



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 12, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/22/18

IV. REPORTS

V. OLD BUSINESS

A. DC#18-025 - Arlington Downs Apartment Building -
3400 W. Euclid Ave. - Multi-Family New

VI. NEW BUSINESS

A. DC#18-048 - European Crystal Hotel - 519 W. Algonquin Rd.
- Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 5/22/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 5/22/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 22, 2018

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

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

Members Absent: None

Also Present: John Haran, E&J Builders for *1625 N. Chestnut Ave.*
Anita Kaufmann & Dave Wegner, Owners of *1625 N. Chestnut Ave.*
Joe Labelle, Rize Properties LLC for *939 N. Salem Ave.*
Tom Buckley, Thomas Buckley Architects for *739 N. Belmont Ave.*
Gary Geisler, Owner of *739 N. Belmont Ave.*
Gary Geisler, DG Builders for *Arlington Market-Phase 2*
Dipak Kumar, DG Builders for *Arlington Market-Phase 2*
Tom Buckley, Thomas Buckley Architects for *Arlington Market-Phase 2*
David Gillespie, Gillespie Design Group for *Vib Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 24, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 24, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM MAY 8, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 8, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#17-126 – 1625 N. Chestnut Ave.

John Haran, representing *E&J Builders*, and Anita Kaufmann & Dave Wegner, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner received Design Commission approval on October 24, 2017 for the design of a new (teardown) single-family residence with attached three-car garage. The project does comply with all R-3 zoning requirements. The Design Commission approval on October 24, 2017 included the following conditions regarding the orientation of the house, driveway, parkway tree, and landscaping:

1. A REQUIREMENT THAT THE HOME BE FLIPPED SO THAT THE DRIVEWAY WILL BE ON THE NORTH SIDE OF THE SITE, AND THAT THE EXISTING 22-INCH PARKWAY TREE BE PROTECTED DURING CONSTRUCTION.
2. A REQUIREMENT THAT SUBSTANTIAL LANDSCAPING BE ADDED TO SOFTEN THE NEW HOME, TO BE WORKED OUT WITH STAFF.

The requirement to flip the house was in response to neighbor concerns about the new house blocking sunlight. The house plans have been flipped, and it is currently under construction.

At this time, the petitioner is requesting removal of the existing 22-inch parkway tree to accommodate a wider driveway for the three-car garage. The Village Forestry Department has evaluated the tree and reported that it is a healthy Silver Maple in good condition. As a matter of course, the Village strives to preserve all healthy established parkway trees. However, the Village Forestry Department does not consider a Silver Maple to be a high quality type of tree, so they are not firmly opposed to removal and replacement with a higher quality tree at the petitioner's expense. The petitioner is proposing to plant a new River Birch tree in the front yard of the property.

Staff recommends the Design Commission evaluate removing the previous condition requiring protection of the existing 22-inch parkway tree, associated with the approved new single-family residence located at 1625 N. Chestnut Avenue.

Chair Fitzgerald said that the requirement to flip the new home was a result of a comment made by the neighbor, and now that the home was flipped and under construction, the driveway does not really work. Mr. Hautzinger clarified that the driveway does work with the flipped home, but the homeowners prefer the driveway to be straightened out. Ms. Kaufmann said that they were not involved when the home was originally reviewed and flipped, otherwise they would have said something at that time. The problem is the 12-foot apron with a 32-foot wide garage, and a driveway that is not very long. If there is a car parked in the first stall, there is no way to get into the driveway or the garage and they will be playing musical cars; it is just not functional in the way that it is laid out after flipping it. With regards to the quality of the existing parkway tree, the driveway will be located so close to the tree that it will probably not survive, and it will then be their financial hardship to replace the driveway. Also, the root systems on these trees are very destructive and already pushing up the sidewalk and the sewer drain in the front lawn. All they are asking is that they be allowed to remove the existing parkway tree and plant a new tree that will be more aesthetically pleasing, and centered on the home, which they will incur the cost of.

Commissioner Eckhardt had no issues with the petitioner's request; the testimony tonight and letter written by the petitioner are compelling. He pointed out that it might even be dangerous to have the driveway as approved with the flipped home if the cars ever needed to be removed in case of a fire. He was in favor of the request.

Commissioner Kingsley asked about any impacts on impervious surface coverage, and if the width of the concrete at the home was acceptable. Mr. Hautzinger said that the revised driveway layout would be reviewed at time of permit and would most likely not increase impervious surface coverage. A 32-foot wide driveway is allowed for a 3-car garage, with a requirement to taper the driveway within 18-feet of the face of the garage. Commissioner Kingsley also asked

about the species of the new tree and Ms. Kaufmann replied that the Village would choose the species, and they are not opposed to what is chosen; however, they prefer the tree to be larger than a starter tree.

Commissioner Kubow was in support of the petitioner's request and had no comments. Chair Fitzgerald agreed with everything said so far.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE REMOVAL OF THE PREVIOUS CONDITION THAT REQUIRED PROTECTION OF THE EXISTING 22-INCH PARKWAY TREE ASSOCIATED WITH THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1625 N. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED DRIVEWAY PLAN AND LANDSCAPE PLAN RECEIVED ON 4/17/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE VILLAGE FORESTER RECOMMEND THE SPECIES OF REPLACEMENT PARKWAY TREE, WITH A RECOMMENDATION THAT THE TREE BE NO SMALLER THAN 5-INCH CALIPER.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#18-040 – 939 N. Salem Ave.

Mr. Joe Labelle, representing *Rize Properties LLC*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with a one-car attached garage to allow the construction of a new two-story residence with an attached, two-car garage. The project complies with all R-3 zoning requirements, although the proposed building height is slightly over the maximum height allowed, which will be required to be corrected for building permit approval.

The existing neighborhood consists primarily of smaller scale, single-story and one-and-a-half-story homes with a mix of attached and detached garages. There are five teardowns previously completed on this block, and two other houses that have been expanded with full second floors.

The proposed design is generally consistent with the other previously approved teardowns on this block. The single story porch roof across the front of the proposed house is a nice feature to help fit in with the scale of the adjacent single-story homes, and the hipped main roof helps to keep the height of the side walls from being too tall. However, the proposed height slightly exceeds the maximum allowed, so it is recommended that the pitch of the main roof be reduced from 10:12 to 8:12 to better fit the scale of the neighborhood, and to comply with code. Additionally, it is recommended that additional windows be added to the side elevations to help break up large blank wall areas, and that windows be added in the first floor Study, Garage, and second floor Bedroom 4. Finally, the Design Commission should evaluate the proposed dark "Night Gray" siding color against the context of the neighborhood, and consider a more subtle earth tone color siding to better complement the existing houses. Staff recommended approval including these recommendations.

Mr. Labelle said that the proposed design is a result of intentionally being aware of the surrounding homes, and the first-floor roof extending over the garage is to be in keeping with the surrounding neighborhood and homes. He felt the proposed design was consistent with the teardowns that have occurred on this block, and he was not opposed to adding windows to the side elevations as suggested by Staff. With regards to the roof pitch, he would suggest lowering it to meet the maximum height allowed by code, but felt that the proposed 10:12 in perspective would not look as significant, and he was not opposed to lowering it a smaller amount, to approximately 9:12. He also felt the 'Night Gray' siding color was very popular in the market right now, although he was not opposed to a lighter shade of gray versus an earth tone.

Commissioner Kingsley thanked the petitioner for the nice design. She commented that the petitioner has done nice designs in the past, but she was a bit shocked with this design because it does not seem to quite fit in; just the massing of it seems a little too much for the lot. She felt the design could be done more graciously with the two homes on either side, and she suggested lowering the second-floor eaves and creating a portion of the home that is 1-1/2-story, versus a complete 2-story home, with clipped ceilings at a minimum. In general, she said it was a nicely designed home but she wanted to see the changes that she suggested. Commissioner Kingsley also commented about the windows, with a suggestion to have muntins on the outside instead of between the glass, if budget allowed, and to have all the muntin proportions match, including the patio doors. She also agreed with Staff's suggestion to lower the roof pitch, and suggested adding some protection over the patio doors. She was okay with the colors being proposed.

Commissioner Kubow said it was a nicely designed home. He understood the concerns about the context and that the home is a bit larger than the homes on either side of it, but he pointed out that a few homes to the north and a few homes to the south are larger 2-story homes that dwarf the homes next to them, so he felt there is a precedent locally. He agreed with most of Staff's comments, although he really liked the dark siding color being proposed. He agreed with Staff's suggestion to drop the roof, but not all the way down; he agreed with the petitioner's concerns about the roof possibly looking too squatty. Commissioner Kubow also felt that adding windows to the left and right elevation as suggested by Staff was important.

Commissioner Eckhardt agreed with the comments already made, and encouraged the petitioner to add windows on the side elevations, on either side of the fireplace and in the garage on the north side. He agreed with the petitioner's comments about the 10:12 pitch appearing less significant in reality than in the drawings, and he pointed out that the home to the left has a very steep roof pitch. He was not opposed to lowering the pitch to 9:12 as stated by the petitioner. Commissioner Eckhardt questioned the colors being proposed in the front gables, which Mr. Labelle said would be white on white, and Commissioner Eckhardt was in support of that.

Chair Fitzgerald said that he liked the petitioner's compromise with the roof pitch, and felt the home does match some of the other homes on the street and within the neighborhood. He agreed with the suggestion to add windows on the side elevations, as well as Commissioner Kingsley's comments about the muntin proportions, and he really liked the siding color and hoped that the petitioner did not change it.

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

PUBLIC COMMENT

The neighbor living directly north of the site at 941 N. Salem asked about the existing tree located in the front of his home that hangs over the adjacent property. Mr. Labelle replied that he intended on talking with the neighbor about that and provided his contact information to the neighbor. The neighbor also pointed out the existing fence along the right side of his property that slopes down significantly towards the adjacent home, and asked if there would be any grading concerns with the new home. Chair Fitzgerald explained that grading is not under the purview of this commission and the resident was instructed to submit their concerns to the Village Engineering Department.

Commissioner Kingsley suggested the trim be smooth for a more traditional look for this traditional style home, and Mr. Labelle replied that they typically use wood grain siding as opposed to smooth because it hides the nails better; however, he would consider the suggestion.

Commissioner Kingsley also wanted to state for the record that the Design Commission is supposed to look at context and the reason why pictures of surrounding properties are required is because the commission looks at the subject property as well as the 3 homes on each side and the 3 homes across the street. If this new 2-story home is going to replace the existing one-story home, according to the pictures submitted by the petitioner, there will then be 3 homes that are 2-story, 3 homes that are 1-1/2-story, and 4 homes that are one-story. She said that because this is what the Village asks for as context, she felt that a piece of property like this should be looked at in a unique way because of the immediate surrounding area, and because this is what the commission is supposed to look at. This will be how she votes tonight. She added that it is not that the new home is not a good design, it is just that she felt it should be looked at a little bit uniquely because of the immediate surrounding area, which is what the commission is supposed to look at.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 939 N. SALEM AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PITCH OF THE MAIN ROOF BE REDUCED TO A PITCH THAT IS CODE COMPLIANT.
2. A REQUIREMENT TO ADD WINDOWS PER STAFF COMMENTS, WITH STAFF TO OVERSEE THE LOCATION AND PLACEMENT OF THOSE WINDOWS.
3. A RECOMMENDATION FOR CONSISTENCY AMONG THE MUNTIN DESIGN.
4. A RECOMMENDATION TO CONSIDER SMOOTH 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.

Mr. Hautzinger clarified whether Staff could oversee the final quantity of windows added as well, and Commissioner Kubow agreed.

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

ITEM 3. SINGLE-FAMILY NEW REVIEWDC#18-042 – 739 N. Belmont Ave.

Tom Buckley, representing *Thomas Buckley Architects*, and Gary Geisler, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car garage on an existing vacant lot. This project does comply with the R-3 zoning requirements. The existing neighborhood is primarily two-story homes with a mix of attached and detached garages. The proposed design fits well with the scale of the context in this location. Overall, the proposed design is nicely done in a traditional style that fits well on this block. The front elevation is nicely composed with a variety of materials and varied rooflines.

Staff's only concern with the proposed design is that the front entry is recessed behind the face of the garage, whereas it is generally recommended that the front entry be the focal point. However, it is a wide lot and the garage elevation is nicely designed, so this is a minor concern. Staff recommends approval of the proposed design as submitted.

Mr. Buckley summarized that the new 2-story home will be approximately 3500 square feet, with 4 bedrooms, 3-1/2 baths and a basement. There will be brick and stone on the front elevation, horizontal siding on the side and rear elevations, and the new home meets all the zoning requirements.

Commissioner Kubow liked that the front elevation is consistent with the long, horizontal second-floor of the homes on either side. He understood Staff's comment that the garage projects too far forward, but with the fenestration being proposed on the front elevation, and the different planes, he questioned three-dimensionally how much of that would really be seen; he felt that a 3-dimensional rendering would have helped. In terms of the proposed design, Commissioner Kubow liked it and felt it was very nice and very classic, and although he would have liked to have seen the brick taken around the entire home, he understood cost concerns.

Commissioner Eckhardt reviewed the materials being proposed, which he was okay with, and said the front elevation was great. He was bothered by the first-floor window in the great room on the south elevation that was not aligned with the window above, and Mr. Buckley replied that he was not opposed to adding another window in the great room and align them with the windows above, as well as add a window towards the front of the home on the south elevation in the den. Commissioner Eckhardt agreed with the comments made by Commissioner Kubow.

Commissioner Kingsley said it was a nicely designed home, although she did have some hesitation with the height of the eaves above the garage. She felt the expanse above the garage door was too large and she suggested it be lowered so the porch becomes a little more intimate. Mr. Buckley explained that there was an unfinished attic space above the garage, but steps going into this space could be added and the eave height of the garage lowered, as well as the porch. Commissioner Kingsley also suggested continuing the brick around to the south elevation to where it steps back, which Mr. Buckley was not opposed to. Commissioner Kingsley further suggested reducing the amount of materials on the front of the home to three by eliminating the staggered shingle siding to lap siding on the front elevation, or changing the material in the dormers. Mr. Buckley wanted to break up the texture from the lap siding, and preferred to keep the look of the shingle siding; however, he was not opposed to using a different type of shingle style and adding it in the dormers.

Chair Fitzgerald agreed with everything said so far, and felt it was a well designed home. He also agreed with the comments about the garage and he really liked the material usage on the new home.

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

PUBLIC COMMENT

Tim Gelinas, 743 N. Belmont Avenue, lives directly north of the site on the corner of Belmont and Marshall. This lot was split a few years ago, making the lot legal, while his lot became existing non-compliant, which is the way he bought it. Being the first home ever built on this lot, he and some of his neighbors have concerns about the height of the new home and want to make sure it fits into the scale of the neighborhood. He liked the design being proposed and the material usage, and he thanked the petitioner for that, but he had concerns about the height of the home because there are no other teardowns on the block, as well as the attic space. Commissioner Eckhardt commented that the separation between the new home and the neighbor's home would be 12.34-feet. Mr. Geisler said that after looking at the neighborhood and designing the home to fit between the two existing homes, the height was then lowered from its original design.

Rob Klancnik, 733 N. Belmont Avenue, lives directly south of the site. His only concern is about the swale between the two properties that seems to have gotten worse over the last 6 years with water retention, which he hopes can be fixed in the process of the new home being built. He also referred to the topography exhibit that shows a hedge row 'to be removed' along the south property line, which he believed has already been removed. He said that he replanted some trees along the lot line and wanted to be sure that these are not the hedge row intended to be removed. Chair Fitzgerald explained that Village Engineering would look at the grading between the adjacent homes during permit review; however, the neighbors should look at it as well to address any issues that may arise. He added that the new home is not allowed to send additional water onto any neighbor's property.

Commissioner Kingsley pointed out the 2-foot difference in foundation height between the home at 733 N. Belmont and the home at 743 N. Belmont, and that the foundation height of the new home is going to be very similar to the home at 743 N. Belmont. With the new home being a much bigger home than the adjacent home to the south, along with the 2-foot difference in foundation height, she was concerned that the home to the south would be dwarfed more than what is being shown in the context elevation, and she felt it was a neighborly gesture to lower the foundation height of the new home. Mr. Buckley pointed out that the foundation height of the new home will be stepped down on the front elevation, with two different levels that could be increased to three different levels if necessary. He felt the issue was grading between the two homes, and his grading plan will show a swale and make sure it meets Engineering's approval.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 739 N. BELMONT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 4/24/18 AND RECEIVED 4/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE GARAGE EAVE BE LOWERED AN APPROPRIATE AMOUNT TO BE DETERMINED BY THE PETITIONER, TO LESSEN THE MASS ABOVE THE GARAGE DOOR AND THE EAVE.
2. A REQUIREMENT THAT THE PETITIONER PROVIDE FOR ADDITIONAL WINDOWS ON SOUTH ELEVATION.
3. A REQUIREMENT THAT THE BRICK BE EXTENDED ONTO THE SOUTH ELEVATION APPROXIMATELY 9- FEET DOWN TO WHERE THE ELEVATION TURNS.
4. A RECOMMENDATION TO CONSIDER ADDING A COVERING OVER THE PATIO DOORS ON THE REAR ELEVATION.
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.

With regards to the previous comments about the materials, Commissioner Eckhardt questioned the comments previously made about the triangular spaces and materials on the front of the home. He was okay with siding on the front elevation, although he preferred the shingle look as opposed to the staggered-style shingle. Mr. Geisler said that he did not prefer a cedar shake at all, for a number of reasons.

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

DRAFT

ITEM 4. SINGLE-FAMILY NEW REVIEWDC#18-038 – Arlington Market – Phase 2

Gary Geisler and Dipak Kumar, representing *DG Builders*, and Tom Buckley, representing *Thomas Buckley Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design package for 17 new single-family residences at the Arlington Market Planned Unit Development, otherwise referred to as Phase 2. The Arlington Market development was originally approved as a Planned Unit Development in 2006. However, at that time, the single-family residences were never built, and the site remained vacant. Then, in 2014 the PUD was amended, and plans for 54 new single-family residences were approved, and construction of the first 37 homes was completed in 2015 by a different builder than the petitioner here tonight.

At this time, the petitioner is seeking approval of the architectural designs for the remaining 17 single-family residences to be built under the existing amended PUD. Design Commission approval is required because the new plans and elevations are different from the previously approved designs. It is the petitioner's intent to conform to all of the previous approvals for the Planned Unit Development with regards to site planning, landscaping, street layout and design, lot sizes and zoning variations. The current petitioner shall abide by the previously approved appeal for monotony, and has provided 3 different floor plans with four different elevations for each plan, for a total of 12 different elevations, which is consistent with the number of floor plans and elevations approved for the 37 completed homes.

The petitioner is seeking overall approval for the package of designs for the single-family residences, and if the Design Commission concurs, then each individual elevation will be submitted and reviewed for Administrative Approval by Staff as the plans for each site are developed in final form.

Staff feels that the package of proposed designs is nicely done. The designs and exterior materials have a similar and consistent character as the 37 existing completed homes. The enhanced side elevations for the corner lots include first floor bump-outs which add nice interest to the designs.

Mr. Hautzinger presented the following design recommendations:

- Front Porches. Some front porches are too shallow, which has an odd appearance and will reduce functionality. It is recommended that all front porches be 5'-0" deep for a consistent appearance and better usability.
- Porches. The front and sides under all front and back porches should be enclosed with masonry or lattice.
- Elevation 2C. The front elevation is not coordinated with the side elevations. It is recommended that the entry portico be changed to a full front porch to coordinate with the side elevations and floor plans.
- Elevations 3A & 3B. It is recommended that the sides of the covered entry enclosure be opened up as shown on the floor plan.

All utility and mechanical equipment is required to be screened from view.

- Air Conditioning Units. The location of the air conditioning units is not shown on the plans, but they are not allowed within the required side yards, so they must be located in the rear yards.
- Utility Equipment. If feasible, all utility equipment, including pedestals and transformers, shall be located behind the houses, away from the front yards, to be reviewed and confirmed by Staff. Note: This matter will require further review as final site engineering plans are developed to determine if adequate space is available.

Staff recommends approval of the proposed architectural design for the remaining single-family residences, with the comments and suggestions summarized in the Staff report.

Mr. Buckley reiterated that there are 3 floor plans being proposed, which range from 1869 to 1945 square feet for the interior lots, all meeting the FAR requirements of the original PUD approval. All homes have a front porch; the front elevations will have partial stone or partial brick, and siding; the side and rear elevations will have siding; and there are three different garage models. Responding to the comment about Elevation 2C, he explained that there is a drafting error in the drawing that shows the second-floor set back not as much as the roofline indicates, and that particular elevation will not have a full front porch and the floor plan is different.

Commissioner Kingsley felt the petitioner did a nice job overall, with the few things mentioned by Staff, as well as Option 1A that also has an issue with a column. She questioned whether the three streetscapes provided by the petitioner represent the layout of the homes, and Mr. Buckley explained that the streetscapes are only a suggestion at this time, final layout will depend on sales. Mr. Hautzinger clarified that the streetscapes are hypothetical examples of how the different elevations might mix and match together, but Staff would follow and track to ensure that monotony requirements are being adhered to. Commissioner Kingsley liked how some of the homes are grouped in the streetscapes because of their height; the shorter homes are grouped together, with a gradual transition to the taller homes; however, she also felt that some of the home styles should not be grouped together as shown. She also felt that the second-floor windows in Option 1A were too far apart, compared to the windows in Option 2A that appear more balanced, and she completely agreed with Staff's comments that the front and sides under all front and back porches should be enclosed with some type of material. She agreed with Staff's recommendation that the sides of the covered entry enclosures on elevations 3A & 3B should be opened up, and felt the issue with the utility equipment was very important. Mr. Buckley said they are aware of the issues with the utility equipment, which is an easement issue that they are trying to work out.

Commissioner Kubow said that in general, he liked the materials and the design of the architecture; he really liked what is being proposed. He agreed with Staff comments, and his only issue was that the front entrances to all 17 homes are located on the right side, as opposed to the other 37 homes, which might be a good thing or not. Mr. Hautzinger commented that the homes should be flipped, similar to what the previous builder did, and he would encourage allowing the petitioner this flexibility for variety. Commissioner Kubow agreed and in general, he liked the homes.

Commissioner Eckhardt felt the existing development turned out to be very successful and he loves the charm of the homes. He was not too concerned about what home goes where because of the monotony code, and felt that Commissioner Kubow's comment about the location of the front doors all being on the right side is probably important for the petitioner to consider, and he suggested showing buyers a flipped version of the front elevation as well. Commissioner Eckhardt concurred with all eight of the comments in the Staff report, adding that he felt relocating the utilities would be a challenge, and he encouraged the petitioner to be creative and resourceful in finding ways to solve that issue. He also was not too worried about Option 1A, and he supported the designs.

Chair Fitzgerald agreed with everything said, including Staff's comments.

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

Mr. Hautzinger clarified that the intent tonight is for Design Commission approval of the overall package being presented, with a requirement that each home submit a Design Commission application to be reviewed and approved by Staff administratively, for compliance with the plans, monotony, flipping the homes, etc. The homes would not be brought back for further review by the Design Commission, similar to the previous homes at Arlington Market-Phase 1.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS FOR THE NEW SINGLE-FAMILY HOMES AT ARLINGTON MARKET-PHASE 2 LOCATED AT 1-52 N. BEVERLY LANE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/4/18 AND RECEIVED 5/9/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. ALL FRONT PORCHES BE 5'-0" DEEP FOR A CONSISTENT APPEARANCE AND BETTER USABILITY.
2. THE FRONT AND SIDES UNDER ALL FRONT AND BACK PORCHES SHALL BE ENCLOSED WITH MASONRY OR LATTICE.
3. ELEVATION 2C. THE ENTRY PORTICO SHALL BE CHANGED TO A FULL FRONT PORCH TO COORDINATE WITH THE SIDE ELEVATIONS AND FLOOR PLANS.
4. ELEVATIONS 3A & 3B. THE SIDES OF THE COVERED ENTRY ENCLOSURE SHALL BE OPENED UP AS SHOWN ON THE FLOOR PLAN.
5. UTILITY EQUIPMENT. IF FEASIBLE, ALL UTILITY EQUIPMENT, INCLUDING PEDESTALS AND TRANSFORMERS, SHALL BE LOCATED BEHIND THE HOUSES, AWAY FROM THE FRONT YARDS, TO BE REVIEWED AND CONFIRMED BY STAFF.
6. THE PETITIONER IS REQUIRED TO SEEK FINAL DESIGN COMMISSION APPROVAL FOR EACH HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
7. THE PETITIONER SHALL MEET ALL PREVIOUS APPROVALS AND AMENDMENTS TO ORDINANCE 06-043, INCLUDING ORDINANCE 14-015.
8. THE PETITIONER SHALL ABIDE BY THE PREVIOUSLY APPROVED APPEAL FOR MONOTONY ALLOWING THE SAME FLOOR PLANS TO BE BUILT ADJACENT TO EACH OTHER, BUT THAT THE EXTERIOR ELEVATIONS MUST ADHERE TO THE MONOTONY CODE RESTRICTIONS, WHICH STATES THAT LIKE DESIGNS MUST BE SEPARATED BY TWO LOTS AND CANNOT BE DIRECTLY ACROSS THE STREET FROM EACH OTHER.
9. A REQUIREMENT TO REVISE OPTION 1A, AND SUBMIT TO STAFF FOR RE-REVIEW.
10. A REQUIREMENT TO VARY THE ORIENTATION OF THE ENTRY STAIRS; FLIP THE HOUSE PLANS TO CREATE VARIETY ALONG THE STREET.
11. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF THEIR EARLY ENGINEERING THOUGHTS ON THE UTILITY ACCESS POINTS, AND USE INGENUITY AND RESOURCEFULNESS TO HIDE THE UTILITY EQUIPMENT IF THEY ARE LOCATED IN THE FRONT YARD.
12. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that garages were not discussed tonight, and she asked if the garages would all be the same. Mr. Buckley said the big difference with the garages would be hip roof versus gable roof, and maybe some trim details. Commissioner Kingsley felt the garage details should reflect the style of the home, and the garage colors should match the home, which she wanted included in the motion. She also asked the petitioner to consider painting the penetrations to match the home.

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

13. ALL ROOFTOP VENTS AND PLUMBING PENETRATIONS BE PAINTED TO MATCH THE HOME.
14. THE DETACHED GARAGES BE DETAILED AND COLORED TO MATCH THE HOUSE.
15. A RECOMMENDATION THAT THE PETITIONER SUBMIT TO STAFF, A COLOR RENDERING OF EACH HOME AS IT IS SUBMITTED FOR REVIEW, FOR EASIER STAFF REVIEW.

Mr. Hautzinger questioned the requirement to revise Option 1A. Commissioner Kingsley said that she did not understand the front elevation of Option 1A with regards to the full front porch. Mr. Hautzinger explained that the second-floor is set back from the first-floor. He only saw a coordination issue with Option 2C, and asked that Option 1A be removed from the motion.

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

9. A REQUIREMENT TO REVISE OPTION 1A, AND SUBMIT TO STAFF FOR REVIEW.

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

Mr. Geisler wanted to state for the record that when this property became available he contacted the Village to have discussions about what could be done with this property. He had multiple meetings with multiple Village Staff and departments. He also contacted the previous builder, M/I Homes, to ask about buying their existing plans that were already approved by the Village, as well as their engineering, and they declined to do so. He then went to his own Architect and Engineering firms and re-did everything, because they do not want to get involved in any copyright issues.

ITEM 5. COMMERCIAL REVIEWDC#18-046 – Vib Hotel – Arlington Downs – 3400 W. Euclid Ave.

Mr. Dave Gillespie, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story hotel building as part of the Arlington Downs mixed-use development. The existing parcel is currently vacant and located along Rohlwing Road, at the west side of the site. An aerial view was presented that showed the location of the proposed new hotel, as well as the overall site plan for the development.

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The unique facades and variety of materials are nicely designed, and will fit well with the overall vision for the development, including the existing “One Arlington” apartment tower, the proposed multi-family building, and the proposed retail buildings.

To further enhance the design, the following details should be evaluated. However, the petitioner has indicated that any revisions will require approval by Best Western:

1. West Wall. The west wall will be highly visible facing Rohlwing Road, but the first and second floors are large and lacking detail. The petitioner has indicated that landscaping, including over-story and foundation plantings, will be used to soften the wall. However, it is recommended that the design of the wall be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. Entrance Doors/East Elevation. The main entrance doors get lost in the large glass storefront. Consider changing the color of the doors to red to draw more attention to the main entrance.

All mechanical equipment is required to be screened from view. The petitioner has indicated that the design includes minimum 24” high parapet walls, which will screen the mechanical equipment located at the center of the roof. However, there is one mechanical unit located near the elevator that will need to be further evaluated to verify adequate screening.

With regards to signage, the proposed design includes four wall signs. The two primary wall signs are located on the east and west walls mounted on red fiber cement wall panels. The secondary wall signs are located on the north and south walls, and are designed to be more subtle with lighter colors. The signs are designed to be consistent with Vib Hotel's national brand standards, and overall they are nicely designed and work well with the overall building appearance. However, only one wall sign is allowed per street frontage, so only two signs are allowed. The petitioner will either need to omit two of the signs or seek a sign variation. Separate permits are required for all signage.

Staff recommends approval of the proposed new hotel, subject to the concerns stated in the Staff report.

Mr. Gillespie asked whether the landscape plan they submitted to Staff in response to comments was available tonight, and Mr. Hautzinger replied that it was not and would be reviewed in detail during the PUD amendment with the Plan Commission. Mr. Gillespie said that the landscape plan submitted was more detailed than the PUD landscape plan, which only shows the perimeter landscaping around the site and not the site specific landscaping.

Mr. Gillespie said that they are excited to present the hotel tonight, which has been a long time coming for this development. The proposed hotel is a new prototype brand from Best Western, which has re-organized and come out with two new hotel prototypes, and he believed this would be the second new stand alone Vib Hotel built. They are trying to comply with the prototype standards, but the petitioner is excited to be in Arlington Heights and are open to suggestions.

In response to the comments about the west wall, Mr. Gillespie said that the first-floor is meant to be transparent on one side to present a focus both from inside and outside, and the hotel services back up against the west wall. They look at the building design in terms of scale from three perspectives: one is from a distance, such as from Route 53, and they feel the first-floor and mezzanine on both sides offer a nice base to the hotel and defines the functions of the first-floor separate from the upper floors, which they feel is appropriate from a distance. The second perspective is when you enter the development, and Mr. Gillespie referred to the pylons being proposed that serve a few purposes: they help to break down the scale, help to provide a focal point of the near intersection of those pylons where the entrance door to the hotel is located, provide protection from the elements, and allow for potential outdoor tables. He pointed out the primary materials of EIFS broken up with cement board siding alternating from major building elements into smaller building elements, the pylons, and the clear glass curtain wall at the entrance, which all help draw visitors to the front door of the building. Mr. Gillespie understood the point of making the entrance doors obvious, but they are trying not to make them obvious because the pylons help draw attention to the entry doors. They are not opposed to fully screening the rooftop units, but want to define the distance for the screening and if Route 53 is included in that; however, the unit located near the elevator will be relocated to the center of the roof, which could be raised on the west side of the building if necessary.

With regards to signage, Mr. Gillespie believed that the petitioner was going to come back and seek a variation on a number of signs for the new building. He pointed out the red element that wraps around the roof and drapes down the side of the building, which they feel is an exciting element. The word Vib is internally illuminated, and the red is proposed to be backlit along the edges as it goes down the side of the building. Cues were taken from the One Arlington building, which has an LED display on the base and at the top of the building.

Commissioner Kubow liked the design, which is fun and playful, and something this corner can certainly use. His only critique were the black diagonals on the corner. He questioned how necessary they are with the cool, contemporary design of the building, and he suggested removing them. He agreed with Staff's comments on coloring the entry, but also understood the petitioner's comments. He also felt the west elevation could benefit from landscaping to help soften the fenestration, and without a landscape plan tonight, he was unsure how to comment on that. In general, he liked what was being proposed, but would recommend eliminating the diagonals on the southeast elevation.

Commissioner Eckhardt was intrigued by the design and said that he did some on-line research about the Vib Hotel and found many images of the design that appear to have already been built. Mr. Gillespie stated there is one hotel in Arizona, one in Kansas and one in Florida; two of those being new and one being a conversion of an existing building. Commissioner Eckhardt felt the design was exciting inside and out, which was daring for a suburban hotel and a great idea. He loved the design and the red elements that are shown to be lit and shining down in the on-line images he saw, which he felt was cool, and he liked the reveals being proposed in the EIFS or oddly placed string packaging around the cube-type shapes. In response to Commissioner Kubow's concerns about the black diagonals on the building, Commissioner Eckhardt felt the diagonals were part of the exciting, playful aspect of the hotel, and using two different glass colors was a good way finder in terms of seeing the tenant glass. The only thing that bothered him is the white door on the west elevation, which he suggested painting to match the elevation. He also cautioned the petitioner about the EIFS down to the ground, which can be very problematic, especially with a sprinkler system. He suggested adding a strip of stones out 2-feet from the building to keep the EIFS away from grass and subsequent water. Commissioner Eckhardt also wanted the petitioner to describe the landscaping to be located on the west elevation.

Commissioner Kingsley felt the design was interesting, fun and playful; the whole building itself could be looked at as a sign. She had no issues with the crisscross elements on the building that were part of the playfulness, and she asked if those elements would have lights behind them, similar to some of the images found on-line for the Vib Hotel. Mr. Gillespie replied that the elements would not be lit. Commissioner Kingsley agreed with Commissioner Eckhardt's concerns about the white door on the west elevation and that it should be painted, similar to the louvers. She also felt there was a missed opportunity to make the balconies on the south elevation more than just an EIFS box; they look like lifeless balconies that have no windows or details as currently proposed, and she felt the same way about the other EIFS box on the building that looks too much like a box with a fin. Other than these comments, she felt the

design was great, although she disagreed with Staff's concerns about the entrance doors and felt that seeing through the glass would help show the entrance. She also loved the little platinum-colored pylons, as well as the red scarf element, and she agreed with Commissioner Eckhardt's comments about the EIFS coming down to the ground level, as well as the siding material. How this was going to be detailed and what it will look like is important.

Chair Fitzgerald also liked the fun design being proposed for the new hotel. He felt the black diagonal elements add a surprising amount of fun to the building, and he appreciated the comments from Commissioner Kingsley about the balconies needing more interest and detail. He also wanted a brief explanation from the petitioner about the landscaping being proposed on the west elevation, but added that revisions could be reviewed by Staff to determine whether it needed to come back to this commission or not.

Mr. Gillespie said that canopy trees and foundation plantings are proposed on the west elevation, which are not shown properly on the drawings presented tonight, and there are two mechanical units on the west elevation that will be completely screened by landscape. This is all part of the landscape plan that goes above and beyond what is shown on the landscape plan for the Planned Unit Development, and he was happy to provide that plan. Mr. Hautzinger said that the landscape plan should be submitted as part of the Plan Commission review.

Chair Fitzgerald asked if perimeter landscaping was being proposed by the developer between the building and the sidewalk, in addition to this petitioner's landscape plan for the hotel; he remembered a large buffer in the right-of-way parkway that the commissioners asked to be increased at the original review of the development. Chair Fitzgerald reiterated that he wanted Staff to review any revisions to ensure that the commissioner's concerns about landscaping to help soften the building are resolved. Mr. Hautzinger said that Staff was okay with doing that and would work with the petitioner through the Plan Commission review to ensure there is adequate landscaping on the west elevation.

Mr. Gillespie commented that originally there were many more of the diagonal bracing elements proposed on the building; however, they felt it was too busy and subsequently scaled it down appropriately, which Best Western was happy with and intends to incorporate into future hotels. He understood Commissioner Kingsley's comments about the balconies and felt there was a great opportunity to add some color there; he agreed with the suggestion to paint the white service door on the west elevation to match the adjacent material; and he agreed with the concerns about the EIFS and siding coming down to the ground, which could become either a burnished block or a different material at the first courses.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN OF THE PROPOSED NEW VIB HOTEL TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 9/15/17, RECEIVED 5/1/18, MATERIAL LIST DATED 5/14/18 AND RECEIVED 5/15/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE COLOR OF THE DOOR ON THE WEST ELEVATION TO MATCH THE SURROUNDING MATERIALS.
2. A REQUIREMENT THAT A MORE HARDY MATERIAL BE STUDIED FOR THE GRADE TRANSITION FROM GRADE TO THE CURRENTLY PROPOSED EIFS MATERIAL.
3. A RECOMMENDATION TO STUDY THE FRAMES AT THE SOUTH ELEVATION OF THE BALCONIES AND AT THE EAST ELEVATION.
4. A REQUIREMENT THAT THE LANDSCAPING ON THE WEST ELEVATION BE REVIEWED BY STAFF.

Commissioner Eckhardt clarified his previous comments about the EIFS material at the ground level; he did not want to see grass up against the building, but rather an approximate 1-1/2-foot gravel strip, or something to help bring the solid mass of the building down and avoid water issues. With regards to the recommendation to further study the balcony frames, he liked that the balcony designs are enclosed and provide usable outdoor space and privacy from Rohlfing Road, but excitement could be added to the balconies by tinting the glass red, or painting the back wall red

and lighting it, or adding LED lights on the bottom edge of the glass. Commissioner Kingsley said that adding color to the balconies should not take away from the red scarves on the building, and Chair Fitzgerald and Commissioner Eckhardt agreed. Commissioner Kingsley also asked about the color and material for the corner boards and siding, and Mr. Gillespie replied that both the horizontal lap siding and corner boards will be the same 'Sierra' brown color.

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

2. A REQUIREMENT TO PROVIDE A MORE HARDY WALL MATERIAL AT THE BASE OF THE WALL, OR PROVIDE A GRAVEL OR STONE STRIP AT GRADE AROUND THE WALL TO MINIMIZE WATER INFILTRATION ON THE BUILDING.

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

Mr. Hautzinger asked for preliminary feedback from the commissioners on the potential for a sign variation for the new hotel; the petitioner is proposing four wall signs. Commissioner Kubow had no objections to this because it is minimal, well designed, and fits with the profile. Chair Fitzgerald agreed and added that every building in this development is going to make this an unusual site, so he was okay with variations. Commissioners Eckhardt and Kingsley were fine with the signs that are currently shown.

ITEM 6. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-025 - Arlington Downs Apartment Building - 3400 W. Euclid Ave.
- Multi-Family

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the revised plans received 5/25/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The proposed running bond pattern in the "pumpkin" wall panels should be evaluated by the Design Commission for cohesiveness with the overall design.
2. Incorporating semi-recessed balconies throughout the design is encouraged.
3. Options to grow vegetation on the east garage screen wall are encouraged.
4. It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain.
5. It is recommended that color be added to the base of the garage to complement the apartment building.
6. It is recommended that the cornice detail be added back to the precast concrete garage walls.
7. Clarify the exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage. These walls need to be of a finished quality consistent with the apartment building design.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any

other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

9. All signage shall comply with the Sign code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
DC Minutes 5-8-18
Existing & Proposed Buildings
Sustainable Building Features
Photos & Site Plan
Elevations 5-8-18
Renderings 5-8-18
Elevations 6-12-18
Renderings 6-12-18

Type

Board or Commission Report
Minutes
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Arlington Downs Apartment Building

Project Address: 3400 W. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 3, 2018

Date Revised: June 5, 2018

PETITION INFORMATION:

DC Number: 18-025

Petitioner Name: Chris George
Petitioner Address: Arlington Devco
350 W. Hubbard Street, Suite 640
Chicago, IL 60654

Meeting Date: May 8, 2018

Re-Review Meeting Date: June 12, 2018

Requested Action(s):

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

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

Previous Review Comments:

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was CONTINUED to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
 - Overall, the Design Commission liked the exterior color palette for the building.
 - There was some concern about the use of lap siding, especially at the main entrance.
 - The siding material shown on the top floor required clarification.
 - It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
 - There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
 - The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
 - The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.

- Entrance Canopy:
 - The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
 - There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
 - Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
 - There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
 - There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
 - There was concern regarding the lack of windows in the stair tower.
 - Overall, the garage needed more color to complement the building design.

Project Update:

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
 - No changes to the exterior colors.
 - The lap siding was changed to a smooth panel with a running bond layout.
 - The siding material on the top floor has been clarified to be smooth panels.
 - The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
 - No changes.
- Balconies:
 - The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
 - The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
 - The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
 - A metal mesh screen has been added to create a break between the apartment building and the parking garage.
 - A metal mesh screen wall has been added to the east wall to add interest to the design.
 - The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

Staff Comments:

As previously reported, overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.

- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

Equipment Screening:

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color.

Signage:

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the revised plans received 5/25/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The proposed running bond pattern in the "pumpkin" wall panels should be evaluated by the Design Commission for cohesiveness with the overall design.
2. Incorporating semi-recessed balconies throughout the design is encouraged.
3. Options to grow vegetation on the east garage screen wall are encouraged.
4. It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain.
5. It is recommended that color be added to the base of the garage to complement the apartment building.
6. It is recommended that the cornice detail be added back to the precast concrete garage walls.
7. Clarify the exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage. These walls need to be of a finished quality consistent with the apartment building design.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
9. All signage shall comply with the Sign code, Chapter 30.

June 5, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard,
Development Planner, Petitioner, DC File 18-025

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 8, 2018

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for Arlington Downs
Joan Russick, OKW Architects for Arlington Downs
Paul Bilger, OKW Architects for *Arlington Downs*
Doug Rikell, *Tartan Realty* for Arlington Downs
Chris George, *Tartan Realty* for Arlington Downs
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 24, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 24, 2018.

Commissioner Coon had an issue of concern about the minutes. He stated that Staff reported a desire for the Design Commission to approve the Arlington Downs Family Recreation Center project, which he felt was new territory and was not included in the minutes. He wanted Staff to review that portion of the meeting, which he felt was about three minutes that did not show up in the meeting minutes. Mr. Hautzinger said that the recording would be reviewed, and the minutes would be brought back to the next meeting for approval.

ITEM 1. MULTI-FAMILY REVIEW

DC#18-025 – Arlington Downs Apartment Building – 3400 W. Euclid Ave.

Mike Fitzgerald, Joan Russick, and Paul Bilger, representing *OKW Architects*, and Doug Rikell and Chris George, representing *Tartan Realty*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant. This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only; however, there is no signage included in this particular proposal.

An image of the overall site was presented, which includes the proposed 5-story apartment building being reviewed tonight, the existing renovated “One Arlington” apartment building in the center of the site, a future hotel being proposed on the left side of the site, and four future buildings for general retail space. Staff recently received the petitioner’s proposal for the future hotel, which will be presented to the Design Commission in the near future; however, no details have been received on the future retail buildings.

With regards to the overall design for the new apartment building being reviewed tonight, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and it fits well with the overall vision for the development, including the existing “One Arlington” apartment tower, the proposed hotel, and the proposed retail buildings. However, to further enhance the design, the following details should be evaluated:

1. **Brick Color.** The proposed “cedar” brick color has an orange tone that does not complement the three siding colors. It is recommended that a different brick color be selected which has more contrast with the orange siding color, and better complements the “Cobblestone” and “Iron Gray” colors. Consider a gray tone brick color, similar to an earlier rendering for the project, which Staff presented. The petitioner presented an actual sample of the ‘cedar’ brick color being proposed, which appeared more orange in the rendering than in reality.
2. **Balconies.** The prefabricated metal balconies have a nice appearance that fits the character of the building. The balconies on the south wall are semi-recessed, which is a very nice detail to break up the large flat wall. It is recommended that the balconies on the other elevations be semi-recessed in this same way. At a minimum, the balconies on the west wall facing the roadway should be semi-recessed.
3. **Pergola.** The metal pergola feature on the west wall is a nice detail that follows the curve of the adjacent building and roadway. To enhance the design, consider angling the support columns to complement the existing entrance canopy at the adjacent “One Arlington” apartment tower.
4. **Entrance.** The main building entrance is somewhat understated and lacks interest. A wider and more unique canopy design is recommended to create a more prominent entrance feature. Consider a design to complement the entrance at the existing adjacent “One Arlington” apartment tower.
5. **VTAC Louvers.** The plans do not identify the finish of the VTAC wall louvers, but the petitioner has clarified that the louvers will be painted to match the adjacent wall surface. Staff agrees with this approach to downplay the appearance of the louvers.
6. **Parking Garage.** The parking garage will be visible from Euclid Avenue and from the adjacent roadways. It has nice detailing including reveals, recessed panels, and different sandblast textures, but it has a monochromatic appearance that does not complement the apartment building design.
 - a. It is recommended that additional color be added at the base and top of the garage to better complement the apartment building design.

- b. Additionally, the center portion of the east wall should be enhanced with the same level of detailing as the north and south garage walls.

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color. There is no signage included in this proposal, however, all signage shall comply with Chapter 30 Sign Code, and separate permits required.

Overall, Staff is in support of the project and recommends approval.

Mr. Fitzgerald introduced the team of people present for the review of the project tonight. He addressed the comments in the Staff report, beginning with presentation of the material samples. Brick in a 'Cedar' color is being proposed at the first-floor base, extending up vertically through floors 2, 3 and 4, primarily at the main corners. The brick has a range of color that does not come across in the rendering. Two fiber cement panels are being proposed on top of the brick base; the light grey color on Floors 2, 3 and 4, and a darker color at the top floor, with the same panel reveal system and fastener detail being used for both colors. A third fiber cement siding panel is being proposed as an accent at the top floor of the corner elements and as the spandrel inside the brick in the corner elements. This color will be in the pumpkin/orange/brown range, with the exact color to be determined based on how the color reacts with sunlight and shade, and what works best with the brick tones. Mr. Fitzgerald also presented the 'Gull Grey' window color; 'Charcoal Grey' for the balconies, railings, guard rail system and slab edge; and the 'Band' color for the cast stone coping.

With regards to the balconies, Mr. Fitzgerald clarified that the balconies on the south elevation facing Euclid will be recessed to provide more privacy from the busy street, and the remaining three elevations will have fully projected balconies suspended from above to help visually break up the facade. Staff comments about the pergola and entrance canopy were considered and deemed appropriate, and the details for both elements were modified. Mr. Fitzgerald presented a revised sketch of the pergola detail with angled posts, similar to the 'One Arlington' building. With regards to the entrance canopy, he said that the width of the canopy could be expanded to cover the masonry piers on the sides and provide some angled support columns, although this is an element they want to further study.

In response to the comments about the parking garage, Mr. Fitzgerald said that they studied adding color to the garage to be more in keeping with the apartment building, and are now proposing to stain the lower level with a color to complement the brick, while continuing all of the reveals for visual texture and as a base to ground the parking structure. A paint color to match the light Hardie color above that for the remaining part of the tower is also now being proposed, with the stained spandrels to be a darker tone to pick up the darker tones of the Hardie. They considered a darker band at the top of the parking garage, but felt it looked top heavy. They also looked at carrying the darker color at the elevator stair tower, or carrying the brick color extended up through the elevator stair tower all the way to the stringcourse; a variety of things were considered. They felt that grounding the building and providing this articulation of the spandrels was sufficient to bring the parking garage more in keeping with the apartment building itself. To complement that, their intent on the east facade of the parking deck in the zone where the ramp occurs, is to continue the punched window articulation in the three bays, and to step it, to pick up the stepping of the ramp, as well as further articulate it by opening up the open air portion. This will also maximize the amount of open areas because the parking deck is naturally ventilated. Mr. Fitzgerald concluded their responses to the issues brought up by Staff.

Commissioner Coon began with the entry experience off the entry drive and the pergola; he wanted to get an understanding of what kind of spaces are behind that, and the floor plan shows residential units. He asked how the space under the pergola will be utilized, and Mr. Fitzgerald replied that these areas would be private areas used by the renters of the ground floor units. Commissioner Coon also asked about the location of the amenity spaces that are shown off the ground-floor courtyard, and Mr. Fitzgerald said that amenity spaces were studied in almost every part of the building to determine the best fit, including amenity spaces along the west end, and the team ultimately decided to group all the amenity spaces up near the front lobby on the ground floor, with the remaining courtyard wrapped around with ground-floor units having an outdoor trellis area for privacy. Commissioner Coon preferred the pergola design with the angled posts, and the angle design of the canopy.

Commissioner Coon had concerns about the VTAC louvers and asked if the line of louvers on the central access of the entry could be removed. His experience with these louvers was to try to bury them in recessed balcony walls, keeping them off of the elevation, and although painting the louvers to match will help them to blend in, his preference would be to not see them at all and go with a different mechanical system. Commissioner Coon recognized the effort put into the design of the new building and felt it was a very attractive building, but he wanted the petitioner to look at ways to streamline the location of the louvers that are next to a balcony; perhaps group them together to make them more pleasing and less awkward. He agreed with Staff that the balconies on the west elevation should be recessed because it was part of the entry experience into the site; however, he questioned how much of the east elevation would be visible when driving west on Euclid and whether those balconies should be recessed as well. His preference was to recess the balconies 18 to 24-inches on the east, west and south elevations, but for sure recess them on the two main walls on the south and west elevations. Commissioner Coon also liked that the proposed brick was not the standard utility size brick; however, he had concerns about the orange color of the James Hardie siding and whether or not it would fade. He really wanted to see brick instead of siding as an accent, although he understood the associated costs.

Commissioner Coon questioned the rationale behind setting the corners of the building apart. He liked the curved steel element that brings you around into the hidden entry way and sets the area apart as a place that you want to go, but he had a problem with the awkward symmetry happening with the two corners, which he felt starts to diminish the impact of the front entry. He suggested this element and the brick tie in at the base and only at the corner, the courtyard, and on the other side where the garage is; this could be a nice dividing piece between the apartment building and the garage. He also suggested eliminating the brick element here and at the corner, and recessing the balconies, so this entire element could be brick, getting away from using the orange siding and using a blend of brick instead. An easy way to solve the concerns about the entry being hidden would be to put this emphasis into this element, which would draw you into the entry. He was trying to find ways to enrich the front elevation without trading dollars elsewhere.

Mr. Fitzgerald was not opposed to further studying this area, and he appreciated the thoughtfulness of understanding costs. He commented about the structural implications of extending the height of the brick above the fourth floor window heads, or replacing the orange siding with masonry. Commissioner Coon was concerned that the orange siding color was a little trendy on an apartment building that will be here a long time, as opposed to a retail building. Mr. Fitzgerald was not opposed to further studying this and added that they previously looked at carrying the dark Hardie color solely at this corner, letting the corner be the accent pop, which Commissioner Coon said was an interesting approach. Commissioner Coon also commented that the apartment wings flanking the entry shown on the rendering seemed off balance. He also had safety concerns about the lack of windows in the stair towers, and he had serious reservations of not commenting on that.

Commissioner Kubow asked if the parking garage would be used by only the renters of the new apartment building, and the petitioner stated that the garage would be available to visitors of the apartment building as well, but not to the retail users. Commissioner Kubow asked if the petitioner considered wrapping the apartment building around the parking garage, similar to a Texas wrap, which eliminates the need to fenestrate the parking garage. The petitioner said they considered a number of iterations in planning the site, with the thought being that the courtyard and the units facing the courtyard were a more valuable experience than doing the typical 'Texas wrap'. The geometry of the site also lends itself to isolating the parking garage, and having the main entrance between the garage and the apartment building in the northeast corner so they are near each other. Given both the footprint of the garage and the desire to have an internal courtyard, was what dictated this modified partial 'Texas wrap' that is not fully encasing the garage.

Commissioner Kubow understood the cost factors involved with the building, and in terms of the design, he liked it. He liked the pop of orange color, as opposed to typically seeing browns and dark greys, and he was not going to comment on the design because he felt the petitioner was doing a great job. He had some big picture questions such as the parking garage, although it helps that it is set back, and he liked the compromise with the modified wrap. However, he had concerns about the entrance being tucked into the north side of the building, away from the main entrance to the development; he felt the entrance was tucked too far back and with the architecture being proposed,

he felt that everything should be reversed and the entrance should be facing the main ring road. The orientation of the building feels like it wants to be southwest and not north. Commissioner Kubow also agreed with Commissioner Coon's comments about the southwest elevation; this prominent elevation has to have something more at the corner. Commissioner Kubow liked the colors, but felt there was a missed opportunity with the 2 book end corners; more could be done there. With regards to the VTAC louvers, he understood that they are a good cost effective heating/cooling solution, and if they are painted to match the material they are next to, they do fade away relatively well. To reiterate, his big picture comments are the corner along Euclid Avenue and the orientation of where the front entrance is located, but overall, he liked the design and really liked the color palette.

Commissioner Kingsley could see the amount of work done by the petitioner and she appreciated the petitioner coming here with designs that respond to Staff's comments. She also concurred with the other commissioner's comments. She liked the angled columns being suggested for the pergola and she liked the recessed balconies on the south elevation, and wanted to see the balconies recessed on the east elevation as well. She liked the angled columns for the canopy and almost wanted to see them engaged in the wall, similar to the 'One Arlington' building, and she suggested raising the canopy up above the windows as well. She liked the brick size being proposed and the color palette; however, she had some reservations with the orange siding and the brick; maybe the brick color could be more cool. She did not like the warmth of the paint being suggested for the garage base, and the coolness of the stained spandrel panels. She also pointed out that while the orange color is being used as an accent, it almost seems that the petitioner is using the least noble material in those accented areas; she had some concerns about the lap siding, and felt that the material palette could be simplified, which might help unify the building more.

Commissioner Kingsley also questioned the details of the dark grey panel system; it did not appear panelized as the light color siding was shown in the rendering. The petitioner explained that they were hoping to get more of a vertical V-groove or ribbed siding, but the manufacturer does not offer that system in the Midwest, and the drawings have not been updated per the manufacturer's limitations; however, what they are proposing tonight is actually to do a flat panel system similar to the light color shown, although the top floor may not have the continuous reveal at the window heads. Commissioner Kingsley was not in favor of the courtyard being proposed and had concerns about the courtyard itself, which she assumed would meet the requirements for separation, for light, and for fire. Mr. Hautzinger commented that preliminary comments from the Building & Life Safety Department are to add a second dedicated means of egress out from the courtyard, similar to the one that is shown. The petitioner said they will comply with all requirements from the Fire Department. Commissioner Kingsley concluded that the courtyard should be as light filled and as green as possible.

Further comments from Commissioner Kingsley were that she wanted to see an actual distinction between where the apartment building and the parking garage meet; she agreed with the concerns about safety in the stairwells and the suggestion to add light; and although she liked the idea to break down the elevation of the garage that is void of details, she felt that a combination of verticals was a better solution than all verticals as stated by the petitioner. She said that she almost liked the original submittal for the east elevation better than the alternate one presented tonight, which looked too busy. Commissioner Kingsley had no further comments.

Commissioner Eckhardt questioned if the courtyard units will have balconies, because although the courtyard space is 112 x 127 feet, without large trees in the courtyard, it will be a real sound chamber, with sound bouncing all over. He also expressed concerns about the global aspect of the new building, and was disappointed that the adjacent Federated Foods office building was not integrated into the renderings and elevations because it is an important element and it is very close to the new parking garage. He was concerned about the proximity of the lot line, with the new building being located right up against the lot line and the residences right up against the office building parking lot. He also felt there should be two entrances to the new building instead of one, and was concerned about cars stacking up at the entrance, as well as concerns about the entrance being hidden. Additionally, the parking garage is off on the corner and there are no elevators for residents to use to get to their units quickly by coming in a side door; he was very concerned about the big picture of that.

Commissioner Eckhardt's comments about the building design were as follows:

- He prefers the corners to be something different and be matching bookend-like.
- He supports the recessed balcony detail.
- The entry is too plain.
- Consider decorating the corner of the building that connects the parking garage and the entrance wing to look like the 'Arlington One' building.
- The garage should have coloration and tie in with the building.
- The building needs a lot of design.
- He was not opposed to a dark top, a light middle, and a brick bottom to the building.
- He had no preference on the straight versus angled element of the canopies, although he cautioned the safety concerns of bumping into the angled columns.

Commissioner Eckhardt clarified that he was most concerned with the global problems with the building. Although he liked the direction the building design was going in, there were things that needed to be resolved. In general, he was okay with four colors being proposed for the building, and he was curious to know why over 100 units around the courtyard will have no balconies.

Chair Fitzgerald liked the project and was a little surprised to hear a lot of the comments being made tonight. He liked the brick color and the pop of pumpkin color as an accent, which could be painted in the future if necessary. He liked the idea of the balconies being recessed on all elevations, although it could compromise the inside of the units, and he liked the courtyard and felt the petitioner could decide whether those units should have balconies or not. Chair Fitzgerald really liked the location of the front entrance and how it is somewhat hidden but still very accessible, and added that if the area to the west gets built up in the future, it will be nice that the front entrance is off to the side. He agreed that the entrance canopy should be bigger, bolder and more exciting, and he agreed with the concerns that the parking garage feels like it is stuck on to the corner of the apartment building. He was okay with either the angled or the straight columns of the pergola, and he really liked the corner aspects of the building and how there will be 3 major corners when driving by. He also pointed out that landscaping was shown on one of the drawings, which he felt there was a lot of that will help soften so many of the things that are being talked about tonight. Overall, Chair Fitzgerald liked the project.

Commissioner Kingsley asked for clarification of the colors in the interior courtyard, and Mr. Fitzgerald replied that the final colors of the courtyard elevations have not yet been decided; their focus has been on the more public elevations. However, they anticipate using one or more of the materials and colors being used on the main body of the building, whether it be a combination of the light and dark Hardie without any orange accent in that area; it will most likely be a light weight material in a couple different tones. Commissioner Kingsley felt the courtyard facades should look similar to the exterior facades of the building, with the same color palette, so if the corners of the building end up being the orange accent color, then there should be something similar in the courtyard as well. Her overall global feeling about the building is that there needs to be another element to break it up, whether it is on the corners or some where else. She referenced the other proposed buildings on this site, which although not yet approved, all have that smooth edged feel to them, similar to the 'One Arlington' building. She felt that the proposed design looks very busy compared to the other buildings.

Commissioner Eckhardt wanted to make a motion to ask the petitioner to come back because of the many issues that have been brought up tonight, giving them an opportunity to work on the garage, and work on some of the connections. He explained that the commissioners are here to critique the design and not say that the building does not work, although he felt the building did not work, and if he were the petitioner's client he would have issues with it. He was very concerned about not having enough elevators, circulation issues, and difficulty for tenants to get in and around the building. Access to the courtyard is also a serious concern with fire and police. Since these concerns are not under the purview of this commission, he would comment about the design, which he likes. He likes the major direction the design is going in, but he does not like the way the garage attaches to the apartment building; the garage is not decorated enough and needs to be camouflaged to be part of the building somehow. He felt the apartment

building was a cool design and the garage is a failure, which is a real concern and why he did not want to vote on the project tonight. Commissioner Eckhardt felt the other comments made tonight could be worked out, but the big pieces have him concerned.

Commissioner Coon wanted the final landscape plan to include screening the transformers from Euclid Avenue, which Mr. Hautzinger replied that it is already being addressed as part of the Plan Commission review.

Mr. Fitzgerald understood the commissioners' concerns about the parking garage and its visual connectivity to the apartment building, and its fenestration and decoration, and the concerns about the balconies. With regards to the comments about the corners on Euclid, he said that they would probably modify the corners by creating a little bit of hierarchy with them, without losing the idea of bookends along Euclid. Commissioner Coon said he would be satisfied with creating a hierarchy at the corners. Chair Fitzgerald was okay with the way the corners as proposed, but he liked the idea of glass in the penthouse that was previously suggested; he was okay with all 3 corners being similar and felt they should not be downplayed. Commissioner Eckhardt liked that the corners match, and he would not make one corner more important than the other. Mr. Fitzgerald said that in general, they will address these corners, which are an important part of the building, but he could not commit to coming back with something different.

Commissioner Eckhardt commented about the balconies only being recessed on the south elevation, which he understood is an expensive detail from a building standpoint, as well as a loss of space inside the units. The stacked materials running up the north, east and west elevations help to highlight the balconies, which for him is probably enough, although he suggested off-setting the brick a little, or recessing the balconies 18-inches. He stated that he felt that some parts of the building design were close, but some areas needed further study, such as the parking garage, and he wanted to see the petitioner work on these and come back.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO TABLE THE PROJECT FOR *ARLINGTON DOWNS APARTMENT BUILDING* AT 3400 W. EUCLID AVE. (DC#18-025), TO ALLOW THE PETITIONER ADEQUATE TIME TO CONSIDER THE COMMENTS MADE TONIGHT AND RETURN TO A FUTURE DESIGN COMMISSION MEETING.

Commissioner Coon thanked the petitioner for providing information about the sustainable features of the new building, which he spent time reviewing, but were not discussed tonight.

The petitioner expressed concerns about their timeline for Plan Commission review if the project has to come back to this commission. Mr. Hautzinger said that the Design Commission meets every two weeks, but he would recommend this project come back in one month to allow the petitioner and Staff adequate time to prepare. Commissioner Eckhardt encouraged the petitioner to go before the Plan Commission as soon as possible, regardless of the comments made tonight by the Design Commission.

Mr. Hautzinger summarized the key points and concerns made by the commissioners tonight: further design development of the parking garage, including colors and details; further study of recessing the balconies; further study the corners of the building; enhancement of the front entrance and canopy design and distribution of materials there. Commissioner Kingsley felt the front entrance tied in with the corners and should be more important than the corners. Commissioner Coon asked the petitioner to consider eliminating the lap siding and using a panelized product instead, to be consistent with the residential feel of the building and the surrounding buildings. Mr. Hautzinger finished reviewing the summary of key points with the comments made about the angling of the support columns for the pergola. Commissioner Eckhardt encouraged a more thorough review with the Fire and Police Departments about the courtyard access.

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



FOR REFERENCE ONLY



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

Springbank
CAPITAL ADVISORS

RECEIVED
APR 04 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPOSED MASTER SITE PLAN RENDERING

ARLINGTON DOWNS
3400 STONEGATE BLVD.
ARLINGTON HEIGHTS, IL

04/04/18 Project #: 16093

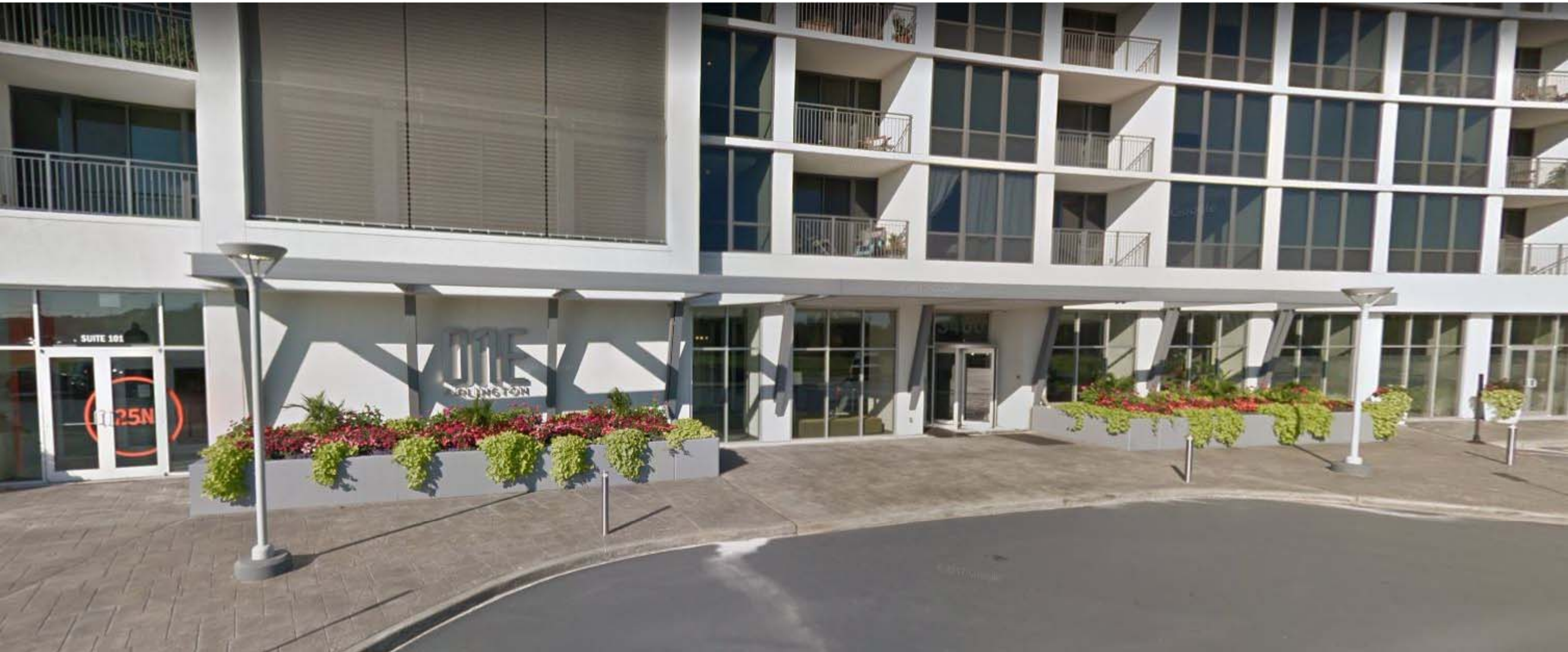
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SUSTAINABLE BUILDING FEATURES

SITE AND LOCATION

- ACCESS TO QUALITY TRANSIT. ONE MILE WALKING DISTANCE TO METRA STATION
- BICYCLE FACILITIES. EXTERIOR BIKE PARKING FOR VISITORS, ADJACENT TO PLANNED BICYCLE PATH
- GREEN VEHICLES. DESIGNATED PREFERRED PARKING.
- SOURCE BUILDING MATERIALS WITHIN 500 MILES IF POSSIBLE

EXTERIOR DESIGN ELEMENTS

- PROVIDE / RESTORE NATIVE VEGETATION.
- MANAGE STORM WATER ON-SITE. STORM WATER DETENTION LOCATED UNDER THE ENTRY COURT AND BUILDING COURTYARD.
- CONTROLLED ILLUMINATION OF VEHICULAR AND PEDESTRAIN AREAS.
- HIGH EFFICIENCY WINDOWS.
- HEAT ISLAND REDUCTION. REFLECTIVE ROOF.
- OPTIMIZE ENERGY PERFORMANCE WITH CONTINUOUS EXTERIOR INSULATION

INTERIOR DESIGN ELEMENTS

- USE OF LOW VOC PRODUCTS THROUGHOUT (INSULATION, PAINTS, FLOORING, ETC.)
- PROVIDE ENERGY-STAR APPLIANCES
- INSTALL INDIVIDUAL UNIT CLIMATE CONTROL WITH PROGRAMMABLE THERMOSTATS
- INSTALL LOW ENERGY USE (LED) LIGHTING FIXTURES
- INSTALL VACANCY/OCCUPANCY TYPE LIGHTING CONTROLS AND SENSORS IN COMMON AREAS
- INSTALL EFFICIENT WATER USE FIXTURES

DURING CONSTRUCTION

- RE-USE / RECYCLE EXISTING SITE FILL
- EMPLOY RECYCLING OF CONSTRUCTION WASTE
- AIR QUALITY TESTING DURING CONSTRUCTION

POST-OCCUPANCY

- EMPLOY BUILDING RECYCLING PROGRAM
- ON-SITE STAFF TO MONITOR BUILDING PERFORMANCE
- COMMON AREA MAINTENANCE STAFF WILL USE NON-TOXIC CLEANING PRODUCTS
- INDOOR BICYCLE STORAGE



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

ARLINGTON DOWNS RESIDENTIAL
BUILDING II

04/20/18 Project #: 16093

A309

ARLINGTON DOWNS - ADR II

ARLINGTON DEVCO, LLC

350 W. HUBBARD ST., STE 640, CHICAGO, IL 60654

ARCHITECT OKW ARCHITECTS

600 WEST JACKSON BOULEVARD, CHICAGO, IL 60661

ISSUED FOR DESIGN COMMISSION - REVISIONS

MAY 02, 2018

STRUCTURAL ENGINEER RUNDE ENGINEERING, INC

39 W NEW YORK ST., AURORA, IL 60506

CIVIL ENGINEER ERIKSSON ENGINEERING ASSOCIATES, LTD

135 S JEFFERSON ST. STE 135, CHICAGO, IL 60661

MEPFP ENGINEER DDG ENGINEERS

135 S LASALLE ST., CHICAGO, IL 60604

LANDSCAPE ARCHITECT DANIEL WEINBACH & PARTNERS, LTD

53 JACKSON BLVD #250, CHICAGO, IL 60604

SHEET INDEX

SHEET NO.	SHEET TITLE
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A003	MASSING
A004	MASSING
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A102	2ND-5TH FLOOR PLAN
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A305	RENDERING - PARKING
A315	MECH SCREEN
L-1.0	LANDSCAPE PLAN

* PRODUCT CUT SHEETS TO BE SUBMITTED IN TANDEM WITH DRAWINGS

NOT FOR
CONSTRUCTION

DESIGN COMMISSION REVIEW	2018.04.23
NO.:	DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

COVER SHEET

DRAWN BY: _____ CHECKED: _____

DATE:

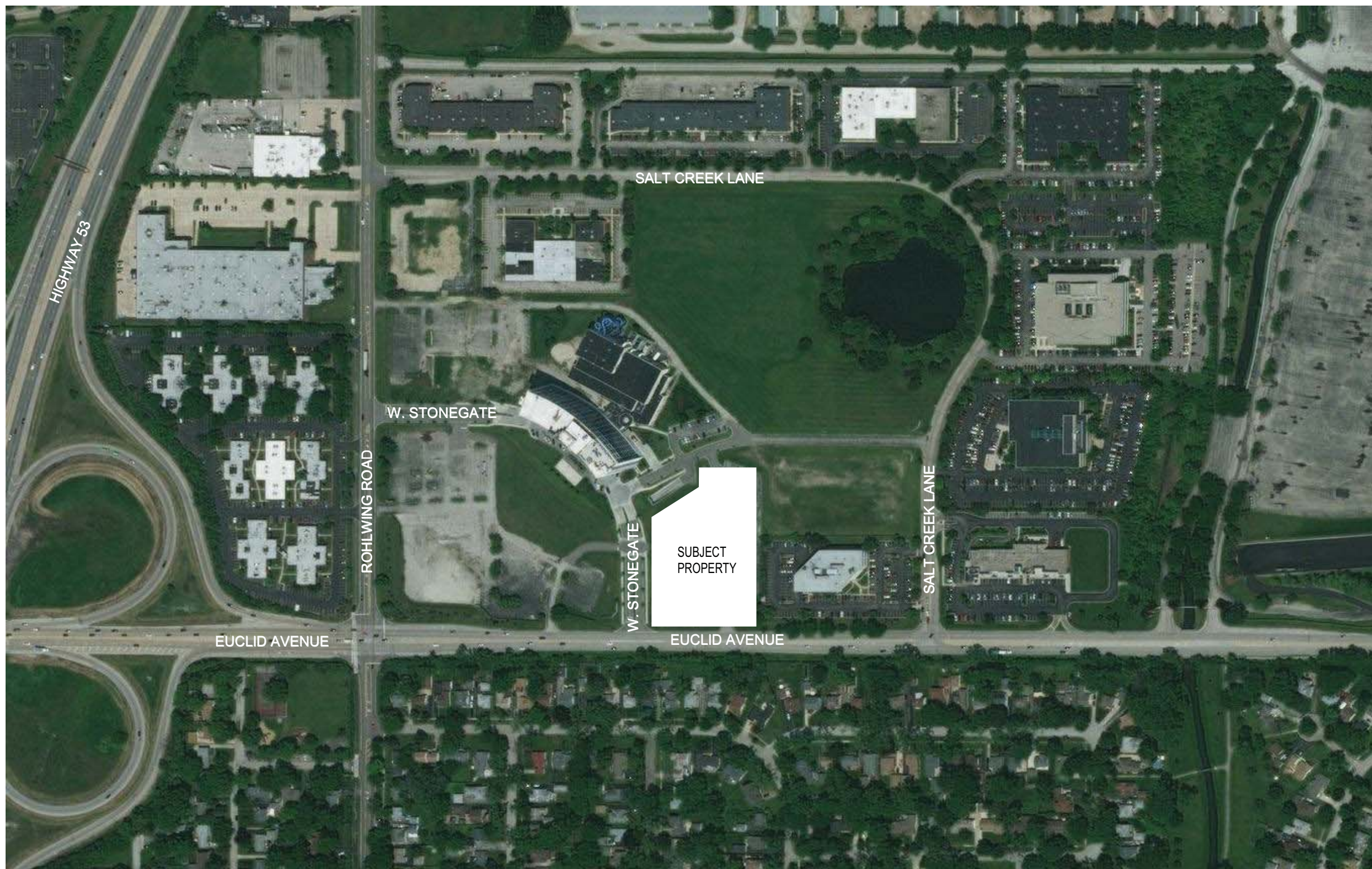
Issue Date

PROJ. NO.:

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LOCATION MAP



SUBJECT PROPERTY



FIRST PROPERTY TO THE EAST



SECOND PROPERTY TO THE EAST



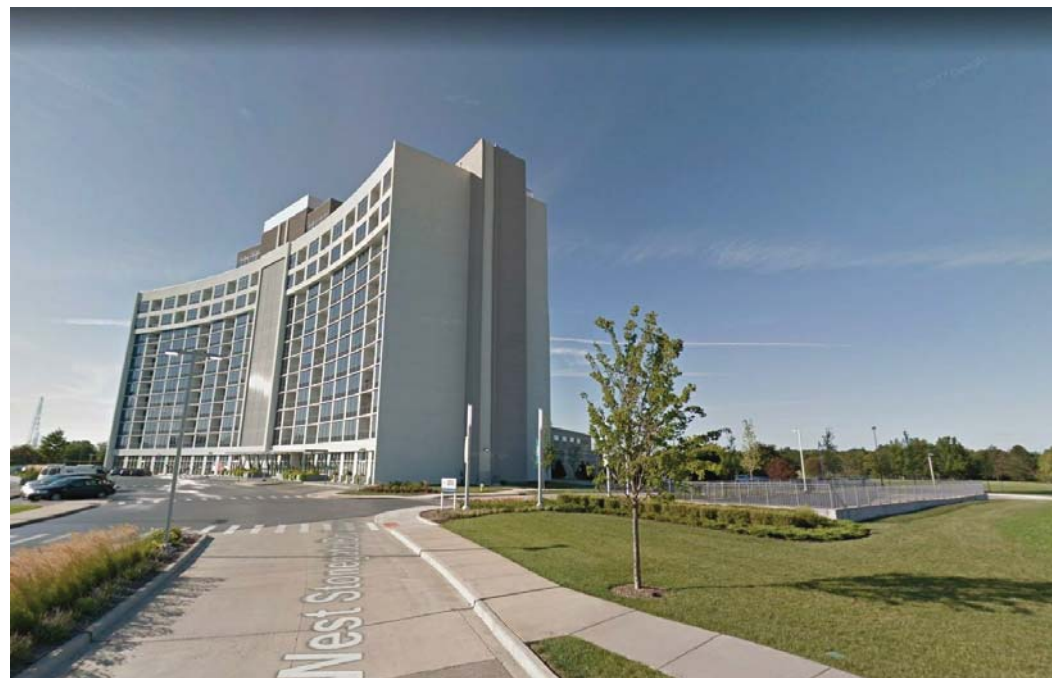
THIRD PROPERTY TO THE EAST



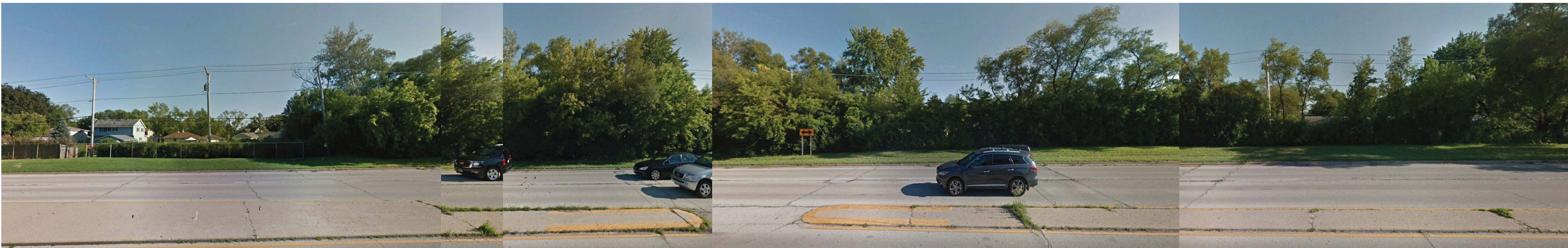
THIRD PROPERTY TO THE WEST



SECOND PROPERTY TO THE WEST



FIRST PROPERTY TO THE WEST



PROPERTIES ACROSS THE STREET

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DESIGN COMMISSION REVISIONS	2018 05 02
DESIGN COMMISSION REVIEW	2018 04 23
ISSUED FOR PLANNING COMMISSION	2018 04 04
NO.	DATE

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SUBJECT AND
SURROUNDING PROPERTY

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DATE:

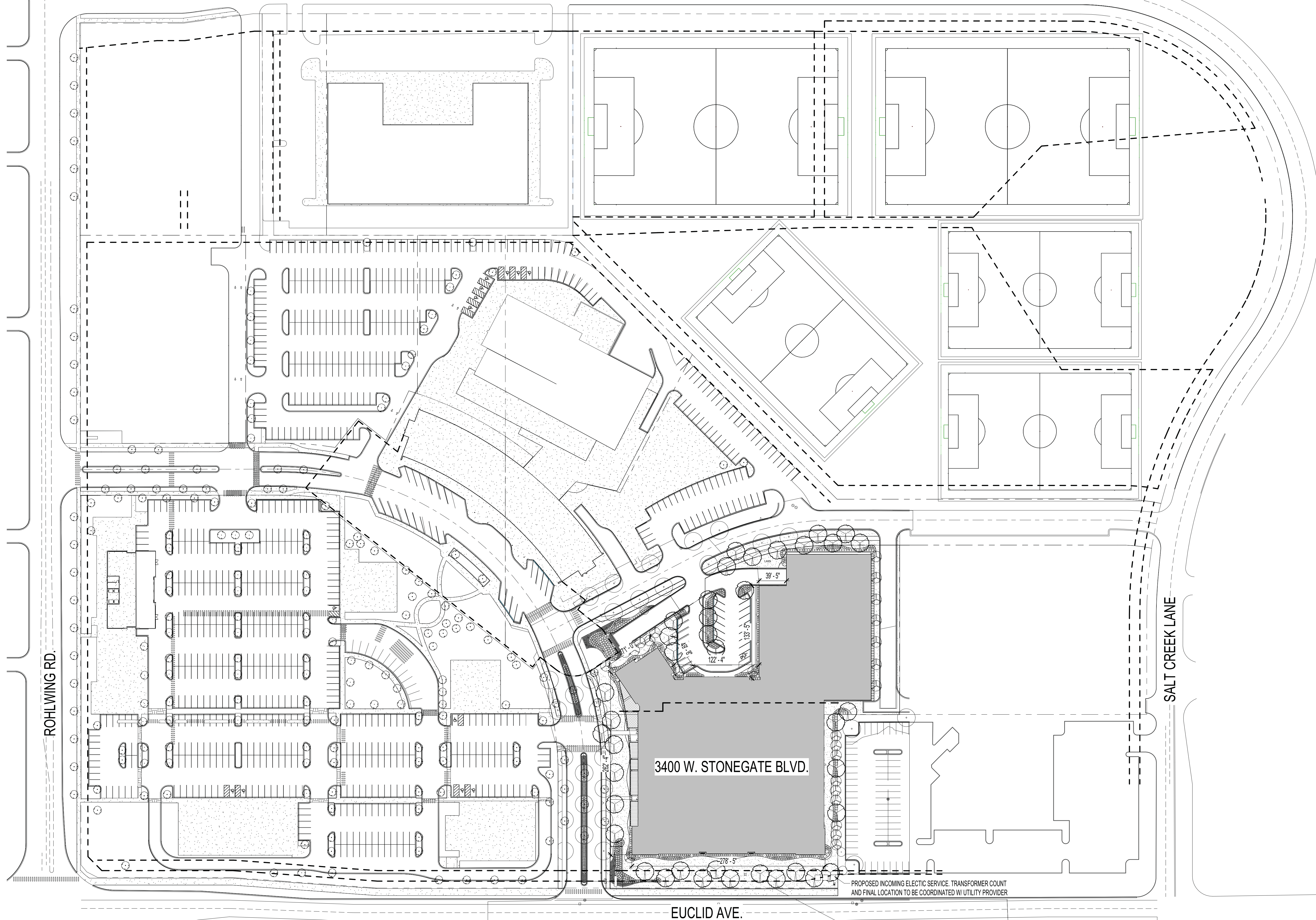
Issue Date

PROJ. NO.:

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SHEET NO.:

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SITE PLAN

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DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A002

1 ADR II - SITE PLAN
SCALE: 1/64" = 1'-0"



1 NORTH ELEVATION - OVERALL - DC
A201 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - OVERALL - DC
A201 SCALE: 1/16" = 1'-0"

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ELEVATIONS OVERALL

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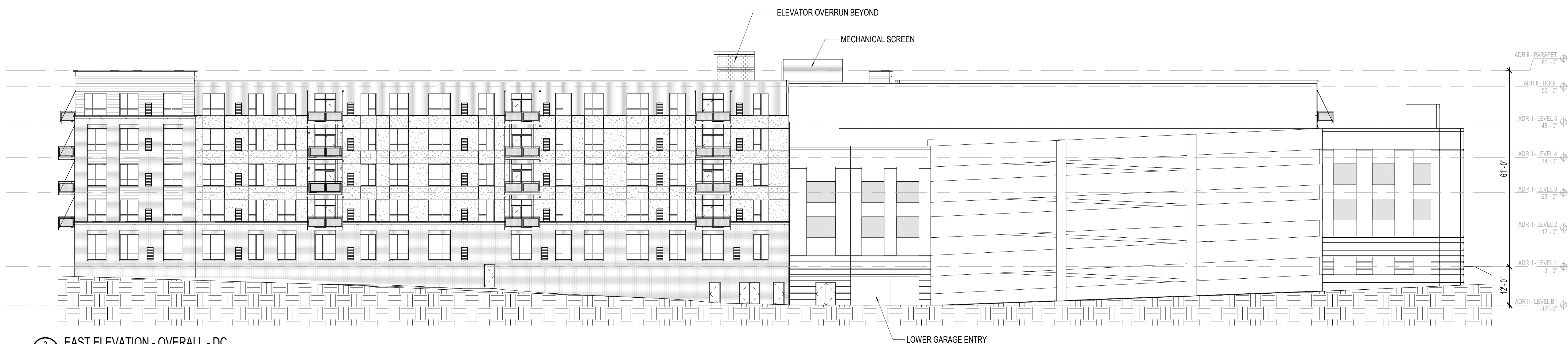
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Issue Date
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A201

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1 SOUTH ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"

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ELEVATIONS OVERALL

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1 NORTH ELEVATION - DC
SCALE: 1/8" = 1'-0"



2 EAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



3 NORTH ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



4 NORTHEAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED | 8 VTAC LOUVERS | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

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ELEVATIONS

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Issue Date
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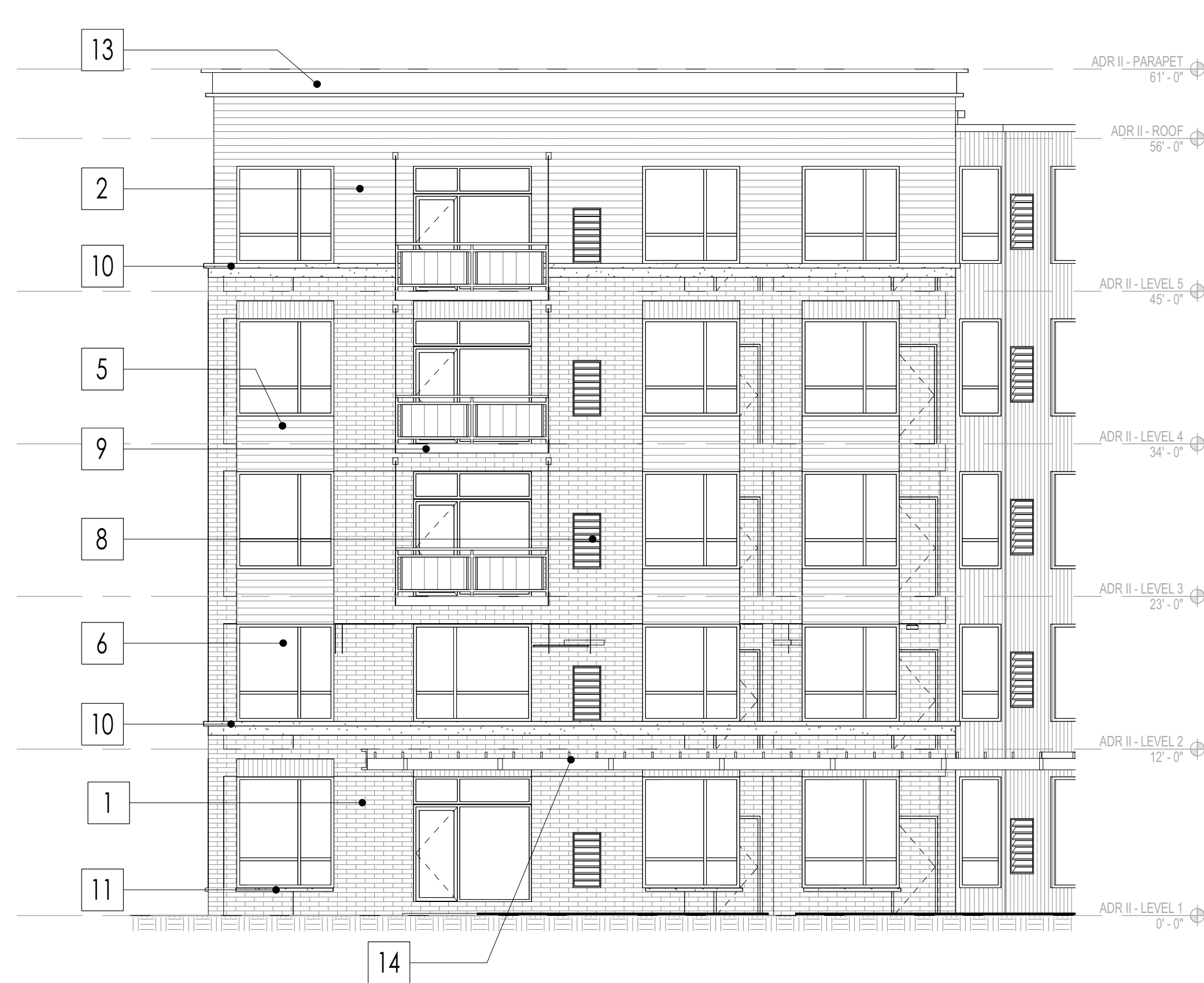
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A203

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1 NORTHWEST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION @ CRANK - DC
SCALE: 1/8" = 1'-0"



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

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED | 8 VTAC LOUVERS | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

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ELEVATIONS

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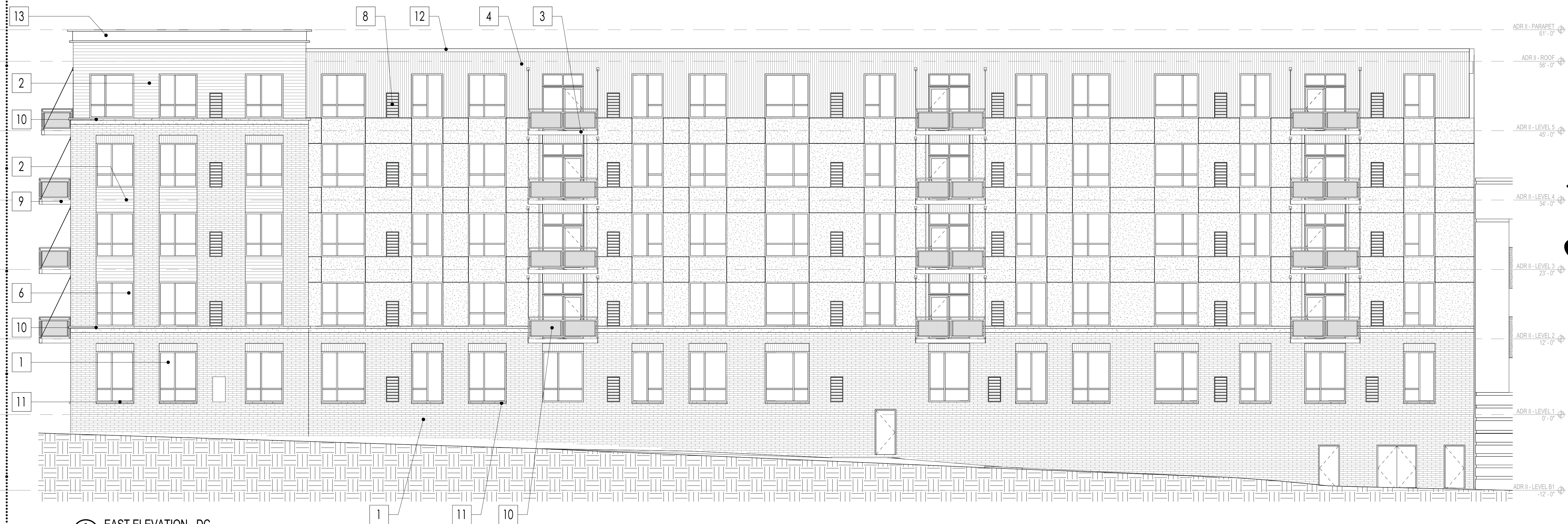
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Issue Date
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A204



1 SOUTH ELEVATION - DC
SCALE: 3/32" = 1'-0"



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

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 NOT USED	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB METAL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

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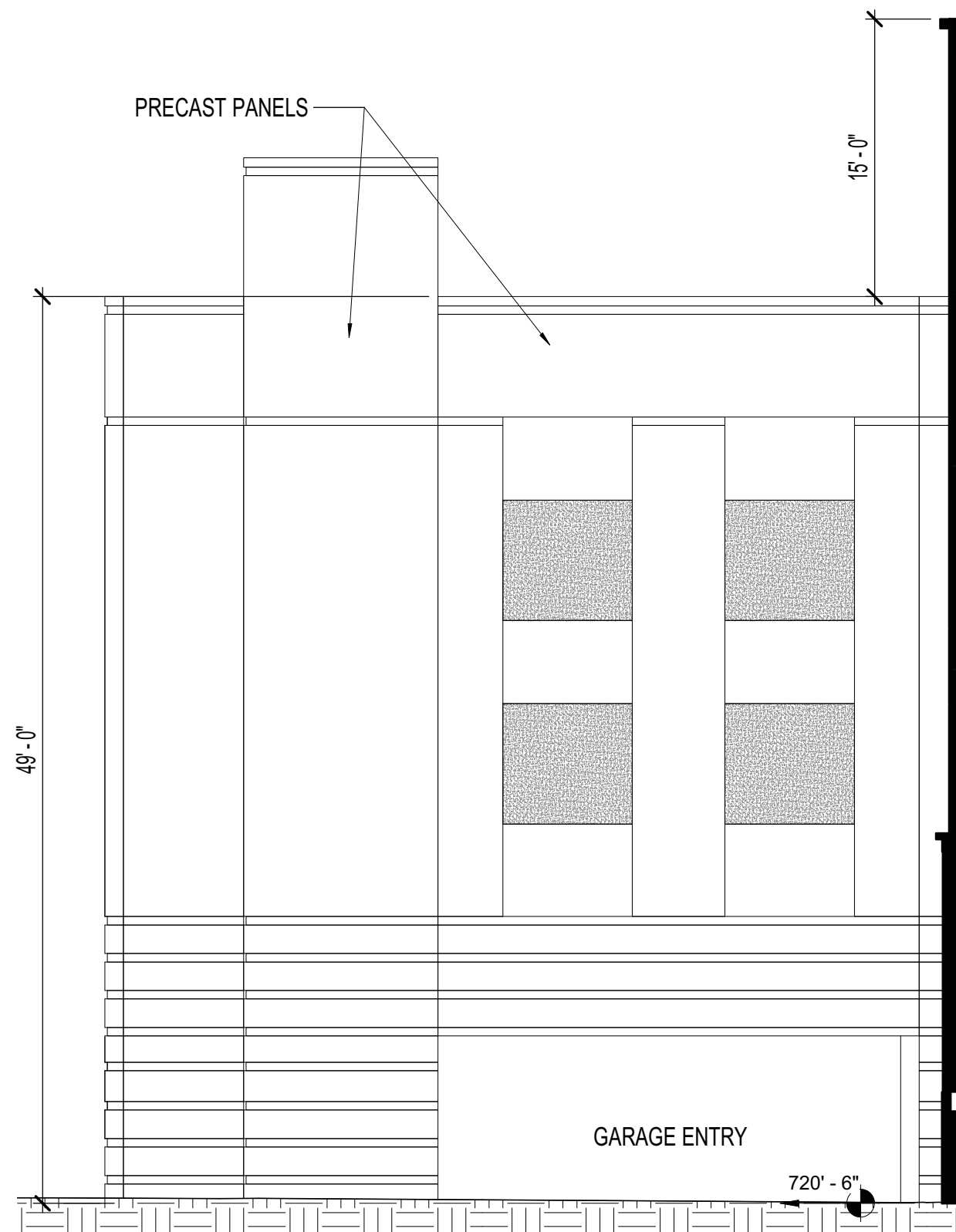
ELEVATIONS

DRAWN BY: _____ CHECKED: _____

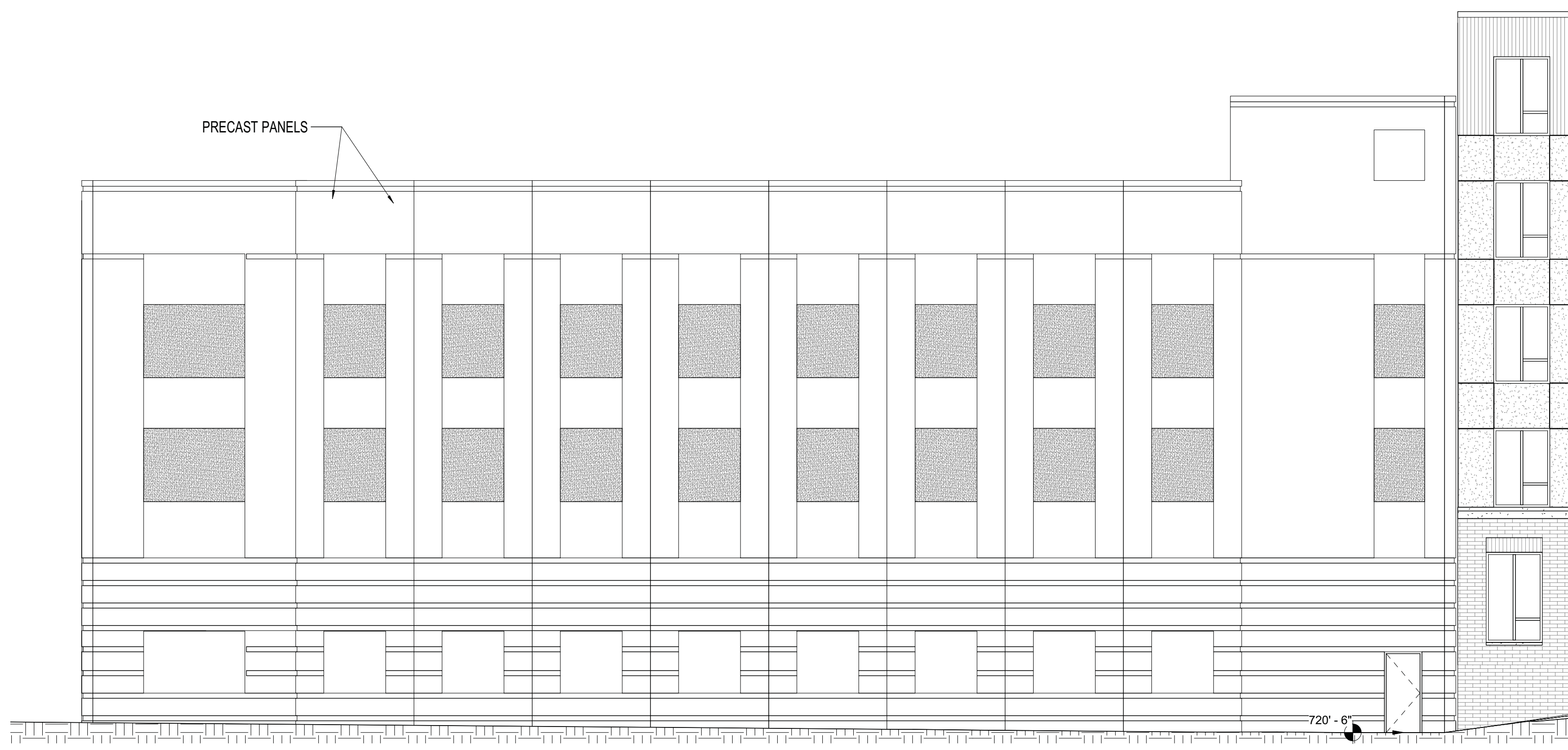
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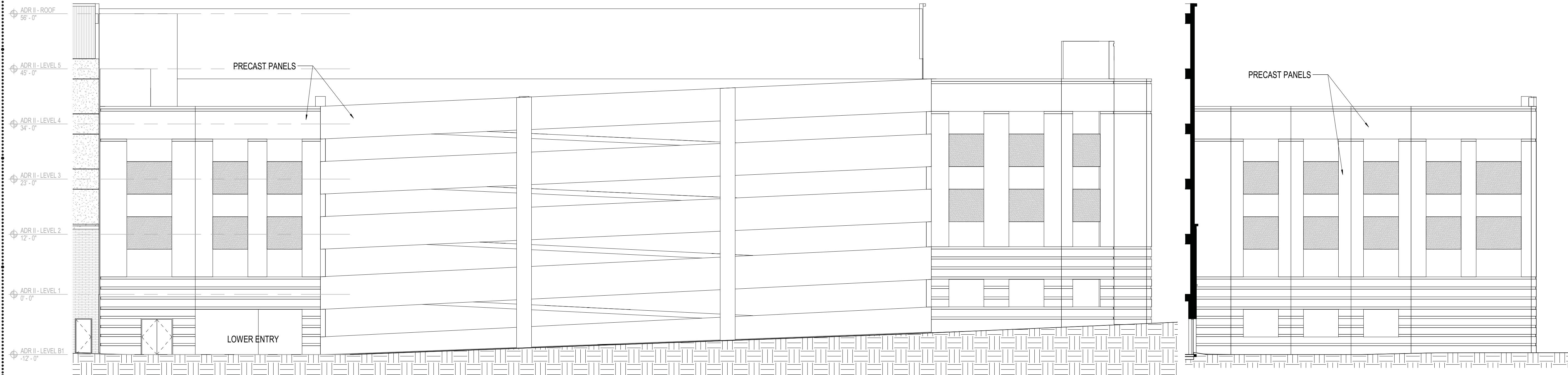
A205



4 WEST ELEVATION @ GARAGE - DC
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ GARAGE - DC
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ GARAGE - DC
SCALE: 3/32" = 1'-0"

3 SOUTH ELEVATION @ GARAGE - DC
SCALE: 3/32" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
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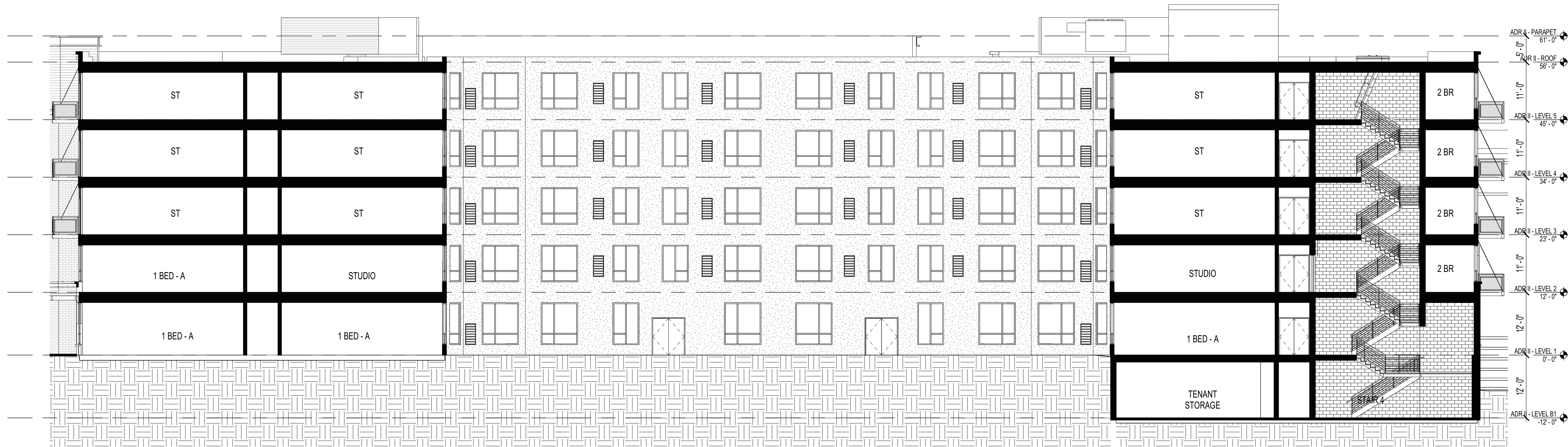
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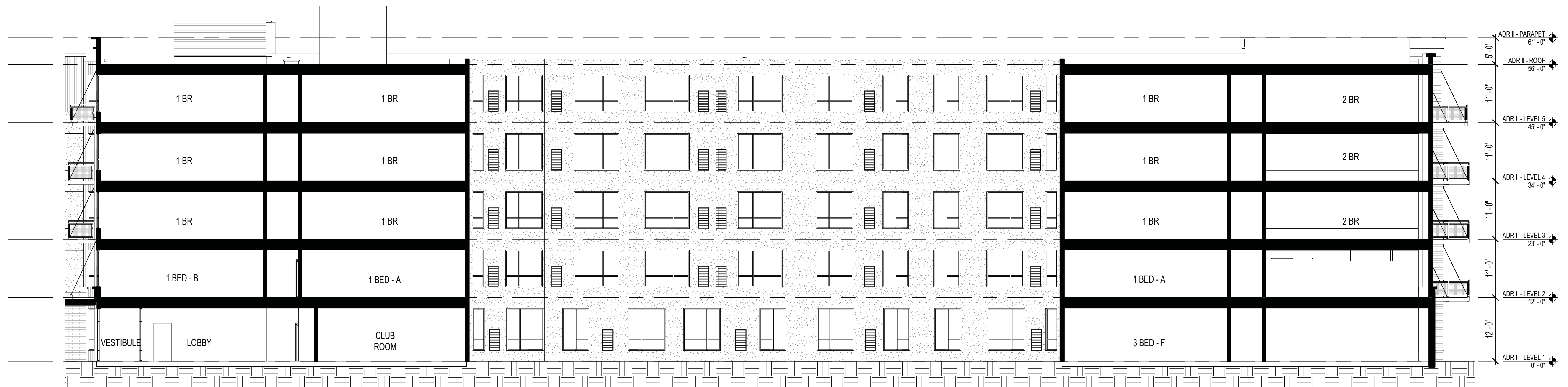
SHEET NO.:

A206

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2 SECTION 1 - DC
SCALE: 3/32" = 1'-0"



1 SECTION 2 - DC
SCALE: 3/32" = 1'-0"

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BUILDING SECTIONS

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16093

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A210

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1 NORTHWEST AXON - DC
SCALE:



2 SOUTHWEST AXON - DC
SCALE:

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MASSING

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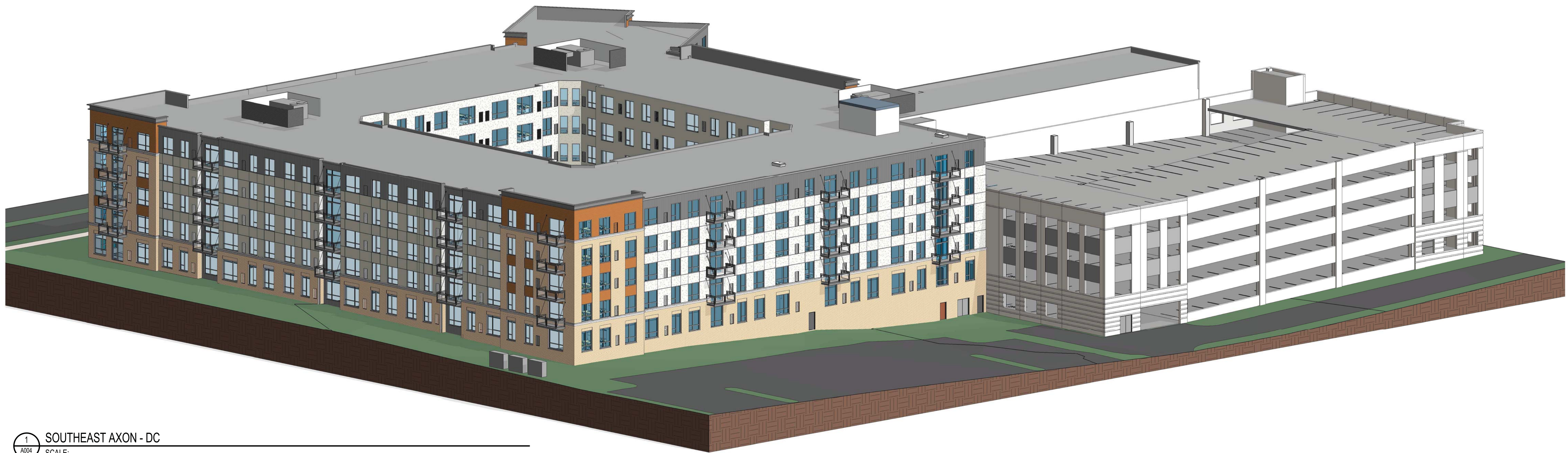
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SHEET NO.:

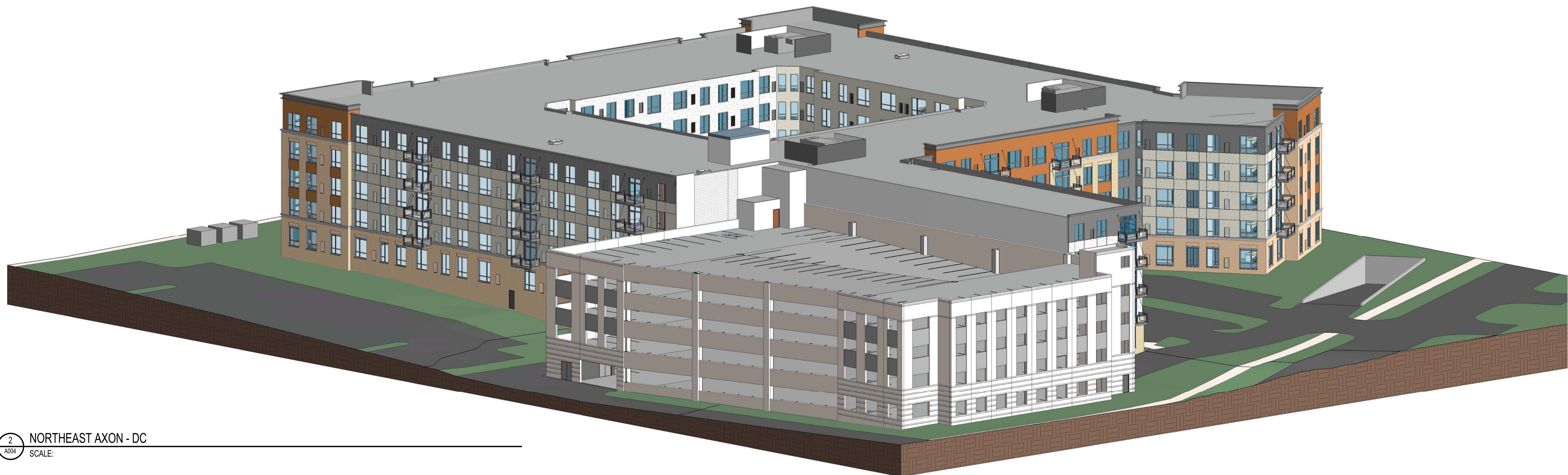
PROJ. NO.:
16093

A003

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1 SOUTHEAST AXON - DC
A004 SCALE:



2 NORTHEAST AXON - DC
A004 SCALE:

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A004

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RENDERING - VIEW FROM EUCLID - ADR-II
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05/02/2018 Project #: 16093

A302

MASONRY
 METAL PERGOLA
 PREFAB BALCONY
 VINYL WINDOWS
 VTAC LOUVERS

(FC-1) FIBER CEMENT
 (FC-2) FIBER CEMENT
 (FC-3) FIBER CEMENT



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RENDERING - VIEW FROM EUCLID - ADR-II
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A303



RESIDENTIAL ENTRY AND DROPOFF



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RESIDENTIAL ENTRY - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
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A304



PARKING GARAGE PRIMARY ENTRY



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RESIDENTIAL ENTRY - ADR-II
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3400 STONEGATE BLVD.

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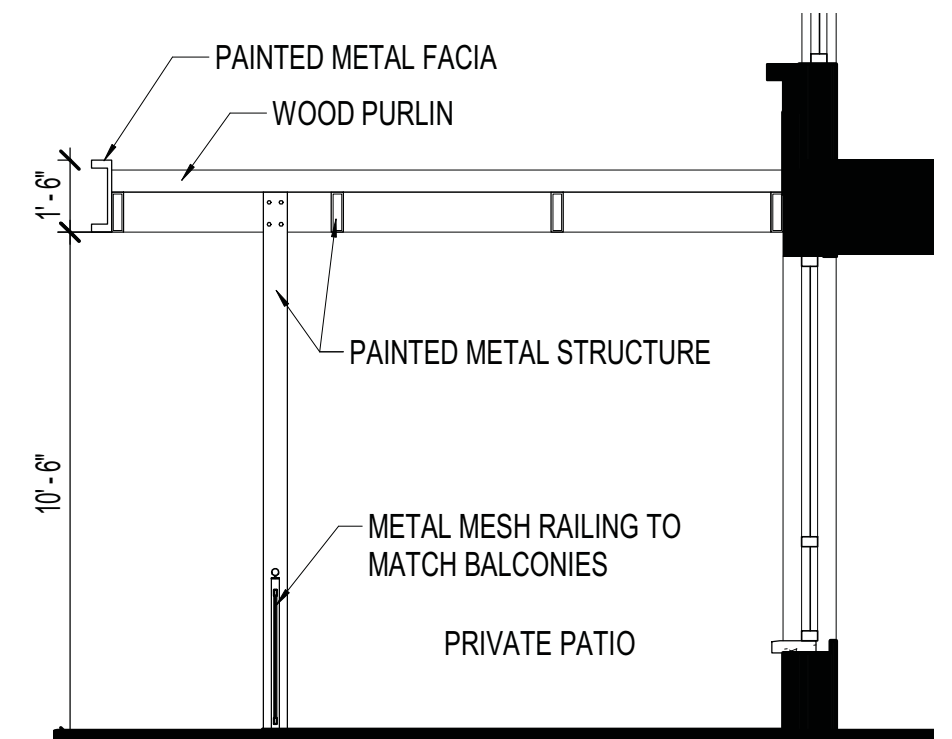
A305



VIEW FACING NORTH AT PERGOLA



PRECEDENT IMAGE



PERGOLA TYPICAL SECTION



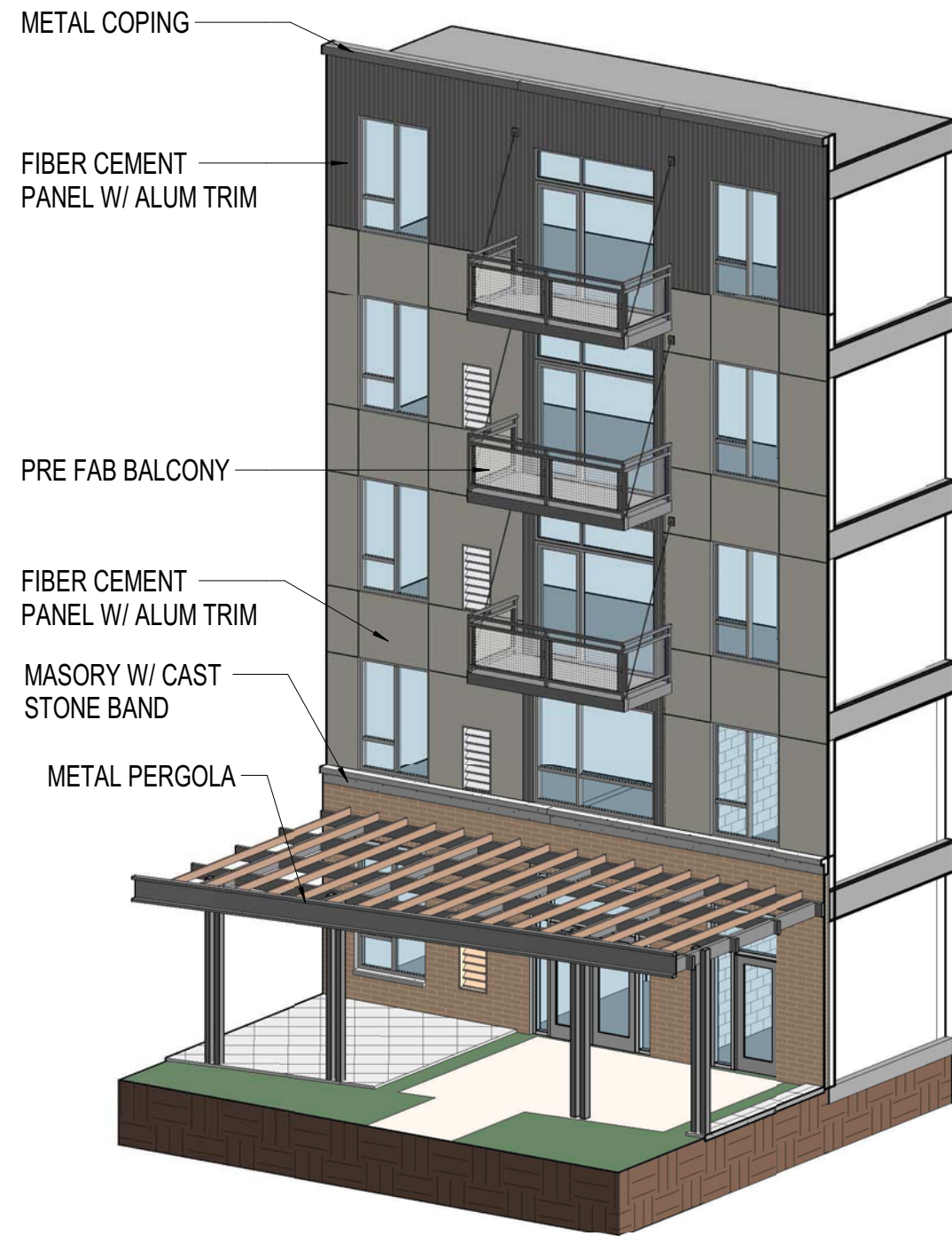
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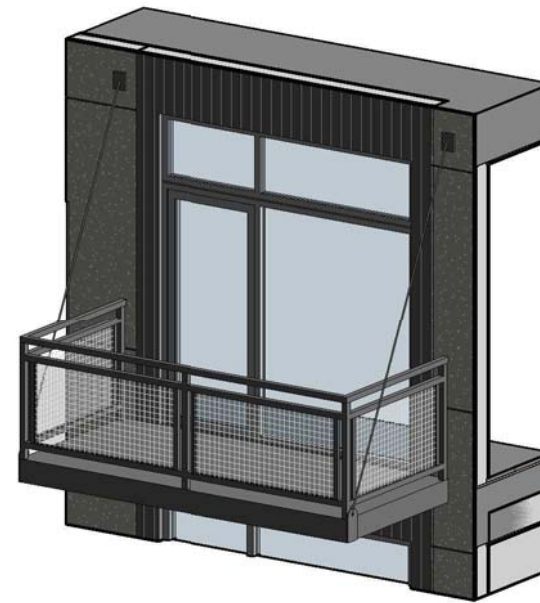
PERGOLA - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

A310



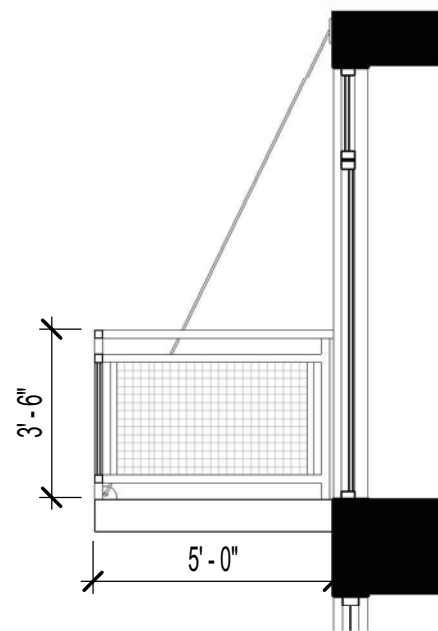
AXON - WEST ELEVATION



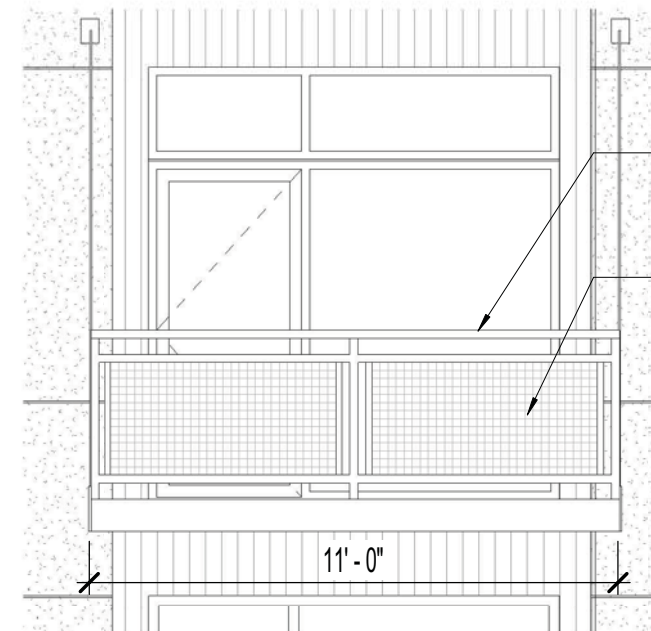
ENLARGED AXON



PRECEDENT IMAGE



SECTION @ TYP BALCONY



ELEVATION @ TYP BALCONY

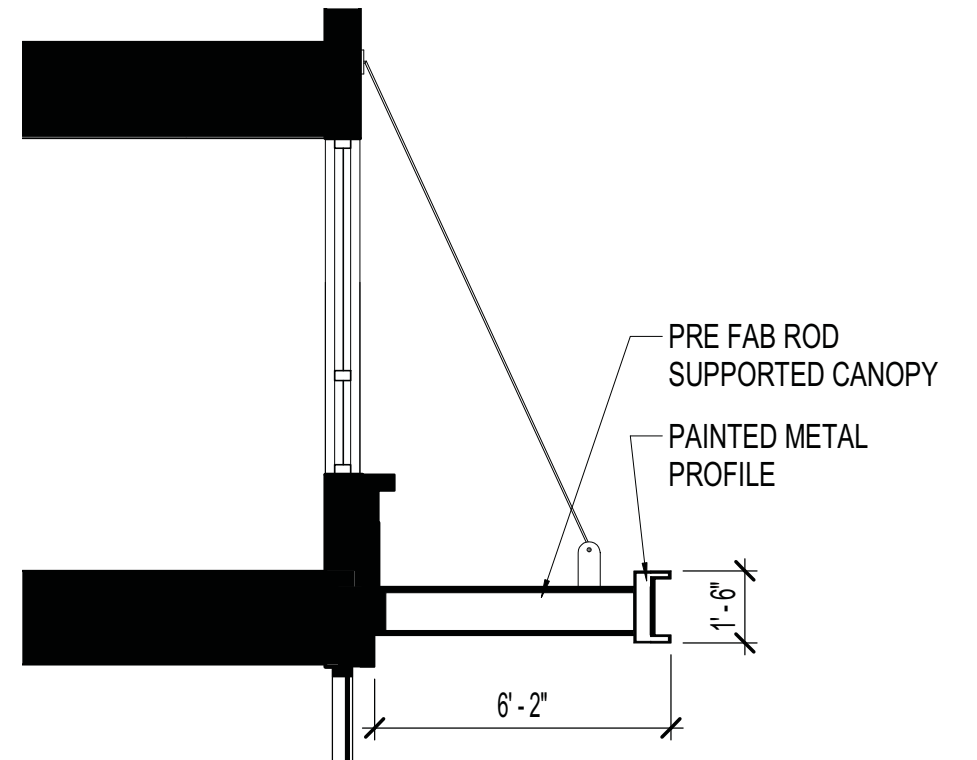
PRE FAB ROD
SUPPORTED BALCONY
METAL MESH INFILL
PANELS



ENTRY CANOPY



PRECEDENT IMAGE



ENTRY CANOPY - SECTION



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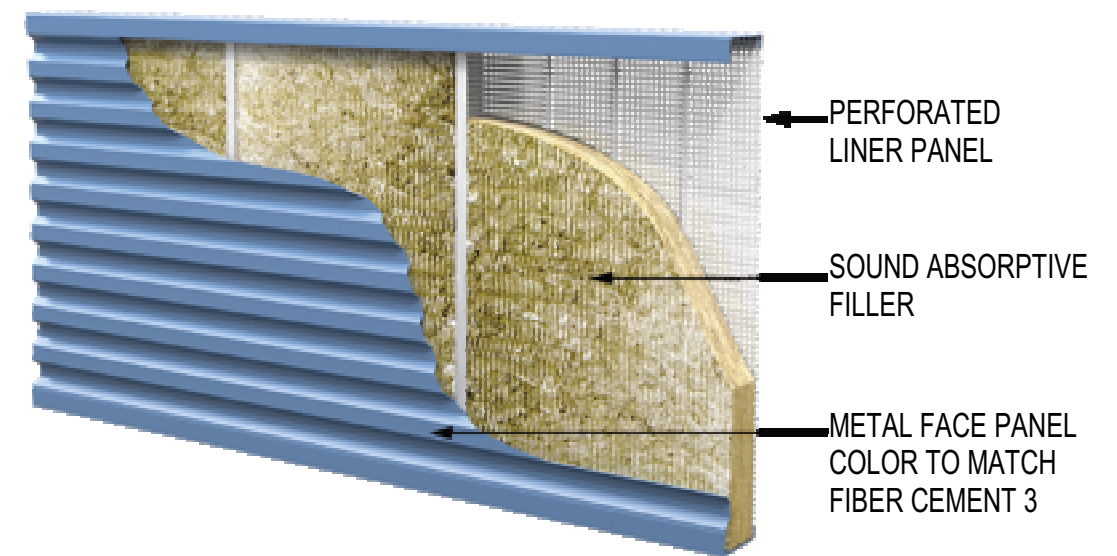
PRE FABRICATED ENTRY CANOPY- ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

A312



MECHANICAL SCREEN PRECEDENT IMAGE

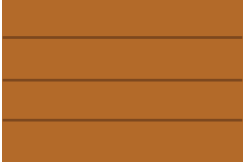
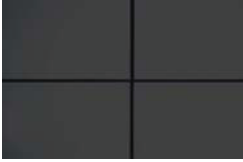
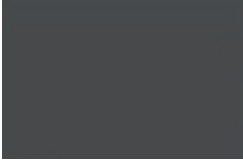
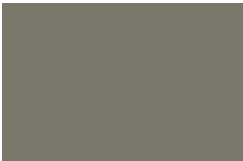


MECHANICAL SCREEN DETAIL

MATERIALS LIST

ARLINGTON DOWNS RESIDENTIAL II

ADDRESS: ROHLWING RD. AND EUCLID AVE., ARLINGTON HEIGHTS, IL

BRICK	MANUFACTURER: INTERSTATE PROFILE: 4"x2-1/4"x16" COLOR: CEDAR	
SIDING	MANUFACTURER: JAMES HARDIE PROFILE: 6" LAP SIDING COLOR 1: CUSTOM (SHERWIN WILLIAMS 6363) FINISH: SMOOTH / CONCEALED FASTENERS MANUFACTURER: JAMES HARDIE PROFILE: REVEAL PANEL SYSTEM (ALUMINUM JOINT TRIM PAINTED TO MATCH PANEL) COLOR 2: CUSTOM (COBBLESTONE) COLOR 3: CUSTOM (IRON GRAY) FINISH: SMOOTH / CONCEALED FASTENERS	  
METAL	MANUFACTURER: BERRIDGE MANU. CO. PROFILE: 6" COPING COLOR: CHARCOAL GREY PERGOLA/BALCONY/ENTRY CANOPY	
CAST STONE	MANUFACTURER: ECHELON PROFILE: VARIES COLOR: BUFF FINISH: GROUND FACE	
WINDOWS	MANUFACTURER: SIERRA PACIFIC PROFILE: VARIES COLOR: GULL GREY FINISH: VINYL	
CONCRETE	MANUFACTURER: ILLINI PRECAST COLOR: CUSTOM FINISH: LIGHT SANDBLAST MANUFACTURER: ILLINI PRECAST COLOR: CUSTOM FINISH: HEAVY SANDBLAST/DARK STAIN	 



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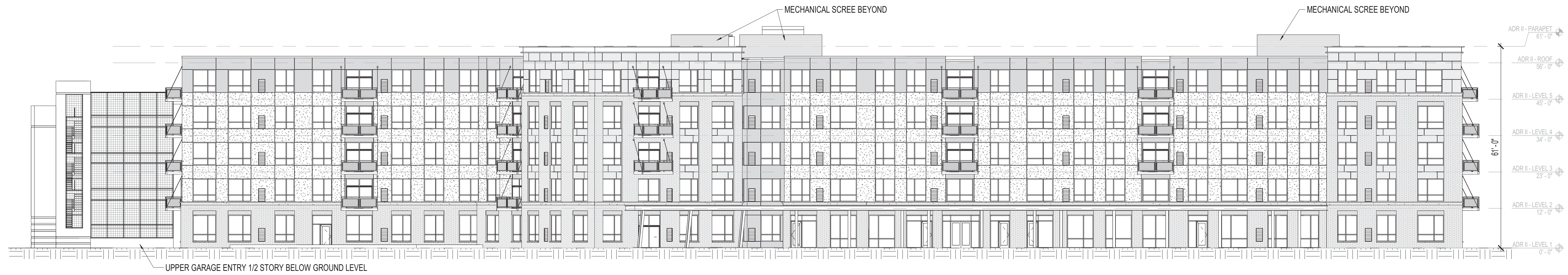
ARLINGTON DOWNS RESIDENTIAL
BUILDING II

04/20/18 PROJECT #: 16093

A304



1 NORTH ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"

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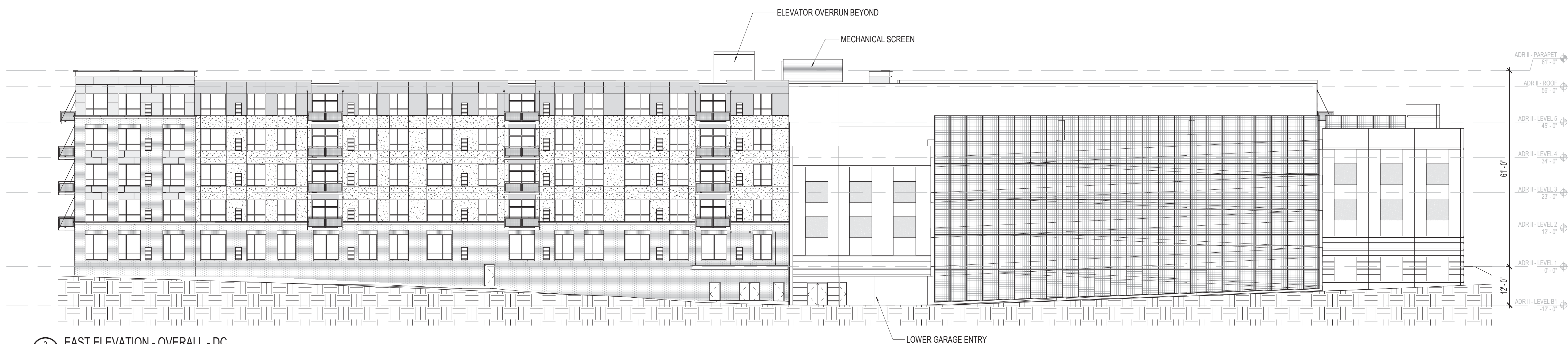
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A201

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1 SOUTH ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - OVERALL - DC
SCALE: 1/16" = 1'-0"

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DESIGN COMMISSION REVIEW	2018.05.25
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1 NORTH ELEVATION - DC
SCALE: 1/8" = 1'-0"



2 EAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



3 NORTH ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



4 NORTHEAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
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| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

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1 NORTHWEST ENTRY ELEVATION - DC
A204 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION @ CRANK - DC
A204 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - DC
A204 SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
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CONSTRUCTION

DESIGN COMMISSION REVIEW	2018.05.25
DESIGN COMMISSION REVISIONS	2018.05.02
DESIGN COMMISSION REVIEW	2018.04.23
NO.:	ISSUED FOR: DATE

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F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

DRAWN BY: CHECKED:

DATE:
Issue Date

PROJ. NO.:
16093

SHEET NO.:

A204



1 SOUTH ELEVATION - DC
SCALE: 3/32" = 1'-0"



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

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED | 8 VTAC LOUVERS | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

NOT FOR
CONSTRUCTION

DESIGN COMMISSION REVIEW	2018.05.25
DESIGN COMMISSION REVISIONS	2018.05.02
DESIGN COMMISSION REVIEW	2018.04.23
NO.:	ISSUED FOR: DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

DRAWN BY: CHECKED:

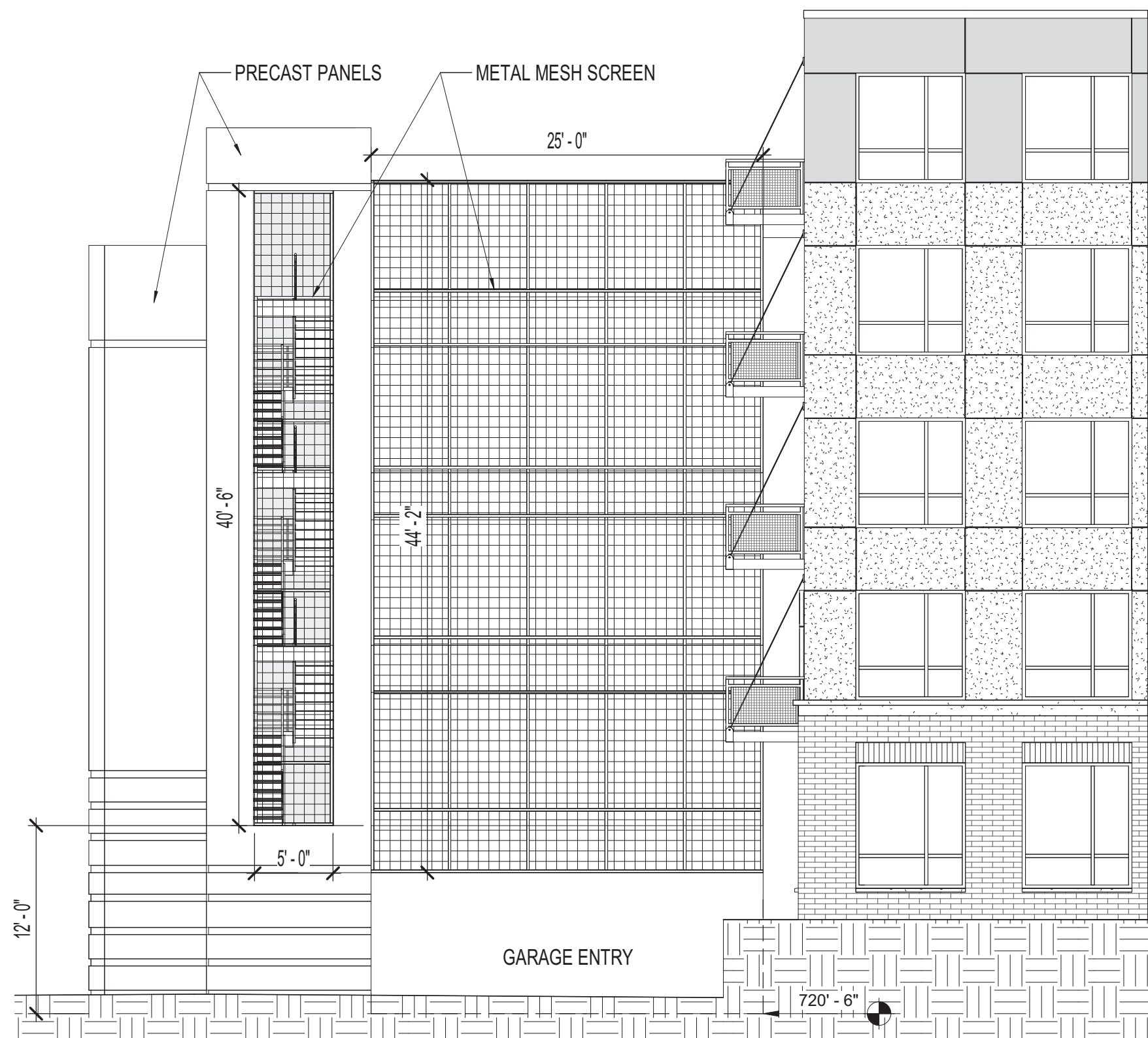
DATE:
Issue Date

PROJ. NO.:
16093

SHEET NO.:

A205

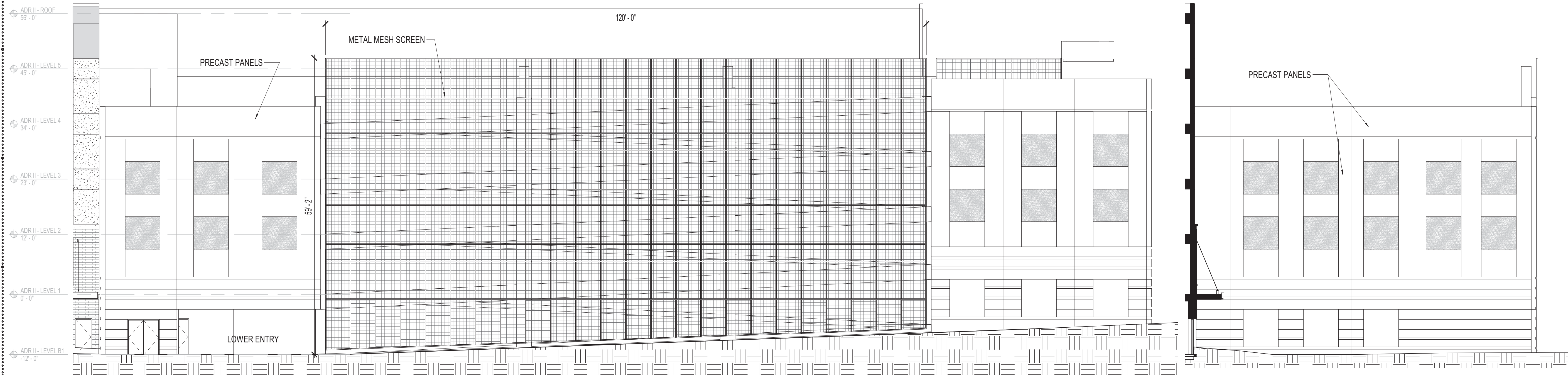
© 2018 OKW ARCHITECTS



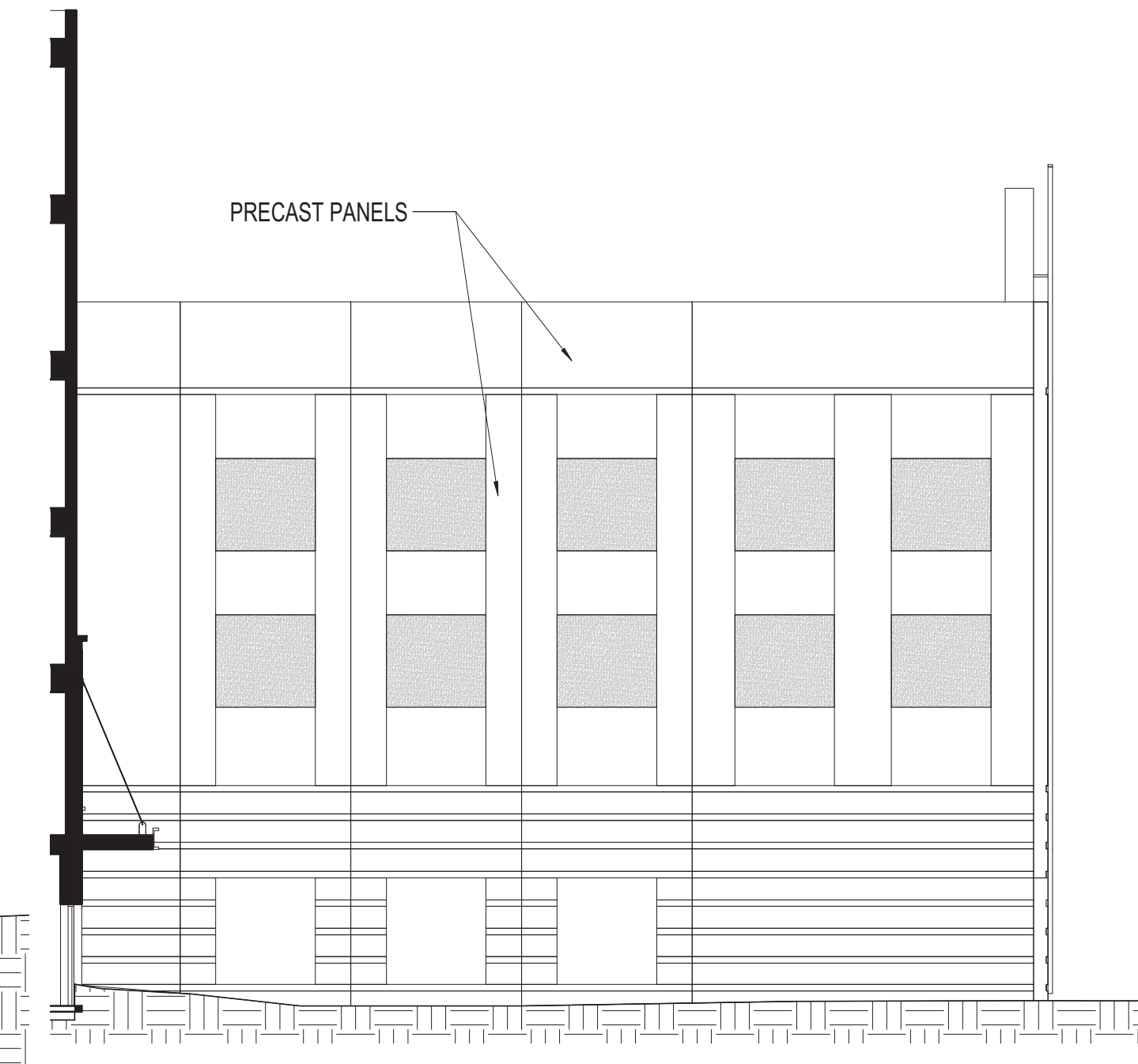
4 WEST ELEVATION @ GARAGE - DC
A206 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ GARAGE - DC
A206 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ GARAGE - DC
A206 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION @ GARAGE - DC
A206 SCALE: 3/32" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED | 8 VTAC LOUVERS | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

NOT FOR
CONSTRUCTION

	DESIGN COMMISSION REVIEW	2018.05.25
	DESIGN COMMISSION REVISIONS	2018.05.22
	DESIGN COMMISSION REVIEW	2018.04.23
NO.:	ISSUED FOR:	DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

DRAWN BY: _____ CHECKED: _____

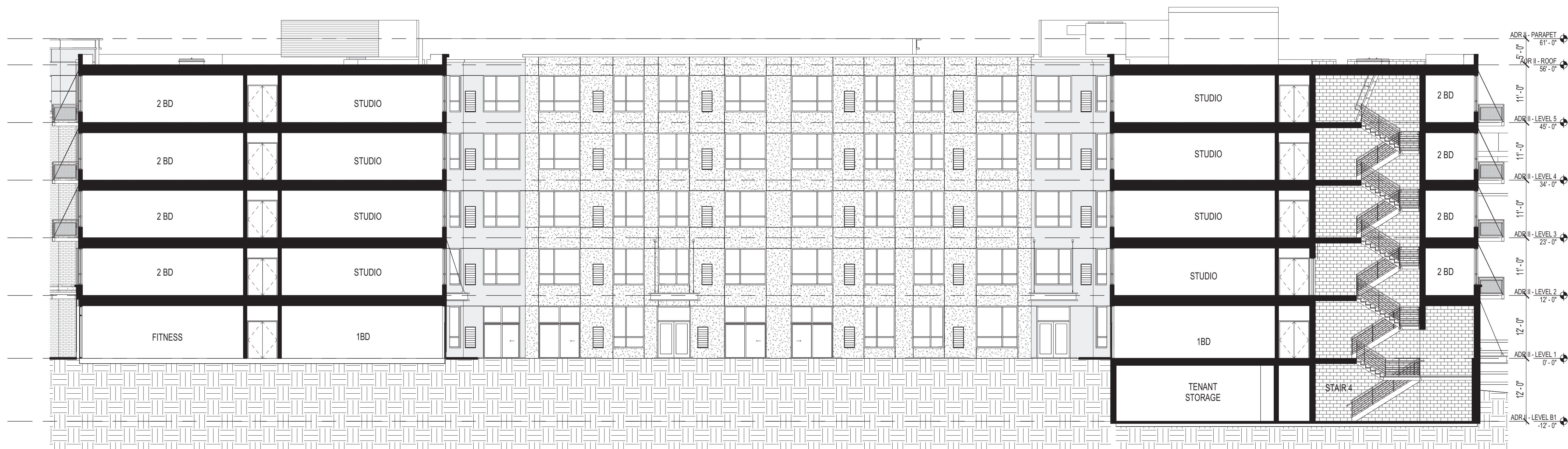
DATE:
Issue Date

PROJ. NO.:
16093

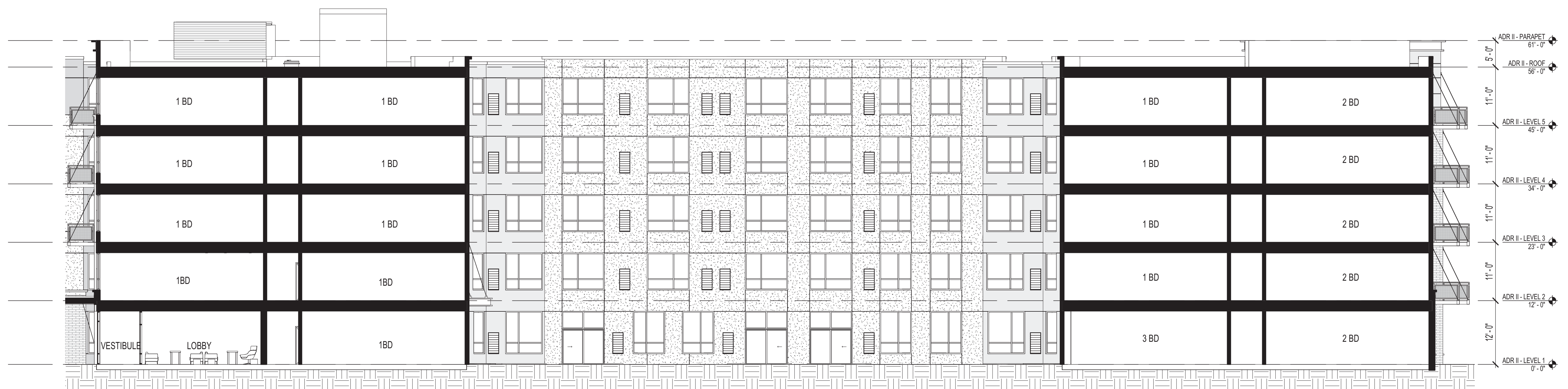
SHEET NO.:

A206

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2 SECTION 1 - DC
SCALE: 3/32" = 1'-0"



1 SECTION 2 - DC
SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION

DESIGN COMMISSION REVIEW	2018.05.25
DESIGN COMMISSION REVISIONS	2018.05.22
DESIGN COMMISSION REVIEW	2018.04.23
NO.:	ISSUED FOR: DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

BUILDING SECTIONS

DRAWN BY: CHECKED:

DATE:
Issue Date

PROJ. NO.:
16093

SHEET NO.:

A210

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1 NORTHWEST AXON - DC
SCALE:



2 SOUTHWEST AXON - DC
SCALE:

NOT FOR
CONSTRUCTION

	DESIGN COMMISSION REVIEW	2018.05.25
	DESIGN COMMISSION REVISIONS	2018.05.02
	DESIGN COMMISSION REVIEW	2018.04.23
NO.:	ISSUED FOR:	DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

MASSING

DRAWN BY: CHECKED:

DATE:
Issue Date
PROJ. NO.:
16093

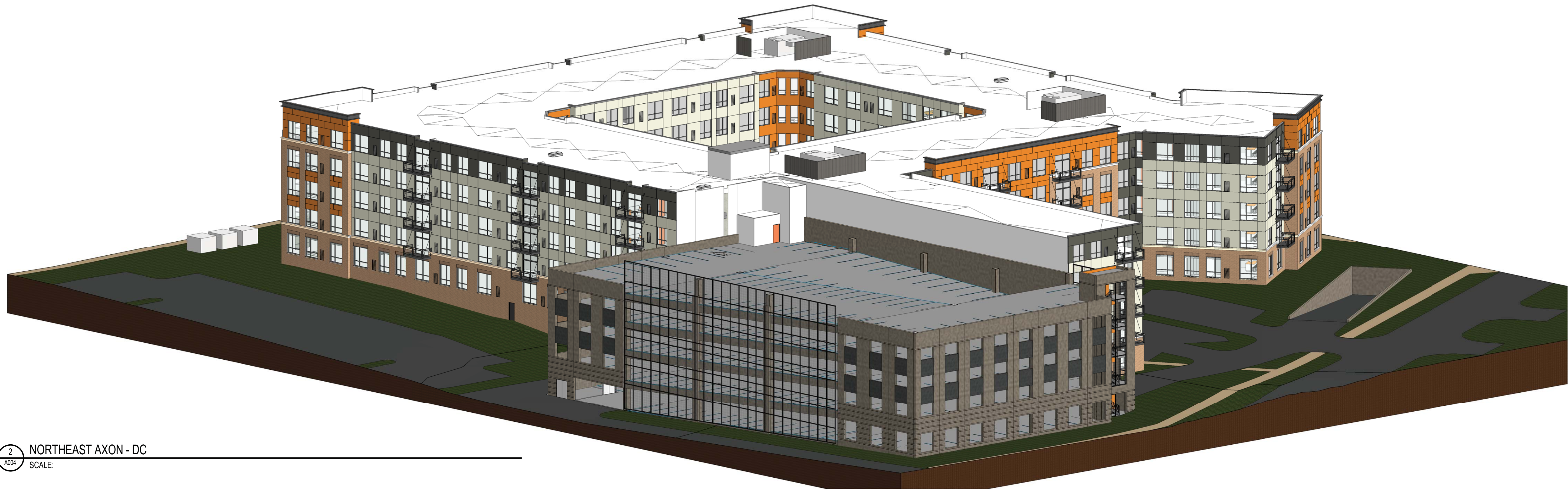
SHEET NO.:

A003

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1 SOUTHEAST AXON - DC
A004 SCALE:



2 NORTHEAST AXON - DC
A004 SCALE:

NOT FOR
CONSTRUCTION

DESIGN COMMISSION REVIEW	2018.05.25	
DESIGN COMMISSION REVISIONS	2018.05.02	
DESIGN COMMISSION REVIEW	2018.04.23	
NO.:	ISSUED FOR:	DATE

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ARLINGTON DOWNS
RESIDENTIAL BUILDING II

MASSING

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date

PROJ. NO.:
16093

SHEET NO.:

A004



VIEW FROM EUCLID



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 Chicago, IL 60661



RENDERING - VIEW FROM EUCLID - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
 3400 STONEGATE BLVD.

05/25/2018 Project #: 16093



VIEW FROM EUCLID



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Chicago, IL 60661



VIEW FROM EUCLID - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

A303



RESIDENTIAL ENTRY AND DROPOFF



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 Chicago, IL 60661



RESIDENTIAL ENTRY - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
 3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

A304



PARKING GARAGE PRIMARY ENTRY



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Chicago, IL 60661



RESIDENTIAL ENTRY - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

A305



PARKING GARAGE EAST



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Chicago, IL 60661



PARKING GARAGE EAST - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

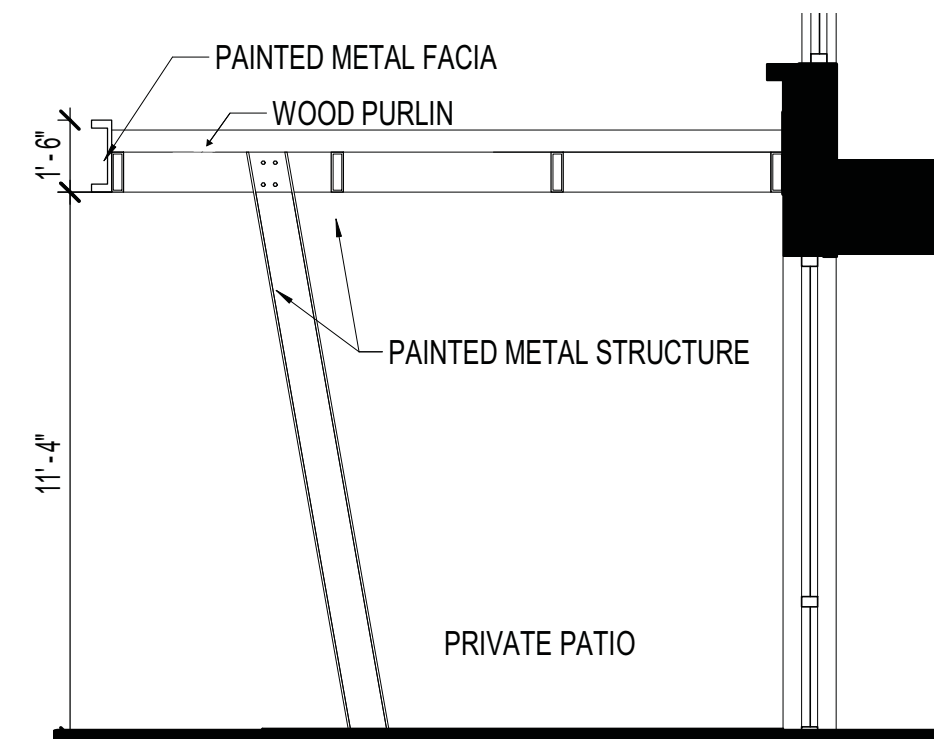
A306



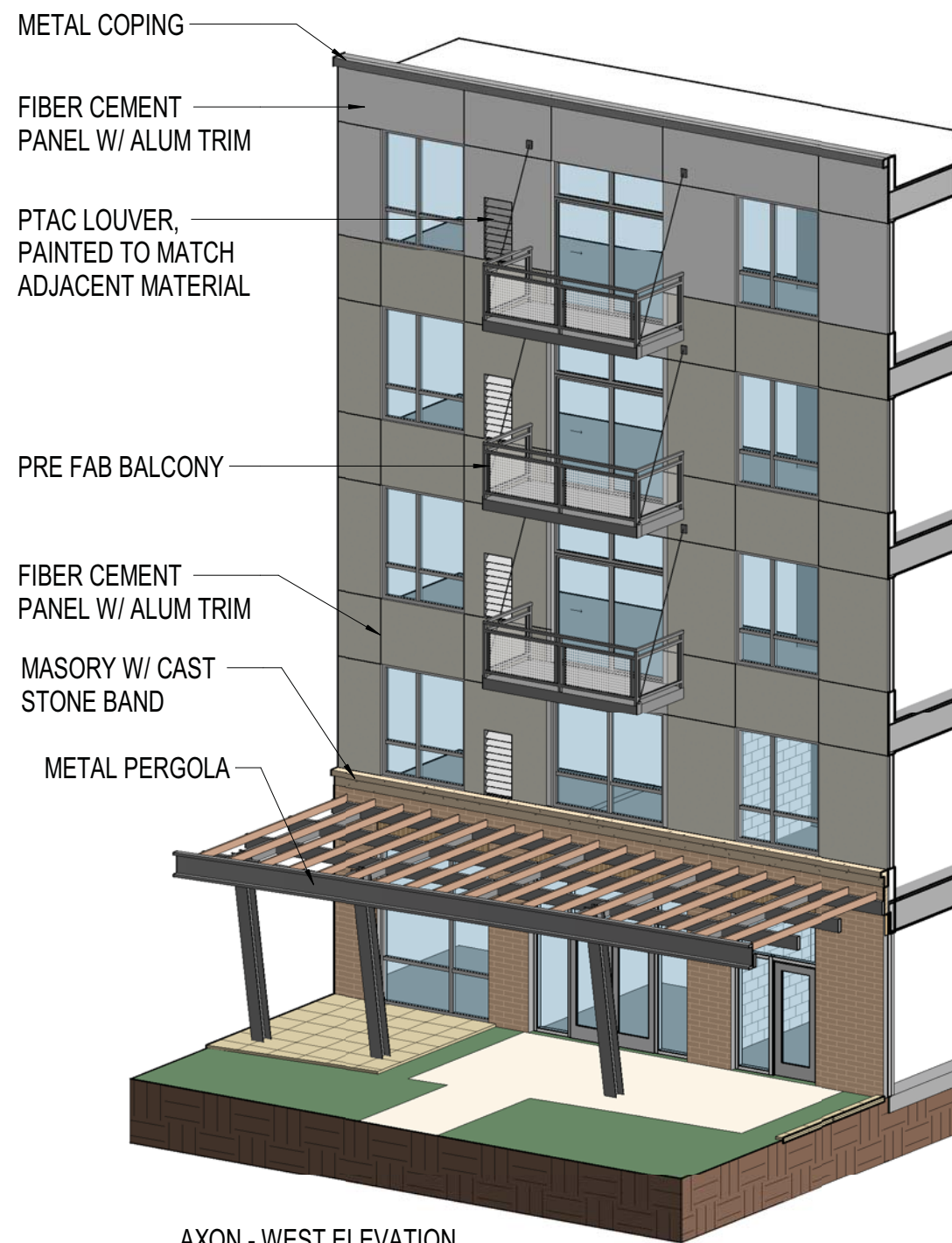
VIEW FACING NORTH AT PERGOLA



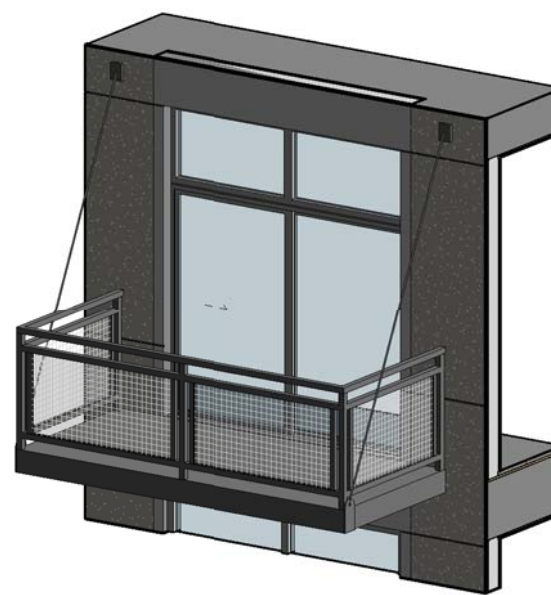
PRECEDENT IMAGE



PERGOLA TYPICAL SECTION



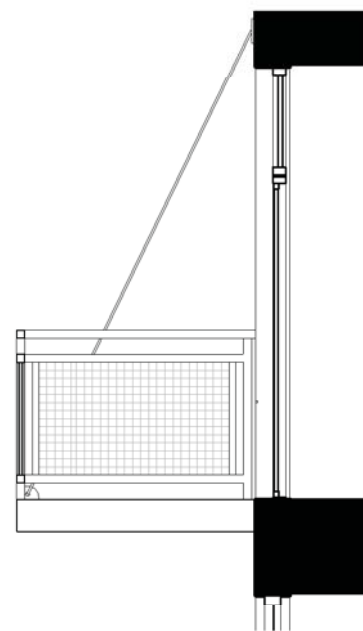
AXON - WEST ELEVATION



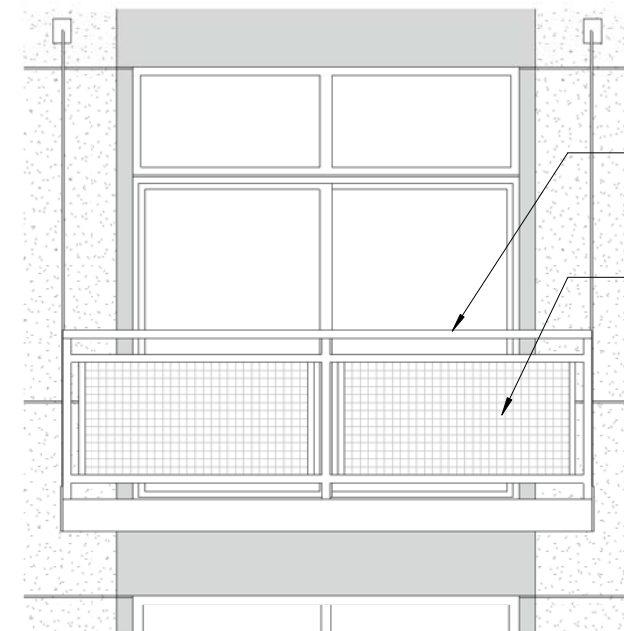
ENLARGED AXON



PRECEDENT IMAGE



SECTION @ TYP BALCONY



ELEVATION @ TYP BALCONY

PRE FAB ROD SUPPORTED BALCONY

METAL MESH INFILL PANELS



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PRE FABRICATED BALCONY - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

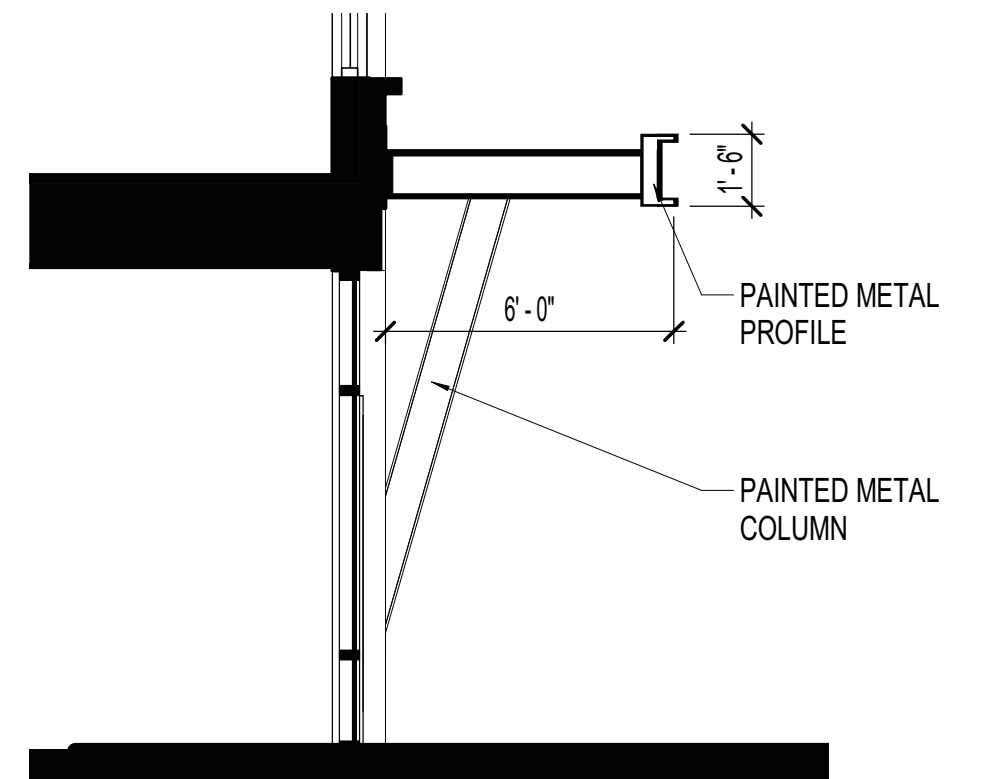
A311



ENTRY CANOPY



PRECEDENT IMAGE



ENTRY CANOPY - SECTION



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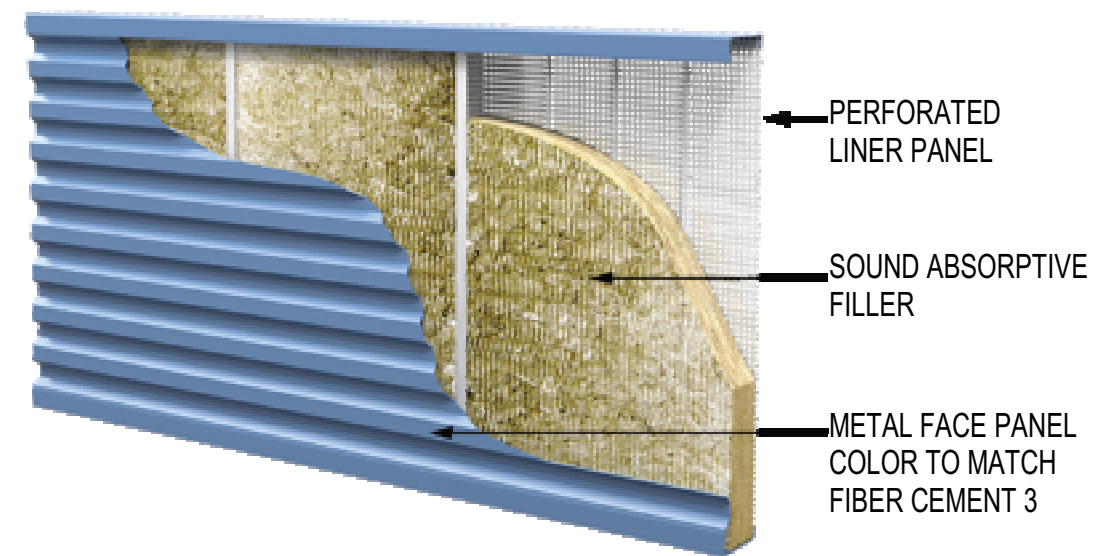
PRE FABRICATED ENTRY CANOPY- ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/25/2018 Project #: 16093

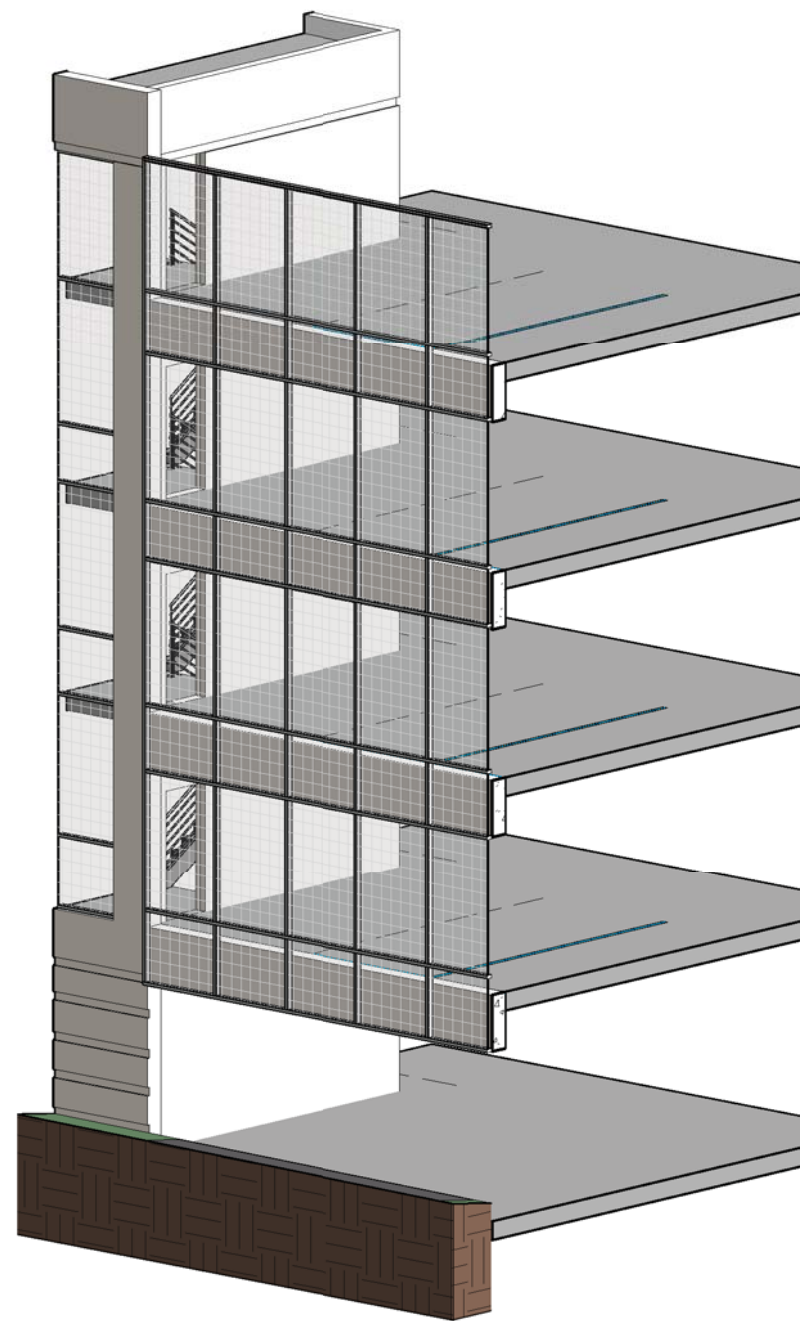
A312



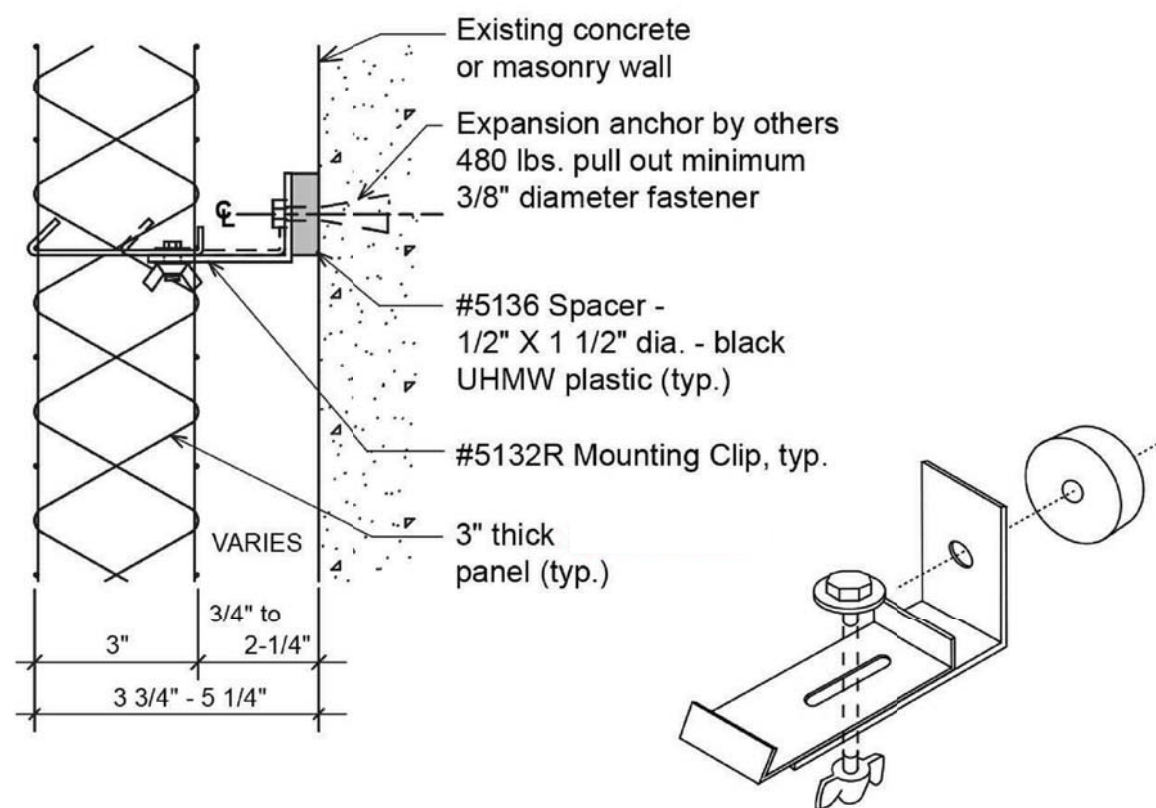
MECHANICAL SCREEN PRECEDENT IMAGE



MECHANICAL SCREEN DETAIL



1 Garage Entry.
A316b SCALE:





Item: DC#18-048 - European Crystal Hotel - 519 W. Algonquin Rd. - Commercial

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed design for Ivy Hotel to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the 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. Adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above.
2. All signage shall meet code, Chapter 30, and separate sign permits are required.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits - 2018
Photos of Existing Building
Photos of Surrounding Properties

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

Exhibits - 2017
Exhibits - 2016

Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: May 31, 2018

PETITIONER INFORMATION:

DC Number: 18-048
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: June 12, 2018

Requested Action(s):

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

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

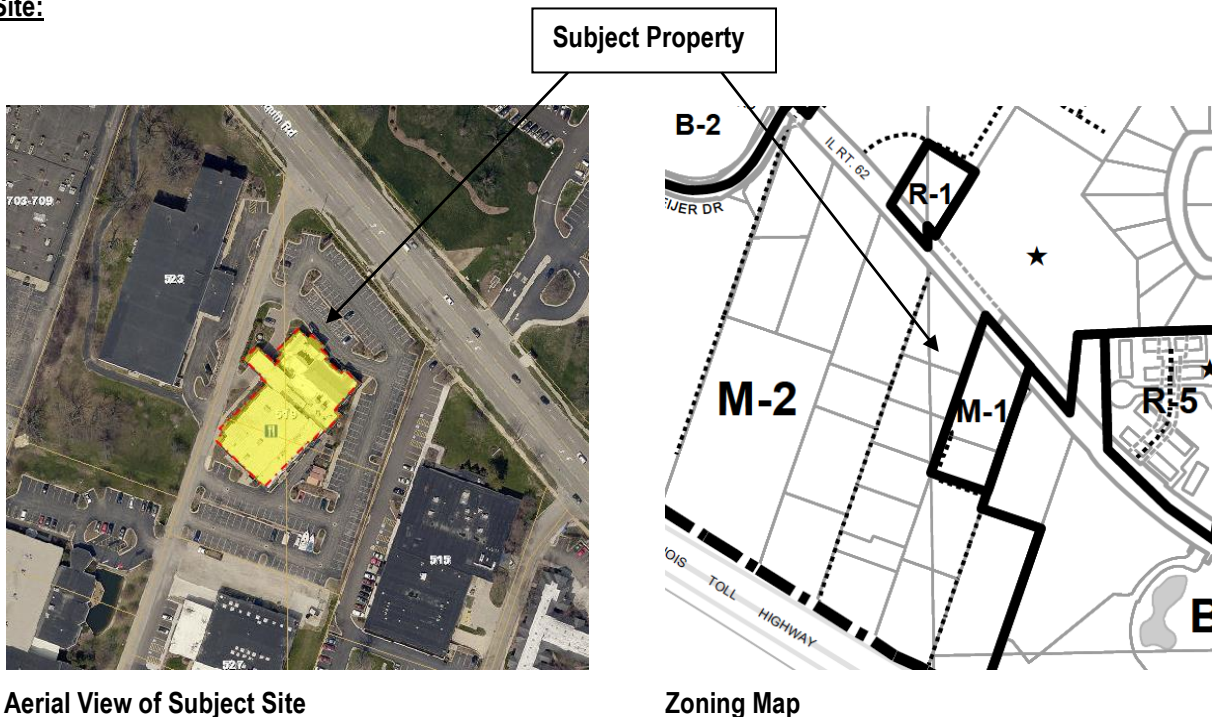
This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter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

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

Summary:

The petitioner is proposing to build a new eight-story, 60 room, hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower.

Site:



Aerial View of Subject Site

Zoning Map

Background:

This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

Architectural Design:

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

Overall, the proposed hotel design is nicely done. The composition of the façades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign.

The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above.

Mechanical Unit Screening:

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

Trash Dumpster and Loading Area Screening:

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

Signage:

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

RECOMMENDATION:

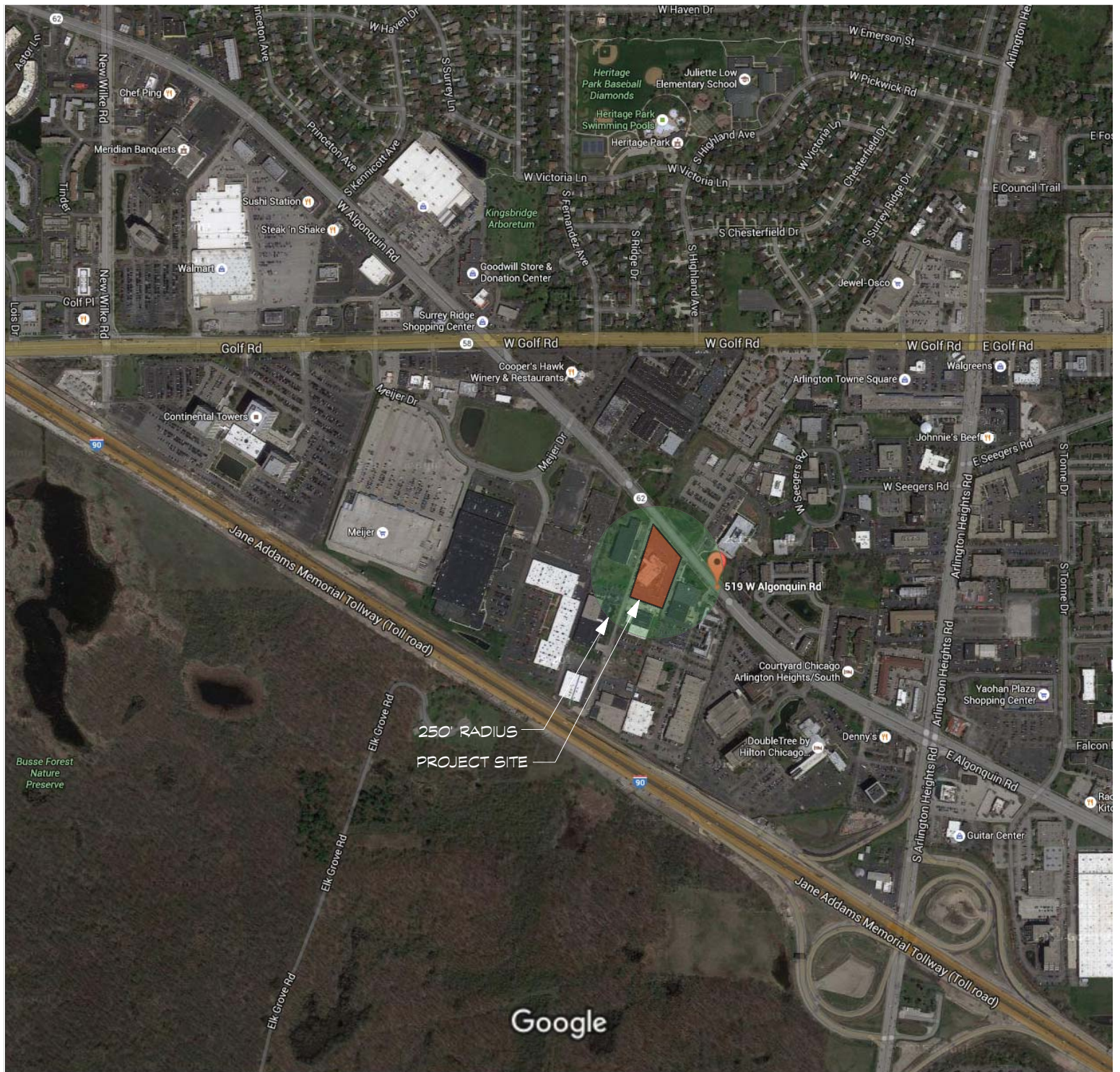
It is recommended that the Design Commission **approve** the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 6/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

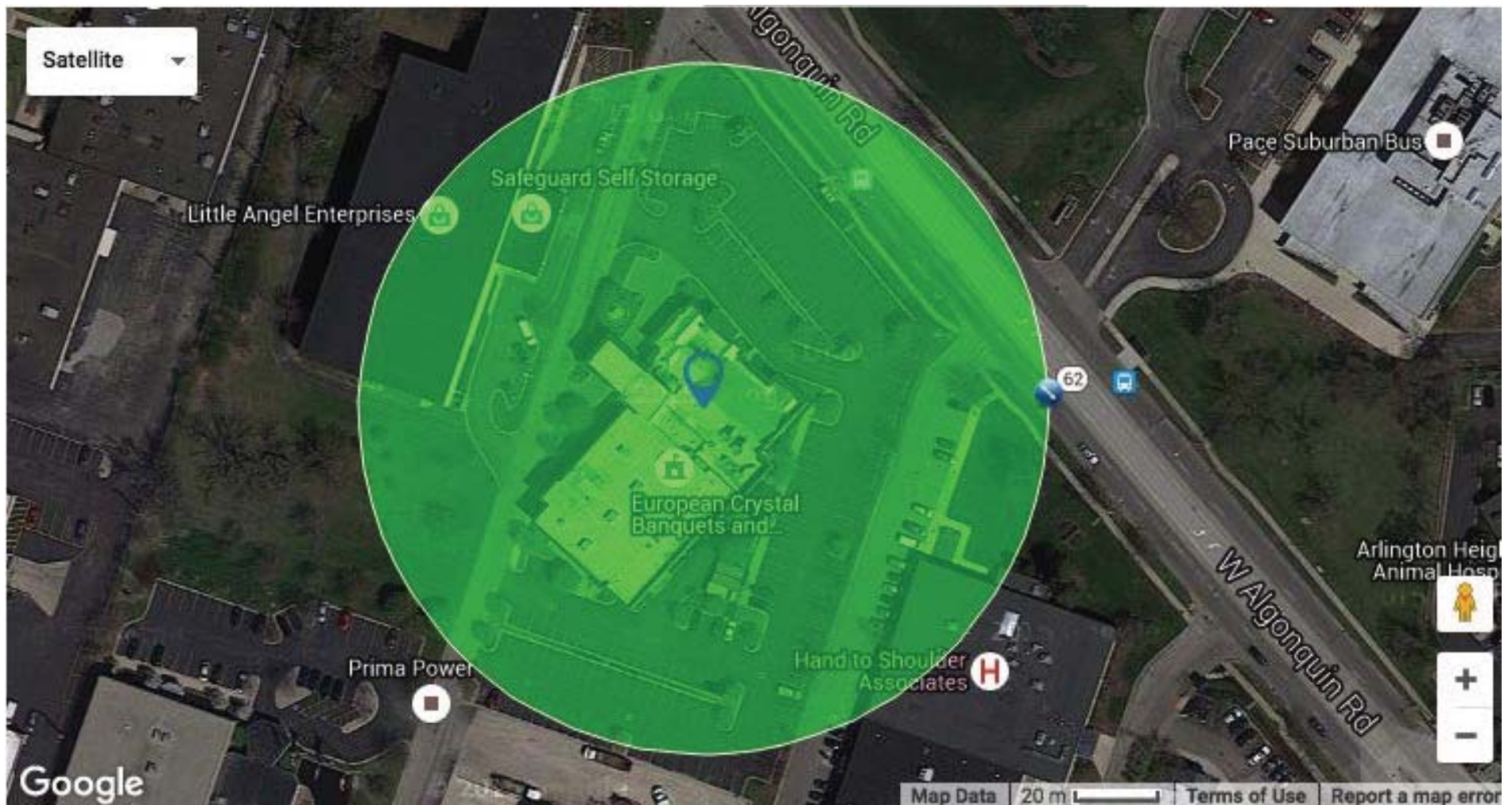
1. Adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above
2. All signage shall meet code, Chapter 30, and separate sign permits are required.
3. This review deals with architectural design only and should not be construed 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.

May 31, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-048





AREA MAP



UNITED SURVEY SERVICE, LLC

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

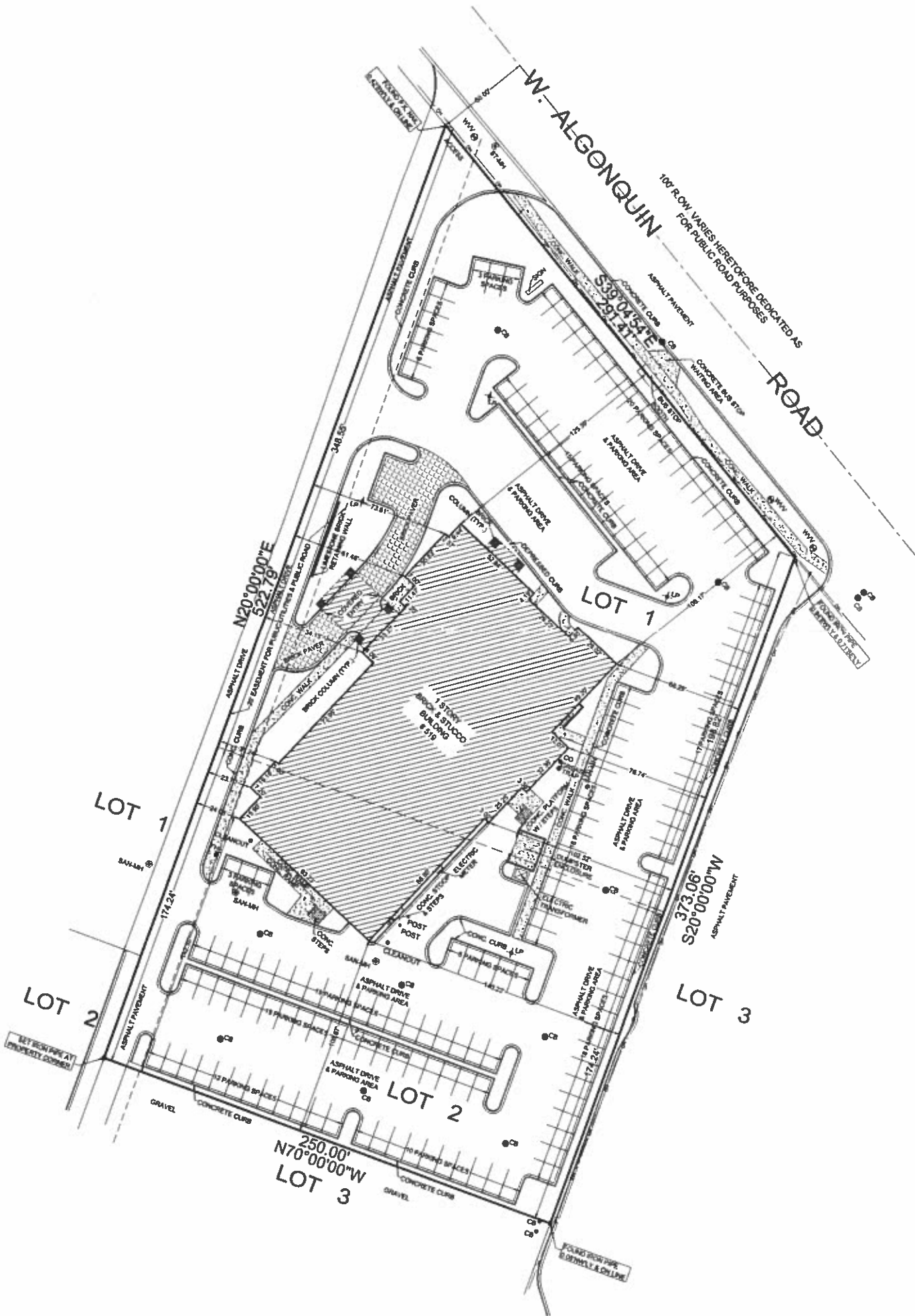
PLAT OF SURVEY
OF

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

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

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

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



RECEIVED
MAY 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

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

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

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

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

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

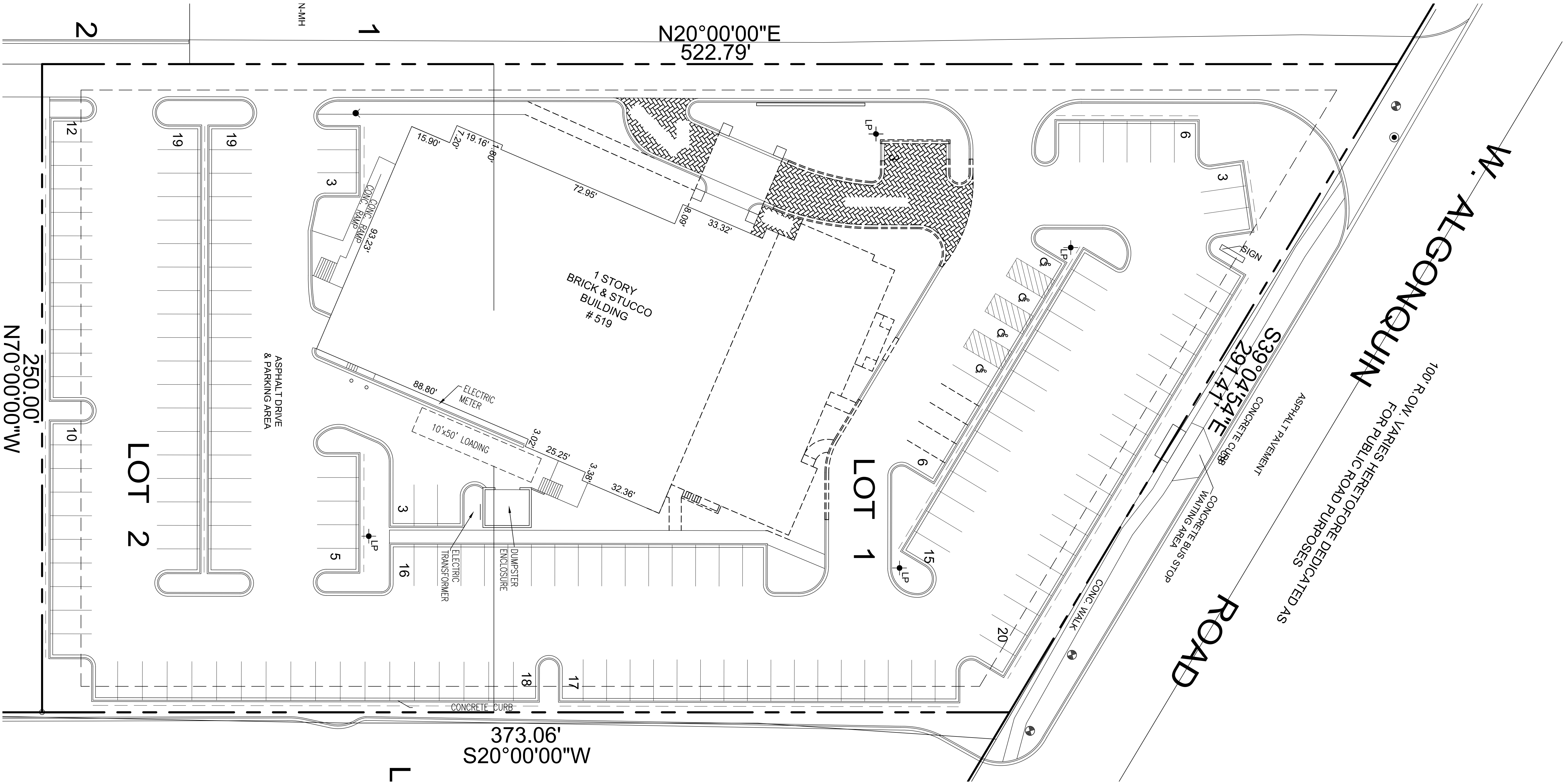
MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016



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

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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

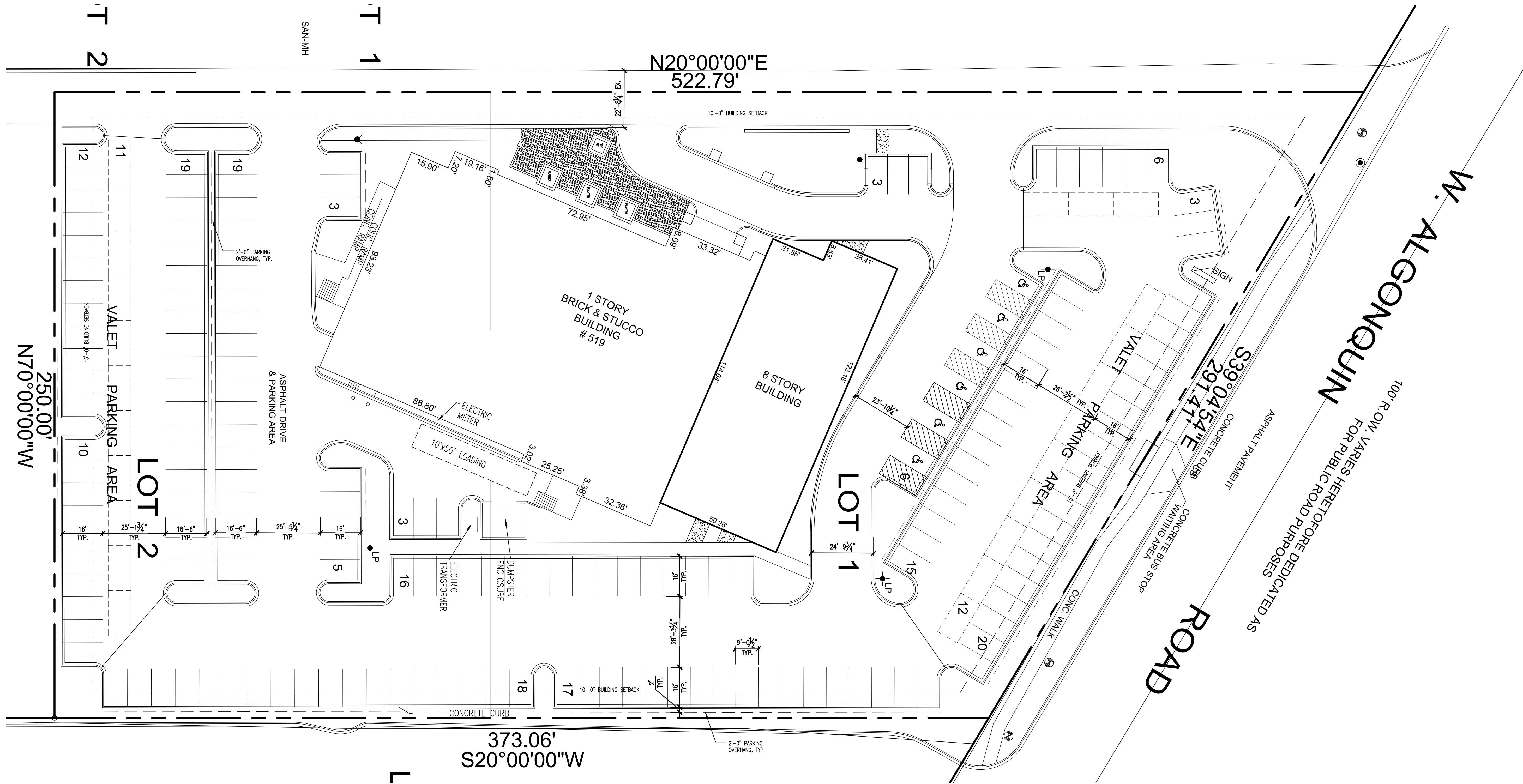
EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

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

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

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

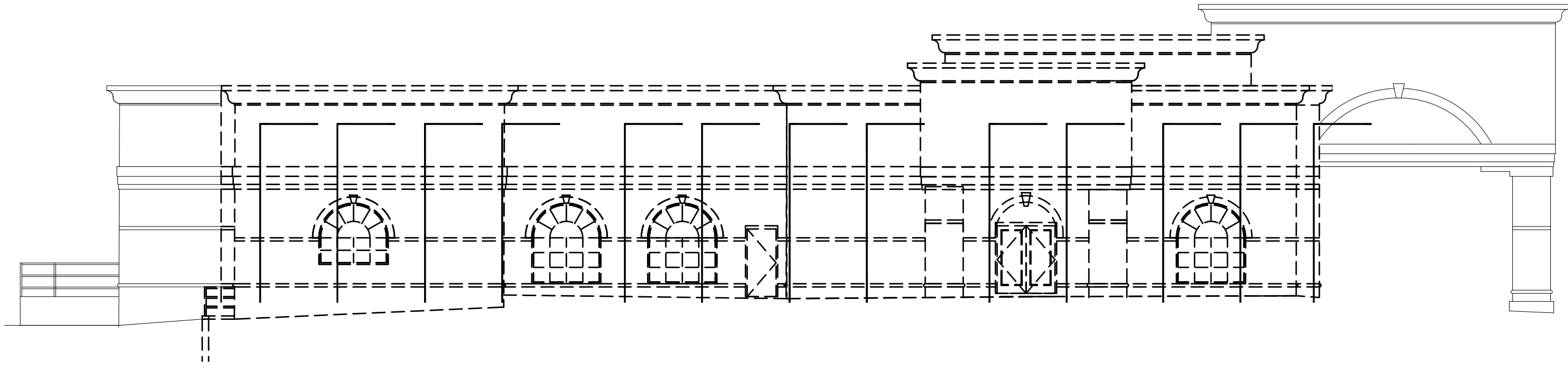


1 PROPOSED SITE PLAN
SCALE : 1" = 20'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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



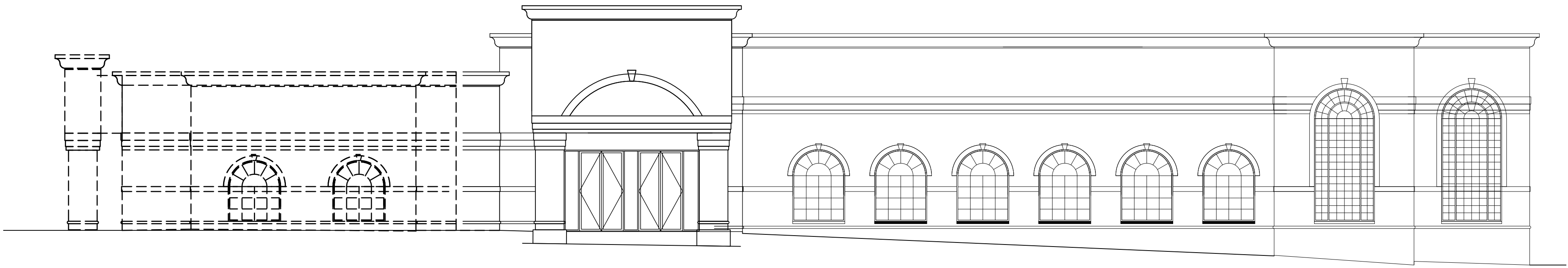
2 PROPOSED NORTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

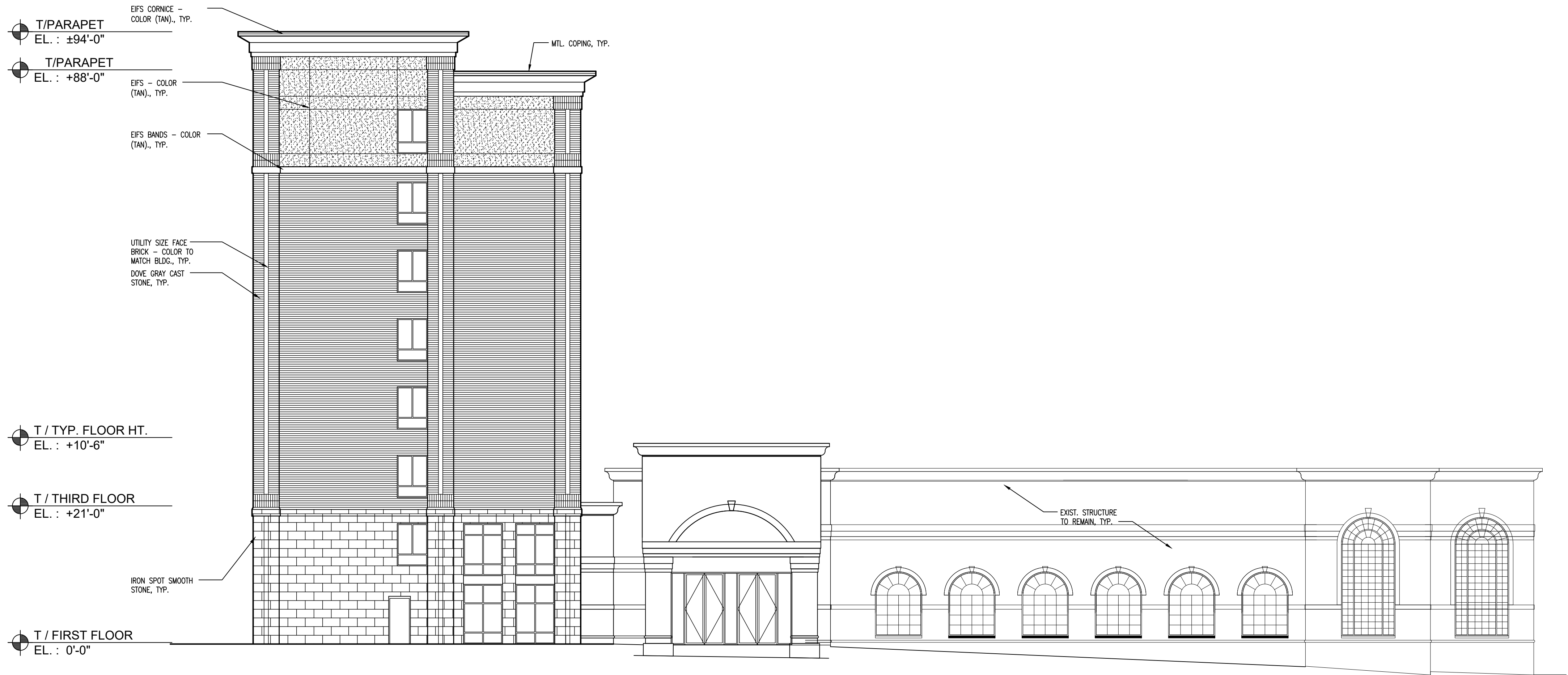
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

IVY BOUTIQUE HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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



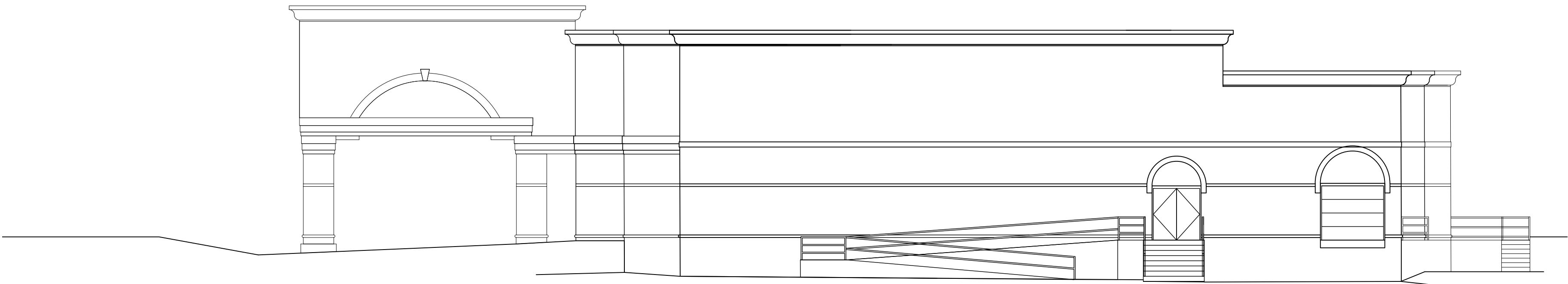
2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" AUGUST 8, 2017

Enrique Castel Architect

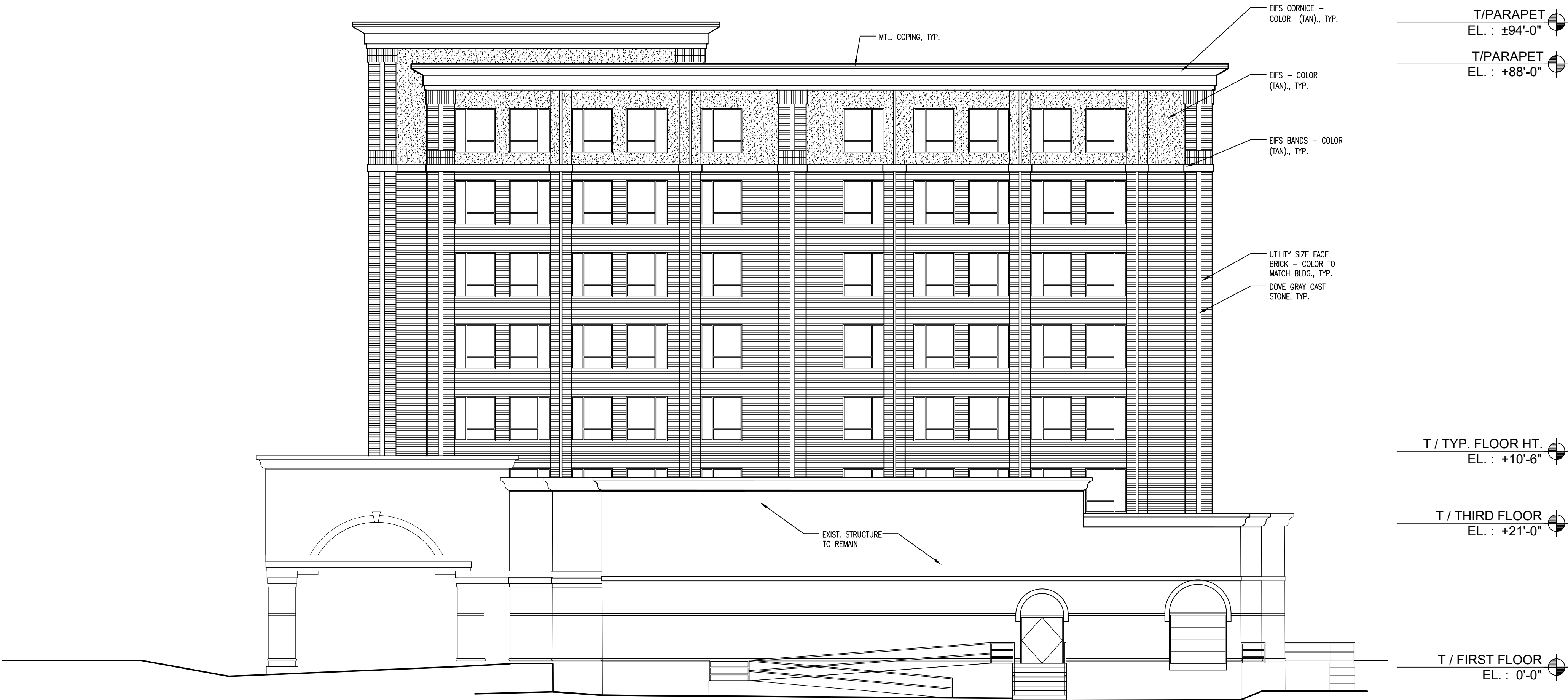
460 WEDGEWOOD CIR. LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



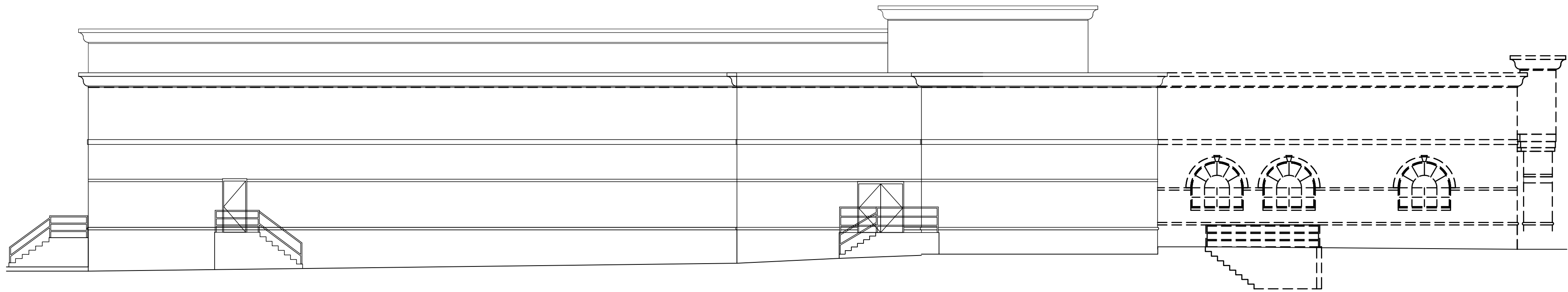
1 EXISTING SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



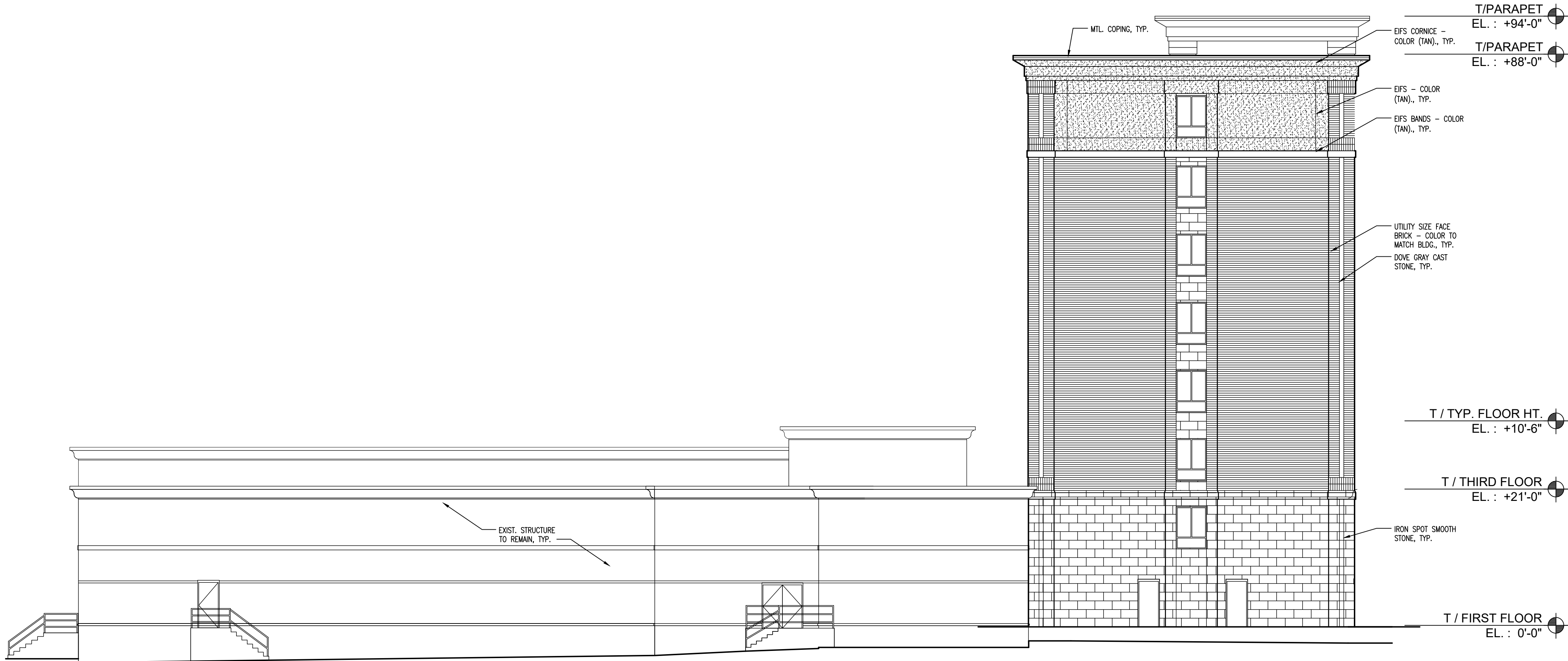
2 PROPOSED SOUTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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



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

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



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

Sample Material List

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

Commercial Building

Brick: to match existing from Illinois brick

EFIS: to match existing

Base: to match existing from Illinois brick

Windows: white aluminum to match existing.

 **FILE**

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EUROPEAN CRYSTAL



EUROPEAN CRY







Baroque & Conference Center



Banquets &
Conference
Center

COMPLIMENTARY
VALET
PARKING

1st Building to East



 **FILE**

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DEVELOPMENT DEPARTMENT

2nd Buildy to East



3rd Bldg to East



1st Building to West



2nd Building to West



3rd Bulky to West



Across Street 4

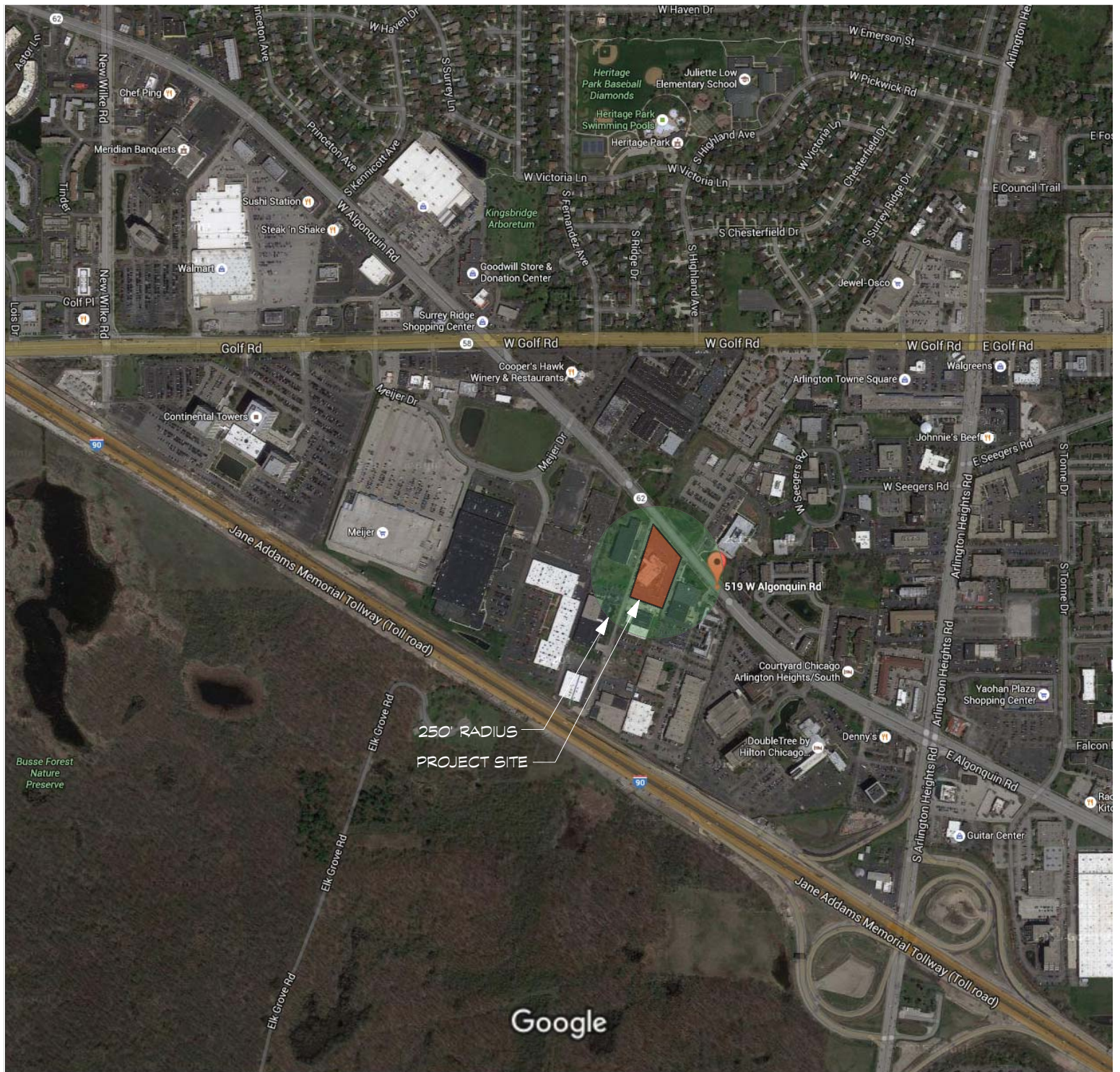


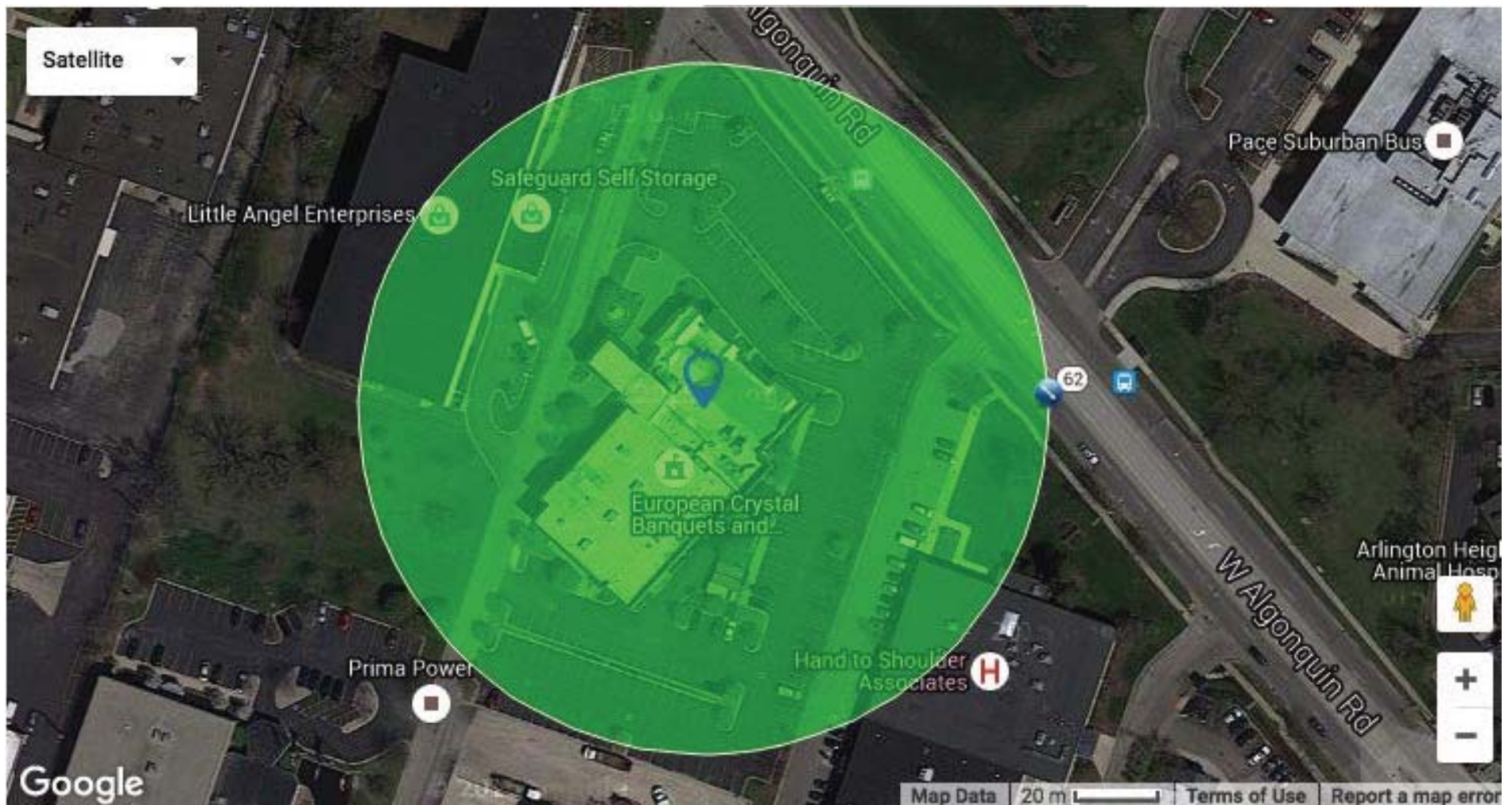
Across Street West



Across East







AREA MAP



UNITED SURVEY SERVICE, LLC

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

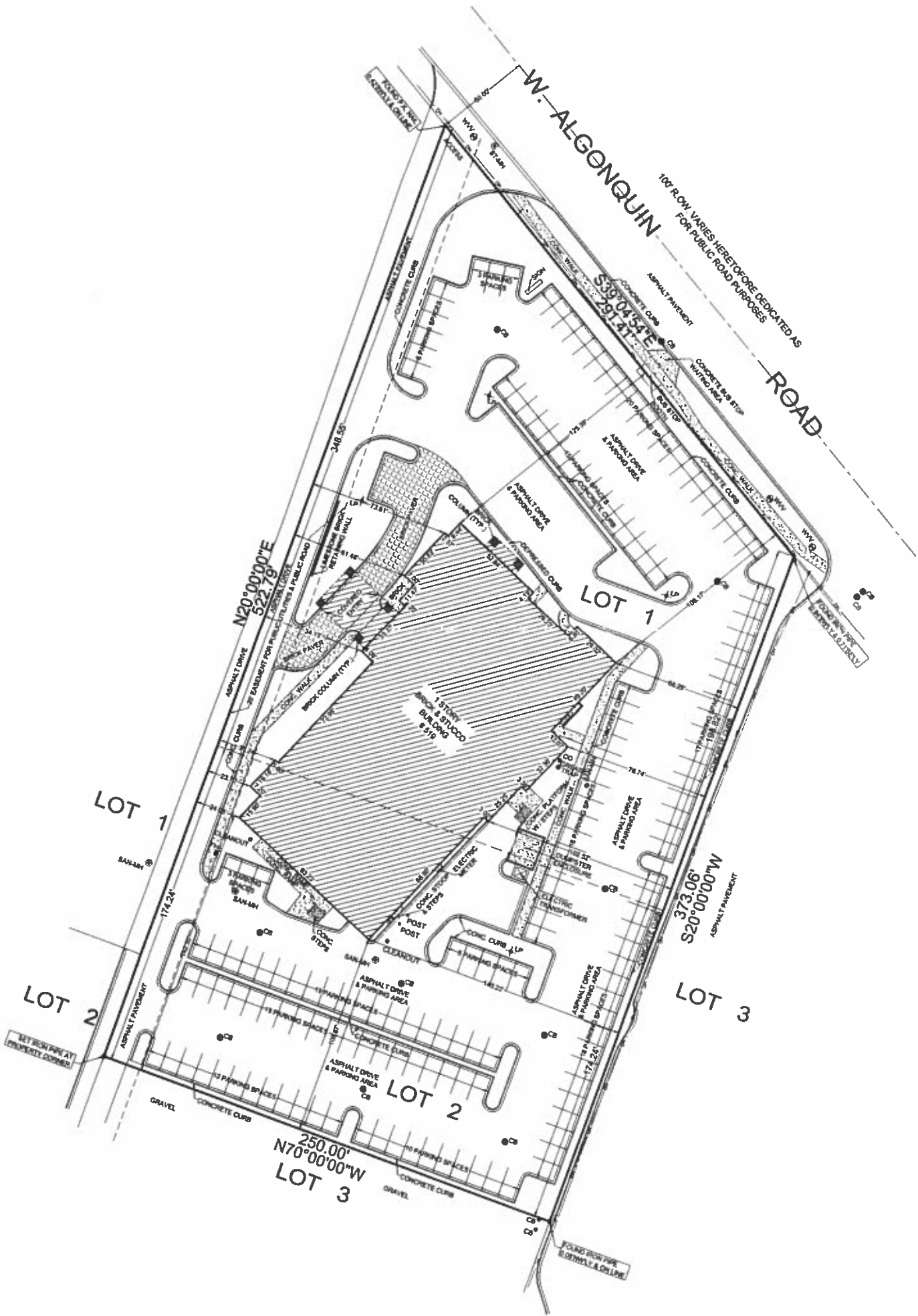
PLAT OF SURVEY
OF

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

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

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

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



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DEVELOPMENT DEPARTMENT

FILE

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

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

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

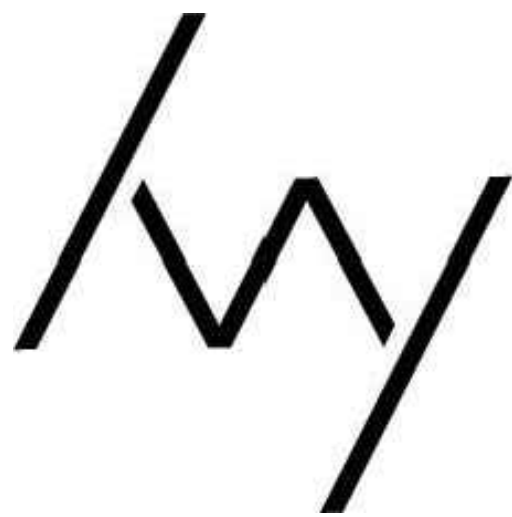
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

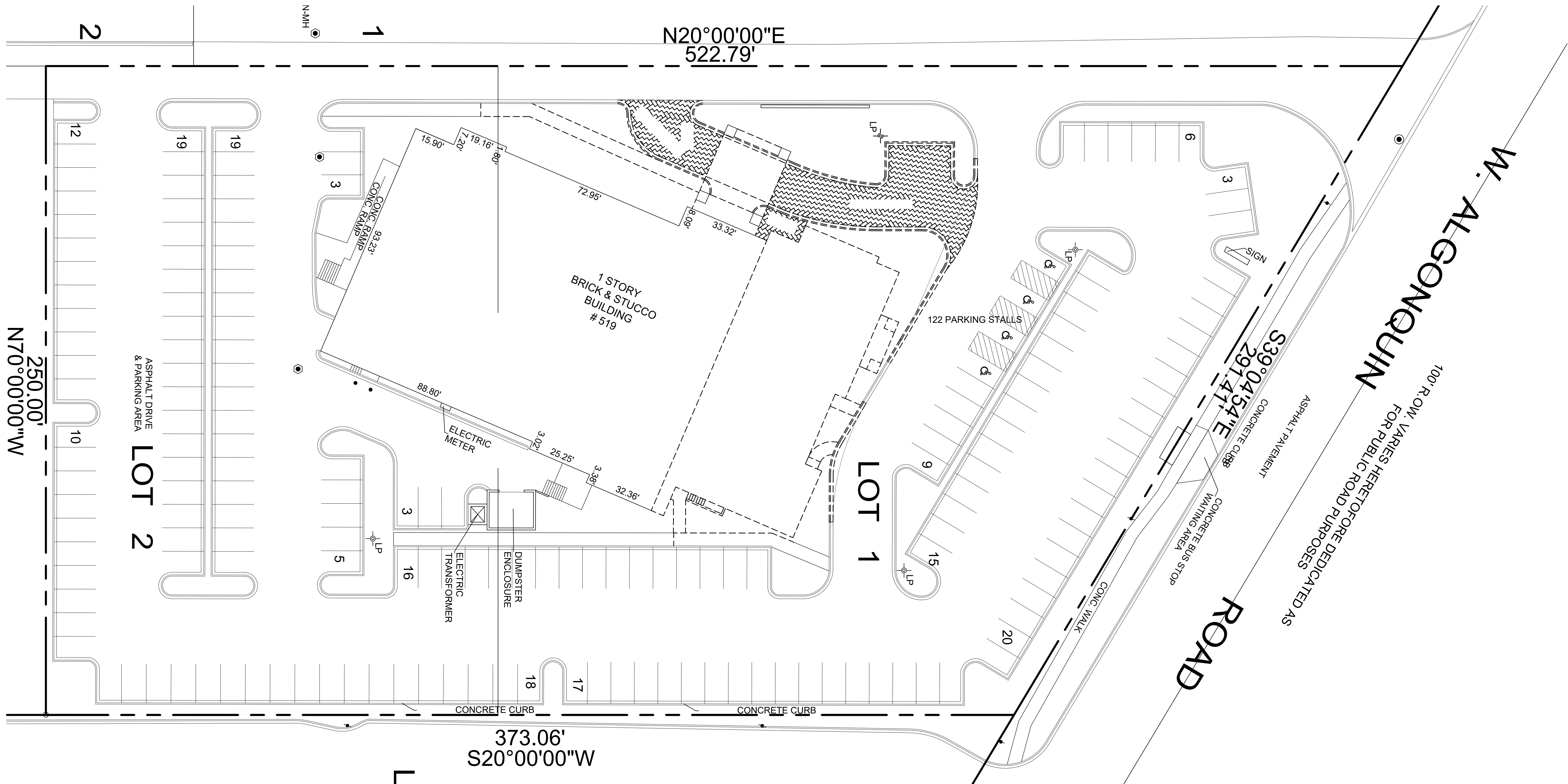
MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016



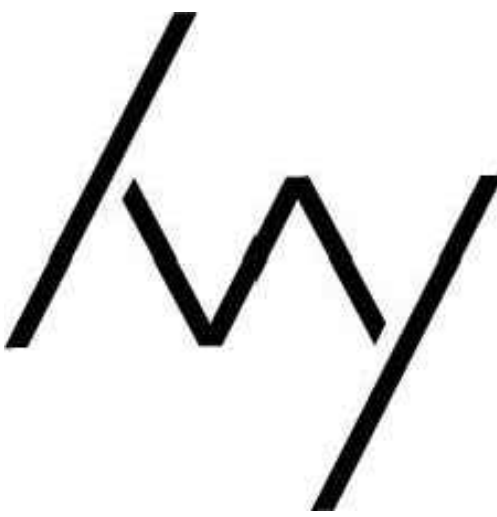
BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1B4-004576
LICENSE EXPIRES: APRIL 30, 2017



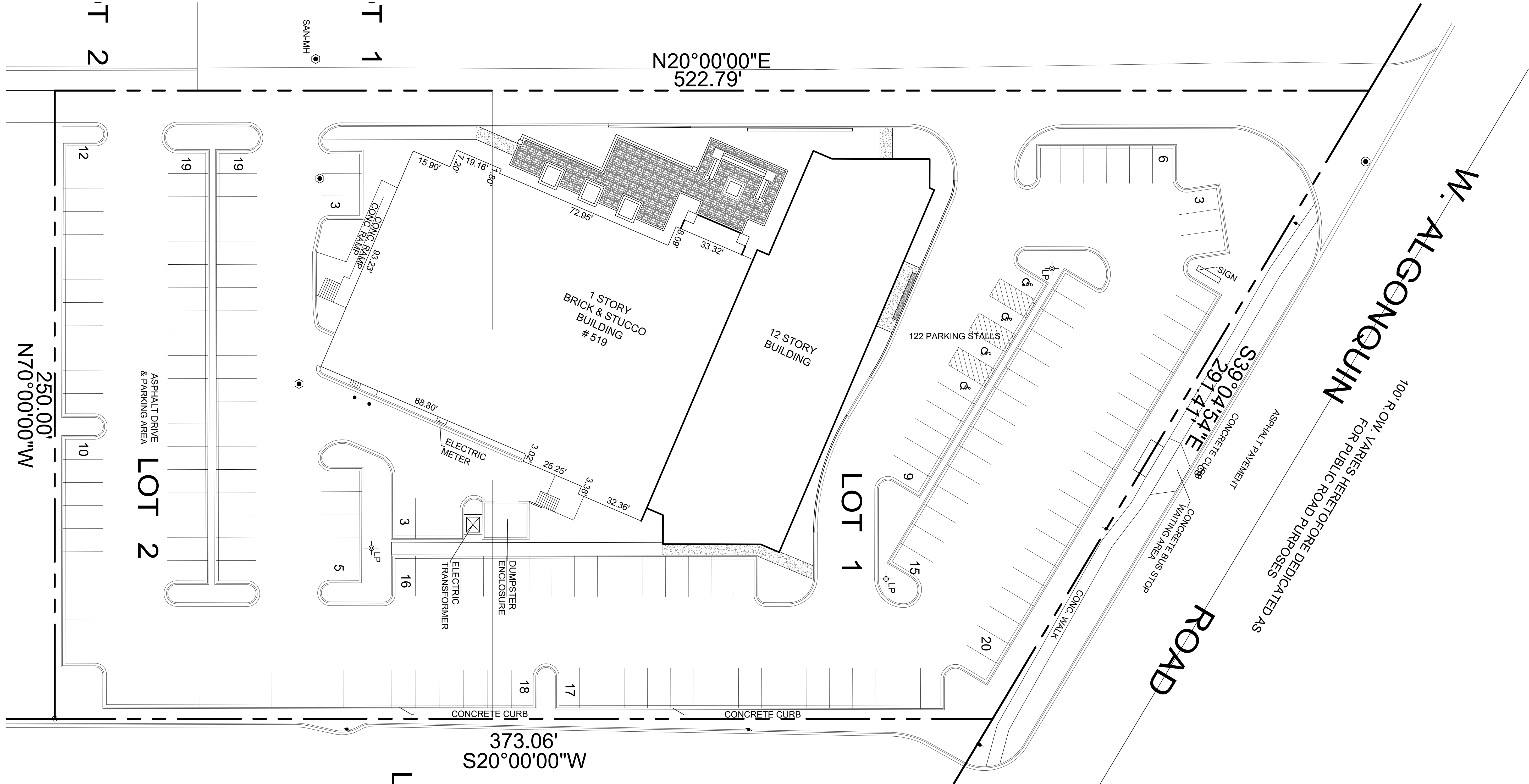
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION SITE PLAN
SCALE : 1" = 20'-0" JUNE 26, 2017
NORTH



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



LOT AREAS	
EX. LAND AREA	±111,981 (2.57 A)

BUILDING AREAS	
EXISTING	
BANQUET HALL	20,404
PROPOSED	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
HOTEL ADDITION	93,380
TOTAL	108,062

REQUIRED PARKING	
BANQUET (1:200 SF OF SEATING AREA)	
5,894 (EXIST BANQUET HALL)	
-1,200 (EXIST DANCE FLOOR)	
4,694 NET FLOOR AREA	
4,694 SF/200	24 CARS
HOTEL (1 PER LODGING AR)	
126 CARS	
PROPOSED HOTEL ROOMS	
126	
12TH FLOOR LOUNGE (30% OF OCC.)	
LOUNGE (1800 SF / 15 NET)	
120	
120 OCC. * 0.30	36 CARS
TOTAL REQUIRED (INCL HC)	
186	
TOTAL HC REQUIRED	
6	
EXISTING PARKING	
(INCL. 9 HC STALLS)	
177	
PROPOSED TOTAL PARKING	
(INCL. 9 HC STALLS)	
175	

1 PROPOSED SITE PLAN
SCALE : 1" = 20'-0" JUNE 26, 2017
NORTH

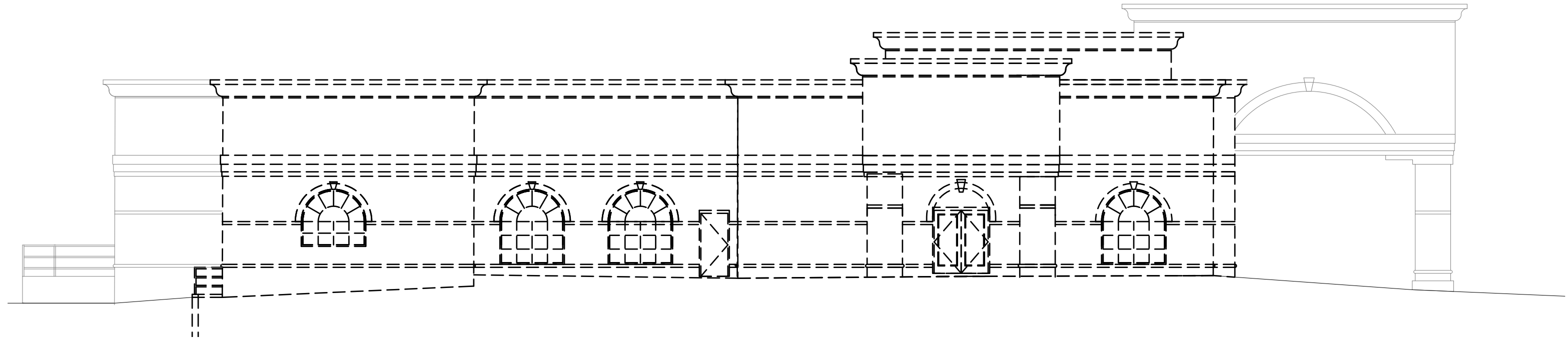


WYHOTEL



Previously approved design from 2016 -
FOR REFERENCE ONLY





1

DEMOLITION - NORTH (FRONT) ELEVATION

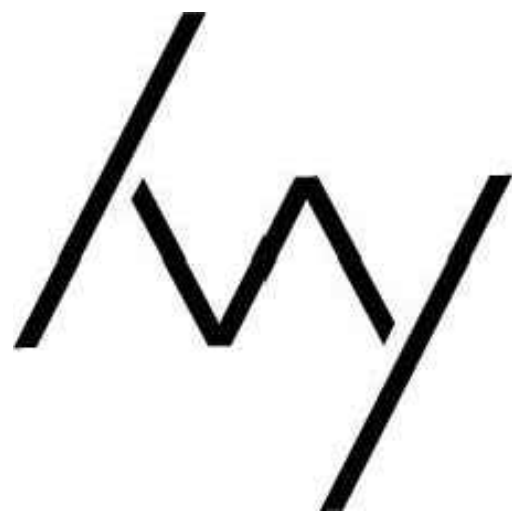
SCALE : 3/32" = 1'-0"JUNE 26, 2017



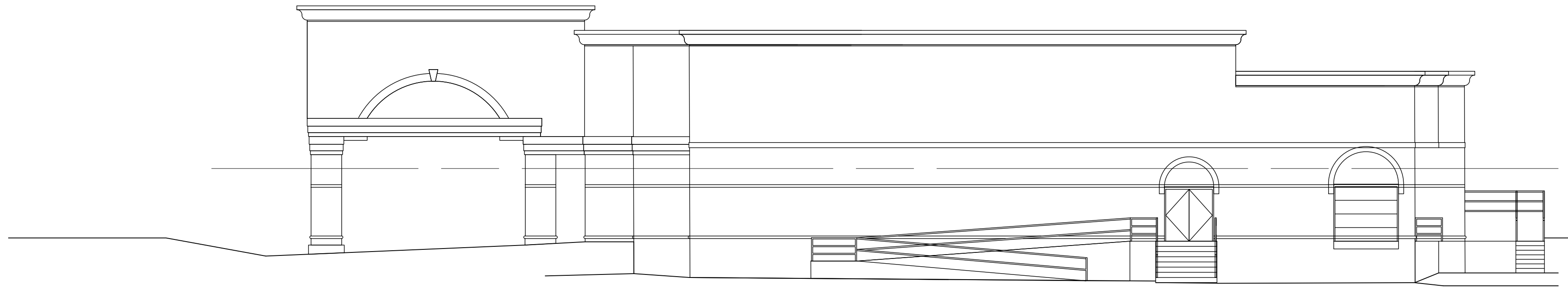
2

PROPOSED NORTH (FRONT) ELEVATION

SCALE : 3/32" = 1'-0"JUNE 26, 2017



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 EXISTING SOUTH (REAR) ELEVATION

SCALE : 3/32" = 1'-0"

JUNE 26, 2017



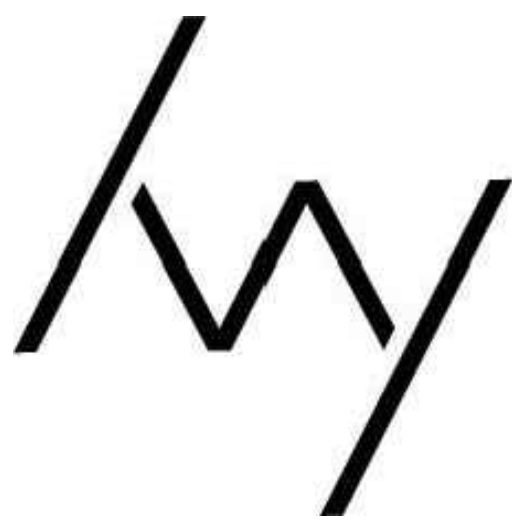
2 PROPOSED SOUTH (REAR) ELEVATION

SCALE : 3/32" = 1'-0"

JUNE 26, 2017

Enrique Castel Architect

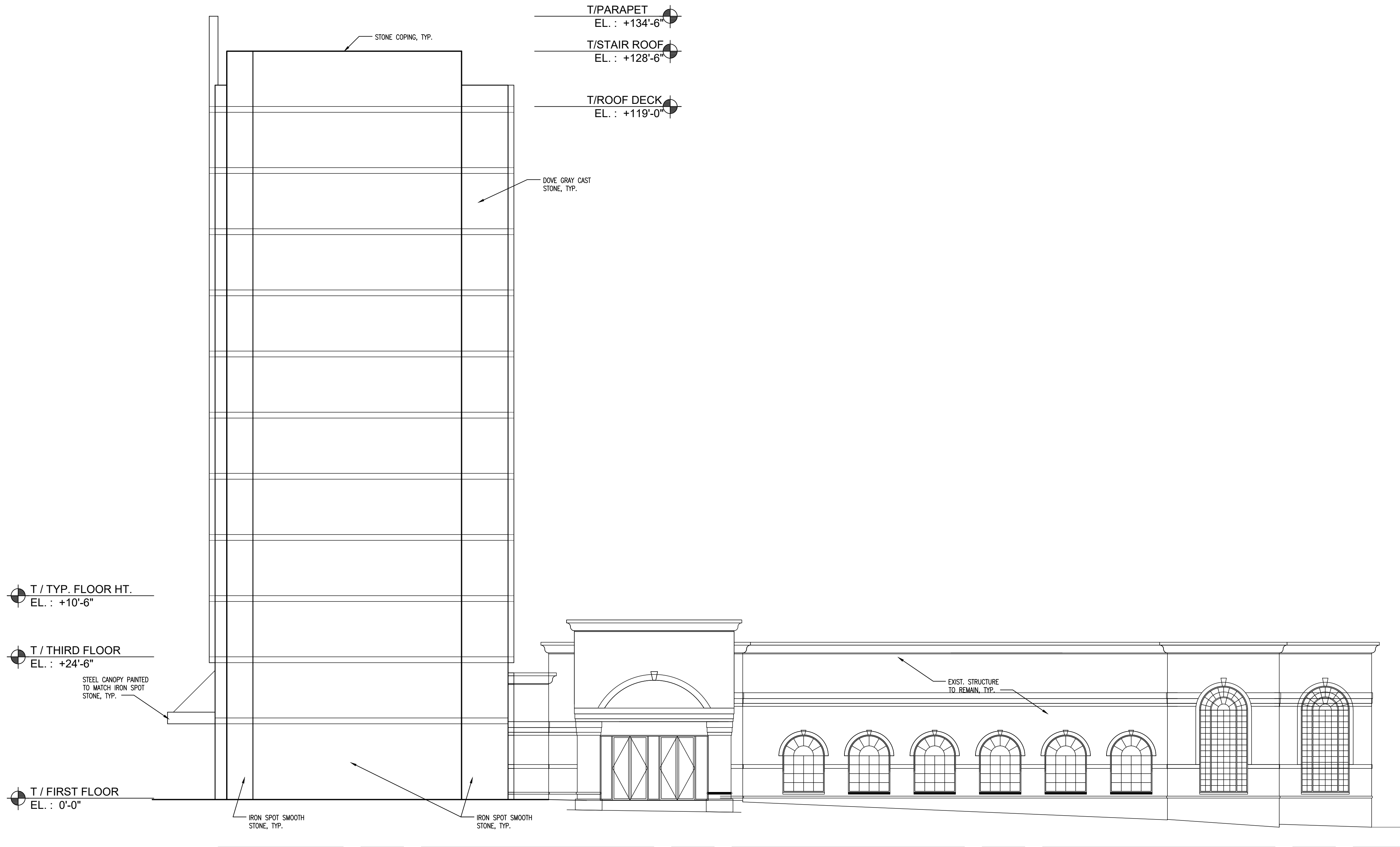
460 WEDGEWOOD CIR., LAKE IN THE HILLS, IL 60156 .
P 224-253-8027 . ENCAST@COMCAST.NET



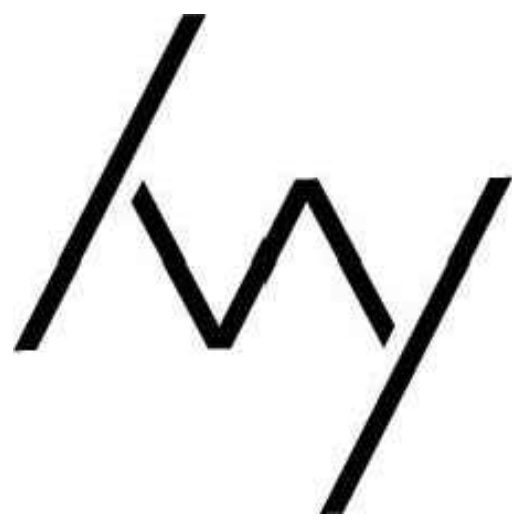
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



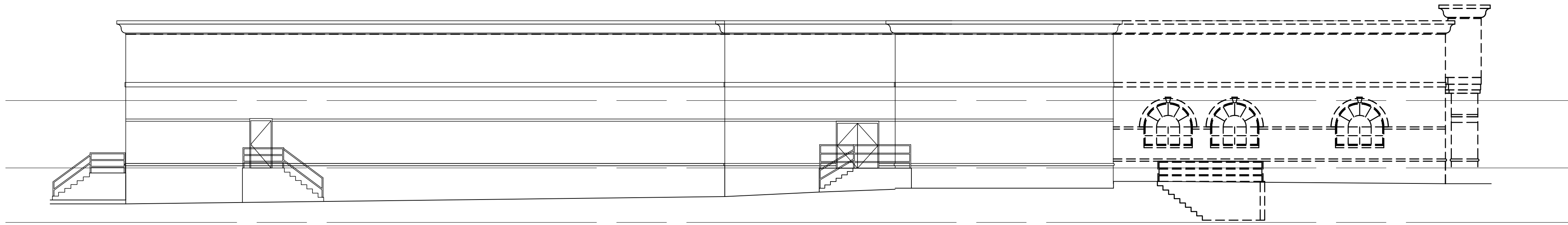
1 DEMOLITION - WEST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



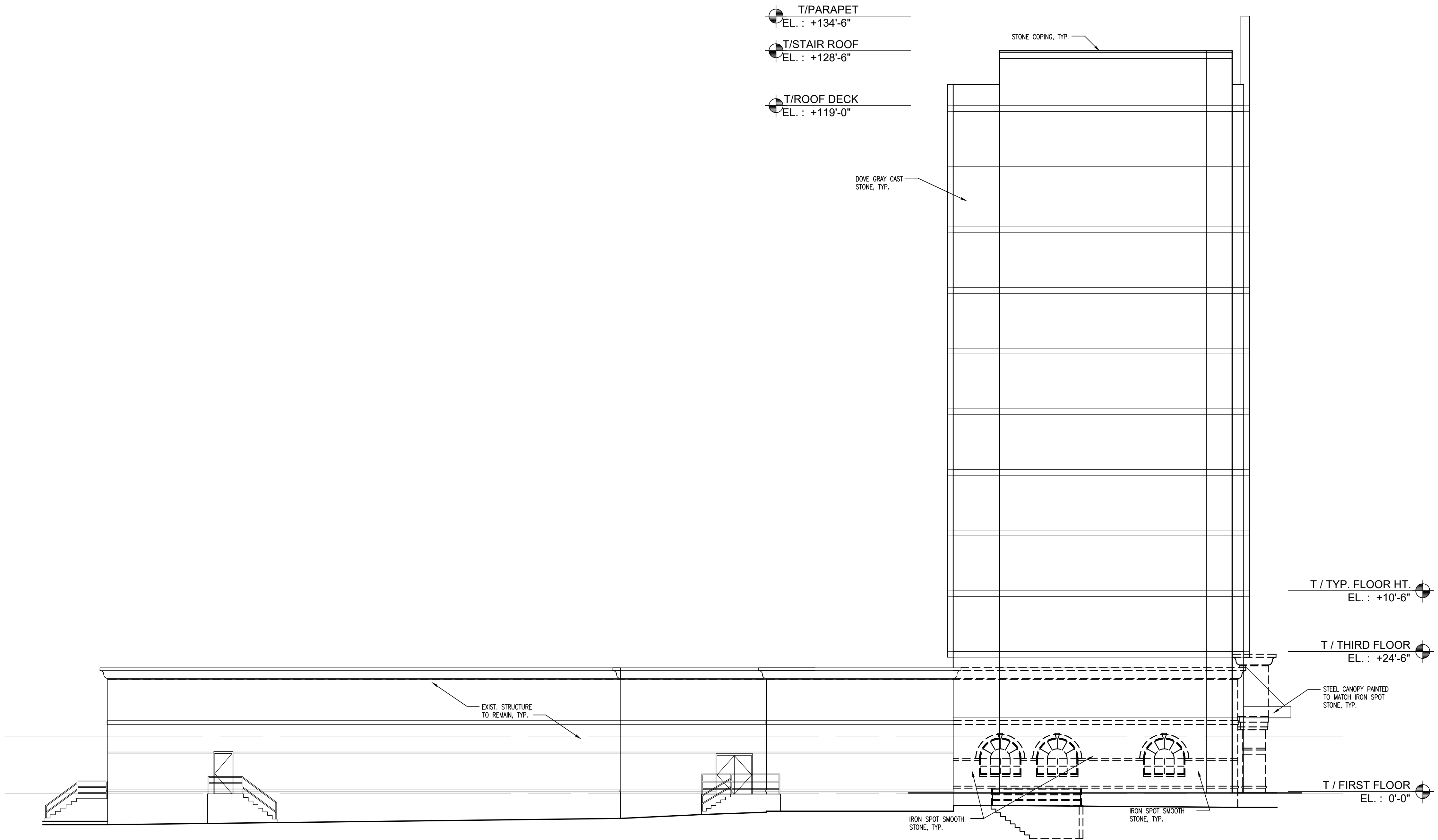
2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



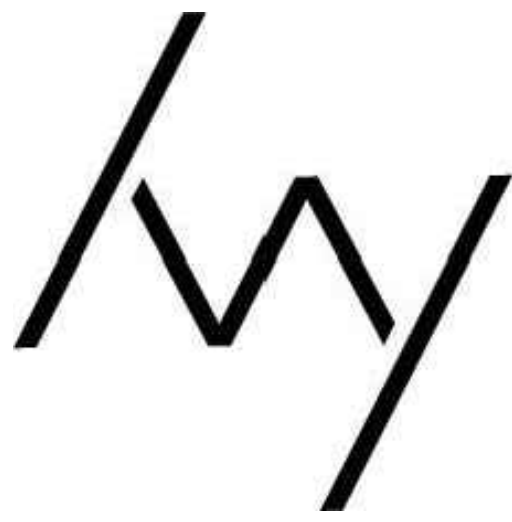
IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



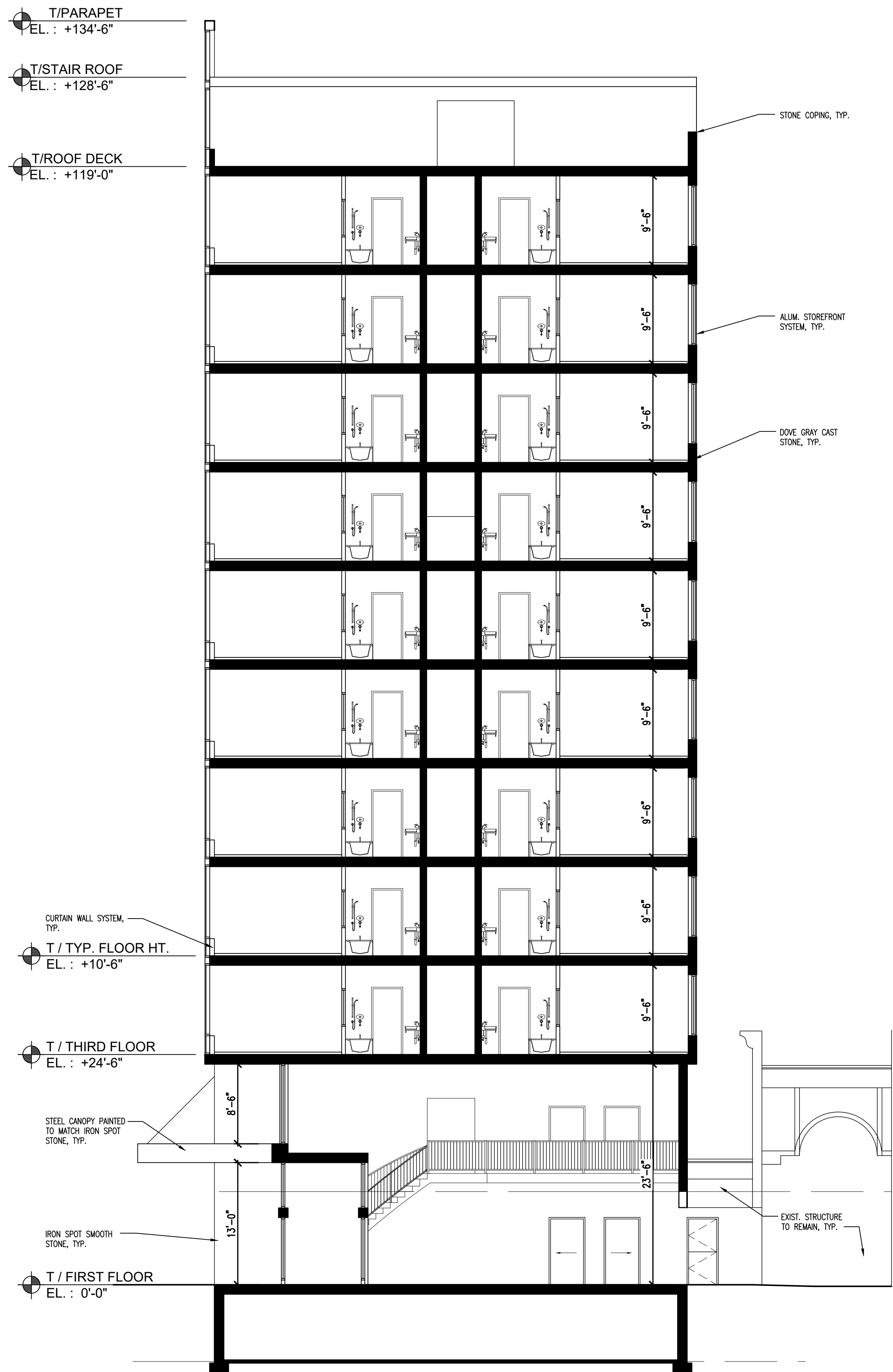
1 DEMOLITION EAST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



2 PROPOSED EAST ELEVATION
SCALE : 3/32" = 1'-0" JUNE 26, 2017



IVY BOUTIQUE HOTEL
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 PROPOSED BUILDING SECTION
SCALE : 1/8" = 1'-0" JUNE 26, 2017

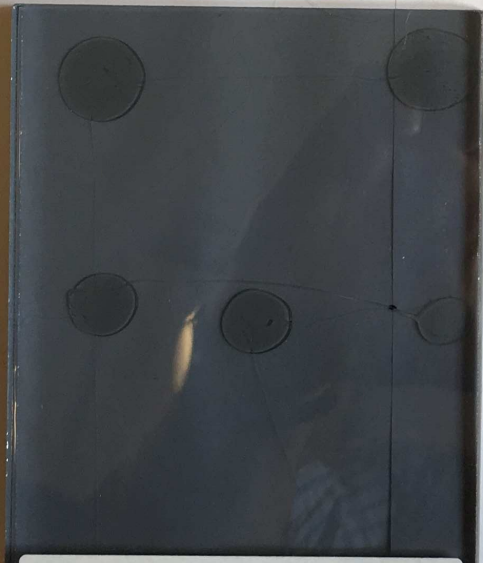


519 W. Algonquin

James Cazares
managing director
t 312.335.5444
f 312.867.3108
m 847.809.8515
e james@exploreivy.com
233 e ontario, chicago il 60611
my passion: aviation, learning



First Floor Stone
Floor 1
Endicott Thin Brick & Tile
Manganese Iron spot Smooth



VISTACOOL™ (2) SOLARGRAY® Glass + Glass Below if Insulating Glass Unit

Sample	VT	Exterior Reflectance	SC	SHGC	Solar Factor (g)	U-Value Imperial	U-Value EN 673	LSG
		since			EN 410	Winter	Summer	(W/m²K)
Monolithic 1/4"	34%	11%	0.60	0.52	0.50	1.02	0.92	5.73 0.65
Clear	31%	17%	0.47	0.40	0.38	0.47	0.50	2.81 0.77
SOLARBAN® 50 (3)	27%	11%	0.28	0.24	0.25	0.29	0.27	1.55 1.13
SOLARBAN® 50 (3)	20%	11%	0.27	0.24	0.24	0.29	0.27	1.55 0.82
SOLARBAN® 70XL (3)	25%	11%	0.23	0.20	0.22	0.28	0.26	1.51 1.24
SUNGATE® 500 (3)	29%	12%	0.41	0.35	0.34	0.35	0.35	1.96 0.83

Windows
All Floors
Vista Cool
Solar Grey



Exterior Cast Stone
Floor 2- 9
Advanced Cast Stone
Dove Grey



Aluminum
Punched Opening
Floor 2-9
Kawneer
Permanodic Anodized Finishes
Clear No 14



Aluminum
Curtain Wall
Floor 1 & 2-9
PPG Industries
Dove Gray UC 109848

Ivy Hotel Project
519 W Algonquin Rd
Arlington Heights IL 60005

Material List

1. James Cazares on Behalf of 519 W Algonquin Rd LLC
2. 05/25/2016
3. Ivy Hotel
4. 519 W Algonquin Rd 60005

Commercial Building

First Floor Stone Panels -

Manufacture: Endicott Thin Brick and Tile
Floor: 1
Color: Manganese Iron Spot Smooth

Exterior Cast Stone-

Manufacture: Advance Cast Stone
Floor: 2-9
Color: Dove Grey

Windows

Manufacture: Vista Cool / Wojan
Floor: 1-9
Color: Solar Grey

Aluminum Window Punched Opening

Manufacture: Kawneer
Floor: 2-9
Color: Clear No 14

Aluminum Window Curtain Wall

Manufacture: PPG Industries
Floor: Entire First Floor / Curtain Wall on 2-9
Color: Dove Grey – UC-109848

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DEVELOPMENT DEPARTMENT

 **FILE**



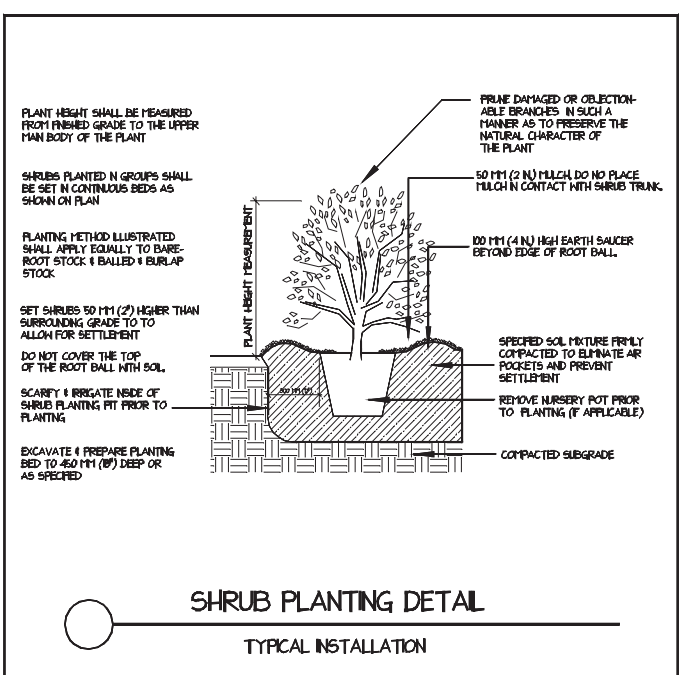
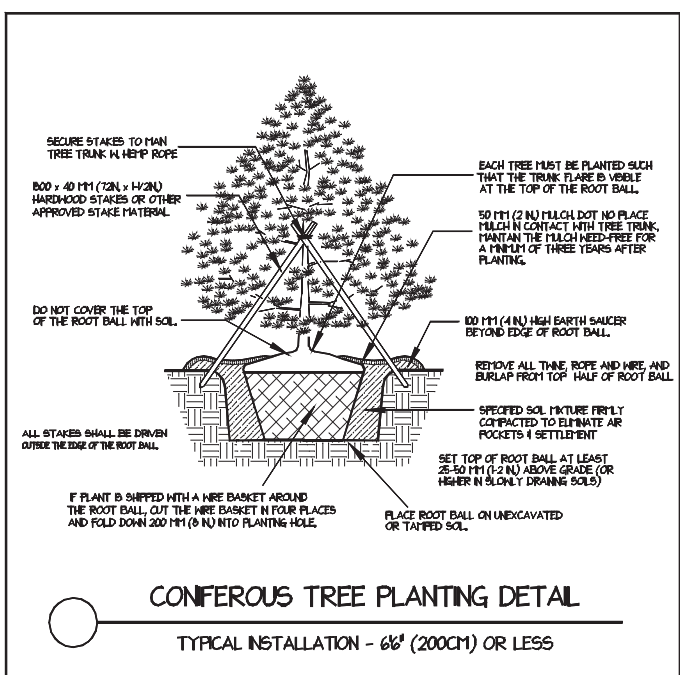
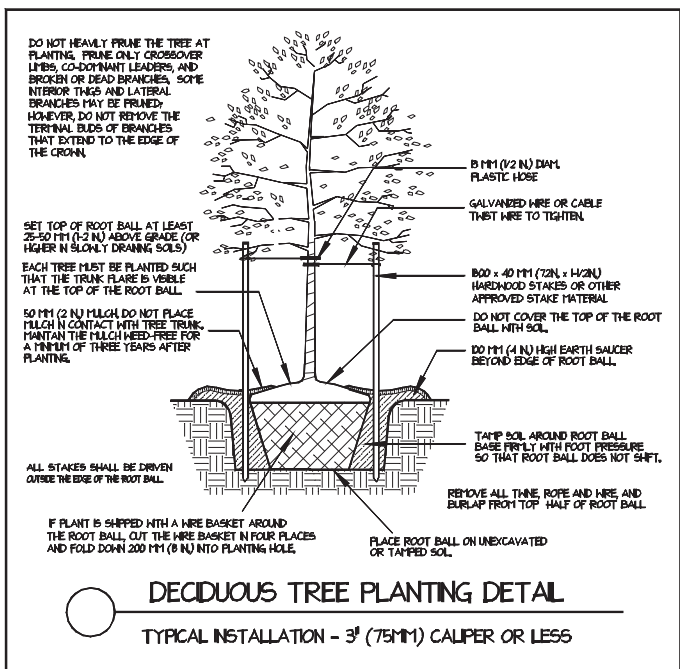
LOT AREA:	111,981 SQ. FT.
EXISTING FAR:	20,215 SQ. FT.
PROPOSED NEW FAR:	99,446 SQ. FT.
EXIST'G:	15,005
TOTAL NEW FAR:	114,451 SQ. FT.
PROPOSED HEIGHT:	10 STORIES / 115'-0"
EXISTING PARKING:	150 STALLS + 25 VALET STALL
TOTAL ROOMS:	160 TOTAL (20 / FL. + 8 FLOORS (2-9))



TRASH ENCLOSURE
(EXIST'G)

[illegible]

Landscape Plan View



Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	Cornus mas	CORNELIAN CHERRY DGHM	60"
2	Ginkgo biloba 'Magyar'	MAGYAR UPRIGHT GINKGO	250"
2	Pyrus calleryana 'Chanticleer'	CHANTICLEER CALLERY PEAR	250"
Conifers			
1	Juniperus chinensis 'Moutbatten'	MOUNTBATTEN JUNPR	60"
Shrubs			
3	Buxus microphylla x Bsempervirens 'Green Velvet'	GREEN VELVET BXHD	24" - # 5
1	Buxus microphylla x Bsempervirens 'Grn Muntain'	GRN MOUNTAIN BOXHOOD	30" - # 7
10	Coloneaster acutifolia	PEKING COTONEASTER	# 05
10	Eucrymus alatus 'Compact'	DWARF BURNING BUSH	30"
3	Hydrangea paniculata 'Tardiva'	TARDIVA HYDRNGEA	100" STD
57	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	# 03
10	Rosa x Radrazz 2000'	KNOCK OUT ROSE	# 03
10	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPREA	# 03
1	Taxus media 'Densiformis'	DENSE ANGLOJAP YEW	24"
8	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ VIBURNUM	# 05
Ornamental Grasses			
67	Calamagrostis acutiflora 'Karl Foerster'	K FOERSTER REED GRASS	# 01
23	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	# 01
47	Pennisetum alpestrale	FOUNTAIN GRASS	# 01
Perennials and Annuals			
9	Hemerocallis x 'Pardon Me'	PARDON ME DAYLILY	# 01
24	Hemerocallis x 'Stella d'Oro'	STELLA DE ORO DAYLILY	# 01
24	Hosta sieboldiana 'Frances Williams'	FRANCES WILLIAMS HOSTA	# 01
14	Phlox subulata	BRIGHT EYES GRDN PHLOX	# 01
12	Salvia nemerosa 'Estfriesland'	EAST FRIESLAND SALVIA	# 01

Condition Rating	
Excellent	1
Good	2
Fair	3
Poor	4
Dead	5

Tree Preservation Notes

- Temporary barriers necessary for the preservation of existing plant materials as approved by the Dept. of Building and Zoning shall be installed prior to the issuance of any permit.
- Grading and construction equipment is prohibited from encroaching on the drip line of any tree to be preserved.
- Any material which may be detrimental to trees shall not be discarded or placed within the drip line of any trees nor shall material be located at an elevation which would contribute runoff toward trees.
- Materials or vehicles shall not be stored driven or parked within the drip line of any trees.
- Barrier approved by the Commissioner of Building and Zoning shall be installed at the periphery of the trees drip line or beyond.
- The barrier shall be a minimum of 48 inches in height and be secured to fence posts at no less than 5 feet on center.
- Utility lines shall be agreed to prevent damage to tree root systems when an underground utility is located within 5 feet of the trunk of a tree designated for preservation.
- Trees to be preserved which have been subjected to activity within the drip line should be selectively pruned or thinned ten percent by an Arborist.

On site tree details

Tree #	Species	DBH	Condition	Form
1	Honey Locust	8	3	Fair
2	Norway Maple	8	3	Fair
3	Norway Maple	8	3	Fair
4	Norway Maple	8	3	Fair
5	Norway Maple	8	3	Fair
6	Norway Maple	8	3	Fair
7	Norway Maple	8	3	Fair
8	Honey Locust	8	3	Fair
9	Honey Locust	8	3	Fair
10	Honey Locust	8	3	Fair
11	Norway Maple	8	3	Fair
12	Norway Maple	8	3	Fair
13	Norway Maple	8	3	Fair
14	Honey Locust	8	3	Fair
15	Honey Locust	8	3	Fair
16	Honey Locust	8	3	Fair
17	Honey Locust	8	3	Fair
18	Honey Locust	8	3	Fair
19	Honey Locust	8	3	Fair
20	Honey Locust	8	3	Fair
21	Norway Maple	8	3	Fair
22	Norway Maple	8	3	Fair
23	Norway Maple	8	3	Fair
24	Norway Maple	8	3	Fair
25	Norway Maple	8	3	Fair
26	Norway Maple	8	3	Fair
27	Norway Maple	8	3	Fair
28	Norway Maple	8	3	Fair
29	Norway Maple	8	3	Fair
		232		

No.	Date	Description
2	5/20/16	Arch request
1	5/20/16	Parking lot changes and patio
REVISIONS		



Landscape Plan View

Ivy Hotel

519 N Algonquin Rd.

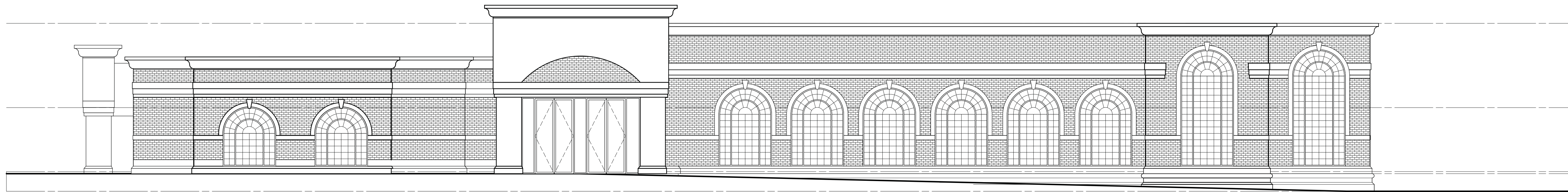
Arlington Heights, IL

SCALE	1"=20'-0"
DRAWN BY	GF
CHECKED BY	
DATE	4/20/16
DATE OF PRINT	

PROJECT NO.

SHEET NO.

1 of 1



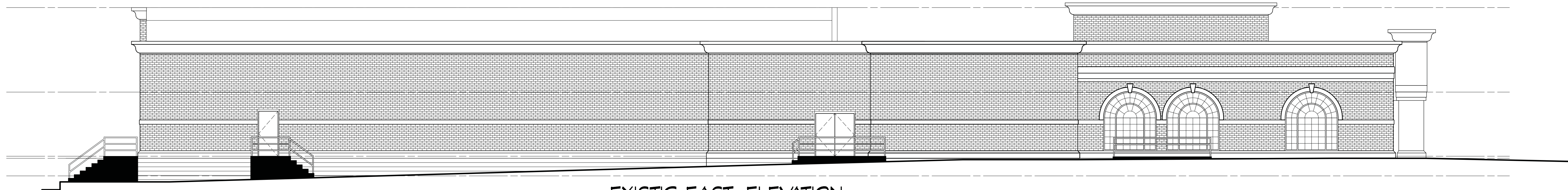
EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G NORTH ELEVATION
SCALE: 1/8" = 1'-0"



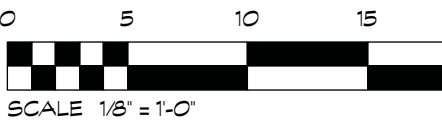
EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED
- STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSTR. TYPE INCLUDING U.L.R. - SEE SHEET A-1



ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
CHICAGO, ILL. 60648-5328
TEL: 847.673.3484
FAX: 847.673.5052
CL: 847.727.2050

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, ILL. 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
TEL: 773-338-2225
FAX: 773-338-2226

NO.	DESCRIPTION	ISSUED FOR REVIEW	DATE

PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

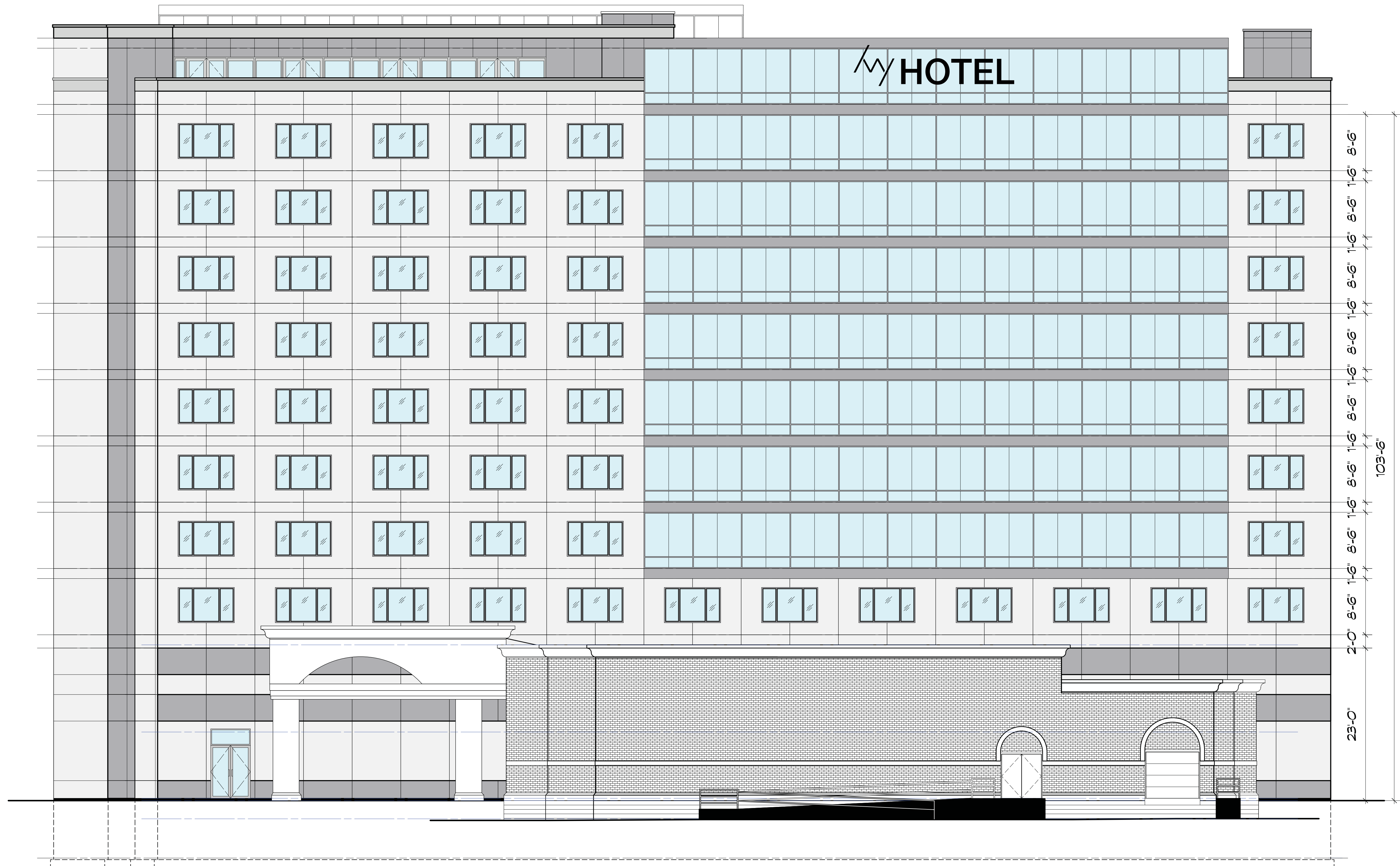
OWNER:
SHEET NAME:
EXIST'G ELEVATIONS

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016

A-5







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

ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
FURNITURE
LANSING, MI 48206
PH: 847.673.3484
FX: 847.673.5052
CL: 847.727.2050

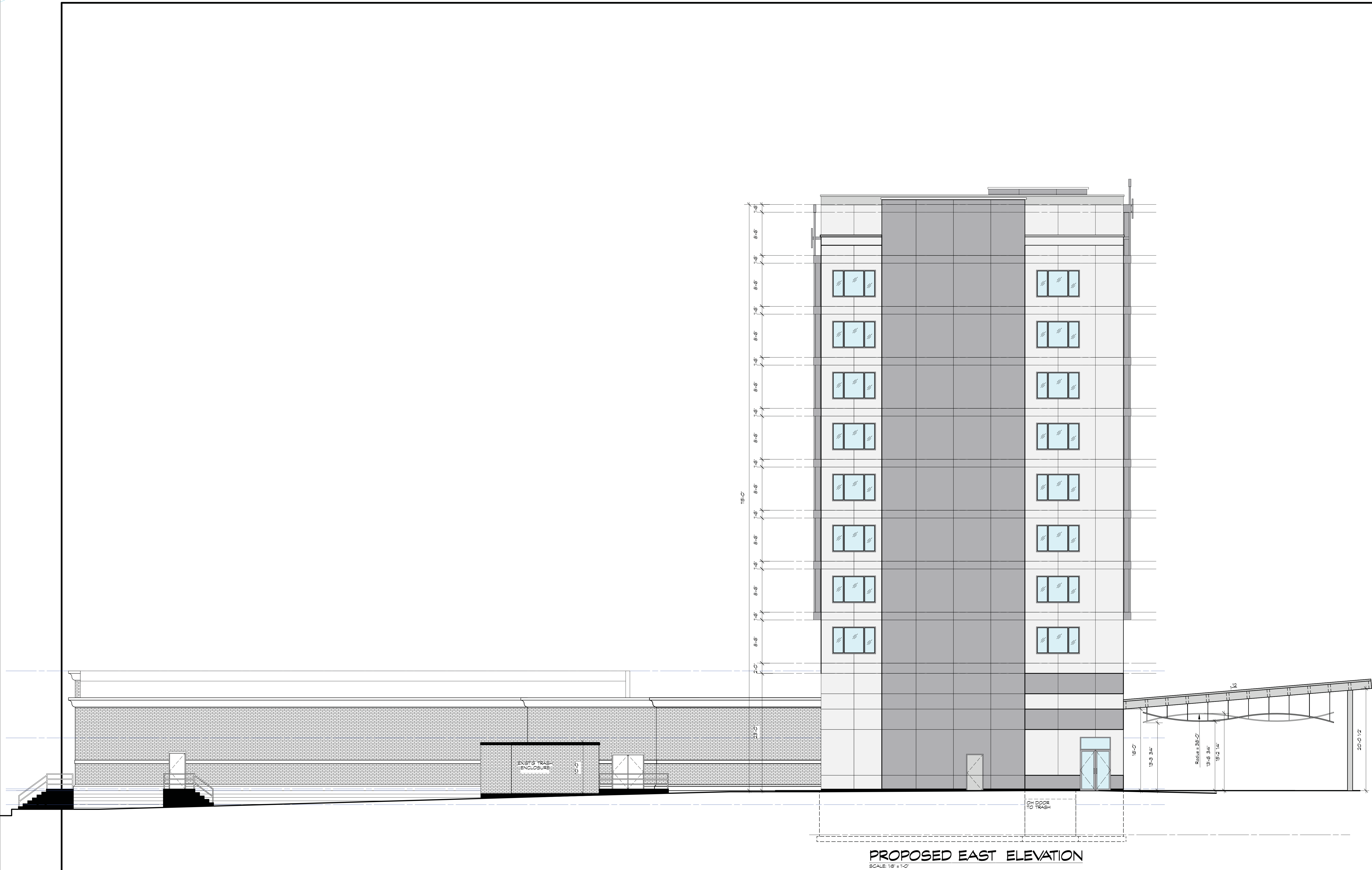
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, IL 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
FAX: 773-338-2225
TEL: 773-338-2225

NO.	DESCRIPTION	DATE
	ISSUED FOR REVIEW	05/25/2016
	PROGRESS PRINTING	

PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD,
ARLINGTON HEIGHTS, IL

OWNER:
SHEET NAME:
NEW SOUTH
ELEVATION

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016



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

OWNER:	PROJECT: 3766		PROJECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-5328 EMAIL: LASZLO@LASZLO-ARCH.COM TEL: 773-338-2225 FAX: 773-338-2226	ARTHR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS 1700 N. LAKE STREET LAKEMOOD IL 60461 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050		
	SHEET NAME:					
	NEW EAST ELEVATION					
	PROJECT: 3766 SCALE: AS NOTED DATE: 05/25/2016					
PROJECT:	NO.	DESCRIPTION:	ISSUED FOR REVIEW	DATE:		
					PROJECT: 3766	
						NEW EAST ELEVATION



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

OWNER:	PROJECT:	PROGRESS PRINTING		DATE:	
	NEW 9 STORY HOTEL ADDITION 519 ALGONQUIN ROAD, ARLINGTON HEIGHTS, IL				
PROJECT: 3766 SCALE: AS NOTED DATE: 05/25/2016	SHEET NAME: NEW WEST ELEVATION	ISSUED FOR REVIEW		DATE: 05/25/2016	
		DESCRIPTION:		NO.	
A-13		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-5328 EMAIL: LASZLO@LASZLO-ARCH.COM FAX: 773-338-2226 TEL: 773-338-2225		ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS DESIGN 1400 W. 35TH STREET DANMWOOD, IL 60419 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050	