



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 24, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/10/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#18-024 - 915 S. Dunton Ave. - SF/Addition

VI. NEW BUSINESS

- A. DC#18-032 - Arlington Downs - Family Recreation Center -
3400 W. Euclid Ave. - Commercial

VII. OTHER BUSINESS

- A. Arlington Downs - 3400 W. Euclid Ave. - Multi-Family -
Preliminary Review

VIII. ADJOURNMENT

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



Item: Minutes - 4/10/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 4/10/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 10, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Kirsten Kingsley

Members Absent: Jonathan Kubow
Ted Eckhardt

Also Present: Daniel Poloz, Poloz Design Studio for 915 S. Dunton Ave.
Suresh Tummala, Himalaya Enterprises LLC for *Golden Corral*
Guido Neri, Neri Architects for 4 N. Hickory Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 13, 2018

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF MARCH 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEWDC#18-024 – 915 S. Dunton Ave.

Daniel Poloz, representing *Poloz Design Studio*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition to an existing single-story house. The existing one-car attached garage will remain. This project does comply with the R-3 zoning requirements. The subject property is located on a street with a variety of house styles including single-story, split-level, and two-story homes.

The overall scale of the proposed second floor addition fits well in the context of the neighborhood, but the massing of the proposed design has awkward proportions. The front gable wall, roof dormer, kitchen window, and front door do not complement each other and they have a mismatched appearance.

Staff recommends the design be further studied with the following recommendations:

- Adjust the roof slopes to lower the eave on the left side of the front elevation to more closely align with the existing garage eave.
- Lower the dormer to align with the adjacent gable, and change the dormer windows to match the windows on the right side of the front elevation.
- Change the kitchen windows to more closely match the windows on the right side of the front elevation.
- Omit the field of stone around the kitchen window, but keep the stone base.

Mr. Poloz explained the design intent for the proposed new home, which he is the owner of. Many homes on this street have different styles and features, and he wants the overall massing, size and shape of the new home to be well integrated into the context of the neighborhood, and more importantly, he wants it to be very sensitive to the neighbors immediately to the north and south. He presented photos of homes in the neighborhood, that consist of ranch, Craftsman, and Split-level homes, and said that they feel the Craftsman style best matches the context of the neighborhood, with minor modifications.

In response to the suggestion to adjust the roof slopes to lower the eave on the left side of the front elevation, Mr. Poloz explained that the eave height being proposed addresses the height of the homes on either side, and the roof is shaped differently with the roofs in the rear being a full-story and a one-and-a-half-story in the front. For that reason, there is almost a 3' overhang on the front, which could be increased slightly if necessary. The height of the front dormer was increased to allow for more light in the stair loft, and lowering it would interfere with the interior library proposed beneath the windows. He explained that the kitchen window is existing and for cost reasons he does not want to change it, and is trying to integrate it with the 3 windows above. The reason for the field of stone around the kitchen window is to help break the monotony of the stone base and have some verticality on the left side to be consistent with the T-effect being proposed on the right side of the front elevation. Mr. Poloz also pointed out that the home to the south has a stone base and full height stone at the porch.

PUBLIC COMMENT

Scott Rowader, 909 S. Dunton Avenue, lives directly north of the site, and said that there is only 6-feet between his home and the existing home on this site. He had a family member who is an architect look at the design of the new home, and he agreed with the recommendations from Staff; however, he had 2 additional concerns; the overall height of the home, and the balcony on the rear elevation. Mr. Rowader said that he agreed with these concerns, and although he may add on to the second-floor of his home in the future, adjusting the roof slopes on the proposed addition to lower the eave on the left side of the front elevation and lowering the dormer would be helpful. He also felt that the rear balcony should be reduced in depth and length, and he was concerned about construction traffic between the two

homes with only 6-feet of space.

Chair Fitzgerald encouraged the resident to contact the Village to discuss concerns about construction between the homes, as well as work with the homeowner and builder.

Commissioner Kingsley commended the petitioner for doing something unique and different for his home. She agreed with some of Staff's comments, and she really liked the back of the home; however, she felt there was tension in the front elevation. She liked that the center entry has the 2-story space and it is accentuated, but she agreed with Staff that there is a void above the kitchen window; bringing the eave down or doing something in that location would really help. She liked the 2-story element on the right, as opposed to the left side, but felt it could be a little stronger and more developed. She agreed with Staff's comments about the windows, and wanted to see some of the same expressions in the windows, at least on the front elevation. Commissioner Kingsley felt the dormer in the loft was a good idea but it could be a lot stronger if the windows were mulled together, and the roof element needed more development. She agreed with Staff about the stone; it needs to be better detailed or stopped at a certain point; perhaps just a surround around the kitchen window. She understood the petitioner wanting to keep the existing kitchen window, but suggested painting the window to relate to the new windows. She was also leery of the panels between the glass on the right side of the front elevation; a large panel may not weather well, and how the panel is detailed is important.

Commissioner Kingsley also said that the rear elevation had a completely different feel, looking more like a modern 2-story, which she liked; however, the front elevation did not have the same feel and needed more development. She acknowledged the lower height of the garage being proposed adjacent to the one-story home, but felt the eave height should still come down over the front door.

Commissioner Coon said that after hearing the neighbor speak about possibly adding on to his home in the future, he now disagreed with Staff's recommendation to lower the eave portion under the dormer. He supported keeping the existing one-car garage and asked if any other changes were being proposed to it, other than new siding, and Mr. Poloz replied that new roof shingles were also being proposed. Commissioner Coon said he recently visited the site and found that the existing fascias, the adjacent home, and the garage, all line up perfectly from the front and the side; it almost looks like an extension of the adjacent home to the north. He referenced the home at 1902 E. Kensington that has a 3-car garage and a one-car attached garage pushed back with a roof that matches the pitch of the larger portion of the home, which he felt fit in more with the home. Keeping the roof pitch and the fascia depth on the existing garage makes the new home look like it came along and swallowed the old home and randomly stopped at the garage. He felt the existing garage needed to be integrated more into the new home, and suggested keeping the eave line where it currently is, and bringing the roof pitch up. He felt it was important to the fabric of the block to start introducing small differences; not in terms of scale, but just bringing the roof pitch to a steeper pitch to match the home will set it apart, even though there is only 6' between the 2 homes.

Commissioner Coon also appreciated the petitioner providing additional information tonight in response to Staff comments, and felt the explanation for the higher windows in the loft made sense. He suggested moving the chimney over slightly on the side elevation and changing the roof pitch to 12/12, which he felt would benefit the front elevation proportionally too. He agreed with the neighbor who spoke about the balcony that comes out too far, and he suggested reducing the depth and dropping in a column to lessen the impact of the balcony. He felt the stone on the left side of the front elevation highlights the existing kitchen window in the wall, and he suggested reversing the stone with the wood panels on the right side of the front elevation, which would pick up on the language on the front. He liked the vertical glass door, but felt that adding stone on the sides of it could strengthen the elevation and also downplay the kitchen window that could be painted to match the new windows.

Mr. Hautzinger agreed with Commissioner Coon's comments about the existing garage and the suggestion to raise the roof to match the same slope on the home so it looks integrated with the home. However, he clarified that the garage is existing non-compliant because it encroaches into the required side yard, so a zoning variation would be required to allow the roof slope to be raised. Commissioner Coon acknowledged that increasing the volume of the

garage would not be allowed, but replacing the existing fascia to match the depth and detail of the fascia on the addition would not require a variation. He commented that the roofline of the existing garage, along with how tall the fascias are on the new home compared to the existing home, are making the garage appear like it is still part of the home next door because of how close the 2 homes are and because they line up. Mr. Poloz said that to better incorporate the existing garage into the new home, new Hardie-board siding is being added; however, the roofline and slope of the garage will be slightly different than the house.

Chair Fitzgerald had concerns about the wall area around the kitchen window and he liked the suggestion to reverse the stone and wood materials on the front elevation; take the focus off the area above the kitchen window. He liked everything else about the home; he liked the dormer and the suggestion to pull the windows together, and painting the kitchen window at a minimum. However, the space above the kitchen window is unusual and needs more study, possibly the addition of an awning to help break up the area. He understood the concerns about the garage and felt it would look better if the roof pitch was raised. He was okay with the balcony on the rear elevation that not only looks good, it gives some protection over the door. Overall, he liked the home, with the exception of the area above the kitchen window. He asked about the existing tree in front and Mr. Poloz said that it would remain, and Chair Fitzgerald commented that the tree will help soften the situation right now, although the lifetime of the tree cannot be guaranteed. He also liked Commissioner Coon's suggestion to bring the stone up on each side, which could be illuminated with lighting from below.

Chair Fitzgerald explained that positive votes from all 3 commissioners were needed for approval of the project tonight. Commissioner Coon wanted to see the project come back with revisions based on the comments made tonight, and Commissioner Kingsley agreed. Commissioner Kingsley added a suggestion to use vertical siding instead of stone in the center portion on the left side of the front elevation, similar to the detail on the right side on the front. She agreed with Commissioner Coon's comments and suggestions about the thickness of the fascia on the garage, which could be done without having to raise the roof, and felt the flat soffit of the garage should be similar to the new home to help tie it in. Chair Fitzgerald felt the east side of the home and garage were void of any details for the neighbors, and he suggested adding a window in the side of the garage, without needing a variation.

Mr. Hautzinger said that revisions would be needed by the end of this week in order to be on the agenda for the next meeting in two weeks, otherwise the following meeting would be on May 8. Mr. Poloz preferred to submit as soon as possible and said that revisions could be submitted by the end of this week. He asked if revised elevations showing the changes would be sufficient for the next meeting, which the commissioners were fine with.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE PROJECT FOR 915 S. DUNTON AVENUE (DC#18-024) TO THE NEXT MEETING ON APRIL 24, 2018.

Mr. Rowander commented about drainage issues from the existing garage into the narrow side yard between the two homes, and the extensive work they have done to take care of this. He hoped the commissioners considered this issue with the design revisions being made. Chair Fitzgerald explained that drainage concerns can be directed to the Village Engineering Department, and water flow must be directed to the front or back of the home, not the side.

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

Mr. Hautzinger said that Staff was notified earlier today that the public meeting sign for tonight's meeting had fallen down, which the petitioner needs to correct, as well as update the meeting date for April 24.

ITEM 2. COMMERCIAL REVIEW

DC#18-028 – Golden Corral – 445 E. Palatine Rd.

Suresh Tummala, representing *Himalaya Enterprises, LLC*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront façade for the Golden Corral restaurant. Golden Corral is planning to occupy the former Old Country Buffet space. The scope of the project includes interior tenant improvements and exterior façade modifications. There are no site or landscaping improvements being proposed. This project does not require Plan Commission review.

Overall, the proposed facade for Golden Corral is very nicely done, and will fit in well in this location. The design is based on new prototype brand standards for Golden Corral. The petitioner worked with Staff to update the original submittal. The proposed colors and materials have a rich appearance and are nicely coordinated. The only concern with the proposed design is the exposed yellow LED strip light around the cornice. Per the Design Guidelines:

- *Exterior lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.*
- *Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.*

The images in the Staff report illustrate yellow accent lighting from other Golden Corral locations. It is recommended that the brightness of the yellow LED strip be evaluated, and consider revising the design to recess the fixture in a cove, allowing the light to wash the wall without direct view of the fixture.

The proposed white 'Golden Corral' wall sign is nicely designed and works well with the overall design concept. The size appears to comply with Chapter 30 sign code, and a separate permit is required for all signage.

Staff recommends approval of the proposed design, with the Design Commission to evaluate the exposed yellow LED strip light.

Mr. Tummala said that they excited to bring their restaurant to the Village of Arlington Heights. They have been working with Staff for two weeks to finalize the proposed design so that it meets the branding of the business as well as being respectful to the location. They prefer to keep the proposed yellow LED strip light (15 lumens); however, they are not opposed to recessing the fixture if necessary.

Commissioner Coon felt the proposed design was a vast improvement over the existing facade of the previous restaurant. Similar storefronts are being improved in the Village and he felt the proposed design was an improvement for this shopping center. He was unsure whether the entrance would be easily found because of how much emphasis the red awnings over the other doors have, and he added that the actual entry has the steel armature that identifies more with the building to the south. He suggested making the center piers the same dark color as the entrance. He was okay with the LED light being used as a marketing feature for the restaurant; however, he agreed with Staff's suggestion to conceal the LED strip light fixture into a recessed pocket; he did not want to see the light fixture just tacked on underneath. He also added his concerns about the reliability of the fixtures. Commissioner Coon also felt the raceway behind the proposed wall sign should be eliminated and replaced with individual letters mounted on the stone wall with the power behind, similar to the previous Old Country Buffet sign.

Commissioner Kingsley agreed with Commissioner Coon's comments about the colors, and that the columns should be darker. She also agreed with the comments about the LED lighting; she was okay with the yellow LED light if it is part of the branding, but it should be shielded, and at a minimum, Staff should see the cut sheets and how the proposed

lighting is detailed. Commissioner Kingsley also agreed that the wall sign should be separate letters and not include the exposed power bar behind it. She felt the front entry needed to be more prominent, and she suggested increasing the size of 'Welcome' or adding some lighting to make it brighter than the other three recessed areas.

Chair Fitzgerald felt the building looked really nice and it would look even nicer with the suggestions from the other commissioners. He liked the entry and pointed out that there are brick pavers across the drive leading up to the main entrance, so he felt there would be no question of where the entry is.

A MOTION WAS MADE BY COMMISSIONER COON, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *GOLDEN CORRAL* TO BE LOCATED AT 445 E. *PALATINE ROAD*. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 3/29/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE WALL SIGNAGE TO BE INDIVIDUAL LETTERS WITH CONCEALED POWER.
2. A REQUIREMENT TO REVIEW THE LED LIGHT FIXTURE CUT SHEET AND INSTALLATION METHOD WITH STAFF FOR APPROVAL.
3. A RECOMMENDATION TO CONSIDER PAINTING THE TWO PIERS UNDER THE 'GOLDEN CORRAL' SIGN THE DARKER WALL COLOR.
4. A REQUIREMENT TO WORK WITH STAFF ON THE LIGHTING AROUND THE FRONT ENTRY TO ENSURE THAT IT IS ADEQUATELY LIT.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification that the commissioners were okay with seeing the yellow light fixture itself as proposed, or did they want the fixture concealed with just the yellow light visible. Commissioner Coon was okay with it as long as it had a lens, a clean appearance with a housing. He did not want to see exposed fasteners. Mr. Hautzinger asked if the other commissioners were in agreement with seeing the crisp line of light, as long as it is enclosed with a lens and is of a finished quality. Chair Fitzgerald agreed, and he wanted to be sure that the light will adequately illuminate the reveal under the top coping. Commissioner Kingsley said the LED lighting should look continuous and seamless, and Mr. Tummala said that it would. Mr. Tummala also explained that most of the restaurants have wall signs with a raceway, not individual letters; however, he would follow-up with those involved with this project to review the costs associated with using individual letters as suggested. Chair Fitzgerald clarified that if the wall sign cannot be installed as individual letters, then it would need to come back to the Design Commission for re-review. Mr. Hautzinger explained the difference between the conditions that are requirements versus recommendations.

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

ITEM 3. MIXED-USE REVIEWDC#18-026 – 4 N. Hickory Ave.

Guido Neri, representing *Neri Architects*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story mixed-use building with 76 residential apartment units and 3,435 sf of commercial space. The existing site is currently vacant. This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD) and Plat of Subdivision. Since this project requires Plan Commission review, the Design Commission shall be reviewing and discussing the building and signage only.

Hickory/Kensington Area Design Guidelines:

This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014. Per the Design Guidelines, the core of the Hickory/Kensington area is envisioned to have a clean and modern aesthetic that is unique to Arlington Heights, and shall include the following architectural features:

- Flat roofs with deep horizontal cornices.
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood.
- Clean details.
- Expansive use of glass.
- Simple geometric forms.
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design.

Street Level, Commercial Space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts.

This project received a preliminary Design Commission review on June 13, 2017 with the following highlights:

- Overall, the Design Commission supported the design.
- The Design Commission agreed that the residential entrance was understated and needed further development.
- The Design Commission felt the retail storefronts were understated.
- The Design Commission recommended enhancing the blank first floor walls with recesses to break up the flat wall.
- It was commented that the horizontal railing design should be checked for code compliance because of climbing hazard concerns.

Since the preliminary review, there have been a few significant changes to the design:

- The design of the residential entrance on the east elevation has been enhanced, which now has an interesting and distinctive appearance.
- The commercial storefronts have been given a more distinctive appearance with a smooth stone façade that extends up to the second floor windows above, creating a designated wall space for signage.

- The blank first floor walls have been broken up by extending materials from the upper floors down to grade.
- The horizontal balcony railings have been changed to a grid design with some balconies having solid walls.
- Additional exterior materials and colors have been added to the design.

Overall, the proposed design has a nice modern aesthetic that meets the intent and criteria of the Hickory/Kensington Area Design Guidelines. However, the following items should be evaluated by the Design Commission:

- The combination of dark bronze windows with clear anodized balcony doors and clear anodized commercial storefronts has a busy appearance. It is recommended that the windows be changed to clear anodized aluminum to simplify the exterior material palette and coordinate with the aluminum siding and storefronts.
- The first floor walls facing Hickory should be further articulated to break up the blank wall areas. Consider adding false windows towards the south end of the wall, and rectangular brick recesses in other areas.
- Evaluate the combination of solid versus open balcony railings.
- Consider omitting the second floor balconies on the south elevation to allow greater flexibility for retail signage.
- It is recommended that exterior architectural lighting be provided to up light the building walls from grade.

The proposed 'FOUR NORTH' wall sign appears to comply with code, with the general appearance of the sign being modern and distinctive, which works well with the overall design concept. However, the materials and illumination for the sign should be clarified.

Staff recommends approval of the proposed design with the recommendations previously stated and included in the Staff report.

Mr. Neri reviewed the material samples, which included a corrugated metal panel, brick, stone, Hardi-siding, and two window colors, anodized aluminum and bronze. They are not opposed to using either color for the windows; however, they would suggest changing the sign color to match for consistency. Mr. Neri also addressed the comments made by Staff. He pointed out that there is a 4' drop in grade from Kensington heading north to the new Campbell Street, with the building wall getting taller further north. Although they are not opposed to breaking up the wall, he would suggest adding real windows to help illuminate the garage, either clerestory or frosted for security reasons. The windows could be added to the east elevation, lined up under the balconies in the masonry. However, they feel that adding windows under the balconies adjacent to the commercial storefront windows would be too busy. With regards to the solid balconies, the design intent is to provide additional privacy along Kensington; however, they are not opposed to opening the balconies up and going with a consistent grid railing throughout, as well as possibly lowering the solid wall and adding a short 12-inch rail on top of it to be coordinate with the other balconies. They are not in favor of eliminating the second-floor balconies on the south elevation over the commercial space because it would compromise those two units; they would rather explore the option of integrating it better with the ground floor materials. This would create a tall gap between grade and the third-floor balcony, which they feel would look overwhelming and awkward.

Mr. Neri also said that they are not opposed to adding exterior architectural lighting to up light the building; however, at the same time, they want to be sensitive to the residents of the building. With regards to the sign, they are considering a solid metallic sign with LED backlighting suspended from the wall, the letters would not light up.

Commissioner Kingsley said she was not at the preliminary review of the project. She asked if there is a required amount of commercial space in this development, and Mr. Guido replied that commercial space was only a requirement along Kensington. Commissioner Kingsley said that the Hickory/Kensington Design Guidelines for this area talks about promoting a pedestrian friendly sidewalk with 'expansive use of glass to promote pedestrian interaction with business storefronts. She could see this being done on Kensington, but she wanted to see more of that along Hickory. This project is the first of its kind in this area and it would be a shame if all of the future developments are like this, with very little of the ground floor being commercial space.

Mr. Hautzinger explained that the Hickory/Kensington Area Plan establishes the development goals for the area, and it calls for commercial space to be mostly towards Kensington, in order to be viable, with Hickory not generating enough traffic to attract retailers and restaurants. Moving north from the mixed-use component, it will transition to all residential, up the remainder of the block. Commissioner Kingsley reiterated that it would be nice to see more commercial on that first floor, to make the other buildings north of here more viable; so there is no transition within the first 30' of this building. She was glad to see that the Design Guidelines were followed with regards to the use of glass on Kensington, but she would have liked to see more commercial all the way along it.

Commissioner Kingsley was not opposed to any of the materials being proposed, and felt the color palette was great; however, she questioned how the materials terminate, turn the corner, and meet each other. Specifically how the corrugated metal turns the corner, where the pattern of seams would be in the grey panels, whether the fasteners would be exposed or concealed, and if a reveal edge is being used then how those corners are turned. She was also interested in how the base material of either stone or brick then goes into either the corrugated metal or the panels. She liked the solid balconies being shown on the south elevation, but questioned how the panels will be detailed and what will be at the top.

Mr. Hautzinger clarified that the horizontal bands between the corrugated siding are proposed to be smooth aluminum, which the petitioner did not mention in his overview of the materials. He summarized all of the proposed materials including stone veneer at the base, alternating corrugated metal and smooth metal panels, smooth metal for the solid balconies, grey brick that continues up behind the balconies, and grey and red smooth fiber cement panels.

Commissioner Kingsley reiterated her concerns about wanting to see how all the Hardi panels are laid out and detailed, and felt it would be cool and interesting if some of them are exposed fasteners or recessed reveals. She was interested in knowing what the expression of the paneled system would be, such as how the grey panel system is treated different than the red; how the smooth metal is associated with the corrugated metal, with the brick, and with the window sill; will there be exposed foundation with the brick just sitting on it, and Hardi sitting on that; and the connection between the stone and the brick and the concrete. Because there are so many materials being proposed, she felt the building would be successful in the details, and based on the drawings and renderings, it was hard for her to approve the building when she did not know what it would look like. Commissioner Kingsley was also interested in knowing the materials and detailing of the balconies, and how they are drained. Mr. Neri said that there would be exterior drains onto the sidewalk, through a scupper off to the side.

Mr. Hautzinger had concerns about the horizontal projected cantilevers above the balconies; how will they be detailed and drain water. Commissioner Kingsley questioned the soffit material and the underside of the balconies, how the rooftop equipment will be screened, and if the corrugated metal has a corner detail. Mr. Neri replied that the balcony soffit material would be a fitted ceiling, the parapet wall would screen the mechanical units, and the corrugated metal has a vertical channel detail at the corner. Commissioner Kingsley asked about the coping and overhang material of the horizontal projection of the canopies, and Mr. Neri explained that the overhang would be a Hardi panel of a color yet to be selected, and the open balconies would be anodized aluminum with cantilevered wood framing, a Hardi-panel around the perimeter, and a finished ceiling below.

Commissioner Coon liked a lot of pieces about the building; he liked the entrance to the apartments and the two balconies that come into that element, he liked the Kensington elevation, and he liked the north end of where the retail stops. However, he felt that it started to get rambunctious on the east elevation, which is completely overbearingly busy. He referred to the Commercial Design Guidelines, which recommends that projects located across from residential, having a wall that is longer than 100', be broken up with changes in material, which the petitioner has done, or broken up in elements that project out. He felt there were more opportunities to do that on the north end of the east elevation, and shorten the effect of the longer elevation. It is just a very flat elevation and makes the projected balconies feel very tacked on, and he wondered if there were opportunities to project the brick and partially recess some of the balconies. Bringing the wall out would help a lot to break up the long wall and bring some relief to that wall, making it appear less flat.

Commissioner Coon suggested a variance to extend the building over the sidewalk along Kensington, still allowing for 5' of sidewalk; however, the piers would be free standing, creating an arcade effect that would be a much friendlier pedestrian experience through this area and make the retail element more meaningful. He agreed with Commissioner Kingsley's comment about the lack of retail and mixed-use going down the street, while being sensitive to the fact that retail is a hard thing when there is nothing to draw people down there. Having retail along Hickory would be very difficult, until this area is further developed.

Commissioner Coon said that details such as how the corners are treated and how the balconies interact are things that the commissioners really want to see and have the ability to comment on, especially where the exposed foundation comes up to meet the finished floor, and the finish material stops there. This same thing occurs along Arlington Heights Road at the Arlington Town Center development and it looks horrible, absolutely horrible; this must be detailed in a different way. Mr. Hautzinger clarified that the rendering probably does not show the foundation accurately because the sidewalk will need to align with the storefront thresholds for access into the stores. Mr. Neri replied that he was unaware that this detail needed to be presented to the Design Commission; however, he believed there would not be any exposed concrete where a public sidewalk meets the building. Commissioner Coon reiterated that this detail is shown on the drawings and the commissioners are all longtime residents of the Village who care about this town and do not want to walk around seeing mistakes like this being repeated in the Village. He brings up this nitpicky item about the foundation detail because when he drives down Arlington Heights Road and looks over at Arlington Town Square to see this same horrible detail, or when he sees the exposed rooftop units the developer promised to screen but never did, he is bothered by it. He expects the petitioner to come in with a design that depicts what is intended to be developed, and felt this project was not ready to be approved tonight because there are just too many open questions and concerns for him. He reiterated his main concern is how to simplify the east elevation and make it less busy, while still providing each unit with a balcony.

Commissioner Coon also said he was fine with the 'FOUR NORTH' sign as shown on the east elevation, although he was somewhat bothered by the symmetry of the 2 windows on either side because of the focus it brings on the area, which is just another element in an overly complicated elevation. He acknowledged that this is a tough site because of the 4' drop off, and the only logical place for retail is at the south end; however, the ceiling height for retail should be higher, which unfortunately results in a very tall wall. He liked the landscaping being shown, but felt that additional plantings were needed to help soften and break up the wall and make the area more pedestrian friendly. Mr. Hautzinger reiterated the petitioner's previous suggestion to add windows under some of the balconies to break up the wall. Mr. Neri replied that adding windows under some but not all of the balconies would help; treat some part of the wall with fenestration and other parts with landscaping.

Commissioner Coon said he was not on this commission when the project was presented for a preliminary review, but he worked on a project in Vail, Colorado with their Design Commission and they were required to completely redesign the building three times. He is used to this process where the design gets refined, but it is difficult to do that when all the answers are not here. He commented that the egress doors off the garage should be a commercial type door, and he liked the solid balconies, although he had a problem with them draining on the sidewalk.

Chair Fitzgerald said that he was at the preliminary review of this project, along with the 2 commissioners that are not here tonight, and he appreciated that the petitioner did what the commission asked to be done at that time; however, he was now worried about what would happen when those commissioners come back, after the comments made tonight. He liked the proposed building and felt the petitioner addressed a lot of what was talked about at the preliminary review, and he liked the idea of adding windows in the garage, which is a benefit from both inside and outside. He liked the solid balconies on the south elevation as proposed; he felt they looked fantastic and he liked that they were different and he liked the height of them as shown. The color of the windows and doors was not discussed and he was unsure about it, and he was in support of landscape lighting to be approved by Staff. He also liked the sign as shown. Overall, he really liked the project as proposed, and felt that some of the items brought up tonight were fair and really good; however, he reiterated that what the petitioner brought back tonight is what the three previous commissioners asked to be done. He suggested the commissioners summarize the issues that are really important to them.

Commissioner Kingsley reiterated that it was difficult for her to approve some of the design because it was unclear to her as to how it was going to be detailed; however, overall there are a lot of things she likes about the building. After looking at the Design Guidelines and because this commission wrote the Design Guidelines, she felt it was only right that those guidelines be addressed, and if they are not specifically addressed, then they should be at least be discussed. She reference items on Page 7, 15, 16 and 23 that she felt should be talked about when the project comes back; she just wants an answer on how the Design Guidelines impacted the design being proposed. Other concerns for her are the details of the new building; it is difficult for her to understand what it will look like if it is unclear how they meet because there are so many materials on the building; however, she felt it could be successful if those actually work. She also wanted to see the drainage of the balconies addressed, and felt that Commissioner Coon brought up some very good suggestions that might help to resolve the details on the building.

Chair Fitzgerald reiterated that the east elevation is a result of the direction given by the commissioners at the preliminary review, and he did not want to see it change again at the next meeting if a commissioner was not there. To clarify, Commissioner Coon said there are a lot of ins and outs up on the left end of the east elevation and then it is all flat, and he wanted some of the detailing from the left side to carry throughout to the right side. Mr. Guido said that although he understood the comments made tonight, he was also confused at the same time. Commissioner Coon said that he did not want to hold up the petitioner's process moving forward with the Plan Commission review, and the project could come back for another review with this commission after Plan Commission, because the issues talked about tonight would not impact any decisions or recommendations from the Plan Commission. Mr. Guido said they are currently addressing Plan Commission comments as they receive them; however, coming back to this commission would put everything else on hold.

Mr. Hautzinger said that based on the comments and concerns regarding the building design made tonight, it did not appear as though there were any issues that should hold up the Plan Commission process. Speaking on behalf of the commission, Commissioner Coon said that the Design Commission's goal is to ensure that the Design Guidelines are met and that Staff's comments are addressed; the goal is not to hold up projects. However, he wanted to see what the petitioner came back with because these are not significant changes, which in fact would be easy for him to work up solutions to in 3 or 4 days. In terms of the details for the metal paneling, it would be hugely helpful for the petitioner to bring in sample images of the finished details and materials.

Mr. Hautzinger summarized the points that need to be addressed, based on the comments made tonight.

East elevation. The commissioners felt the right side of the east elevation is too flat, and needs to be further developed to be more similar to the left side.

Metal Wall Panels. The details of the exterior metal wall panels need to be further clarified. Provide standard manufacturer details and/or manufacturer photos to illustrate how exterior corners and joints between other materials will be detailed.

Hardie Panel Joints. The design intent of the joints in the hardie panels need to be clarified. Provide a detail of the panel joints include the profile and color of the reveal strip and the panel fastening method, exposed or not.

Balcony Railings. Provide balcony railing details for both the solid and mesh railings, including scupper details for the solid balconies.

Garage Windows. Show the new garage windows on the first-floor on the east elevation, and indicate the type of glazing to be used, possibly frosted.

Exterior Elevations. Clarify the notes on the exterior elevations to confirm that all materials are clearly and accurately noted.

Signage. Indicate the material, color, and illumination of the proposed "FOUR NORTH" wall sign.

Also mentioned by the commissioners were the window and door color, and although there was not much discussion about it, Staff reiterated their suggestion to change all the fenestration to the clear anodized; however, using both colors is also an option to consider. Mr. Guido presented two samples for consideration; Dark Bronze and Bright Silver, which is actually clear anodized aluminum. Chair Fitzgerald preferred the Dark Bronze because of the contrast with the lighter color railings, although he was okay with both colors. Commissioner Kingsley was leaning more toward the darker color because it would simplify the elevation; however, for her, the decision was dependent on how the details on the building are further developed. Commissioner Coon was okay with the Dark Bronze color.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO CONTINUE THE REVIEW OF THE 4 N. HICKORY AVENUE PROJECT (DC#18-026) TO A FUTURE MEETING DATE.

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

ITEM 4. GENERAL MEETING

Commissioner Kingsley asked Staff to reiterate to the petitioner the pages of the Design Guidelines that she pointed out tonight, and ask that the petitioner verbally respond to them. She pointed out Page 7, that talks about the fresh, clean and modern architectural style for mixed-use buildings located in this area, and Pages 15 & 16, that talk about sustainability and construction materials. This is a TIF District that is totally changing a function or an area in Arlington Heights, and if these Design Guidelines were set up, then they should be followed and the Village should require them to be put in by the petitioner. She did not understand how a petitioner could buy a piece of property, say they are going to develop it, and then say that they did not know about the information and requirements contained in the Design Guidelines. These Design Guidelines are about design, and will not be talked about with the Plan Commission.

Mr. Hautzinger clarified that the Plan Commission will discuss the Design Guidelines because it applies to the entire redevelopment of the Hickory/Kensington area; they do not only apply to the Design Commission. As part of the Plan Commission review, the petitioner will provide the sustainable design features being incorporated into the project, as well as the streetscape details of the design. Staff also reviewed the viability of incorporating bioswales in the project, but it was determined that there was not enough space for them. Commissioner Kingsley asked that Staff provide at the next review of the project, a summary of what the petitioner has done with regards to the Design Guidelines, which will help the commissioners know that they are working towards things that this commission does not necessarily have purview on. She also pointed out 'Construction Materials' on Page 16, which she felt the petitioner should be required to respond to, and felt the Design Commission should discuss 'Construction Materials' with the petitioner, not the Plan Commission. Mr. Hautzinger stated that Staff's assessment of the building was that overall, the proposed design touched on the majority of the Design Guidelines' criteria regarding the aesthetics of the building.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING 9:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#18-024 - 915 S. Dunton Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission approve the design for the proposed addition at 915 S. Dunton Avenue. This recommendation is based on the architectural plans dated 2/27/18 and received 3/8/18, revised exterior elevations received 4-13-18, and the following:

1. A recommendation that the fascia and soffits on the garage be coordinated to match the detailing on the house.
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, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner'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. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits 4-24-18
Exhibits 4-10-18

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 915 S. Dunton Avenue
Project Address: 915 S. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 4, 2018
Date Revised: April 17, 2018

PETITION INFORMATION:

DC Number: 18-024
Petitioner Name: Daniel P. Poloz
Petitioner Address: 1567 Ridge Avenue, Unit 603
Evanston, IL 60201
Original Meeting Date: April 10, 2018
Re-Review Meeting Date: April 24, 2018

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing a second floor addition to an existing single-story house. The existing one-car attached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,235 square feet and the proposed residence with the addition will be 2,524 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 30 feet Side: 3.2 feet (existing) Side: 13 feet Rear: 66.6 feet
Building Height	25 feet to the midpoint	21.5 feet to the midpoint
FAR	4,132 SF	2,524 SF
Building Lot Coverage	3,232 SF	1,524 SF
Impervious Surface Coverage Total	4,618 SF	2,106 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on April 10, 2018, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of key issues discussed at the meeting is as follows:

- Primary concern was the empty wall space above the kitchen window.
 - Consider changing the stone around the kitchen window to hardie panels.
 - Consider lowering the eave height above the kitchen window.
- Recommendation to join the windows in the dormer together to match the other windows on the front elevation.
- Recommendation to paint the existing kitchen window to match the color of the new windows.
- Suggestion to increase the pitch of the existing garage roof to match the house. However, Staff explained that the garage is encroaching into the required side yard setback, so the roof is not allowed to be enlarged unless a zoning variation is granted.
- Recommendation to coordinate the garage fascia trim and soffits to match the house.

Project Update:

In response to the comments from April 10, the petitioner has made changes to the design as follows:

- The dormer was moved forward, lowered, and connected with the kitchen wall below using hardie panel siding to match the detailing on the right side of the front elevation.

- The windows in the dormer were joined together to match the other windows on the front elevation.
- garage has been changed to a courtyard style garage, with the two-car door arranged as a side-load and the third car space recessed approximately 23 feet from the front wall.
- The kitchen window is shown in a gray color to match the new windows on the front elevation.
- There have been no changes to the existing garage roof, fascia, or soffits.

Overall, Staff feels that the revisions have addressed the primary concerns, and the revised design now has a cohesive appearance. It is recommended that the fascia and soffits on the garage be coordinated to match the detailing on the house.

RECOMMENDATION:

It is recommended that the Design Commission approve the design for the proposed addition at 915 S. Dunton Avenue. This recommendation is based on the architectural plans dated 2/27/18 and received 3/8/18, revised exterior elevations received 4-13-18, and the following:

1. A recommendation that the fascia and soffits on the garage be coordinated to match the detailing on the house.
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3. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, April 17, 2018

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-024

ORIGINAL DESIGN 4-10-18







① West (Front) Elevation - Proposed
1/4" = 1'-0"



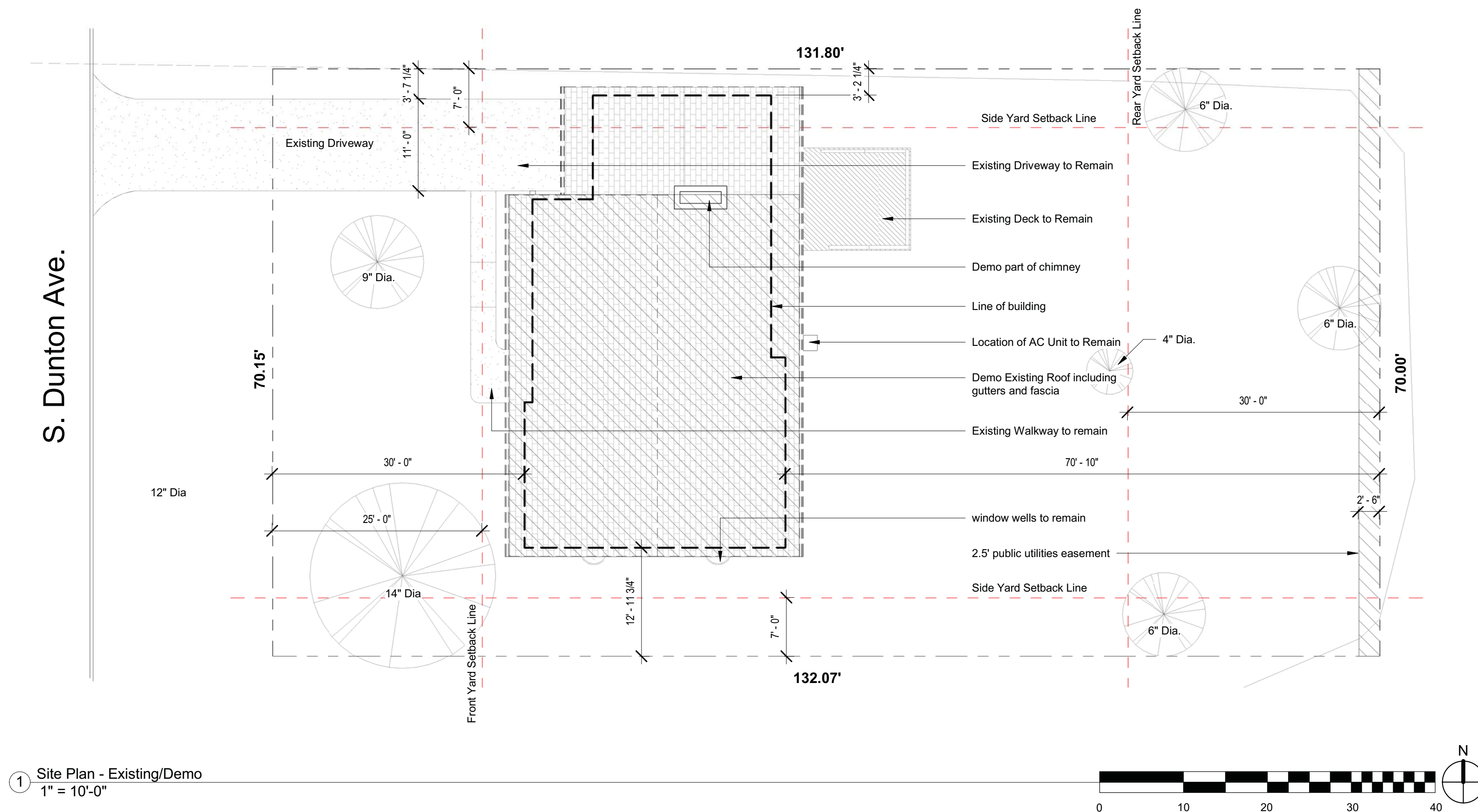
① East (Side) Elevation - Proposed
1/4" = 1'-0"



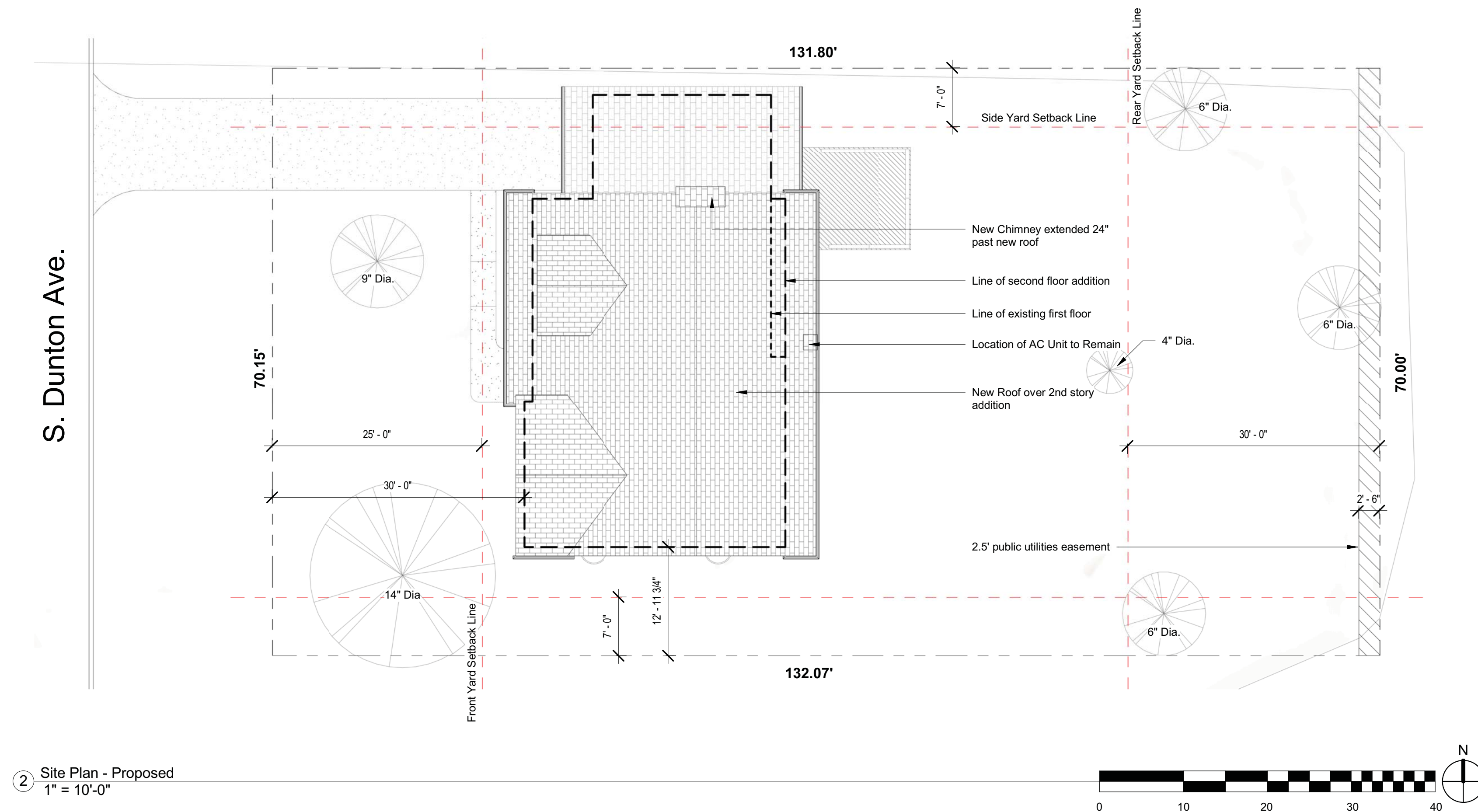
① South (Side) Elevation - Proposed
1/4" = 1'-0"



① Pre. - East Elevations - Proposed
1/4" = 1'-0"



NOTE:
All existing trees are to remain and shall be protected with fence wrapped around the tree truck.



Survey Information:

Lot dimensions taken from original survey. All lot lines, setback lines, utility easement, are to be located on the site before work starts. Contractor is sole responsible for compliance with setbacks and easements. Before excavating contractor is to retain the services of a licensed Illinois surveyor to verify plot dimensions. Any discrepancies with plan dimensions are to be reported to architect immediately. Contractor agrees to comply with this directive and further agrees to hold architect harmless for remedial action due to his failure to comply.

General Notes:

1. Contractor shall verify existing conditions, all dimensions, elevations, grading on the field before any work proceeding, notify the architect of any discrepancies.
2. Requirements and design data shall be followed entirely, regardless of whether they are given by both the specifications and drawings or by either one only.
3. Shop drawings prepared by the contractor, supplier, etc. shall be reviewed by structural engineer or civil engineer only for conformance with design concept. No work shall be started without such review.
4. Contractor to assume full responsibility, unrelied by review of shop drawings and by supervision or periodic observation of construction, for the following:
 - a) Compliance with contract documents.
 - b) Dimensions to be confirmed and correlated on the job site and between individual drawings or sets of drawings.
 - c) Fabrication processes and construction techniques (including excavation, shoring, scaffolding, bracing, erection, formwork, etc.)
 - d) Coordination of the various trades.
 - e) Safe conditions at the job site.
5. Unless otherwise noted, all details, sections, and notes on drawings are intended to be typical for similar situations elsewhere.
6. Design loads, allowable stresses and structural capacities are based on the applicable building code, including local amendments, in force at the location of the building.
7. Submit location and spacing of construction joints in concrete slabs and walls to the structural engineer for review.
8. Contractor shall provide temporary bracing to the structure capable of resisting a full wind load upon the building until the entire roof deck is connected to the roof structure.

General Demolition Note:

1. Before any demolition or excavation work, the owner agent or contractor shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, and other connections.
2. Whenever a structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of the protection of the public or workers from health or other hazards involved in demolition, mining and other processes and operations.
3. Where the removal of any material will cause an excessive amount of dust, such material shall be wet down to prevent the creation of a nuisance.
4. All parts of building under demolition, erection or repair shall be adequately lighted - the intensity of floor lighting shall be not less than 3 footcandles (32.29 lux).
5. Proper precautions shall be taken to avoid all risk of fire or explosion, and flammable or explosive materials shall not be stored in the vicinity of welding or cutting operations.
6. Material shall not be dropped by gravity or throw outside the exterior walls of building during demolition or repair: wood or metal chutes shall be provided for the removal of such materials.
7. Adjoining property shall be completely protected from any damage incidental to the building operation when the owner of the adjoining property permits free access to the building at all reasonable times to provide the necessary safeguards.
8. All floor and wall openings shall be protected with substantial guardrail and toe boards.
9. All construction practices to conform to osha standards
10. Contractor to keep fire extinguishers on job-site as follows: water: one per floor. 2.5 gallon capacity dry chemical: one per floor.
10 lb capacity effective on glass a (flammable materials)
 glass b (flammable solvents)
 glass c (electrical fires)

Notes:

1. Provide 6-ft. high chain link fence, enclosing entire perimeter of property with a locking gate, if excavation exceeds 42" below grade.
2. Provide protective fencing around each existing tree on the village right-of-way and around all public property.
3. For each inch of the tree diameter provide one foot distance from trunk of the tree to any excavation.
4. No trees on village right-of-way is allowed to be cut without approval of village arborist.
5. Provide construction entrance with gravel mat at entrance.
6. Provide temporary mailbox at the entrance of the construction site with home address.
7. Provide portable toilet 10-ft from neighboring property if possible.

Note:

The architect shall not have control over or charge of and shall not be responsible for demolition or construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the contractor's responsibility under the contract for construction. The architect shall not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents. The architect shall not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any other persons performing portions of the work.

3 Site Plan Notes

SITE DATA: ZONE R-3			
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
TOTAL LOT AREA - STANDARD	8,750 SF Min.	9,245 SF	--
LOT WIDTH - STANDARD	70 FT Min.	70.15 FT	--
BUILDING LOT COVERAGE: 35%	3,235.75 SF	1524 SF	--
BUILDING HEIGHT	25 Feet (Max.)	13'-1"	21'-0" from grade to mid. roof
FRONT YARD SETBACK	25 Ft (Min.)	30'-0"	30'-0"
SIDE YARD SETBACK (NORTH)	7'-0" (10% of Lot Width)	3'-2"	3'-2"
SIDE YARD SETBACK (SOUTH)	7'-0" (10% of Lot Width)	13'-0"	13'-0"
REAR YARD SETBACK	30 Ft (Min.)	70'-10"	70'-10"
FIRST FLOOR	N.A.	1,261 SF	1,261 SF
SECOND FLOOR	N.A.	N.A.	1,263 SF
FLOOR AREA RATIO: NA	3838 + ((9245-8750) x 0.4) = 4,136 SF	1524 SF	2,787 SF
IMPERVIOUS SURFACE: 50% (Max.)	4,622 SF	2,508 SF	3155 SF

Ground Snow Load	30 lbs/ft ²
Wind Design Speed (mph)	90 miles per hour
Wind Design Topographical effects	0
Seismic Design Category	0
Weathering	Severe
Frost line depth	42 inches below grade
Termite	Moderate to heavy
Winter Design Temp	97 % ¹ , 2°F
Ice Barrier Underlayment Required	Yes
Flood Hazards	N/A
Air Freezing Index	2,000
Mean Annual Temp	50 degrees Fahrenheit

[illegible]

Poloz Estate

915 S. Dunton Ave.
Arlington Heights - IL - 60005

Existing and Proposed Site Plan

Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP

A-1.0

Scale	As indicated
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Property to Left 3
901 S. Dunton Ave.



Property to Left 2
907 S. Dunton Ave.



Property to Left 1
909 S. Dunton Ave.



Subject Property
915 S. Dunton Ave.



Property to Right 1
921 S. Dunton Ave.



Property to Right 2
925 S. Dunton Ave.



Property to Right 3
929 S. Dunton Ave.

DUNTON AVE.



Property Across 1
910 S. Dunton Ave.



Property Across 2
914 S. Dunton Ave.



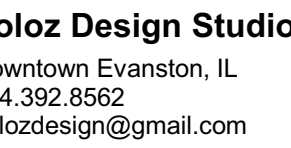
Property Across 3
916 S. Dunton Ave.



Property Across 4
920 S. Dunton Ave.



Property Across 5
922 S. Dunton Ave.



PROFESSIONAL DESIGN FIRM LIC# 184-004672



WWW.POLOZARCHITECTS.COM

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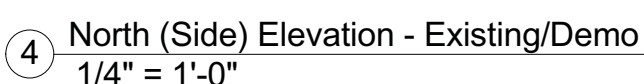
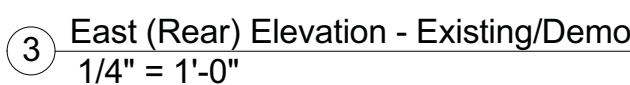
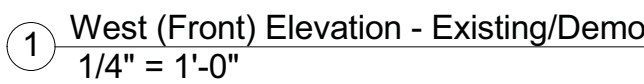
Existing Context Elevation of Subject House



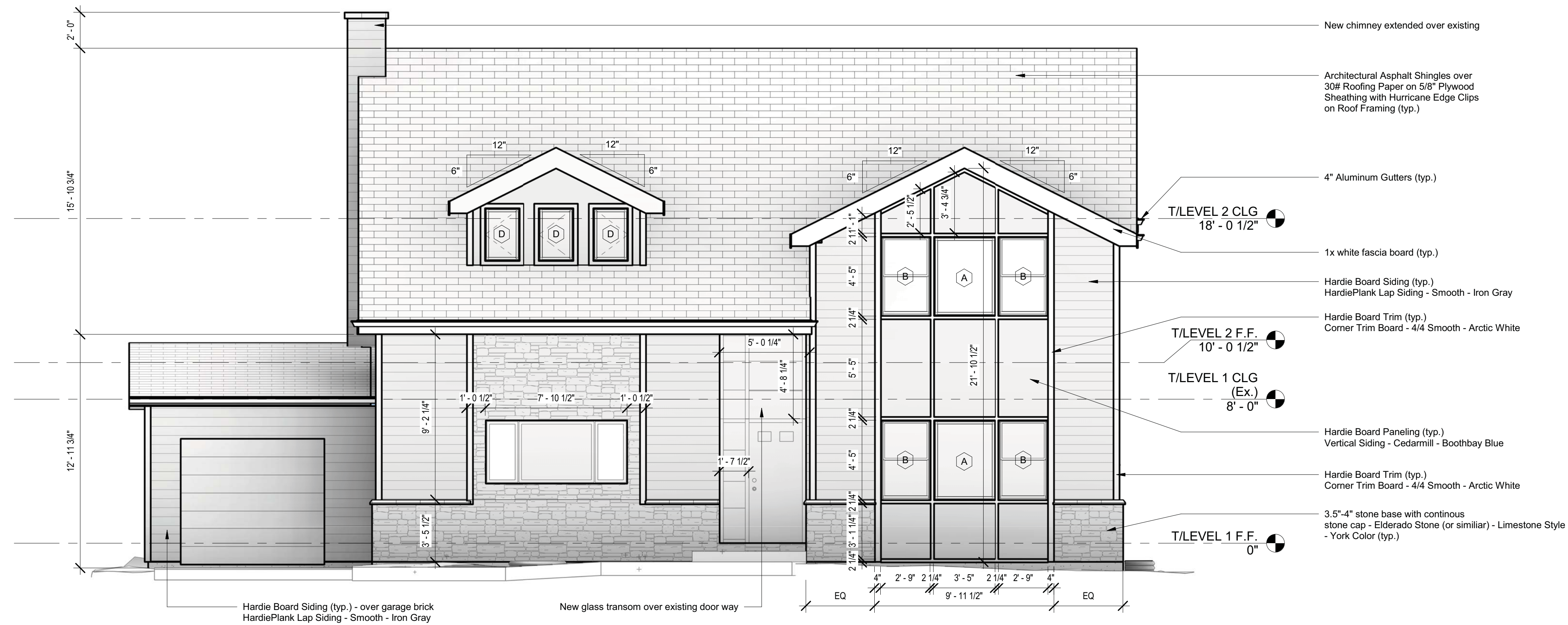
Proposed Context Elevation of Subject House

① Elevation Study
1/8" = 1'-0"

Poloz Estate 915 S. Dunton Ave. Arlington Heights - IL - 60005	
Existing and Proposed Exterior Elevation Studies	
Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP
A-4.4	
Scale	1/8" = 1'-0"



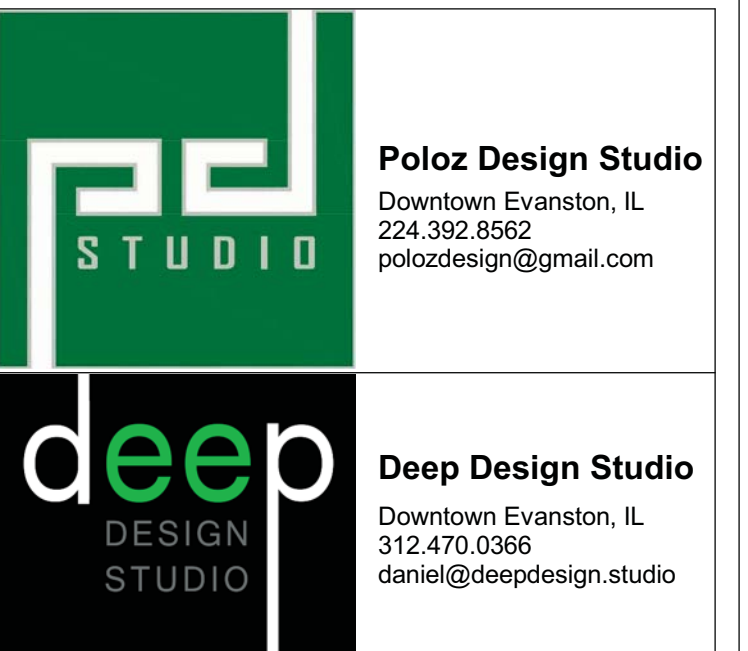
Poloz Estate 915 S. Dunton Ave. Arlington Heights - IL - 60005	
Existing/Demo Exterior Elevations	
Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP
A-4.1	
Scale	1/4" = 1'-0"



① West (Front) Elevation - Proposed
1/4" = 1'-0"



② South (Side) Elevation - Proposed
1/4" = 1'-0"



Poloz Design Studio

Downtown Evanston, IL
847.392.8562
blozdesign@gmail.com

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Deep Design Studio

Downtown Evanston, IL

2.470.0366
daniel@deendesign.studio

info@carapass.gr www.carapass.gr	
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PROFESSIONAL DESIGN FIRM LIC# 184-004672



WWW.POLOZARCHITECTS.COM

TEL: 847.309.6966 E-MAIL: polozarchitects@gmail.com

ADDRESS: 6715 PALMA LANE, MORTON GROVE, IL 60053

Consultant
Address
Address
Phone
e-mail

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Address
Address
Phone
e-mail

Consultant
Address
Address
Phone
e-mail

[illegible]

Poloz Estate

915 S. Dunton Ave.
Arlington Heights - IL - 60005

Proposed Exterior Elevations

Project number	2018.100
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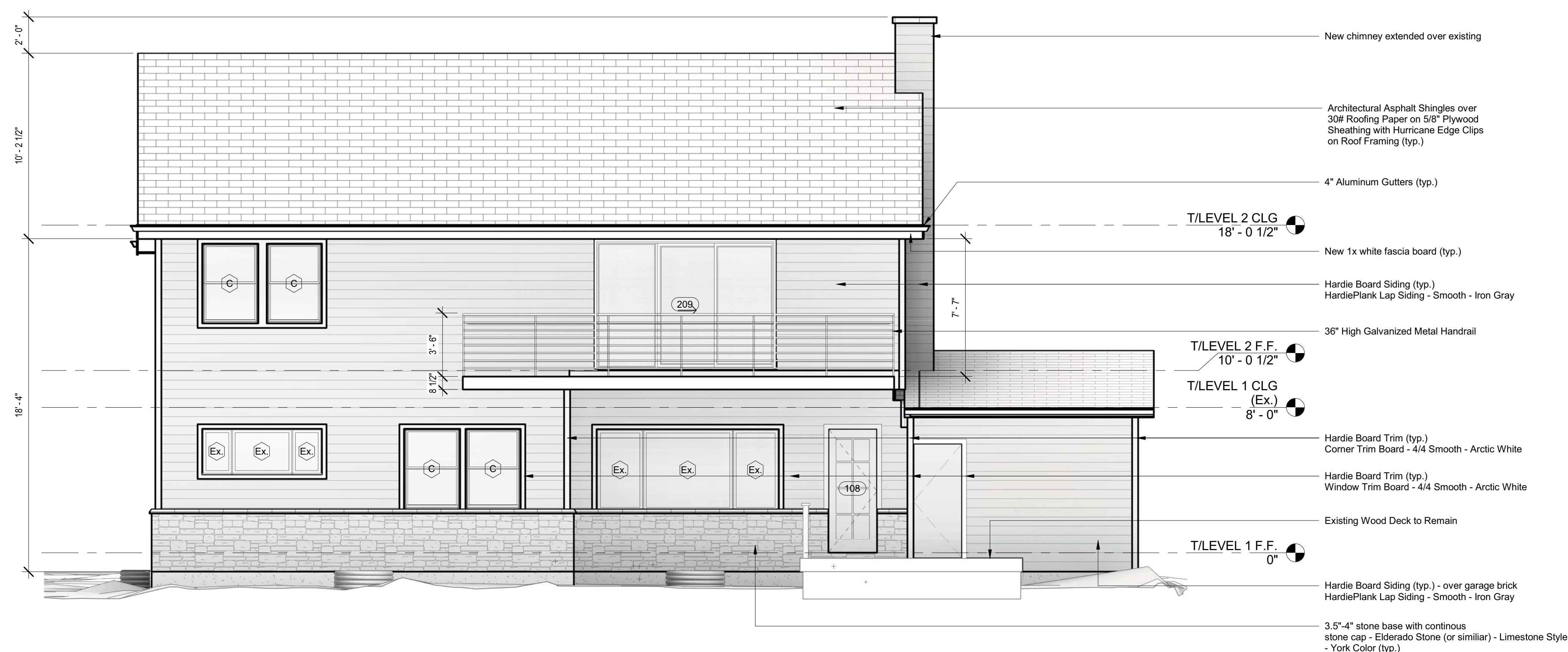
Date	02.21.2018
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Drawn by pd Studio - DPP

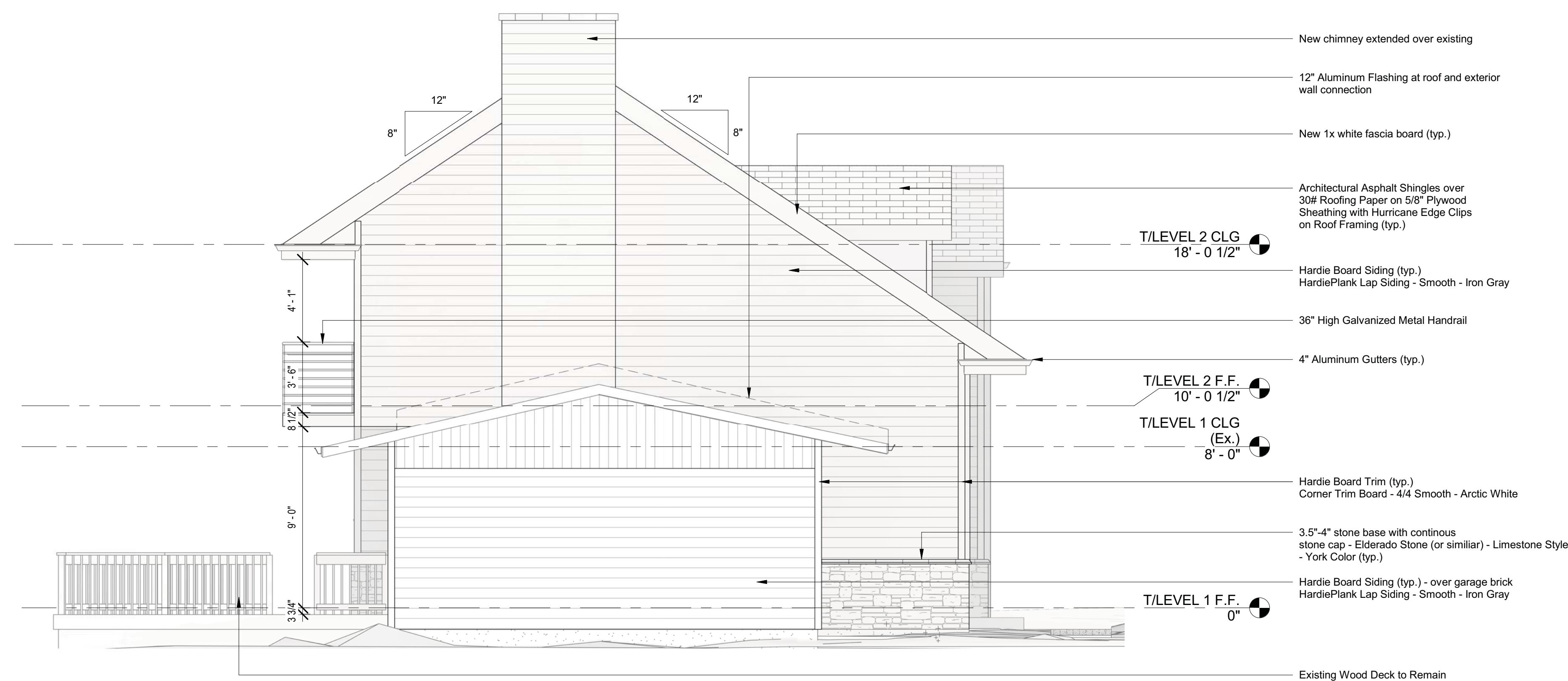
Checked by	Poloz Architects - PNP
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A-4.2

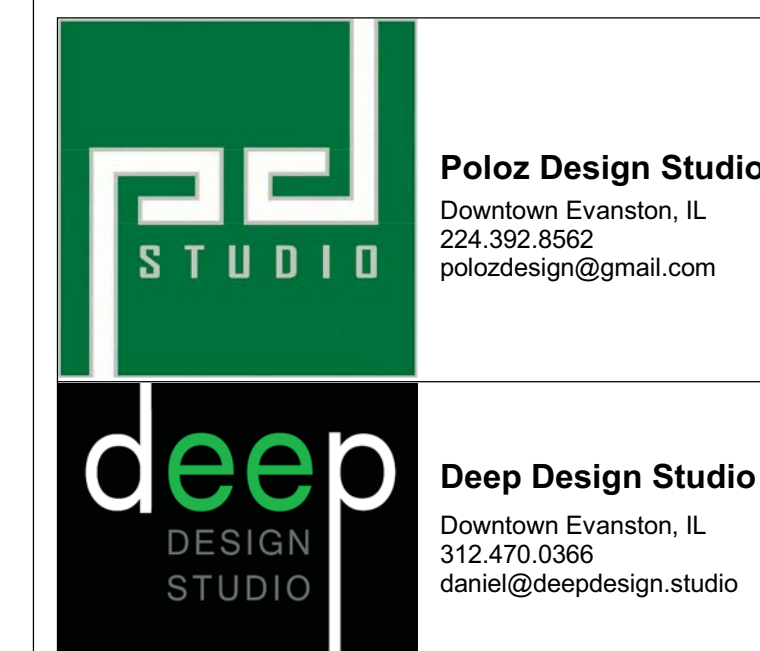
Scale	1/4" = 1'-0"
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① East (Side) Elevation - Proposed
1/4" = 1'-0"



② East Elevations - Proposed
1/4" = 1'-0"



PROFESSIONAL DESIGN FIRM LC# 184-00467



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ADDRESS: 6715 PALMA LANE, MORTON GROVE, IL 60053

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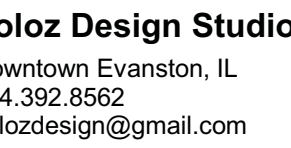
Poloz Estate
915 S. Dunton Ave.
Arlington Heights - IL - 60005

Proposed Exterior Elevations

Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP

A-4.3

Scale	1/4" = 1'-0"
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PROFESSIONAL DESIGN FIRM LIC# 184-004672



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ADDRESS: 6715 PALMA LANE, MORTON GROVE, IL 60053

Consultant
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e-mail

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Consultant
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Address
Phone
e-mail

Poloz Estate	
915 S. Dunton Ave. Arlington Heights - IL - 60005	
Cover Sheet	
Project number	2018.100
Date	02.21.2018
Drawn by	pd Studio - DPP
Checked by	Poloz Architects - PNP
CS-1.0	
Scale	







Similar Architectural Shingles

Same Baybooth Blue color



915 S. Dunton Ave.



921 S. Dunton Ave.

Similar style and color base stone

Same white Trim

Sample Material Schedule

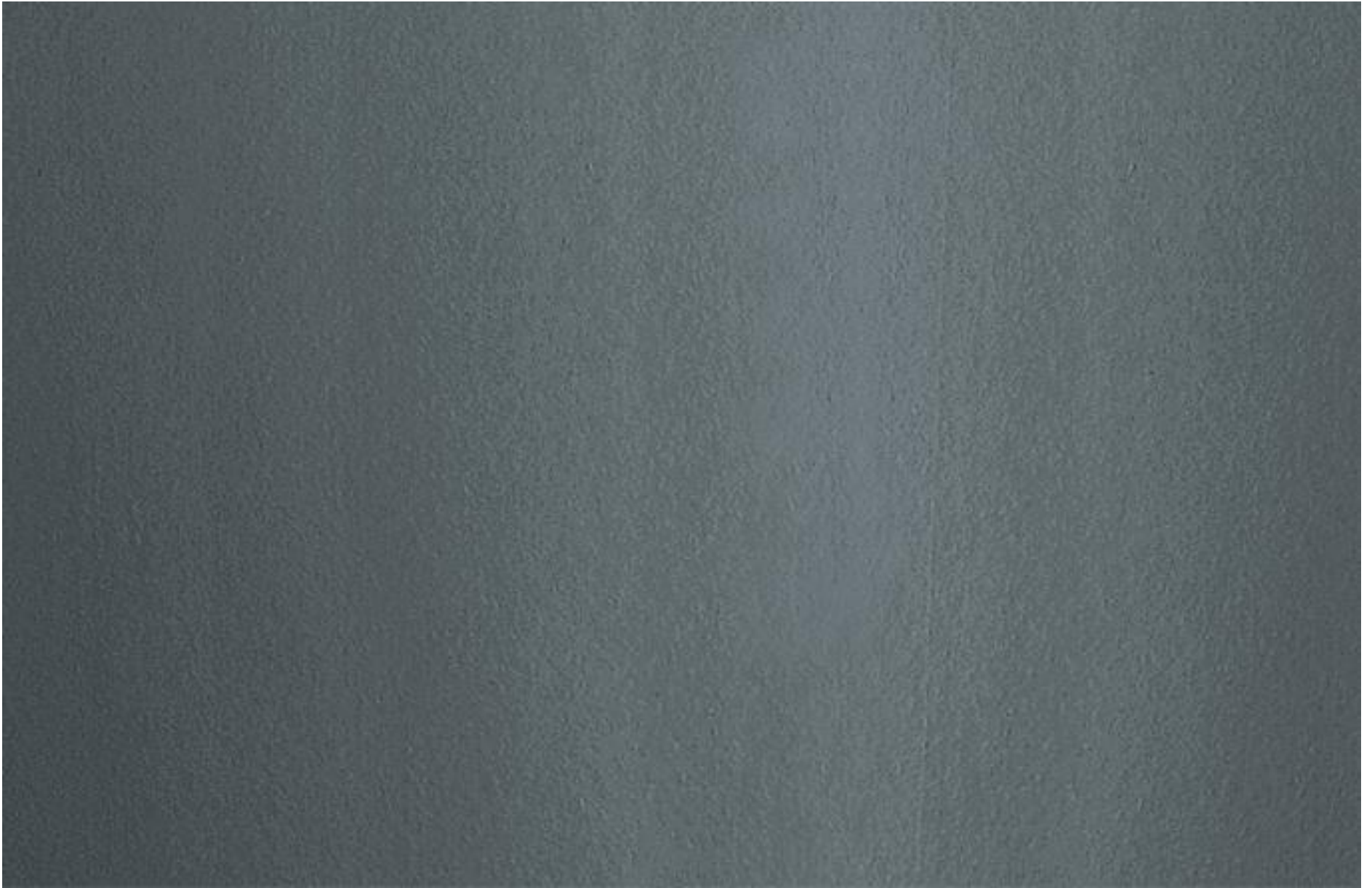
Item	Material	Manufacturer	Color
Stone Base	Stone	Eldorado Stone	San Marino Limeston - or equal
Horizontal Siding	Fiber Cement	James Hardie	Iron Gray
Paneling	Fiber Cement	James Hardie	Boothbay Blue - Smooth
Trim	Fiber Cement	James Hardie	Arctic White
Windows	Aluminum / Wood	Pella	White
Gutters	Aluminum	ACM	Gray
Roof	Architectural Shingles	GAF	Timberline Armor Shield II - Slate
Soffits	Aluminum / Wood	Knotwood / James Hardie	Western Red Cedar / Arctic White



ELDORADO STONE - LIMESTONE STYLE - SAN MARINO COLOR



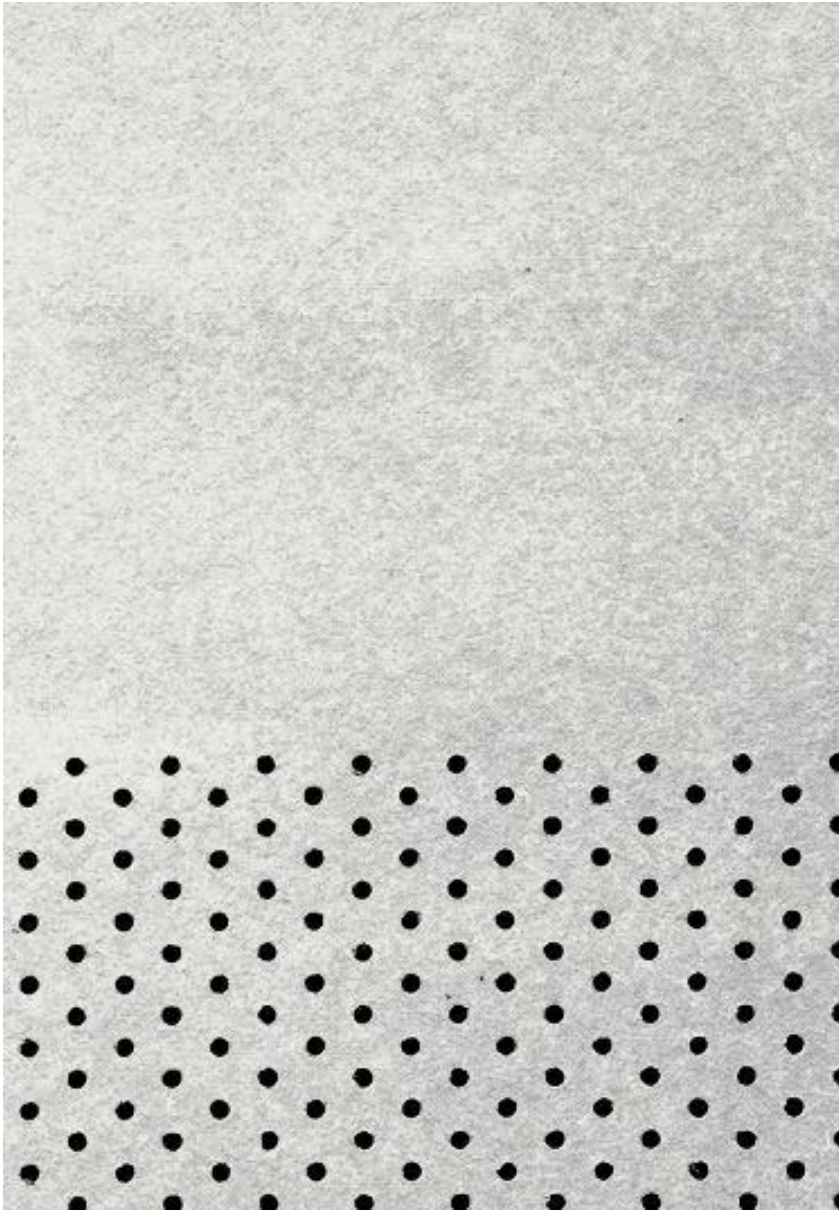
JAMES HARDIE
- LAP SIDING
- IRON GRAY
- SMOOTH



JAMES HARDIE - PANELING - BOOTHBAY BLUE - SMOOTH



JAMES HARDIE
- TRIM BOARD
- ARCTIC WHITE
- SMOOTH



JAMES HARDIE SOFFIT
- ARCTIC WHITE
- SMOOTH



KNOTWOOD SOFFIT
- WESTERN RED CEDAR



**GAF ROOFING
- TIMBERLINE
ARCHITECTURAL
SHINGLES
- SLATE**



Item: DC#18-032 - Arlington Downs - Family Recreation Center - 3400 W. Euclid Ave. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing indoor recreation facility at the Arlington Downs Planned Unit Development.

Recommendation

Staff does not object to the proposed exterior design and it is recommended that the Design Commission approve the design of the proposed entrance addition at the Arlington Downs Family Recreation Center at 3400 W. Euclid Avenue. This recommendation is based on the plans received 4/6/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider options to enhance the building design for a more exciting appearance and greater focal point.
2. Evaluate the visibility of the proposed wall signage, and consider options to better integrate it with the new entrance design.
3. Consider omitting the small, round "FRC" sign in the gable at the entrance.
4. All signage shall meet the sign code, Chapter 30 or obtain a sign variation(s).
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.

ATTACHMENTS:

Description

Staff Report

Exhibits

Photos

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Family Recreation Center -
Arlington Downs

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

Date Prepared: April 17, 2018

PETITION INFORMATION:

DC Number: 18-032

Petitioner Name: David Gillespie
Petitioner Address: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072
Meeting Date: April 24, 2018

Requested Action(s):

Approval of the proposed architectural design for an addition to an existing indoor recreation facility at the Arlington Downs Planned Unit Development.

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 to amend the existing Arlington Downs Planned Unit Development (PUD) as well as to obtain Special Use approval. 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 convert a former indoor water park into a new Family Recreation Center at the Arlington Downs Planned Unit Development. The proposed facility will include two separate uses: Funtopia will be an indoor adventure playground for children, and First Ascent will be an indoor climbing facility and fitness center for all ages. As part of the conversion, a new entrance and mezzanine addition is proposed on the west side of the building.

Architectural Design and Signage:

The proposed new entrance addition is designed to complement and fit in with the existing building, and to provide separate entrances for the two separate interior uses. The exterior colors have been selected to match the existing building, and the new blue metal roof coordinates very well with the overall color palette.

In regards to signage, the primary wall signs are placed on the existing building wall above, which is recessed about nine feet from the mezzanine addition parapet wall below. The visibility of the signs is a concern, because they will be blocked from view as you get closer to the building. One wall sign is allowed per business, so the petitioner will have to confirm that Funtopia and First Ascent are separate businesses, otherwise a sign variation may be required to have two separate wall signs. The small, round "FRC" sign in the gable at the entrance is unremarkable, and its necessity should be evaluated.

The proposed entrance design fits in seamlessly with the existing building, and Staff has no objections to it, and it meets the intent of the Design Guidelines. However, the possibility of creating a more exciting entrance as a focal point, and to coordinate with the exciting uses in the building should be considered, such as the following:

- An exterior design that is inspired by the unique use of the building.
- A taller entrance massing for an enhanced focal point.
- A more dramatic sense of arrival with an emphasis on fun and excitement
- Creative signage designed as an integral part of the façade

For reference, the images below illustrate the character of the interior designs.



Conceptual Interior Design for First Ascent



Representative Interior Image of Funtopia.

The following images represent some conceptual inspirational ideas for the building entrance design.



Entry examples with signage integrated into the entrance design:



An example of a unique façade that relates to a climbing wall theme. Architectural lighting adds additional interest.

Another example of a sculptural building entrance



RECOMMENDATION:

Staff does not object to the proposed exterior design and it is recommended that the Design Commission **approve** the design of the proposed entrance addition at the Arlington Downs Family Recreation Center at 3400 W. Euclid Avenue. This recommendation is based on the plans received 4/6/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider options to enhance the building design for a more exciting appearance and greater focal point.
2. Evaluate the visibility of the proposed wall signage, and consider options to better integrate it with the new entrance design.
3. Consider omitting the small, round "FRC" sign in the gable at the entrance.
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____ April 17, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-032

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 200 ft

LOT 16 / 2B DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-IV	360 UNITS	540
SUB-TOTAL		540
PARKING PROVIDED		540

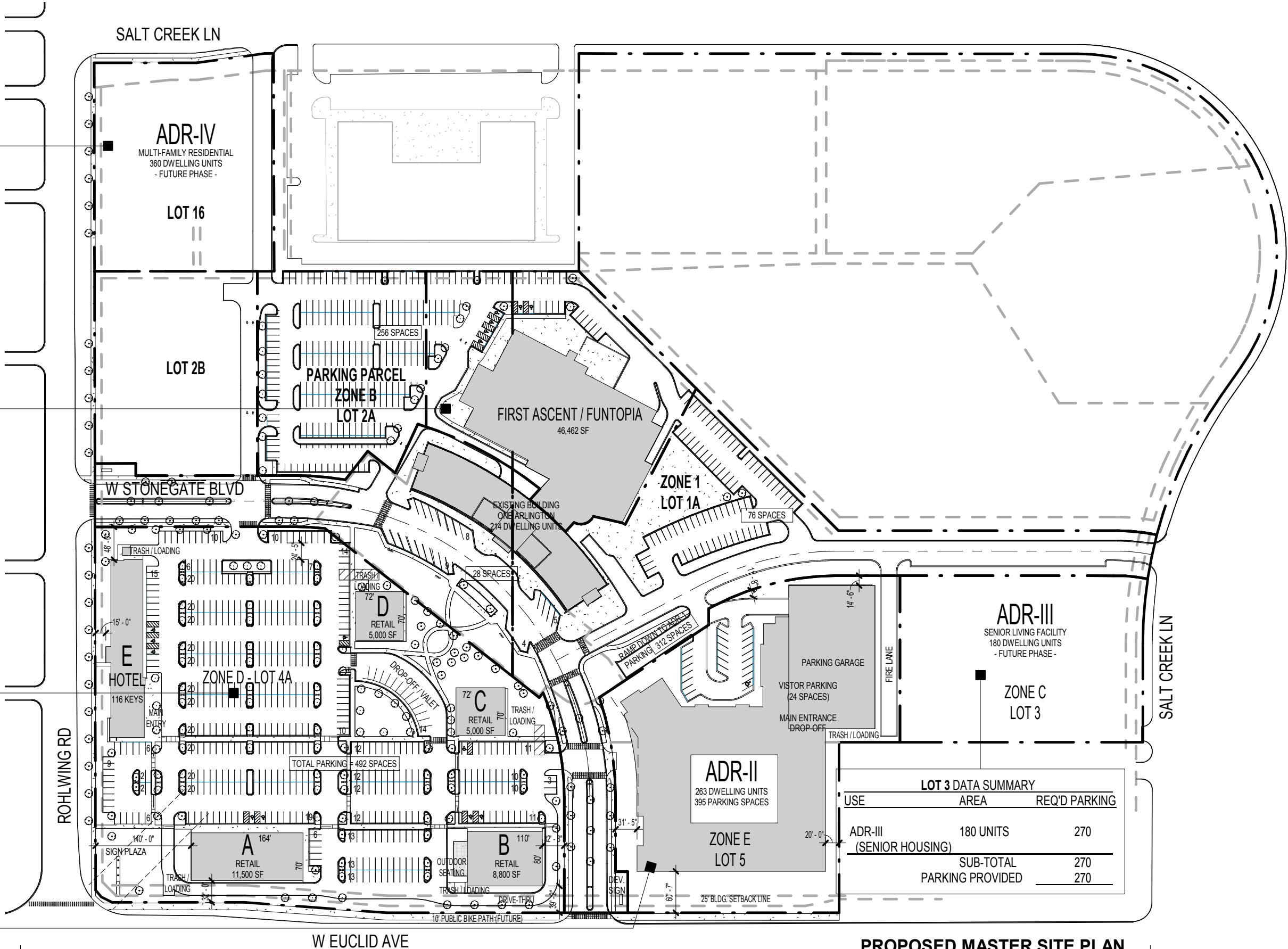
LOT 1A / 2A DATA SUMMARY		
USE	AREA	REQ'D PARKING
ONE ARLINGTON (RES.)	214 UNITS	289
OFFICE (25N)	11,722 SF	59
FIRST ASCENT	46,463 SF	132 *
FUNTOPIA	(area included above)	117 *
SUB-TOTAL		597
PARKING PROVIDED		672
EXCESS PARKING		76

* PARKING COUNTS PER TENANT STDS

LOT 4A DATA SUMMARY		
USE	AREA	REQ'D PARKING
BLDG A - RETAIL	11,500 SF	172 *
BLDG B - RETAIL	8,800 SF	132 *
BLDG C - RETAIL	5,000 SF	75 *
BLDG D - RETAIL	5,000 SF	75 *
BLDG E - HOTEL (116 KEYS)	55,400 SF (approx)	116
SUB-TOTAL		570
PARKING PROVIDED		482
PARKING DEFICIT		88

* 15 PARKS / 1,000 SQ. FT. RETAIL AREA PER TENANT STDS.

LOT 5 DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-II (RESIDENTIAL)	263 UNITS	395
SUB-TOTAL		395
PARKING PROVIDED		395



PROPOSED MASTER SITE PLAN
ARLINGTON DOWNS
 3400 STONEGATE BLVD.
 ARLINGTON HEIGHTS, IL
 MARCH 8, 2018 Project #: 16093



EXISTING BUILDING

date	description
02/28/18	FOR SPECIAL USE PERMIT



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

T/PARAPET (EXIST)
EL. = 151'-8"

T/PARAPET (EXIST)
EL. = 137'-0"

T/PARAPET (EXIST)
EL. = 127'-0"

T/SLAB (EXIST)
EL. = 100'-0"

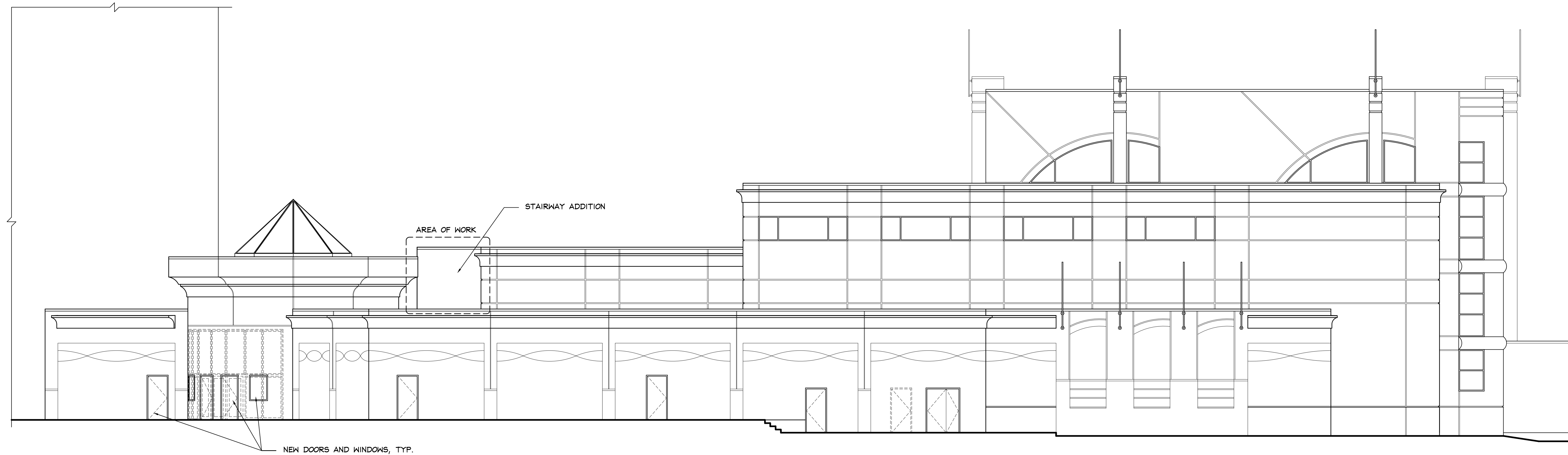
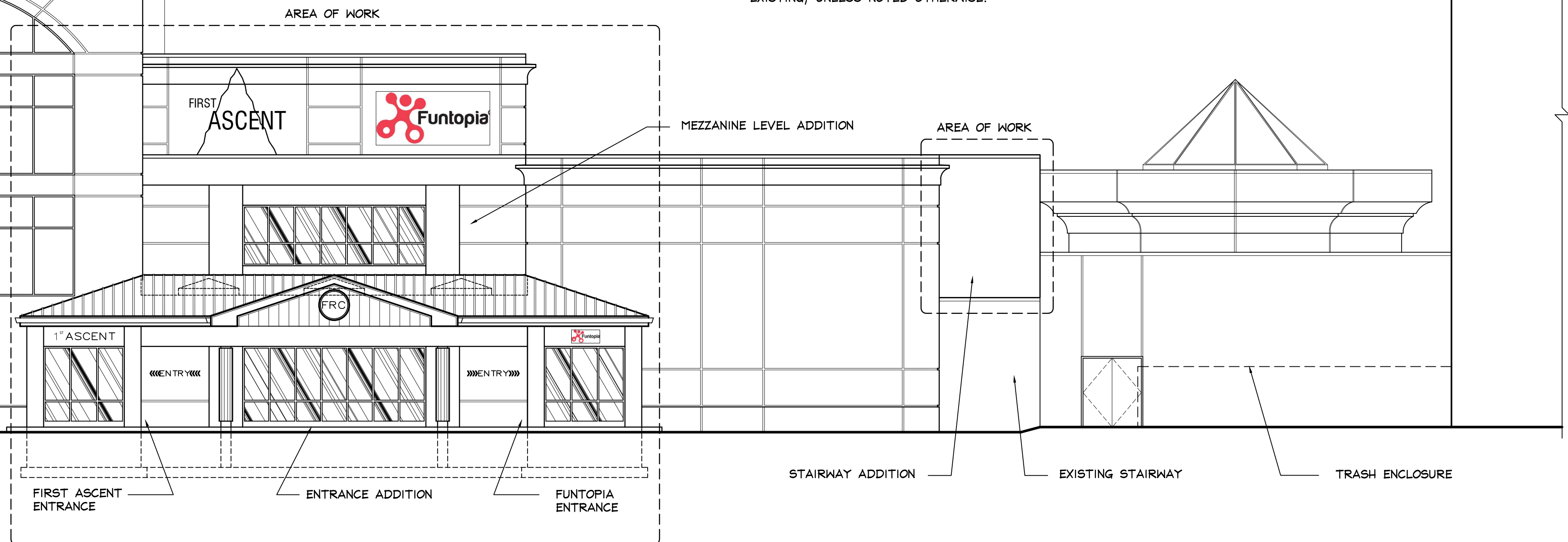
T/PARAPET
EL. = 127'-0"

T/ROOF
EL. = 115'-1"

T/SLAB
EL. = 100'-0"

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

NOTE:
AREAS SHOWN AS DASHED LINES INDICATE REMOVAL
OF EXISTING ITEMS AND WILL BE PATCHED TO MATCH
EXISTING, UNLESS NOTED OTHERWISE.



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

date	description
04/05/18	FOR DESIGN COMMISSION



project number
17-042

BUILDING RENOVATION

FAMILY RECREATION CENTER

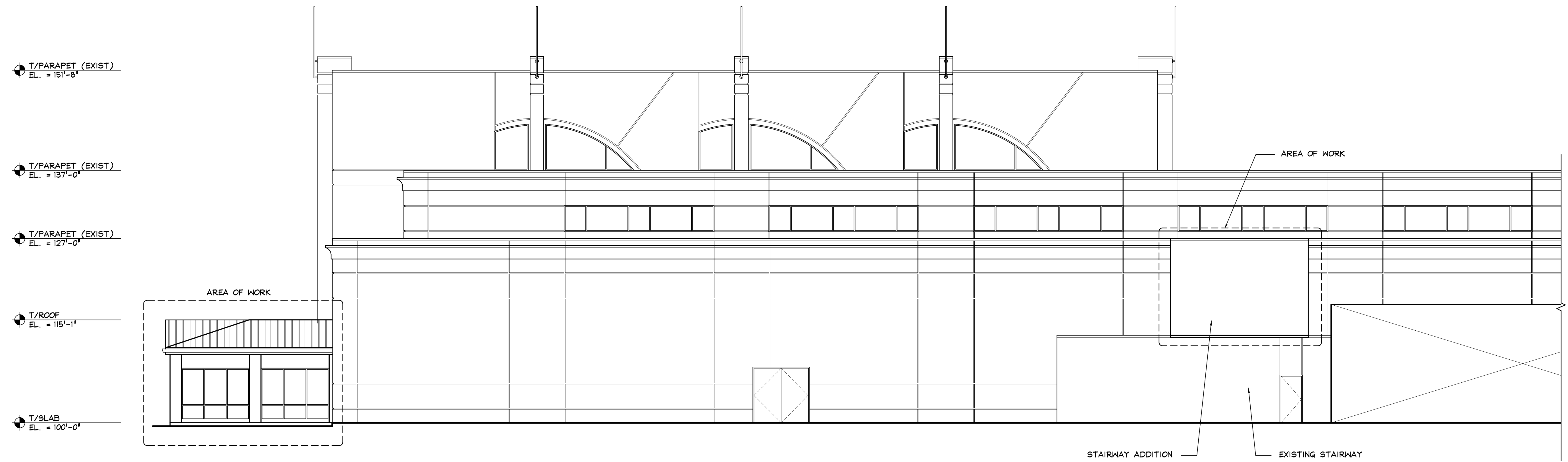
3400 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

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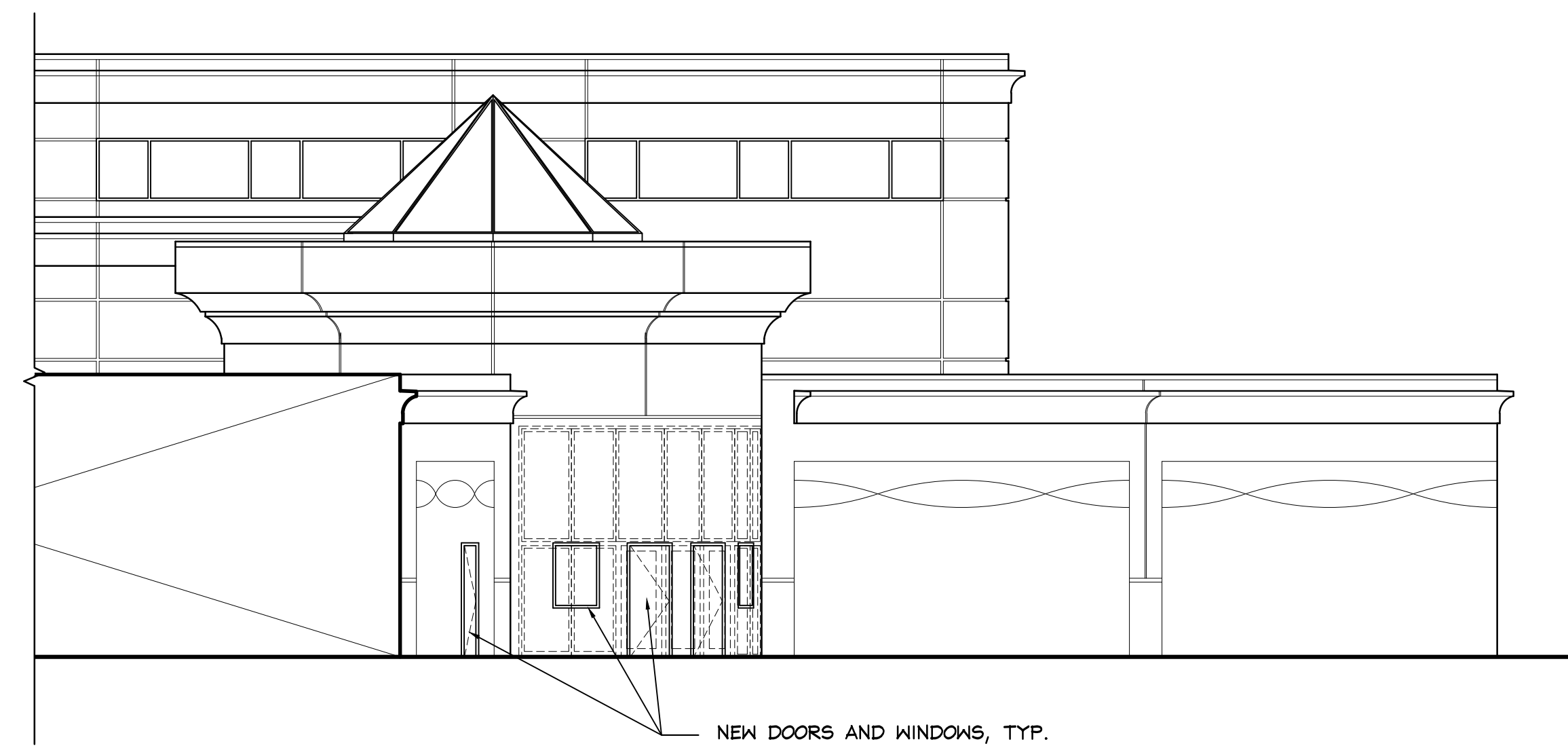
EXTERIOR ELEVATIONS

A202

Date	Description
04/05/18	FOR DESIGN COMMISSION



SOUTH ELEVATION





April 5, 2018

Mr. Steve Hautzinger
Design Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

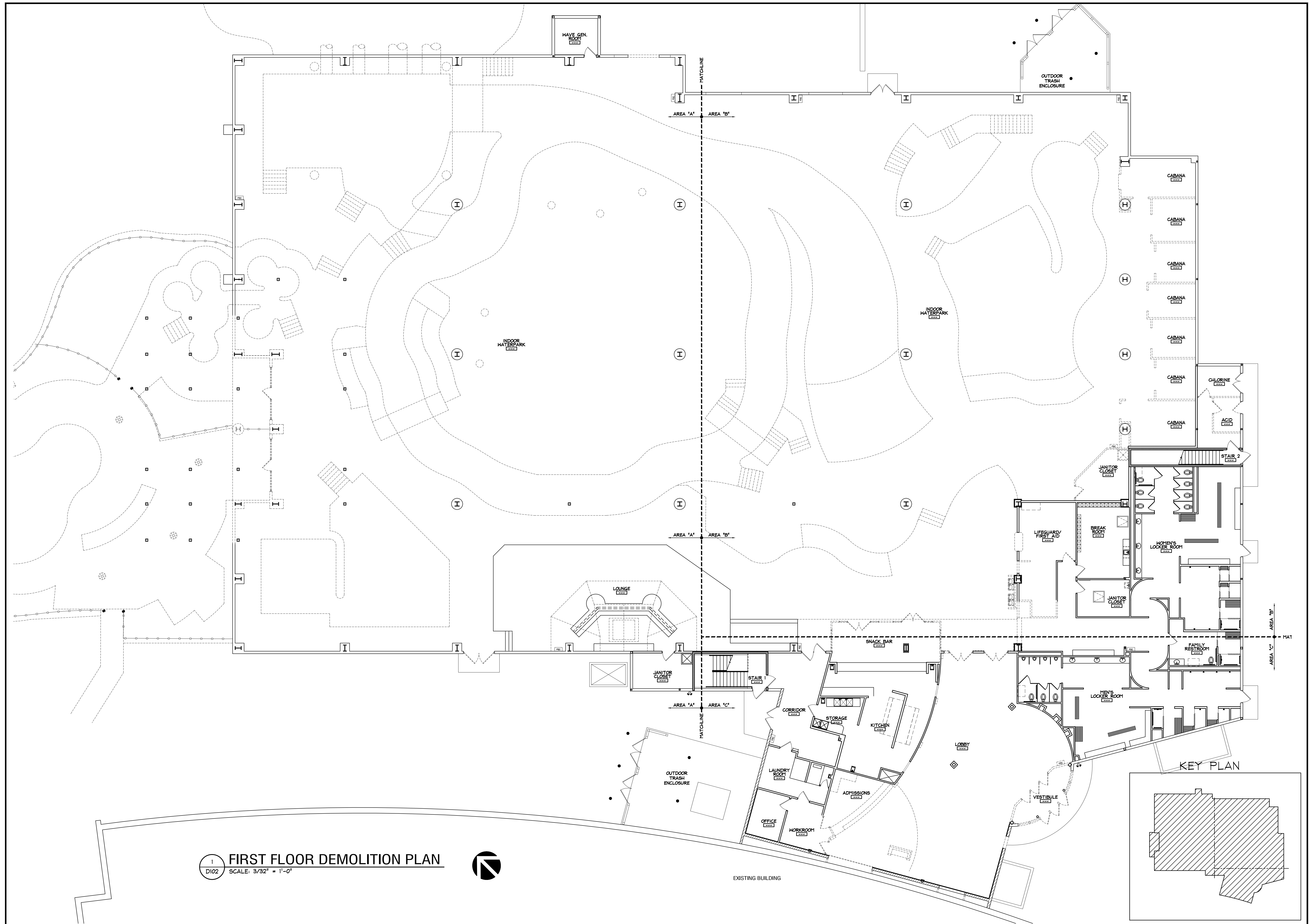
RE: FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

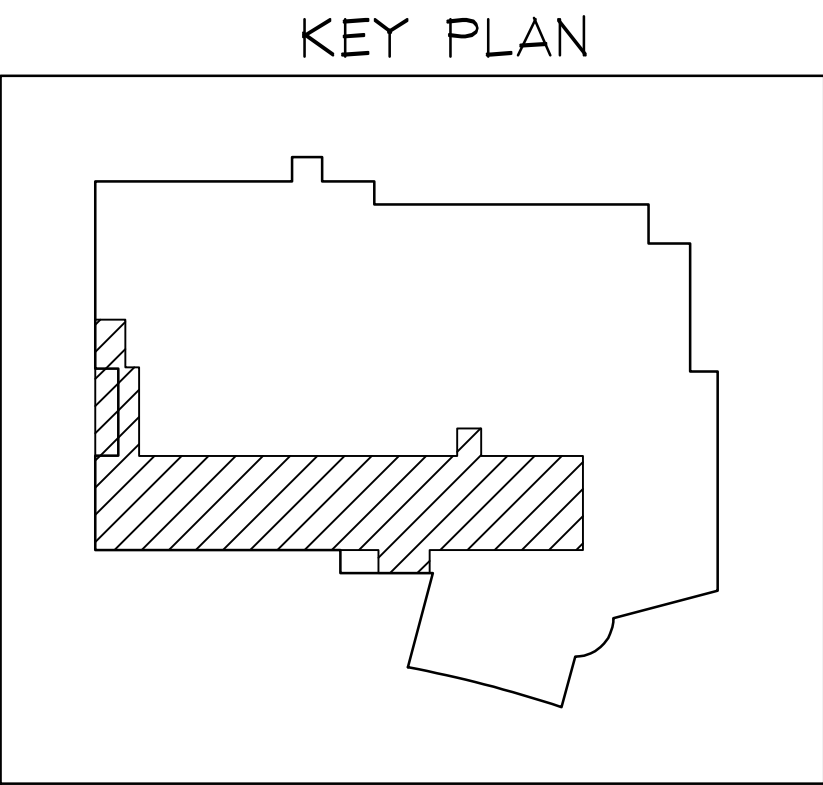
Dear Mr. Hautzinger,

As part of our Design Commission application for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development we are submitting the following exterior finish selections. Please note the color names and numbers refer to Benjamin Moore colors.

The exterior insulation finish system is to have a sand texture finish and nominal ½" deep score lines for control joints.

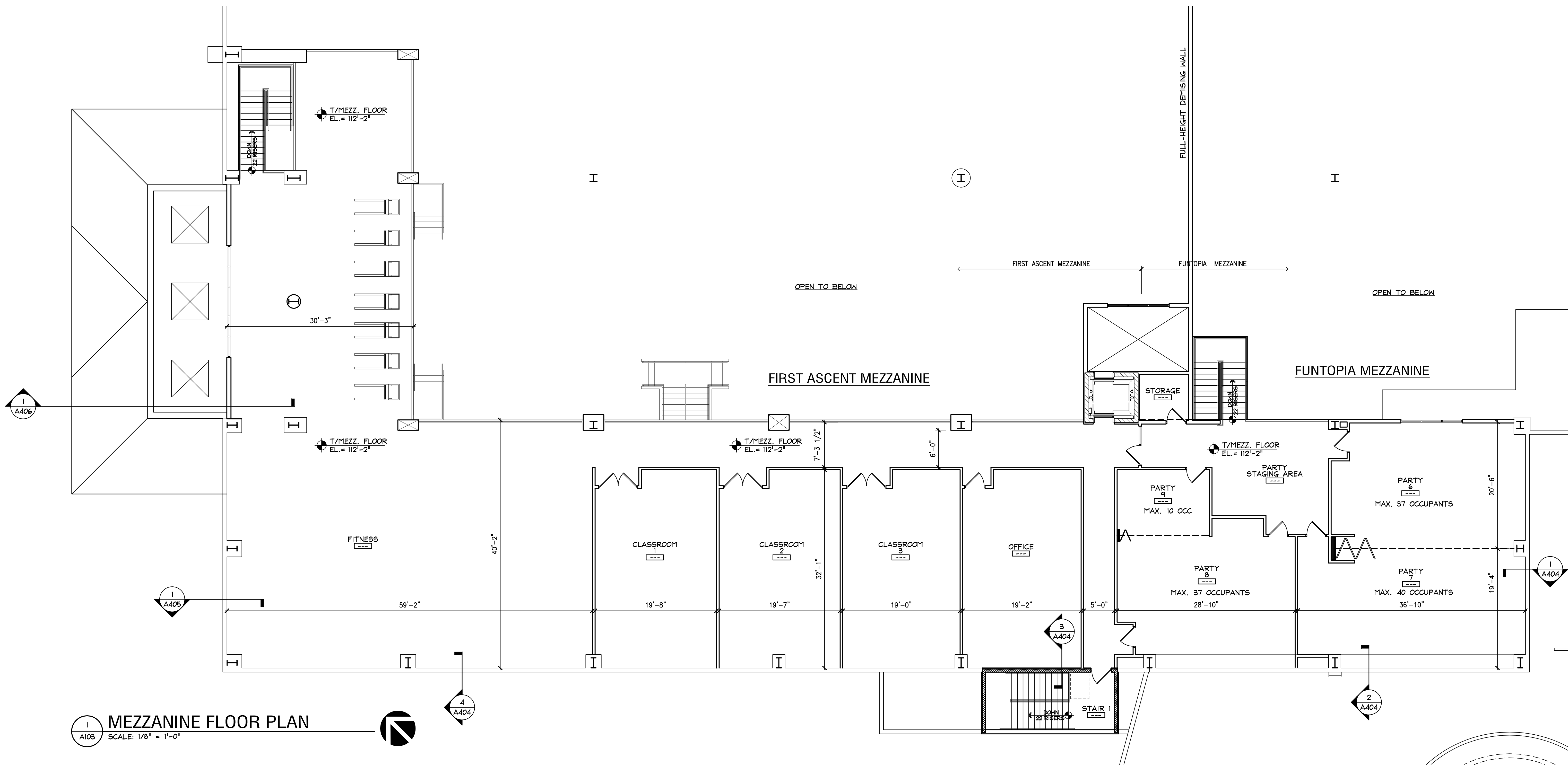
Light Beige field color:	To match existing
Dark Beige field color:	To match existing
Glass:	Light blue tint
Window and door frames:	Clear anodized aluminum
Metal coping at parapets:	To match existing
Standing seam metal roof:	Blue (to be determined)
Gutters, downspouts, trim:	Prefinished
Aluminum column covers:	Blue (to be determined)
Pyramid skylights:	Prefinished
Building signage:	(Under separate permit)



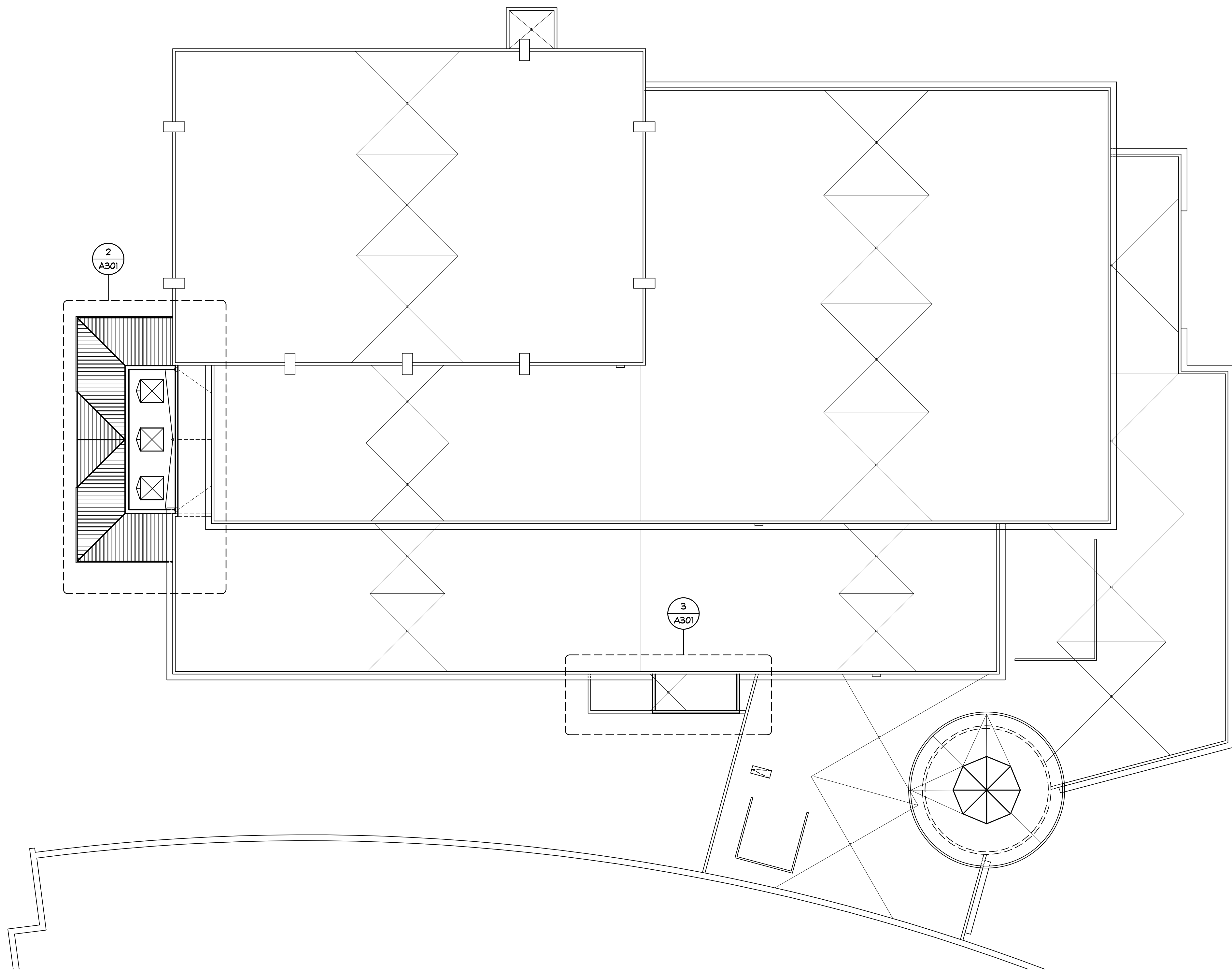


date	description
04/05/18	FOR DESIGN COMMISSION

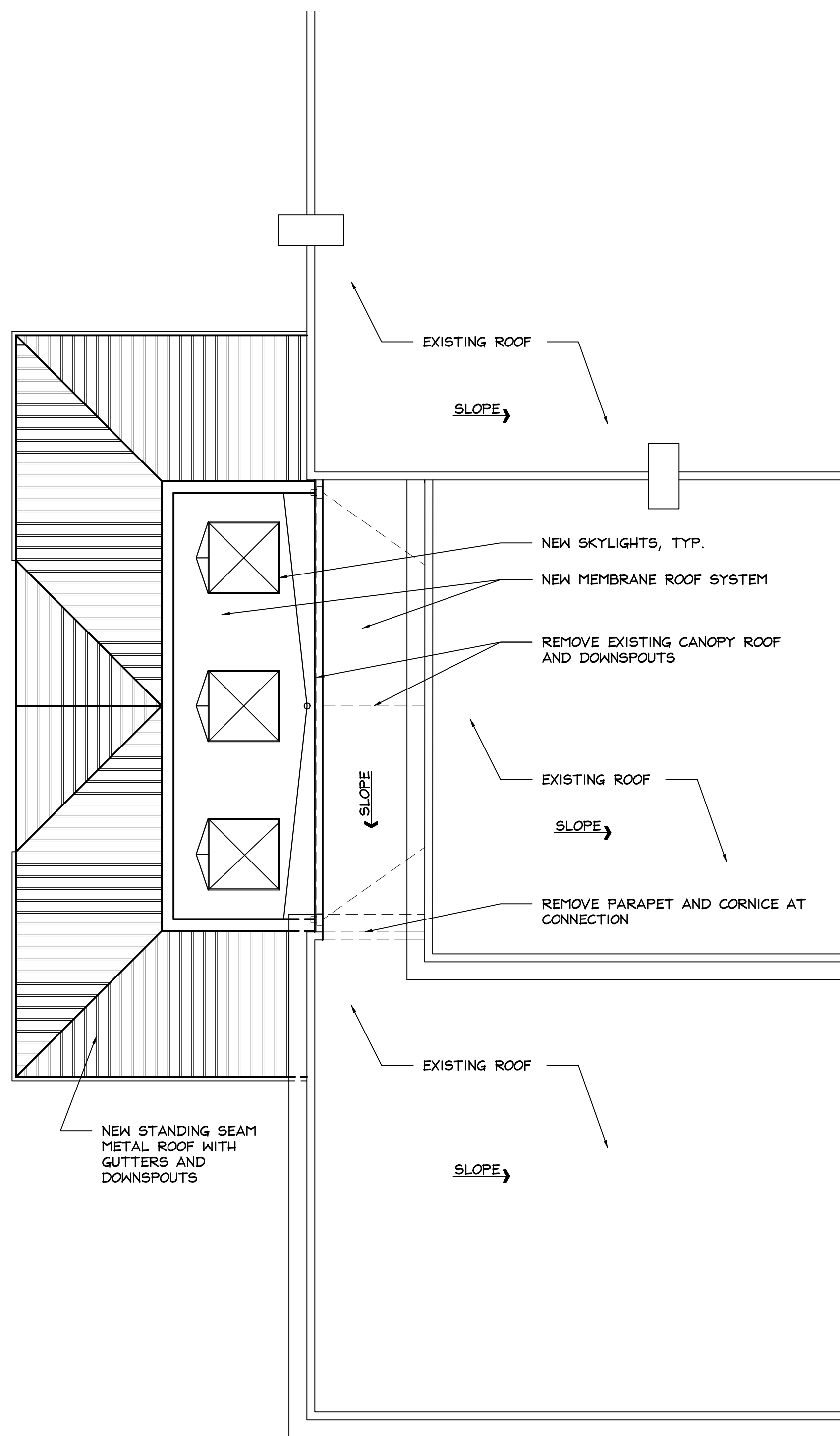
MEZZANINE FLOOR PLAN



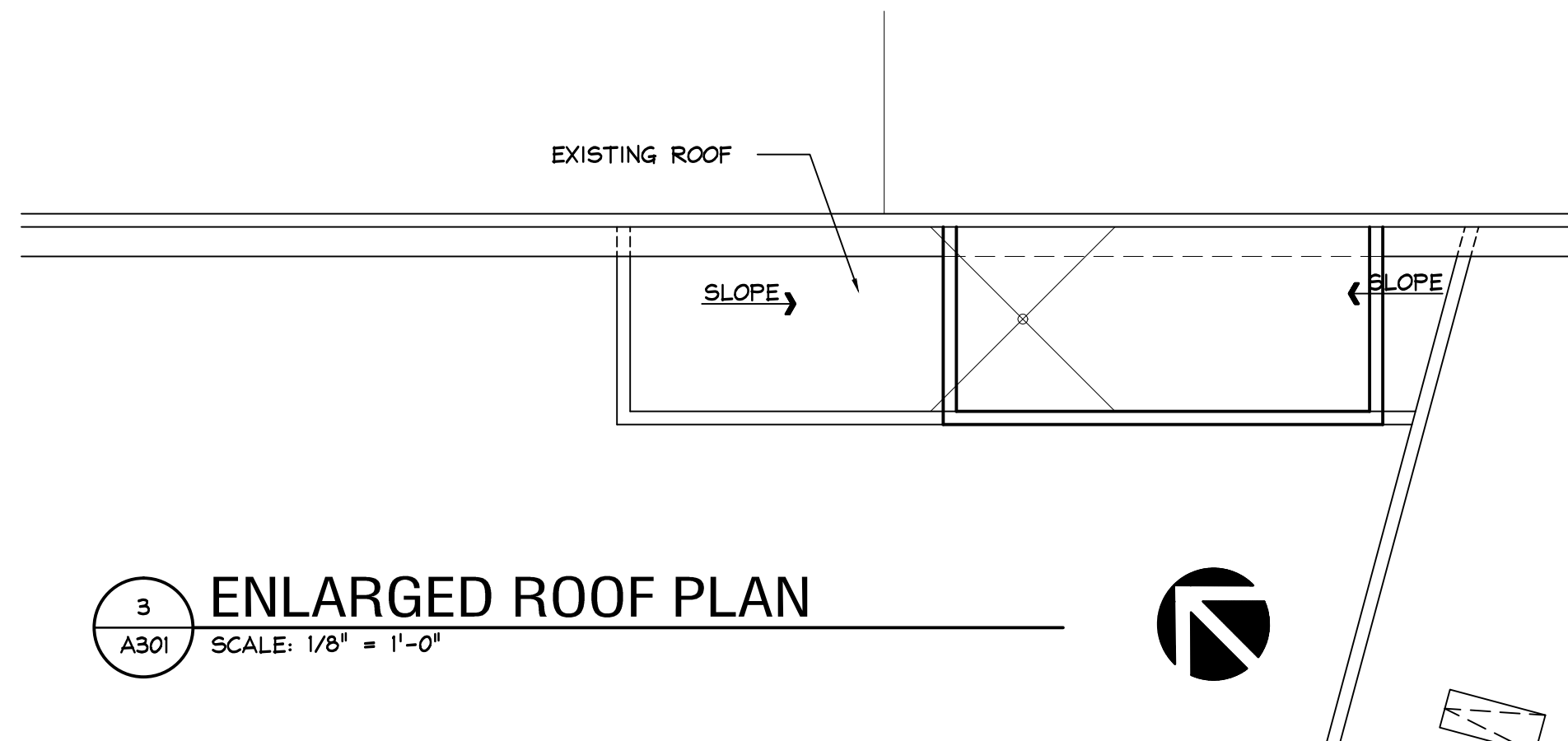
date	description
04/05/18	FOR DESIGN COMMISSION



1
A301
ROOF PLAN
SCALE: 1/16" = 1'-0"



2
A301
ENLARGED ROOF PLAN
SCALE: 1/8" = 1'-0"



3
A301
ENLARGED ROOF PLAN
SCALE: 1/8" = 1'-0"

































Item: Arlington Downs - 3400 W. Euclid Ave. - Multi-Family - Preliminary Review

Department: Planning & Community Development

ATTACHMENTS:

Description

Exhibits

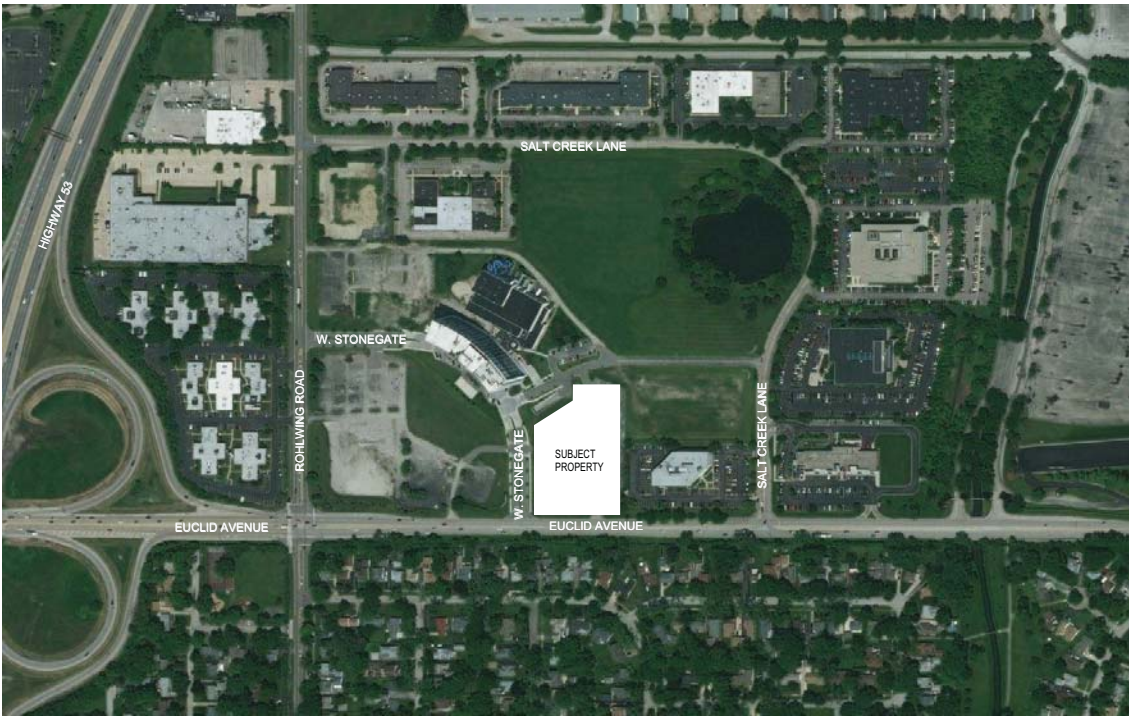
Type

Exhibits

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 200 ft



LOCATION MAP



FIRST PROPERTY TO THE EAST



SECOND PROPERTY TO THE EAST



THIRD PROPERTY TO THE EAST



SUBJECT PROPERTY



THIRD PROPERTY TO THE WEST



SECOND PROPERTY TO THE WEST



FIRST PROPERTY TO THE WEST



PROPERTIES ACROSS THE STREET

NOT FOR
CONSTRUCTION

ISSUED FOR DESIGN COMMISSION	2018.03.23
NO.	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS RD

SUBJECT AND
SURROUNDING PROPERTY

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A100



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



RENDERING - VIEW FROM EUCLID - ADR-II

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS RD

03/23/18 Project #: 16093

A111



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



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



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

LEGEND

* MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 FIBER CEMENT - SPANDREL	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB GLASS AND STEEL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA



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

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ARLINGTON DOWNS

ARLINGTON HEIGHTS RD

ELEVATIONS

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A106

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



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



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

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

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 FIBER CEMENT - SPANDREL	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB GLASS AND STEEL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

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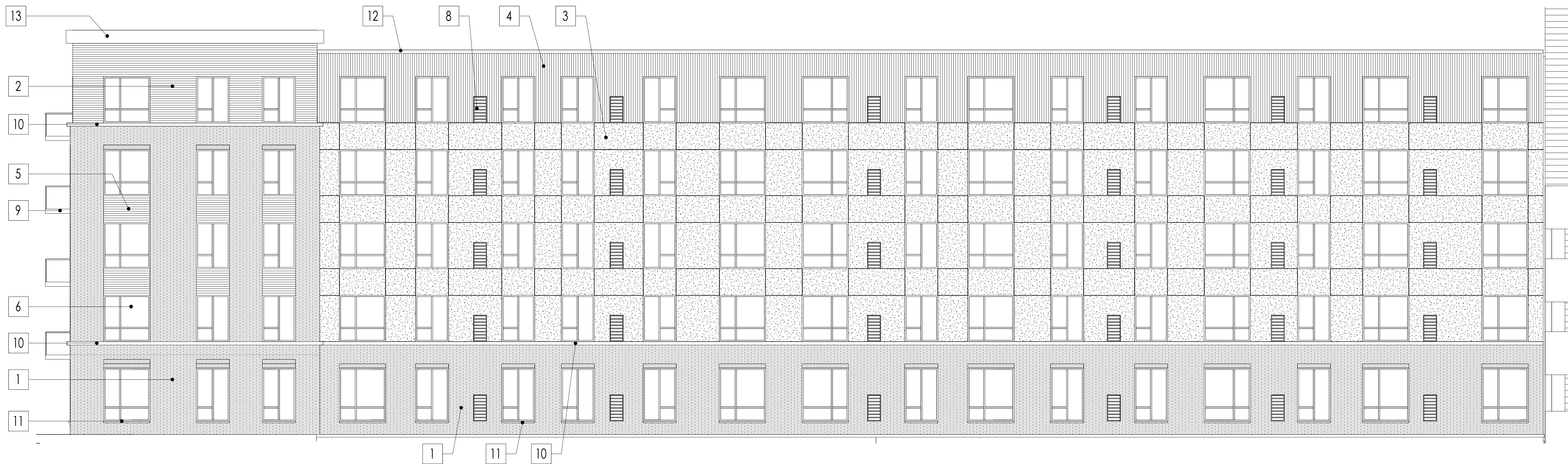
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1 SOUTH ELEVATION - DC
SCALE: 3/32" = 1'-0"



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

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

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 FIBER CEMENT - SPANDREL	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB GLASS AND STEEL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

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ELEVATIONS

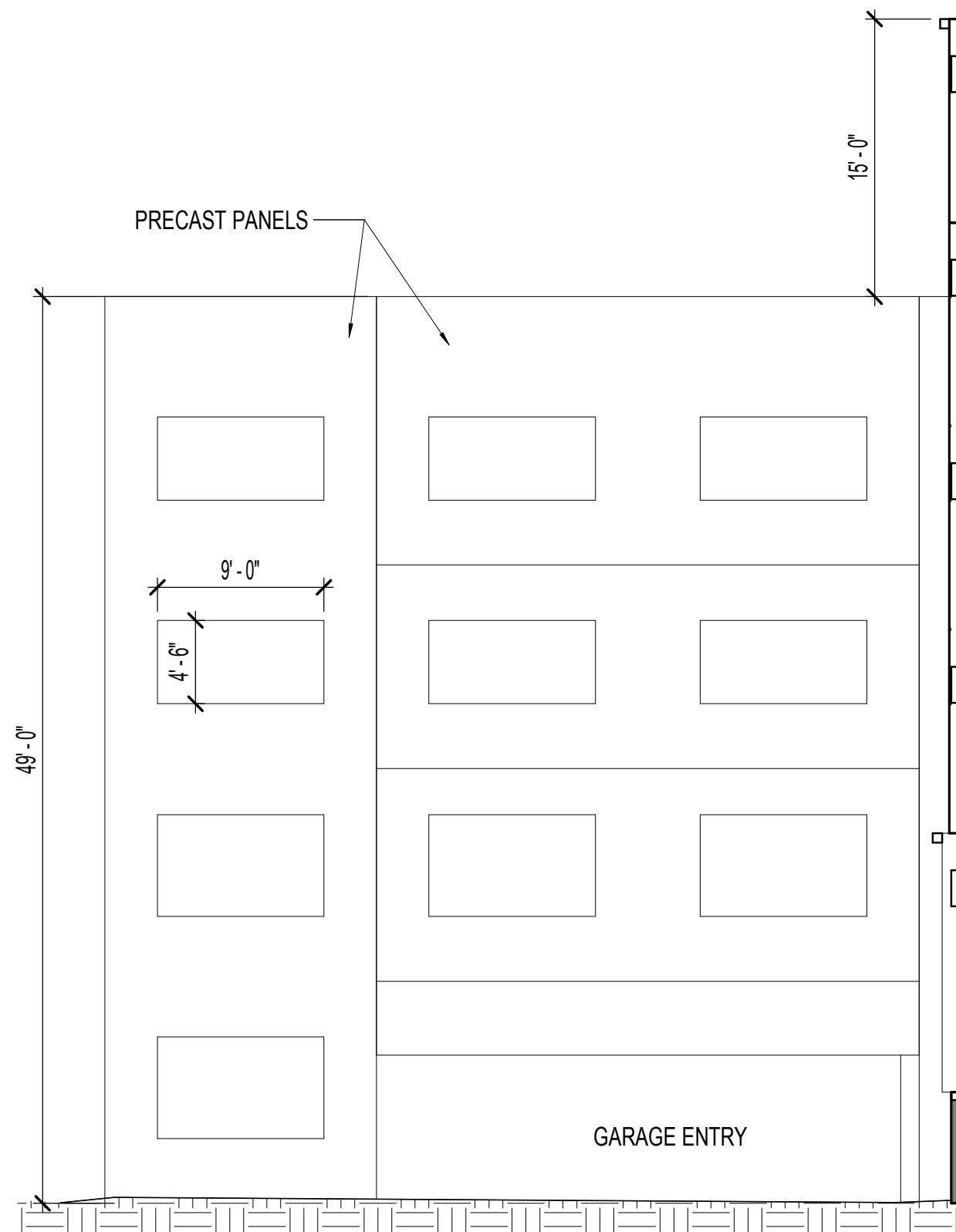
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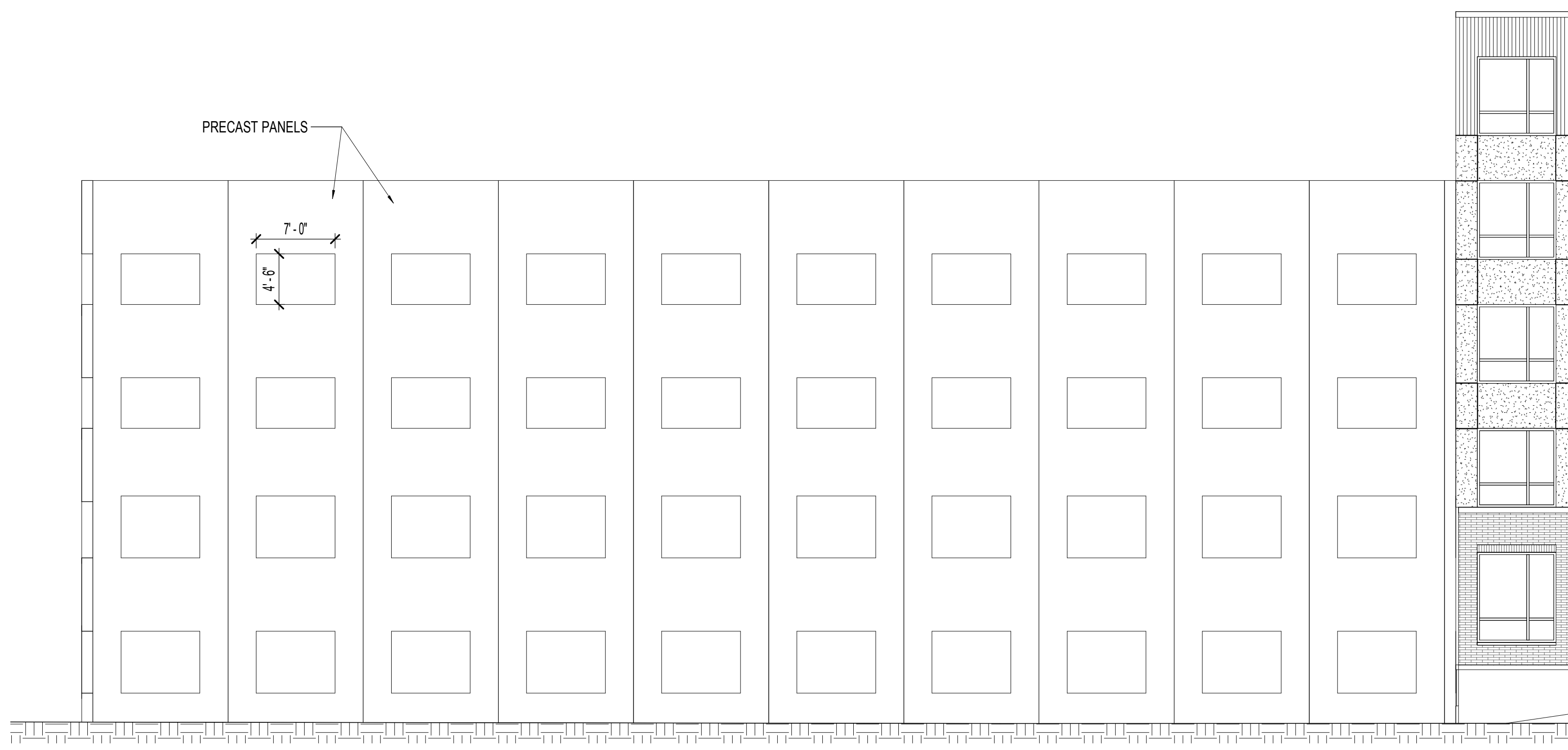
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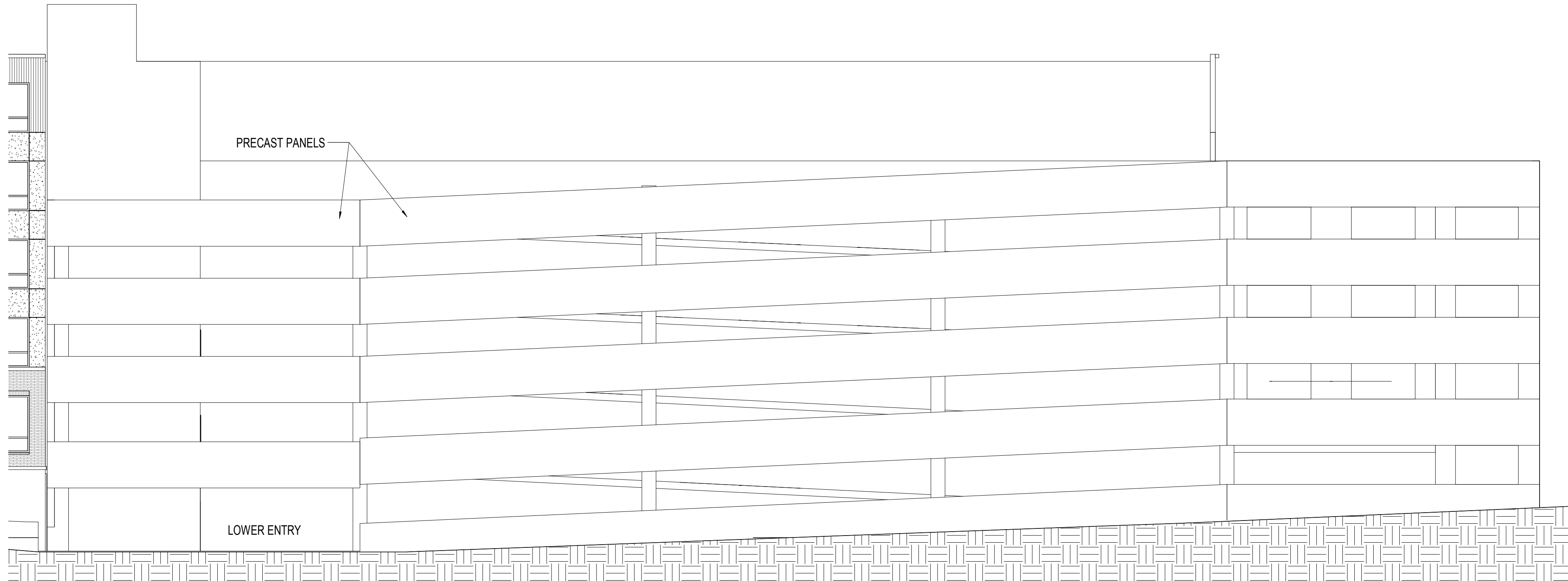
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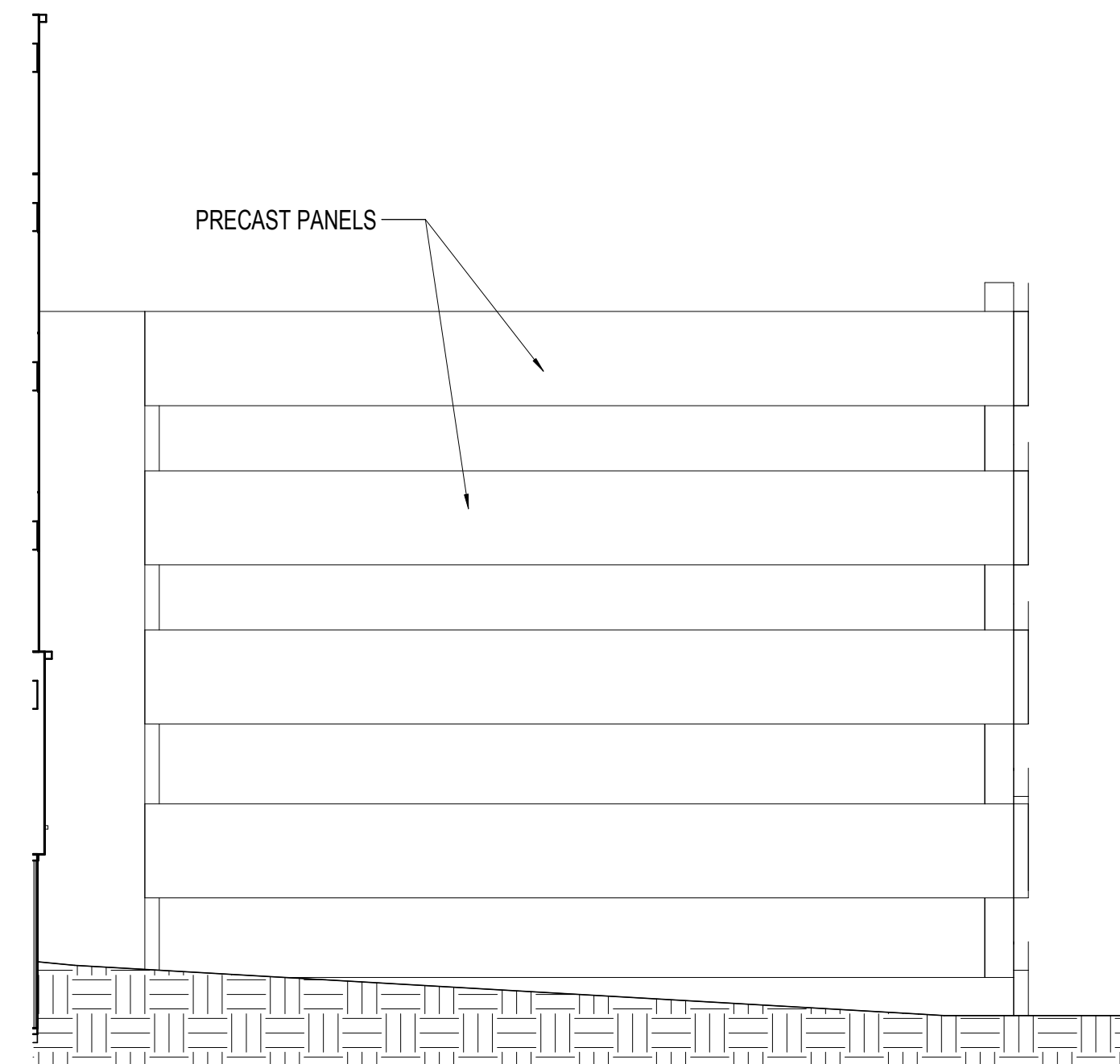
4 WEST ELEVATION @ GARAGE - DC
A109 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ GARAGE - DC
A109 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ GARAGE - DC
A109 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION @ GARAGE - DC
A108 SCALE: 3/32" = 1'-0"

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

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 FIBER CEMENT - SPANDREL	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB GLASS AND STEEL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

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GROUND FLOOR PLAN

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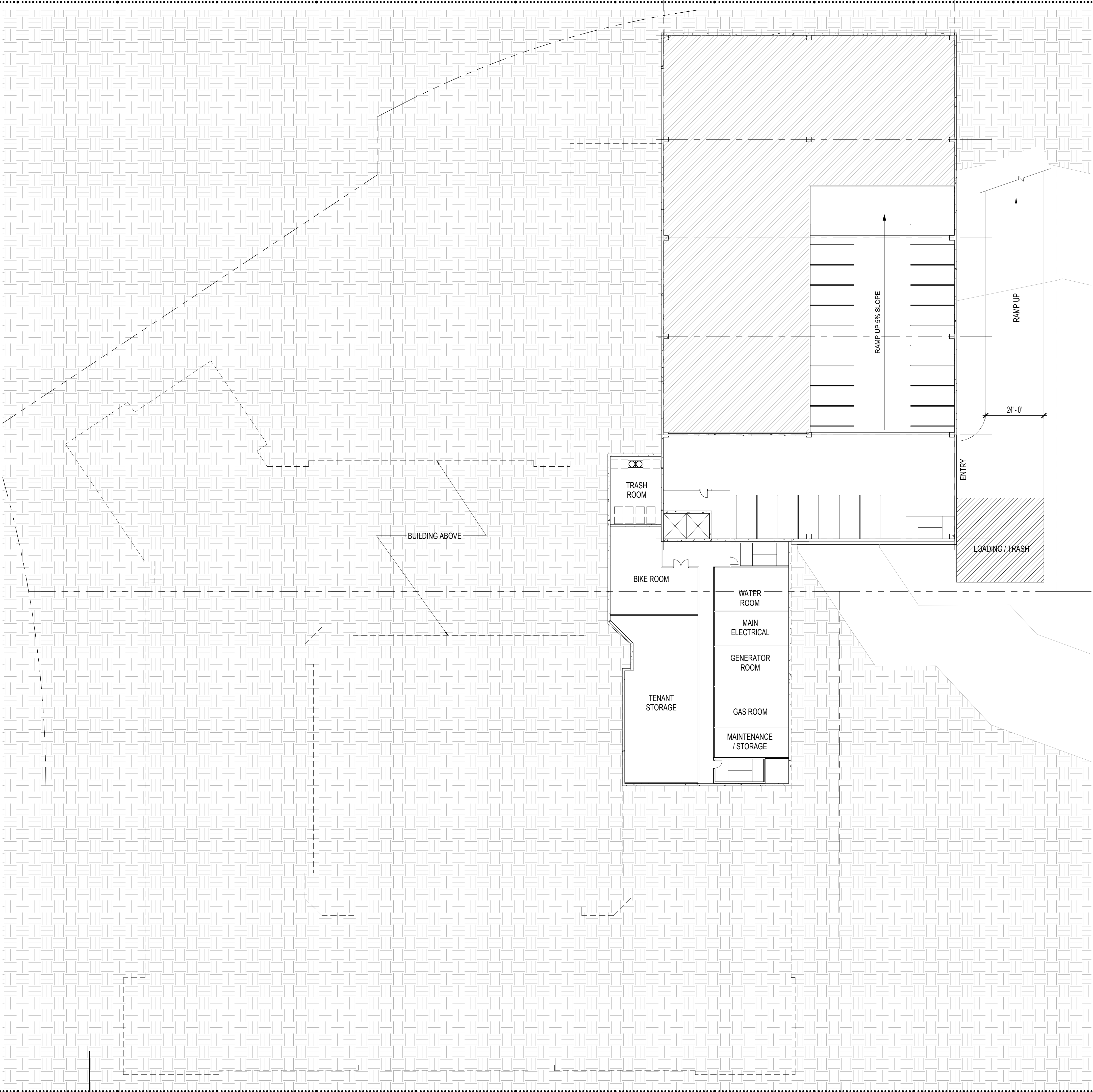
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BASEMENT PLAN

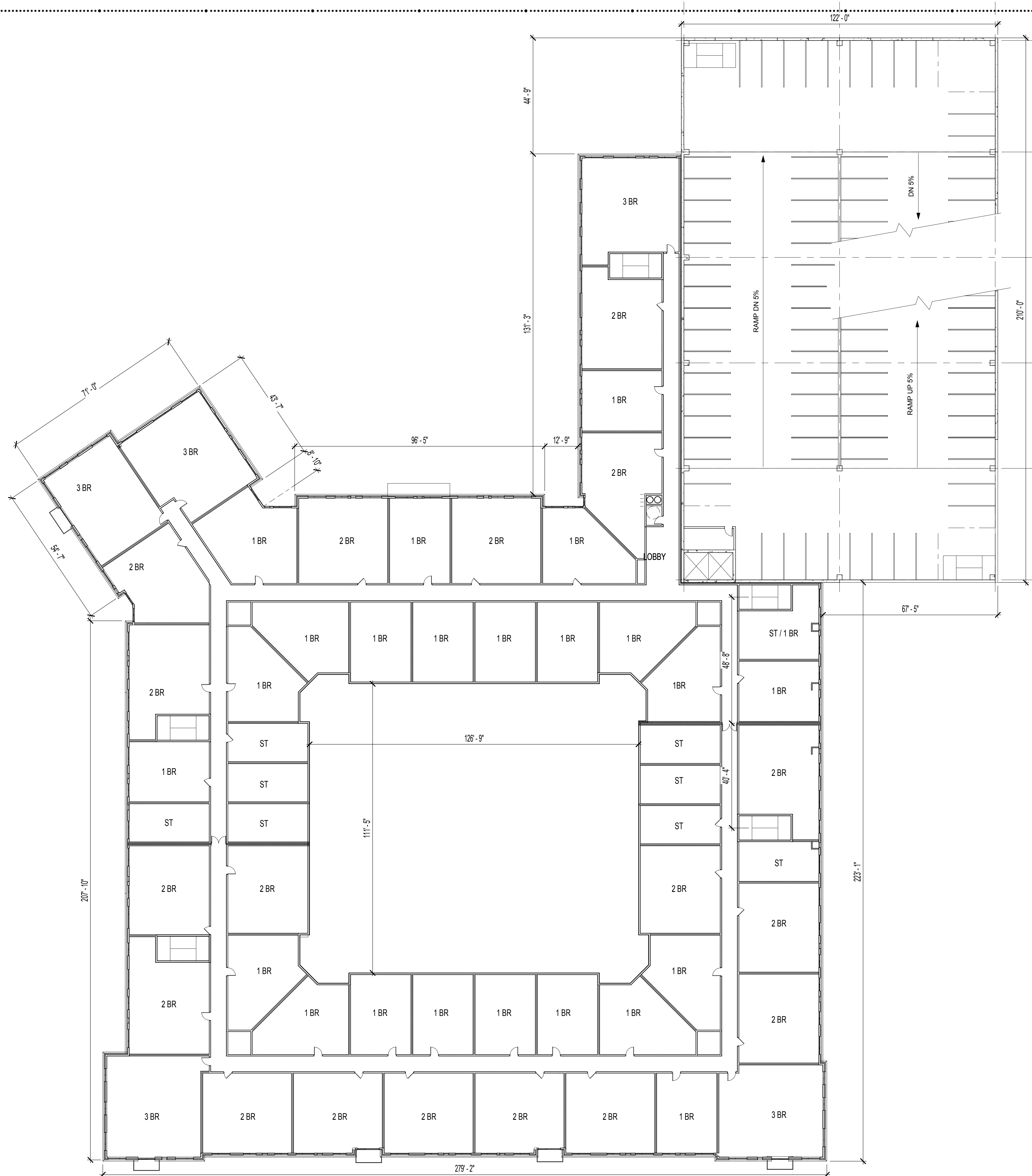
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2ND-5TH FLOOR PLAN

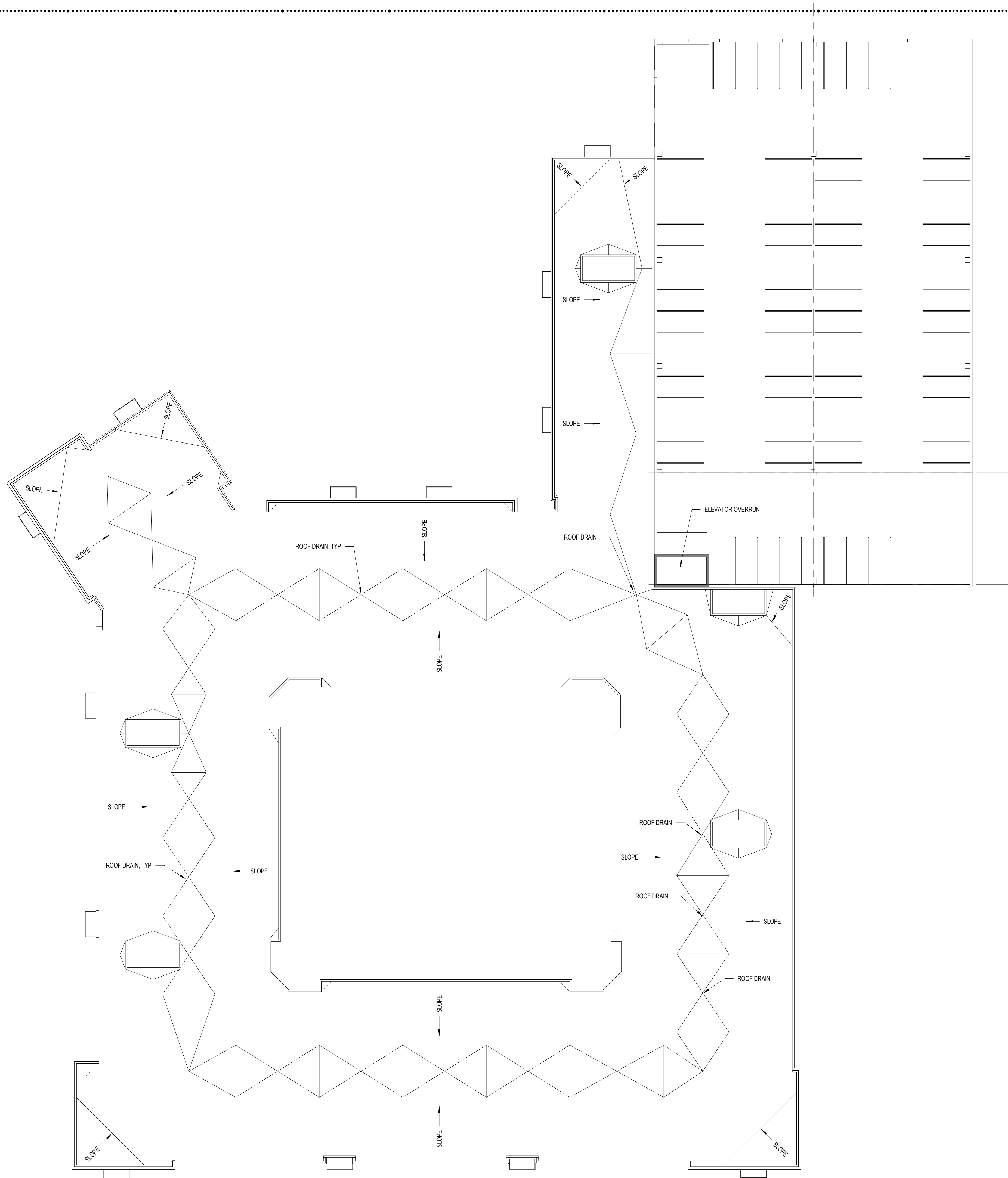
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A104



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ROOF PLAN

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A105

1 ADR II - ROOF - DC
A105 SCALE: 1" = 20'-0"