



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 27, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Design Commission Minutes - 5/13/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Transitional Care Management - 1200 N. Arlington Heights Rd. - DC12-097
- B. Parkview Apartments - 212 N. Dunton Ave. - DC14-040

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Design Commission Minutes - 5/13/14

Department: Planning & Community Development

Design Commission Minutes -5/13/14

ATTACHMENTS:

Description

DC Minutes 5-13-14

Type

[Minutes](#)

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 13, 2014

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

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Anthony Fasolo
Jonathan Kubow

Members Absent: None

Also Present: John Haran, E & J Builders for *1541 N. Kaspar Ave.*
Steve Gawlik, S.G. Architects for *1541 N. Kaspar Ave.*
Alex Pashkin, Owner of *411 N. Windsor Dr.*
Randolph Liebelt, LA Design for *411 N. Windsor Dr.*
Gary Lira, Lira & Associates for *212 N. Belmont Ave.*
John Castanoli, Owner of *212 N. Belmont Ave.*
Marco Vides, 2401 Inc. for *Transitional Care*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 22, 2014

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF APRIL 22, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-026 – 1541 N. Kaspar Ave.

Mr. John Haran, representing *E & J Builders*, and **Mr. Steve Gawlik**, representing *S.G. Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish the existing one-story home and one-car attached garage to allow construction of a new 2-story home with an attached, 2-car garage. The proposed new home complies with all R-3 zoning requirements.

The existing neighborhood consists primarily of single-story, ranch style homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof, lowered garage roof, and single story front porch do help to break up the massing of the home, and although the neighborhood is predominantly single story homes, the subject property does have a similar scale, two story home on the lot directly to the north.

The front of the proposed new home is nicely designed with varying roof lines, varied materials, and good proportions. Staff has the following recommendations to improve the side and rear elevations:

- Hip the roof along the rear elevation to reduce the mass of the home.
- Add double hung windows to the right side elevation in the living room and bedroom 4.

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

Mr. Gawlik presented the material sample board. He said that he was not opposed to the suggestion to add double hung windows to the right side elevation in the living room and bedroom 4; however, he was concerned about changing the roof along the rear elevation to a hip roof because it would add nothing to the appearance of the home and make the rear elevation look more plain.

Commissioner Fasolo felt it was a nicely designed home and he liked the front elevation with the materials and massing being proposed. He agreed with Staff's suggestion to add windows to the right side elevation, and he added a suggestion to add a double hung window on the left side elevation as well to break up the garage massing.

Commissioner Fitzgerald felt the new home was nicely designed; he liked the colors, and the idea of adding a window to the right side elevation. He was okay with the current roof line being proposed on the rear of the home, and felt the back of the home was very nice.

Commissioner Bombick felt the new home was nicely designed. He asked about the window trim material, which the petitioner stated would be aluminum. **Commissioner Bombick** agreed with the suggestion to add a window on the right side elevation in the bedroom, although he was unsure about adding windows in the living room because of furniture layout. He felt the new home was well done and a nice compact design that will look good on the lot.

Commissioner Kubow agreed with the other commissioners that the front elevation was well designed. He liked the rear elevation as currently proposed, without changing the roofline as suggested by Staff. He suggested wrapping the stone veneer at the base of the front elevation around to the left side elevation, in lieu of Commissioner Fasolo's suggestion to add a window in the garage. Overall, he felt the new home was well designed.

Chair Eckhardt agreed with the comments and suggestions made by the commissioners. He preferred to keep the roof line on the rear elevation as proposed, as well as the suggestion to add windows.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1541 N. KASPAR AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/07/14 AND RECEIVED 5/09/14, 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 WINDOWS BE ADDED TO THE RIGHT SIDE ELEVATION IN THE SECOND-FLOOR BEDROOM.**
- 2. A REQUIREMENT THAT A TRANSOM WINDOW BE ADDED TO THE RIGHT SIDE ELEVATION IN THE LIVING ROOM, SIMILAR TO THE EXISTING WINDOW ON THE RIGHT SIDE ELEVATION.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, 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/HOMEOWNER/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.**
- 4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES.**

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Commissioner Bombick commented that although everyone may not like the style of the new home, it is consistent on all four sides in terms of detail, quality and materials. He felt this was a very good example of what the commission should be encouraging in the Village.

ITEM 3. SINGLE-FAMILY ADDITION REVIEW

DC#14-027 – 411 N. Windsor Dr.

Mr. Randolph Liebelt, representing *LA Design* and **Mr. Alex Pashkin**, the homeowner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish the existing one car attached garage to allow construction of a new two-story addition with a two-car attached garage. This project received a zoning variation on March 10, 2014 for a side yard setback of 5.8 feet from the south property line where 6.6 feet is required. The project complies with all other R-3 zoning requirements.

The existing home is a split-level design. The front elevation of the proposed addition blends well with the existing home. New roofing, siding, and trim on the entire house will help tie the addition with the existing home and provide a nice refreshing look for the existing part of the house. The existing neighborhood consists of primarily other split-level homes with attached garages. This project is appearing before the Design Commission to evaluate the proposed architectural design with the context of the neighborhood.

Mr. Liebelt stated that this was a difficult home to work with and he presented a 3D model, which helped them to consider various ideas for the addition design and window placement. He added that the family room addition on the rear of the home would have a volume ceiling space with a staircase leading to the attic space above.

Commissioner Bombick thanked the petitioner for providing the 3D model tonight, and agreed that split-level homes are very hard to work with. He felt the petitioner did a really nice job working out how the addition and home fit together in terms of the massing. His only concern was with the front elevation and the clipping of the existing eave, which he felt took a lot away from the character of the home and he was unsure if what was being put back was quite there. He was fine with the addition as long as the details and materials of the home are consistent.

Commissioner Fitzgerald agreed with the comments made by Commissioner Bombick.

Commissioner Fasolo felt the addition was nicely designed. He agreed with Commissioner Bombick's concerns about keeping the eave consistent with how it is now, because it tied in well with the adjacent homes. He would make this change a requirement.

Commissioner Kubow agreed with Commissioner Fasolo and concurred with Commissioners Fitzgerald and Bombick. He felt that contextually, the addition fit in well and the photographs help tell the story of the surrounding context.

Chair Eckhardt was glad to see the 3D model presented tonight, which helped him better understand the massing, which was sometimes difficult to see from the drawings. He was concerned about whether the roof slope would actually work if the eave was considered a sympathetic element. **Mr. Liebelt** agreed and said this was a case of form over function. He explained that if the eave was continued as shown in the

elevations, it would result in a pocket below that would create maintenance issues. For this reason, the eave was instead brought across and streamlined, and then duplicated with the awning over the entrance. **Commissioner Bombick** did not understand this explanation because there were lots of homes with an eave extension running across the face of the home without causing any problems. **Chair Eckhardt** liked the idea of picking up on the other homes in the neighborhood; however, he felt the way the eave was currently proposed also works.

Commissioner Fasolo preferred to see the eave continue down to keep with the consistency of the neighborhood, if it worked with the roofline.

Commissioner Fitzgerald felt there were only a handful of homes in the neighborhood with this type of roofline and if all this work was being done to update the home, he was unsure that it had to fit in with the other homes. He felt that neither solution was perfect; however, he was okay with what the petitioner was presenting tonight.

Commissioner Kubow agreed with Commissioner Fitzgerald; if flashed properly at the garage, it should work fine.

Chair Eckhardt also agreed with Commissioner Fitzgerald; while the homes on either side have a long pitched run, it would just be matter of time before neighbors want to do something similar. He was not in favor of applying an element just to be sympathetic to an adjacent home. He felt this home was different enough that a new predominant elevation could be established. He was fine with the design as currently proposed.

Commissioner Kubow pointed out that when he initially reviewed the drawings, he had a difficult time telling the difference between existing and proposed elevations, and he encouraged better separation in the future. He agreed that the 3D model presented was fantastic.

Commissioner Bombick sketched a suggestion to take the element being added above the existing eave and push it further back about 18-inches, which would shorten the run of the roof and keep the existing downspout in the same place without disrupting the long sloping roof and preserving the character of the home.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 411 N. WINDSOR DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 4/14/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN**

COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/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.

2. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES.

Commissioner Bombick asked that it be left open for the petitioner to consider leaving the existing eave line on the front of the home.

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

3. A SUGGESTION TO CONSIDER LEAVING THE EXISTING LONG EAVE LINE ON THE FRONT OF THE HOME, TO BE WORKED OUT WITH STAFF.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-030 – 212 N. Belmont Ave.

Mr. Gary Lira, representing *Lira & Associates*, and **Mr. John Castanoli**, the homeowner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story home and two-car detached garage to allow for construction of a new two and a half-story home with an attached, two-car garage. The proposed new home exceeds the allowable 25' building height (measured from the average grade at the front of the house to the mean of the roof), but otherwise complies with the R-3 zoning requirements. The existing home is included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing", with the subject house being rated as "Contributing".

The proposed new residence has a raised first-floor and steep roof lines, which evoke a historic style that is in character with the neighborhood. However, the Rec Park neighborhood is predominantly one and a half-story bungalow homes with detached garages, and the proposed design is quite tall and large in comparison. To address the non-compliant height issue, it has been discussed with the petitioner to consider revising the large shed dormer on the front elevation to a smaller hipped dormer. This revision would reduce the overall mass of the roof, and would thereby lower the mean roof height to below 25 feet. If a change is not made to the design, then a zoning variation will be required for the proposed height.

The proposed new home has a stairway leading to a third-floor half-story, but due to a 6'-11" ceiling height, it does not contribute to the FAR floor area limitation. To minimize the visual impact of the proposed half-story, it is recommended that the sides of the gables be clipped in order to reduce the height of the south side elevation. A final consideration would be to lower the first-floor elevation relative to grade, which is currently proposed at 3 feet above grade. An image of the suggestion to revise the roof lines was depicted in the Staff report.

Staff recommends the commissioners consider the suggestions made by Staff and evaluate the new home with the context of the neighborhood.

Mr. Lira stated that after discussing the height issue with Staff and reviewing various options with the homeowners, the shed dormer on the front of the home was reduced to meet code, instead of changing the shed dormer on the front of the home to a hipped dormer. They felt the simplicity of the shed roof matched the simplicity of the shed roof on the garage and on the back of the home. With regards to Staff's suggestion to clip the gable roof on the sides of the home and garage, **Mr. Lira** stated that although he was not in favor of clipped gables, he considered the suggestion and directed the homeowners to visit homes in town that had clipped gables. **Mr. Castanoli** explained that he initially thought he would like this option; however, after visiting other homes, they decided they no longer liked the look and feel of the proposed new home with a clipped roof. **Mr. Lira** said that he also directed the homeowners to visit homes with front porches to consider Staff's suggestion to lower the height of the first-floor elevation relative to grade. **Mr.**

Castanoli explained that he visited other homes and found that lower front porches were not being used as opposed to porches that were raised. **Mr. Lira** added that a lot of time was spent designing the proposed new home and making sure it has a lot of character such as exposed rafters, the shed roof, stucco details, brackets, and handmade brick if the budget allows.

Commissioner Fasolo felt the new home was nicely designed, and he liked the choice of materials. He agreed with the revision to lower the shed dormer above the front entry, and he liked the porch as currently designed, which would fit in well with the neighborhood. He agreed with the petitioner's concern about having too many different types of roofs and the decision to not clip the roof as suggested by Staff.

Commissioner Fitzgerald felt the proposed new home was beautiful; he liked the materials, and he liked the simplicity and roof lines as presented. He liked the original roof line, although he also liked the revision presented tonight that meets code. He liked that all four sides of the home were interesting and beautiful, and the rear elevation was equally as beautiful as the front, which is what will make the new home fit in well with the neighborhood.

Commissioner Bombick said that he is somewhat torn about losing the existing farmhouse-style home, and he encouraged the petitioner to salvage and recycle any useful materials from the existing home. The homeowner agreed. **Commissioner Bombick** felt that the existing home was being replaced with something really spectacular that fit the eclectic neighborhood, and a wonderful job was done bringing the shed roof down to meet the height requirement, which was actually more in character with the style of the home and an improvement. He felt the new home was a high quality design that was complete on all four sides, from the appropriate height of the porch down to the little details, and he would not change a thing.

Commissioner Kubow concurred with Commissioner Bombick about the suggestion to salvage any materials from the existing home. He was also in favor of the revised front elevation and the petitioner's decision to lower the shed dormer instead of changing to a gable, which would take away from the dynamic, especially at the peak. He felt the rear elevation was fantastic with the use of materials being proposed. He asked for clarification regarding the proposed building height of 28.8 to the midpoint, and **Mr. Lira** explained the interpretation. **Commissioner Kubow** concluded that the new home would be a nice addition to the neighborhood.

Chair Eckhardt agreed with the comments made by the other commissioners, and he was in favor of the revised drawings presented tonight showing the lowered shed dormer. Due to the findings of the Art Institute Study, he felt the existing home should be photographed all the way around and a floor plan provided to the Village for the purpose of history, perhaps through the Historical Museum. **Mr. Lira** suggested the Village work with the local High Schools' architectural program to document information pertaining to homes in the Art Institute Study.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 212 N. BELMONT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED AND RECEIVED 5/13/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PETITIONER SALVAGE ANY VALUABLE HISTORIC MATERIALS FROM THE EXISTING HOME, AND THAT THE EXISTING HOME BE DOCUMENTED, POSSIBLY BY A LOCAL HIGH SCHOOL ARCHITECTURAL PROGRAM, TO INCLUDE PHOTOGRAPHS AND FLOOR PLANS TO BE PRESENTED TO THE VILLAGE FOR HISTORIC DOCUMENTATION.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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/HOMEOWNER/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.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Commissioner Bombick referred to a not-for-profit organization in Evanston called Evanston Rebuilding Warehouse as a reference for salvaging and recycling materials from the existing home.

ITEM 4. INSTITUTIONAL RE-REVIEW

DC#12-097 – Transitional Care Management – 1200 N. Arlington Heights Rd.

Mr. Marco Vides, representing *2401 Inc. of Illinois*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The project was approved by the Village Board per Ordinance 12-070 on November 7, 2011 for a new Transitional Care Management facility. A revised design was approved by the Design Commission on November 13, 2012 with a condition that any rooftop mechanical equipment shall be screened, and that the petitioner is required to provide cut sheets and site angle diagrams to indicate screening. The building foundations and site work are currently under construction.

The project has four rooftop mechanical decks. The approved plans show all four of the mechanical decks located on the courtyard side of the pitched roof, thereby fully screening all equipment from public view; however, at the time of the building permit review, it was identified that the location of one of the mechanical decks was changed to the exterior side of the roof facing the single-family residential neighborhood to the west.

The petitioner has reported that due to mechanical and structural constraints, it is not possible to move the deck back to the courtyard side of the roof, but instead they have prepared four different screening options for consideration. Due to concerns regarding the building's appearance as viewed from the single-family homes, as well as concerns regarding potential mechanical noise, the project is returning to the Design Commission for review of this specific mechanical deck change from the approved design.

Mr. Vides explained that the location of the windows in the units on the courtyard side do not allow the ductwork for the mechanical deck to be located where it was approved for. As a result, they are proposing to move the mechanical deck to the west elevation of the building, with four different screening options being presented tonight. **Mr. Vides** explained each option. **Mr. Hautzinger** explained that as a result of working with the petitioner to come up with a design solution, Option 4 was developed, which includes a mansard roof to help dress up the big screen wall and an extension of the shaft to make it look like a chimney.

Commissioner Bombick asked which came first; the duct coming out of the kitchen on the wrong side or the mechanical unit being put on the wrong side. **Mr. Vides** explained that the kitchen was not part of the lower level design and once it was designed, the only option was to locate the mechanical deck on the west elevation. The commissioners felt that there could be unresolved technical issues with the location of the ductwork for the kitchen.

Chair Eckhardt agreed with the efforts being taken to make the screening for the mechanical deck look like a chimney. He asked if the petitioner had a preference for one of the options being presented tonight. **Mr. Vides** replied that everyone agrees with Option 4 because it ties in better and breaks down the scale.

Commissioner Bombick felt that the end result now being proposed was very unattractive for residents on the west side of the site. After all the efforts made to make the other side of the building look good, he did not understand why the mechanical deck was just not put back where it belongs and a better place found to put the ductwork. He felt the petitioner should be required to put the mechanical deck back on the courtyard side where it was approved, and move the windows in the rooms to allow for this. He did not see

why the commissioners should approve this change.

Commissioner Fitzgerald agreed with the philosophy of Commissioner Bombick; however, if it came to where moving the mechanical deck back to the courtyard elevation did not work, then he liked Option 4, with the brick being brought all the way to the top like it is on the northwest corner of the building and the ductwork screened to look like a chimney. He felt that it was disheartening to have to live with the change being proposed by the petitioner.

Commissioner Fasolo agreed completely with Commissioner Fitzgerald. He felt there was enough space to put the mechanical deck back where it was approved by shuffling around some windows. If he had to live with a solution, it would be Option 4, with the brick brought all the way up to make it look like a real chimney.

Commissioner Kubow concurred with the rest of the commissioners that Option 4 was the only option worth considering. He pointed out the significant amount of distance to the homes to the west as well as foliage, which all help Option 4; however, it would be nice to avoid this option at all costs and put the mechanical deck back on the courtyard side of the building where it was originally approved.

Chair Eckhardt wanted to see the mechanical deck moved back to the courtyard side of the building; however, if this was not possible, then Option 4 was his preferred option. He strongly felt that the chimney should appear as authentic as possible in every detail, as opposed to how it currently appeared as a light colored box chopped off at the top.

Mr. Vides said that although he agreed that the best solution is to move the mechanical deck back to the courtyard side of the building, because of time constraints and in order for the project to move forward, he would ask that they be allowed to move the mechanical deck to the west elevation, with Option 4 being approved. He had no issue with raising the brick all the way up and detailing the chimney to resemble an authentic fireplace as suggested by the commissioners.

Commissioner Fitzgerald asked for clarification that the commissioners can choose to not make a motion or support a motion tonight, at which time the petitioner must then figure out how to move the mechanical deck back to the courtyard elevation where it was approved. **Chair Eckhardt** explained the options, which include tabling the project if an opinion cannot be reached tonight, which would allow the petitioner to reconsider the options and return before the Design Commission. **Commissioner Fitzgerald** also asked how the commissioners could protect themselves from approving something that might have to be changed because it did not meet code. **Chair Eckhardt** replied that a motion could include a requirement that aesthetics of the building must not change as a result of meeting code requirements for ductwork exhaust.

Commissioner Bombick reiterated that he felt there was no reason why the deck could not be moved back to the courtyard side. **Mr. Hautzinger** said that in his conversations with the construction project manager, he was told that it was impossible to move the mechanical deck back to the courtyard; however, why it is impossible is still unclear. The petitioner should elaborate on this, because if the proposed location is not accepted, then they will need to change it back to the original location. **Mr. Vides** replied that the deck structure would need to be redesigned if the mechanicals were moved back to the courtyard side. **Commissioner Bombick** felt it should not be the commissioners' problem that their engineers put it in the wrong place. **Mr. Vides** reiterated that the deck was moved because of a conflict with the kitchen exhaust duct riser and the windows in the rooms, which **Commissioner Bombick** said that the windows

could be moved to accommodate the kitchen duct riser.

Commissioner Fitzgerald suggested raising the roofline of the mechanical deck in Option 4, as well as raising the brick to make the chimney look like a fireplace. He felt there were some architectural elements that could make Option 4 fit in even better. **Commissioner Bombick** agreed and felt that the roofline being proposed was going in the right direction; however, it should be taller.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN OF THE WEST MECHANICAL DECK FOR THE NEW TRANSITIONAL CARE MANAGEMENT BUILDING TO BE LOCATED AT 1200 N. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 4/30/14 AND RECEIVED 4/29/14, 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 OPTION 4 BE APPROVED, AND INCLUDE REVISIONS TO RAISE THE BRICK ALL THE WAY UP TO THE TOP OF THE CHIMNEY AND DETAILS ADDED TO MAKE THE CHIMNEY LOOK LIKE AN AUTHENTIC FIREPLACE, TO BE APPROVED BY STAFF.**
- 2. A REQUIREMENT THAT THE MANSARD ROOFLINE SURROUNDING THE MECHANICAL DECK BE MADE TALLER TO MATCH SOME OF THE OTHER ELEVATIONS, SPECIFICALLY THE SOUTH AND EAST EXTERIOR ELEVATIONS.**
- 3. A REQUIREMENT THAT ANY AESTHETIC CHANGES TO THE ROOFLINE AND CHIMNEY AS A RESULT OF MEETING CODE REQUIREMENTS FOR VENTILATION, BE APPROVED BY STAFF.**
- 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/HOMEOWNER/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. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt asked that the motion include a requirement that the petitioner return to Design Commission with a revised rendering of Option 4, instead of allowing Staff to review and approve. He also agreed with Commissioner Fitzgerald that the roofline be more compatible with other rooflines on the building; something more substantial than a little mansard roof.

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

- 1. A REQUIREMENT THAT OPTION 4 BE APPROVED, BUT THAT THE DESIGN BE FURTHER DEVELOPED AND BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW AND FINAL**

APPROVAL AT THE NEXT DESIGN COMMISSION MEETING.

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 8:05 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: Transitional Care Management - 1200 N. Arlington Heights Rd. - DC12-097

Department: Planning & Community Development

REQUESTED ACTION:

Approval of the architectural design of a mechanical roof deck, which is a change from the previously approved architectural design for a new institutional building.

RECOMMENDATION:

It is recommended that the Design Commission approve the design of the west mechanical roof deck for the new Transitional Care Management building to be located at 1200 N. Arlington Heights Road.

This recommendation is subject to compliance with the plans received 5/21/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

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

ATTACHMENTS:

Description	Type
DC Staff Report	Report
Drawings	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW (2)

PROJECT INFORMATION:

Project Name: Transitional Care Management
Project Address: 1200 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 12-097
Petitioner Name: Randy Kane
Petitioner Address: 2401 Architects
300 W. State Street
Chicago, IL 60654
Meeting Date: May 27, 2014

Date Prepared: May 21, 2014

Requested Action(s): Approval of the architectural design of a mechanical roof deck, which is a change from the previously approved architectural design for a new institutional building.

ANALYSIS:

Summary

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

Site Analysis:



Zoning Map

Aerial View

This project is a new Transitional Care Management facility which was approved by the Village Board per Ordinance 12-070 on November 7, 2011. The building foundations and site work are currently under construction. The Design Commission approved a revised design for this project on November 13, 2012, with a condition stating that "Any rooftop mechanical equipment shall be screened", and that, "The petitioner is required to provide cut sheets and site angle diagrams to indicate screening."

The project has four rooftop mechanical decks. The approved plans showed all four of the mechanical decks located on the courtyard side of the pitched roof, thereby fully screening all equipment from public view. However, at the time of building permit review, it was identified that the location of one of the mechanical decks was changed to the exterior side of the roof facing the single family residential neighborhood to the west.

The Petitioner reported that, due to mechanical and structural constraints, it is not possible to move the deck back to the courtyard side of the roof. Due to concerns regarding the building's appearance as viewed from the single-family residences, as well as concerns regarding potential mechanical noise, this issue was brought back to the Design Commission for review on May 13, 2014. At that time, the Design Commission approved the proposed location of the mechanical deck, but required that the design be brought back to the Design Commission for further review with revisions as follows:

1. Raise the brick all the way up to the top of the faux chimney and provide an appropriate looking chimney cap to make the chimney look like an authentic fireplace.
2. Increase the height of the mansard roof to better match some of the features on the other building elevations.

The Petitioner has addressed the above noted revisions, and is requesting approval of the design. The chimney now appears as an authentic fireplace, and the increased mansard roof blends in well with the building design.

BACKGROUND INFORMATION

Site Information: The subject site is 182,852 square feet or 4.2 acres. The property is zoned I, Institutional. The existing neighborhood has various uses such as a Village Fire Station, Our Savior Lutheran Church and residential area.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Our Savior Lutheran Church	Institutional
South	P-L, Public Land & B-1, Business District Limited Retail	Village of Arlington Heights Fire Station & Office Building	Offices only
East	R-3, One Family Dwelling District	Single Family Homes	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Homes	Single Family Detached

Floor Plans: The building is a courtyard style building with a double loaded corridor. The first floor level plan indicates primarily a main entrance, lobby, dining/activity area, therapy, kitchen, offices, nurse stations and patient rooms. The second floor plan mirrors the first floor minus access to a courtyard and a patio space. The suites are mostly one bedroom suites with a limited number of two bedroom suites.

Exterior: The two story building has a prairie style residential aesthetic. The materials are red brick, algonquin stone at the base, hardi plank siding on the second floor and shingle roof. The overall elevations are well composed with attention to internal public spaces such as the therapy rooms reflecting on the exterior as well. The main elevation is the east elevation facing Arlington Heights Road. The entrance elevation facing the south is elegantly marked with a designed canopy. The elevations have a nice play on materials for interest and appeal.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the west mechanical roof deck for the new *Transitional Care Management* building to be located at 1200 N. Arlington Heights Road. This recommendation is subject to compliance with the plans received 5/21/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

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

May 21, 2014

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

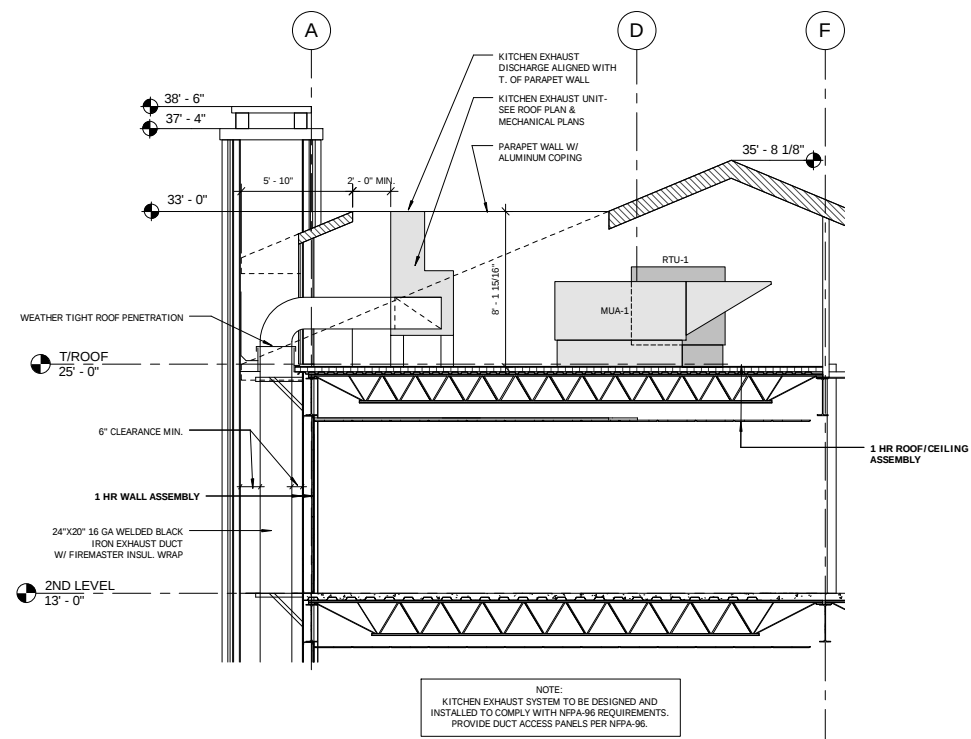
c: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director of Building Services, Petitioner, DC File 12-097



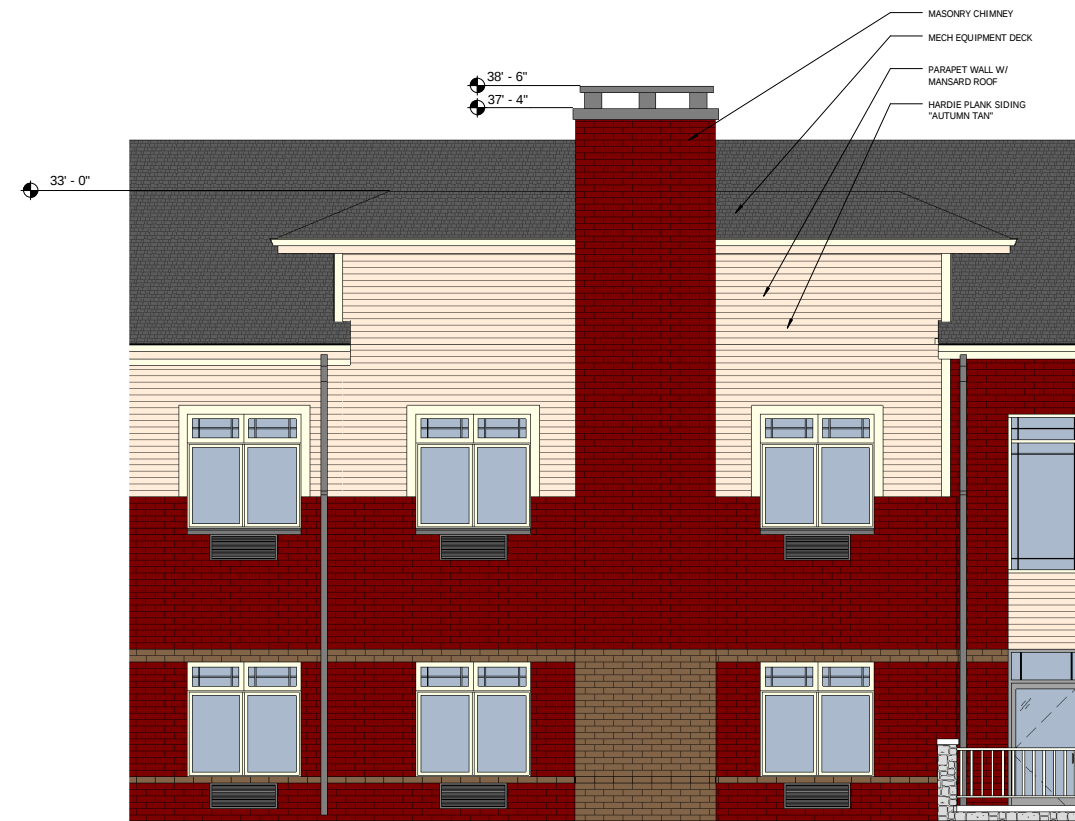
Arlington Heights - Transitional Care
NW Perspective- Mechanical Roof Deck
(Option 4)



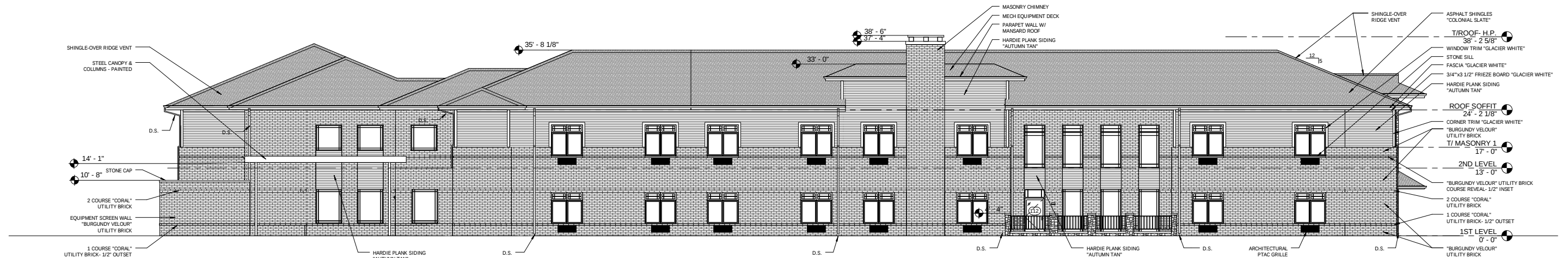
Arlington Heights - Transitional Care
SW Perspective- Mechanical Roof Deck
(Option 4)



Mechanical Roof Deck Section View
05-20-14



West Exterior Elevation Blow-up View- Mechanical Roof Deck
(Option 4)



Arlington Heights - Transitional Care
West Exterior Elevation- Mechanical Roof Deck
(Option 4)





Item: Parkview Apartments - 212 N. Dunton Ave. - DC14-040

Department: Planning & Community Development

REQUESTED ACTION:

Approval of the proposed architectural design for a new Mixed-Use apartment building with indoor parking and retail spaced located in the Downtown (B-5) Zoning District.

RECOMMENDATION

Staff recommends the Design Commission approve the proposed architectural design, but evaluate the exterior colors for Parkview Apartments to be located at 212 N. Dunton Avenue.

This recommendation is subject to compliance with the plans dated 5/12/14 and received 5/13/14, 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. Consider revisions to the exterior colors to create more variety between the proposed design and the existing adjacent developments.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval of 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 plans comply with zoning code, building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
4. All signage must meet code per Chapter 30.

ATTACHMENTS:

Description	Type
DC Staff Report	Report
Site Plan	Exhibits
Elevations	Exhibits
Floor Plans	Exhibits
Rendering	Exhibits
Context Photos	Exhibits
Material List	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Parkview Apartments
Project Address: 212 N. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 21, 2014

PETITION INFORMATION:

DC Number: 14-040
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Highway
Arlington Heights, IL 60004
Meeting Date: May 27, 2014

Requested Action(s):

1. Approval of the proposed architectural design for a new Mixed-Use apartment building with indoor parking and retail space located in the Downtown (B-5) Zoning District.

ANALYSIS:

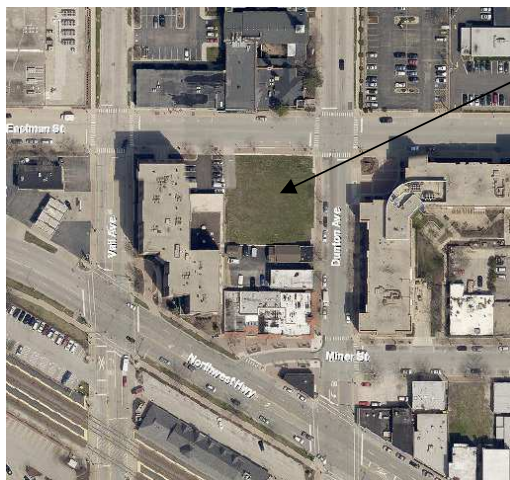
Summary

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

The petitioner is seeking approval of the architectural design for a new Mixed-Use apartment building including indoor parking and retail space. The proposed location is a vacant site on the north end of the Downtown (B-5) Zoning District at the corner of Dunton Avenue and Eastman Street. The proposed development will be seven stories in height with 45 residential apartment units occupying floors three through seven. The first and second stories will contain indoor parking for use by the apartment residents. The petitioner is also proposing 1,254 sf of retail space located at sidewalk level, at the northeast corner of the first floor.

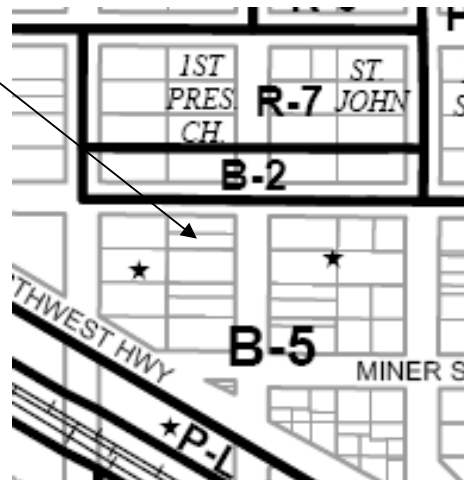
The proposed development does comply with the B-5 zoning requirements for building height and density, however this project does require approval as a Planned Unit Development through the Plan Commission process. A previous version of this proposal, which was eight stories in height and had 49 residential units, did receive Design Commission and preliminary PUD approval in 2007.

SITE ANALYSIS



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-5, Downtown District	Vacant	Mixed Use
North	B-2, General Business District	First Presbyterian Church	Institutional
South	B-5, Downtown District	Hornak Home Improvement	Mixed Use
East	B-5, Downtown District	Hancock Square Apartments	Mixed Use
West	B-5, Downtown District	Multi-Family Condominium	Mixed Use

Architectural Design:

The proposed design is a very nice traditional composition with good massing and rich materials. The design is largely in keeping with the previously approved design from 2007 with some revisions. Primary changes are as follows:

1. Retail space on the first floor (except for the northwest corner) has been replaced with indoor parking and false spandrel glazed storefronts.
2. The second floor is proposed to be parking instead of residential units with windows and balconies.
3. The eighth floor residential units and roof top terraces have been omitted.

The proposed palette of exterior materials is rich and nicely coordinated. However, the proposed brick is nearly an identical match to the brick on the existing Hancock Square Apartment building across the street from the subject site, and the window frames are a similar dark color. The overall color tone of the body of the proposed building will have a very similar appearance to the existing apartment building. Additionally, the proposed white stone and dark window frames are used on the existing condominium building to the west. The proposed palette of materials should be evaluated with the context of the two existing buildings, and a revised color scheme should be considered to create more variety between the three multi-unit residential buildings.

Village Staff and the Plat & Subdivision Committee have raised concerns about the lack of retail space proposed, and it is possible that the amount of retail space will be increased during the Plan Commission and Village Board review. If additional retail space is added, then revisions to the exterior design of the first floor may be necessary.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design indicates that the rooftop mechanical equipment will be screened by the perimeter parapet walls and arched roof forms.

Dumpster and Utility Screening:

Trash dumpsters and utility hardware will be fully enclosed within the indoor parking area of the proposed building.

Landscaping:

The petitioner will be required to comply with Village standards for sidewalks, street trees, and site furnishings.

Signage:

Signage is not included in this review. Separate sign permit applications will be required for any proposed signage.

RECOMMENDATION:

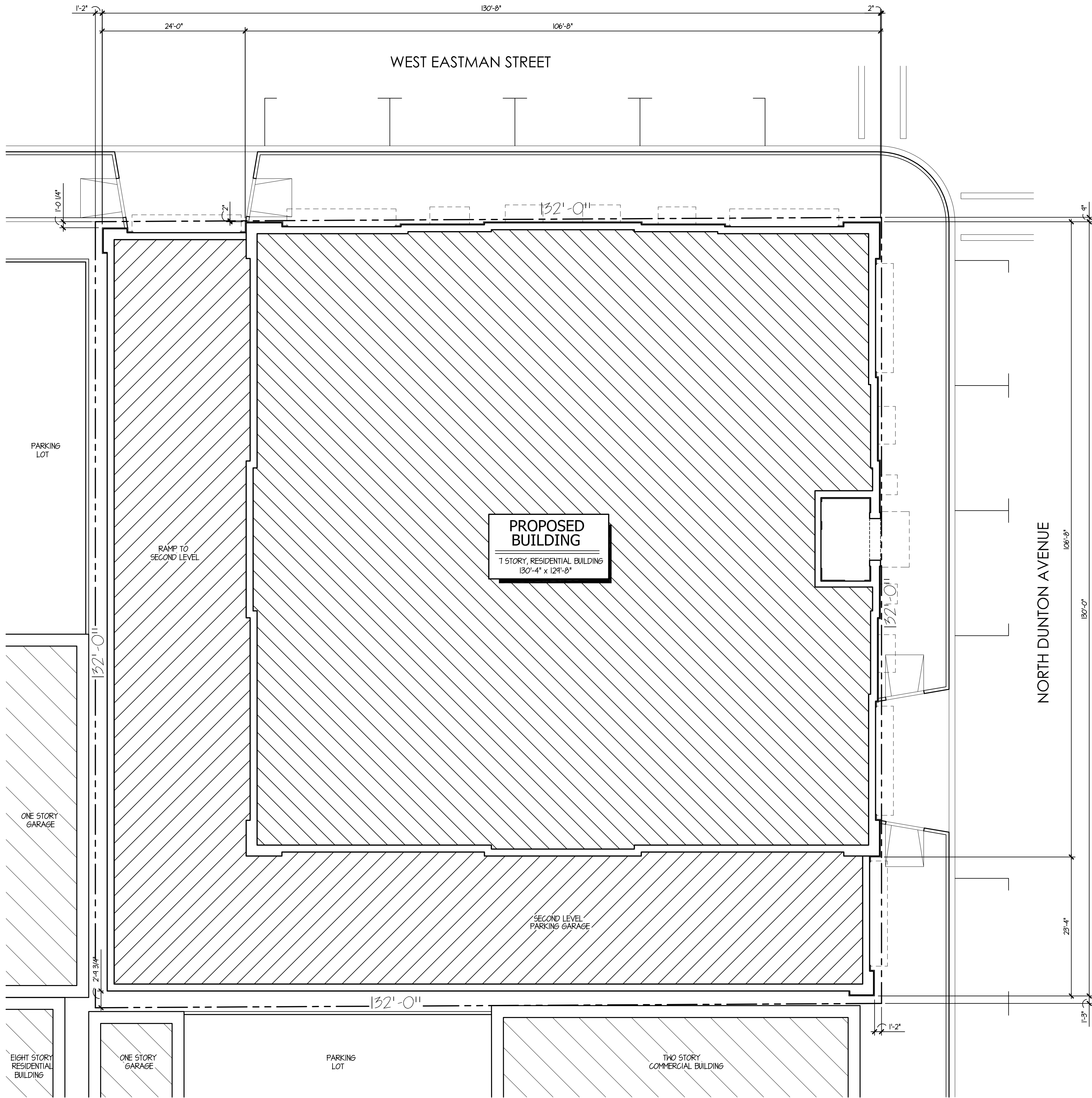
It is recommended that the Design Commission approve the proposed architectural design, but evaluate the exterior colors for *Parkview Apartments* to be located at 212 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated 5/12/14 and received 5/13/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider revisions to the exterior colors to create more variety between the proposed design and the existing adjacent developments.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
4. All signage must meet code, Chapter 30.

May 21, 2014

Steve Hautzinger, Design Planner

Cc: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-040



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PROJECT
PARKVIEW
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

LOT / ZONING DATA

LOT AREA:	0.40 ACRES
EXISTING ZONING DISTRICT:	"B-5" CENTRAL BUSINESS DISTRICT / P.U.D.
PROPOSED ZONING DISTRICT:	"B-5" CENTRAL BUSINESS DISTRICT / P.U.D.

BUILDING DATA

- DATA PER FLOOR / LEVEL:	
- GRADE LEVEL / FIRST FLOOR	16,611 SQ. FT.
- LEASEABLE RETAIL SPACE	1,254 SQ. FT.
- ASSIGNED RESIDENT PARKING	22 STALLS
- SECOND FLOOR	14,934 SQ. FT.
- ASSIGNED RESIDENT PARKING	32 STALLS
- THIRD FLOOR	11,125 SQ. FT.
- RENTABLE AREA	9,351 SQ. FT.
- # OF RESIDENCES	4 UNITS
- FOURTH FLOOR	11,125 SQ. FT.
- RENTABLE AREA	9,342 SQ. FT.
- # OF RESIDENCES	4 UNITS
- FIFTH FLOOR	11,125 SQ. FT.
- RENTABLE AREA	9,342 SQ. FT.
- # OF RESIDENCES	4 UNITS
- SIXTH FLOOR	11,125 SQ. FT.
- RENTABLE AREA	9,342 SQ. FT.
- # OF RESIDENCES	4 UNITS
- SEVENTH FLOOR	11,125 SQ. FT.
- RENTABLE AREA	9,342 SQ. FT.
- # OF RESIDENCES	4 UNITS
- TOTAL ABOVE GROUND AREA	41,525 SQ. FT.
- RENTABLE RESIDENTIAL AREA	54 STALLS
- ASSIGNED PARKING	
- RESIDENTIAL UNITS	45 UNITS

BULK DATA	PER ORDINANCE	AS PROPOSED
- LOT COVERAGE	N/A	95.4% = 16,611 SQ. FT.
- FLOOR AREA RATIO	N/A	500.3% = 81,116 SQ. FT.
- BUILDING HEIGHT	90'-0" ROOF HEIGHT	[1] STORIES / +88'-8"

YARD SETBACKS	PER ORDINANCE	AS PROPOSED
- FRONT YARD / EAST	0'-0"	0'-2"
- EXTERIOR SIDE YARD / NORTH	0'-0"	0'-2"
- SIDE YARD / SOUTH	0'-0" AT FIRST	1'-3" AT FIRST/SECOND
	30'-0" ABOVE FIRST	24'-4" ABOVE SECOND
- REAR YARD / WEST	0'-0" AT FIRST	1'-2" AT FIRST/SECOND
	30'-0" ABOVE FIRST	25'-4" ABOVE SECOND

DENSITY	
- DENSITY ALLOWED	
- ONE BEDROOM	17,424 SQ. FT. LOT / 300 SQ. FT. = (58) UNITS
	(145) UNITS / ACRE MAX.
- TWO BEDROOM	17,424 SQ. FT. LOT / 400 SQ. FT. = (44) UNITS
	(110) UNITS / ACRE MAX.
- THREE BEDROOM	17,424 SQ. FT. LOT / 500 SQ. FT. = (34) UNITS
	(87) UNITS / ACRE MAX.
- DENSITY PROPOSED	
- ONE BEDROOM	(16) UNITS x 300 SQ. FT. = 4,800 SQ. FT. LOT
- TWO BEDROOM	(24) UNITS x 400 SQ. FT. = 9,600 SQ. FT. LOT
- THREE BEDROOM	(5) UNITS x 500 SQ. FT. = 2,500 SQ. FT. LOT
	(45) UNITS = 16,900 SQ. FT. LOT REQUIRED
	(116) UNITS / ACRE PROPOSED

PARKING	
- PARKING REQUIRED	
- ONE BEDROOM	(16) UNITS x 1.0 STALLS PER UNIT = (16) STALLS
- TWO BEDROOM	(24) UNITS x 1.25 STALLS PER UNIT = (30) STALLS
- THREE BEDROOM	(5) UNITS x 1.5 STALLS PER UNIT = (8) UNITS
- PARKING PROVIDED	(54) STALLS REQUIRED = 1.2 RATIO
- GRADE LEVEL GARAGE PARKING	(21) STALLS PROVIDED
- 2nd LEVEL GARAGE PARKING	(33) STALLS PROVIDED
	(54) STALLS PROVIDED = 1.2 RATIO
	- INCLUDES (3) HANDICAPPED STALLS

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ARCHITECTS

CLIENT
**PARKVIEW
DUNTON, LLC**
900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT
PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE
**ARCH. SITE
PLAN & DATA**

FILE NAME 3786-SP
DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

SHEET NO. 1.P
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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CLIENT

PARKVIEW
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900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

EAST
ELEVATION

FILE NAME

3786-SP

DRAWN BY

RDL

DATE

3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

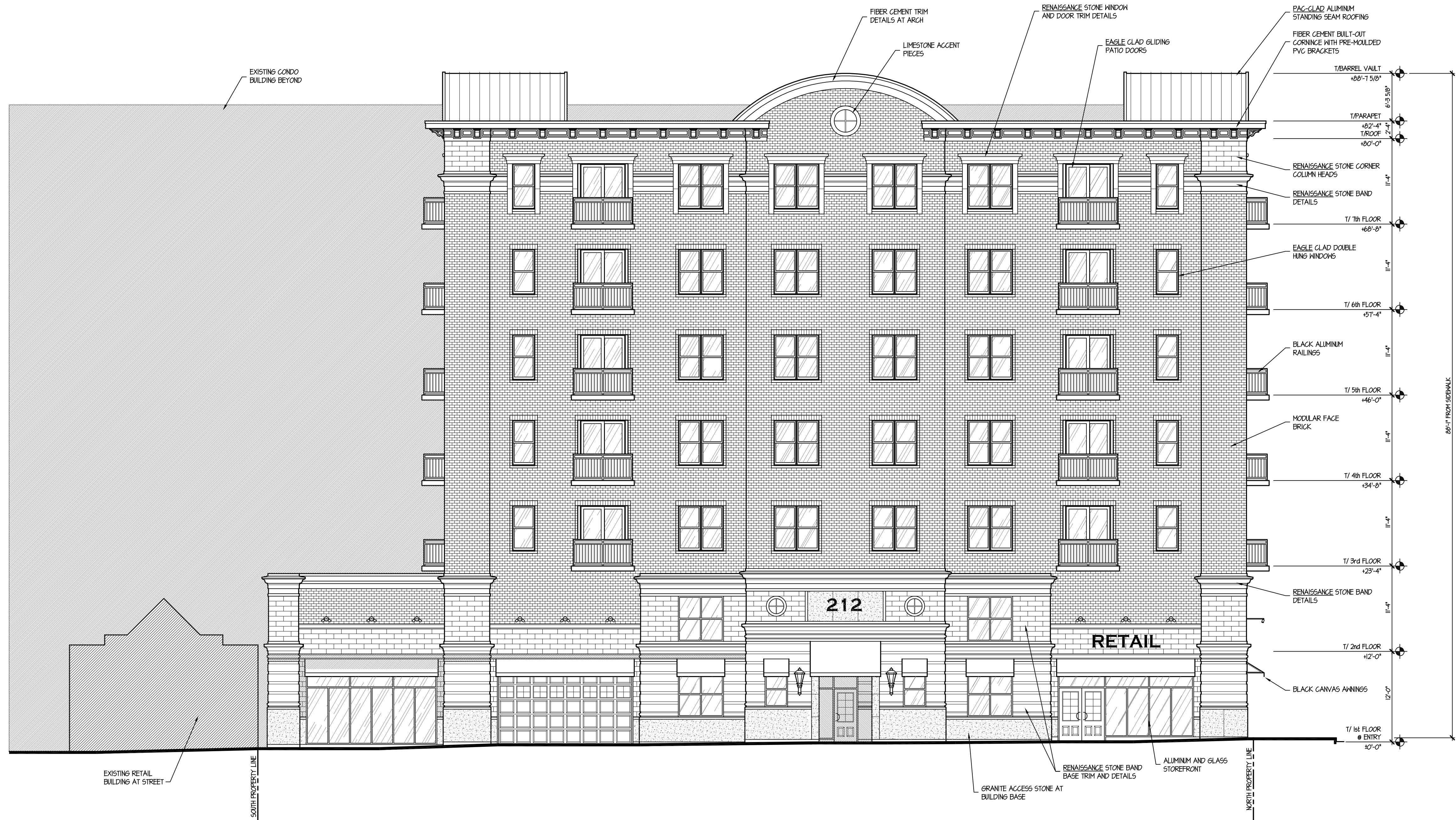
JOB NO.

378614

SHEET NO.
OF 11

8.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



EAST ELEVATION

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



WEST ELEVATION

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

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900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

WEST
ELEVATION

FILE NAME 3786-SP		DATE 3.26.14	
DRAWN BY RDL			
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

SHEET NO. 10.P
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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NORTH ELEVATION

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

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DUNTON, LLC
900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

NORTH
ELEVATION

FILE NAME		3786-SP	
DRAWN BY		RDL	
DATE		3.26.14	
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

SHEET NO. 9.P
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SOUTH ELEVATION

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

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PARKVIEW
DUNTON, LLC
900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

SOUTH
ELEVATION

FILE NAME 3786-SP

DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

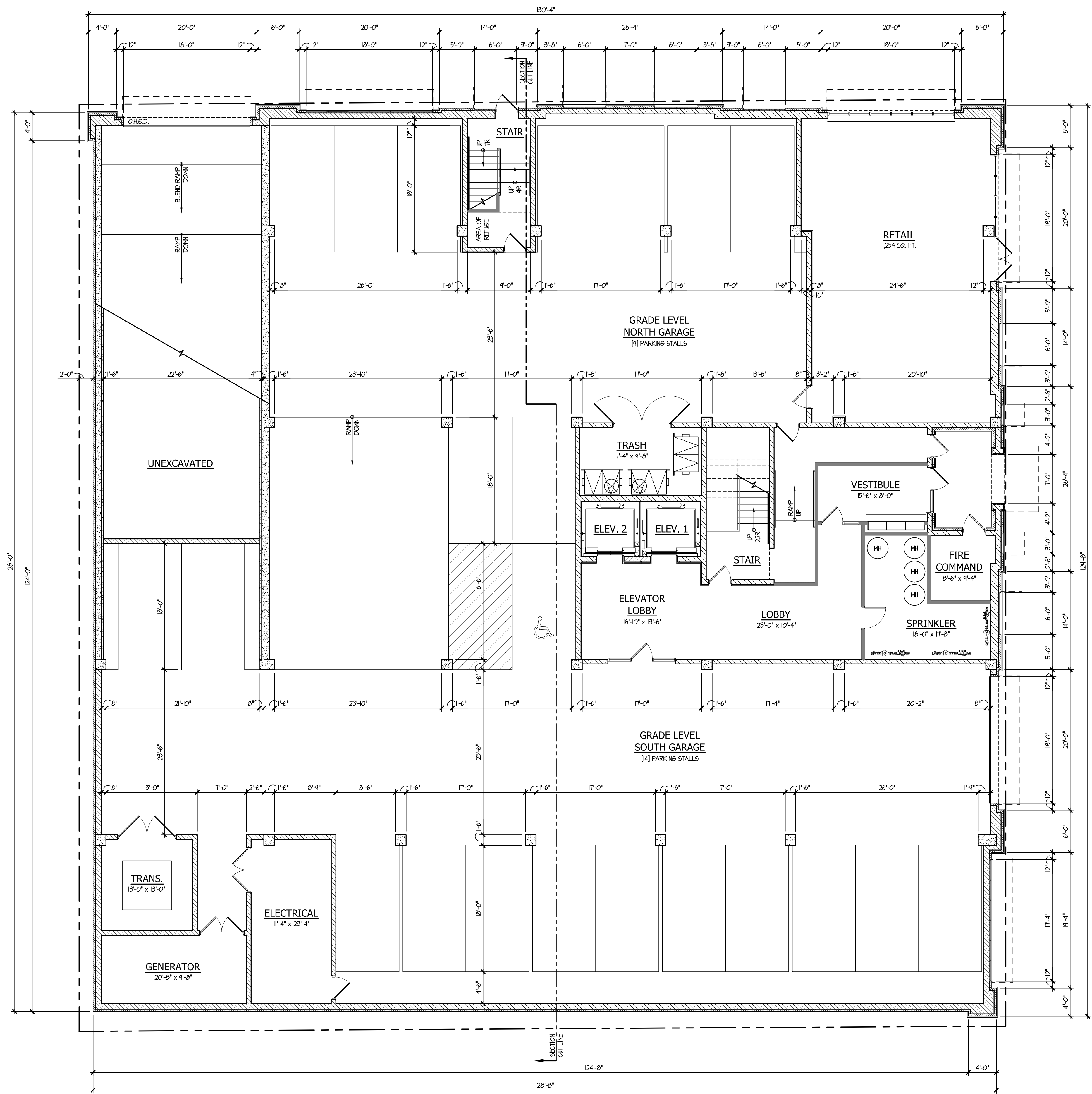
JOB NO. 378614

SHEET NO.
OF 11

11.P

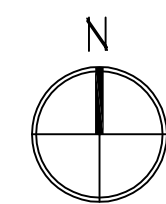
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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FIRST/GROUND PLAN

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



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PARKVIEW
DUNTON, LLC

900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

FIRST / GROUND
FLOOR PLAN

FILE NAME 3786-SP

DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D.C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

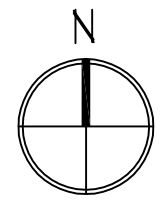
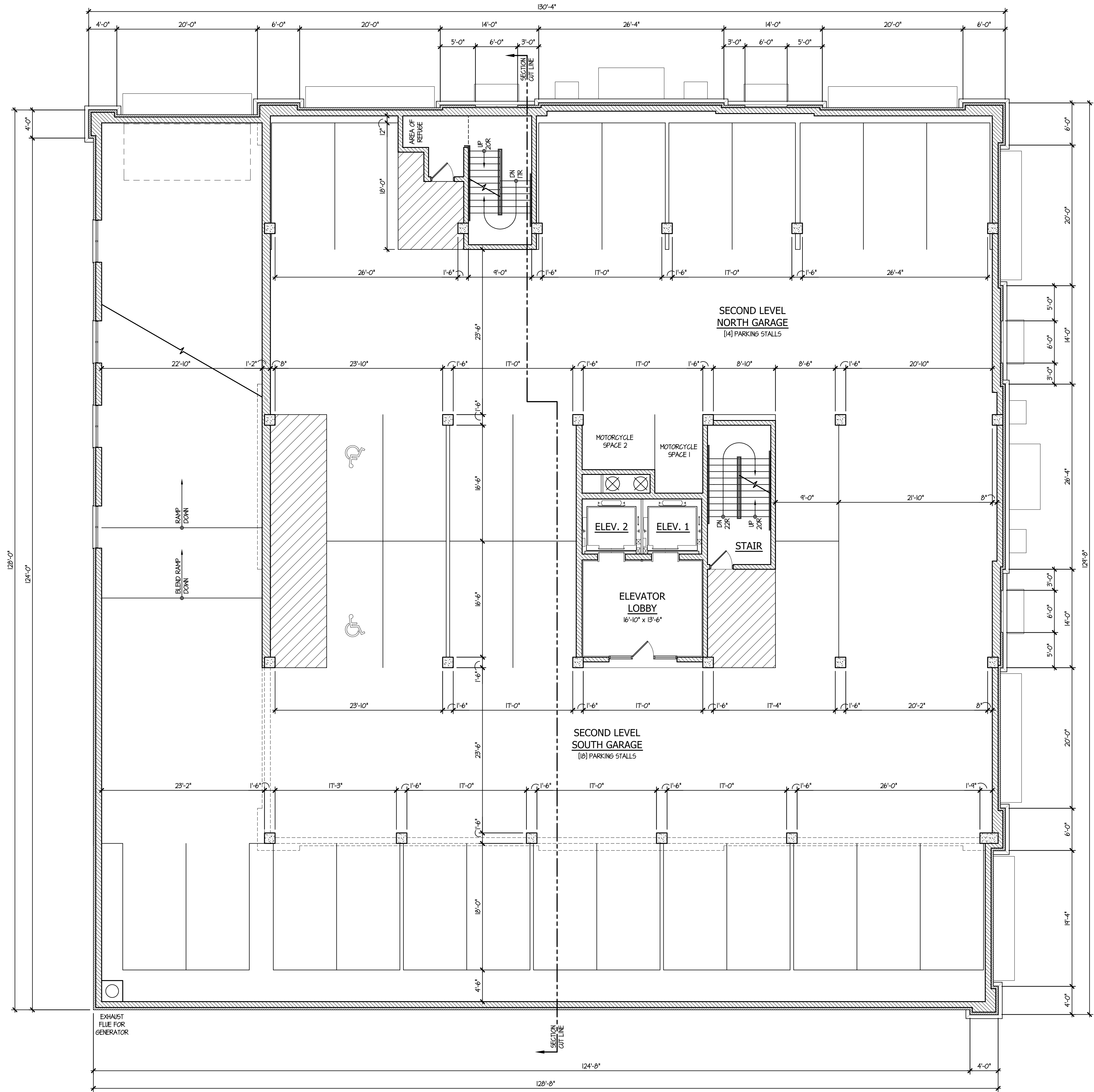
SHEET NO.
OF 11

2.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

SECOND FLOOR PLAN

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



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CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

SECOND
FLOOR PLAN

FILE NAME 3786-SP
DRAWN BY RDL DATE 3.26.14

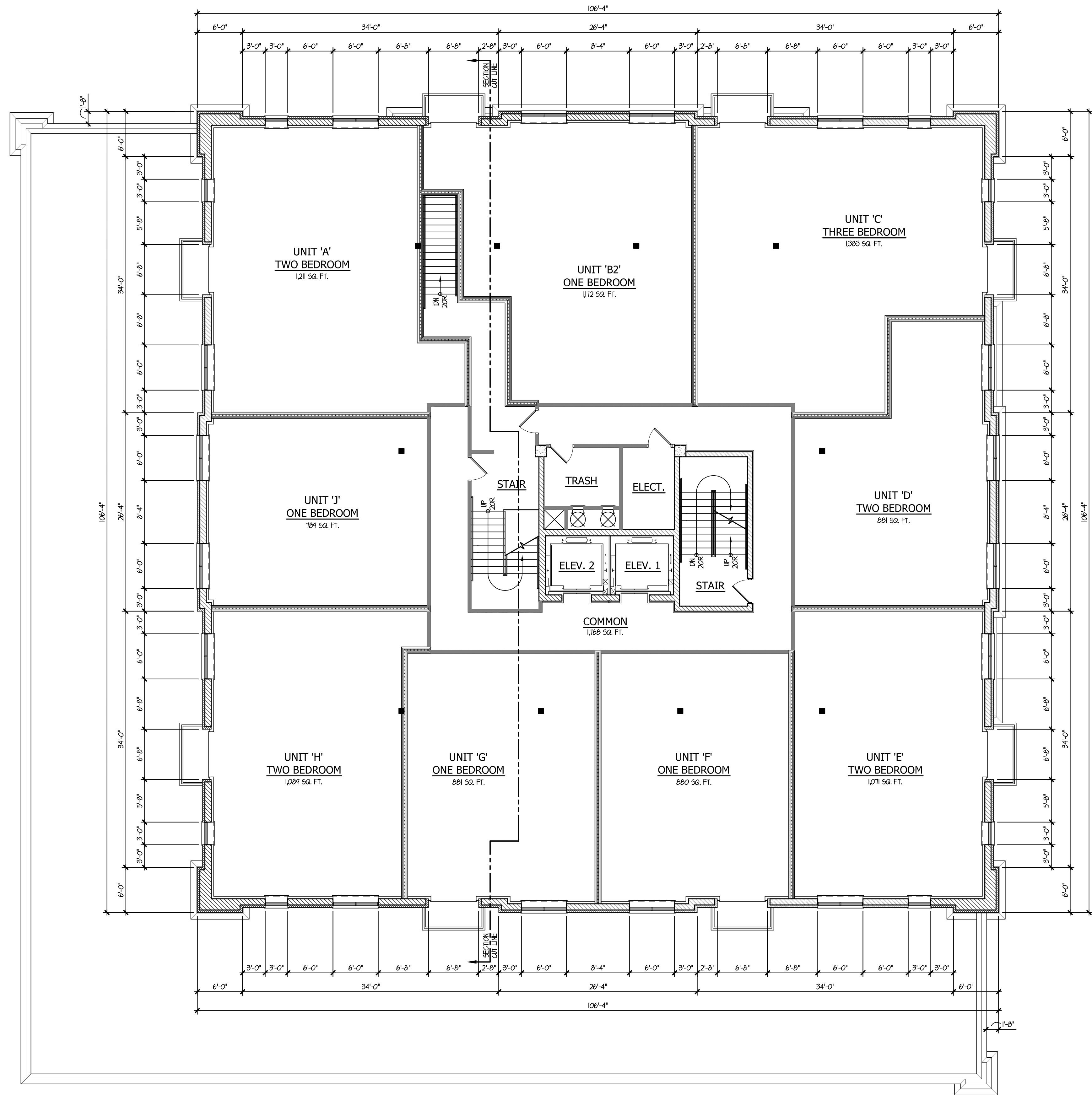
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2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

SHEET NO. 3.P
OF 11

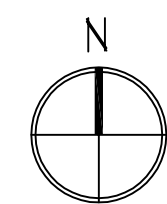
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THIRD FLOOR PLAN (WITH SECOND FLOOR ROOF BELOW)

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



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PROJECT

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ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

THIRD
FLOOR PLAN

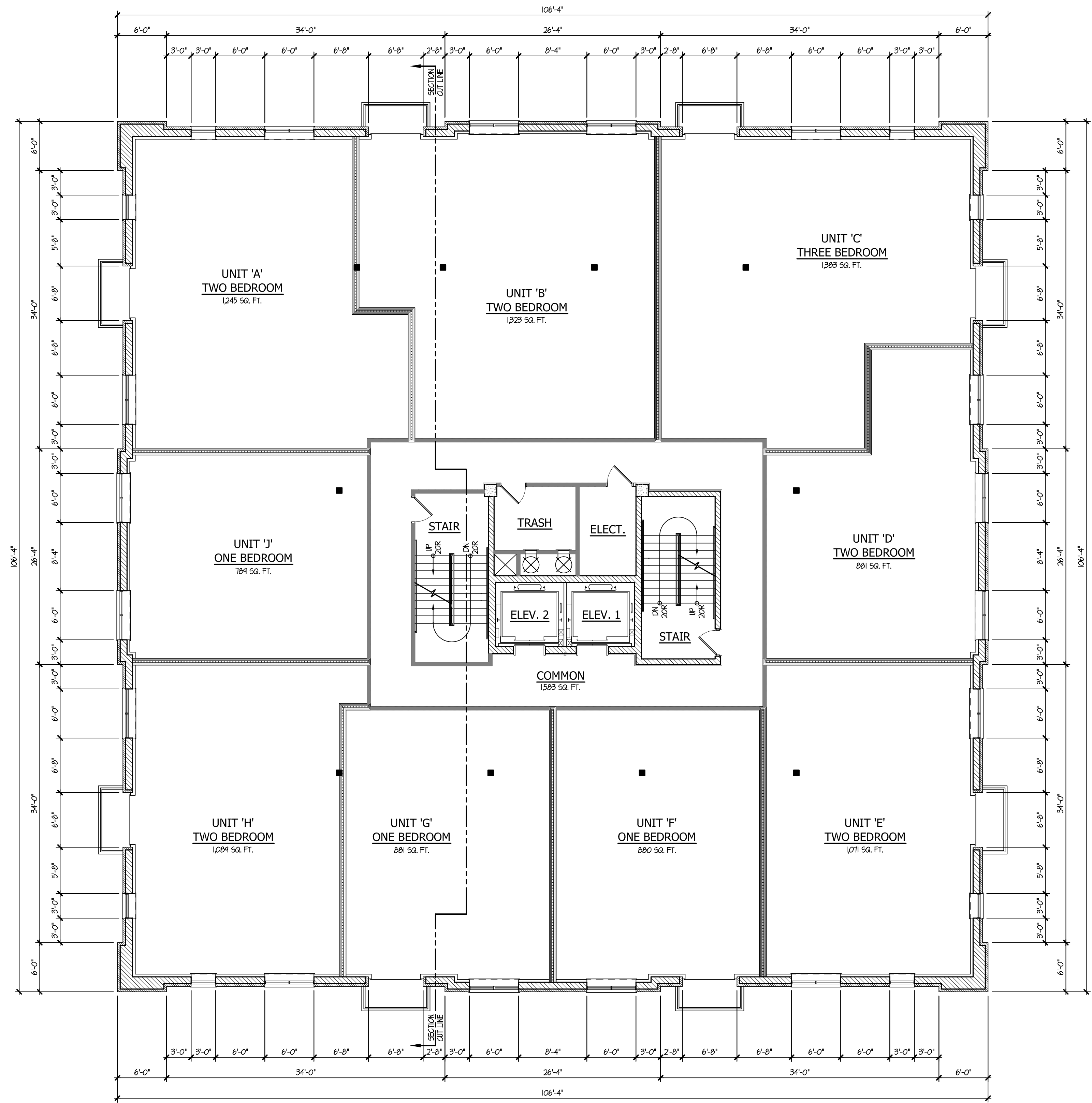
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3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

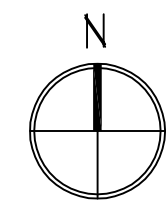
SHEET NO.
OF 11 4.P

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TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 4-7)

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



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ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

TYP. RESIDENTIAL
FLOOR PLAN

FILE NAME 3786-5P
DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL

JOB NO. 378614

SHEET NO.
OF 11 5.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED EAST / DUNTON AVENUE ELEVATION

PARKVIEW

212 NORTH DUNTON, ARLINGTON HEIGHTS



106 W. EASTMAN



302 N. DUNTON



308 N. EVERGREEN
PARKING LOT

WEST EASTMAN STREET

EAST EASTMAN STREET



102 W. NORTHWEST
HIGHWAY

NORTH VAIL AVENUE



201 N. VAIL



SUBJECT PROPERTY
212 N. DUNTON



210 N. DUNTON



208 N. DUNTON



8 W. MINER

WEST MINER STREET

NORTH DUNTON AVENUE

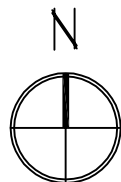
299 N. DUNTON AVENUE



EAST MINER STREET

CONTEXT PHOTO DIAGRAM

NOT TO SCALE





Parkview Apartments Materials List

Petitioner: Parkview Dunton, LLC
Date: 5.9.14
Project: Parkview Apartments
Location: 212 North Dunton Ave. (SW corner of Dunton Ave and Miner St.)

Building Materials:

Brick:	<u>Sioux City Brick</u> , “Prairie Sunset Velour” Size: Modular
Stone Base:	<u>Renaissance Stone</u> Color: White
Base Accent Stone:	Polychrome Granite Color: Brown-Gray
Unit Windows & Doors:	<u>Eagle</u> Double Hungs & Gliding Patio Doors Color: Chocolate Chip DC116
Storefront Windows:	Dark Bronze to match Unit windows
Railings:	Square Aluminum Stock Color: Black
Cornice Trim:	Fiber Cement Trim and <u>Fypon</u> Brackets Color: <u>Benjamin Moore</u> #1238
Roofing:	<u>Pac-Clad</u> Standing Seam Aluminum Color: Medium Bronze