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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 28, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/14/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#19-034 - Taylor Morrison Townhomes/Sigwalt 16
37-45 S. Chestnut Ave. & 36-40 S. Highland Ave.
Multi-Family

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
5/28/2019

Item: Minutes - 5/14/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 5/14/19	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 14, 2019

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

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Jonathan Kubow
Members Absent:	Ted Eckhardt Scott Seyer
Also Present:	Mike Faris & George Lombardo for *Arlington Promenade* Michi Mho, Neri Architects for *4 N. Douglas Apartments* Anthony Pecoraro, Benchmark Developers for *4 N. Douglas Apartments* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 23, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF APRIL 23, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

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

ITEM 1. COMMERCIAL REVIEW

DC#19-036 – Arlington Heights Promenade – 305 E. Rand Rd.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior facade improvements to an existing multi-tenant retail building. This project does not require Plan Commission review, therefore the Design Commission will be reviewing all elements under the Commission's responsibility.

The scope of the project includes the following:

- Removal of the existing red metal awnings and awning lighting.
- Replacement of the existing EIFS facade with new EIFS.
- The existing aluminum storefronts will remain.
- The new façade will include taller parapet walls with a decorative EIFS cornice, decorative EIFS banding, new gooseneck lighting, and stone accents with light sconces on the piers between the storefronts.

The proposed design and new materials will provide a welcome refreshing for the building. The EIFS and stone colors have been selected to coordinate with the existing tan split face CMU on the side walls of the building, which will remain. The existing tenant wall signs will remain. Overall, the new facade is nicely designed. The decorative EIFS cornice and banding will add depth and interest to the existing flat wall. A minor correction to the architectural drawing is required to show the middle EIFS band on top of the new wall surface, not recessed into it.

The only other comment on the proposed design is that the "Neptune Collection" wall sconces proposed for the piers between the storefronts have an industrial appearance that does not fit with the design. A nicer, more decorative style wall sconce is recommended, to be approved by Staff.

Overall, the landscaping at this property is in good condition and well maintained. However, per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. Currently, there is no landscaping to screen the parking area along Rand Road. It is required that a continuous row of salt and drought tolerant shrubs be installed, such as Karl Foerster ornamental grasses, gro-low sumac, and/or shrub roses. Additionally, since the end walls of the building face the adjacent roadways, it is recommended that continuous foundation plantings be provided to enhance the appearance of the walls. Currently, there is landscaping partially down the side walls, but it is recommended that the landscaping be continued for the full length of the walls.

This property has two ground signs, one facing Arlington Heights Road, and one facing Rand Road. The ground signs were recently installed to replace an old outdated ground sign. The new ground signs are nicely designed with a tan brick base that works well with the proposed building design.

Staff recommends approval of the exterior modifications being proposed, with the four minor conditions summarized in the Staff report.

Mr. Faris said they previously removed the landscaping along Rand Road because it was in poor condition; however, they intend on replacing it. Mr. Lombardo agreed with the comments made by Staff that include changing the wall sconce fixture to a more decorative style, and correcting the drawing detail of the middle EIFS band.

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

Commissioner Kingsley was glad to see the improvements being made to the shopping center and felt the color palette would be a nice change. She felt the petitioner should submit photometrics of the gooseneck lighting to ensure that the lamp would not glare onto pedestrians or cars. She loved the gooseneck style, as long as it was recessed up and off the building. She was okay with the style of the scones being proposed; however, she did not want to see the

lamp and preferred a sconce that washes down the wall and lights up the sidewalk, without shining outward. Commissioner Kingsley also agreed with the recommendations from Staff. Additionally, she asked if petitioners are required to indicate what is sustainable or green about their project, and Mr. Hautzinger replied that there are no code requirements for sustainability, although Staff does encourage it.

Commissioner Kingsley asked if updates were being made to the mechanical equipment, and Mr. Lombardo replied that a new roof was recently installed that included improvements to the insulation, significantly improving the overall energy efficiency of the building. It made sense to them to make improvements to the front of the building at the same time; the light fixtures are LED, with dawn to dusk sensors. Commissioner Kingsley pointed out that the panel joints for the EIFS shown in the drawing appear to work well with the lighting; however, she suggested moving the signage over slightly, if possible, so that it also lines up with the joints. Mr. Lombardo said he previously met with Staff who recommended centering the light between the EIFS relief joints; however additional joints have been added as a result of the manufacturer's recommendation for proper expansion and contraction. Commissioner Kingsley reiterated that the signage placement appears a little haphazard with the expansion joints; she encouraged the petitioner to make the signage look like it fits in the panel. Mr. Hautzinger added that if the wall signage placement could be tweaked slightly to the left or right to align with the EIFS joints, it would be a nice attention to detail.

Commissioner Kubow agreed with the comments made so far, specifically the comments from Staff. He appreciated that the existing plaza is being improved, and he liked the changes being proposed, including the color scheme. He asked for clarification that the changes include both buildings, and Mr. Lombardo said that it does. Commissioner Kubow was in favor of the proposed changes and looked forward to seeing them completed.

Chair Fitzgerald agreed with the comments made by both Staff and the commissioners.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS TO THE ARLINGTON HEIGHTS PROMENADE CENTER LOCATED AT *305 E. RAND ROAD.* THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/27/19 AND RECEIVED 3/29/19, 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 CORRECT THE ARCHITECTURAL DRAWING TO SHOW THE MIDDLE EIFS BAND ON TOP OF THE NEW EIFS WALL SURFACE, NOT RECESSED INTO IT.
2. A REQUIREMENT TO PROVIDE A CONTINUOUS ROW OF SALT AND DROUGHT TOLERANT SHRUBS ALONG RAND ROAD, SUCH AS KARL FOERSTER ORNAMENTAL GRASSES, GRO-LOW SUMAC, AND/OR SHRUB ROSES.
3. A REQUIREMENT TO CONTINUE THE EXISTING FOUNDATIONS PLANTINGS DOWN THE FULL LENGTH OF THE WALLS ALONG THE NORTH AND WEST SIDES FACING THE ROADWAYS.
4. A RECOMMENDATION THAT THE PETITIONER WORK WITH STAFF ON THE ALIGNMENT OF THE SIGNAGE, EIFS JOINTS, AND THE GOOSENECK LIGHTING, TO BE A MORE COHESIVE RELATIONSHIP.
5. A RECOMMENDATION THAT THE PETITIONER WORK WITH STAFF ON THE PROPOSED WALL SCONCES, WITH A STRONG RECOMMENDATION FOR A DOWN LIGHT.
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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING

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PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked if it should be a requirement that the petitioner work with Staff on the items listed in the motion, and Commissioner Kubow said he meant them to be.

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

4. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF ON THE ALIGNMENT OF THE SIGNAGE, EIFS JOINTS, AND THE GOOSENECK LIGHTING, TO BE A MORE COHESIVE RELATIONSHIP.
5. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF ON THE PROPOSED WALL SCONCES, WITH A STRONG RECOMMENDATION FOR A DOWN LIGHT.

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

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ITEM 2. MULTI-FAMILY - PRELIMINARY REVIEW

4 N. Douglas Apartments

Michi Mho, representing *Neri Architects* and Anthony Pecoraro, representing *Benchmark Developers*, were present on behalf of the project.

Mr. Mho said he is the architect for the project, and was also the architect for the previously approved building at 4 N. Hickory Avenue, which is essentially a sister building to the building being presented tonight. The proposed new building will be a 64-unit, 4-story building, with elements very similar to the building at 4 N. Douglas, and will include stone, fiber cement siding, and aluminum corrugated. The building will be a residential building, with no commercial element on the ground-floor of the building, partially due to its location on Kensington and Douglas; there is really no good access to this site as it relates to 4 N. Douglas, and in particular due to the railroad tracks. Instead of storefronts along Kensington and Douglas, the building will have square punched openings that are within the garage level; there are two garage levels; one below grade and one at grade. The remaining elements of the building are almost identical to those of the 4 N. Douglas building, which was intentional. The shape of the building is the same, although the building is a little smaller due to setbacks, and the angle of the site on Kensington. Mr. Mho had no further comments.

Mr. Hautzinger reminded the commissioners that this location is part of the Hickory/Kensington redevelopment area, and the building being reviewed tonight is basically a twin to the building at 4 N. Hickory, with a few differences, most notably the square windows in lieu of a storefront, which Staff felt was a nice solution. He asked if the glass would be vision glass, as opposed to the frosted glass on the building at 4 N. Hickory, and Mr. Mho said that he anticipated the windows would be high enough to not need frosted glass; he preferred that the windows be clear if possible. Mr. Hautzinger expressed concern about visibility of the garage ceiling at night when the lights are on which may have a poor appearance. He also stated the importance of a nice architectural view at the southwest corner of the building from Northwest Highway, which Staff felt was nicely done through the variety of interesting materials and details on the building. He pointed out that the site plan shows the sidewalk along Kensington pulled away from the curb where it is currently located, which reduces the amount of green space for plantings against the building wall. The Planning Staff will be reviewing the site design more closely with the petitioner as the project moves forward, to integrate the streetscape plans that are planned for the entire Hickory/Kensington area. Mr. Hautzinger also had concerns about the same "FOUR NORTH" sign on both buildings. Mr. Pecoraro clarified that the buildings are being marketed as a brand of "FOUR NORTH" Apartments, which is why they are proposing the same sign on both buildings. Mr. Hautzinger said that Staff has no further comments.

Commissioner Kubow liked the previous building at 4 N. Hickory and he really liked this building, which is in harmony with the Hickory/Kensington comprehensive plan, and he felt the Village was in desperate need of some contemporary architecture. He also liked the landscaping around the train tracks and hoped that it turned out the way it was being shown tonight. Commissioner Kubow had a concern about the lack of fenestration at the ground level corner of the building, which is a prominent view from the street, and felt that proper landscaping or a false spandrel storefront could help make this area look more welcoming. He wondered if the corner of Kensington Road could be straightened out to create more green space by the building. Mr. Hautzinger reiterated that Staff will be discussing with the petitioner the site design elements such as this, spacing of street trees, planters, benches, and specialty paving. Commissioner Kubow recommended including electric vehicle charging stations in the garages. Overall, he liked the design being shown tonight and looked forward to seeing it built.

Commissioner Kingsley liked the general aesthetic of the building, which she was glad the Village has been asking for in this location, and she appreciated what has been done so far with the design shown tonight. Her only hesitation with the project at this time pertains to the vision statement for the Hickory/Kensington Design Guidelines, which include words that this area should be 'a walkable, pedestrian-friendly, vibrant area, with exceptional architecture, and encourage a sustainable development'. She felt these items should be forefront in this development, and it was this commission's responsibility to make sure that the Design Guidelines are followed. She disagreed with the petitioner that commercial would not be viable in this location because if this entire area turns around, then it will desperately

need commercial on the first-floor, which would resolve the concerns about the corner of the building. She encouraged the petitioner to look at the Design Guidelines to determine if commercial could be put at the first-floor, similar to what was done on the other building, and perhaps even along the base of the building that faces the park. She again referred to the Design Guidelines which include guidelines for how big the sidewalk on Douglas should be (10-feet), and that there should be parking in this area; however, the plan presented tonight does not appear to show this area as a celebrated place to walk. The guidelines also talk about how the building setback should be 10-feet, the sidewalk should be 10-feet, parallel parking should be 9-feet, the street should be 22-feet, and more streetscape as well. She was unsure if these were requirements, but felt that they are guidelines that should be followed.

Mr. Mho said they had a preliminary zoning meeting with the Village, where everyone was on board with the plan as presented tonight. Mr. Hautzinger commented that the Hickory/Kensington Area Plan includes an overlay zoning district in place for this development, which includes unique setback and height requirements that the petitioner will need to comply with, or variations would be required. Mr. Hautzinger was not sure if the Design Guidelines are coordinated with the more recent overlay zoning requirements.

Commissioner Kingsley further commented that she liked what was being shown around the railroad tracks, making that area a friendly place to walk, but she wanted to see the same details on the west side because right now it is the park side. She also felt the north end of the site was like the back end of the building with just the garage entrance, and again, she felt this elevation would be very prominent with the long view of that elevation and should be developed to be more pedestrian friendly. Commissioner Kingsley also referred to the language pertaining to sustainability in the Design Guidelines, which include 'green roofs, optimizing building energy performance, and construction materials'. She asked if any of these details were looked at by the petitioner because she felt they should be addressed by the petitioner, even if they are not included in the building because these items are part of the Design Guidelines that were approved by the Village; they need to be talked about. Mr. Hautzinger recalled that sustainable design items were discussed with the project at 4 N. Hickory, and he asked the petitioner to provide a list for the formal review of this building.

Mr. Hautzinger welcomed all of the input from the commissioners tonight, but he clarified for the petitioner that as this project moves forward with formal reviews, the Design Commission will be reviewing the design of the building, and the Plan Commission will be reviewing all site design elements including zoning, setbacks, and landscaping. The comments from the commissioners tonight relative to site design will be shared with the appropriate Staff and Plan Commission, and those portions of the Design Guidelines pertaining to site design elements will be reviewed by the Plan Commission and Staff.

Commissioner Kingsley reiterated that a lot went into the Design Guidelines with regards streetscape, and she felt the first-floor of the building and how it meets the ground, and how it meets pedestrians, really needs to be looked at.

Chair Fitzgerald asked Commissioner Kingsley if she felt the entire first-floor should be commercial, or just one or two corners of the building. Commissioner Kingsley pointed out that the Design Guidelines state the intent is to have commercial from Campbell Street south, and she felt it would be a shame if this commission did not ask the petitioner and help the petitioner to get commercial on the lower level of the building because having a strong tie to the west might result in a pedestrian walkway, which eventually could connect to the Downtown. The petitioner commented that the railroad spur creates an obstacle for this project and there is not much traffic in this area, especially on Douglas where there is very little driving or foot traffic. This is not an attractive restaurant space because of the lack of traffic, and accessibility on this site is difficult with no access to Douglas from the west. Until the corner triangle on the south side of Kensington is developed, it is difficult to visualize this area.

Commissioner Kingsley reiterated that commercial is still a goal for this area and something that needs to be looked at. She understood the accessibility issues, but also felt that the Village wants this to be a walkable place. Commissioner Kingsley asked if there was discussion about how these 2 new apartment buildings on Kensington and Douglas might affect the local schools, which re-drew their borders in the past because of Dryden Apartments.

Chair Fitzgerald said that he immediately liked the design of this building, and he felt the architecture was very strong. He understood how commercial would make this area more exciting and make it a destination, but he also wanted to make sure the building would be viable, as opposed to an empty space; he was a little up in the air about that. He asked the petitioner if they have permission to landscape the railroad tracks as close as they have shown tonight, and Mr. Mho replied that there is a 6' easement off the tracks.

Chair Fitzgerald also said that the east side of the building where the garage and the parking/loading are located is his least favorite part of the building, and he wanted to see that area landscaped. He also agreed that the north side of the building should be nicer because it would be more of a view than people think, and since this building would be close to the park where Frontier Days are held, he felt that a roof deck on top of the building was a great idea and selling point. Chair Fitzgerald was okay with the first-floor being shown tonight, but also felt that putting retail or a restaurant there would make the corner great. He liked the building and he liked the project, and also heard the concerns of the commissioners.

Commissioner Kubow was in support of a roof deck on the building. He fully agreed with Commissioner Kingsley about bringing retail to the building, and supported a parking variation of 1:1; remove parking at the front of the building in support of potential retail space. He added that if retail could not be sold for the first-floor space, or until it is, an amenity space for residents could be put there to help activate the ground level of the building.

Mr. Hautzinger asked about the north facade, which was basically a match of what was approved at the 4 N. Hickory building, and Mr. Mho agreed that it is similar, with louvers located on the north and east elevations. Chair Fitzgerald felt the elevation facing Douglas was more visible than the 4 N. Hickory building, and that more work should be done on this elevation because of the large amount of activity from the adjacent parks.

Commissioner Kubow pointed out the curb change north on Douglas where there is parallel parking, and questioned if the drop back was being reflected on the site plan, or if the intention was to re-do the curb all the way up Douglas.

There were no further comments.

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ITEM 3. GENERAL MEETING

There was no discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

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Design Commission
5/28/2019

Item: DC#19-034 - Taylor Morrison Townhomes/Sigwalt 16

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for three new multi-family townhome buildings.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the Sigwalt 16, Taylor Morrison Townhomes to be located at 37-45 S. Chestnut Avenue and 36-40 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the architectural plans dated and received 4/12/19, exterior elevations and renderings dated 5/22/19 and received 5/24/19, 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. Provide additional masonry and windows on north elevation of the Highland building.

2. A requirement that the fourth floor space either be included for all units on all buildings, or completely eliminated.

3. A requirement to locate all exterior wall-mounted mechanical equipment and meters on the back of the buildings, away from the street frontages.

4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

5. All signage shall comply with Chapter 30, Sign Code.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Photos	Exhibits
DC Minutes 2-26-19	Minutes
COW Minutes 6-11-18	Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sigwalt 16, Taylor Morrison Townhomes
Project Address: 37-45 S. Chestnut Avenue, 36-40 S. Highland Avenue
Prepared By: Steve Hautzinger
Date Prepared: May 21, 2019

PETITIONER INFORMATION:

DC Number: 19-034
Petitioner Name: Marc McLaughlin
Petitioner Address: Taylor Morrison of Illinois Inc.
1834 Walden Office Square, Suite 300
Schaumburg, IL 60173
Meeting Date: May 28, 2019

Requested Action(s):
Approval of the proposed architectural design for three new multi-family townhome buildings.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Rezoning, Subdivision, PUD approval, and multiple zoning variations. 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 three new 4-story townhome buildings with a total of 16 units on an existing vacant site at the south end of Block 425 on the edge of the Downtown. Each townhome unit will have a separate entrance on the front and a private enclosed garage on the back. The top floor of each unit will be recessed approximately 14 feet to create an outdoor rooftop terrace.

Preliminary Design Commission Review:
This project received a preliminary Design Commission review on February 26, 2019. At that time, Staff reported that the Village Board and neighboring residents had previously expressed their preference for a traditional style development in this location to complement the context of the adjacent single-family neighborhood. Staff presented an image of a traditional style multi-family development on the edge of Naperville's Downtown that the Village Board expressed their preference for at a Committee of the Whole meeting on June 11, 2018. In order to comply with the direction from the Village Board, Staff recommended that the modern style townhome proposal be redesigned with a more traditional aesthetic, and several design suggestions were provided.

Despite the Village Board's preference for a traditional style development, the Design Commission liked the overall modern style direction for this project, including the materials and colors. However, they did recommend the following:

- It was encouraged to enhance the appearance of the buildings as townhouses by further defining the appearance of each each individual townhome.
- It was recommended to add windows to the blank wall areas facing south.
- There was a preference to omit the grids (muntins) from the windows.
- Sustainable design was encouraged, and a list of "green" design features was requested.

Project Update:
Based on the feedback received at the preliminary Design Commission review, the petitioner has made the following changes to the proposed design:

- Massing. The overall appearance of the design as individual townhomes instead of one large building was greatly improved by the following:

  - The three story corner "tower" element was omitted and replaced with a two-story box bay creating a clear identity for the corner townhome unit.
  - Box bays were added to all of the units, providing a very nice residential scale.
  - Scuppers and downspouts were added between each of the units, which provides a subtle visual break between each of the units.
- Brick Colors. The brick colors were revised from shades of gray to a creamy white and a reddish brown.
- South Windows. The south walls of the east and west buildings were redesigned to include three vertical rows of windows.
- Window Grids. The window grids (muntins) were omitted from the design.
- Sustainable Design. An extensive list of sustainable design features was provided.

Staff Comments:
Overall, the proposed design is very nicely done, consistent with the Design Commission's support for a more contemporary design. The softened material palette combined with the changes to the massing helps to create a transitional style development that has a fresh modern appearance to complement the Downtown, yet has a nice scale and level of detail to fit with the adjacent traditional style single-family neighborhood.

Staff has just a couple items of concerns to be evaluated by the Design Commission:

- North Elevation of the Highland building. The north elevation of the Highland building is lacking detail. Although visibility of this elevation will be limited, it is recommended that additional masonry and windows be provided to enhance the appearance.
- Optional Fourth Floors. The petitioner is proposing to offer the fourth floors for all interior units as an option to potential buyers. The fourth floor for all end units will be standard. This raises concerns about the potential for a random appearance to the massing at the top of each building. To ensure a consistent appearance for the development, it is recommended that the fourth floor space either be included for all units on all buildings, or completely eliminated.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All rooftop mechanical equipment is required to be screened from public view. Air conditioning units are located on the fourth floor roof terraces, and will be fully screened by the parapet walls.

Exterior wall-mounted equipment and meters must also be screened from view. The locations of these items is not yet determined, but it is recommended that they be required to be located on the back of the buildings, away from the street frontages.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the Sigwalt 16, Taylor Morrison Townhomes to be located at 37-45 S. Chestnut Avenue and 36-40 S. Highland Avenue. This recommendation is based on, and subject to compliance with, the architectural plans dated and received 4/12/19, exterior elevations and renderings dated 5/22/19 and received 5/24/19, 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. Provide additional masonry and windows on north elevation of the Highland building.
2. A requirement that the fourth floor space either be included for all units on all buildings, or completely eliminated.
3. A requirement to locate all exterior wall-mounted mechanical equipment and meters on the back of the buildings, away from the street frontages.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.
5. All signage shall comply with Chapter 30, Sign Code.

_____ May 21, 2019

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 19-034

MITCHELL

CHESTNUT

Sigwalt 16

HIGHLAND

VAIL

SIGWALT

ALLEY

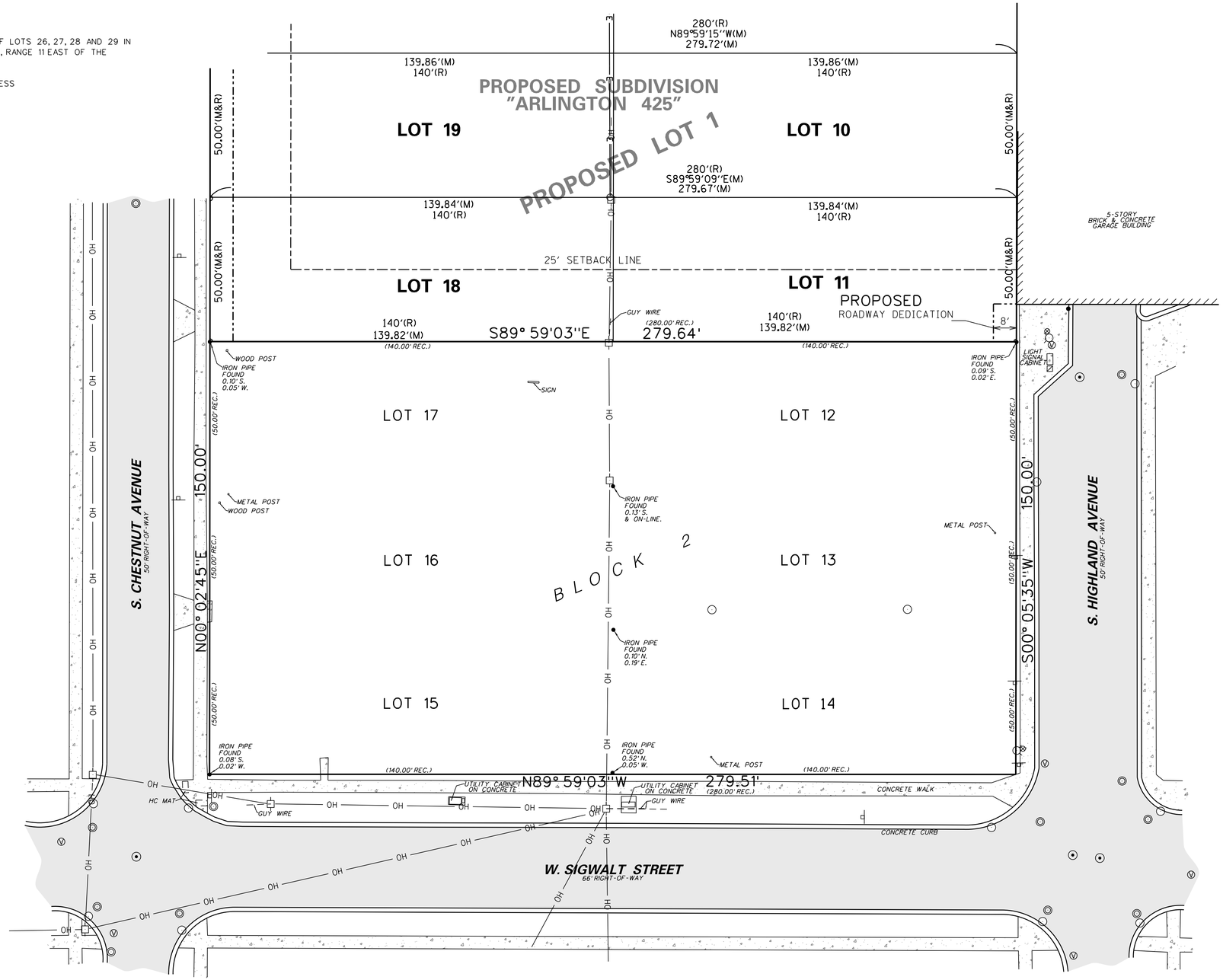
N

Cook County GIS Dept.

LEGAL DESCRIPTION:

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 41,939 SQUARE FEET OR 0.96 ACRES, MORE OR LESS



0 20' 40'

SCALE: 1" = 20'

LEGEND

- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- BUFFALO BOX
- UTILITY PEDESTAL
- TRANSFORMER
- LIGHT STANDARD
- HAND HOLE
- VALVE VAULT
- GAS VALVE
- SANITARY MANHOLE
- UTILITY HANDHOLE
- OH — OVERHEAD WIRES
- CONCRETE
- BITUMINOUS PAVEMENT
- BOLLARD
- UTILITY POLE

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

P.I.N.# 03-30-425-012-0000 (LOT 17)
P.I.N.# 03-30-425-013-0000 (LOT 16)
P.I.N.# 03-30-425-014-0000 (LOT 15)
P.I.N.# 03-30-425-021-0000 (LOT 12)
P.I.N.# 03-30-425-022-0000 (LOT 13)
P.I.N.# 03-30-425-023-0000 (LOT 23)

SURVEYORS NOTES:

1. BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
2. FIELD WORK COMPLETED 3-7-2019
3. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A PLAT OF SURVEY PERFORMED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF MARCH A.D., 2019 AT ROSEMONT, ILLINOIS.

WALTER J. LUTZ
3576 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
ROSEMONT, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
WALTER J. LUTZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2020
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2021

PROJECT NO. 5451
SHEET 1 OF 1
DRAWING NO. 5451-PLN.DGN

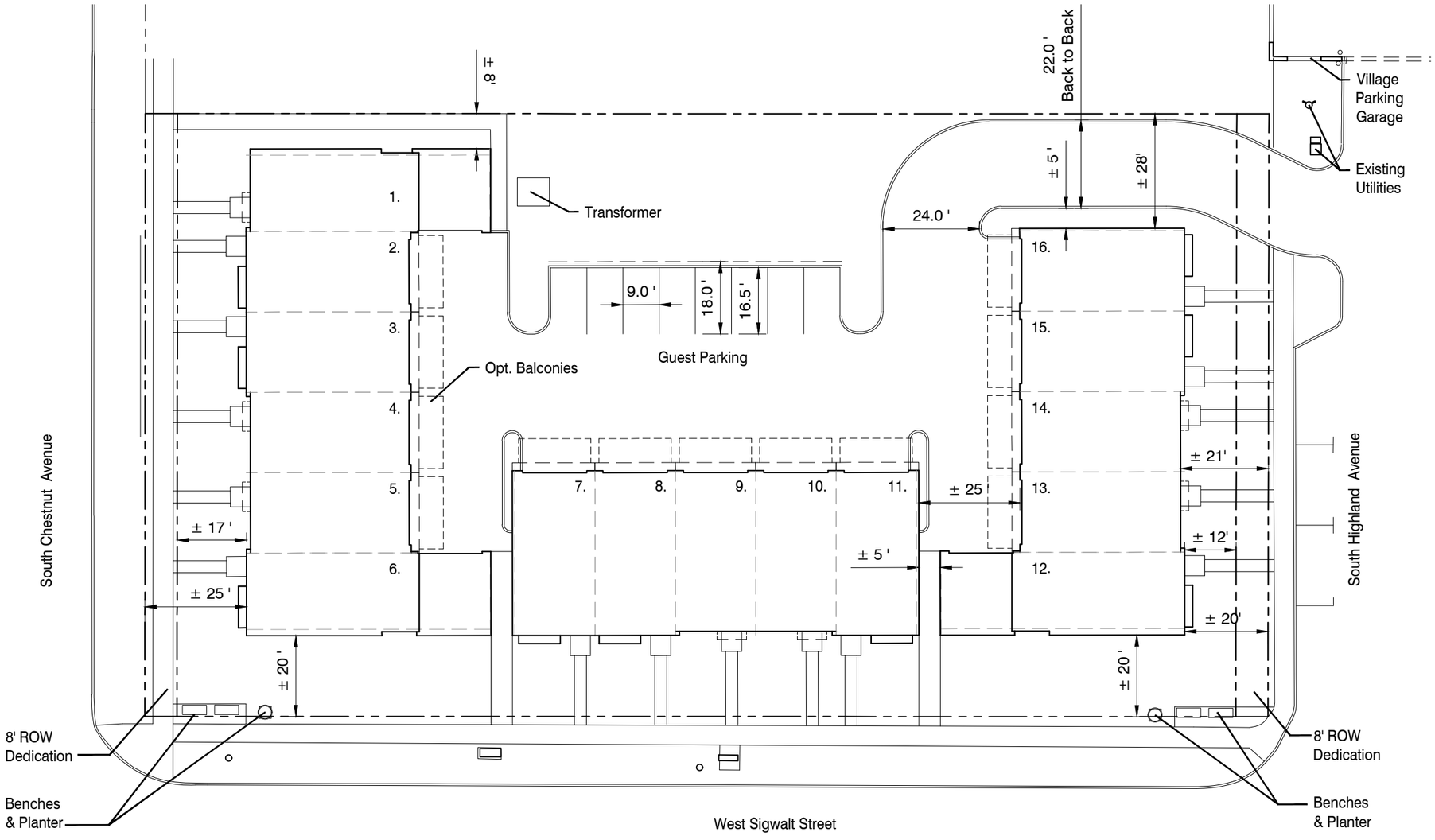
TITLE:
PLAT OF SURVEY
37-45 S. CHESTNUT AVE. & 36-40 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, ILLINOIS

DSGN.		
DWN.	W.J.L.	
CHKD.	DMS	
SCALE:	1" = 20'	
DATE:	3-11-2019	

NO.	DATE	NATURE OF REVISION	CHKD.

CLIENT:
TAYLOR-MORRISON OF ILLINOIS, INC.
1834 WALDEN OFFICE SQUARE
SUITE 300
SCHAUMBURG, ILLINOIS 60173

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL:(847)318-9790
FAX:(847)318-9792
wlutz@thomsonltd.com



Project Data		R-7
	Provided	Required
Site		
Site Area (Gross, prior to Dedication)	± 41,939 sf	
Site Area (Net, after Dedication)	± 39,539 sf	14,400 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback (after 8' Ded.)	± 12'	25'
West (front) Setback (after 8' Ded.)	± 17'	25'
North (side) Setback	± 8'	15'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	16	
Three Bedroom Min. sf	2400 sf	900 sf
Building Footprint	± 14,540 sf	
Gross Building Area	± 51,830 sf	
Building Area (Not Including Parking)	± 45,430 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 37%	55%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 1.15	2.00
Parking	40	24
Stalls/Unit	2.5	1.5

North 0 15' 30' 60'

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

South West Sigwalt Aerial View

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019

February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

CURRENT DESIGN

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

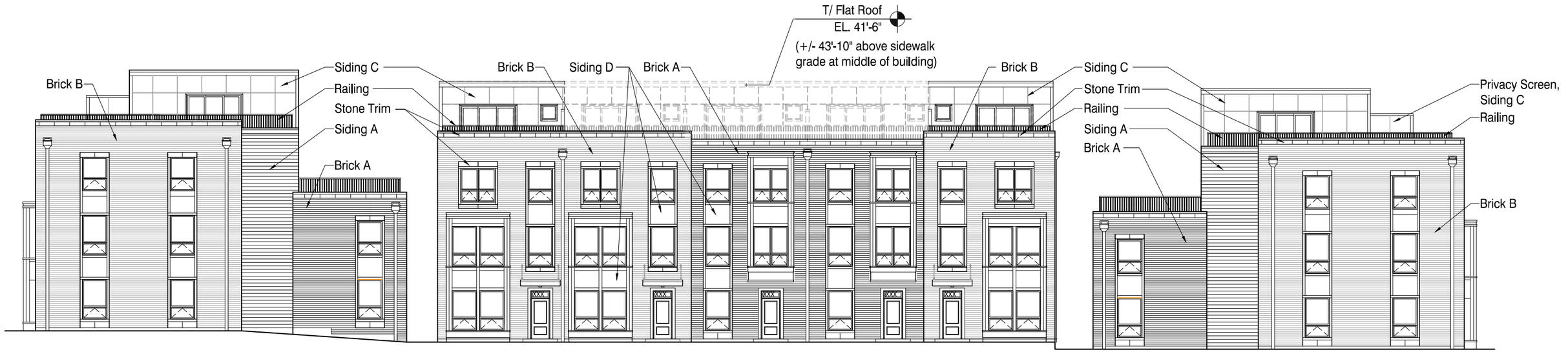
South West Sigwalt Street View

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019

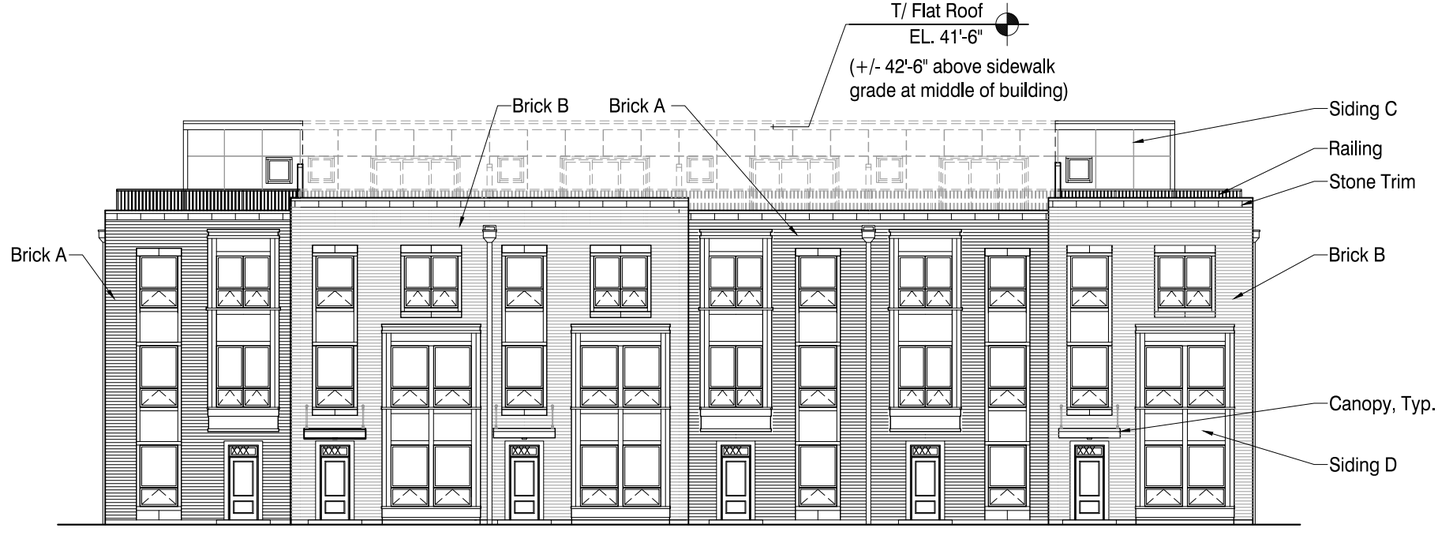
February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

102
102
CURRENT DESIGN



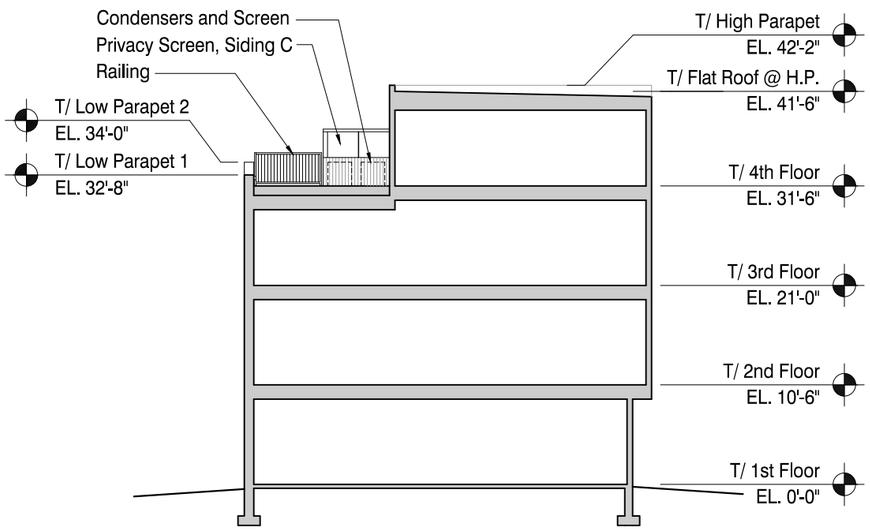
South Elevation (Sigwalt Street)



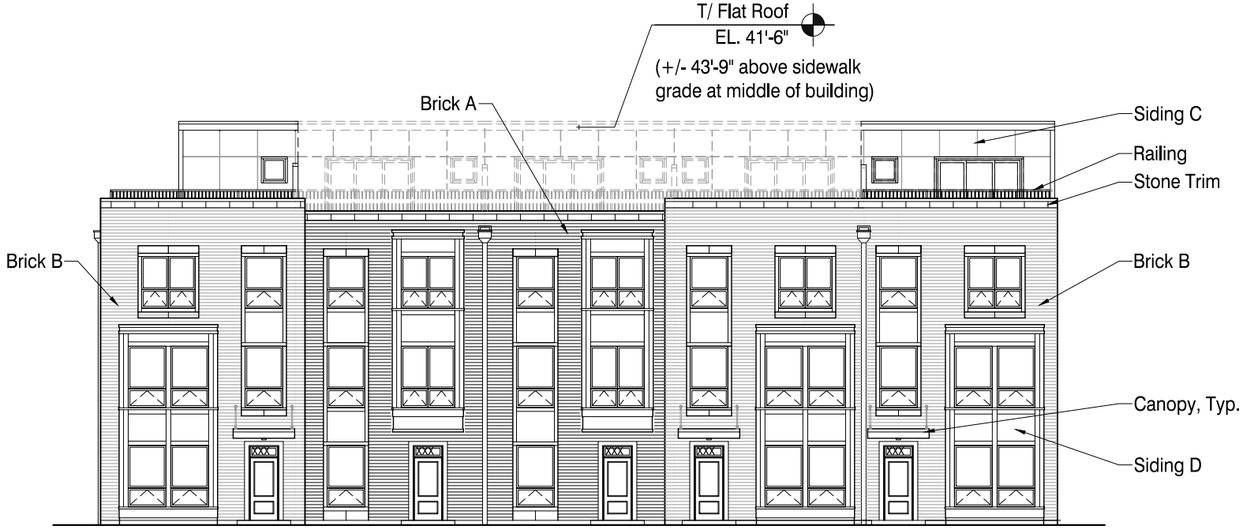
West Elevation (Chestnut Avenue)

0 8' 16' 32'

North Elevation

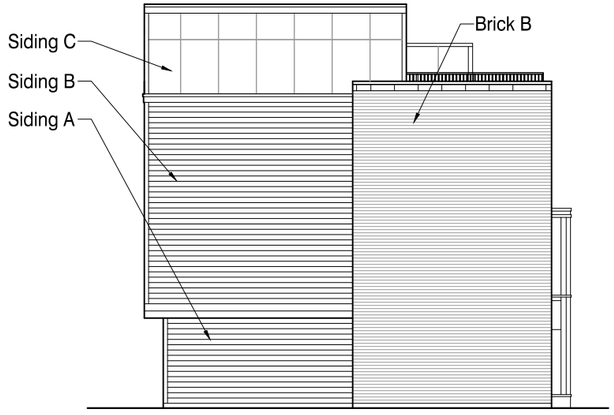


Typical Building Section



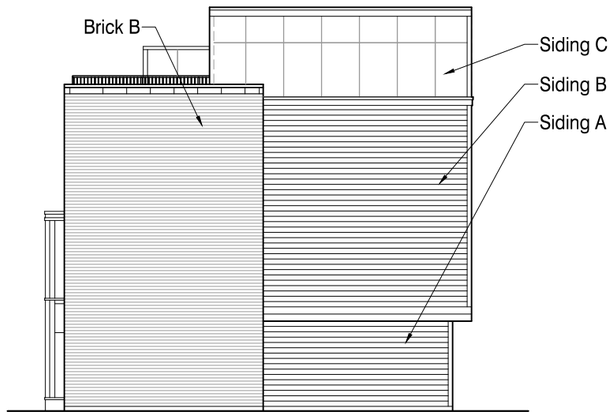
East Elevation (Highland Avenue)

0 8' 16' 32'



South Building (Sigwalt), West Side Elevation

West Building (Chestnut), Rear Elevation



South Building (Sigwalt), East Side Elevation

East Building (Highland), Rear Elevation

0 8' 16' 32'

HKM
ARCHITECTS + PLANNERS, INC.

ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR ARCHITECTURE

Material List

Petitioner Name:	Taylor Morrison
Date:	May 22, 2019 (Revised)
Project:	Sigwalt 16
Location:	Sigwalt, Chestnut & Highland

Brick A: Meridian Brick “Smoky Mountain” (or similar)

Brick B: Meridian Brick “St. Lorain” (or similar)

Stone Trim: Cast stone, Color: “Light Gray” (or similar)

Siding A: Lap Siding (LP SmartSide or similar), Smooth Finish, Exposure: 7”, Color: Sherwin Williams Porpoise (or similar) w/ trim color to match

Siding B: Lap Siding (LP SmartSide or similar), Smooth Finish, Exposure: 7”, Color: Sherwin Williams Techno Gray (or similar) w/ trim color to match

Siding C: Panel Siding (LP SmartSide or similar), Smooth Finish, Color: Sherwin Williams Chatroom (or similar) w/ trim color to match *“Siding D Color*”

Siding D: Panel Siding (LP SmartSide or similar), Smooth Finish, Color: Sherwin Williams Honed Soapstone (or similar) w/ trim color to match

Windows and Sliding Doors: Vinyl, Color: “Clay” (or similar)

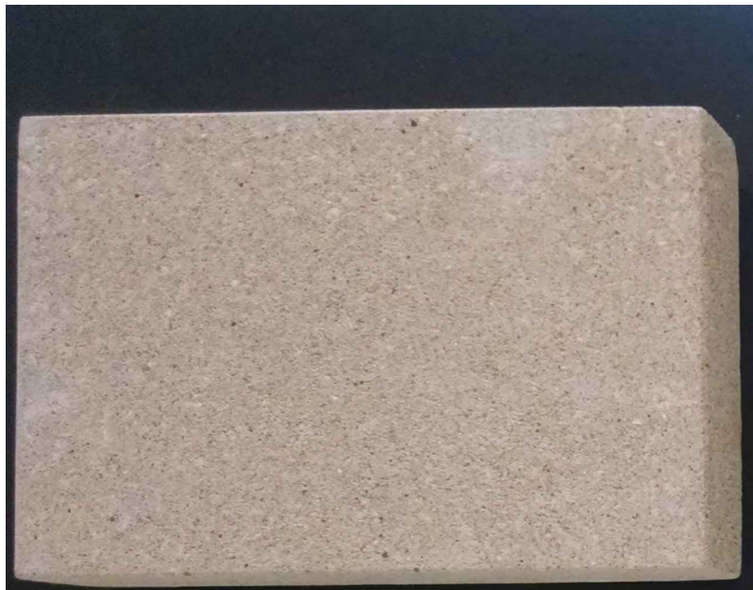
Canopies: Aluminum, Color: “Mapes Bronze” (or similar)

Railings: Aluminum, Color: To match canopies

Scuppers/Downspouts: Aluminum, Color at brick areas: to match surrounding brick; Color at rear siding areas: to match Siding C

Garage Doors: Color: To match surrounding siding

43 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005
P 847.392.9200
F 847.392.9009



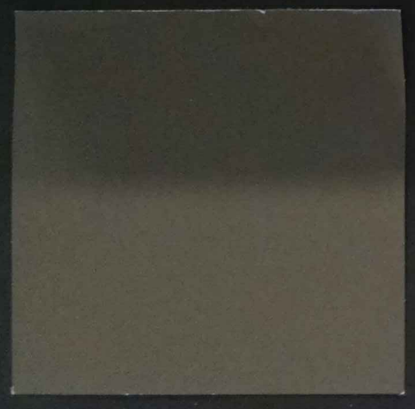
CAST STONE

WINDOWS

BRICK A

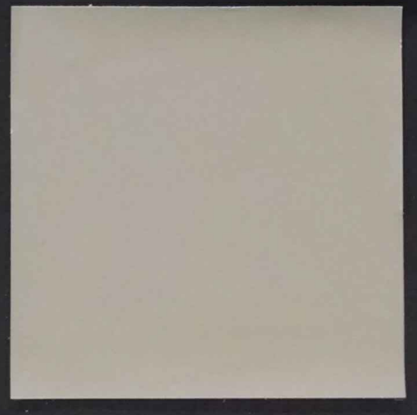
BRICK B

CANOPY



SIDING A

SIDING B



SIDING C

SIDING D

Sigwalt 16 – Proposed Sustainable Elements
4/12/19

Location and Transportation

- Avoiding environmentally sensitive land (farmland, wetlands, etc.).
- Infill development to avoid dependency on vehicles.
- Compact development to conserve land.
- Proximity to community resources, stores, restaurants, services, public amenities.
- Walkable access to mass transit.

Sustainable Sites

- Construction activity pollution prevention via erosion and sedimentation control
- Multiple trees and native landscape plantings along exterior streets and the internal courtyard, all as depicted in Petitioner's landscape plans;
- Rainwater management through use of water-efficient landscaping, permeable pavers, and detention system to allow infiltration and control volume of rainwater runoff from site.
- The siding of all buildings will be LP SmartSide which is pest resistant which goes through an extensive energy seal process that includes, sealing all exterior penetrations via flashing, non-expansive foam, approved drainage plane tape, penetration flashing as well as window and door flashing.

Water Efficiency

- Indoor water use reduction through use of high-efficiency/low-flow plumbing fixtures.
- Outdoor water use reduction with efficient landscape design and no irrigation system.

Energy and Atmosphere

- Inherently energy efficient building style of rowhomes with shared walls for greatly reduced heat loss.
- Exterior joints and penetrations sealed against air leakage for an energy efficient building envelope. We will execute an extensive energy seal process that includes, sealing all exterior penetrations via flashing, non-expansive foam, approved drainage plane tape, penetration flashing as well as window and door flashing.
- Favorable wall-to-window ratio, thermally broken windows, insulated low-E glass.
- Majority of appliance options offered will be ENERGY STAR qualified.
- High-efficiency HVAC systems.
- Programmable thermostats and/or smart home system will be offered. A programmable thermostat will be included as well as the option to buy the Alarm.com package which will enable the homeowner to create a "Smart Home".
- No CFC-based refrigerants in HVAC systems.

- LED light fixtures will be used interior and exterior to reduce energy consumption and extend lifespan of fixtures;

Materials and Resources

- Environmentally preferable products, no tropical wood or materials from endangered forest areas.
- Durable building enclosure to prevent water infiltration with low-maintenance, long-life exterior cladding materials and minimized areas of painting to reduce on-going material waste. The majority of the façades will be masonry. The small sections of the exterior cladding that is not masonry will be LP SmartSide.
- Indoor moisture control with water-resistant building materials at sensitive areas. All tile locations will be installed with the Schluter drainage plane system.
- Construction waste reduction with material-efficient, panelized and prefabricated structural components, and recycling construction debris when possible. Roofs and floor systems will be built with premanufactured floor trusses. Over 95% of the waste removed from the site will be recycled.
- Building materials with sustainable attributes.
- Developer will continue to promote and implement green features and sustainable design elements during the final planning and design process.
- All required above-ground utilities will be properly screened;

Indoor Environmental Quality

- Ventilation with outdoor air to improve indoor air quality. Developer will either install a continuous ventilation system or use a mechanical damper at the furnace to ensure indoor air quality.
- Carbon monoxide monitoring.
- Reduce exposure to indoor pollutants by weather-stripping doors between the garage and conditioned spaces.
- Air filters with minimum MERV 8.
- Low-emitting (low-VOC) materials.
- Windows will meet minimum U-factors per the energy code;

Context Photo 1 - To Northeast.JPG

Context Photo 2 - To East.JPG

Context Photo 3 - To Southeast.JPG

Context Photo 4 - To South.JPG

Context Photo 5 - To South.JPG

Context Photo 6 - To Southwest.JPG

Context Photo 7 - To West.JPG

Context Photo 8 - To West.JPG

Context Photo 9 - To West.JPG

Context Photo 10 - To North.JPG

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 26, 2019

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

Members Present:	John Fitzgerald, Chair Scott Seyer Kirsten Kingsley
Members Absent:	Ted Eckhardt Jonathan Kubow
Also Present:	Jennifer Thorstenson, MRV Architects for *Dunkin'/Baskin Robbins* Kevin Sherwin, Sherwin Construction for *Yamada America* Marc McLaughlin and Scott Barenbrugge for *Taylor Morrison* Mark Hopkins, HKM Architects for *Taylor Morrison* Doug Wirth, BSB Design for *Urban Street* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 12, 2019

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF FEBRUARY 12, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is needed for a project to be approved. He also encouraged the commissioners to be more specific with their comments when using the laser pointer, so interpretation can be clear when the minutes are transcribed.

ITEM 3. CBD MULTI-FAMILY - PRELIMINARY REVIEW

Taylor Morrison Townhomes – Block 425 South

Marc McLaughlin & Scott Barenbrugge, representing *Taylor Morrison,* and Mark Hopkins, representing *HKM Architects* were present on behalf of the project.

Mr. Hautzinger said that since this is a preliminary review, the petitioner will be presenting an overview of the design and the concept for the development. He explained that tonight's review is for the design portion of the review process, focusing on architecture and aesthetics. No vote will be taken tonight. There will also be a preliminary Plan Commission review meeting tomorrow night in this same room at 6:30 p.m. for any residents who are interested in the zoning details of the project. Staff will present their comments after the petitioner's presentation.

Mr. McLaughlin said that Taylor Morrison is the 5th largest home builder in the United States, operating in 9 states. They are currently under contract for the south 150-feet of Block 425 where 16 rowhomes are being proposed that will be for sale and not for rent.

Mr. Hopkins referred to the site plan showing 3 buildings, 20-feet wide, 3 ½-stories, with 50% of the 4th floor recessed back, and a 2-car garage for each unit with access off the back. The front door and sidewalk for each unit will have individual fenced yards. The concept is for a 3-story townhome with a head house and a roof deck in a transitional architectural style. The end units at the corners of the buildings were modified by sliding the garage out at the first and second-floor in order to close off the facade on the street. The intent of the site plan was to intentionally close off the view into the rear courtyard and try to create a more continuous street wall. There will be 6 units on Chestnut, 5 units on Highland, and 5 units on Sigwalt. A perspective was shown looking northeast that included Dunton Tower in the background, and the AT&T building on the right. Mr. Hopkins explained that the 3 new buildings proposed for the north end of Block 425 are not shown, but they would be seen over the top of this building if they were built as currently proposed.

The design of the three buildings is proposed as a transitional style, more crisp and not overly ornamented, with a rhythm of facade panels that will make a good transition to the much larger buildings that will occur to the north. Two brick colors are being proposed for the facades, with punched windows in the lighter brick color that will be oversized and going almost all the way to the floor, a fixed upper sash, an operable lower sash, and a 4-inch band of trim around the jam and the head down to the sill to create more impactful glass from the inside and the outside, which they felt is important to this particular marketplace. The entries will be at ground level, which is a client requirement, with 20-feet of private fenced yard. The different facade systems have been broken up with facade bounce and parapet bounce, broken into 1, 2, and 3-story increments. They are trying to blend in with the size of buildings in the adjacent residential community, as well as the Central Business District that has much broader lengths of facade, in order to be a good neighbor to all.

Mr. Hopkins also presented an aerial perspective showing the top level that will consist of a head house that is ½ the footprint and stepped back on the corner units, and a roof deck space over the extended garage. The front entries at grade level will consist of a suspended metal canopy at each of the front doors, a simple stoop and sidewalk with landscaping and fencing not yet detailed. Mr. Hopkins added that the box bays that consist of the light brick elements will be of a more urbane nature with the windows, spandrel panels and champagne colored trim.

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

Mr. Hautzinger presented Staff comments. After the previous Sigwalt Apartments proposal for this site was denied, and prior to the submittal of this project, Village Staff met with the Village Board to discuss the potential for a development on this site and what the Board wanted to see. Numerous examples of 'edge' developments from other communities were reviewed, which are multi-story buildings on the edge of the Downtown across the street from residential neighborhoods. Mr. Hautzinger presented an image of an 'edge' development in Naperville that the Village Board strongly preferred and liked the feel of for this location, which has a traditional style, materials, and details. Staff recommends that the current proposal should be redesigned with a traditional style to comply with the direction from the Village Board.

Staff is suggesting a more traditional material palette. The proposed shades of gray have a modern aesthetic, and the appearance is somewhat dull. Staff's impression is that the proposed design has the appearance of one large building and lacks the feeling of individual townhomes; therefore, Staff recommends the petitioner consider the following suggestions to enhance the appearance of the individual townhomes:

1. Consider omitting the 2-story bumped out garages on the southeast and southwest units to allow more visual separation between the 3 buildings, or consider reducing it to one-story to maintain screening of the garage doors.
2. Provide steps up to the front door of each townhome at a raised midpoint between the first and second-floors. A raised stoop at each entrance would improve the prominence of each entry door and greatly enhance the feeling of a townhome. Also, consider adding more detail to further highlight the entry doors.
3. Consider more jogs in the front wall to help define the identity of each townhome unit.
4. The proposed bay windows add a nice scale to the design. Consider providing similar detailing on the upper stories of the other units to break up the flat walls.
5. Additional windows on the south ends of the east and west buildings are recommended to break down the areas of blank brick walls.

Commissioner comments were as follows:

Commissioner Kingsley liked the direction of the project and felt it responded to some of the comments heard from neighbors on the previous project for this location. She commended the petitioner for making the buildings 3-1/2-stories, and assumed the buildings were not as tall because the first-floor is either at or close to grade, which she liked. She felt the Village needed a variety of different housing and a variety of entrance types, which help residents with mobility issues. She really liked that the entrances were near or at grade because most buildings like this in the Village are raised up. She liked the rhythm of the buildings, she liked the scale, she liked the materials, and that the brick is a different color than typically seen in the Village. She liked the overall transitional style being proposed, which she felt was appropriate for the site. She also liked the windows and asked about the muntins. Mr. Hopkins said that the muntin proportions would be square, or slightly vertical, with divided muntins, and Commissioner Kingsley commented that she preferred no muntins in the windows.

Commissioner Kingsley asked about the material on the fourth-floor. Mr. Hopkins replied that the material would probably be fiber cement panels, either LP or Hardi, and the coping would be a 4-inch coping with a second bump on it for a very understated mini-cornice look. Commissioner Kingsley felt simpler was better at the top, and she supported the choice of fiber cement panels. She questioned the material of the folded

'X' aluminum spandrel panels, which she preferred to see smooth, and she was okay with the garage facade as proposed on Sigwalt, as long as the façade made some sense.

Commissioner Kingsley also asked the petitioner why they felt the fences are necessary. Mr. Barenbrugge said that they intend to develop options for elevators in all the units, which will appeal to empty nester buyers; they want to focus on accessibility. The fences were designed to create a walkable urban development, while still having some privacy with the low 3-foot ornamental fence; however, they are open to suggestions. Commissioner Kingsley was unsure if the fences were necessary, and with regards to accessibility she asked if there would be a step going up to the front door, and Mr. Hopkins said there would not be a step, and the sidewalk would taper up to the front stoop. Commissioner Kingsley also stated that the petitioner should provide a list of sustainable/green design features when they return for a formal review.

Commissioner Seyer agreed with the majority of comments made by Commissioner Kingsley. With regards to the fences, he understood having them along Sigwalt, but he was concerned about how they would look on Chestnut. He felt the fences were not really fitting with the neighborhood and resembled a 'pen'. He agreed with the idea of breaking up the flat areas of the exterior wall a bit more, not necessarily in an A/B/A/B pattern because he found that to be too repetitive, but he liked the idea of creating some individuality between the units. The bump outs have been very successful, and he questioned whether a reveal between some of the units could help give them some individuality yet still maintain a common materiality of that wall. He was concerned about the lack of windows on the end unit facing Sigwalt, especially on the second level of living space. Mr. Hopkins replied that there are 2 windows on that facade in the garage but they are covered by the tree, and additional windows could be added in the end unit. Commissioner Seyer had no other comments.

Chair Fitzgerald really liked the project, which he felt was similar to the condo/townhomes being built in Mt. Prospect behind the Post Office, which he found visually appealing. He liked that there are 3-stories, which did not feel big to him, and he felt the fourth floor was set back in a way that would be great for nearby residents and people walking by, and really cool for the people that will live there. He was okay with the materials being proposed, and if the design remains as shown tonight, he did not want to see traditional colors used to make the buildings look like the development to the north. He was not opposed to the design presented tonight and he was not opposed to getting more individuality for each residence.

Chair Fitzgerald also felt the parking area was very creative by including guest parking, as well as being visually appealing. He asked if there would be back doors into the homes other than the garage doors into each unit, and the petitioner said no. Chair Fitzgerald suggested adding a walkway on the northwest corner, or something on the outside of that building so guests did not have to walk too far to reach the front door. He also had concerns about the fences; he liked that there was a fence surrounding the property and he liked the idea that fences give each unit a yard feeling, but he agreed with the comment that the fences make the area feel closed in. He suggested changing the fences that connect to the building a live landscape hedge, which would provide separation, without looking like a pen. Chair Fitzgerald also said that he was not opposed to the lack of windows on the facade facing Sigwalt that Commissioner Seyer referred to, and he did not want to see windows forced on the first floor, and then have no windows in the middle floor. He said that the right landscaping here could be great, and could be highlighted with some kind of lighting to cast a shadow on the wall.

Chair Fitzgerald reiterated that he really liked the project and felt it would fit in with the neighborhood, while still standing out, which is exactly what the development to the north is trying to do with their 3 buildings, each being unique, but fitting together.

Mr. Hautzinger asked for clarification of Commissioner Seyer's comments about the style direction of the buildings, and Commissioner Seyer responded that he felt the design was nice aesthetically, but creating more individuality could help. There were no further comments made.

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, June 11, 2018 7:30 P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor and Tinaglia

BOARD MEMBERS ABSENT: Trustee Baldino

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Tom Kuehne, Director of Finance; Mary Ellen Juarez, Assistant Director of Finance; Alexis Smulson, Accounting Manager; Charles Perkins, Director of Planning and Community Development; William Enright, Deputy Director of Planning and Community Development; Michael Mertes, Business Development Coordinator; Kim Peterson, Recording Secretary

SUBJECTS:

A. Review of the 12-month Period Ending 12/31/17 Comprehensive Annual Financial Report (CAFR) – Lauterbach & Amen, LLP
B. Planning Discussion: Southern Third of Block 425
C. Arlington Heights Business Survey
D. Customer Relations Survey Results Presentation

Other Business

Adjournment

President Hayes called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

A. Review of the 12-month Period Ending 12/31/17 Comprehensive Annual Financial Report (CAFR) – Lauterbach & Amen, LLP

Mr. Recklaus explained how the budget is a plan, a guess of what is going to happen, whereby the CAFR is a report of what actually did happen. Mr. Kuehne further explained that the primary responsibility for preparing the Comprehensive Annual Financial Report is Ms. Juarez's and Ms. Smulson's. Once the report is

even more, the next time this survey is conducted.

Trustee LaBedz believes the Board should take another look at leaf removal and see if our Village should change the process.

Trustee Tinaglia acknowledged Mr. Recklaus' desire as Village Manager to create a culture of customer service, and conducting this type of a survey, proves his commitment to this organization. Trustee Tinaglia appreciates Mr. Recklaus' efforts.

Trustee Scaletta was very pleased with this survey, and not just with the results, but also with the residents who took the time to respond.

Trustee Scaletta is in favor of taking another look at the leaf pickup program as well.

Lastly, Trustee Scaletta wants to encourage staff to follow up on any issue that is brought to their attention by a resident, which Mr. Recklaus agrees with.

B. Planning Discussion: Southern Third of Block 425

Trustee Tinaglia recused himself from this discussion, as he is staying clear from anything that happens on this project because of his project on the other portion of this site.

Mr. Recklaus explained how the goal of tonight's informal planning discussion is to provide some feedback to staff and the property owner regarding the types of things the Board would like to see staff and the property owner pursue on this property. Since the CA Ventures project was voted down, Mr. Recklaus would like to know if any project that does move forward, is reflective of the Village Board's views, values and standards.

Mr. Perkins provided an aerial view of the southern quarter of Block 425, and explained the history of the comprehensive plan and how the area has changed over the years. This particular site has bounced back and forth between mixed use and high density residential, which is what the land is now designated for. The setbacks for this site have not changed.

Mr. Perkins explained how this site is an "edge" site and presented some pictures of other high density multi-family housing situated next to single family homes, in other nearby towns.

Mr. Perkins asked the Board to provide staff with the best direction possible for this site, without a formal proposal in front of them. Specifically what height, what setbacks and what density they are looking for. Mr. Perkins would like to have this information readily available, in the event another developer is interested in this site, he can tell them what the Board is willing to accept.

President Hayes has always considered this location site to be part of the downtown

and doesn't think putting single family homes or two-story townhomes would be putting this property to its highest and best use. Therefore, President Hayes thinks a high density residential building that is four to four and a half stories tall, with self-contained parking and the appropriate setbacks, so we're sensitive to the concerns of the adjacent residential neighborhood on two sides of it, maximizes the property to its best. A high quality building will not compromise the neighborhood.

Trustee Sidor agrees with President Hayes that a four to four and a half story building with the proper setbacks makes the most sense. Safety is a big issue in the downtown area.

Trustee Glasgow, referring to the picture Mr. Perkins presented of an "edge" high density residential property located in Naperville, feels this is much better architecturally as an edge property than what has been proposed in the past. Trustee Glasgow would consider voting in favor of a proposal that is similar to this building; however, he will not vote for any proposals that are higher than this building, which is four stories. Trustee Glasgow is concerned with the parking and traffic issues that will most likely occur when putting in this type of building. Trustee Glasgow believes Arlington Heights has a shortage of townhomes.

Trustee LaBedz also likes the looks of the Naperville property, and like Trustee Glasgow, will not vote for any proposals higher than four stories. Trustee LaBedz also agrees with Trustee Glasgow when it comes to a shortage of townhomes in Arlington Heights. Trustee LaBedz would like to see a variety of housing in town for people of different income levels.

Trustee Blackwood would be in favor of a five story building, because of the parking garage that is adjacent to this site. Trustee Blackwood believes the building should be a high density, rental development, with parking underneath. Trustee Blackwood doesn't really see much of a difference between the latter drawings CA Ventures proposed and the Naperville development.

Trustee Rosenberg voted for the CA Ventures project and does not see a lot of difference between the architecual design of that project and the Naperville project. Trustee Rosenberg views this location as part of the downtown, therefore he is in favor of a five story, high density, residential development, with self-contained parking.

Trustee Scaletta supported the latter CA Ventures project, although he was in favor of incorporating recessed balconies, as he believes this would have helped blend the building with the surrounding neighborhood. Trustee Scaletta would like to see a high density, residential development, as he feels this would add to the vibrancy of the downtown area. Trustee Scaletta is worried that Arlington Heights will fall behind in terms of development, if we don't do something soon on this site.

Mr. Recklaus asked Trustees LaBedz and Glasgow, if a proposal came before them that offered something other than townhomes, will it be an automatic "no" for them. Trustee LaBedz is not opposed to a rental building on this site, as long as it is

no higher than four stories. Trustee Glasgow has heard from some of the residents in this area that they would like to see some green space as a transition to the downtown area where it's dense. Trustee Glasgow is concerned with the number of rental units a development like this would have and if the rental market takes a downward turn, there would be a bunch of vacant apartments. Trustee Glasgow agrees with Trustee LaBedz that we need to offer housing options to people of all income levels. Trustee Glasgow is not ruling out rental, but he wants to make sure the rental market is strong enough to support this type of development.

Trustee Sidor would like to see an affordable housing element, if this is going to be a rental development, to accommodate those who earn entry level salaries, i.e., police officers, firefighters, teachers.

Trustee Glasgow would like to see some additional affordable housing as well.

President Hayes asked if staff has enough direction, which Mr. Recklaus stated they do.

President Hayes asked if there was anyone in the audience that would like to address the Board on this agenda item, understanding that there is no specific proposal on the table.

Brad Doty, of 24 S. Mitchell, read off some statistics regarding the amount of tax revenue that is lost every year this property site remains undeveloped. Mr. Doty believes we need more apartments, as there are already plenty of townhomes and condominiums in town. Mr. Doty does not see the difference between the Naperville development shown tonight and the CA Ventures project. Mr. Doty wants something to be done with this property soon, as money is being lost every day.

Other Business

None

Adjournment

Trustee Glasgow moved, seconded by Trustee Scaletta to adjourn the meeting at 10:20 p.m. Upon a voice vote, the motion passed unanimously.

180 W. Benton Avenue

Naperville, IL

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