plans dated 3/6/17 and received 6/22/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

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.

August 1, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-086





POPEYES
LOUISIANA KITCHEN

POPEYES
LOUISIANA KITCHEN

POPEYES
Now
HIRING!

9
\$12.99

NOTICE OF PUBLIC MEETING
Meeting for: Sign Variation for New Wall Sign
Meeting Location: Arlington Heights Municipal Building
33 S. Arlington Heights Road
DATE: August 8, 2017 TIME: 6:00 PM



BUFFALO GROVE ANIMAL HOSPITAL

Buffalo Grove Animal Hospital
Under New Ownership
Come Visit And See Us!
847-4-1128

Buffalo Grove
**ANIMAL
HOSPITAL**


OBERWEIS
ICE CREAM and DAIRY STORE
NOW HIRING

OBERWEIS DAIRY

ICE CREAM & DAIRY STORE

EXIT





eYes
A KITCHEN

OPEN





BUFFALO GROVE
HIGH SCHOOL
TECHNOLOGY HIGH SCHOOL
DISTRICT 150





SCHEDULE

N2 - (1) 60" NON-ILLUMINATED BUILDING LOGO

LEGEND

N1

NEW PROPOSED

R1

EXISTING SIGN TO BE REPLACED

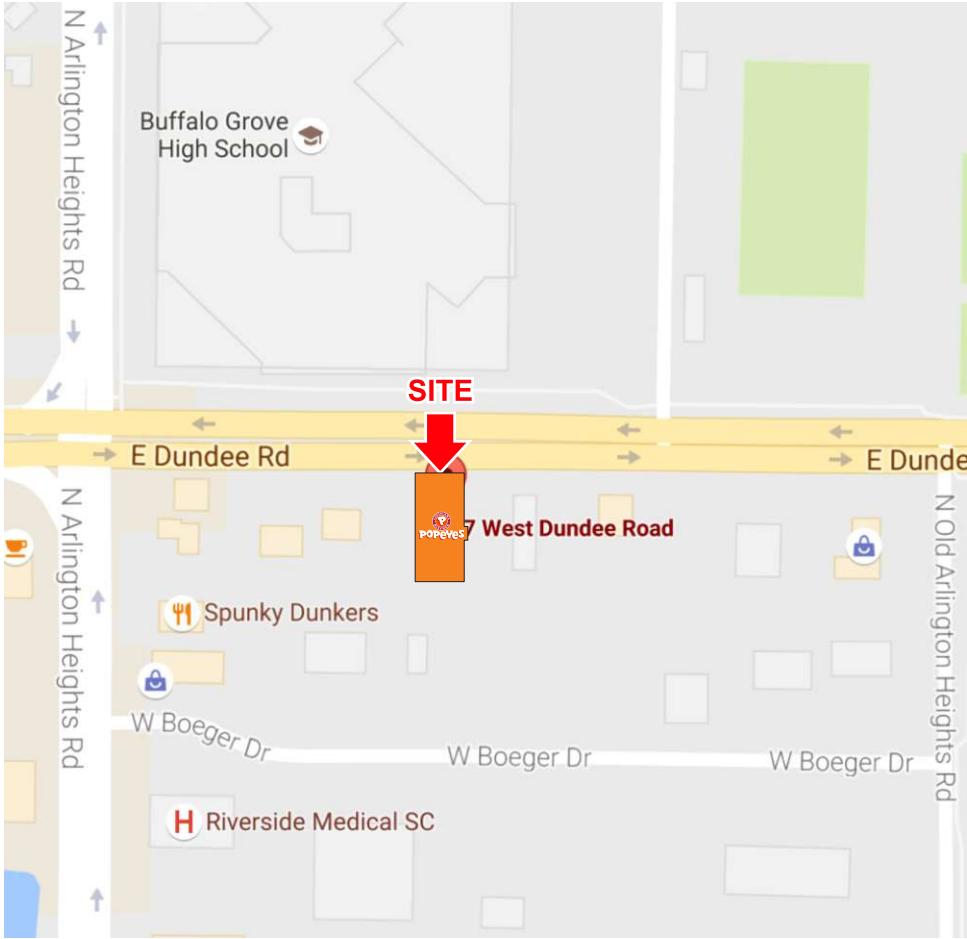
X1

EXISTING SIGN TO BE REMOVED

S1

EXISTING SIGN TO REMAIN

VICINITY MAP



NOT TO SCALE



POPEYES

7 W DUNDEE RD

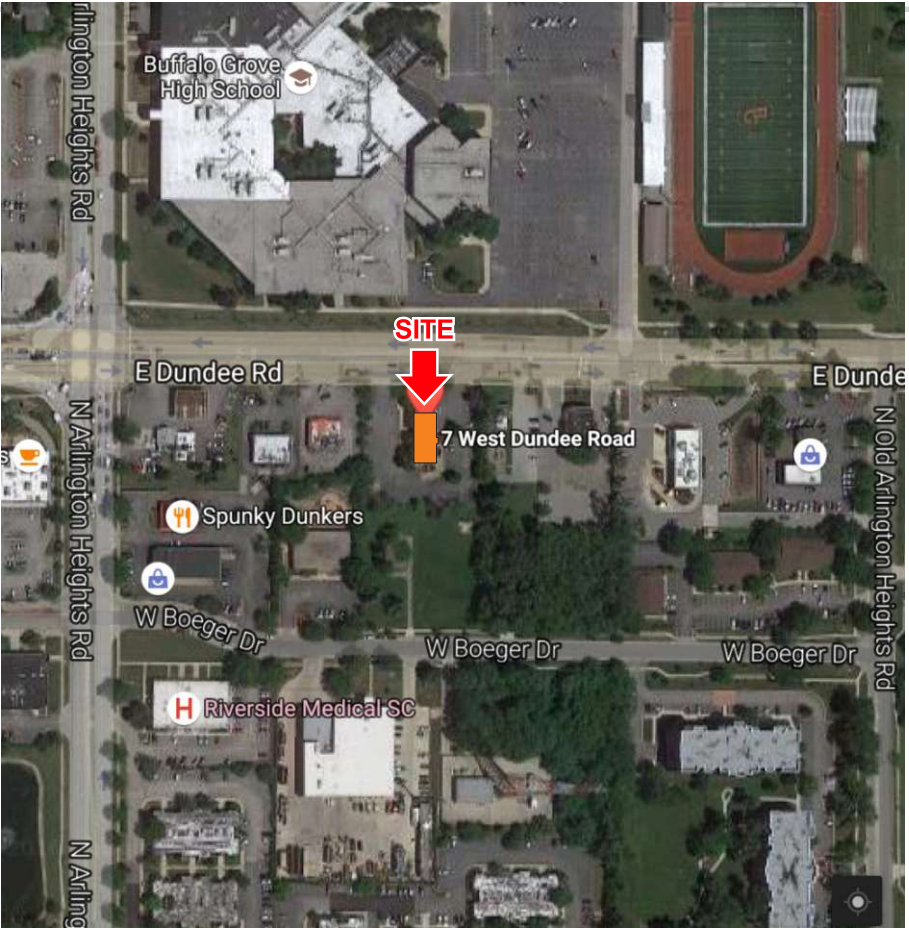
ARLINGTON HEIGHTS, IL 60004

APPROVAL		
X	Title	Date

SIGN CODE	

SQUARE FOOTAGE INFORMATION			
ALLOWABLE	SQ. FT.	PROPOSED	SQ. FT.

AERIAL MAP



NOT TO SCALE



LOREN
LOREN INDUSTRIES

12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 455415
Los Angeles, CA



DRAWING/REVISION NO.:
10-16-0008R8

PAGE NO.:
1 OF 7

CLIENT:
POPEYES

ADDRESS
7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:
11/02/2016

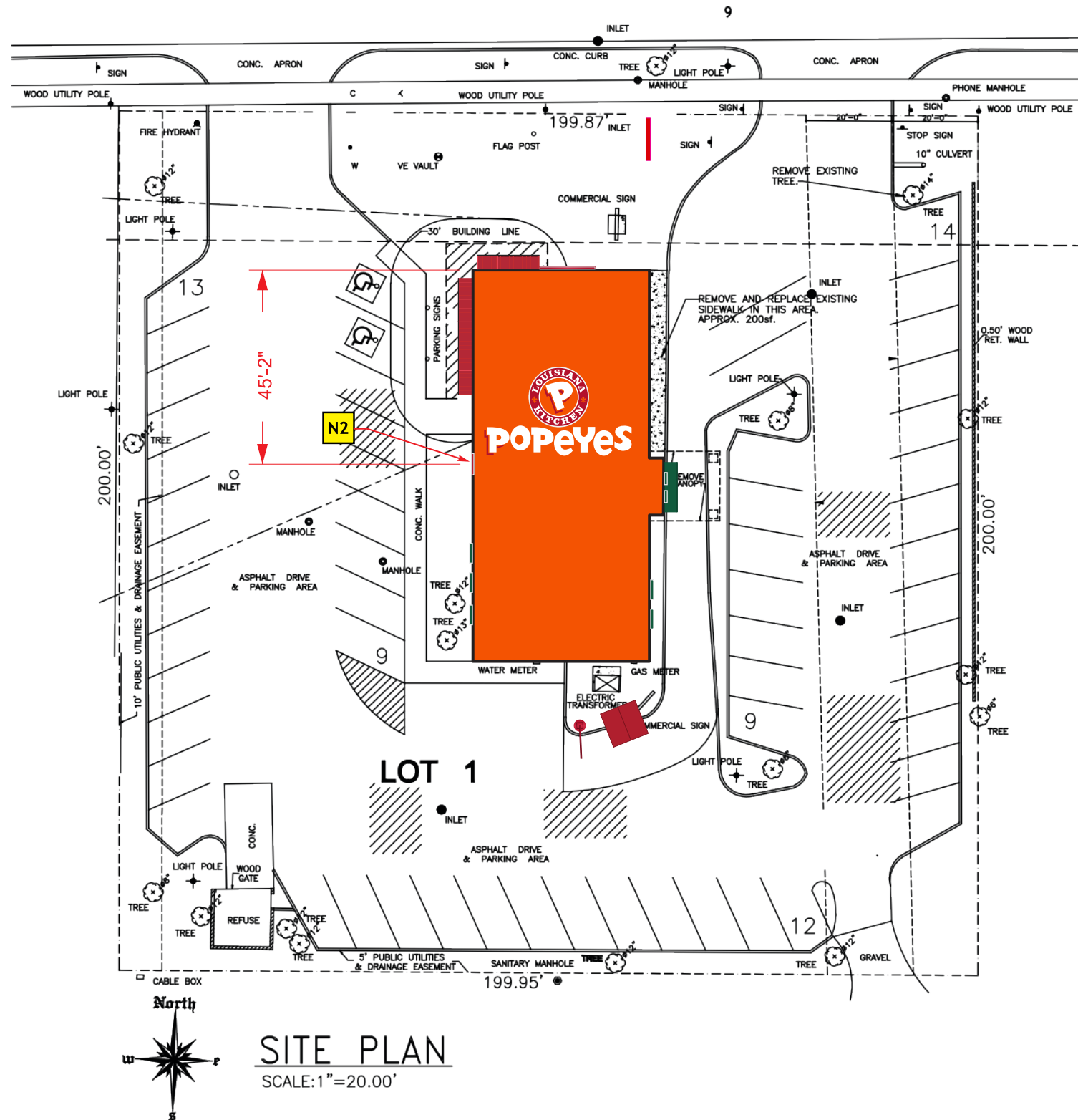
PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

REVISION DATE:
03/6/2017

REVISION BY:
J Medina

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12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 455415
Los Angeles, CA



DRAWING/REVISION NO.:
10-16-0008R8

PAGE NO.:
2 OF 7

CLIENT:
POPEYES

ADDRESS
7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:
11/02/2016

PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

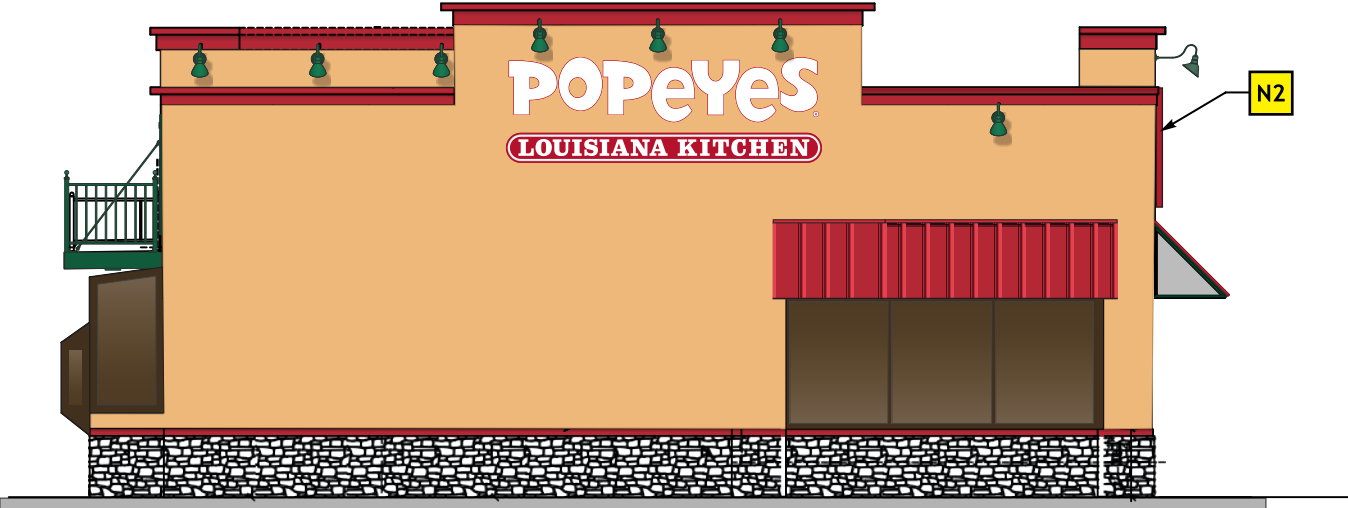
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SITE PLAN

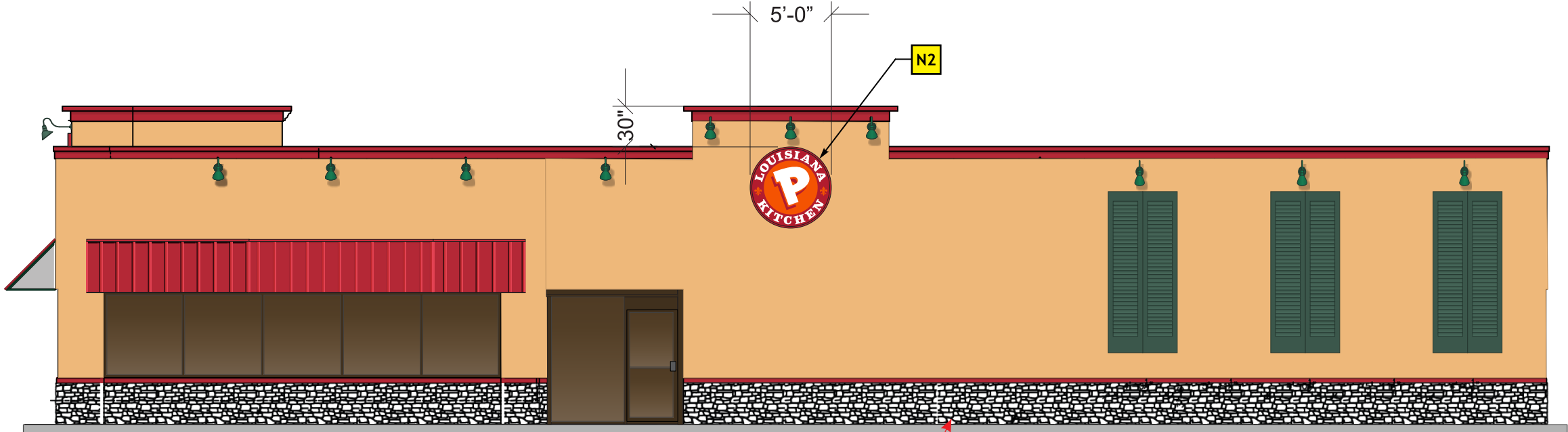
Scale: 1/32" = 1'-0"



COLOR SPECIFICATIONS		
P1		BENJAMIN MOORE SW 2858-30 DELIGHTFUL GOLDEN
P2		BENJAMIN MOORE BM #2007-20: MOCHA BROWN
P3		BENJAMIN MOORE BM 2041-10 HUNTER GREEN
P4		BENJAMIN MOORE 2086-10: EXOTIC RED
P5		BENJAMIN MOORE RM: BRONZETONE
STONE SPECIFICATIONS		
S1		ELDORADO STONE RUSTIC LEDGE

NORTH SIDE ELEVATION ()

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



WEST SIDE ELEVATION ()

BRICK VENEER IS
NON-STRUCTURAL

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



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PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

REVISION DATE:
03/6/2017

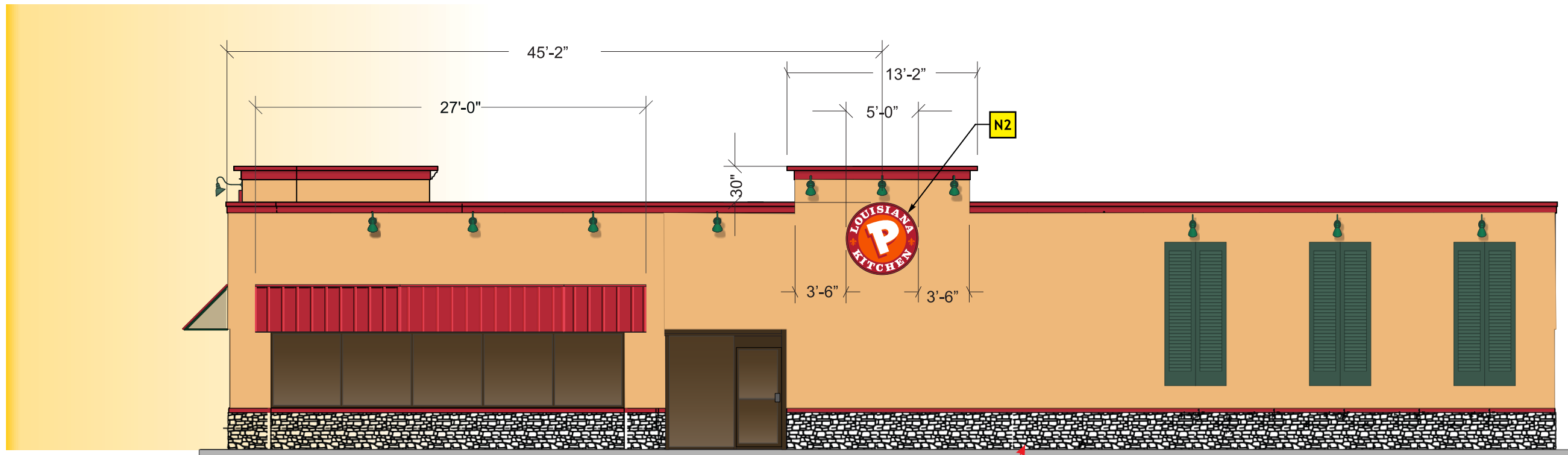
REVISION BY:
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X1 EXISTING WALL LOGO

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



BRICK VENEER IS
NON-STRUCTURAL

N2 PROPOSED WALL LOGO

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



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10-16-0008R8

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CLIENT:

POPEYES

ADDRESS

7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:

11/02/2016

PROJECT MANAGER

DAVE PALMGREN

DESIGNER:

J. MEDINA

REVISION DATE:

03/6/2017

REVISION BY:

J Medina

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CLIENT:

POPEYES

ADDRESS

7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:

11/02/2016

PROJECT MANAGER

DAVE PALMGREN

DESIGNER:

J. MEDINA

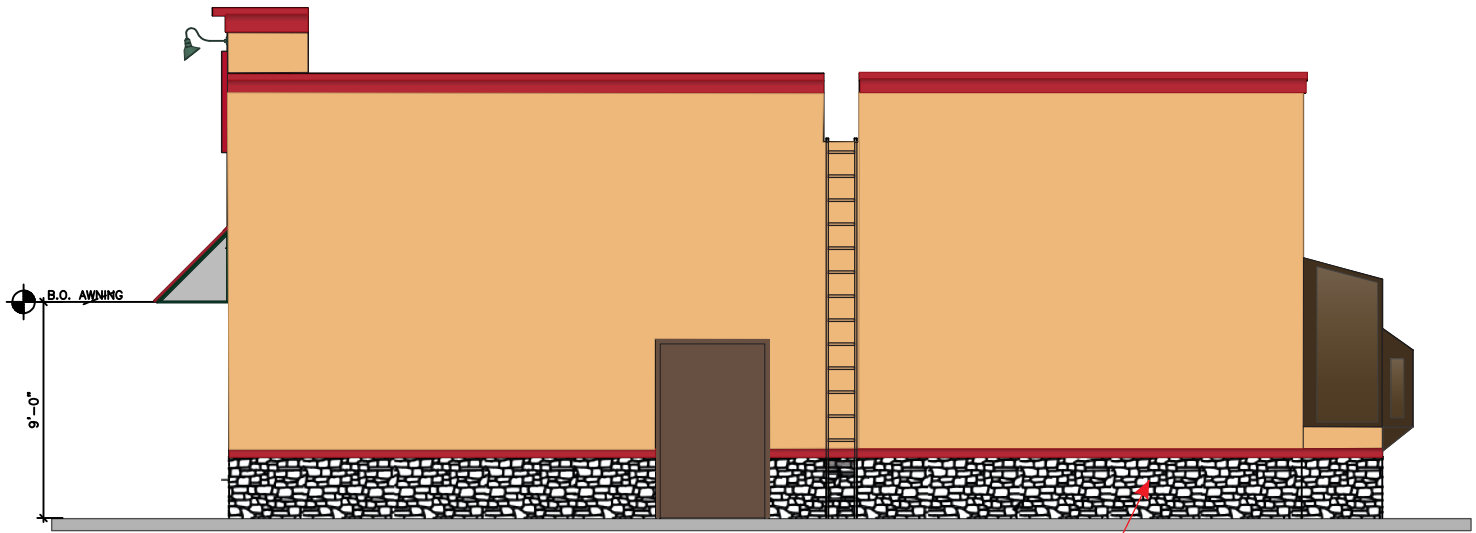
REVISION DATE:

03/6/2017

REVISION BY:

J Medina

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REAR ELEVATION (SOUTH)

BRICK VENEER IS
NON-STRUCTURAL

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



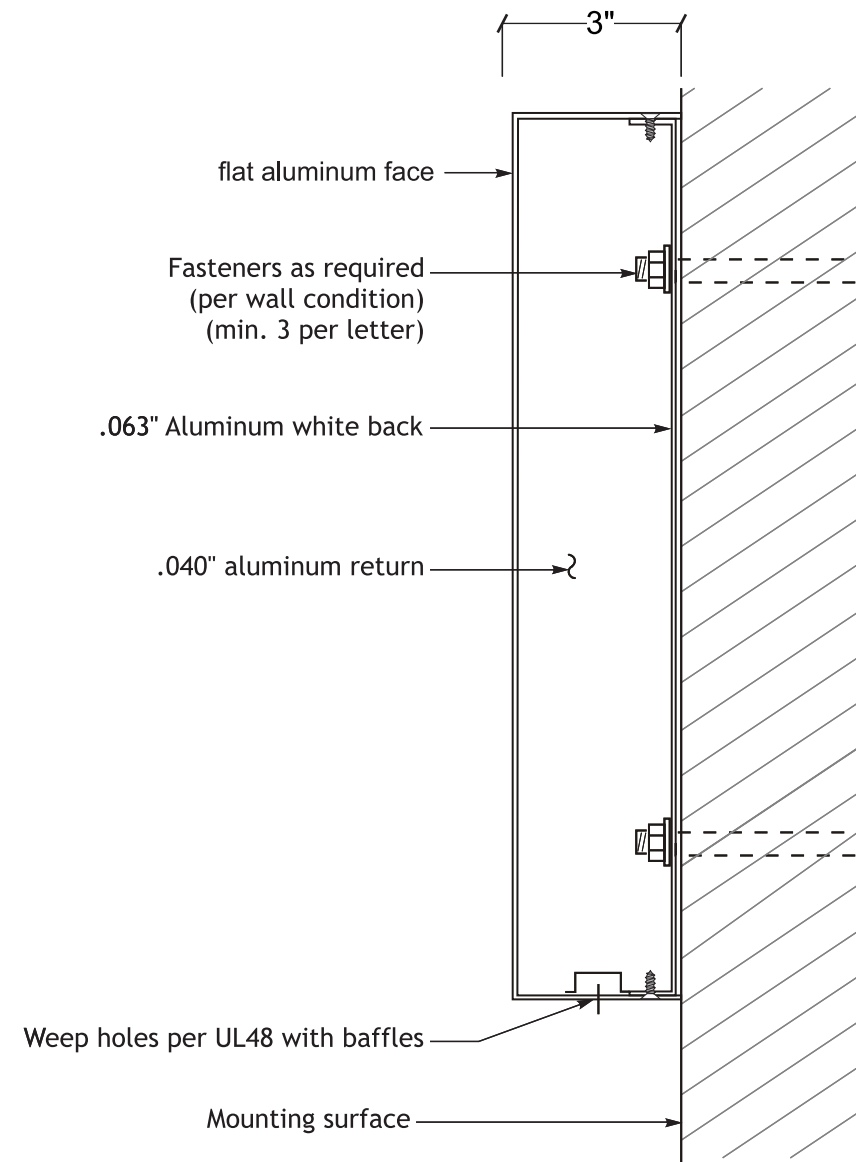
EAST SIDE ELEVATION ()

BRICK VENEER IS
NON-STRUCTURAL

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



X1 EXISTING NON ILLUMINATED WALL SIGN
31.5 SQ FT
SCALE: 3/4" = 1'-0"



NON-ILLUMINATED
SIDE SECTION VIEW
SCALE: NTS



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POPEYES

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ARLINGTON HEIGHTS, IL

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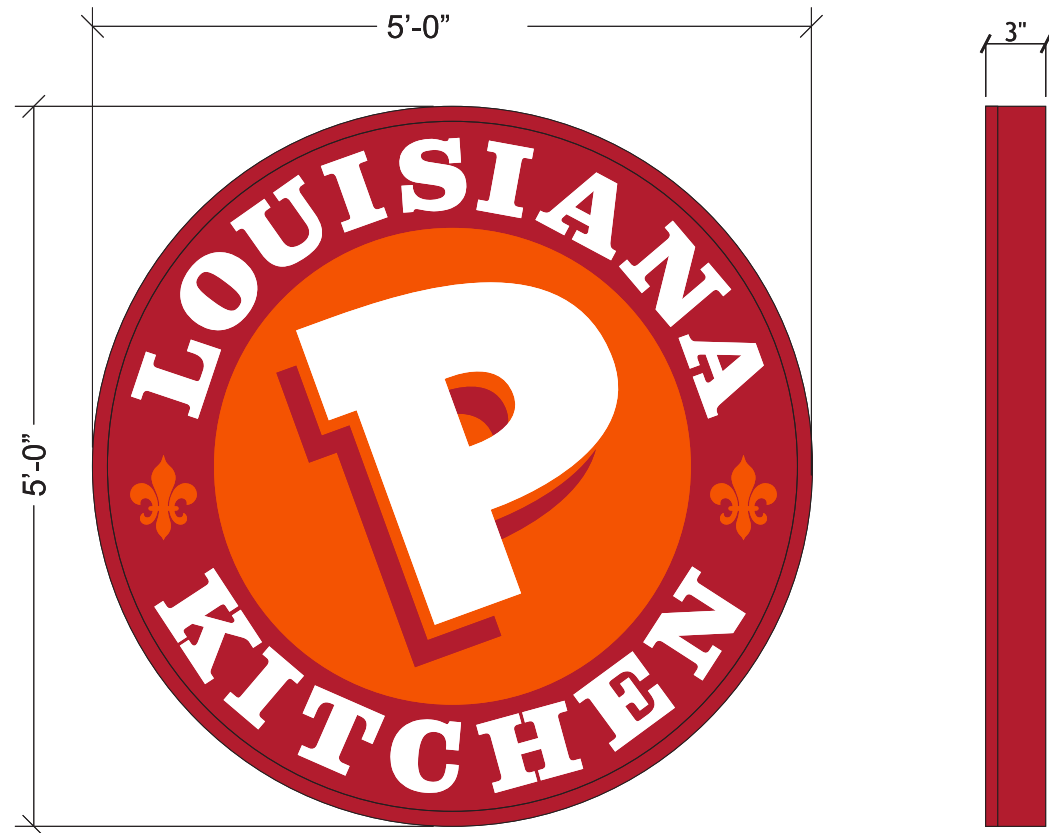
PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

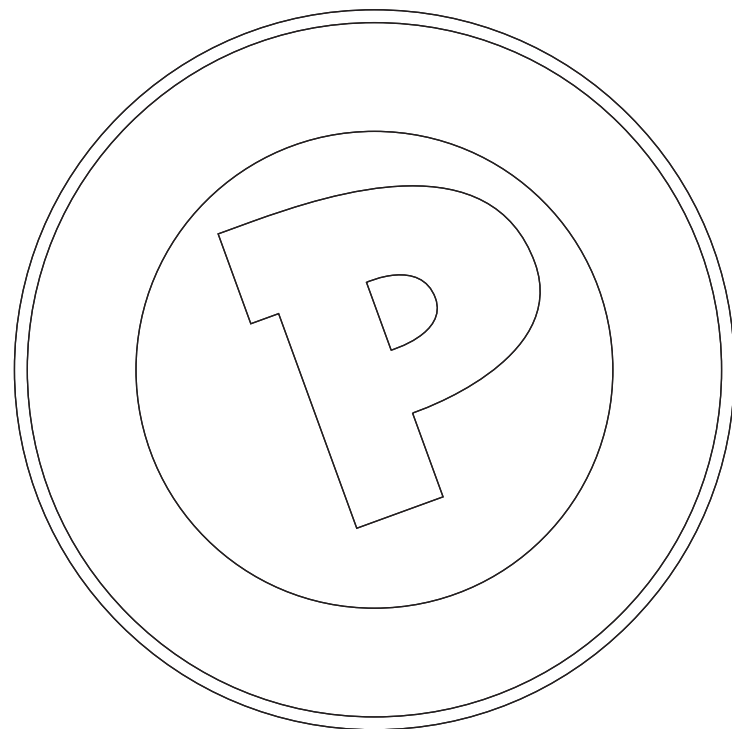
REVISION DATE:
03/6/2017

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J Medina

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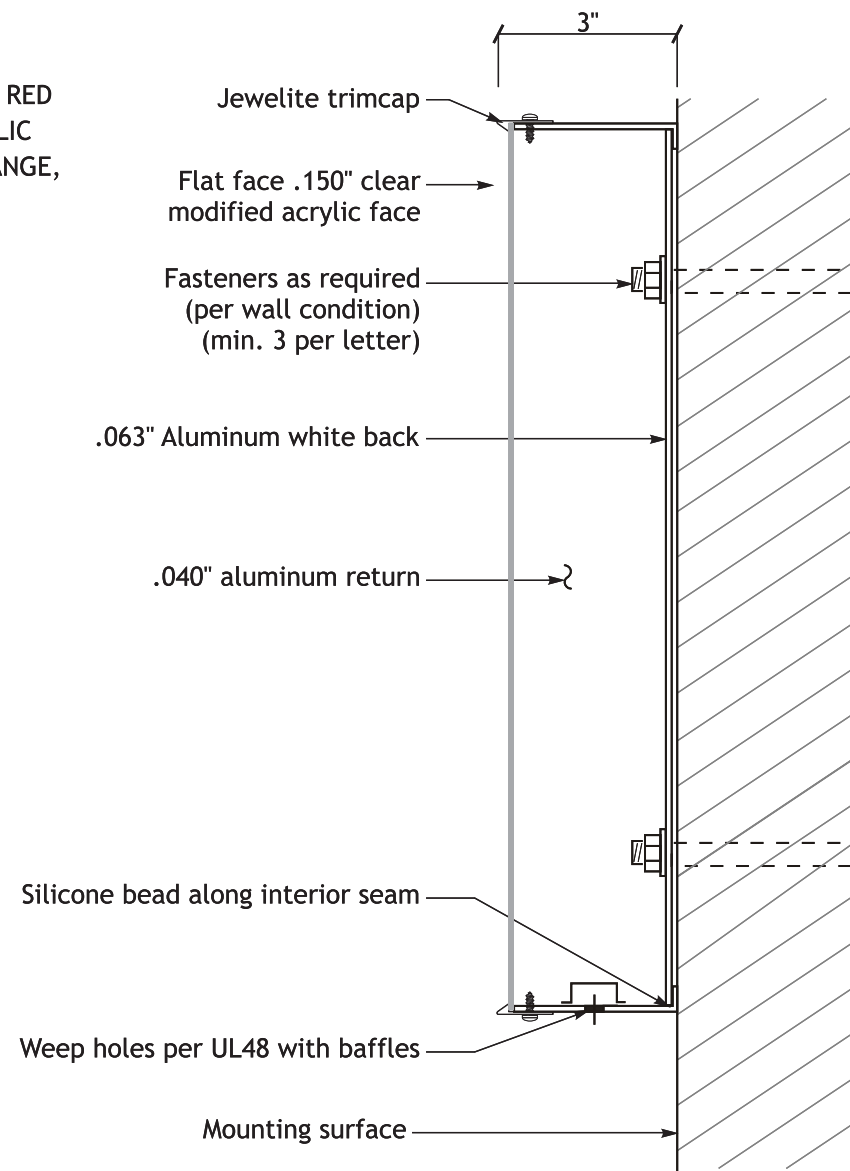


N2 NON-ILLUMINATED BUILDING SEAL
FRONT VIEW & SIDE VIEW
AREA 25.0 SQ FT
SCALE: 3/4" = 1'-0"



N2 FLAT FACE DETAIL
FRONT VIEW & SIDE VIEW
SCALE: 3/4" = 1'-0"

- SPECIFICATIONS:**
1. RETURNS - 3" X .040" ALUMINUM PAINTED PMS 187C RED
 2. FLAT FACE - .150" CLEAR IMPACTED MODIFIED ACRYLIC W/ 2ND SURFACE 3630-53 CARDINAL RED, 3630-44 ORANGE, ALL BACKSPRAYED WHITE
 3. TRIM CAP - 1" RED
 4. BACKS - .063" WHITE ALUMINUM
 - 5.



4 NON-ILLUMINATED BUILDING SEAL
SIDE SECTION VIEW
SCALE: NTS

BILL OF MATERIALS					
ID#	PART NUMBER	MATERIAL DESCRIPTION	QTY	UOM	
1	VNL-3M-11	3M 3630-53 X 48" Translucent "Cardinal Red" Vinyl (PMS 187C)	3	FT	
2	VNL-3M-09	3M 3630-44 X 48" Translucent "Orange" Vinyl	2	FT	
3	IMS-.118.01	Impact Modified Sheet SG-10 Clear 0.150" X 52" X 100"	14	SF	
4	TCJL-1.03	JEWEELITE 1" True Red Trimcap x 150'	10	FT	
5	ALCS-24	.040" X 5.3" X 270' Hunter Red Aluminum Coil	10	FT	
6	ALS-063.05	.063" X 48" X 120" White Aluminum Sheet	9	SF	



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DRAWING/REVISION NO.:
10-16-0008R8

PAGE NO.:
6 OF 7

CLIENT:
POPEYES

ADDRESS
7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:
11/02/2016

PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

REVISION DATE:
03/6/2017

REVISION BY:
J Medina

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Returns: 3" x .040" aluminum painted PMS 187c Red



Flat Face: .150" clear impacted modified acrylic with
2nd surface Cardinal Red & Orange, all backsprayed white



3630-53 Cardinal Red



3630-44 Orange



Backs: .063" white aluminum



Trim Cap: 1" Red

**Popeye's - 7 W. Dundee Rd.
Non-Illuminated sign above
entrance on west elevation**

Vitalsigns
USA

Material List

- 1.) Petitioner Name: Vital Signs USA, inc.
- 2.) Date:
- 3.) Project: Popeye's
- 4.) Location: 7 W. Dundee Rd.

Non-illuminated sign above entrance on west elevatuion

- 1.) Returns – 3" x .040" aluminum painted PMS 187C Red
- 2.) Flat Face - .150" clear impacted modified acrylic w/ 2nd surface 3630-53 Cardinal Red and 3630-44-orange, all backsprayed white
- 3.) Trim Cao – 1" Red
- 4.) Backs - .063" white aluminum

HZ Props RE, Ltd

Popeyes

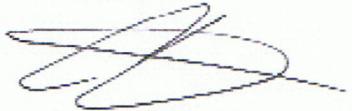
April 19, 2017

**RE: POPEYES
7 W Dundee Rd.
Arlington Heights, IL 60004**

To whom it may concern:

We are seeking a variance in regards to the signage allowed at 7 W Dundee Rd, Arlington Heights. In the reimagining process at this site, we were allowed signage on the North elevation only due to the fact the existing West elevation sign had not been previously permitted. We believe it is crucial for visibility and increased revenue that we have this second elevation branded. The West elevation is also our front entrance and we believe having a sign over the door will be beneficial to our customers.

Sincerely

A handwritten signature in black ink, appearing to read 'Amin Dhanani', with a stylized, overlapping loop structure.

Amin Dhanani

President

HZ Props RE, Ltd

4415 Hwy 6

Sugar Land, Tx 77478



Item: DC#17-091 - Greenbrier School - 2330 N. Verde Dr. - School

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Greenbrier Elementary School located at 2330 N. Verde Drive. This recommendation is subject to compliance with the plans received 7/5/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Provide foundation plantings including a mix of shrubs and perennials a dark bronze metal coping at the top of the brick walls to match the existing building.
2. Provide a screen around the existing rooftop chiller, matching the building design, at such time that it fits the school's maintenance and improvements schedule.
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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Greenbrier Elementary School
Project Address: 2330 N. Verde Drive
Prepared By: Steve Hautzinger

Date Prepared: August 1, 2017

PETITION INFORMATION:

DC Number: 17-091
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: August 8, 2017

Requested Action(s):

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

ANALYSIS

Summary:

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

The petitioner is seeking approval of the architectural design for a two-story addition to an existing elementary school. The new addition will include classrooms and offices. This project requires Plan Commission review and Village Board approval as a Special Use in the R-3 Zoning District. The existing school with the proposed addition does comply with the R-3 zoning requirements, except variations are required for parking, Impervious Surface Coverage, and front yard setback (existing).

Site Analysis:



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-3, One Family Dwelling District	Greenbrier Elementary School	Schools
North	P-L, Public Land District	Greenbrier Park	Parks
South	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	P-L, Public Land District, R-3 One-Family Dwelling District	Greenbrier Park and Single-Family Homes	Parks and Single-Family Detached

Architectural Design:

The design of the proposed two story addition is nicely done as a seamless extension of the existing building architecture, using the same materials, window patterns and massing as the existing building. The new stairwell at the corner of the addition includes a glass curtain wall that will be a nice design feature on the addition.

Landscaping:

As part of the Plan Commission and Village Board review, the proposed landscaping will be reviewed in detail for compliance with requirements for shade trees in parking islands and parking lot screening. In regards to aesthetics, there is minimal existing landscaping along the building walls facing Verde and Roanoke Drive. To enhance the appearance of the existing building, it is recommended that foundation plantings be added along those street frontages. The landscaping should consist of a mix of shrubs and perennials.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from public view. An existing rooftop chiller will be utilized for the new addition. The rooftop chiller is set back from the street, but it is partially visible. It is recommended that the petitioner add an appropriate screen around the unit at such time that it fits their maintenance and improvements schedule.

RECOMMENDATION:

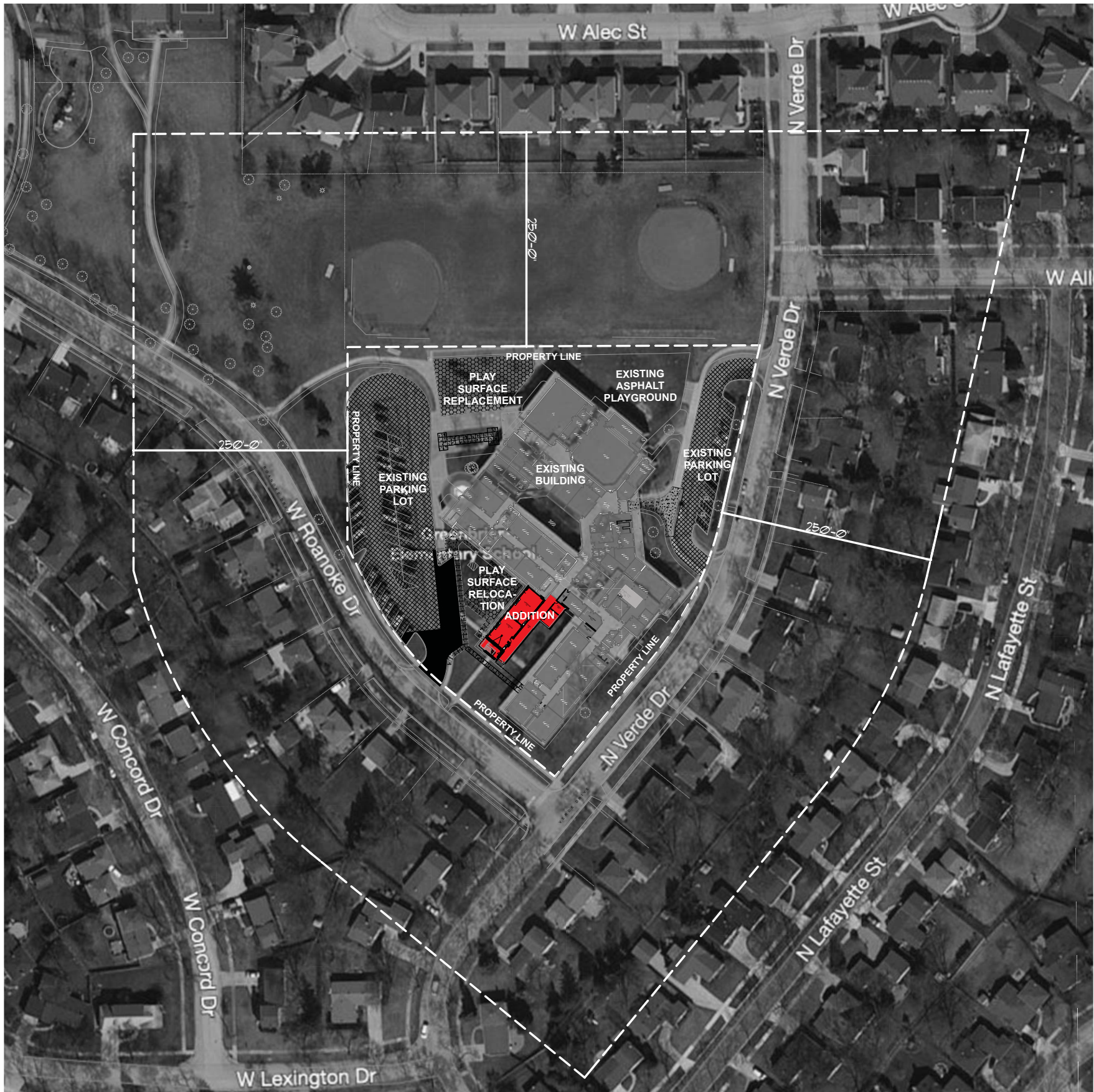
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Greenbrier Elementary School located at 2330 N. Verde Drive. This recommendation is subject to compliance with the plans received 7/5/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Provide foundation plantings including a mix of shrubs and perennials a dark bronze metal coping at the top of the brick walls to match the existing building.
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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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

_____, August 1, 2017

Steve Hautzinger AIA, Design Planner

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 17-091



LOCATION MAP

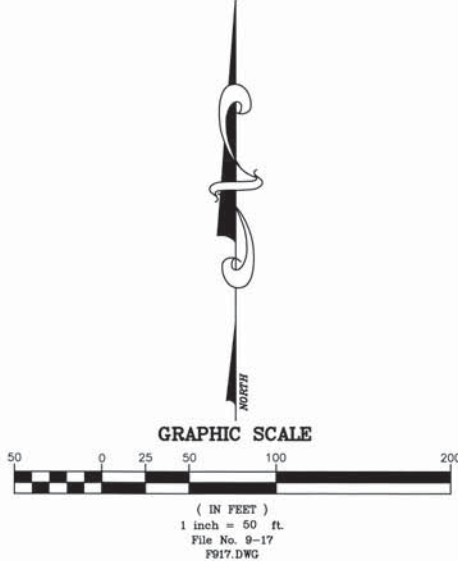
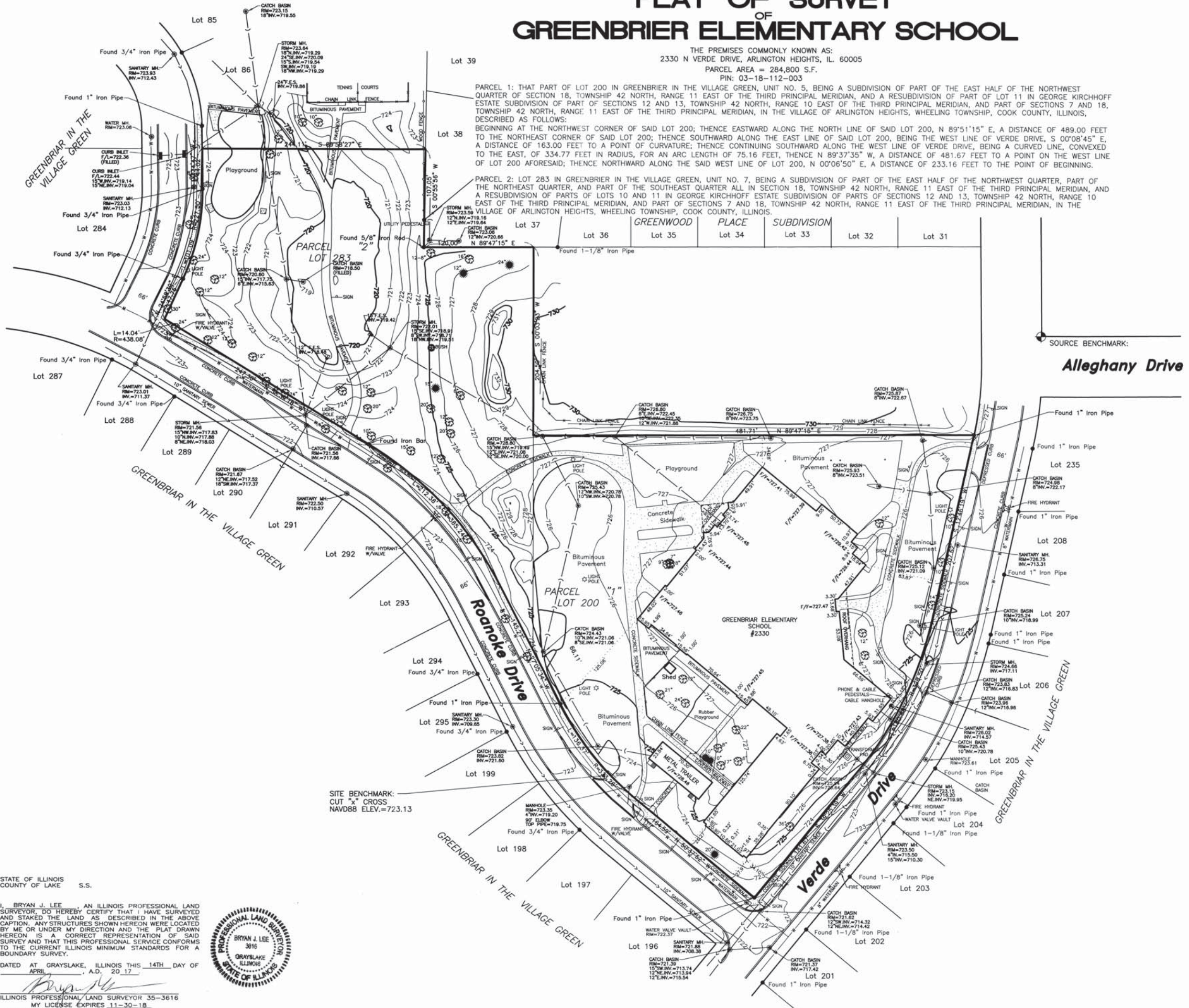
PLAT OF SURVEY
OF
GREENBRIER ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
2330 N VERDE DRIVE, ARLINGTON HEIGHTS, IL 60005
PARCEL AREA = 284,800 S.F.
PIN: 03-18-112-003

PARCEL 1: THAT PART OF LOT 200 IN GREENBRIER IN THE VILLAGE GREEN, UNIT NO. 5, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PART OF LOT 11 IN GEORGE KIRCHHOFF ESTATE SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 200; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 200, N 89°51'15" E, A DISTANCE OF 489.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 200; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID LOT 200, BEING THE WEST LINE OF VERDE DRIVE, S 00°08'45" E, A DISTANCE OF 163.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWARD ALONG THE WEST LINE OF VERDE DRIVE, BEING A CURVED LINE, CONVEX TO THE EAST, OF 334.77 FEET IN RADIUS, FOR AN ARC LENGTH OF 75.16 FEET, THENCE N 89°37'35" W, A DISTANCE OF 481.67 FEET TO A POINT ON THE WEST LINE OF LOT 200 AFORESAID; THENCE NORTHWARD ALONG THE SAID WEST LINE OF LOT 200, N 00°06'50" E, A DISTANCE OF 233.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 283 IN GREENBRIER IN THE VILLAGE GREEN, UNIT NO. 7, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PARTS OF LOTS 10 AND 11 IN GEORGE KIRCHHOFF ESTATE SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS.

GREENWOOD PLACE SUBDIVISION



BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK
RECOVERY SHEET
BENCHMARK DESIGNATION: 17
AT VERDE DRIVE AND ALLEGHENY DRIVE.
ELEVATION= 726.29 NAVD88

SITE BENCHMARK:
SURVEY CONTROL POINT, CUT CROSS ON THE
SOUTH SIDE OF SIDEWALK.
ELEVATION= 723.13 NAVD88

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 14TH DAY OF APRIL, A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-18
PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 02-28-2017
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



HOMES SOUTH OF GREENBRIER SCHOOL ON N. VERDE DRIVE FACING EAST



VIEW OF GREENBRIER SCHOOL AT CORNER OF VERDE DRIVE AND W. ROANOKE DRIVE



VIEW OF PROPERTY WEST OF GREENBRIER SCHOOL (GREENBRIER PARK)



VIEW OF GREENBRIER SCHOOL FROM W. ROANOKE DRIVE



VIEW OF PROPERTY NORTH OF GREENBRIER SCHOOL (GREENBRIER PARK)



VIEW OF GREENBRIER SCHOOL AT FRONT ALONG N. VERDE DRIVE

COLOR PHOTOGRAPHS OF SUBJECT PROPERTY AND SURROUNDING PROPERTIES - 1 of 2

STR

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

GREENBRIER ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

2330 N. Verde Drive, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/30/17



HOME ON N. VERDE DRIVE
NORTH OF W. ALLEGHANY DR.



HOMES ON N. VERDE DRIVE SOUTH OF ALLEGHANY DR. FACING WEST



HOMES ON N. VERDE DRIVE SOUTH OF ALLEGHANY DR. FACING WEST (CONTINUED)



HOMES SOUTH OF GREENBRIER SCHOOL ON W. ROAKOKE DRIVE FACING NORTHEAST



HOMES SOUTH OF GREENBRIER SCHOOL ON W. ROANOKE DRIVE FACING NORTHEAST (CONTINUED)

COLOR PHOTOGRAPHS OF SUBJECT PROPERTY AND SURROUNDING PROPERTIES - 2 of 2

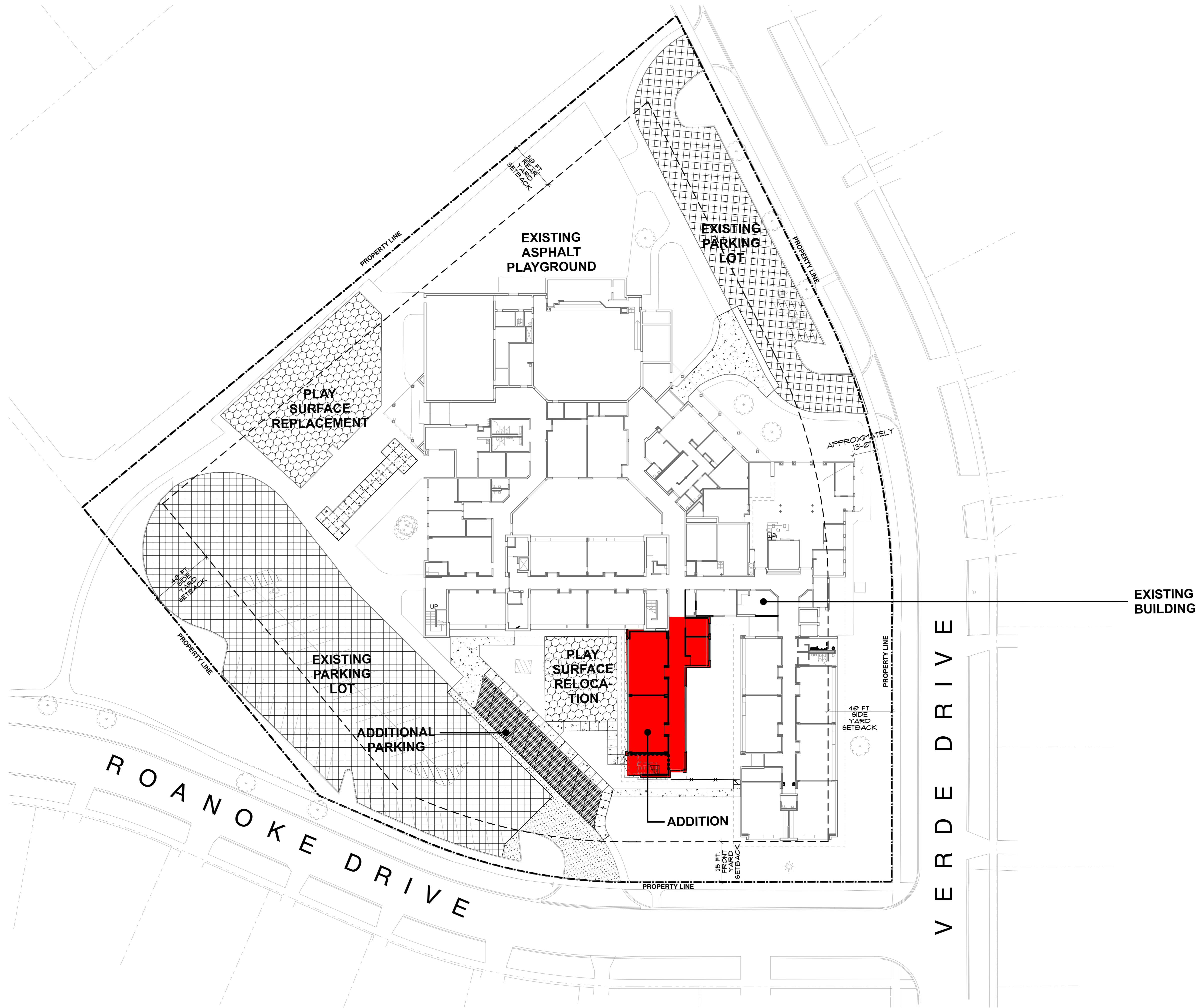
STR

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

GREENBRIER ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

2330 N. Verde Drive, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/30/17



SITE PLAN

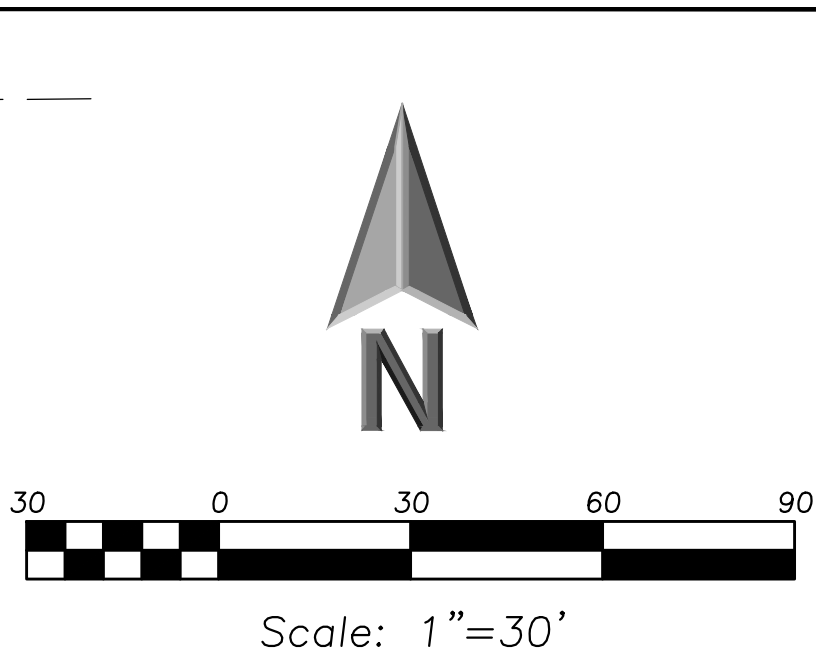
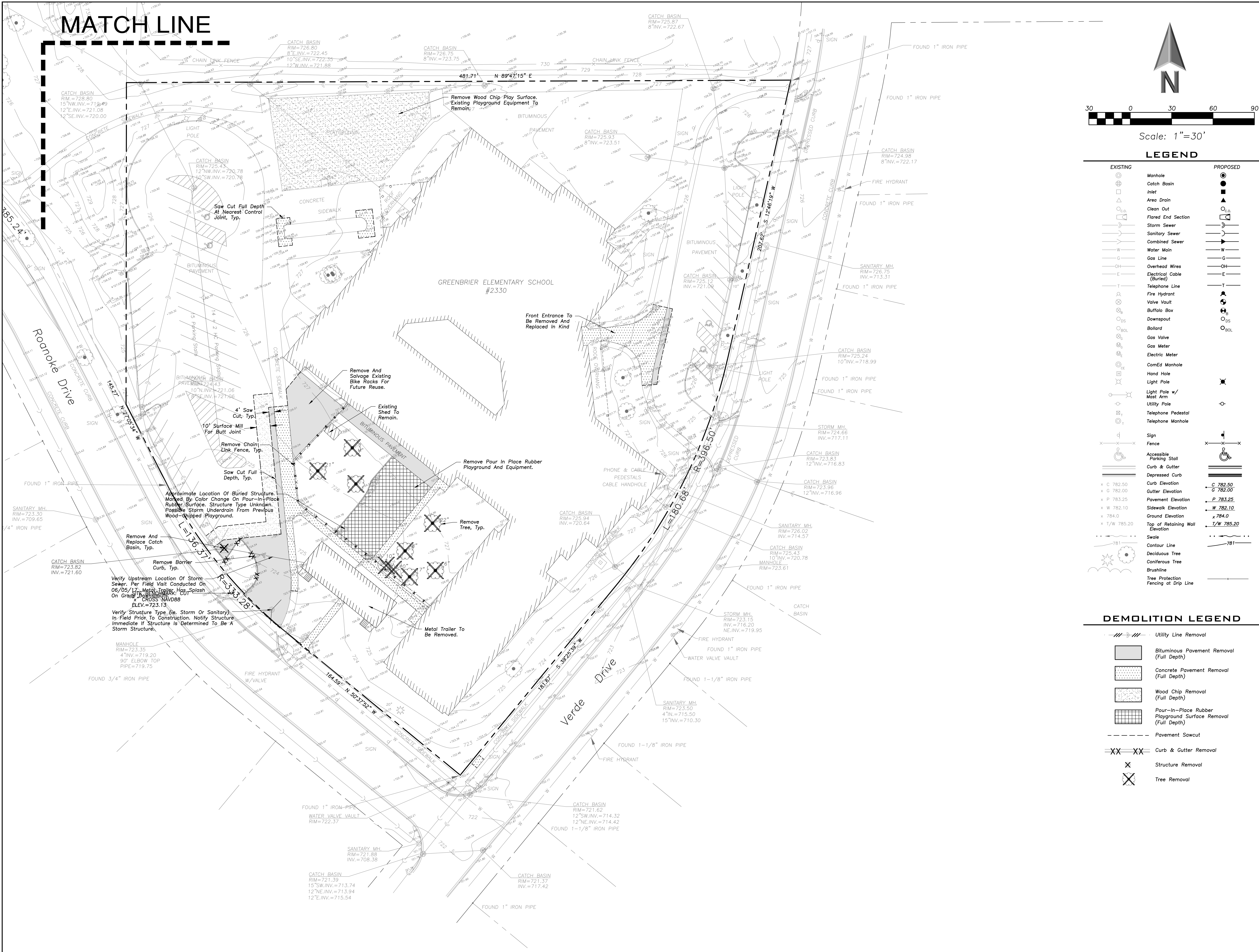


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GREENBRIER ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

2330 N. Verde Drive, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/30/17



LEGEND	
EXISTING	PROPOSED

DEMOLITION LEGEND	
	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Wood Chip Removal (Full Depth)
	Pour-In-Place Rubber Playground Surface Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal



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FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

GREENBRIER SCHOOL

ADDITION AND RENOVATIONS

2330 N. Verde Dr.
Arlington Heights, Illinois

Reserved for Seal:

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CONSTRUCTION**

Expiration Date: _____

No.	Date	Description
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	06/30/17	ISSUE FOR VILLAGE

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Approved By:	KC	Project No.:	

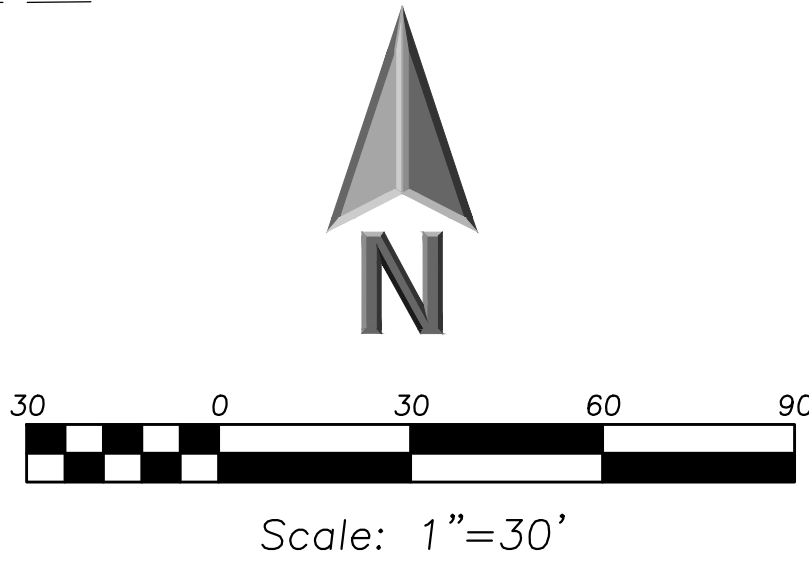
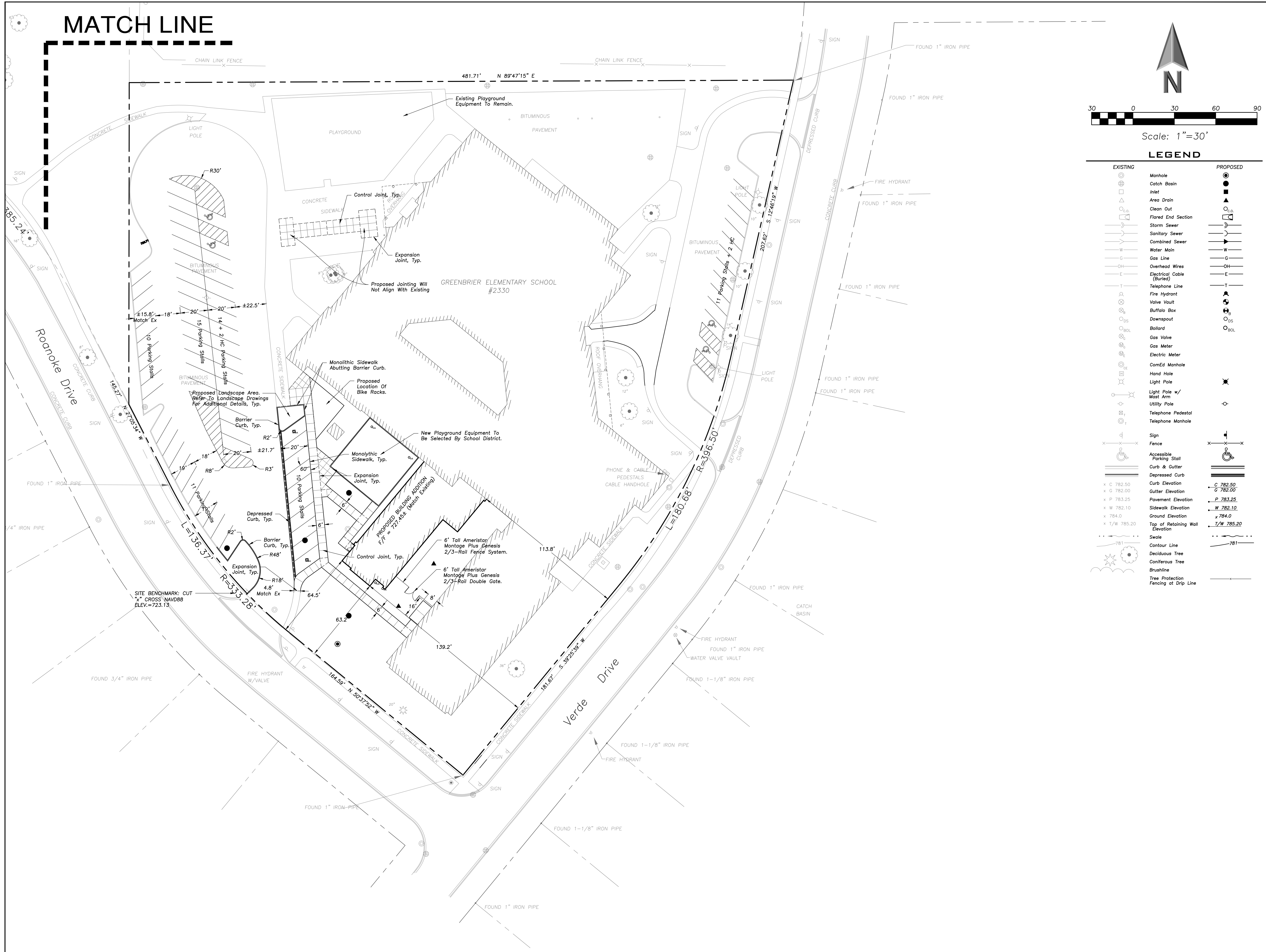
Sheet Title:

**SITE DEMOLITION
PLAN**

Sheet No:

C1.01

MATCH LINE



LEGEND

EXISTING	PROPOSED



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Approved By:	Project No.
KC	

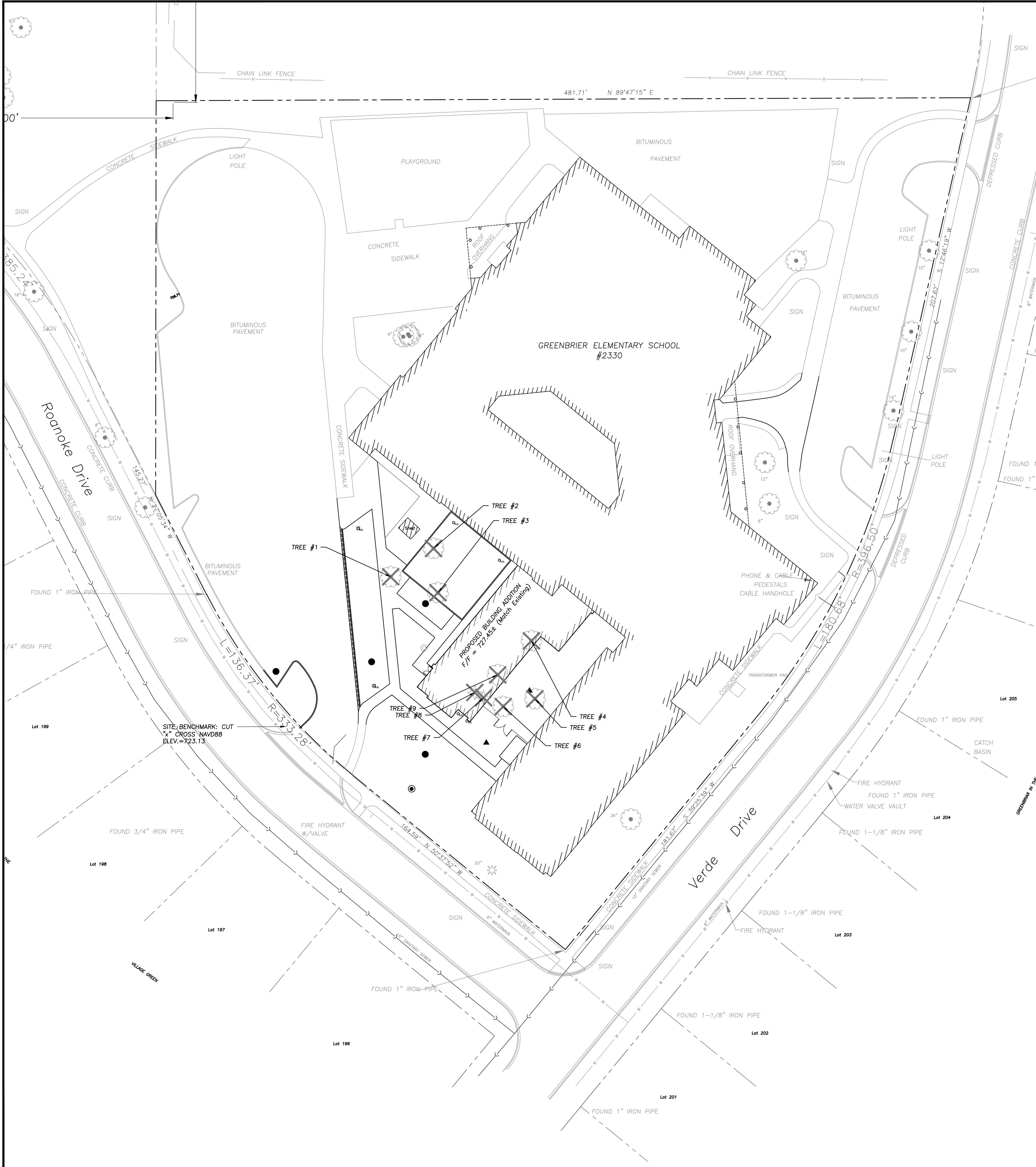
Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C2.01

EEA - P:\Josh\Arlington Heights School Dist 25\2017 Greenbrier Additions\Drawings\L2plan-Greenbrier.dwg
Plotted: 6/29/17 @ 10:44am By: sgregory

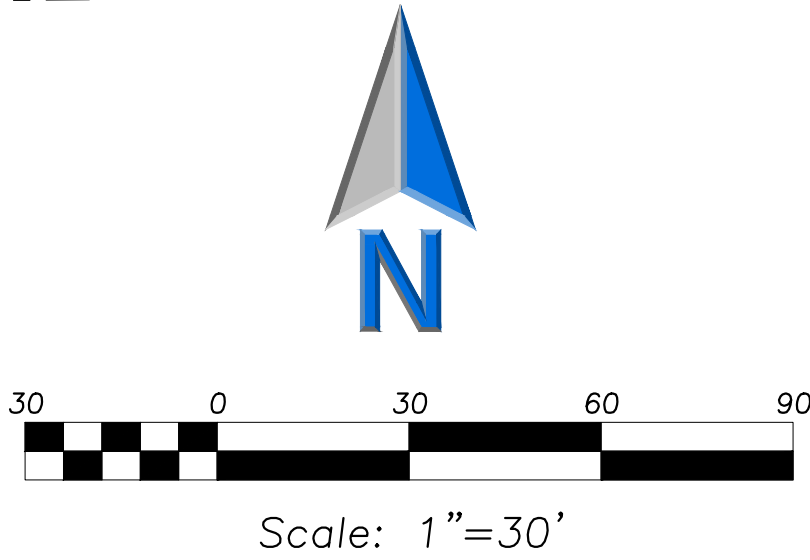


EXISTING TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Acer platanoides	Norway Maple	12" Cal.	Good	
2	Acer platanoides	Norway Maple	12" Cal.	Good	
3	Acer platanoides	Norway Maple	24" Cal.	Fair	
4	Acer platanoides	Norway Maple	22" Cal.	Good	
5	Malus spp.	Crabapple	6" Cal.	Good	
6	Acer saccharinum	Silver Maple	17" Cal.	Good	
7	Picea pungens	Colorado Blue Spruce	10" Cal.	Good	
8	Picea pungens	Colorado Blue Spruce	10" Cal.	Good	
9	Ulmus americana	American Elm	8" Cal.	Good	

TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



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GREENBRIER SCHOOL ADDITIONS AND RENOVATIONS

2330 N. Verde Dr.
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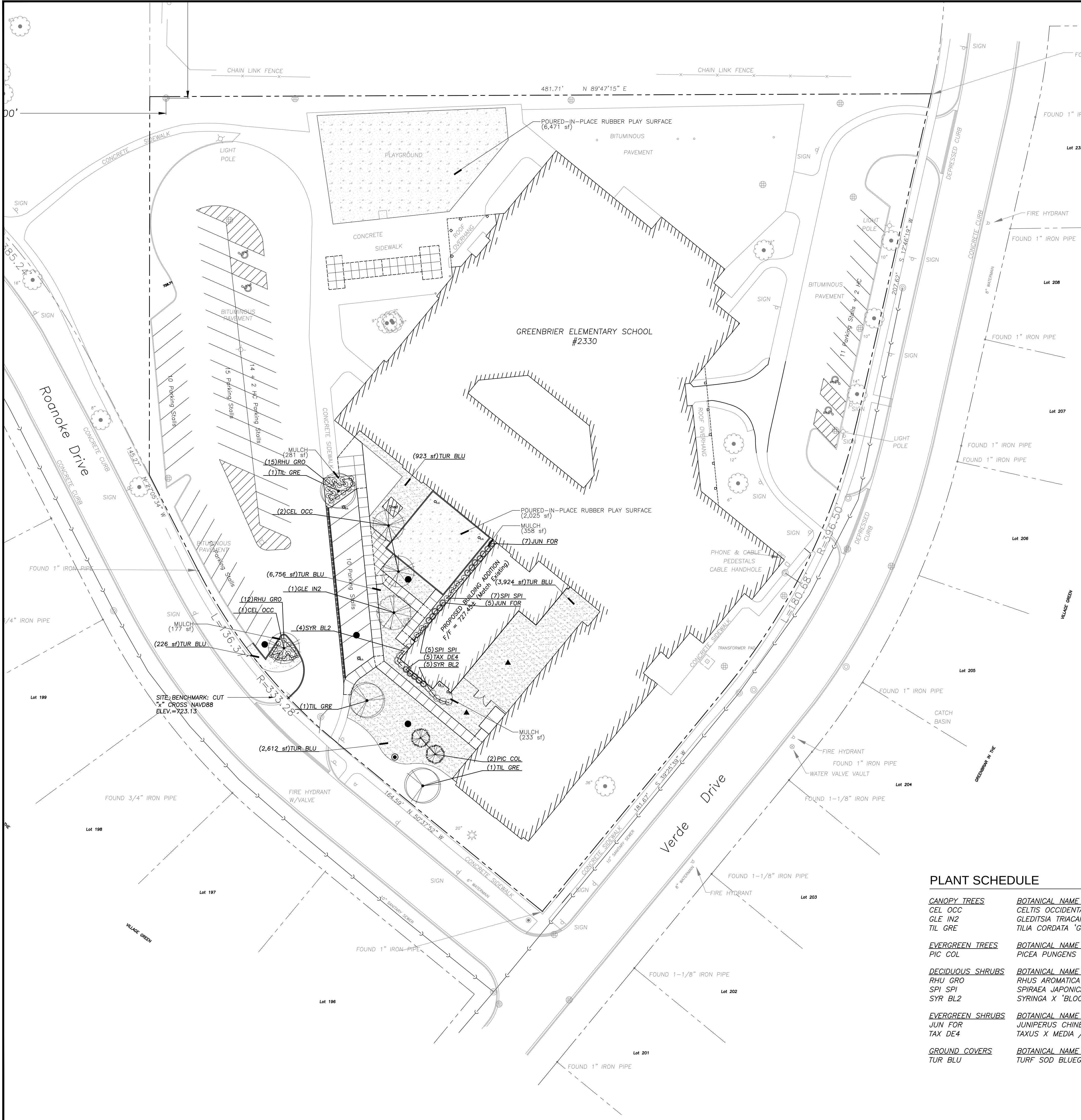
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Design By: SG	Date: 05/18/17
Approved By: KC	Project No.

Sheet Title:
**TREE
PRESERVATION
PLAN**

Sheet No:
L2.01

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Plotted: 6/29/17 @ 10:42am By: sgregory



LANDSCAPE NOTES:

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THEN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
11. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
12. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
13. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
14. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
15. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
16. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUND COVER, UNLESS OTHERWISE NOTED.
17. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
18. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
19. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
20. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
21. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
22. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
23. TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
24. ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
25. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
26. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
27. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

SITE SURFACE SCHEDULE

	<u>POURED-IN-PLACE RUBBER PLAY SURFACE</u>	8,496 SF
	<u>MULCH</u>	1,050 SF

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL	3
GLE IN2	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	B & B	4" CAL	1
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL	3
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / COLORADO GREEN SPRUCE	B & B	8" HT.	2
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 CAL	24" SPREAD	27
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	12
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	9
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	12
TAX DE4	TAXUS X MEDIA / DENSE YEW	B & B	24" HT.	5
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	8,091 SF

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GREENBRIER SCHOOL
ADDITIONS AND RENOVATIONS

2330 N. Verde Dr.
Arlington Heights, Illinois

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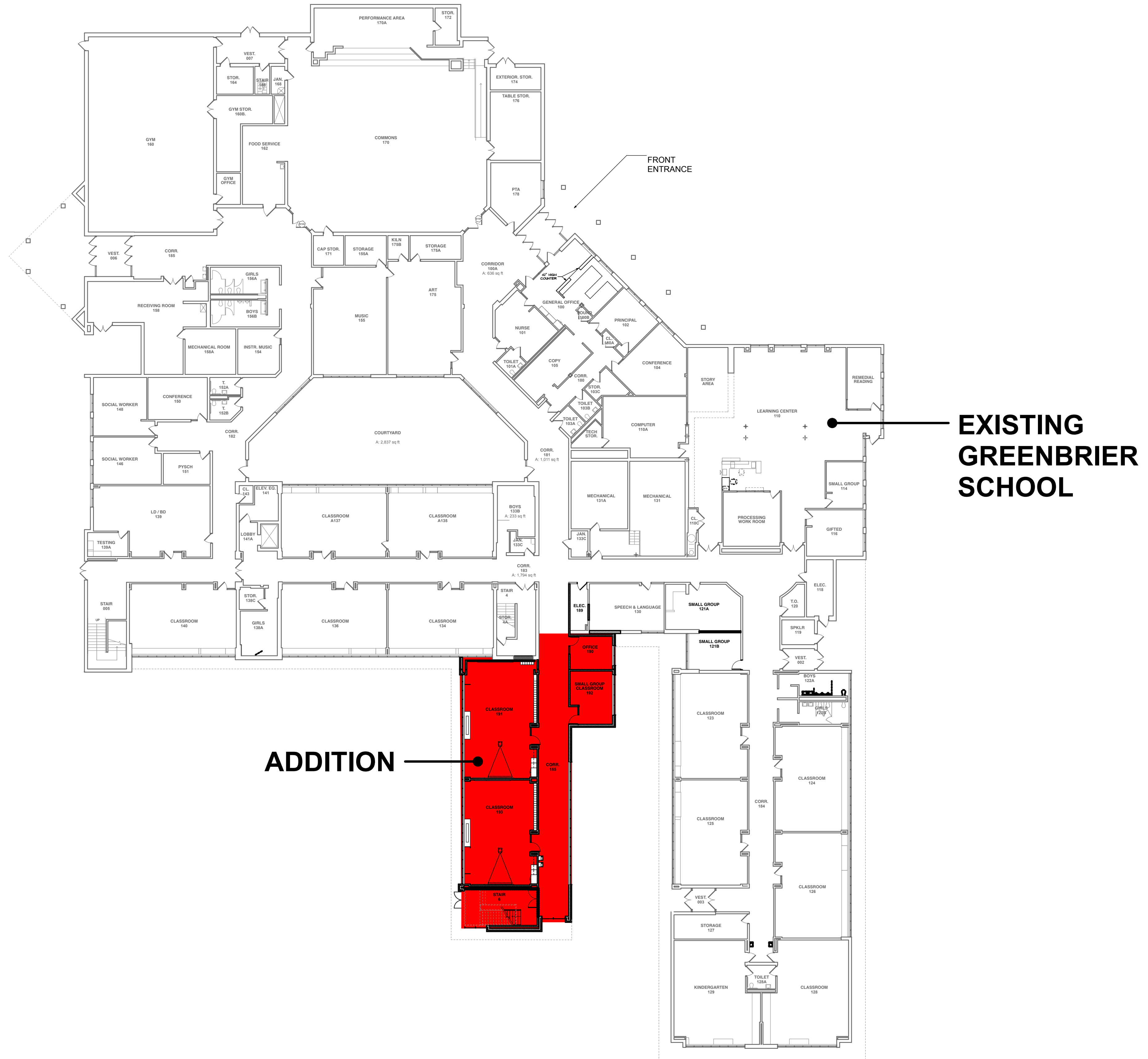
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Approved By:	Project No.
KC	

Sheet Title:

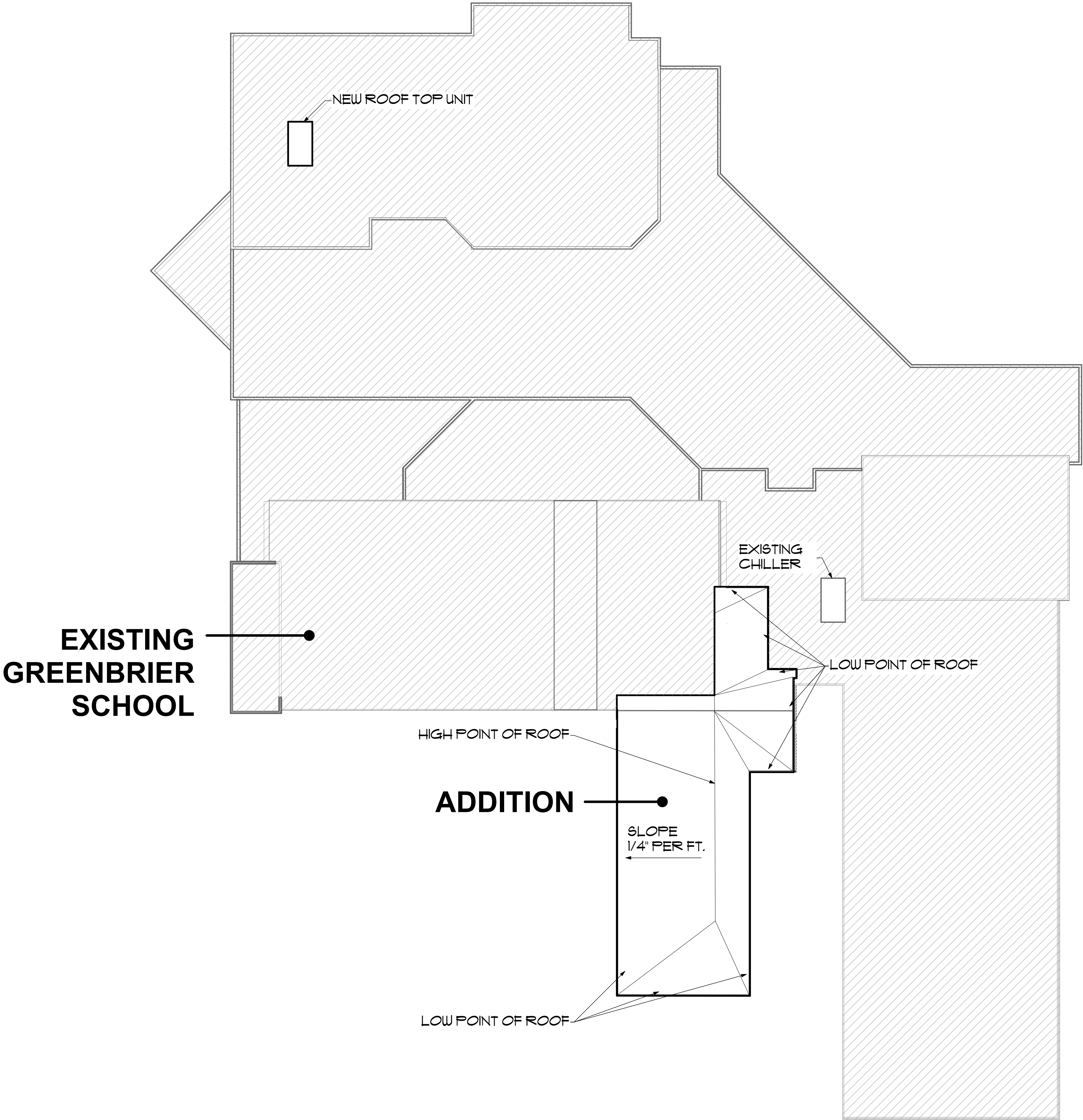
LANDSCAPE
PLAN

Sheet No:

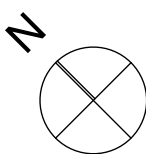
L1.01



FIRST FLOOR PLAN



SCALE: 1" = 20'-0"



0 16' 32' 64'

ROOF PLAN

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GREENBRIER ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

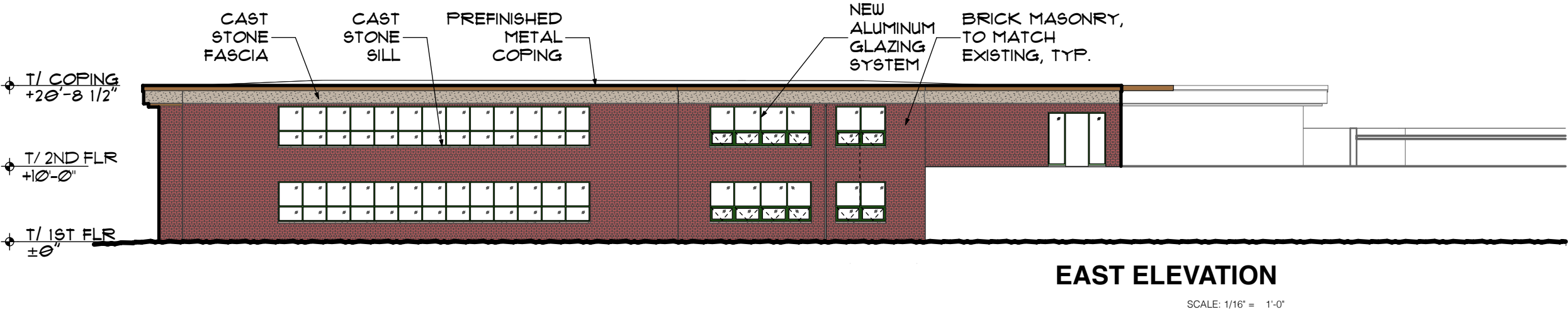
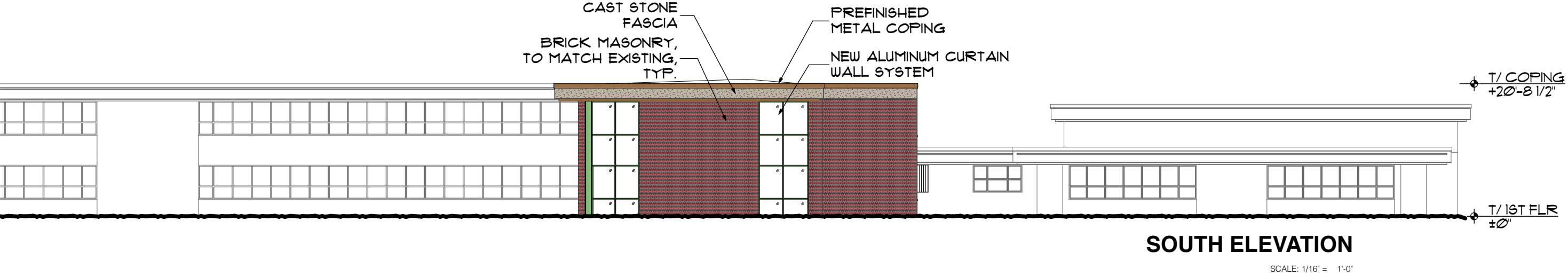
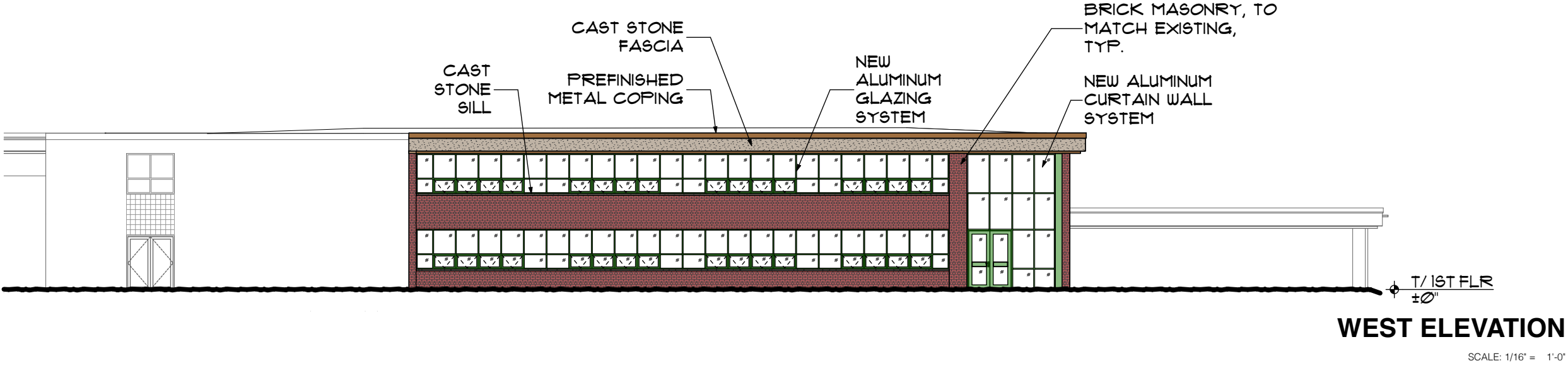
2330 N. Verde Drive, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/30/17

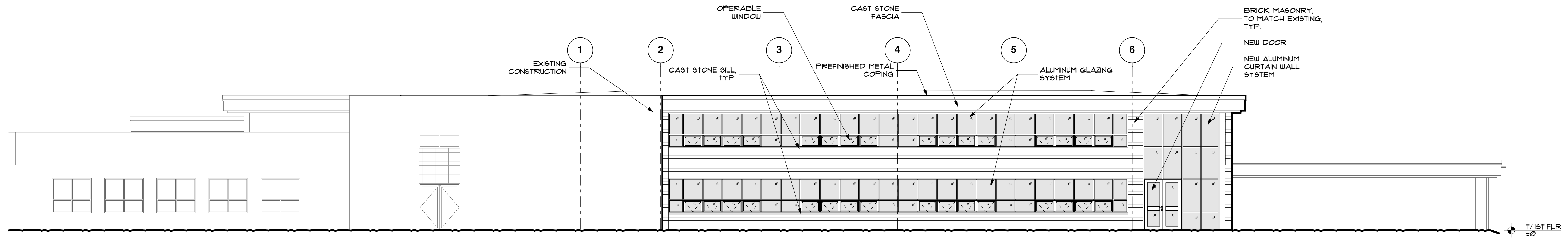


PROPOSED ADDITION SUPERIMPOSED ON EXISTING SITE
NOTE: PROPOSED SITE CHANGES ARE NOT SHOWN IN THIS VIEW

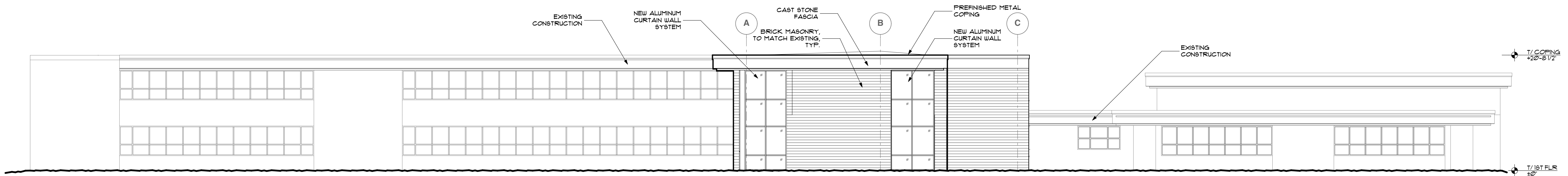
BIRD'S EYE VIEW (COLORED RENDERING) - PROPOSED ADDITION SUPERIMPOSED ON EXISTING SITE



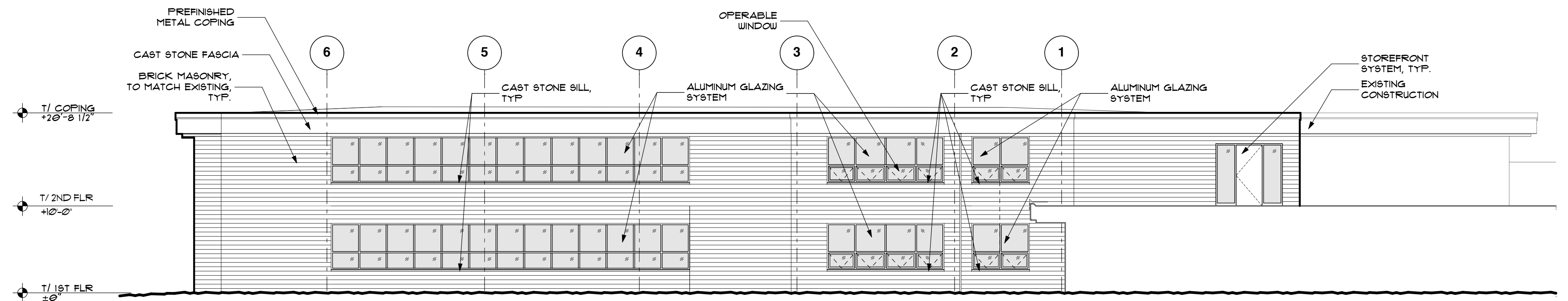
EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

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2330 N. Verde Drive, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
6/30/17



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

MATERIAL LIST

Petitioner Name: Don Hansen, STR Partners LLC, Architects
Project: Greenbrier Elementary School Addition
Location: 2330 North Verde Drive, Arlington Heights, IL 60004
Date: June 30, 2017

School Building:

Red Brick: Sioux City Brick, Red Colonial, Modular – 90%
Sioux City Brick, Granite Red Colonial – 10%
(matching existing)

Canopy Fascia: Renaissance cast stone
(similar color to existing limestone)

Window Framing: Green Painted Aluminum (matching existing)

Curtainwall Framing: Green Painted Aluminum (matching existing aluminum systems)

Roof Copings: Dark Bronze (matching existing)



Item: DC#17-089 - Sigwalt Apartments - 45 S. Chestnut Ave. - MF/New

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new multi-family apartment building.

Recommendation

It is recommended that the Design Commission approve the proposed design for Sigwalt Apartments to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated 6/29/17 and received 6/29/17, 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 quantity and color of metal panel siding.
2. If possible, consider lowering the height of the top floor walls one or two feet.
3. Evaluate the feasibility of stepping back portions of the top floor to break down the overall mass of the building, such as recessing balconies at the outside corners.
4. Fully screen the exterior transformer with landscaping or other appropriate method.
5. Provide additional landscaping throughout the site, in a layered design to soften the proposed building.
6. Consider adding specialty paving at the main entrance.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's

responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Location Map
Photos, Site plan, Landscape Plan
Elevations, Renderings, Materials
Floor Plans

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sigwalt Apartments
Project Address: 45 S. Chestnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: July 31, 2017

PETITION INFORMATION:

DC Number: 17-089
Petitioner Name: Michael Porto
Petitioner Address: CA Residential LLC
130 E. Randolph Street, Suite 2100
Chicago, IL 60601
Meeting Date: August 8, 2017

Requested Action(s):

1. Approval of the proposed architectural design for a new multi-family apartment building.

ANALYSIS:

Summary

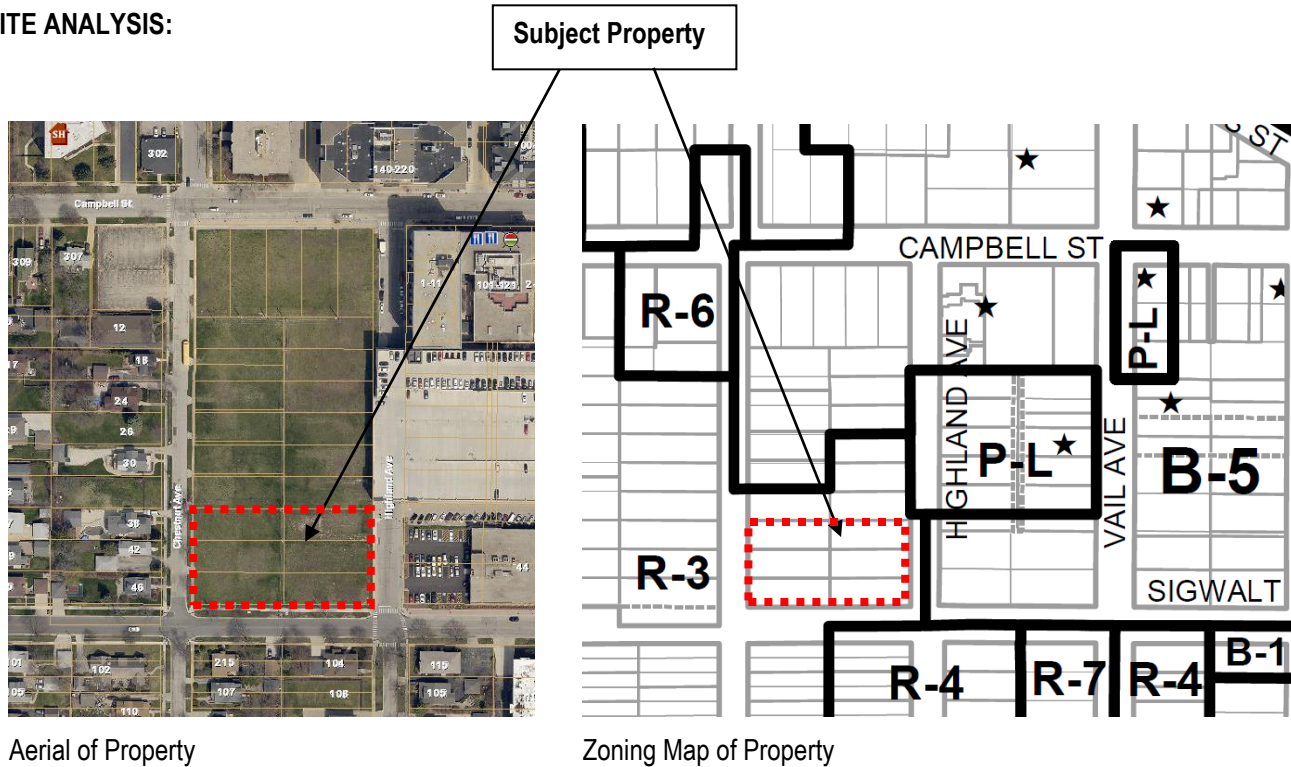
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is seeking approval of the architectural design for a new five-story apartment building with 88 residential apartment units and 110 indoor parking spaces. Parking will be located in the basement and partially on the first floor. The proposed site is the southern end of the vacant block on Sigwalt Street between Chestnut Avenue and Highland Avenue just west of the Downtown.

This project requires Plan Commission review and Village Board approval for the following zoning requirements:

- Rezone the property from R-3, One-Family Dwelling District to R-7 Multiple-Family Dwelling District.
- Planned Unit Development.
- Lot consolidation.
- Variations (may vary at time of final review):
 - o Minimum Area for Zoning District, to allow an R-7 District to be approximately .91 acres where code requires a minimum of 2 acres for the R-7 District.
 - o Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 67,800 sq. ft. in lot size.
 - o Required Front Yard, to allow a front yard setback (east side) of approx. 11' where code requires a 44' setback (based on building height).
 - o Required Front Yard, to allow a front yard setback (west side) of approx. 16.8' where code requires a 44' setback (based on building height).
 - o Required Side Yard, to allow a side yard setback of approx. 4.8' where code requires a 34' setback (based on building height).
 - o Required Exterior Side Yard, to allow an exterior side yard setback of approx. 18.2' where code requires a 20' setback (based on building height).
 - o Maximum Building Lot Coverage, to allow 71.3% building lot coverage where code allows a maximum 45% building lot coverage.
 - o Maximum Floor Area Ratio, to allow 252.5% FAR where code limits maximum FAR to 200%.
 - o Loading Requirements, to waive the requirement for one off-street loading space.
 - o Permitted Obstructions, to allow certain balconies to project 4' into the required front, exterior side, and side yards.
 - o Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.

SITE ANALYSIS:



Aerial of Property

Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One-Family Dwelling District (R-7, Multi-Family Dwelling District proposed)	Vacant	High Density Multi-Family
North	R-3, One-Family Dwelling District / B-5, Downtown District	Vacant	Mixed Use
South	R-3, One-Family Dwelling District / R-4, Two Family Dwelling Units	Single Family Residences	Single Family Attached
East	B-5, Downtown District	AT&T office building	Mixed Use
West	R-3, One-Family Dwelling District	Single Family Residences	Single Family Attached / High Density Multi-Family



Photo 1. 110 S. Evergreen, existing multi-family building.

Architectural Design:

Overall, the proposed design has a nice composition that relates well to the buildings located directly adjacent in the Downtown, such as the Vail Avenue parking garage, Dunton Tower Apartments, and Metropolis Loft condominium. The design includes a nice mix and balance of exterior materials. The colors work well together and complement the adjacent Downtown buildings.

A similar example of scale and materials in this area is the existing multi-family building located at 110 S. Evergreen, which is in the neighborhood on the south end of the Downtown. 110 S. Evergreen is six-stories in height, and has a light colored base, brick body, and standing seam metal cladding on the top floor (see photo 1 above).

In regards to the proposed design, the Design Commission should evaluate the following:

- Although there are examples of metal cladding in the Downtown, the Design Commission should evaluate the quantity and color of metal panel siding on the proposed design.
- There appears to be a lot of wall space above the top floor windows. If possible, consider lowering the height of the top floor walls one or two feet.
- Consider stepping back portions of the top floor to break down the overall mass of the building, such as recessing balconies at the outside corners.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design has all of the rooftop mechanical equipment recessed from the exterior walls and enclosed within mechanical equipment screens.

Dumpster and Utility Screening:

Trash dumpsters will be stored inside the building. The exterior transformer on the east side of the building should be fully screened with landscaping or other appropriate method.

Landscaping:

The proposed landscaping will be reviewed in detail as part of the Plan Commission review and Village Board approval, but overall the proposed landscaping is minimal and it is recommended that additional landscaping be provided. The landscaping should be layered to help soften the proposed building. Specialty paving should be considered at the main entrance.

Signage:

The proposed development includes a small 7 sf "Sigwalt Luxury Apartments" development identification sign adjacent to the main entrance facing Sigwalt Street. The proposed sign complies with code and is nicely designed with an understated appearance that is appropriate in this location. Separate sign permit applications are required for all signage.

RECOMMENDATION:

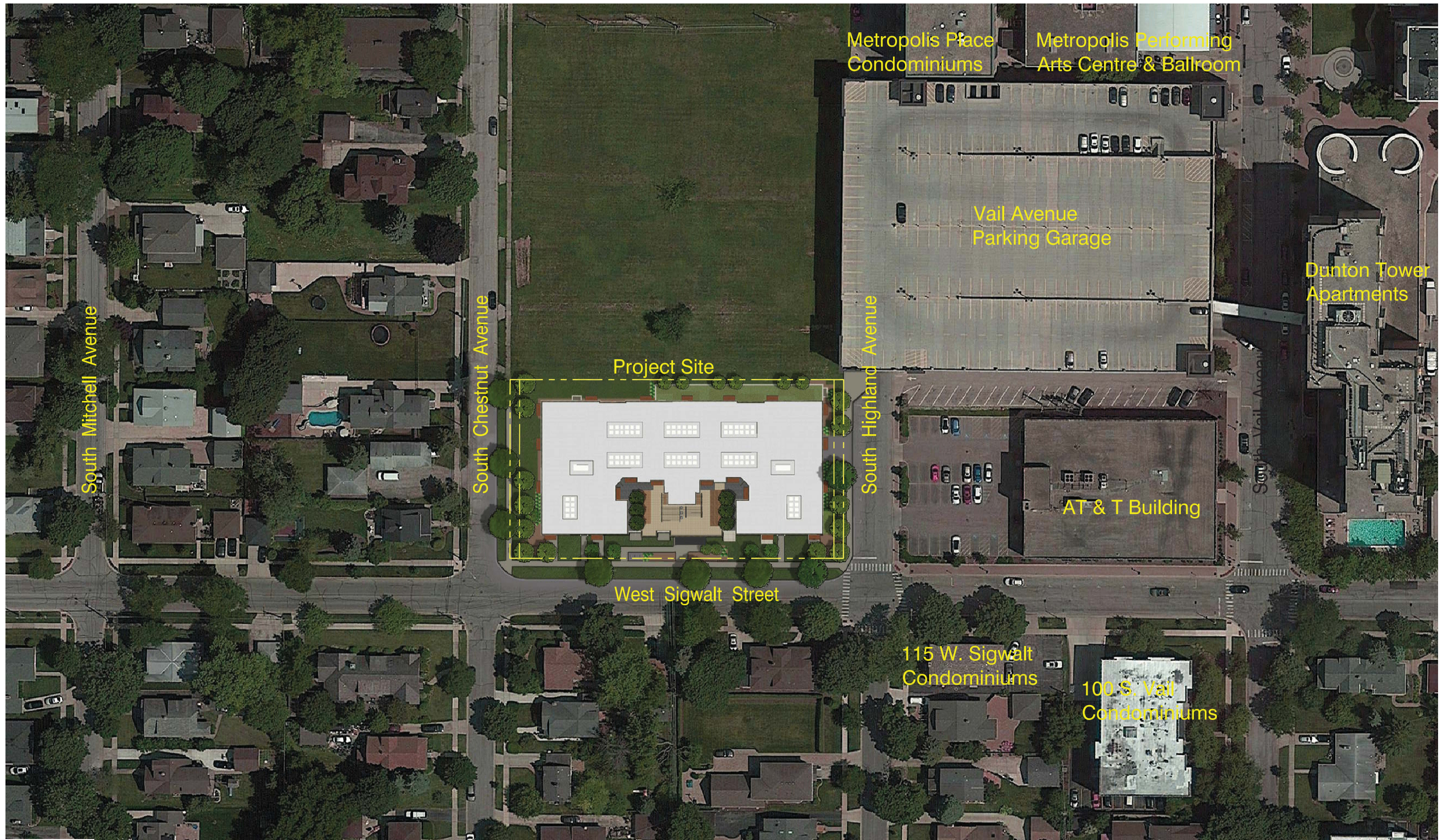
It is recommended that the Design Commission **approve** the proposed design for *Sigwalt Apartments* to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the plans dated 6/29/17 and received 6/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the quantity and color of metal panel siding.
2. If possible, consider lowering the height of the top floor walls one or two feet.
3. Consider stepping back portions of the top floor to break down the overall mass of the building, such as recessing balconies at the outside corners.
4. Fully screen the exterior transformer with landscaping or other appropriate method.
5. Provide additional landscaping throughout the site, in a layered design to soften the proposed building.
6. Consider adding specialty paving at the main entrance.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
8. All signage must meet code, Chapter 30.

July 31, 2017

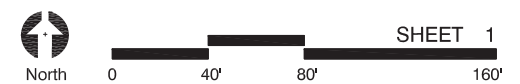
Steve Hautzinger AIA, Design Planner

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 17-089



Sigwalt Apartments
Arlington Heights, IL

Location Map



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



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View 2



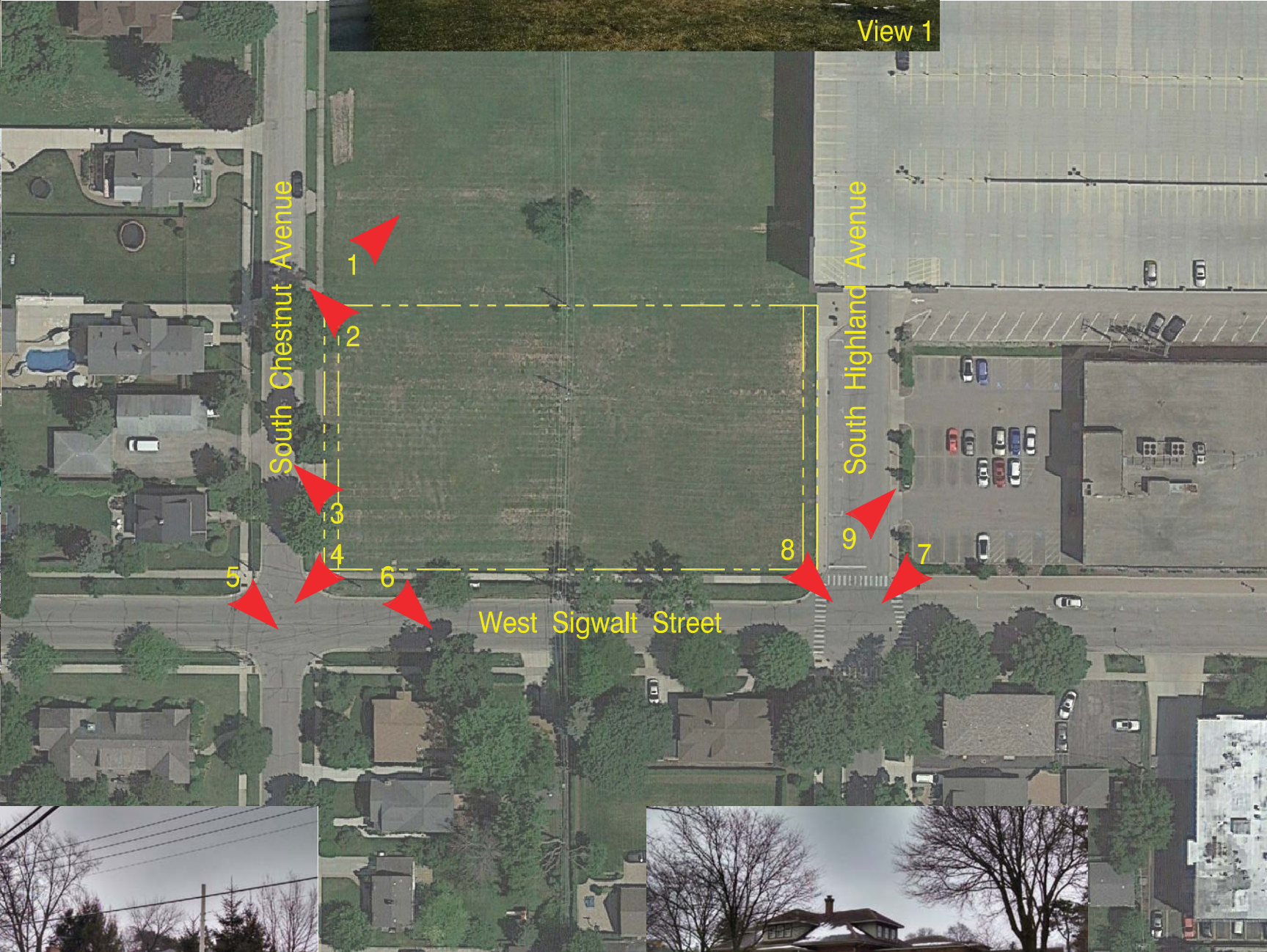
View 1



View 9



View 3



View 8



View 4



View 7



View 5



View 6



Sigwalt Apartments
Arlington Heights, IL

Context Site Plan



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SHEET 2

South Chestnut Ave

Future 8.0'
ROW Dedication

±236.0'

±18.4'

Balcony Above

Area Well

±24.8'

±16.9'

Area Well

±5.0'

±13.4'

±19.1'

Transformer
Pervious Pavers

Driveway

±111.7'

Future 8.0'
ROW Dedication

Loading
Layby

South Highland Ave

Hydrant

Utilities

Preliminary Project Data

Provided R-7 Required

Site Area

Site Area ± 41,987 sf

Net Site Area ± 39,610 sf ± 67,800 sf
(Site Area - ROW Dedication) (Per Unit Count)

Lot Width ± 150' x ± 280'

North (interior side) Setback ± 5' 35'

South (exterior side) Setback ± 19.9' 20'

East (side) Setback ± 11.1' 45'

West (side) Setback ± 16.9' 45'

Residential Site Data

Dwelling Units 88

Building Footprint ± 28,245 sf

Gross Building Area ± 144,950 sf

Building Area ± 99,980 sf

% Building Lot Coverage ± 71.3% 45.0%
(Building Footprint / Net Site Area)

Impervious Surface Coverage ± 30,130 sf
(Building Footprint and Pavement)

% Impervious Surface Coverage ± 71.7% 50.0%

Floor Area Ratio (FAR) ± 2.52 2.00
(Building Area / Net Site Area)

One Bedroom Min. SF 653 sf 650 sf

Two Bedroom Min. SF 991 sf 750 sf

Parking - Provided 110 132

Stalls/Unit 1.25 1.50

Sloped Walk

Entry Canopy

Planter

Patio
Pervious Pavers

Site Wall

Project Sign

West Sigwalt Street



0 10' 20' 40'

SHEET 3



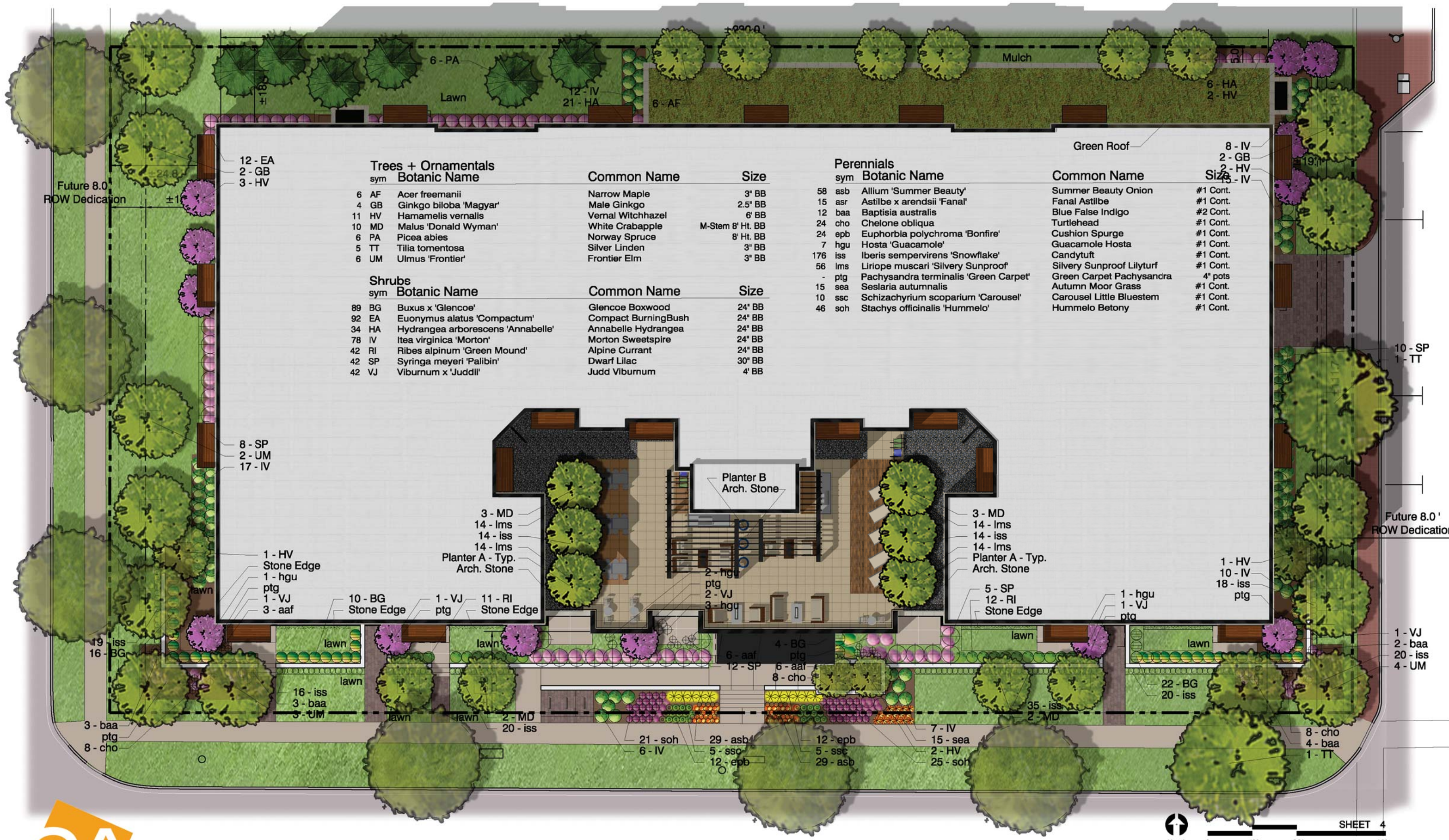
Sigwalt Apartments
Arlington Heights, IL

Site Plan

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Sigwalt Apartments
Arlington Heights, IL

Landscape Plan





Sigwalt Apartments
Arlington Heights, IL

South West Sigwalt

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Sigwalt Apartments
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South East Sigwalt

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Sigwalt Apartments
Arlington Heights, IL

Entry

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Sigwalt Apartments
Arlington Heights, IL

South Context Elevation

SHEET 9a
0 20' 40' 80'

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East Context Elevation



Sigwalt Apartments
Arlington Heights, IL

SHEET 9b
0 20' 40' 80'

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South Elevation



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SHEET 6
0 10' 20' 40'

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North Elevation



Sigwalt Apartments
Arlington Heights, IL



East Elevation



Sigwalt Apartments
Arlington Heights, IL

SHEET 7
0 10' 20' 40'

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West Elevation



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SHEET 9
0 10' 20' 40'

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Sigwalt Apartments
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Building Section - North South

SHEET 10
0 5' 10' 20'

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Utility Size Face Brick - Ginger



Granite - Charcoal Black



Utility Size Face Brick - Heirloom

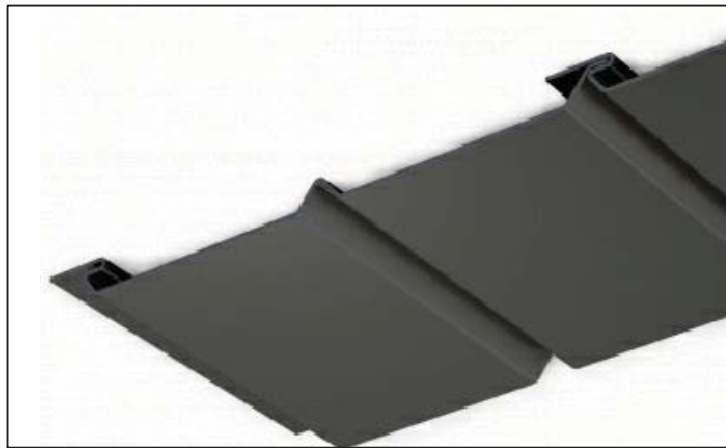


Metal Panel - Midnight Bronze



Sigwalt Apartments
Arlington Heights, IL

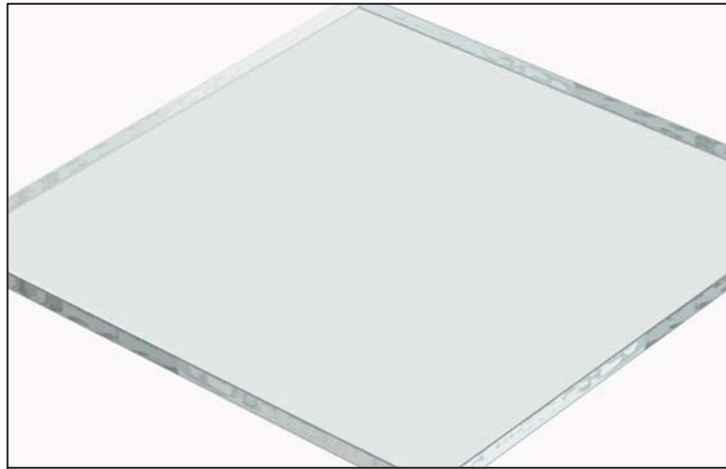
Building Materials



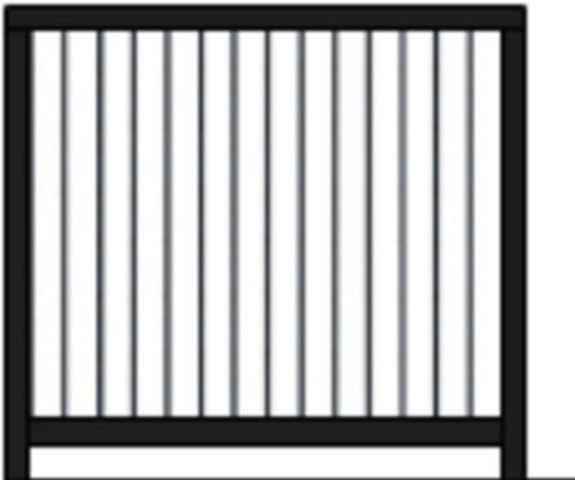
Pre-Finished Metal Balcony Soffit
- Midnight Bronze



Pre-Finished Metal Balcony Trim
- Midnight Bronze



Low E coated Glass



Square Metal Picket Balcony Rail- Black



Cast Stone Sills, Headers, & Banding

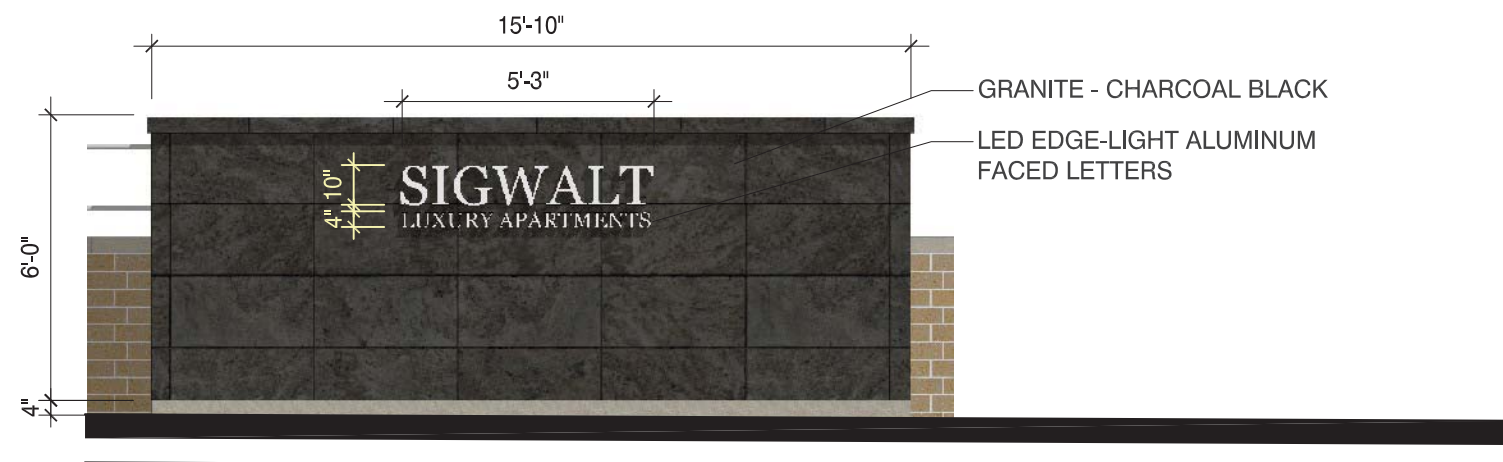


PVC/ Composite Decking - Warm Sienna



Sigwalt Apartments
Arlington Heights, IL

Building Materials



Project Sign



Sigwalt Apartments
Arlington Heights, IL

SHEET 17
0 2' 4' 8'

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An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



52" Louver Panels

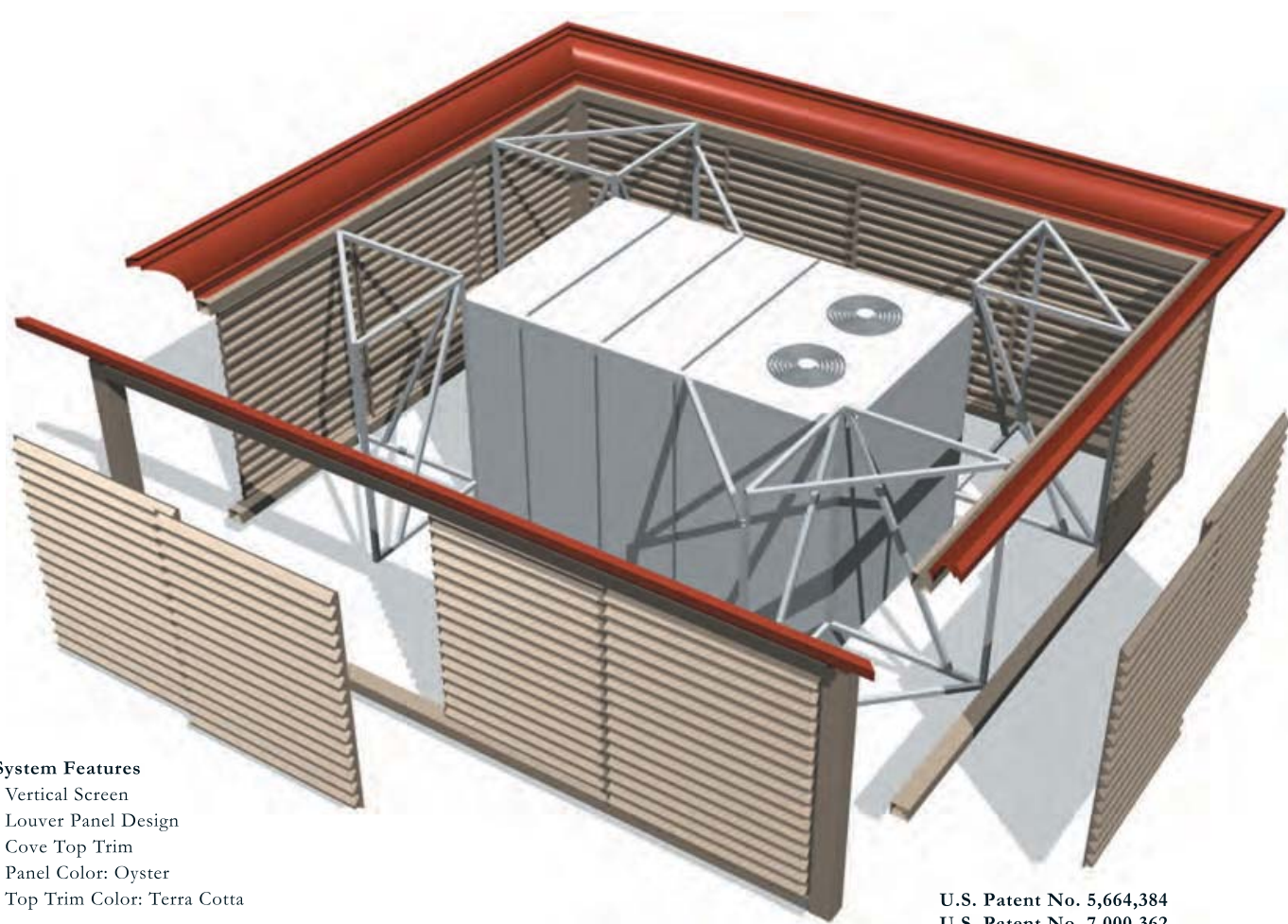


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



System Features

- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

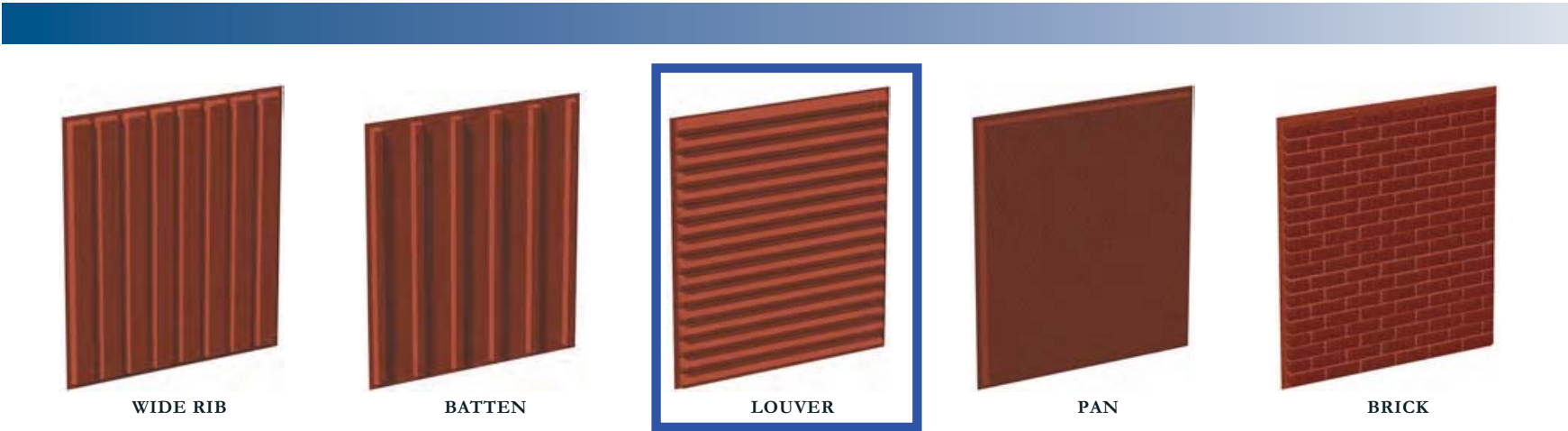
U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

Step 1: Choose a Canted or Vertical System



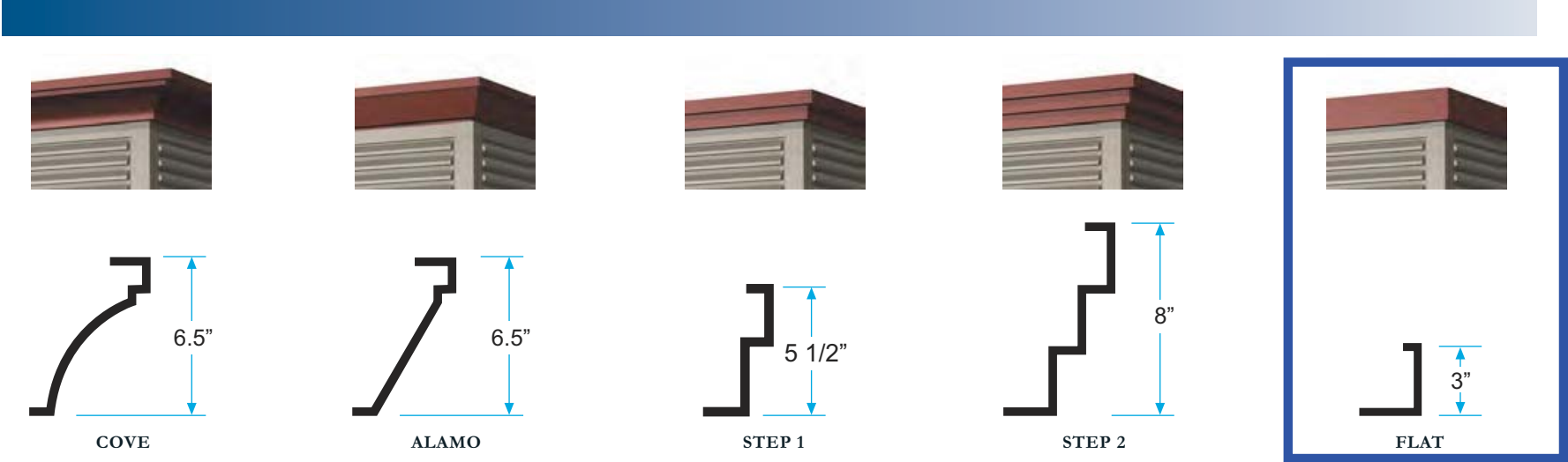
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Design



Panels are available in **5 standard styles** allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a **co-extruded UV protective layer** on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

Step 3: Select a Top Trim (optional)



Decorative top trip options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.



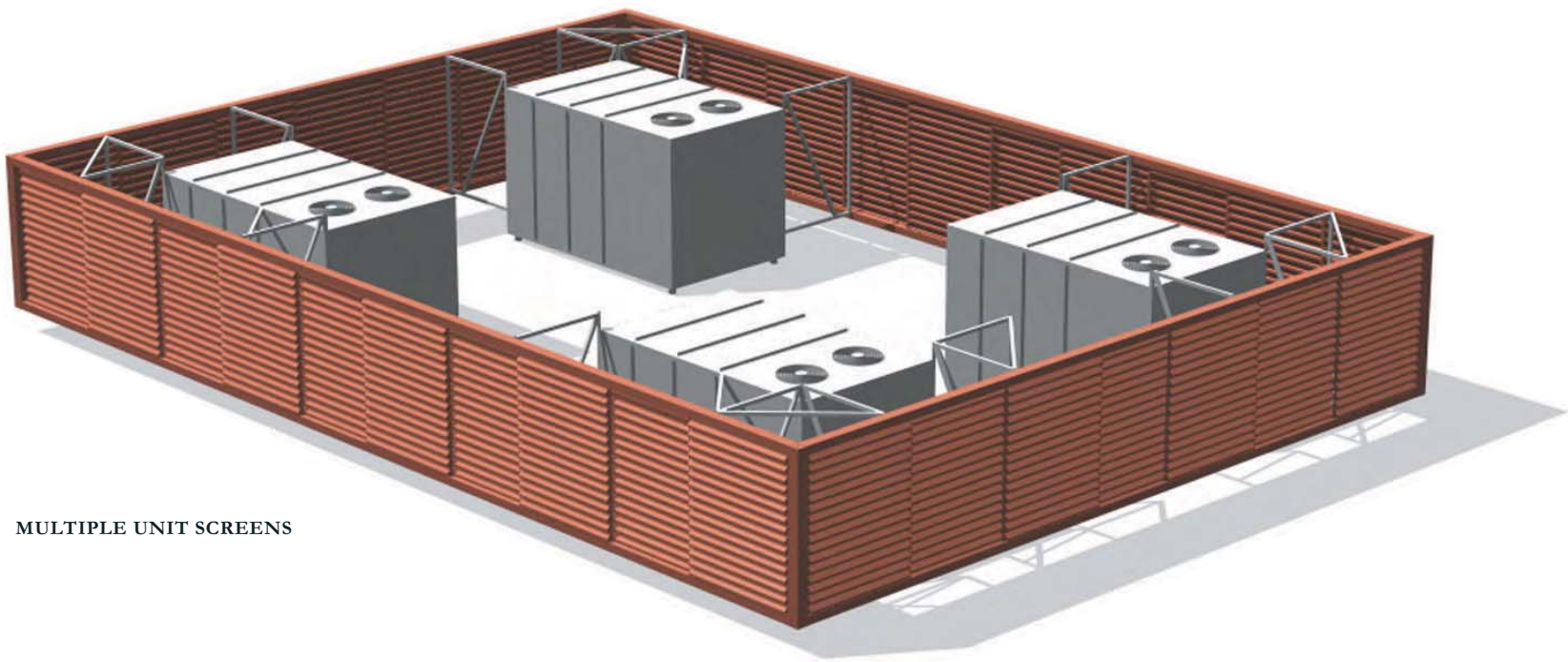
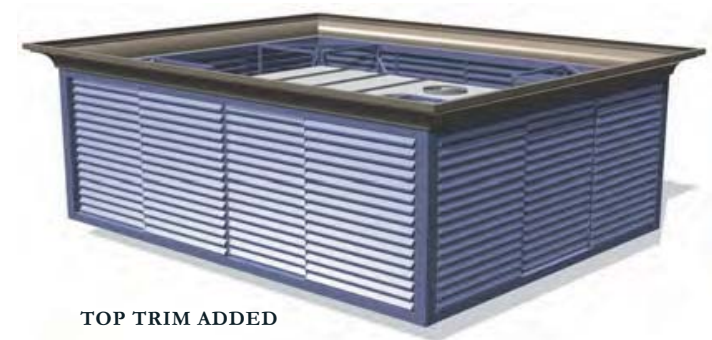
Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Color to Match Metal Panels

Step 5: Custom Designed Solutions



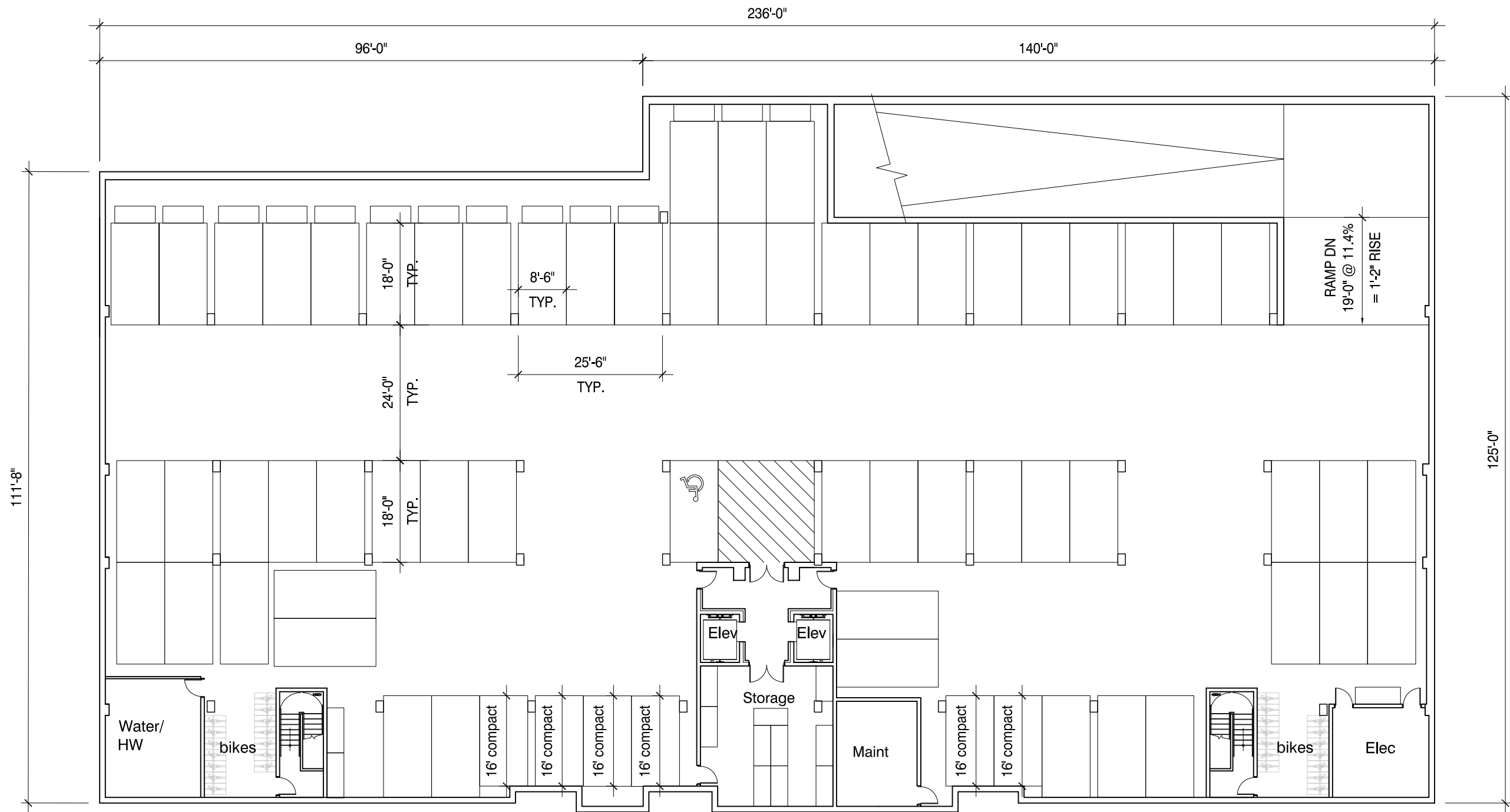
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.

MATERIAL LIST

- 1. Petitioner Name: CA Ventures “Clark Street Holdings, LLC”
- 2. Date: 06-29-2017
- 3. Project: Sigwalt Apartments

Multi-Family Residential

Brick 1: Utility Size Face Brick from Summit Brick& Tile Co. “Ginger” (or similar)
Brick 2: Utility Size Face Brick from Summit Brick& Tile Co. “Heirloom” (or similar)
Metal Panel: Smooth Aluminum, Profile XAB-16 from Morin, “Midnight Bronze” (or similar)
Granite: Diamond 8 finish from Coldspring, “Charcoal Black” (or similar)
Storefront: “Midnight Bronze” Aluminum



Sigwalt Apartments
Arlington Heights, IL

Basement Plan



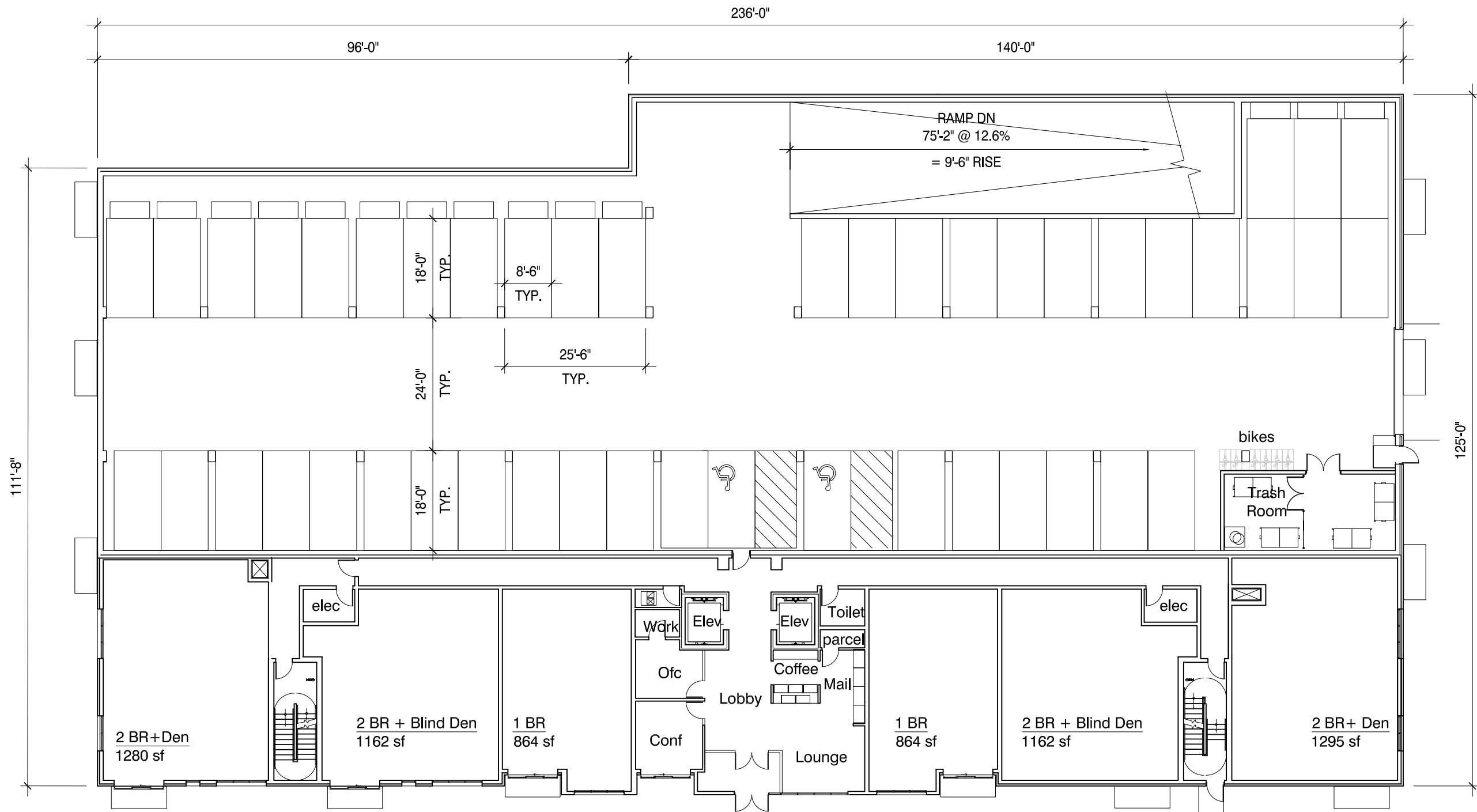
0 10' 20' 40'

SHEET 12

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First Floor Plan



Sigwalt Apartments
Arlington Heights, IL



0 10' 20' 40'

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Second Floor Plan



Sigwalt Apartments
Arlington Heights, IL



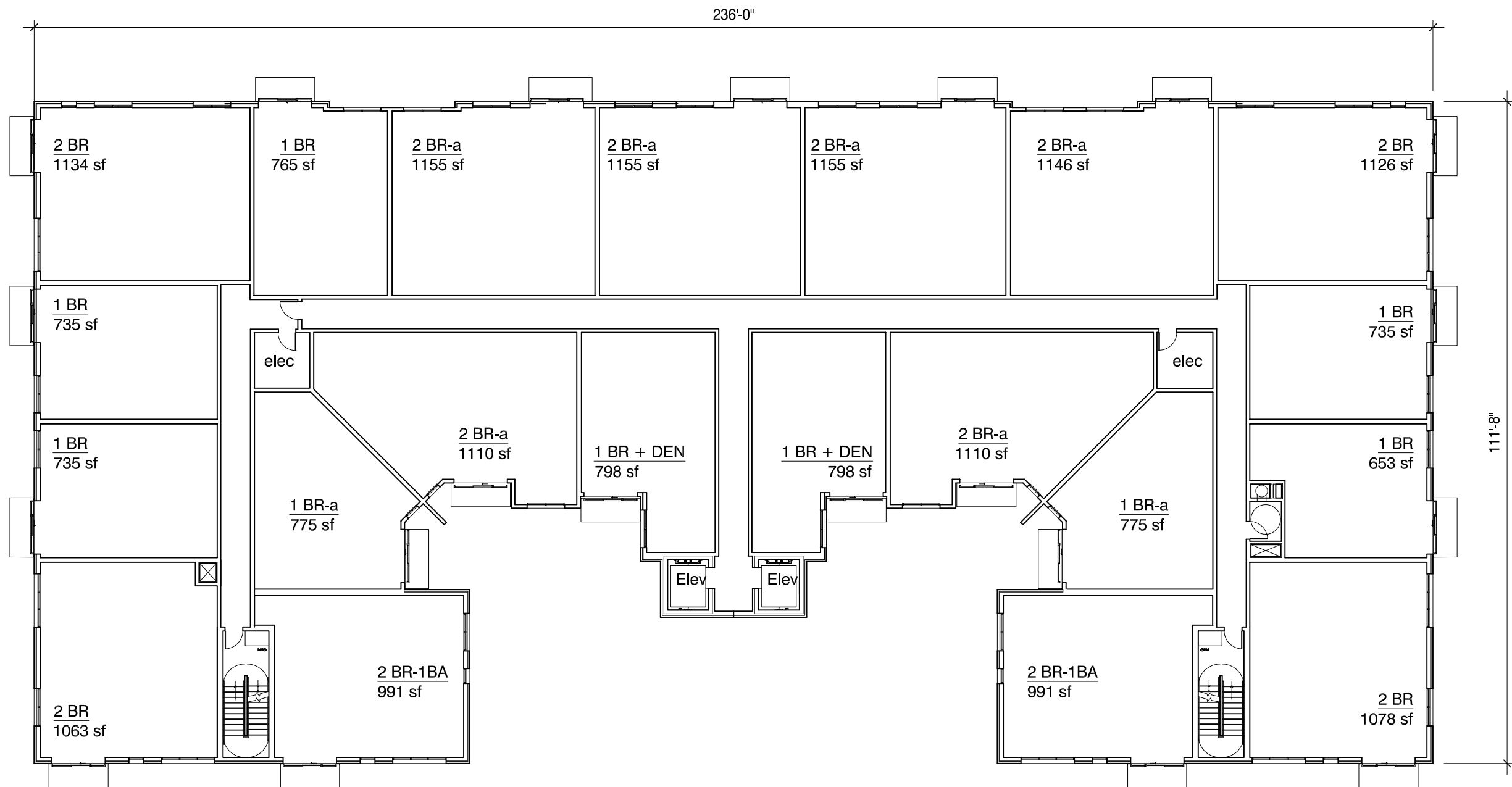
0 10' 20' 40'

SHEET 14

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Sigwalt Apartments
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Third - Fifth Floor Plan



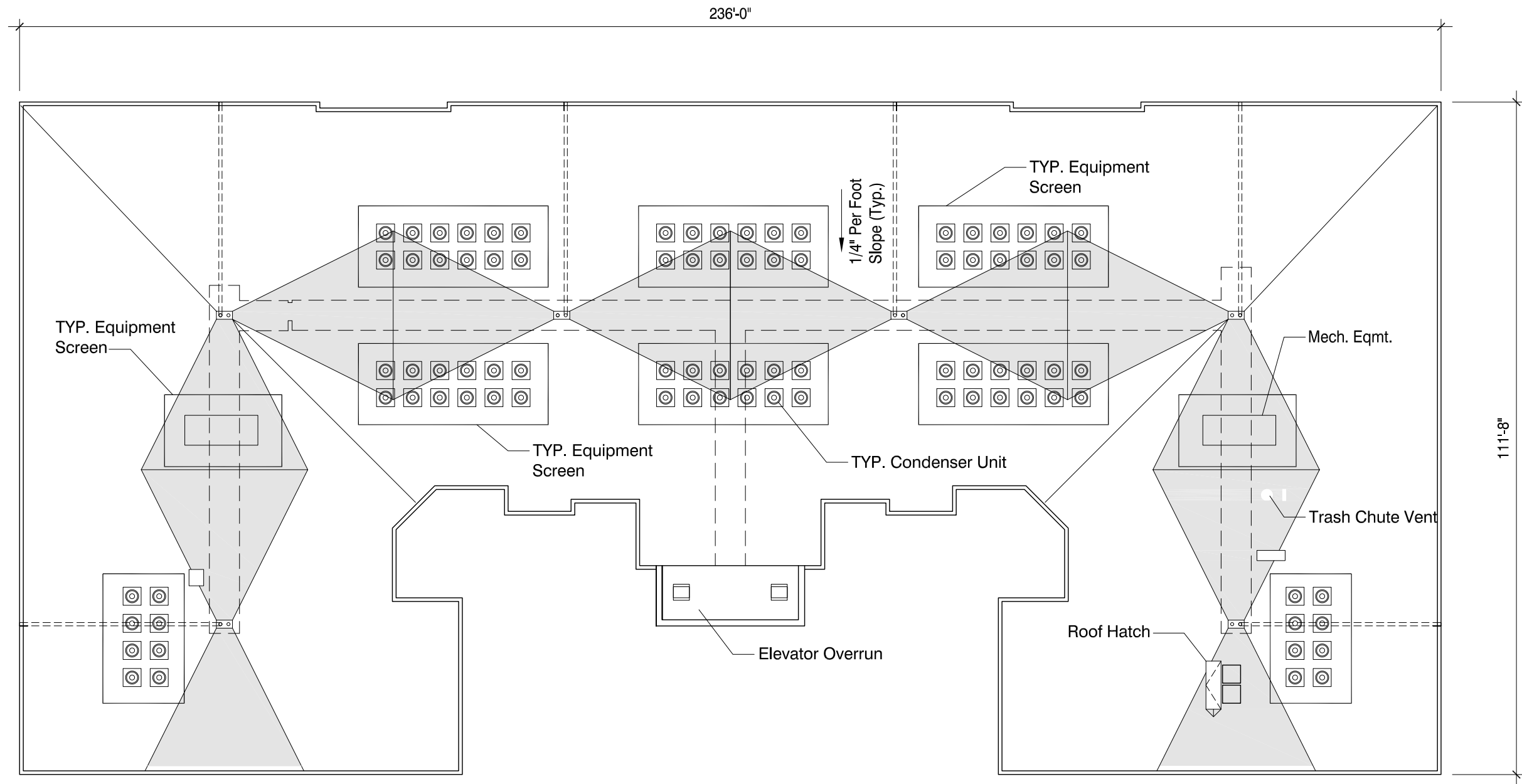
0 10' 20' 40'

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Roof Plan



Sigwalt Apartments
Arlington Heights, IL



0 10' 20' 40'

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Item: FY2018 Budget

Department: Planning & Community Development

ATTACHMENTS:

Description

FY2018 Budget

Type

Exhibits

Name of Board or Commission: DESIGN COMMISSION

Chair: JOHN FITZGERALD

	2014-15 Actual	2016 Actual	2017 Adopted Budget	2017 Estimated Actual	2018 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$72	\$45	\$100	\$50	\$100	101-1015-502.22-15
COMMODITIES:						
Printing Supplies	\$0	\$0	\$200	\$200	\$0	101-1015-502.30-05
Award Plaques	\$0	\$0	\$200	\$200	\$400	101-1015-502.30-05
TOTAL EXPENDITURES	\$72	\$45	\$500	\$450	\$500	