



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

June 8, 2021
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3fGcYRE>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on June 8, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 5/25/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#21-042 - 44 S. Vail Ave. - CBD 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.



**Design Commission
6/8/2021**

Item: Minutes 5/25/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 5/25/21

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MAY 25, 2021

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

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

Members Absent: Scott Seyer

Also Present: Kevin Davis, Fairfield Homes for *1101 N. Carlyle Ct.*
John & Patricia Sjöholm, Owners of *1101 N. Carlyle Ct.*
Ben Harris, Ridgeline Properties Group for *Ridgeline/Rohrman Development*
Scott Barenbrugge & Marc McLaughlin for *Braxton Yards Townhomes*
Steve Hautzinger, Staff Liaison

Chair Kubow read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

REVIEW OF MEETING MINUTES FOR MAY 11, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 11, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY REVIEWDC#21-038 – 1101 N. Carlyle Ct.

Kevin Davis, representing *Fairfield Homes*, and John & Patricia Sjöholm, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant corner lot. The project complies with the R-3 zoning requirements. The front elevation of the proposed design fits well with the surrounding context which is primarily two-story houses with attached garages. However, the proposed design is actually a one-and-a-half-story plan with a large first floor and a small second story with only two bedrooms upstairs. The proposed massing includes a large single-story gable across the back of the house which has the appearance of an addition that looks out of scale with the two-story portion of the house. To help ease the awkward massing, the petitioner has provided two alternate options for consideration. Option 2 adds vertical board and batten siding in the rear gable to help tie it in with the two-story portion of the design. Option 3 changes the rear gable to a hip roof to help diminish the scale of the first floor massing.

Since this is a corner lot with a vacant lot to the north, the awkward single-story massing will be highly visible. As an alternative to the proposed design, the floor plan with small second floor area lends itself to a nice one-and-a-half-story massing which would place the second floor space under the roof with gables and dormers. For a more cohesive overall design and balanced appearance, Staff recommends revising the design with a one-and-a-half-story massing, such as the example shown in Sketch 1 in the Staff report.

Mr. Hautzinger presented renderings submitted by the petitioner that were not in the Design Commission packet, to help visualize how the proposed new home will look. He also pointed out that the lot located north of this site is vacant, and the rear view of the new home will be highly visible and in Staff's opinion, a one and ½-story massing would be a better solution for this design. Staff recommends the Design Commission require a revised design and re-review the project.

Chair Kubow asked the petitioner for any comments at this time. Mr. Davis said the homeowners are also present tonight and they spent a lot of time working with the architect on the design. This is their dream home and they have ties to Arlington Heights. Mr. Davis referred to the context drawing and said that the adjacent home to the left has a very similar massing of roofline off the back and 3 large garage doors facing Windsor Drive; he is unsure if Staff's comment about the massing and keeping with the character of the neighborhood is really accurate. They all love the design of the proposed new home and feel the front of the home looks great and fits in with the character of the neighborhood.

Ms. Sjöholm said that she grew up in Arlington Heights, taught in District 25 for 32 years, and they bought their first home in Arlington Heights. This a community they have deep roots with. Their daughter and her family live very close to this site and when this site became available, especially during COVID, they decided this was the right thing to do to be close to them. Mr. Sjöholm reiterated that this is their dream home because the location is so close to their children and grandchildren. The home was designed because they want a first-floor master bedroom and an aging in place situation, which he felt the architect and builder did a great job achieving. Ms. Sjöholm added that her daughter is also a teacher in District 25.

The commissioners summarized their comments. Commissioner Eckhardt appreciated the petitioner's efforts to create a home that provides for aging in place. He asked if the rear portion of the home is a volume space that slopes up, and Mr. Davis said it is not. Commissioner Eckhardt appreciated Staff's comments regarding the continuity of the new home, but felt there was no need to make the homeowner design a larger home than they need. He felt the home was appropriate and he appreciated that the detailing on the rear of the home was similar to the front elevation. Based on the design criteria of the homeowners, he felt the front elevation was stunning and in keeping with the

surrounding homes, while also satisfying the homeowners' need for a larger first-floor footprint. He was okay with the design as proposed.

Commissioner Kingsley was glad that the homeowners found a lot that is close to their family; there is no issue with that. She felt the home was nicely designed and she agreed with Staff that there are some slightly awkward areas which this commission can provide feedback on and determine whether or not changes will improve the design. Commissioner Kingsley was concerned about the different roof angles being proposed and that the elevation seen from the street almost looks like an addition. She was unsure how changing the front roofline to match the rear elevation would look from the street, although it could be a solution. The left side gable over the garage on the front elevation did not look as integrated into the roof as the two double nested gables above on the second-floor, and she suggested tying in the slopes of all 3 gables on the front elevation, which might make things look more cohesive. Commissioner Kingsley also felt that the stone base on each side of the garage door was unnecessary, and that having stone only at the porch looks nice. She suggested adding windows to the side of the home that faces the street, to make it appear more like a front elevation, and adding a double window in the dining room or adding one more window in the kitchen, to make the elevation more appealing and inviting. She also suggested adding a covering above the patio door in the sunroom on the rear of the home. Commissioner Kingsley loved that the homeowners are designing the home for aging in place, and she suggested lowering the first-floor and have the joists of the first-floor set into the foundation wall, which will help with any future mobility issues getting in and out of the home.

Commissioner Fitzgerald agreed with most of the comments made so far. He said the front of the home looks really nice, he liked the colors, and he agreed with the suggestion to omit the stone on the garage because it could have more impact being just on the pillars. He asked if there is a railing in front to be connected between pillars, and Mr. Davis said yes, which Commissioner Fitzgerald liked. Commissioner Fitzgerald agreed with Commissioner Kingsley's comment that the gable over the garage could be wider, almost like the gable on the rear elevation on the right side. He felt that the elevation facing Windsor Drive looked like a ranch home with a second-story added on; it appears very abrupt and the different roofline slopes emphasize that. He suggested raising the roof peak on the back part of the home and opening the ceiling to resolve this awkward appearance. Windows would also help. Commissioner Fitzgerald felt the current design needed a little more finesse to make it fit in.

Chair Kubow said the 3-D rendering goes a long way for not only the front elevation, but also the rear and side elevations. He felt the design was quirky and a bit different, which he could appreciate, and he agreed that there is inconsistency with the roof pitches and felt it would help if there was more consistency with the ratios of the pitches. He had nothing more to add to the comments already made.

Chair Kubow asked if there was any public comment at this time, and Mr. Hautzinger invited public comments, but said that there were no hands raised from the public at this time.

Chair Kubow asked if the petitioner had anything further to add in response to the commissioners' feedback. Mr. Davis said that with the exception of the garage gable, they previously considered and debated every comment made tonight, with reasons why these changes were not made to the design being presented tonight. He felt the homeowners were open to considering the comments about the gable pitches and the front garage gable, although he would be disappointed if it was a requirement. Mr. Sjöholm said the comments were fair overall, and they would consider removing the stone from the front of the garage, as well as changing the gable pitch on the front elevation. They would also consider Option 2 that was proposed by the architect, which included the board and batten in the large gable on the rear of the home. Mr. Davis commented that adding windows were also considered, but there were concerns about safety and the confines of the owners' lifestyle.

The commissioners again summarized their comments. Commissioner Fitzgerald felt strongly about the suggestion to make the gable pitch over the garage fit in with the architecture of the home; it felt too short as shown. This should be a requirement. He supported the suggestion to omit the stone on the garage, although he did not dislike where the stone is currently proposed, and he liked Option 2. He suggested adding landscaping along Windsor Drive to help with

some of the concerns, such as one small ornamental tree or something to help break up the elevation. He did not understand the comment about safety concerns with adding windows, and agreed with the suggestion to add a window in the dining room.

Commissioner Kingsley said that since the petitioner said they are willing to omit the stone on the garage, she felt this should be either a recommendation or a requirement. She was okay with the board and batten on the rear as shown in Option 2; however, she felt strongly about the gable at the garage and all the different roof slopes. The upper pitch on the front of the home could be lowered to be more similar to what is over the garage, and have it be closer to the pitch on the rear of the home. This would really help tie the home together. Right now the front of the home is very nicely designed, but looks like a lot of other homes that this commission has seen. Lowering the pitch will make the home look more unique and also tie it in to the unique part of the home which is the back. Commissioner Kingsley felt this was worth exploring.

Commissioner Eckhardt agreed with the comments from Commissioner Fitzgerald. With regards to the roof pitches, he would support a recommendation that there be some continuity with the pitches on the front elevation to bring them in line so they are matching, which should not adversely affect the elevation. The edges of the roof over the garage need to be pushed out in a more traditional detail, rather than end up short the way they are shown now, and he was okay with adding the board and batten on the rear elevation, or not.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1101 N. CARLYLE COURT. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 5/11/21, 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 FRONT GABLE OF THE GARAGE BE WIDENED TO A MORE TRADITIONAL DETAIL, SO IT DOES NOT COME SHORT OF THE LEFT WALL.
2. A REQUIREMENT THAT THE PETITIONER RE-EVALUATE THE STEEPER PITCHES OF THE ROOFS ON THE FRONT ELEVATION, AND REDUCE THE PITCHES TO BE CLOSER TO THOSE ON THE REAR OF THE HOME, TO BE APPROVED BY STAFF.
3. A RECOMMENDATION TO REMOVE THE STONE ON EITHER SIDE OF THE GARAGE.
4. A RECOMMENDATION TO ADD THE BOARD AND BATTEN SIDING IN THE UPPER GABLE ON THE BACK OF THE HOME, AS SHOWN IN OPTION 2.
5. A RECOMMENDATION TO ADD LANDSCAPING ALONG THE WINDSOR DRIVE ELEVATION, TO INCLUDE A SMALL ORNAMENTAL TREE, TO HELP SOFTEN THAT ELEVATION.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. COMMERCIAL REVIEWDC#21-037 – 1400-1530 W. Dundee Rd.

Ben Harris, *Ridgeline Properties Group*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to demolish an existing office building to allow construction of two new industrial buildings. The new buildings will be constructed with precast concrete wall panels detailed with reveals and painted in shades of gray and white with blue accents. Recessed concrete panels are incorporated into the design which is a very nice detail to add depth to the design and break up the long walls into a series of smaller sections. Metal canopies highlight the aluminum storefront entries. Both buildings utilize the same architectural design concept. Overall, for buildings of this construction type and style, the massing, detailing, and color scheme of the designs are excellently done, and Staff has no questions or concerns about the architectural design.

All exterior mechanical equipment is required to be screened from public view. The plans indicate rooftop mechanical units above the office areas. Sight line studies have been provided to illustrate that the building's parapet walls will screen the majority of the equipment. However, separate unit screens will be provided around any visible units.

Signage has not been provided for review at this time. Per Chapter 30 sign code, wall signs for each business as well as one ground sign per street frontage are allowed. However, it should be noted that due to the unique site layout, street frontage along Kennicott is limited, and although visible from Dundee, the property does not have Dundee street frontage and a ground sign would not be allowed in that location. Furthermore, there is an existing large 575 sf "ARLINGTON BUSINESS PARK" sign facing Dundee Road that was approved by variation in 1998. Based on the proposed subdivision of this property, the existing business park sign will be obsolete and will need to be removed.

Staff recommends approval of the design as submitted.

Mr. Harris said that it has been an absolute pleasure working with Village Staff on this project, they have been nothing but helpful with their time. They are excited to get this project going later this year and become part of the community.

The commissioners summarized their comments. Commissioner Kingsley said the buildings look nice and she agreed with Staff on the detailing that has been done. She asked about the areas of blue outlined on the elevations that appear to be where there are entrances, with no areas outlined where there are no entrances. Mr. Harris explained that Building 1 is designed to have 3 entrances that are outlined in blue; however, the entrances are offset to allow for an additional fourth entrance if necessary for a fourth tenant. Commissioner Kingsley said that works really well, and she had no further comments.

Commissioner Fitzgerald said the project looks great, the detailing is really nice and well thought out, it looks interesting yet it is clean. He liked the design as proposed and had no other comments.

Commissioner Eckhardt referred to the south elevation of Building 2, which is an important elevation on Dundee Road. He liked the rhythm of that elevation, the 2 U-shaped forms, and felt the center piece is calling for a name on it. He asked about the landscaping along the south elevation, and Mr. Harris replied that Building 2 drops about 20-feet from where the parking lot is and where cars will be parked, and between the parking lot and Building 2 there is a roadway for trucks to maneuver around the building. Landscaping will not be on the front of this building, but landscaping is planned on the backside where there will be screening for the truck court with landscaping and trees.

Commissioner Eckhardt said that the buildings are well detailed and he liked the 3 colors being proposed. He was in favor of the design as submitted.

Chair Kubow said the petitioner has done a great job of designing a very long building; the design is fantastic and he loved the color palette being proposed. He was excited to see this vast improvement for the site. He had no other comments to add to what has already been said.

Chair Kubow asked if there was any public comment on the project and Mr. Hautzinger invited public comment, and said there were no hands raised at this time.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE *RIDGELINE/ROHRMAN DEVELOPMENT* AT 1400-1530 W. DUNDEE ROAD, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/23/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.
2. ALL SIGNAGE IS REQUIRED TO COMPLY WITH CHAPTER 30 SIGN CODE, OR SEEK VARIATIONS.

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

Mr. Harris thanked the commissioners for their comments and reiterated that they are very excited for this project and know that they will generate a lot of interest for good tenants for this site.

ITEM 3. MULTI-FAMILY PRELIMINARY REVIEW

Braxton Yards – 1 S. Douglas Ave.

Scott Barenbrugge, VP of Land for *MI Homes*, and Marc McLaughlin, Land Acquisition Manager for *MI Homes*, were present on behalf of the project. Mr. McLaughlin said they came before the Design Commission in April of 2019 for the Sigwalt 16 project, and the same team is here again tonight under new ownership for the Braxton Yards project.

Mr. Hautzinger presented a brief overview of the project. The subject site located along Northwest Highway/Kensington Road/Douglas Avenue is part of the Hickory/Kensington redevelopment. The site is currently a parking lot and the petitioner is proposing 3 new townhome buildings. The builder is *MI Homes*, the same builder currently building the Sigwalt 16 townhomes at the south end of the downtown. Proposed elevations were shown that are similar to the Sigwalt 16 building design; 3-story townhome buildings with a recessed fourth floor.

Mr. Hautzinger said that in 2014, this commission approved the Hickory/Kensington Area Design Guidelines, and the goal of these guidelines is to establish the character of this area for an overall cohesive appearance as it develops. This proposed development is located in the core area of the Hickory/Kensington redevelopment area and the Design Guidelines state that this area is envisioned to have a fresh, clean and modern architectural aesthetic that is unique to Arlington Heights. He presented character images from the Design Guidelines for this particular portion of the Hickory/Kensington area, which included a fresh new vibrant appearance.

Mr. Hautzinger said the proposed new townhomes are very nicely designed, and the design would look great in and around the downtown area because of its more traditional overall appearance with traditional materials, colors, and detailing. However, for the vision of the Hickory/Kensington area, Staff feels that the proposed design is not unique to Arlington Heights and it should be more modern. He presented a context elevation that shows the proposed new townhome building next to the approved mixed-use building to be located directly east, which illustrates that the two buildings do not complement each other. Staff's assessment is that the approved mixed-use building to the east meets the goals of the Hickory/Kensington Design Guidelines with a modern appearance and mix of colors and materials; as opposed to the more traditional townhome design being presented tonight.

Staff suggestions include changing the windows of the townhomes to be more modern, grouping the windows together in larger window openings or areas of curtain wall that span multiple floors, and possibly wrapping the windows around the corners of the buildings to create a focal point at each of the corners of this site. Staff encouraged the petitioner to reconsider the traditional brick colors with soldier course detailing and recessed courses to something with a more modern aesthetic such a lighter brick, as well as mixing materials such as fiber cement panels with the brick. Looking at the railings and brick pilasters at the top of the building, Staff suggests something more sleek and modern. Mr. Hautzinger reiterated that the overall vision for this area is to do something distinctly modern, and he welcomed preliminary feedback from the commissioners tonight.

Chair Kubow asked the commissioners to summarize their comments. Commissioner Kingsley agreed with Staff that the 3 new buildings are nicely designed and the materials are nice; however, a more modern design is preferred with detailing that wraps around all sides of each building. The 3 new buildings will all face a street, as well as the new multi-family building to the east, but the backs of the buildings need to be addressed equally, as well as the sides. She agreed with Staff's comments about the windows, and she suggested adding a man door to the garages on the rear elevation if possible, and adding more windows on either side of the sliding balcony doors to eliminate the spaces that are there now.

Commissioner Kingsley also commented that the approved Design Guidelines for this area called for retail on the first-floor, which is obviously completely different than the 3 residential multi-family buildings being proposed here. She stated that because this site is adjacent to the park, it did not bother her as much that there is no retail on this site; however, future buildings to be developed in this area should include retail to help this corridor to not be just residential.

Commissioner Kingsley reiterated that the buildings being presented tonight are nicely designed but she agreed with Staff that the buildings should have more of a contemporary flare to give this area a more cohesive feeling.

Commissioner Eckhardt referred to the front elevation and said it was very nicely designed, it looks similar to what is downtown on Sigwalt Street. He liked the black cap, the brown color underneath is stately and all the same color; the design is very safe and at the same time it is unremarkable in terms of the intent of the Hickory Kensington area. The site plan is okay, he liked that the side elevations are fun and playful, but felt the rear elevations fall apart and need more details and continuity with the other elevations.

Commissioner Fitzgerald agreed with the comments made by the other commissioners. He liked the site plan, scale and massing, but felt the building design belongs somewhere else. Changing some of the materials and some of the windows as suggested by Staff could go a long way and be a nice transition.

Chair Kubow was very happy to see something being developed on this site and felt that the type of housing being proposed was perfect for this west side of the Hickory/Kensington corridor. He agreed with the comments made by the other commissioners, and added that he is a huge fan of the Sigwalt 16 project. In terms of the architecture, he felt that little change was needed, such as a lighter brick color, changing the windows to be more modern, and adjustments to the material palette. Overall, he really liked what is being presented tonight, and added that although he loves modern architecture, at some point, you have to design towards the market, and what is being proposed for this site is more market for Arlington Heights, rather than consistent with the Hickory/Kensington guidelines, which may not be consistent with what the market is.

Mr. McLaughlin presented an additional exhibit of the buildings, showing a streetscape view from Douglas Avenue with the front and sides of the proposed buildings side by side. He pointed out that this elevation shows the 4 different colors and the 3 different materials being proposed on the buildings. They believe the design being proposed is per market and will sell successfully as a single-family attached home. They are willing to work on the color palette, lightening it might be the right way to go, but there are certain colors that are not marketable and they cannot use. The 2 different bricks, the hardi-siding, and the hardi-panel are their wheelhouse for corporate home building. They like the material palette as shown, but adjustments can be made to the colors to be more cohesive with the adjacent building to the east. With regards to concerns stated about the windows, Mr. McLaughlin said that grilles can be removed to give the appearance of a larger window; however, curtain walls for the corners is not something they can do because this is a single-family, for sale product, and the floor plans and windows are locked in design.

Mr. Barenbrugge described the current design direction as urban transitional, which they found to be very marketable with the Sigwalt 16 project. This market response surprised the community and themselves, and they hit the nail on the head with the floor plans, the walkability, and the aesthetic. They want to be careful not to tamper with what was such a hot commodity at Sigwalt 16; however, they hear the comments tonight that if anything, the design should be more contemporary, cleaner lines, possible window adjustments, and materials/colors on all four sides of the building. They agree that a lot can be done with color, and the massing of the building lends itself to playing around with color palettes and materials.

Chair Kubow said that because this is a preliminary review, no motion will be made. He asked if the commissioners had any further comments or direction at this time. Chair Kubow wanted the petitioner to provide a few options when they return for a formal review; try a couple different color schemes, different windows, and some different materials. Commissioner Fitzgerald reiterated that he felt the current design does not have a long way to go; he liked the massing, the way it sits on the site, playing with the windows, and playing with the colors without being too playful. A little more modern than what is being presented tonight. Commissioner Fitzgerald also said that Sigwalt 16 is really looking fantastic, and Commissioner Kingsley agreed.

Commissioner Kingsley said the front facade of the center building is nicely designed and she appreciated the petitioner putting together the streetscape elevation showing the sides of the other 2 buildings. She agreed with the

other commissioners' comments and reiterated that her number one concern is that the side and rear elevations must relate better to the front of the buildings, and secondly the design should be more modern or sleek.

Commissioner Eckhardt agreed with the comments from Commissioners Kingsley and Fitzgerald. It would be nice to see a sketch-up model of the site to show the transitions. The back of the buildings are missing details and look like a different design. He was not opposed to the side elevations as shown, but how the elevations come together is a concern. He also wondered what the elevations would look like without the window muntins; it might look simpler or too plain. He said the buildings did not have to look like the sketch-up models that were done in the study for this area, and he accepted that the petitioner wants the design to be marketable. He was anxious to see the next iteration of the design.

Chair Kubow said he looked forward to seeing the petitioner return with changes based on the comments made tonight. The petitioner said their timeline for re-submitting will be weeks if not months away.

ITEM 4. GENERAL MEETING

Mr. Hautzinger commented that the last item on the agenda pertains to the Statement of Economic Interest for Commissioner Seyer, which the Village Clerk is still waiting to receive; however Commissioner Seyer was not in attendance tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:00 P.M.

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



Design Commission 6/8/2021

Item: DC#21-042 - 44 S. Vail Ave. - CBD Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications to an existing office building in the Downtown.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications to the existing office building at 44 S. Vail Avenue. This recommendation is based on the plans received 5/21/21, 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. It is recommended to increase the height of the awnings approximately one additional foot to improve the overall proportions with the facade.
2. It is recommended that the fabric awnings have closed sides to conceal the brick behind the awnings, creating the illusion of taller windows.
3. It is recommended to raise the wall sconces on the exterior elevations, as shown on the rendering.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
5. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 44 S. Vail Avenue
Project Address: 44 S. Vail Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 28, 2021

PETITIONER INFORMATION:

DC Number: 21-042
Petitioner Name: Kyle Schuhmacher
Petitioner Address: 171 W Wing St, Suite 205
Arlington Heights, IL 60005

Meeting Date: June 8, 2021

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing office building in the Downtown.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing exterior modifications to an existing office building in the Downtown which was formerly occupied by AT&T. The building is under new ownership, and the goal of the project is to refresh and enhance the building design to attract new office tenants. A new entry feature is proposed on the front (east) façade facing Vail Avenue along with new enlarged storefront window openings. Fabric awnings are proposed above the new storefronts, as well as along the south exterior elevation facing Sigwalt Street. The existing windows on all sides of the building will be replaced with new black windows, and a decorative black metal cornice is proposed to accent the top of the building.

The scope of the project also includes new landscaping throughout the site. The subject property is 42,811 square feet. The building footprint is 19,199 square feet.

Architectural Design:

The existing building has a dull and dated appearance. Overall, the proposed exterior enhancements are nicely done and will provide a welcome refreshing and updating for this property. The existing building entrance is small and unremarkable. The proposed new entry feature and storefronts transform the front elevation into a symmetrical and balanced composition that fits very well with the character and context of the Downtown. The proposed black metal cornice, windows, awnings, and entry feature pair very nicely with the existing brick color, and the overall color scheme will be a very nice complement to the adjacent municipal garage and Dunton Tower. Decorative wall sconces are proposed on the masonry piers between the windows on the east and south walls which adds a nice touch of class to the design.

The only comments on the design are minor details as follows:

1. **Awning Height.** The height of the proposed awnings as drawn on the exterior elevations look short. For better overall proportions, it is recommended to increase the height of the awnings approximately one additional foot.
2. **Awning Sides.** The rendering illustrates the proposed awnings with open sides. It is recommended that the awnings have closed sides to conceal the brick behind the awnings, creating the illusion of taller windows.
3. **Wall sconces.** The wall sconces as drawn on the exterior elevations look very low. It is recommended to raise the wall sconces as shown on the rendering.

Landscaping and Equipment Screening:

Overall, the proposed new landscaping is nicely designed, and will enhance the appearance of the property. The petitioner is also proposing an outdoor patio at the northeast corner of the site that will be visible from the street. They will need to work with Staff for approval of the final patio design and outdoor furnishings.

Exterior mechanical equipment is required to be screened from public view. The plans indicate new rooftop mechanical units to be located in the middle of the roof. Since the units will be located in the middle of the roof, the sight line will be cut off, and they will not be visible from the adjacent streets.

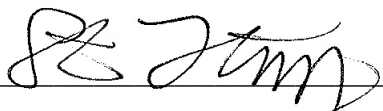
Signage:

Signage has not been provided for review at this time. However, the elevations do indicate possible locations for a future building name and tenant signage. Tenant signage above the second floor windows is allowed, similar to the second floor offices at Arlington Town Square on the east end of the Downtown. However, it should be noted that tenant signage is only allowed adjacent to the tenant's space. All tenants will not be allowed to have signage across the front elevation, unless their tenant space fronts on Vail Avenue. Separate Design Commission applications and permits are required for all exterior signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications to the existing office building at 44 S. Vail Avenue. This recommendation is based on the plans received 5/21/21, 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. It is recommended to increase the height of the awnings approximately one additional foot to improve the overall proportions with the facade.
2. It is recommended that the fabric awnings have closed sides to conceal the brick behind the awnings, creating the illusion of taller windows.
3. It is recommended to raise the wall sconces on the exterior elevations, as shown on the rendering.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
5. All signage must meet code, Chapter 30.



May 28, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Derek Mach, Landscape Planner, Petitioner, DC File 21-042



**VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
COMMERCIAL PROJECT APPLICATION
RE-SUBMITTAL: MAY 21, 2021**

44 South Vail Avenue
Arlington Heights, IL 60005



LOCATION MAP

44 South Vail Avenue
Arlington Heights, IL 60005



SUBJECT PROPERTY PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



South/East



South



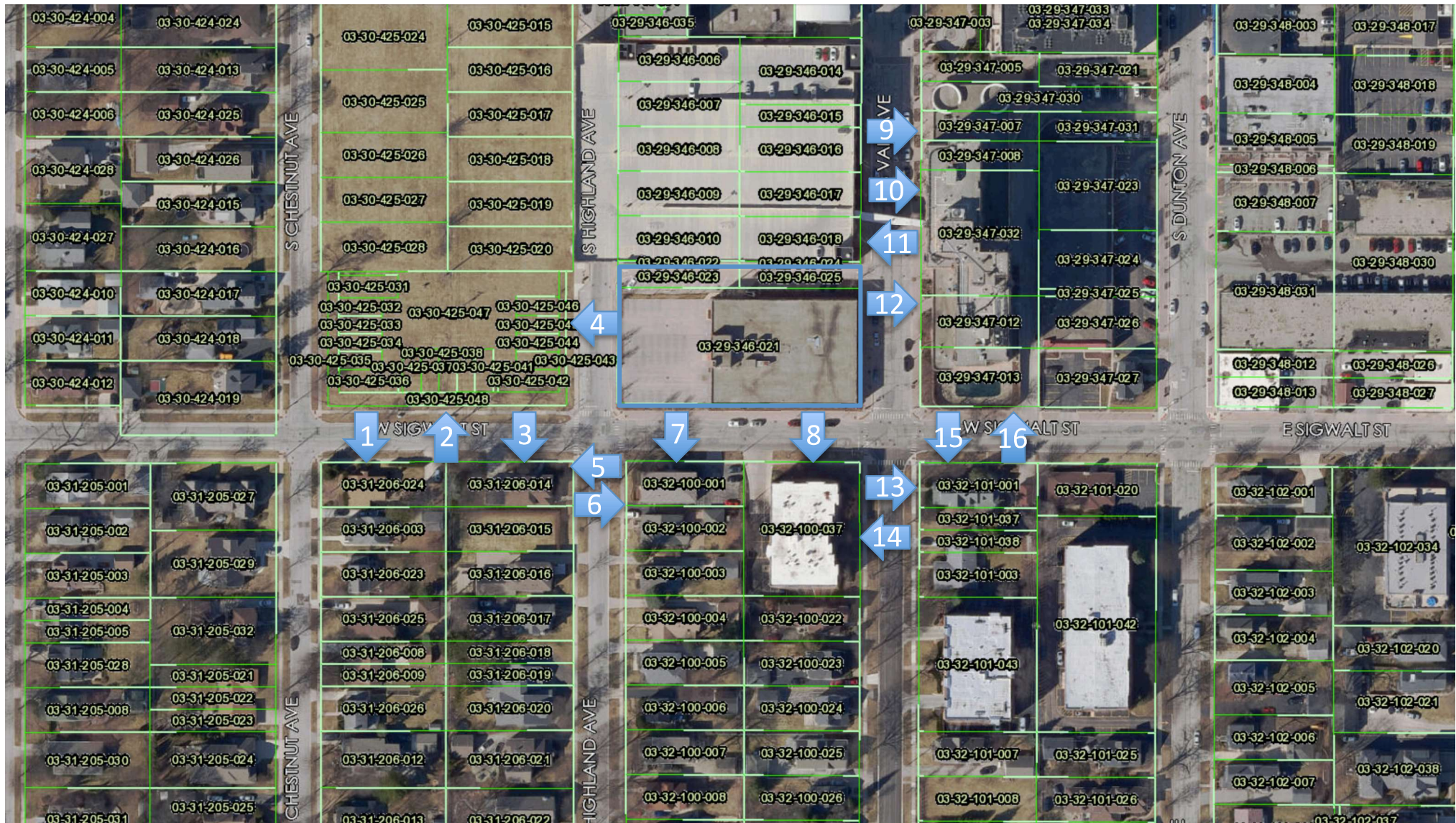
West



North

SURROUNDING AREA PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



SURROUNDING AREA PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



1



2



3



4

SURROUNDING AREA PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



5



6



7



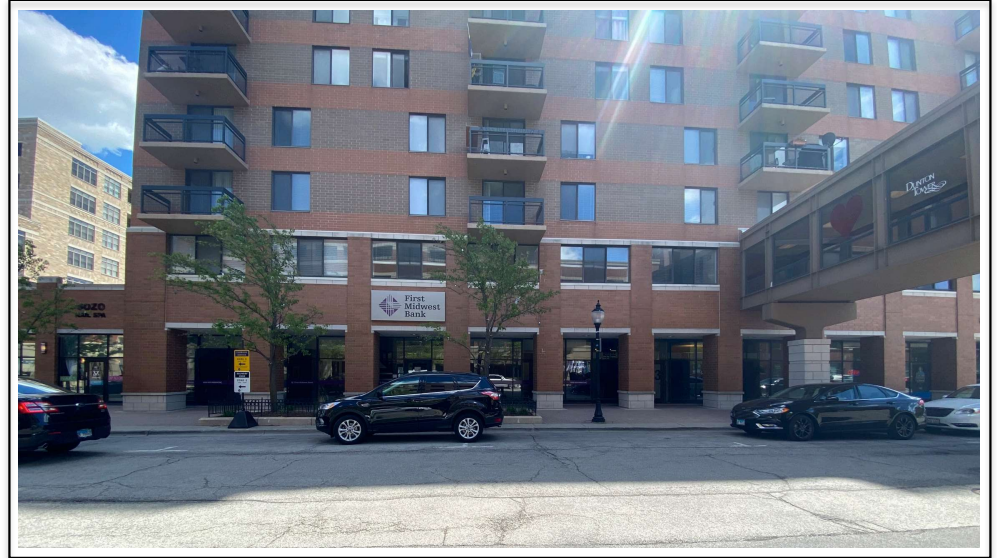
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SURROUNDING AREA PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



9



10



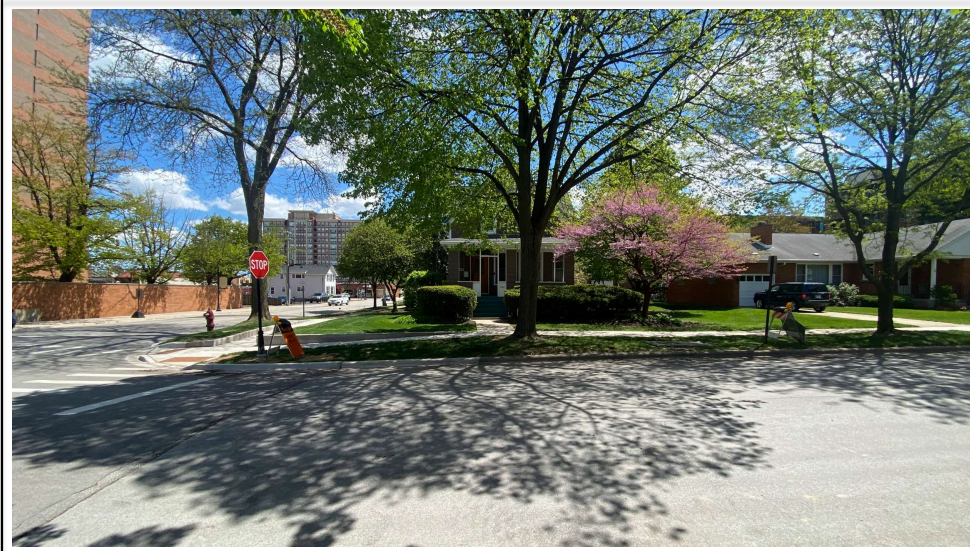
11



12

SURROUNDING AREA PHOTOS

44 South Vail Avenue
Arlington Heights, IL 60005



13



14



15



16

PLAT OF SURVEY

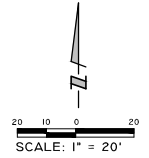
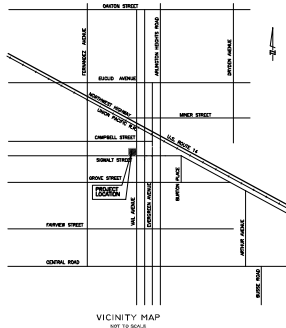
44 South Vail Avenue
Arlington Heights, IL 60005



ALTA / NSPS LAND TITLE SURVEY

OF

P.I.N. 03-29-366-021
P.I.N. 03-29-366-023
P.I.N. 03-29-366-025



AREA SUMMARY

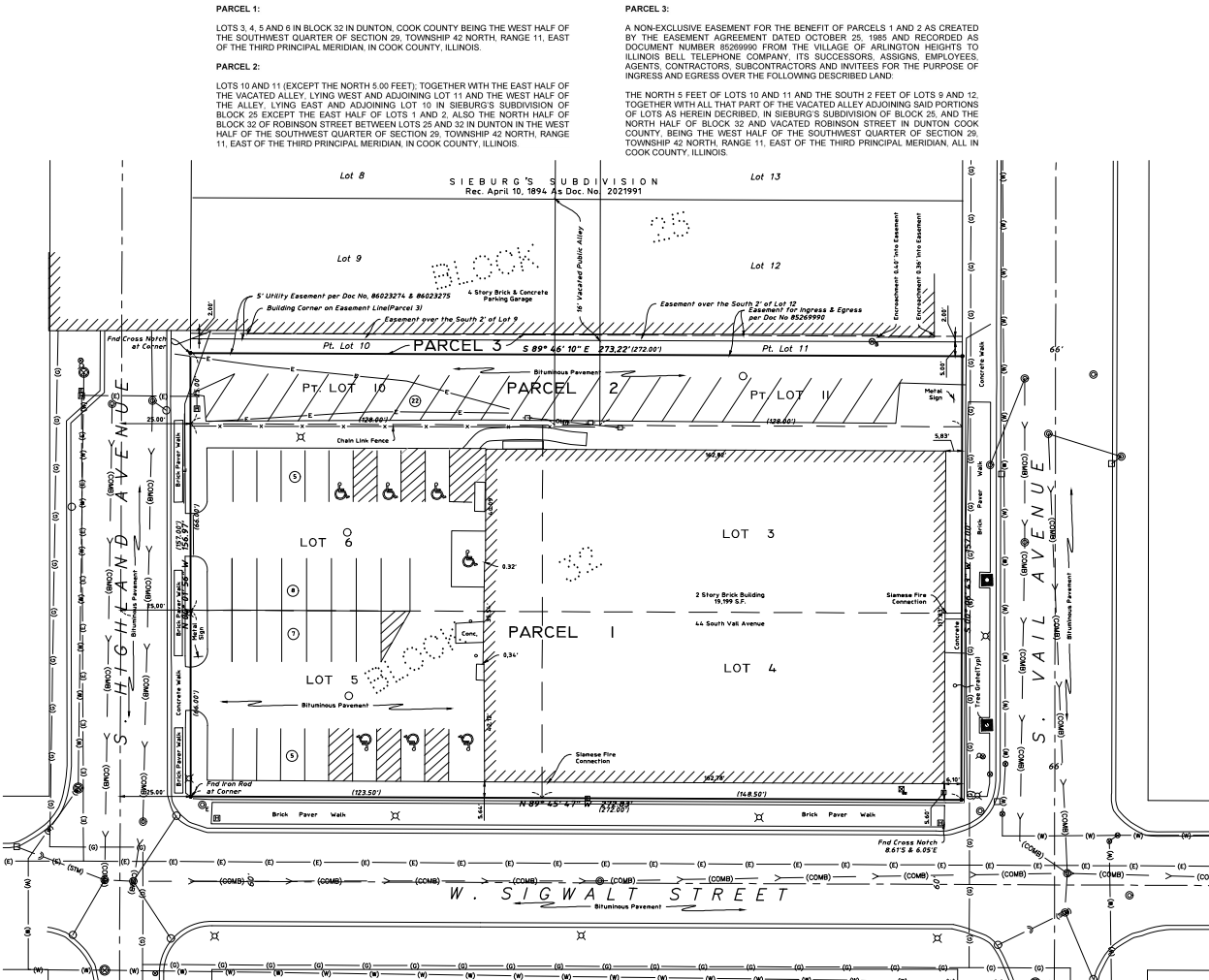
PARCEL 1	35,986 S.F.	0.8264 AC.
PARCEL 2	6,815 S.F.	0.1565 AC.
TOTAL	42,811 S.F.	0.9829 AC.

PARKING SUMMARY

REGULAR SPACES	47
ACCESSIBLE SPACES	7
TOTAL	54

Surveyor's notes:

- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Karta Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No. A0500119-d04 was ordered for this project. Possible Utilities:
 - COMED - Map has been provided and depicted on the survey.
 - NICCP - Map has been provided and depicted on the survey.
 - ATT - no reply
 - COMCAST - no reply
 - MCI - no reply
 - NORTHWEST WTR COMM - no reply
 - WIDE OPEN WEST CABLE - no reply
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 1703102003J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "1% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."
- Due to heavy snow coverage at the subject property while conducting the field work, improvements and features that are obscured by snow may not be shown on this survey.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH02100827LI with an Effective Date of January 15, 2021.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Electric Line
- Combined Sewer Alias
- Water Main Alias
- Electric Line Alias
- Gas Line Alias
- Overhead Utility Line
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Cable TV Pedestal
- Flagpole
- Handicapped Parking Sign
- Number of Parking Stalls
- Record

With respect to Schedule B of said commitment:

- Exception G** - Terms, provisions and conditions of easement and parking agreement - Doc. No. 025033005 - The subject property is located within the land described therein, however there are no other items to plot.
- Exception H** - Terms, provisions and conditions of ordinance amending a planned unit development - Doc. No. 0519939007 & 0518031025 - The subject property is within the land described therein, however there are no other items to plot.
- Exception I** - Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company - Doc. No. 86023274 - Plotted and shown hereon.
- Exception J** - Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company - Doc. No. 86023275 - Plotted and shown hereon.
- Exception L** - Easement for parking garage - Doc. No. 97364326 and 1927545002 - The subject property is within the land described therein, however there are no other items to plot.
- Exception M** - Possible Encroachment - Doc. No. 97364326 - Plotted and shown hereon.

State of Illinois }
County of Cook } SS:

To: Ketone Acquisitions, LLC;
Illinois Bell Telephone Company, a corporation of Illinois;
Chicago Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 8, 9, 10 and 11 of Table A thereof. The field work was completed on March 1, 2021.

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

Schaumburg, Illinois March 15, 2021

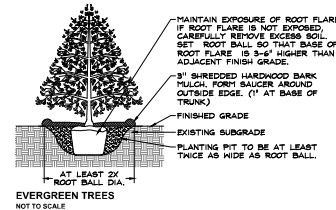
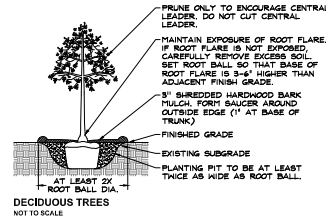
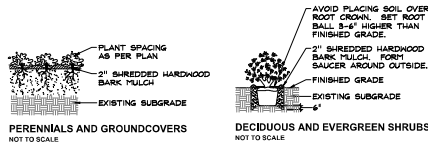
By: *[Signature]*
Illinois Professional Land Surveyor No. 9760
Ordered By: Ketone Partners Project No. 21-040



EXPIRES 11-30-22

LANDSCAPING PLAN – PAGE 1

44 South Vail Avenue
Arlington Heights, IL 60005



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
AA	1	SHADE TREE Acer franseria 'Little's Red' AUTUMN BLAZE MAPLE	4' Cal	
TN	5	EVERGREEN TREES Thuja occidentalis 'Emerald Green' ETERNAL GREEN ARBORVITAE	5' H.	
		EVERGREEN SHRUBS		
JK	20	Juniperus chinensis 'Kallaya Compact' KALLAYA COMPACT PYRITZER JUNIPER	24" Tall	4 O.C.
JG	20	Juniperus chinensis 'Gold Lace' GOLD LACE JUNIPER	36" Tall	5' O.C.
TH	4	Taxus x media 'Eriboea' Ever-Low Yew	24" Tall	4 O.C.
TH	11	Taxus x media 'hicksii' HICKS YEW	24" Tall	4 O.C.
		DECIDUOUS SHRUBS		
CF	5	Campanula 'Harmonia' ARCTIC FIRE REDTONG DOGWOOD	24" Tall	5' O.C.
CR	15	Cotoneaster alpiculatus GRABERRY COTONEASTER	24" Tall	5' O.C.
PG	15	Philadelphus 'Dwarf' DWARF POTTERGALLIA	24" Tall	5' O.C.
FB	15	Berberis aristata 'Barni' PP #16,536 BEN'S BLUE BARBERIS	36" Tall	4 O.C.
IV	12	Ilex virginica 'Little Henry' LITTLE HENRY VIRGINIA SHEETSPIRE	24" Tall	5' O.C.
RA	15	Rhus aromatica 'Grau-lux' GRÖULUX SUECIC	24" Tall	5' O.C.
VJ	7	Viburnum x juddii JUDD VIBURNUM	24" Tall	5' O.C.
		ORNAMENTAL GRASSES		
IC	62	Carex introvallii 'Ice Dance' ICE DANCE SEDGE	#1	18" O.C.
SH	57	Sporobolus holcus PRAIRIE DROPSIED	#1	24" O.C.
		PERENNIALS		
AB	56	Aster 'Summer Beauty' BUTTER BEAUTY ASTER	#1	18" O.C.
HH	46	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
VH	40	HYDRANGEA 'Blue Bird' DART'S BLUE PERENNIAL	3P4	18" O.C.
		MISC. MATERIALS		
		SHREDDED HARDWOOD PULP	C.Y.	
.02		TURF SED + EROSION CONTROL BLANKET	AC.	

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local/Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



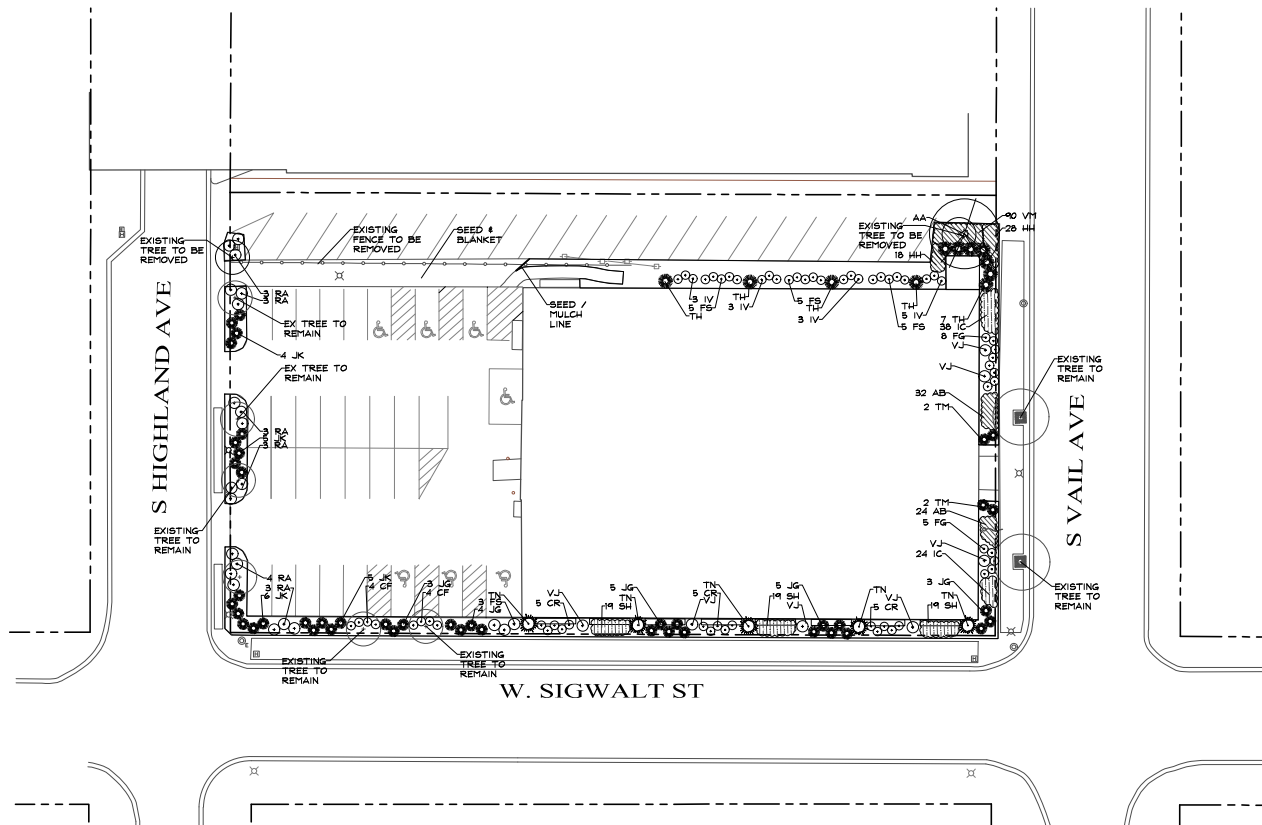
KETONE ACQUISITIONS, LLC
1717 W. Vero St. Ste. 205
Arlington Heights, IL 60005
(847) 464-0000
Hager Engineering
1011 E. 1st St.
Arlington Heights, IL 60005

44 SOUTH VAIL AVE
BUILDING IMPROVEMENTS
ARLINGTON HEIGHTS, ILLINOIS
LANDSCAPE PLAN

REV 1 5/20/2021
REVISIONS

DATE 5/20/2021
PROJECT NO. KAL2102
DRAWN MJH
CHECKED MCM
SHEET NO.

1 OF 2



OVERALL LANDSCAPE PLAN
SCALE: 1\"/>

BUILDING RENDERING

44 South Vail Avenue
Arlington Heights, IL 60005



PROPOSED



EXISTING

EXISTING FACILITY (PROPOSED RENDERING)

44 S. VAIL AVENUE -- ARLINGTON HEIGHTS, ILLINOIS



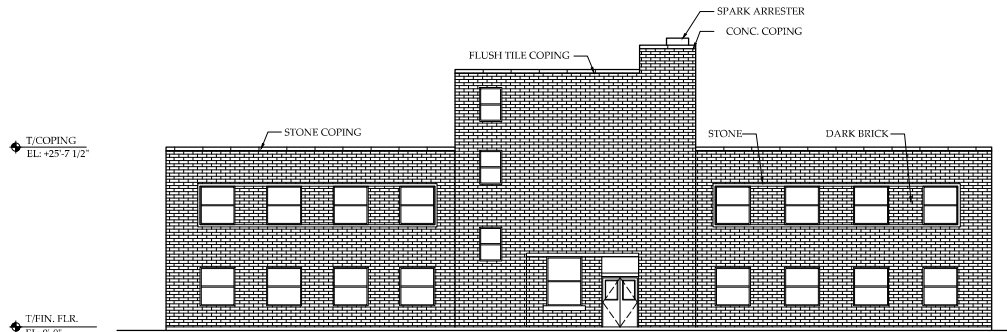
MAY 20, 2021 #21189

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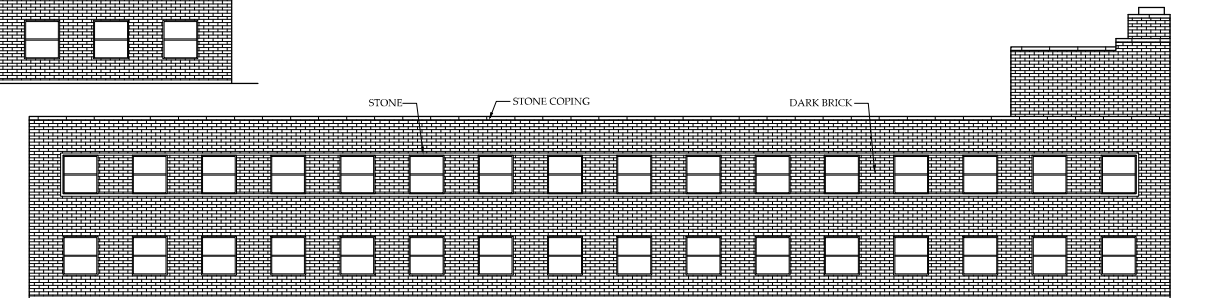


EXISTING BUILDING ELEVATIONS

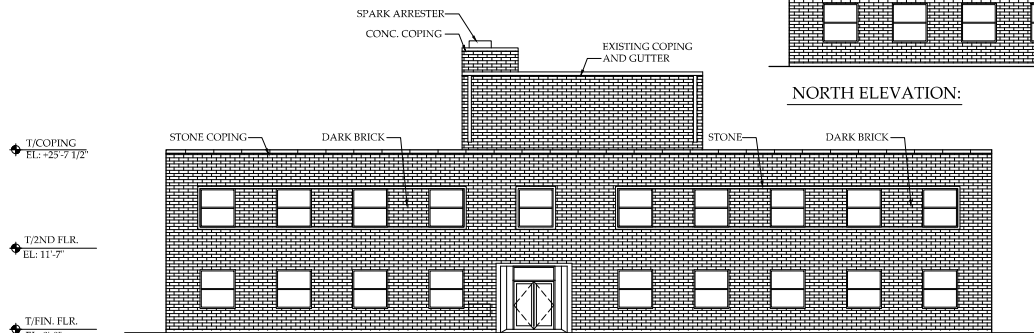
44 South Vail Avenue
Arlington Heights, IL 60005



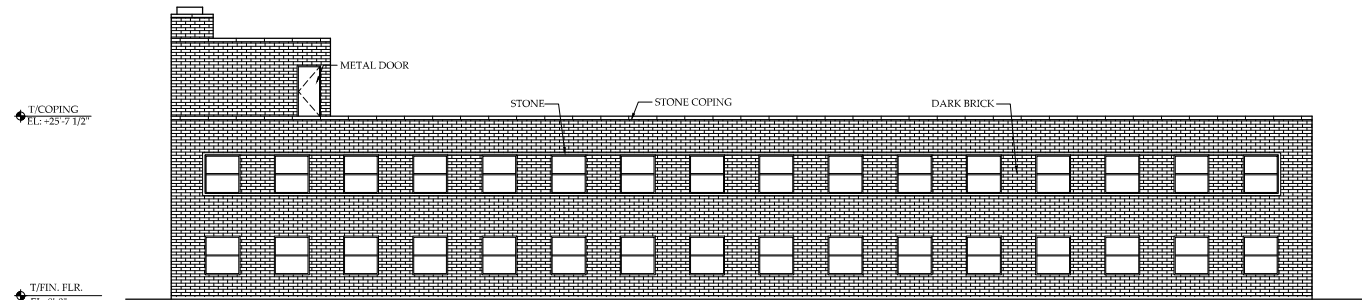
WEST ELEVATION:



NORTH ELEVATION:



EAST ELEVATION:



SOUTH ELEVATION:

ELEVATIONS: 0 4 8 16 FEET

EXISTING ELEVATIONS

44 S. VAIL AVENUE -- ARLINGTON HEIGHTS, ILLINOIS



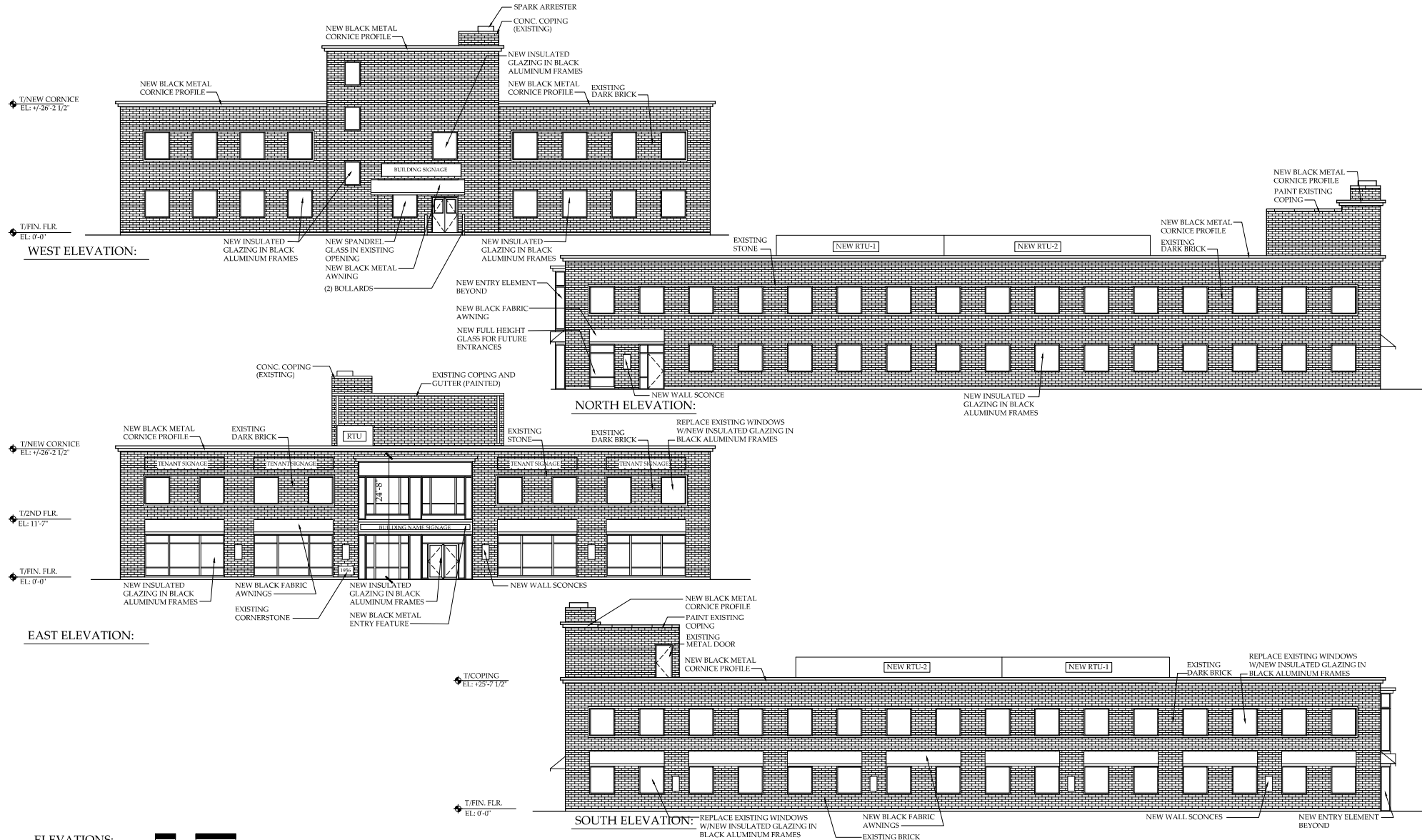
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PROPOSED BUILDING ELEVATIONS

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING ELEVATIONS W/PROPOSED

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



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MAY 20, 2021 #21189

MATERIAL LIST/ SAMPLES

44 South Vail Avenue
Arlington Heights, IL 60005



GLASS



Manufacturer: Guardian Glass
Details: 1/4" SN 68 #2, 12 7MM MILL, 1/4 CLEAR
Color: Crystal Gray

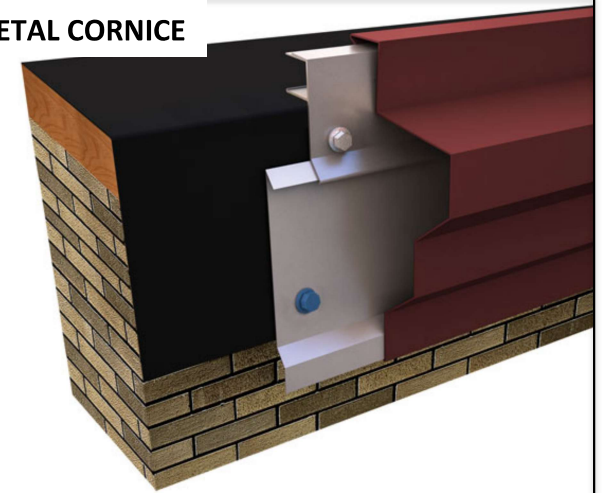
ALUMINUM/MULLION COATING



30. Black
UC40577
SRI -3

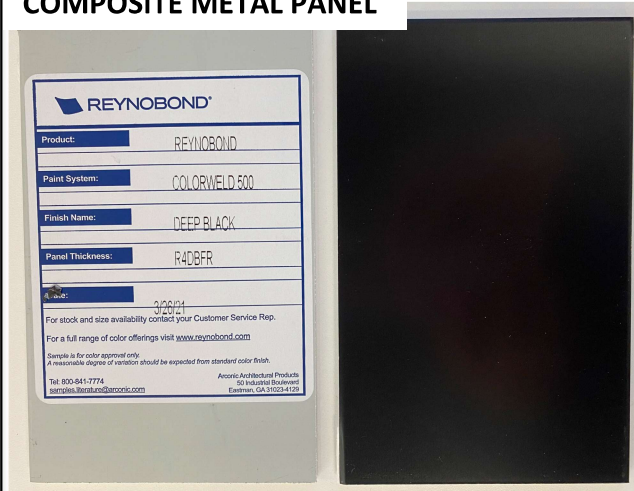
Manufacturer: PPG Duranar
Details: Fluoropolymer (70% PVDF)
Color: Black

METAL CORNICE



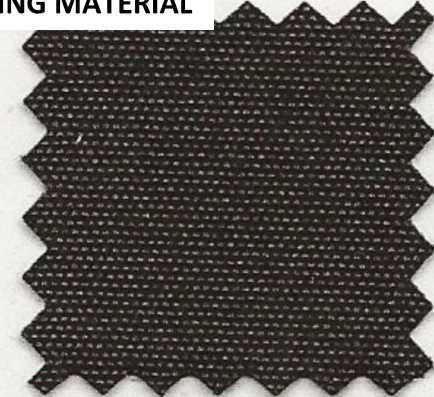
Manufacturer: Metal-Era
Details: AEF-SL 130 Aluminum 13"H
Color: Matte Black

COMPOSITE METAL PANEL



Manufacturer: Arconic
Details: Reynobond Colorweld 500
Color: Deep Black

AWNING MATERIAL



BLACK
82008-0000

Manufacturer: Firesist Fabric
Details: Urethane/Acrylic Coating
Color: Black

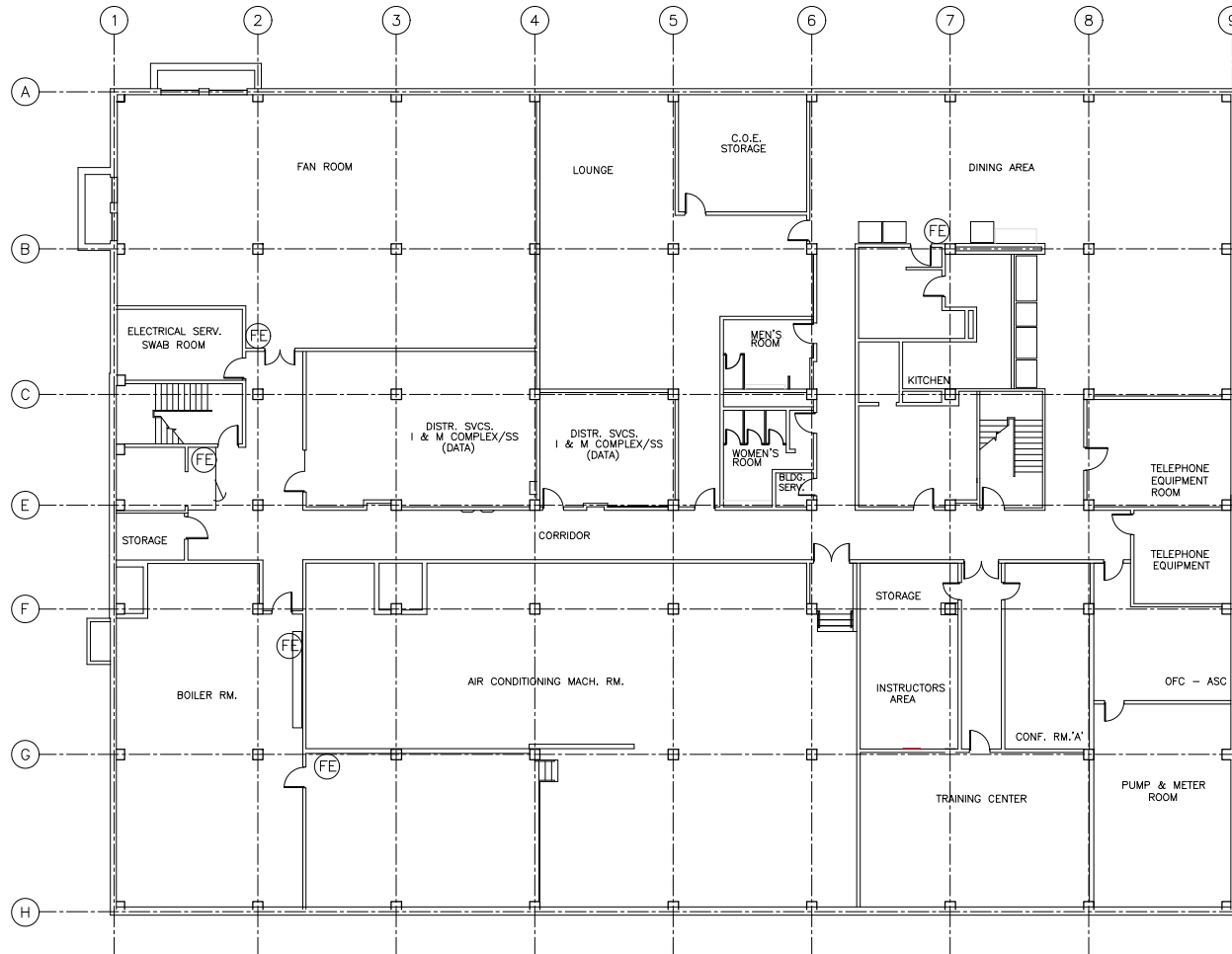
EXTERIOR LIGHT FIXTURES



Manufacturer: Urbandale
Details: Feiss Extra Large LED Lantern
Color: Antique Bronze

EXISTING FLOOR PLAN – LOWER LEVEL

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING
BASEMENT PLAN

0 4 8 16 FEET

PLAN
NORTH

EXISTING FACILITY

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



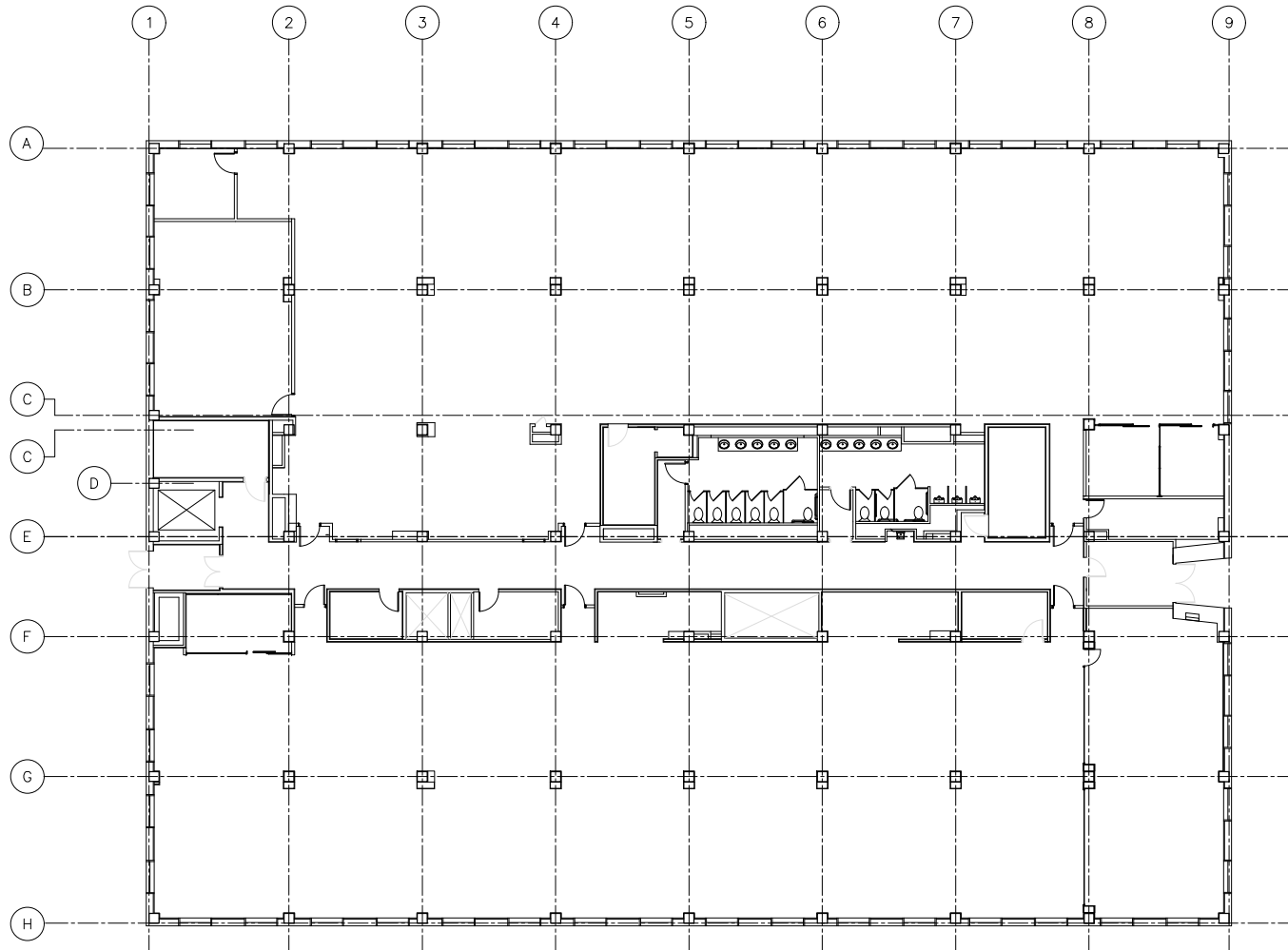
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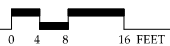
MAY 20, 2021 #21189

EXISTING FLOOR PLAN – 1ST FLOOR

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING
FIRST FLOOR PLAN



EXISTING FACILITY

44 S. VAIL AVENUE -- ARLINGTON HEIGHTS, ILLINOIS



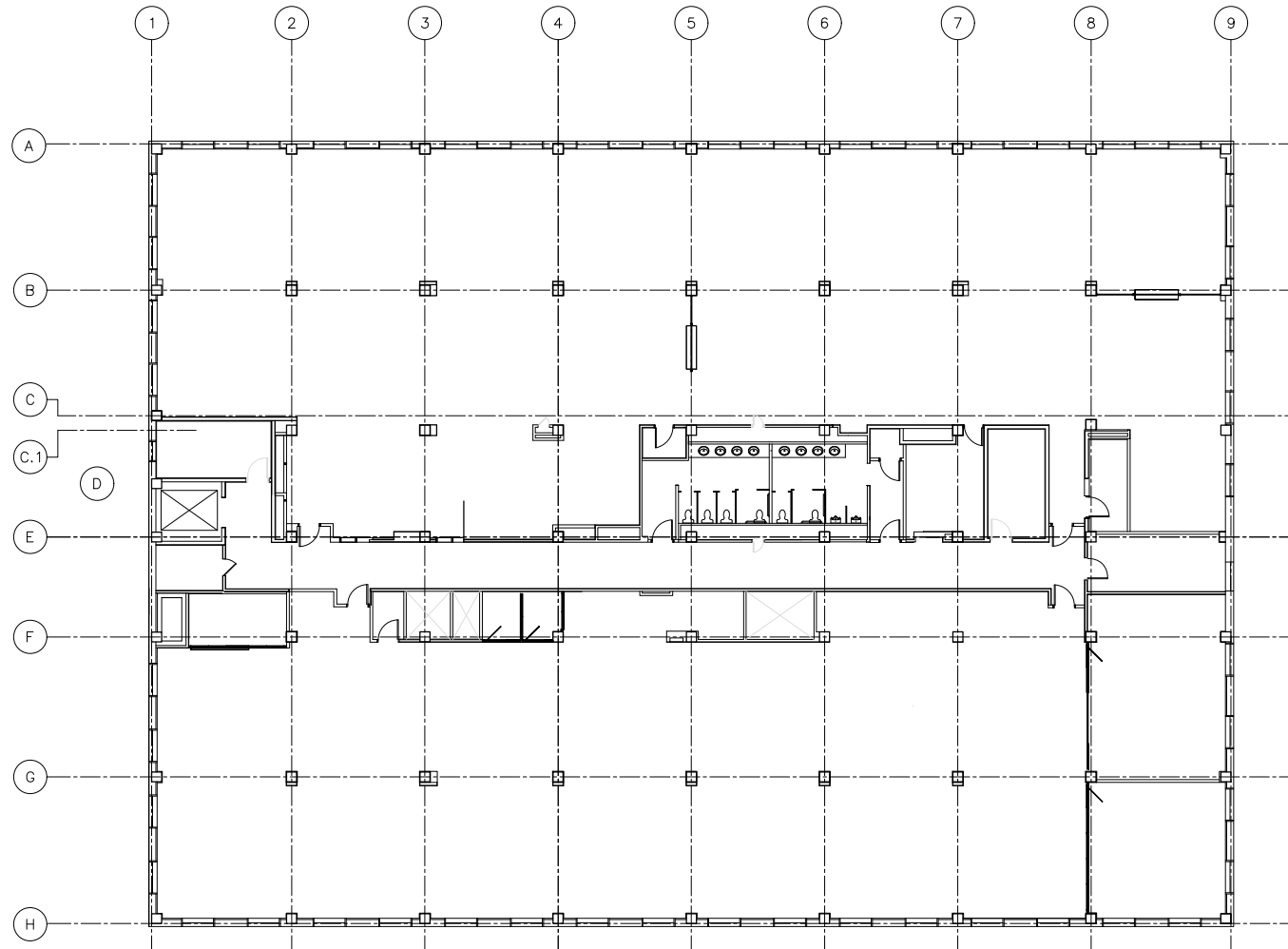
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MAY 20, 2021 #21189

EXISTING FLOOR PLAN – 2ND FLOOR

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING
SECOND FLOOR PLAN

0 4 8 16 FEET

PLAN
NORTH

EXISTING FACILITY

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



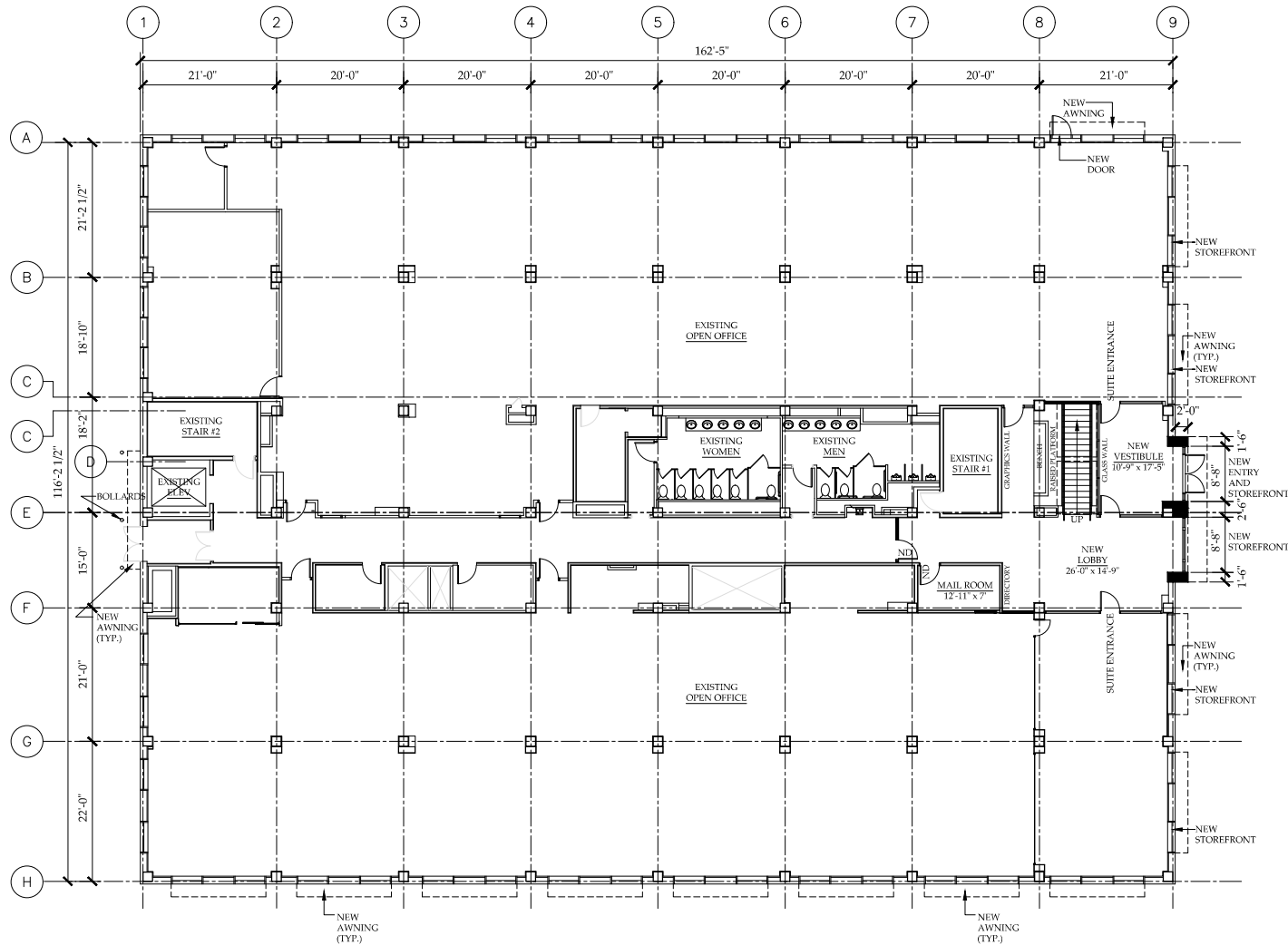
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PROPOSED FLOOR PLAN – 1ST FLOOR

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING FACILITY (PROPOSED RENOVATIONS)

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



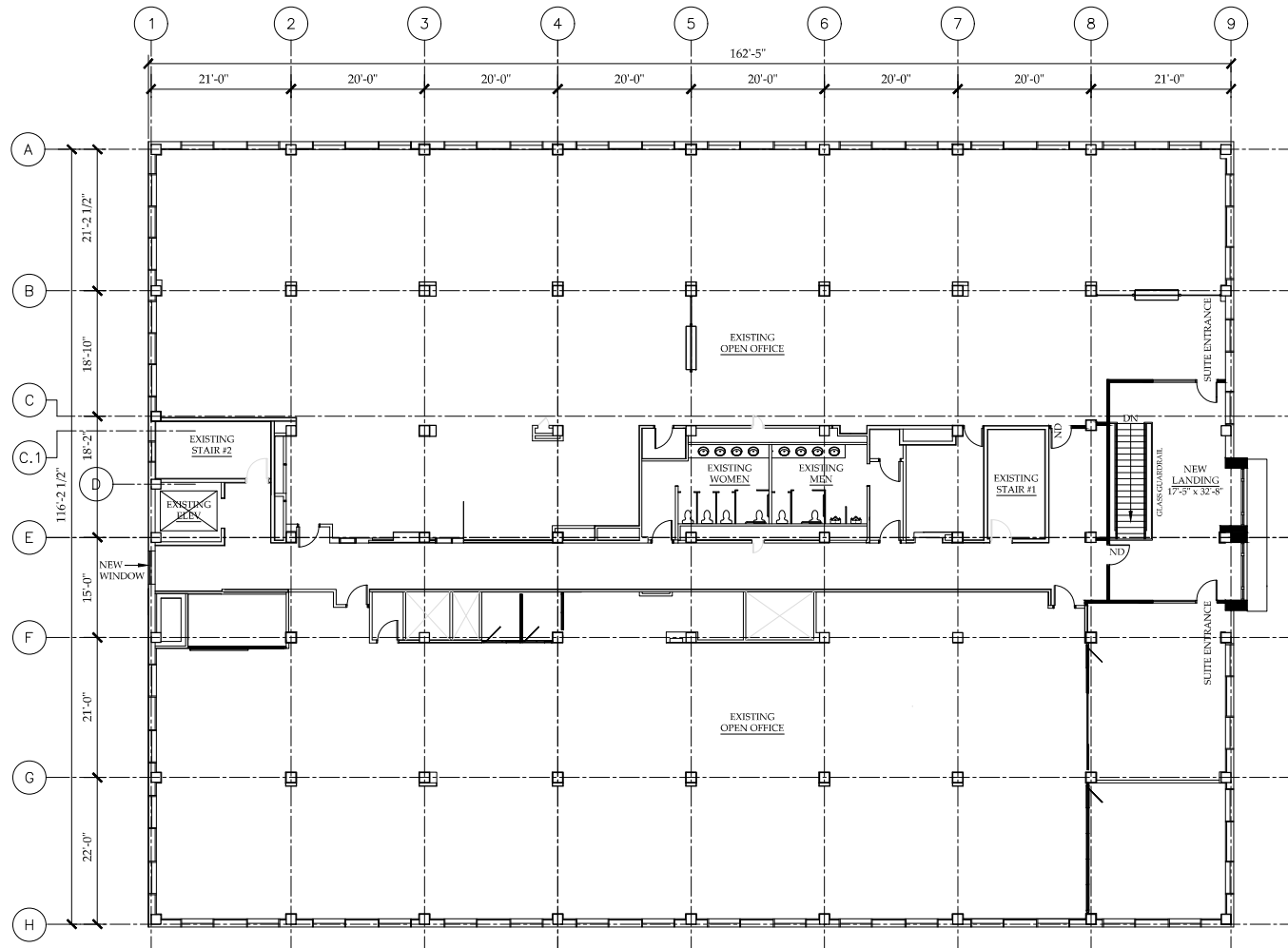
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PROPOSED FLOOR PLAN – 2ND FLOOR

44 South Vail Avenue
Arlington Heights, IL 60005



EXISTING FACILITY (PROPOSED RENOVATIONS)

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



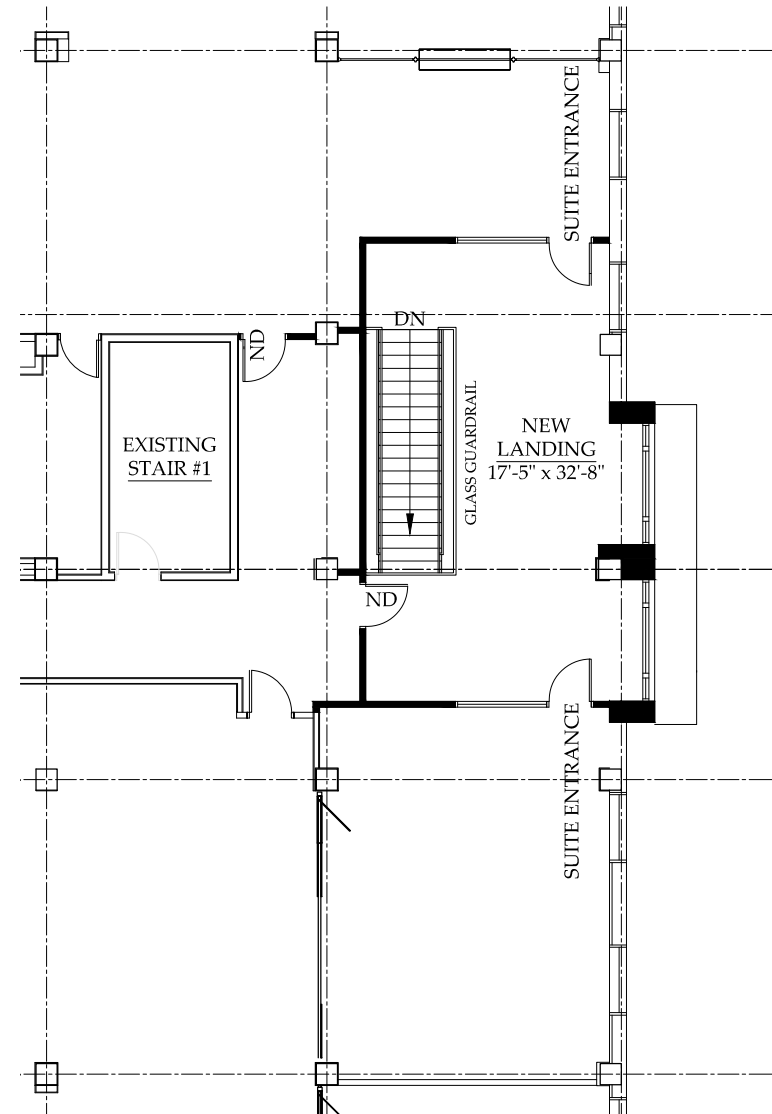
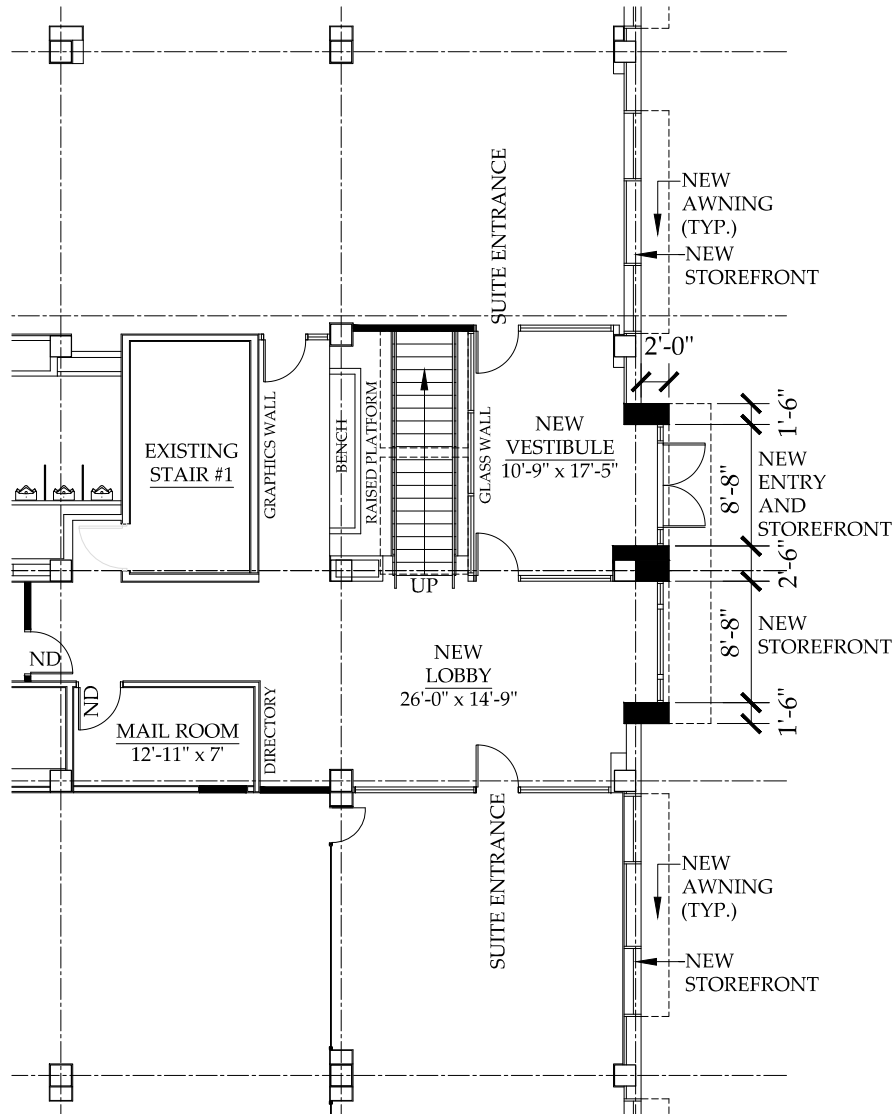
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MAY 20, 2021 #21189

PROPOSED FLOOR PLAN – VESTIBULE

44 South Vail Avenue
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FLOOR PLAN



EXISTING FACILITY (PROPOSED RENOVATIONS)

44 S. VAIL AVENUE – ARLINGTON HEIGHTS, ILLINOIS



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