



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 23, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 4/9/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-029 - 38 N. Belmont Ave. - SF/Addition
- B. DC#19-032 - The Boulevard - 2015-2045 S. Arlington Heights Rd. / Multi-Family

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
4/23/2019**

Item: Minutes - 4/9/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 4/9/19

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 9, 2019**

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Scott Seyer

Members Absent: Ted Eckhardt
Jonathan Kubow

Also Present: Patrick Schreck, Owner of 102 N. Belmont Ave.
John Bush, Owner of 1833 N. Chestnut Ave.
Carole Wisniewski, JRC Design Build for 1833 N. Chestnut Ave.
Vince & Cathleen Deligio, Mastercraft Builders for 507 S. Walnut Ave.
Kyle McLean, Owner of 507 S. Walnut Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 12, 2019

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

Commissioner Fitzgerald said that a positive vote from all 3 commissioners here tonight is necessary for approval of a project, otherwise options can be reviewed.

SINGLE-FAMILY TEARDOWN REVIEW**DC#19-025(H) – 102 N. Belmont Ave.**

Patrick Schreck, the homeowner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story residence to allow construction of a new two-story residence. The existing detached two-car garage will remain. This project requires approval from the Zoning Board of Appeals to allow a 19'-11 ½" front setback, where 21'-10" minimum is required. The project does comply with all other R-3 zoning requirements.

The existing home (proposed to be demolished) was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

Staff feels that the proposed new house is an ideal design to fit in the context of this existing historic neighborhood. The one-and-a-half story massing, raised first floor, and traditional detailing on all sides of the house give the design a wonderful authentic appearance. Staff recommends approval of the design of the proposed new home.

The petitioner had no comments at this time.

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

Commissioner Kingsley said the proposed design was very nice and she agreed with Staff that it is a perfect solution for this site. She also appreciated that there are no side yard setbacks. Because the existing home is rated 'Contributing' in the Community Preservation Report, she suggested the petitioner take pictures of the home to give to the Arlington Heights Historical Society for record keeping purposes. **Commission Kingsley** loved the classic historic step of the stucco over the base, the trim around the windows, and the front porch; there are so many things that are great about the proposed design. She suggested adding a little square window at the front porch to the left of the entrance, and felt the columns at the front porch should not be fluted. She said the windows were great and she liked that the muntins go all around the home. She asked if the muntins would be true muntins or simulated divided, and the petitioner said they would be simulated divided, which **Commissioner Kingsley** liked. **Commissioner Kingsley** also suggested adding another window in the mudroom facing south, in between the bench and the exterior wall; reducing the divisions in the French door on the rear elevation so the rectangle is tall versus wide and more appropriate to the windows in the home; consider a larger window in the back door so half the door is glass; and reduce the size of the louver in the gable, although the height is okay as shown.

Commissioner Seyer agreed that the proposed design fits in well with the context and is a great design, and he loved the walk-up elevation to the front entry. He asked for clarification of the base masonry material for the columns that support the rear portico, and the petitioner said the material has not been finalized. **Commissioner Seyer** suggested the petitioner give some thought to what that material should be. He also agreed with Commissioner Kingsley's comment about the louver in the gable being too large, although it appears smaller in the elevations than in the renderings. **Commissioner Seyer** also asked about the location of the natural wood trim shown on the sample board, and **Mr. Hautzinger** clarified that the natural wood shown on the sample board represents the trim material being used, but it will be painted white. **Commissioner Seyer** was okay with the trim being painted white, and had no further comments.

Chair Fitzgerald agreed with all the comments made and felt it was a very nicely designed home.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 102 N. BELMONT AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/27/19 AND RECEIVED 3/04/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. 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.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#19-026 – 1833 N. Chestnut Ave.

Carole Wisniewski, representing *JRC Design Build*, and **John Bush**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing single-story house, including a new second floor addition and an expanded two-car attached garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous new two-story teardowns previously completed in this neighborhood, as well as some second floor additions.

Overall, Staff feels the proposed design is thoughtfully designed with a one-and-a-half story massing that works well with the scale of the neighborhood. The existing one-story eave height is maintained on all sides of the house which helps the design to fit in with the adjacent single story homes. The expanded home fits comfortably on the lot, and Staff recommends approval of the design.

There were no comments from the petitioner at this time.

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

Commissioner Seyer agreed with Staff that having a strong context of a horizontal datum is nice to tie into, which this home is doing, and he had no comments that would affect the vote right now, other than the materials that he reviewed which include a black roof, black windows, white siding, and existing brick. **Mr. Bush** added that there will be 3' height of brick around the home to match the existing brick on the home, as well as the column piers at the portico. They are trying to salvage and re-use as much existing brick as possible. **Commissioner Seyer** also asked about the white siding that is in 2 different sizes and designs, which **Mr. Bush** confirmed. **Commissioner Seyer** had no other comments.

Commissioner Kingsley said it was a nicely designed home and she appreciated how the eave line continues the main line throughout the neighborhood. She acknowledged that the petitioner is trying to minimize the massing of the home, but she suggested that the left corner of the roof be a straight corner instead of clipped, to allow for a larger window on the side wall, and the same on the other side. **Mr. Bush** replied that the clip was in order to make that face of the home not seem as big, and they are trying to maintain the look of the current roofline that angles in. **Commissioner Kingsley** also suggested increasing the depth of the rake overhang on the shed dormer to give it more emphasis. She had no further comments.

Chair Fitzgerald also felt it was a nicely designed home and would fit in well, and if the petitioner chose to straighten out that end on the garage roof, he would be in favor of that as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1833 N. CHESTNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 4/09/19 AND RECEIVED 3/06/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A RECOMMENDATION THAT THE WEST ROOFLINE BE STUDIED TO POSSIBLY BE STRAIGHTENED OUT WITHOUT THE ANGLE.**
- 2. A RECOMMENDATION TO EXTEND THE EAVE AT THE OVERHANG ON THE SOUTH SHED DORMER.**

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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger clarified that the second recommendation is to extend the rake on the sides of the shed dormer on the south elevation to match the other overhangs. **Ms. Wisniewski** pointed out the clipped roofline on the rear (north) elevation and asked if it needed to match the west elevation if the petitioner follows through on the first recommendation. **Mr. Hautzinger** felt there should be consistency on the west and north elevations, either keep the clipped gables or straighten them out on both elevations, and the commissioners agreed.

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

1. A RECOMMENDATION THAT THE WEST AND THE NORTH PITCHED ROOFLINE BE STRAIGHTENED OUT OR LEFT AS IS, AS LONG AS THEY MATCH.

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

ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#19-027 – 507 S. Walnut Ave.

Vince & Cathleen Deligio, representing *Mastercraft Builders*, and **Kyle McLean**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on a vacant lot. The proposed design complies with the R-3 zoning requirements. The subject property is part of a new four-lot subdivision that received final approval in April 2017. The new subdivision consists of lots for three new single-family homes, and one lot for storm water detention. As part of the subdivision approval, the trees around the perimeter of the lot are required to be preserved.

This street has a very consistent context of two-story homes with attached front-load garages. Overall, the proposed design is nicely done with a traditional style and single-story front porch that will fit in well with the context and scale of the street. However, a concern with the proposed design is that locating the garage on the back of the house requires the removal of a mature 22-inch oak tree in towards the back of the lot. Considering that all of the houses on this street have front facing garages, a better design would place the garage on the front of the house to allow preservation of the existing oak tree. Staff recommends the Design Commission evaluate the proposed design with the suggestion to consider revising the design to allow preservation of the existing 22-inch oak tree.

Mr. McLean said that he worked diligently to preserve frontage on the front of the home, as well as provide as much natural light as possible on the front and sides of the home.

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

PUBLIC COMMENT

Elizabeth Schiele, 511 S. Walnut Avenue, lives next door to the property. Her understanding of the mission of this Commission is that its intent is to maintain the character and integrity of the community; however, if you consider the home that is currently being built at 508 S. Mitchell, directly behind this lot and approved by this commission, you can see that its footprint is more than twice the size of the 1926 Bungalow immediately next door to it, which coincidentally just went up for sale last week. She recognizes that the Village encourages a mix of housing stock; however, another home of this size which it appears to be, with a similar roofline, similar setbacks and similar large footprint, really does not reflect the integrity of the community and the consistency of the other homes on that block.

Commissioner Kingsley asked the petitioner to address the issue regarding the oak tree and the neighbor's concern about the size of the home. **Mr. McLean** said that the existing tree is being removed because they want as much light as possible into the home. He and his wife have lived here for 12 years and have spent a significant amount of time trying to find a location in the community to have a home that would be suitable to grow their family and remain in for a long time.

Commissioner Kingsley said that in general, the home is nicely designed. She asked how high above grade the first-floor would be, and **Mr. Deligio** said it would be approximately 12-inches above grade. **Commissioner Kingsley** felt that the porch appeared tall, or maybe the front door is taller than the windows adjacent to it. She suggested either raising the French doors on either side of the front door, or lowering the front door, because one makes the other look small. **Mr. Deligio** replied that the front door was incorrectly shown at 8-feet tall; the French doors are a standard 6'8" and the front door should be the same height as the French doors. **Commissioner Kingsley** also suggested bringing down the head of the porch because it seems a little high above the French doors, and felt the columns were very narrow around the front door. She suggested moving the 2 center columns out a bit to be a little more gracious when going up the front porch.

Commissioner Kingsley also said that while she felt the front elevation was nice, it seemed a little busy and she suggested eliminating the dormer on the third-floor. **Mr. Deligio** said that other options were considered for this area of the roof, with the dormer ultimately being proposed; however, the dormer window has no function because it is attic space. He also pointed out that the grade on the detention (north) side of the home was dropped 1-1/2', which gives the extra 1-1/2' appearance on the front. **Commissioner Kingsley** reiterated that it seems a little top heavy because of the eave returns in the front, and minimizing some of that by eliminating the dormer could help, and help in the neighborhood too. She also suggested the petitioner consider adding a few more windows in the garage on the rear elevation, as well as on the wall of the garage that faces the covered patio.

Commissioner Seyer understood that this was a big home, but felt that newer homes are bigger and the massing of the home was nicely broken up. He felt the front elevation was very symmetrical, while everything else was nicely broken up, and he questioned if the front had to be so symmetrical. Would it help if the right gable roof was eliminated, which would give open space that would otherwise not be there, or would it help if the front of the home was a little less symmetrical because it felt very tall, especially with the 2 piers. He had no issues with the other elevations of the home where the massing was nicely broken up in a very asymmetrical way, which was nice. He felt the materials were very well thought out and he liked what was being proposed. He also pointed out the note on the drawing of an existing retaining wall between the adjacent home, which he did not see on the existing plan, and **Mr. Deligio** explained that it was not really a retaining wall, but more of a very shallow stone edge. **Commissioner Seyer** wanted to be sure that this issue of grade change between the properties is carefully reviewed during the permit process and he also reiterated his concerns about the front elevation.

Chair Fitzgerald said it was a nicely designed home and he was okay with the scope of it on this lot because there are so many other big homes on both the east and west corners of Chestnut. He agreed with the other commissioners that the front elevation could be simplified, and he was okay with the dormer being removed, although it would not be a requirement for him. He also felt the pork chops could be simplified, and adding windows in the garage that face the patio would add to the architectural elements on the rear elevation. He was okay with the existing Oak tree being removed because an Oak tree should not be anywhere near a home; however, he suggested the petitioner add other species of tree to compensate for the removal of the Oak tree. **Chair Fitzgerald** also asked for clarification of the existing fence on the south side of the home, and where the new fence would be located, because he was concerned about the impact of the garage and subsequent headlights on to the adjacent neighbor's patio.

Mr. Deligio explained that the existing chain link fence is 4-feet tall and runs the full length of the property. In order to meet the minimum 22-foot setback for the driveway, the existing fence that does not belong to them, would be jogged back to the property line and brought back along the property line to meet the 22-foot setback. This would not be a wood fence and would match the existing fence. That being said, **Chair Fitzgerald** said that changes to the fence must meet the updated code, and he was unsure if the fence along the street up towards Walnut is allowed anymore. As a requirement in the motion, **Chair Fitzgerald** wanted there to be at a minimum, a 6' tall privacy fence from the back corner of the neighbor's home to the far end of the driveway, which would help with privacy from the adjacent neighbor, and if the petitioner wants the fence to go all the way back to the east, he was okay with that as well. **Commissioner Kingsley** asked if the fence should be taken up to the front of the home, and **Chair Fitzgerald** said that at a minimum, the fence should go from the northeast corner of the neighbor's home to the back end of the driveway, with a recommendation to continue the fence to the west to the front of the petitioner's home. **Chair Fitzgerald** reiterated that any adjustments to the existing fence must be code compliant, therefore the existing fence would need to be removed.

Commissioner Kingsley liked the idea of the fence being proposed, which would be very neighborly, and she agreed with Commissioner Seyer's concerns about the symmetry of the front elevation, which could be making it a little top heavy. She reiterated her concerns about the front elevation and suggested a motion that the petitioner revise the front elevation and consider the comments and suggestions made by the commissioners tonight, and work with Staff for final approval of the design. Suggestions would include eliminating one of the gables, widening the space between the front door, lowering the front door, and making it perhaps not symmetrical. **Chair Fitzgerald** was okay with this suggestion.

Mr. Hautzinger commented that perhaps the front elevation felt top heavy because of the trim around the second floor windows. He pointed out that there is no trim around the french doors below the windows, which makes the doors on the first-floor look small and the windows on the second-floor look heavy. He suggested adding a brick mold trim detail around the french doors to be align with the width of the windows above. **Mr. Hautzinger** also said that he felt the front elevation was very nicely designed; the world is filled with homes that are symmetrical on the front and asymmetrical on the sides, and he discouraged changing the elevation just to make it asymmetrical. He agreed with working out the details of the front door to establish a balance.

Commissioner Kingsley clarified that she felt the front elevation needed some changes because the door is not the right size, which the petitioner could re-draw, as well as take into consideration the commission's concerns about the symmetry of the front elevation, and possibly make the elevation not be symmetrical or eliminate something on the right or something on the left, and then bring the revised design back to Staff for final approval. **Mr. Hautzinger** asked if the design was revised and brought to Staff as a symmetrical design, would it be acceptable to the Design Commission if the other issues are addressed; or was it more about just tweaking the details discussed tonight.

Commissioner Seyer said that after further review he was not comfortable with suggesting to eliminate a gable because it would result in the loss of a bedroom, which he was not comfortable suggesting. He understood why the gable was there and felt that removing the dormer would help clean that up, and he reiterated his concerns about the symmetry of the front elevation. **Commissioner Kingsley** agreed and reiterated that there is something about the front elevation that is bothersome; maybe it's that it is symmetrical, maybe it's that the front door is depicted wrong, the columns are too close, there is a dormer, etc. These comments should be considered by the petitioner. **Chair Fitzgerald** felt the comment from Staff about somehow making the French doors on the first-floor look bigger is spot-on, and he encouraged simplifying some of the details on the front elevation; let the simplicity speak for itself.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 507 S. WALNUT AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/25/19 AND RECEIVED 4/02/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO INSTALL A CODE COMPLIANT, 6-FOOT TALL, BOARD-ON-BOARD FENCE, FROM THE NORTHEAST CORNER OF THE ADJACENT HOME, TO THE EAST AS FAR AS THE NEW DRIVEWAY TURNAROUND, WITH A RECOMMENDATION TO TAKE THE FENCE ALL THE WAY TO THE REAR PROPERTY LINE.
2. A REQUIREMENT THAT THE FRONT ELEVATION BE FURTHER STUDIED BY THE PETITIONER AND REVIEWED FOR FINAL APPROVAL BY STAFF, WITH THE FOLLOWING RECOMMENDATIONS TO MINIMIZE THE COMPLEXITY OF THE FRONT ELEVATION THAT APPEARS TOP HEAVY:
 - A. CONSIDER REMOVING THE DORMER.
 - B. CONSIDER AN ASYMMETRICAL GABLE FRONTED ELEVATION.
 - C. CONSIDER A WIDER SPACE BETWEEN THE 2 FRONT COLUMNS ON EITHER SIDE OF THE FRONT DOOR.
 - D. DEPICT THE CORRECT SIZE FRONT DOOR, WHICH IS CURRENTLY SHOWN AT 8-FEET.
 - E. CONSIDER WIDER FRENCH DOORS OR TRIM, TO MAKE IT MORE SUBSTANTIAL ON THE FIRST-FLOOR
 - F. CONSIDER WIDENING THE ARCH OVER THE FRONT DOOR.
3. A RECOMMENDATION TO INCORPORATE WINDOWS IN THE GARAGE ON THE NORTH AND EAST ELEVATIONS, ESPECIALLY ON THE NORTH ELEVATION ADJACENT TO THE PATIO.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR

DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

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

DRAFT

ITEM 4. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Design Commission 4/23/2019

Item: DC#19-029 - 38 N. Belmont 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 evaluate the design for the proposed addition at 38 N. Belmont Avenue. This recommendation is based on the architectural plans dated 3/15/19 received 3/25/19, and the following:

1. Evaluate the proposed two-story stairwell addition on the front of the house, which has a modern aesthetic that looks out of place with the bungalow style home.
2. A requirement that the design of the new detached garage match the style, character, and materials of the house.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Perry Residence
Project Address: 38 N. Belmont Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 18, 2019

PETITION INFORMATION:

DC Number: 19-029
Petitioner Name: Paul Rogner
Petitioner Address: 825 E. Rand Road, Suite 230
Arlington Heights, IL 60004
Meeting Date: April 23, 2019

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 complete renovation and expansion of an existing two-story house, including an expanded second floor addition and a new two-car detached garage. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence with addition will be approximately 3,008 square feet. The proposed deck on the rear of the house encroaches 3.5 feet into the required exterior side setback, and the proposed second floor addition encroaches 2 feet into the required exterior side setback, plus an additional two feet for the roof eave. The design will either need to be revised to comply with code, or variations requested from the Zoning Board of Appeals. The project does comply with all other R-4 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 17.28 feet Side: 6.6 feet Exterior Side: 20 feet Rear: 30 feet	Front: 17.63 feet Side: 17.20 feet Exterior Side: 18 feet Rear: 45.87 feet
Building Height	25 feet to the midpoint	20 feet to the midpoint
FAR	4,819 SF	3,517 SF
Building Lot Coverage	3,286 SF	2,280 SF
Impervious Surface Coverage Total	5,476 SF	3,392 SF

The existing home was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Notable".

Given the historical significance of the existing house and neighborhood, it is great to see that the house is being preserved and thoughtfully expanded, while maintaining its historical charm and character. Overall, the proposed remodel is very nicely designed with very nice materials and colors. There is just one concern with the proposed design. The proposed two-story stairwell addition on the front of the house has a modern aesthetic that looks out of place with the bungalow style home, which should be evaluated by the Design Commission.

Plans were not provided for the detached garage, but it is recommended that it be required to match the style, character, and materials of the house.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design for the proposed addition at 38 N. Belmont Avenue. This recommendation is based on the architectural plans dated 3/15/19 received 3/25/19, and the following:

1. Evaluate the proposed two-story stairwell addition on the front of the house, which has a modern aesthetic that looks out of place with the bungalow style home.
2. A requirement that the design of the new detached garage match the style, character, and materials of the house.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
4. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, April 18, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-029



PLAT OF SURVEY

THE NORTH HALF OF LOT 2 AND THE NORTH HALF OF LOT 3 IN BLOCK 5 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NO. 2 IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross
- UTILITY POLE
- © CLEANOUT

Surveyor Notes:

- Field Work Completed on 7-2-18
- Prepared for Joe Perry.
- Site Address: 38 N. Belmont Avenue, Arlington Heights, IL 60004
- Pin No.: 03-29-345-009
- The easements shown hereon are provided from the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
County of Lake)

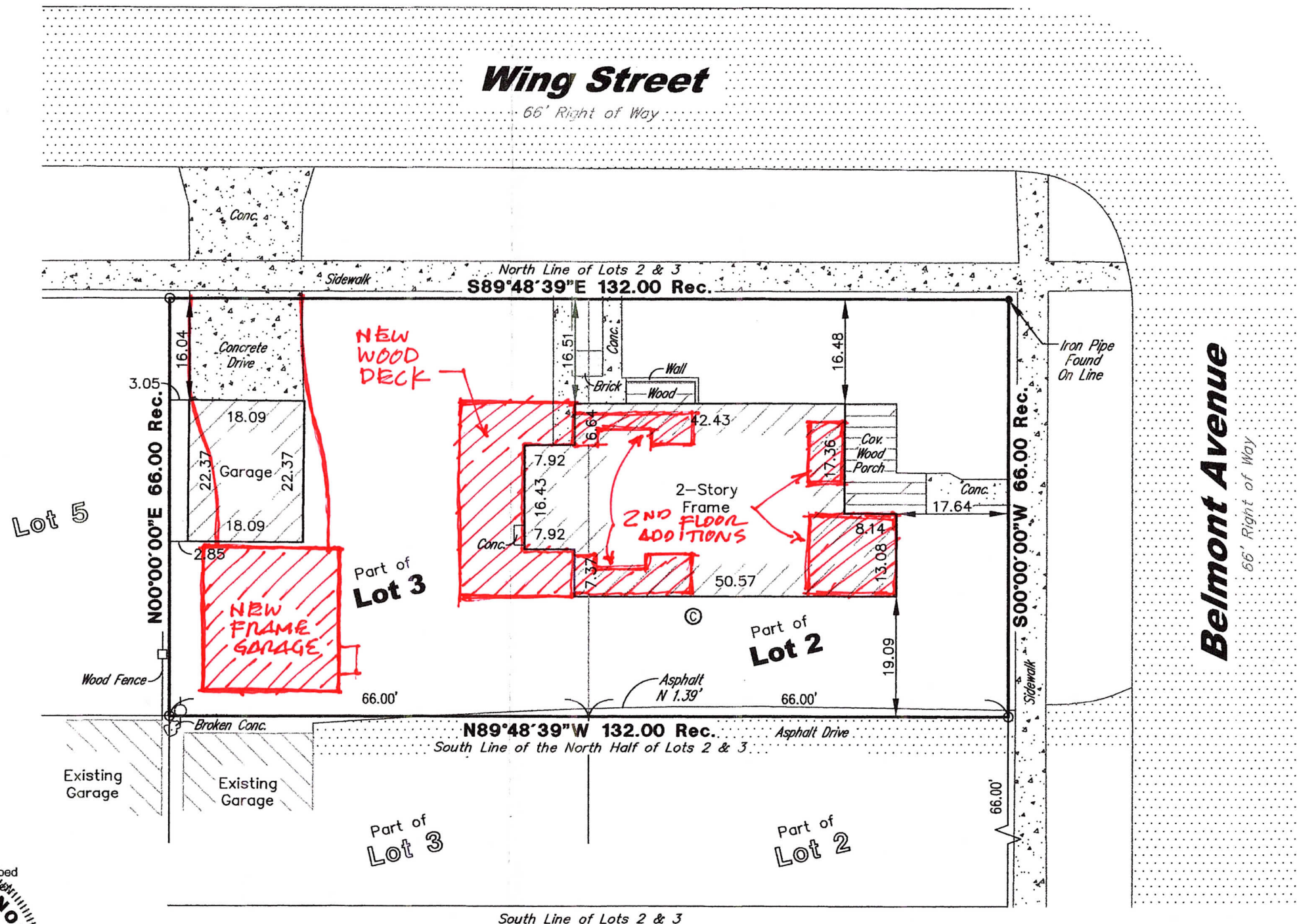
We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the time of said survey.

Given under my hand and seal this 6th day of July, A.D. 2018 in Lake Zurich, Illinois.

Gloria Jean Koter, an Agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3373
License Expiration Date 11-30-18

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



Drawn By:	EB	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

Field Work Completed:		7-2-18
Scale:	1" = 20'	Date: 7-5-18
Site Address:		
38 N. Belmont Avenue		
Arlington Heights, Illinois		

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS180633

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



SUBJECT PROPERTY -
PROPOSED



PROPERTY TO LEFT
24 N. BELMONT AVE.



PROPERTY TO LEFT
28 N. BELMONT AVE.



PROPERTY TO LEFT
32 N. BELMONT AVE.



SUBJECT
38 N. BELMONT AVE.



PROPERTY TO RIGHT
102 N. BELMONT AVE.



PROPERTY TO RIGHT
108 N. BELMONT AVE.



PROPERTY TO RIGHT
110 N. BELMONT AVE.

N. BELMONT AVE.



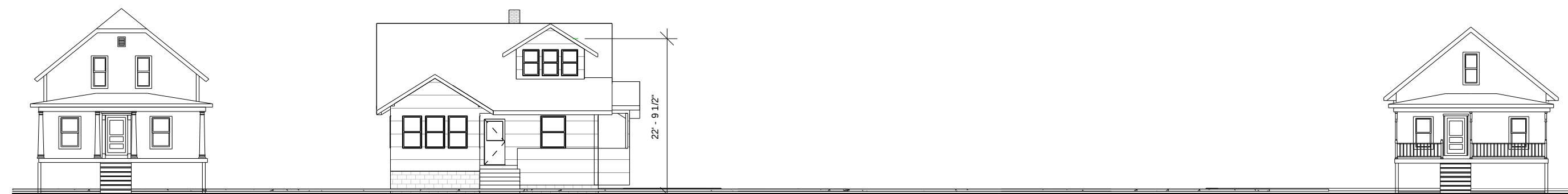
PROPERTY ACCROSS
RECREATION PARK



SOUTHEAST PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



CONTEXT ELEVATION - existing

SCALE:1/16" 1'-0"



CONTEXT ELEVATION - proposed

SCALE:1/16" 1'-0"



CONTEXT ELEVATION - proposed

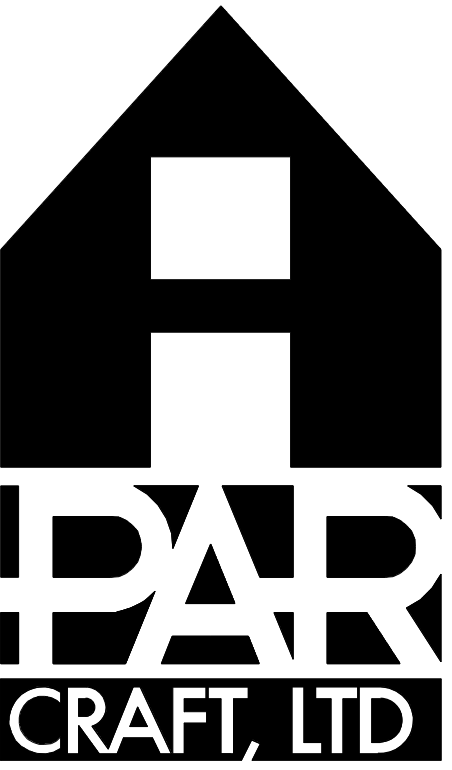
SCALE:1/8" 1'-0"



NORTHWEST PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration:
184.007356

**RESIDENTIAL
REMODEL &
ADDITION FOR:**

JOE PERRY

38 N. BELMONT AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	8/13/18
DESIGN DEV.	2/14/19
DESIGN COMM.	3/15/19
BID SET	
PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE:_____
DATE:_____
EXPIRES: 11/30/20

JOB NO.: PERRY

SHEET:

A3

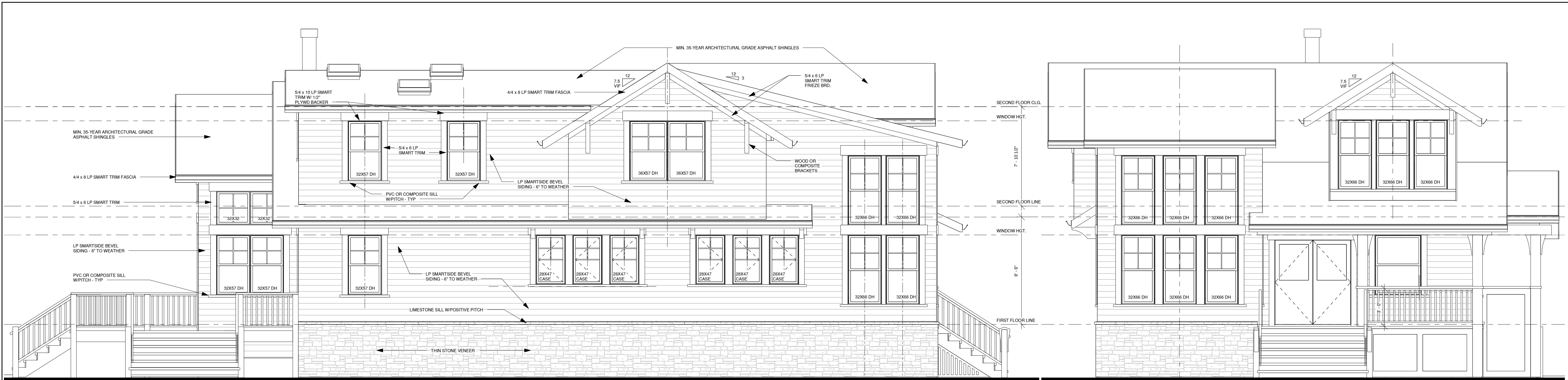
OF:











LEFT SIDE ELEVATION - south

SCALE: 1/4" 1'-0"

FRONT ELEVATION - east

SCALE: 1/4" 1'-0"

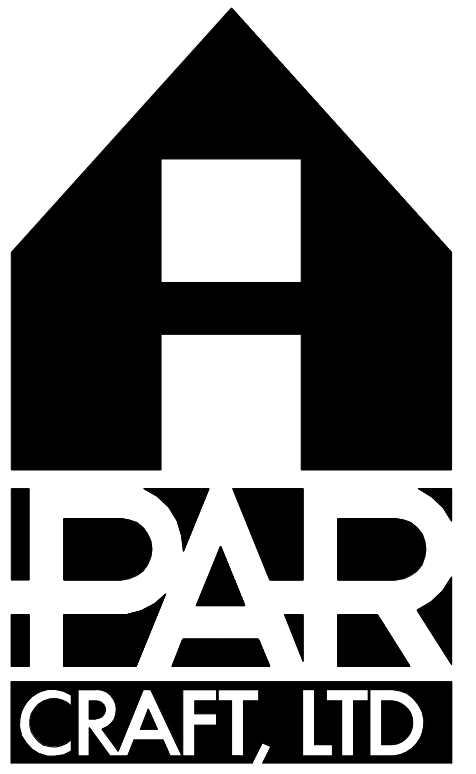


RIGHT SIDE ELEVATION - north

SCALE: 1/4" 1'-0"

REAR ELEVATION - west

SCALE: 1/4" 1'-0"



ARCHITECTS

BUILDERS

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DESIGN DEV.	2/14/19
DESIGN COMM.	3/15/19
BID SET	
PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

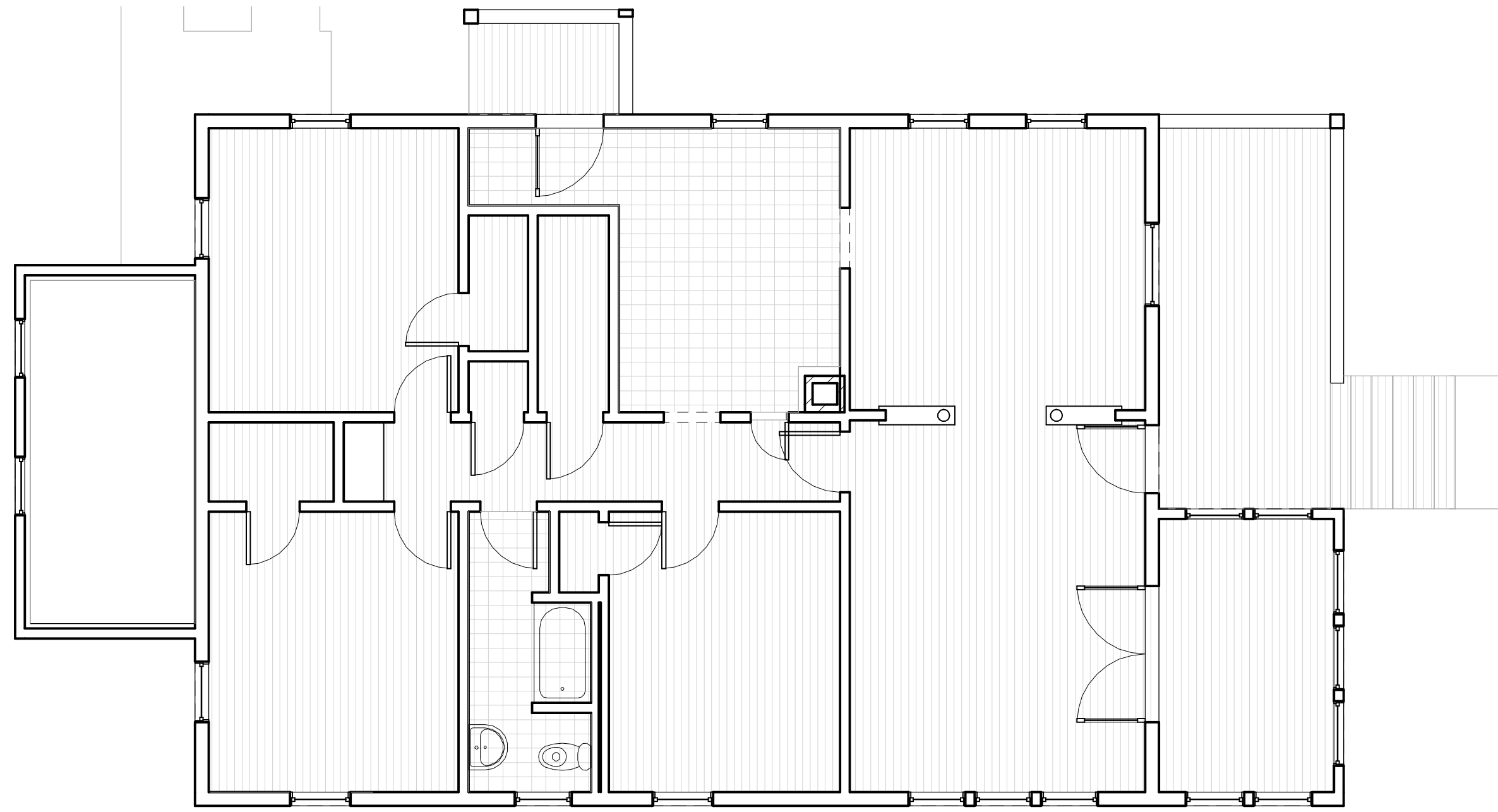
SIGNATURE:
DATE:
EXPIRES: 11/30/20

JOB NO.: PERRY

SHEET:

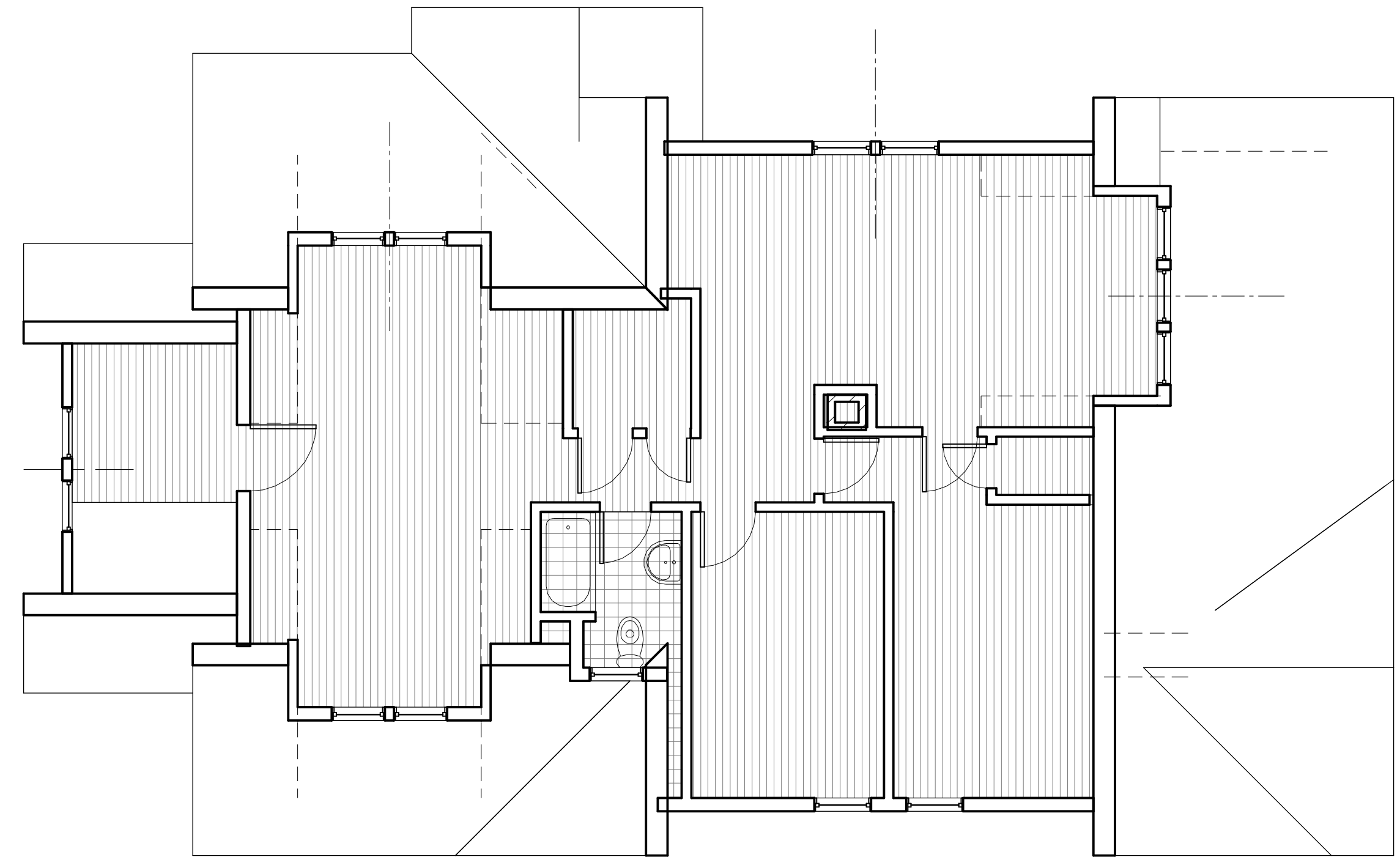
A2

OF:



FIRST FLOOR PLAN - existing

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN - existing

SCALE: 3/16" = 1'-0"



EAST ELEVATION - existing

SCALE: 3/16" = 1'-0"



NORTH ELEVATION - existing

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - existing

SCALE: 3/16" = 1'-0"



WEST ELEVATION - existing

SCALE: 3/16" = 1'-0"



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration:
184.007356

**RESIDENTIAL
REMODEL &
ADDITION FOR:**

JOE PERRY

38 N. BELMONT AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	8/13/18
DESIGN DEV.	2/14/19
DESIGN COMM.	3/15/19
BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/20

JOB NO.: PERRY

SHEET:

D1

OF:

Materials List – Perry Residence

1. Paul A. Rogner (architect)
Joe Perry (owner)
2. March 18, 2019
3. Addition and Remodel
4. 38 N. Belmont Ave.

RECEIVED

MAR 25 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

Siding: LP SmartSide engineered wood siding
6" reveal
Manufacturer: Louisiana Pacific
Color: Biking Trail



Trim: LP SmartSide engineered wood trim
Manufacturer: Louisiana Pacific
Color: White



Roof: Asphalt architectural shingles
Manufacturer: GAF
Color: Weathered Wood



Stone: Thin Stone
Manufacturer: Buechel
Color and Style: Fondulac Rustic



Windows: Vinyl Clad wood windows
Manufacturer: Andersen
Color: Bonze





Design Commission 4/23/2019

Item: DC#19-032 - The Boulevard - 2015-2045 S. Arlington Heights Rd. /
Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for four new multi-family apartment buildings and one new club building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural designs for The Boulevard at 2015-2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 4/9/19, building façade elevations and renderings received 4/19/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The outlining of the third and fourth floor windows on the entry tower with white "Cobblestone" wall panels appears out of place with the rest of the design. It is recommended to limit the white wall panels in this location to just the spandrels above and below the windows, to match the detailing on the corner towers.
2. The walls between the balconies with side-by-side mechanical grilles are highlighted with white "Cobblestone" wall panels. It is recommended that these areas be changed to the base "Monterey Taupe" wall color to avoid highlighting these areas.
3. Consider changing the metal parapet coping at the apartment building walls to a slightly larger and more decorative profile to enhance the design.
4. Decorative wall sconce lights are recommended to be added to the brick walls flanking the apartment entry. Consider placing the sconces above the canopy at the third floor line, with up and down lighting to enhance and highlight the building entrance.

5. For utility equipment or meters that are required to be wall-mounted on the exterior, it should be located on the side or rear elevations, away from the street frontages.

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

7. 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

DC Minutes 2-26-19

Type

Board or Commission Report

Exhibits

Exhibits

Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: The Boulevard
Project Address: 2015-2045 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: April 17, 2019

PETITIONER INFORMATION:

DC Number: 19-032
Petitioner Name: Jim Wells
Petitioner Address: Urban Street Group LLC
2045 S. Arlington Heights Road,
Suite 100
Arlington Heights, IL 60005
Meeting Date: April 23, 2019

Requested Action(s):

Approval of the proposed architectural designs for four new multi-family apartment buildings and one new club building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning, Subdivision, and PUD 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 a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of four new, five-story apartment buildings, a new single-story club building, and a separate future retail parcel. Each apartment building will have enclosed parking at the first floor, and a total of 60 apartment units on the top four floors.

Preliminary Design Commission Review:

This project received a preliminary Design Commission review on February 26, 2019. Highlights of the Design Commission feedback from that meeting are as follows:

- Club Building:
 - Just one minor comment to consider adding a stone base to the brick piers flanking the entry.
- Apartment Buildings:
 - The Design Commissioners felt that the scale and proposed materials were nice, but overall they felt the proposed design was too busy and chaotic, and they strongly encouraged simplifying it. Specific comments included:
 - Too many "ins and outs" along the exterior walls looks too busy.
 - The brise-soleil style cornice looks too commercial as compared to the traditional style club building.
 - The appearance of the downspouts are too prominent.
 - The Design Commissioners emphasized the importance of nice detailing at the first floor parking garage wall, and there was concern about the appearance of large flat metal panels at pedestrian eye level.
 - The Design Commissioners wanted the building entrances to be highlighted and obvious.
- Sustainable Design Features:
 - Sustainable "green" design was encouraged, and a list of sustainable features was requested.

Project Update:

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

- **Club Building:**
 - A cast stone band was added to the brick entry columns, to align with the continuous sill detail on all of the building walls.
- **Apartment Buildings:**
 - The overall massing and exterior elevations have been simplified as follows:
 - The in-and-out cornice at the top of the building has been changed to a continuous straight line with a simple metal parapet coping.
 - The brise-soleil cornice detail at the corners has been omitted, and the cornice detail has been enhanced to match the club building cornice.
 - The prominent dark bronze downspouts have been omitted.
 - The prominent dark bronze wall louvers have been changed to match the color of the wall to minimize their appearance.
 - The massing of the end wall elevations has been redesigned with a balanced appearance.
 - The design of the first floor level has been enhanced with spandrel glass windows on all sides of the building.
 - The main entry tower has been widened, and is now a clearly identifiable focal point of the design.
 - Sustainable Design Features. A list of sustainable design features has been requested from the petitioner.

Staff Comments:

Overall, the proposed buildings are very nicely designed with nice materials, scale, proportion, and detailing. The petitioner did a very good job responding to the Design Commission's preliminary comments, and Staff has only a few minor design recommendations:

- The outlining of the third and fourth floor windows on the entry tower with white "Cobblestone" wall panels appears out of place with the rest of the design. It is recommended to limit the white wall panels in this location to just the spandrels above and below the windows, to match the detailing on the corner towers.
- The walls between the balconies with side-by-side mechanical grilles are highlighted with white "Cobblestone" wall panels. It is recommended that these areas be changed to the base "Monterey Taupe" wall color to avoid highlighting these areas.
- Consider changing the metal parapet coping at the apartment building walls to a slightly larger and more decorative profile to enhance the design.
- Decorative wall sconce lights are recommended to be added to the brick walls flanking the apartment entry. Consider placing the sconces above the canopy at the third floor line with up and down lighting to enhance and highlight the building entrance.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All rooftop mechanical equipment is required to be screened from public view. All buildings include perimeter parapet walls to screen the rooftop mechanical equipment.

Exterior wall-mounted equipment and meters must also be screened from view. The locations of these items is not yet determined. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it should be located on the side or rear elevations, away from the street frontages.

Signage:

For residential developments, Chapter 30 Sign Code allows development identification signs at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed. Such signs shall be limited to the name of the subdivision or development and shall be no more than 25 square feet in area and six feet in height.

The petitioner intends to provide code-compliant ground signage at the entrance driveways to the development, which has not yet been designed.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for The Boulevard at 2015-2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 4/9/19, building façade elevations and renderings received 4/19/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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6. All signage shall comply with Chapter 30, Sign Code.
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April 17, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Jake Schmidt, Assistant Planner, Petitioner, DC File 19-032

SITE INFORMATION:

Total Site Area	8.2 acres
Residential Site Area	7.2 acres
Retail Site Area	1.0 acres

Residential Program:

4 - 4 Story + Parking Buildings

Total Units: 240 units

Program:

80 - 2 bed 34%

128 - 1 bed 53%

32 - Studio 13%

Club 5,500 gsf

Building Information:

60 unit buildings

20 - 2 bedroom

32 - 1 bedroom

8 - Studio

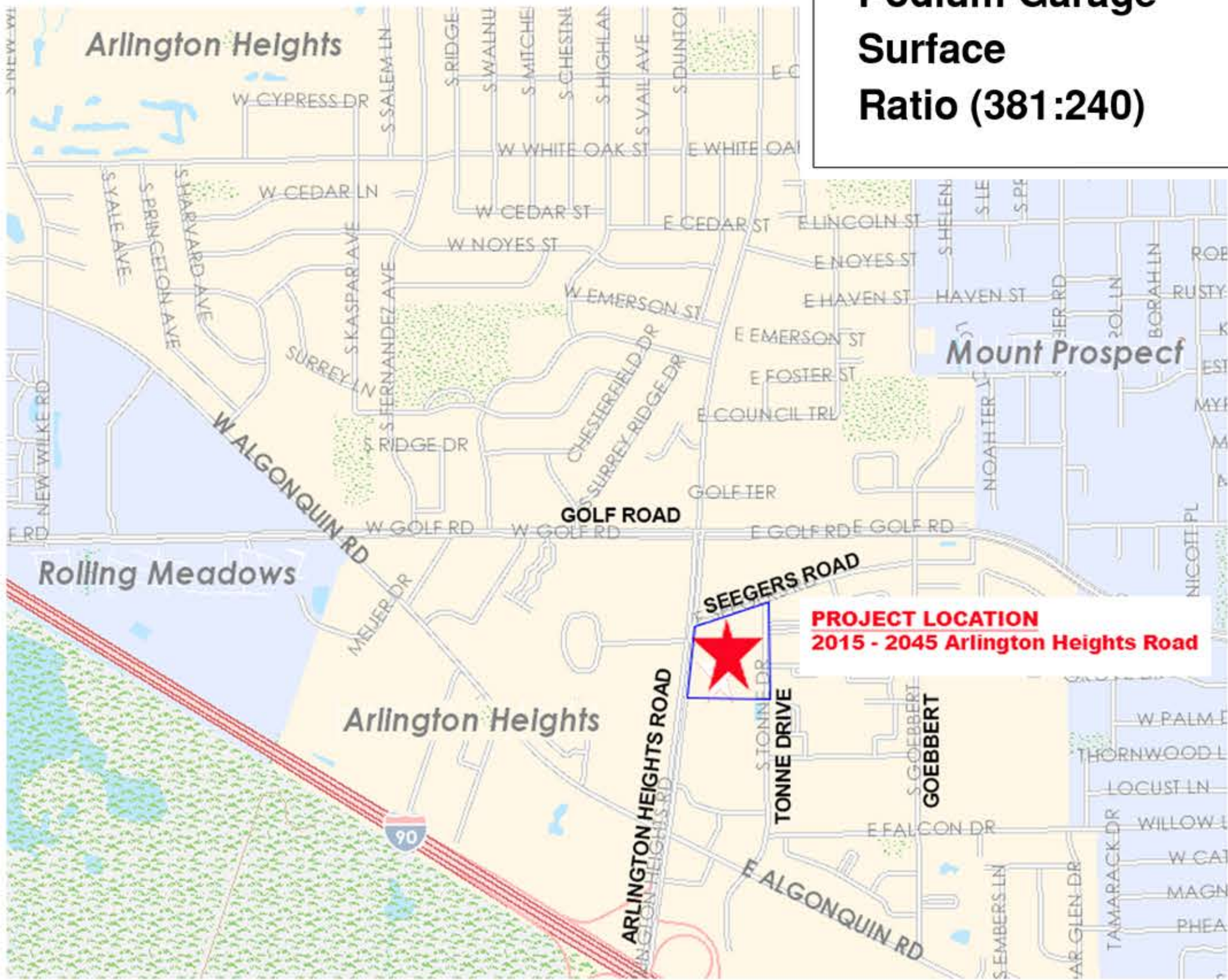
42 Garage Parking

Parking: 383 sp.

Podium Garage 168

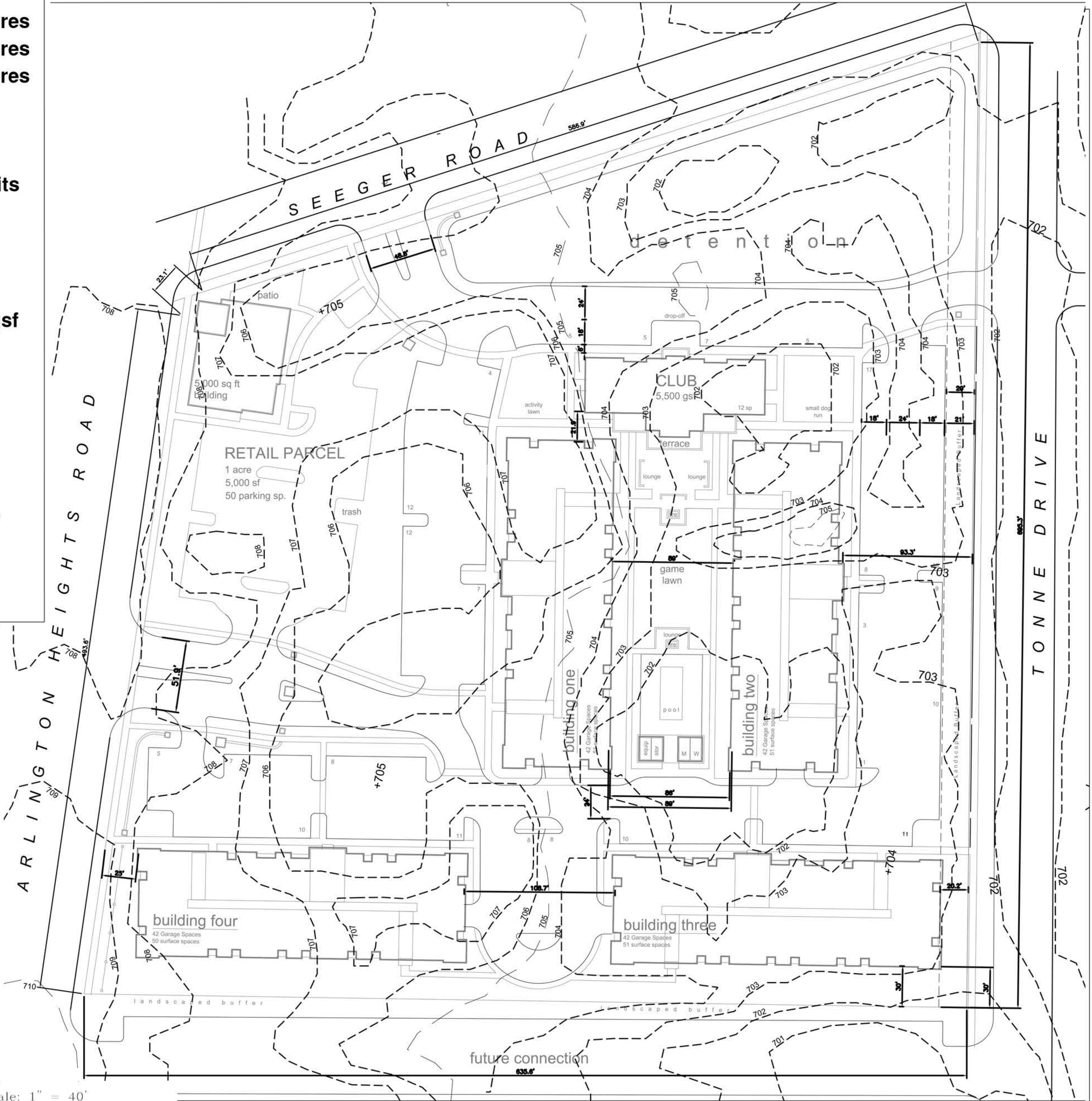
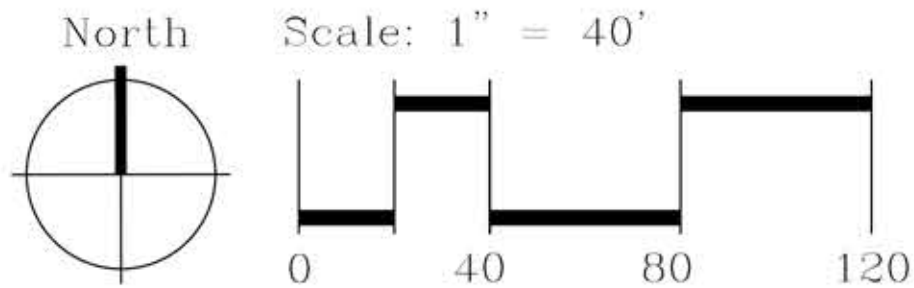
Surface 215

Ratio (381:240) 1.6:1



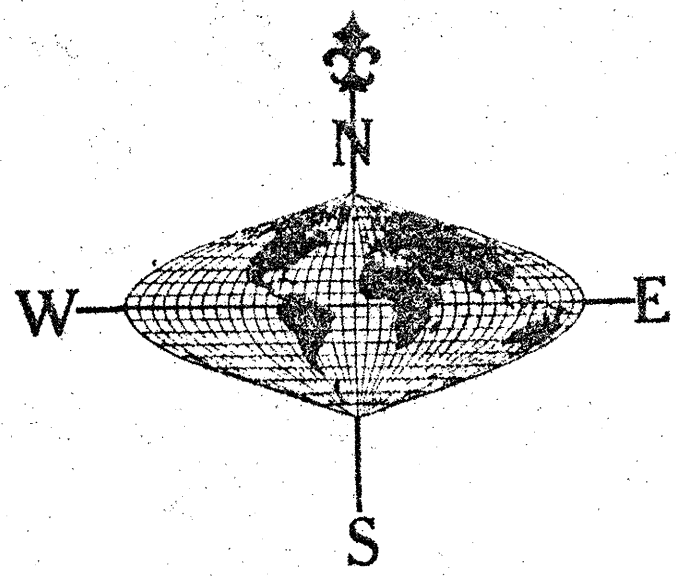
LOCATION MAP

URBANSTREET
GROUP LLC



Topographic Plan
the BOULEVARD
Arlington Heights, Illinois





PLAT OF SURVEY

PAUL LOTZ

Land Surveyor

of

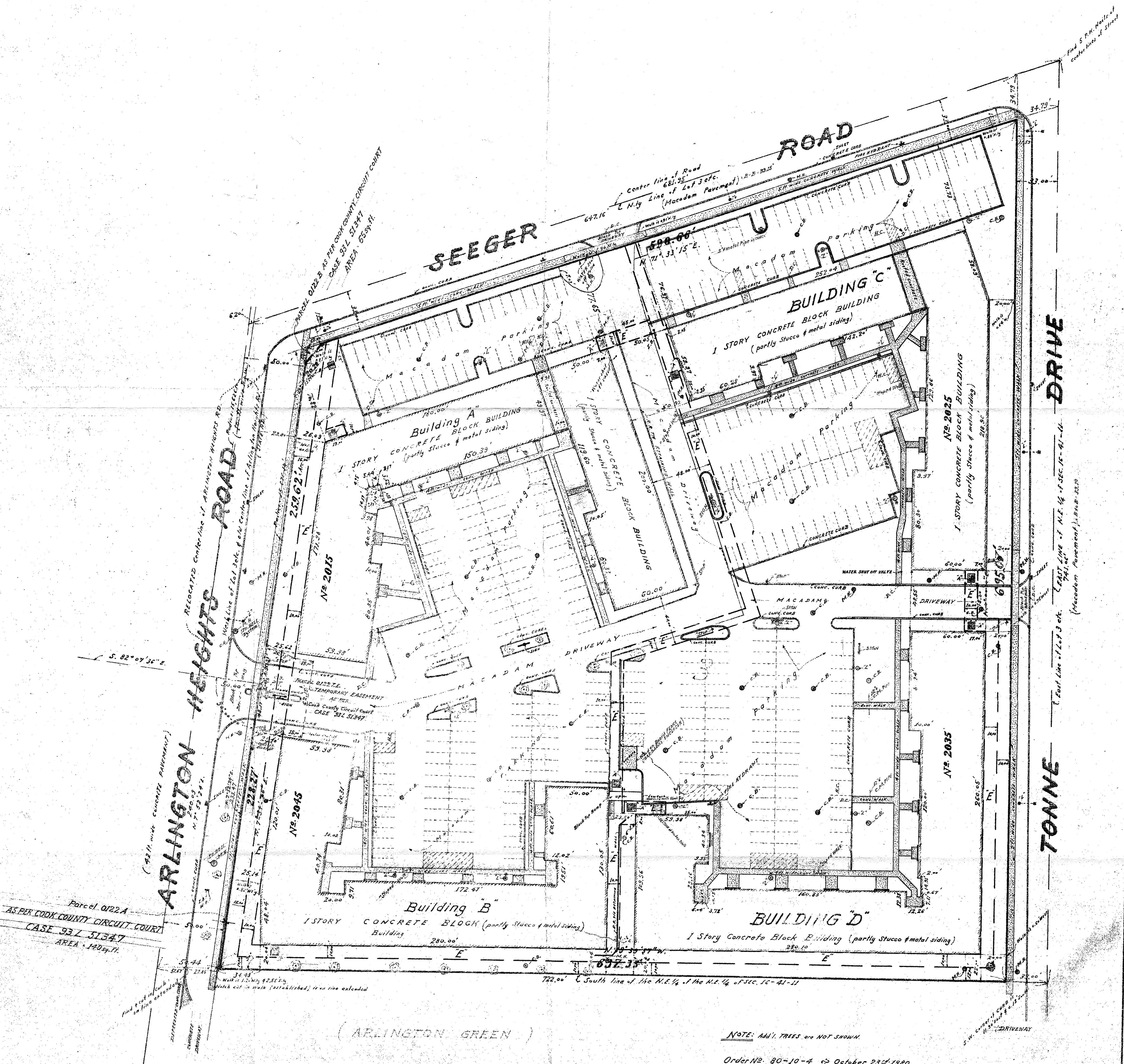
1728 Magnolia Lane
Mount Prospect, Illinois
Phone: 439-2837

LEGEND

- Fire Hydrant
- 8" x 10" TIE
- metal Transformer Box on concrete slab
- M.H. - Man Hole
- C.B. - Catch Basin
- Light Standard on concrete base
- W.P. - Wooden Utility Pole
- I.B. - Illinois Bell Telephone Co. metal box
- D.C. - Depressed Curb
- H.C. - Parking for Handicapped Persons
- 381 Painted Parking Spaces
- • • • • For Handicapped Persons

That part of Lot 3 in the subdivision of Joseph A. Brown's farm in Section 9, 15 and 16, Township 41 North, Range 11, East of the 3rd P.M., according to the map thereof recorded in book 77 of Plats, Pages 38 and 39, as document No. 2826756 lying south of the Center line of Seeger road and North of the South line of the N.E. 1/4 of the N.E. 1/4 of Section 16 aforesaid, in Cook County, Illinois, (EXCEPT THAT PART THEREOF DEDICATED FOR ARLINGTON HEIGHTS ROAD, SEEGER ROAD, & TONNE DRIVE, as per Document No. 25205786, Recorded October 23rd 1979) (and as per Cook County Circuit Court CASE 93 L 51347)

(CONTAINING 358,065 sq. ft. - 8.22 acres)



Order No. 81-2-2 of MARCH 16th 1981
UP TO DATE SURVEY of Legal as shown above by Paul Lotz

ordered by: Trapani, Construction Co.

NOTE: "E" - EASEMENT - 10ft wide added as per Document No. 25546524, Recorded August 10th 1980 for COMMONWEALTH EDISON COMPANY "Electric Company" and ILLINOIS BELL TELEPHONE COMPANY "Telephone Company"

Scale: 1 inch = 40 feet

Order No. 79-7-11

Book 22

Ordered by: TRAPANI, Construction Co.

COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCES

ORDER NO. 79-8-10 of August 14, 1979

Location of concrete foundation of Building "B" by Paul Lotz

ORDER NO. 79-12-11

FINAL LOCATION SURVEY of Bldg. "A" by Paul Lotz, December 24th 1979 (Prior to Bldg. of house to concrete foundation)

ORDER NO. 94-4-5 / April 14th 1994

UP TO DATE SURVEY of above described property

by Paul Lotz

ordered by: Mr. Jack B. Whisler, President of

NOTE: Brian Properties, Inc. Realtors

Above Survey conforms with Plat of Survey

by Robert Murray, dated June 14, 1978

Order No. 78-521 150M34

State of Illinois

Cook County

SS Survey certified

TO: CITIBANK, F.S.B.

I, Paul Lotz, hereby certify that I have surveyed the above described property, and that the plat hereon drawn is a correct representation of said survey. All measurements are correct at 62 Fahrenheit.

Mount Prospect

July 24th

A.D. 1979

Paul Lotz
Illinois Registered Land Surveyor No. 2026

RESERVED April 14, 1994 by Paul Lotz

SITE INFORMATION:

Total Site Area	8.2 acres
Residential Site Area	7.2 acres
Retail Site Area	1.0 acres

Residential Program:

4 - 4 Story + Parking Buildings

Total Units: 240 units

Program:

80 - 2 bed	34%
128 - 1 bed	53%
32 - Studio	13%
Club	5,500 gsf

Building Information:

60 unit buildings

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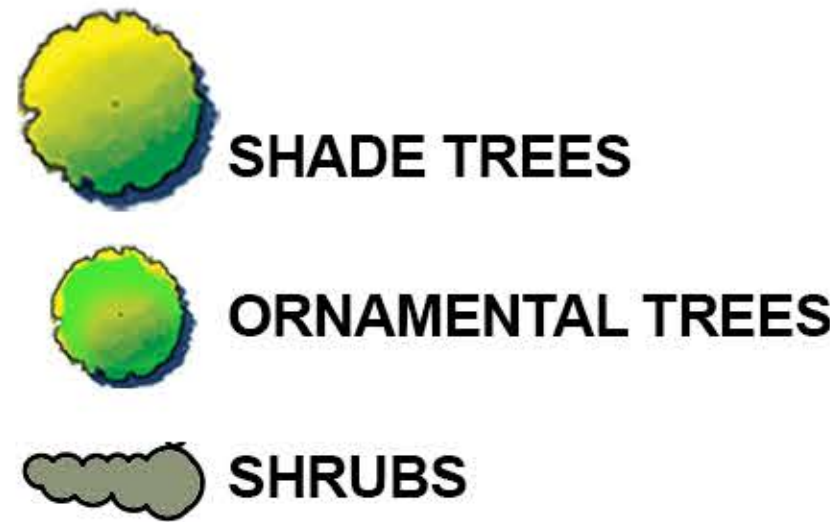
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Parking: 383 sp.

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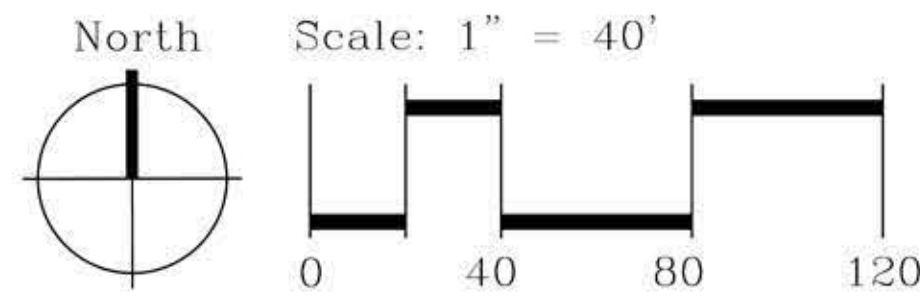
Surface 215

Ratio (381:240) 1.6:1



***PRELIMINARY LANDSCAPE CONCEPT**

*Final Landscape Plan will Conform to
Section 6.15 of the Village of
Arlington Heights Zoning Code*



URBANSTREET
GROUP LLC



Concept Plan
the BOULEVARD
Arlington Heights, Illinois



PRELIMINARY RENDERING 2-26-19



CURRENT DESIGN 4-23-19



URBANSTREET
GROUP LLC

Facade Rendering

the BOULEVARD
Arlington Heights, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

April 4, 2019

BSB
DESIGN
BSBDesign.com

PRELIMINARY RENDERING 2-26-19



CURRENT DESIGN 4-23-19



MultiFamily Buildings 1,2,3,4

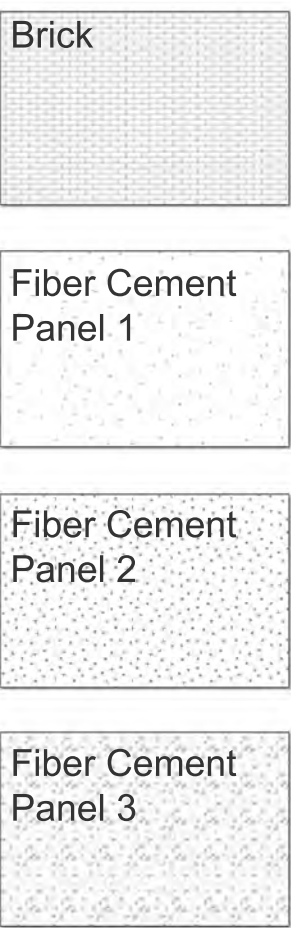


Primary (Entry) Elevation
scale: 1/8" = 1'-0"



Side Elevation 1
scale: 1/8" = 1'-0"

Elevation Materials Key



MultiFamily Buildings 1,2,3,4



Secondary (Rear) Elevation
scale: 1/8" = 1'-0"

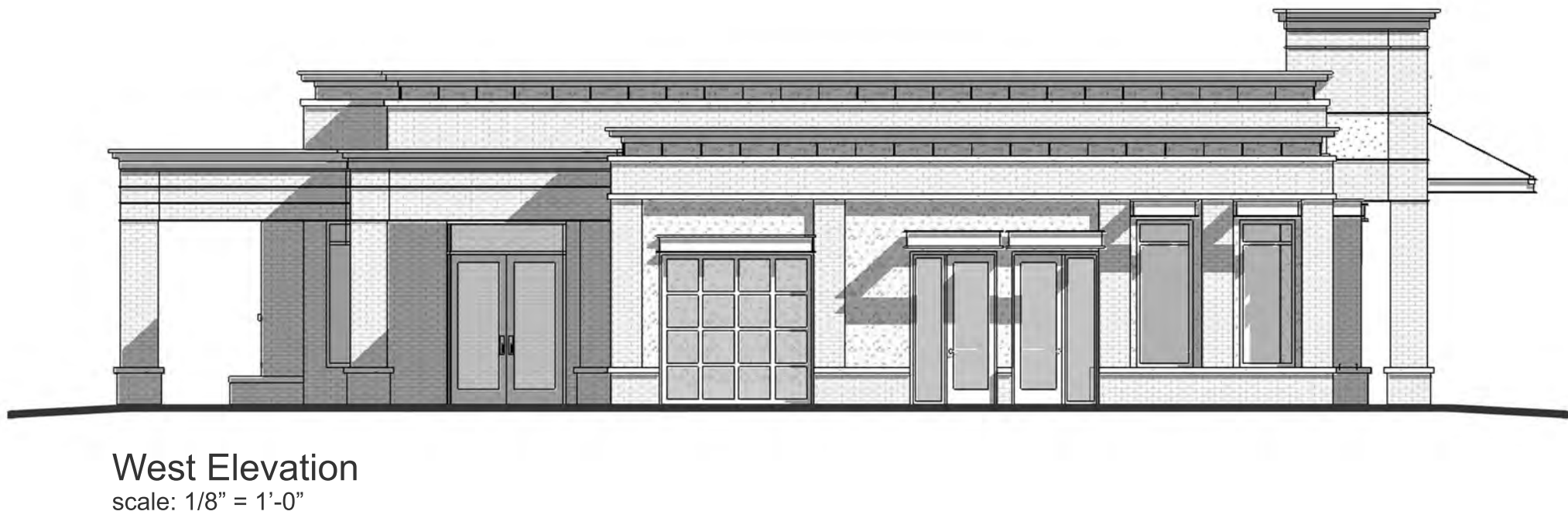
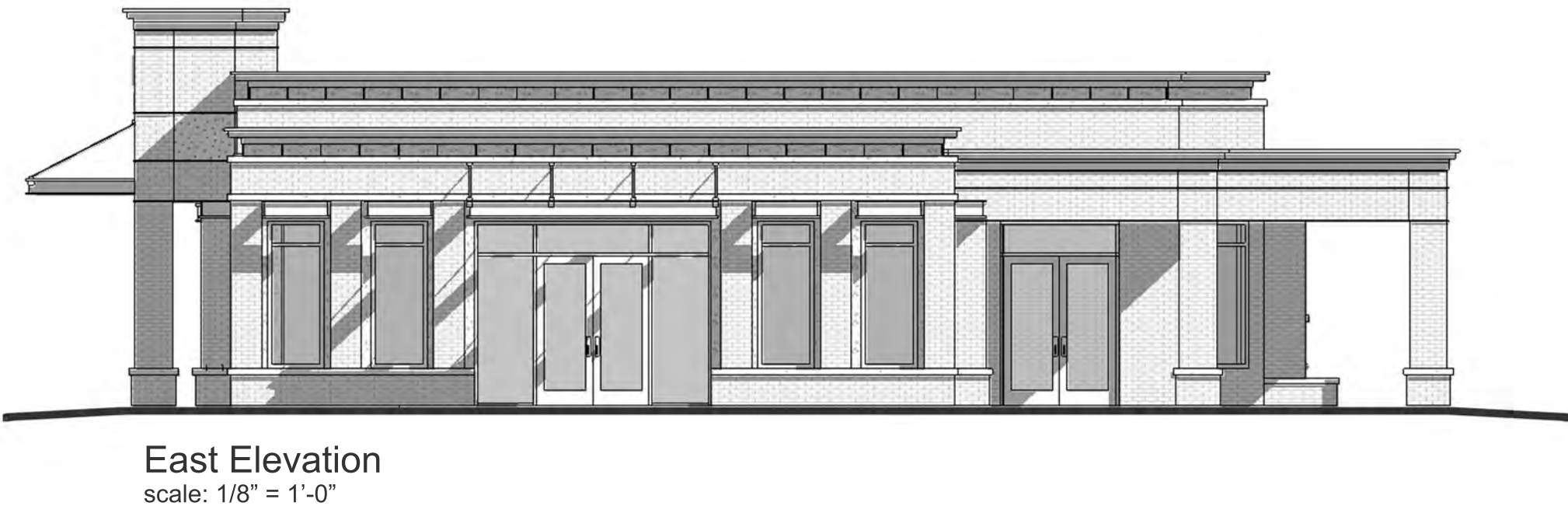
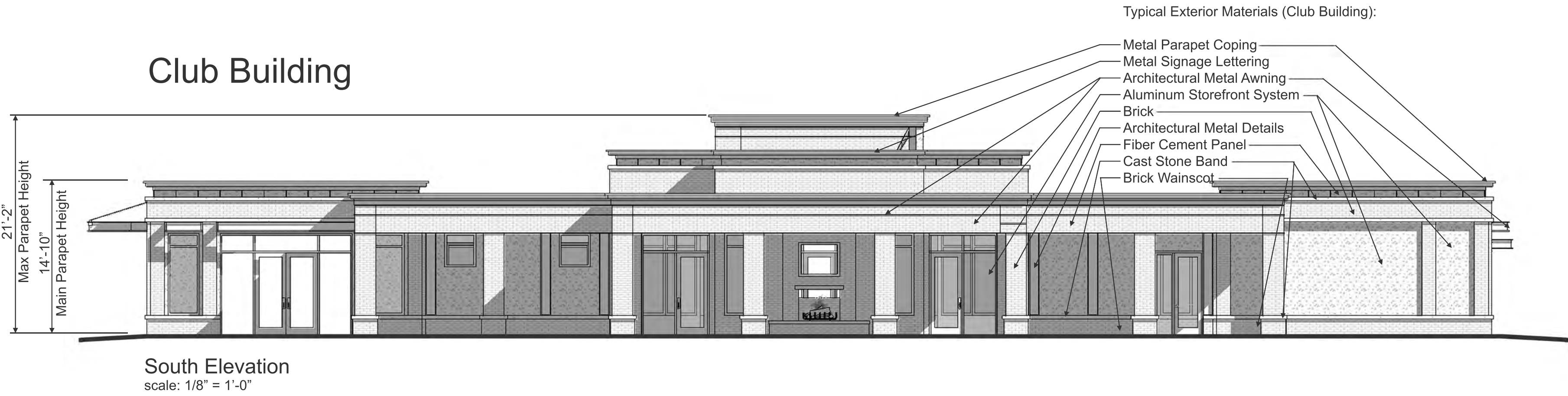


Side Elevation 2
scale: 1/8" = 1'-0"

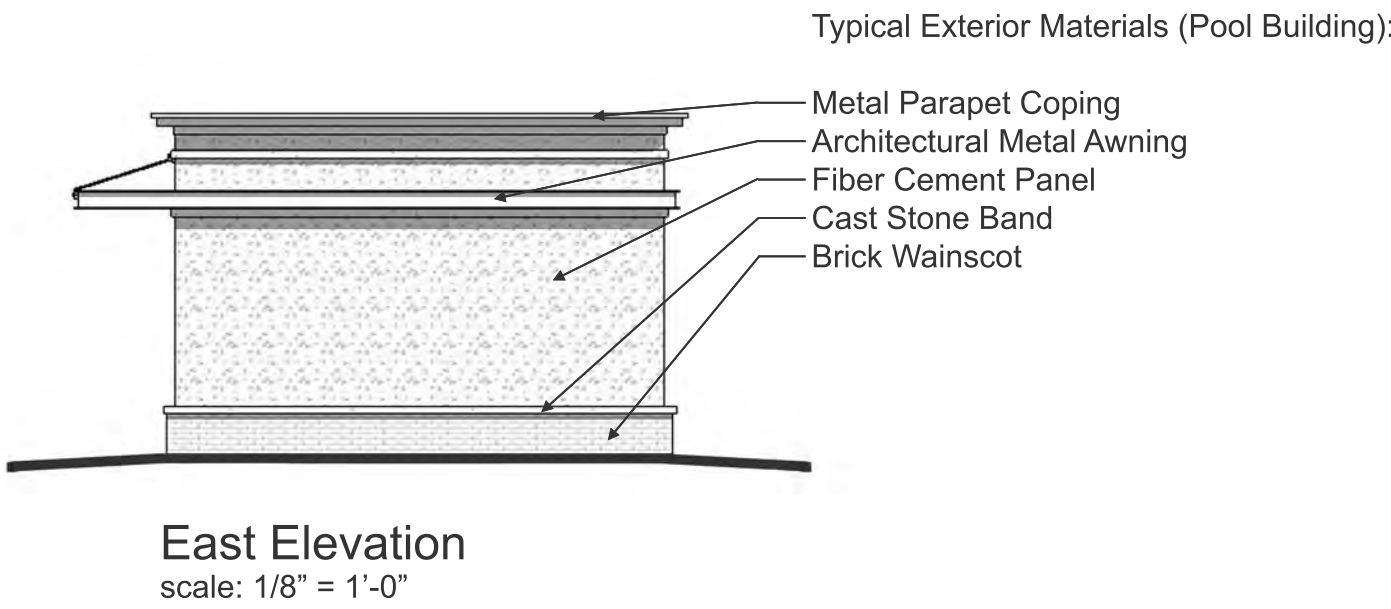
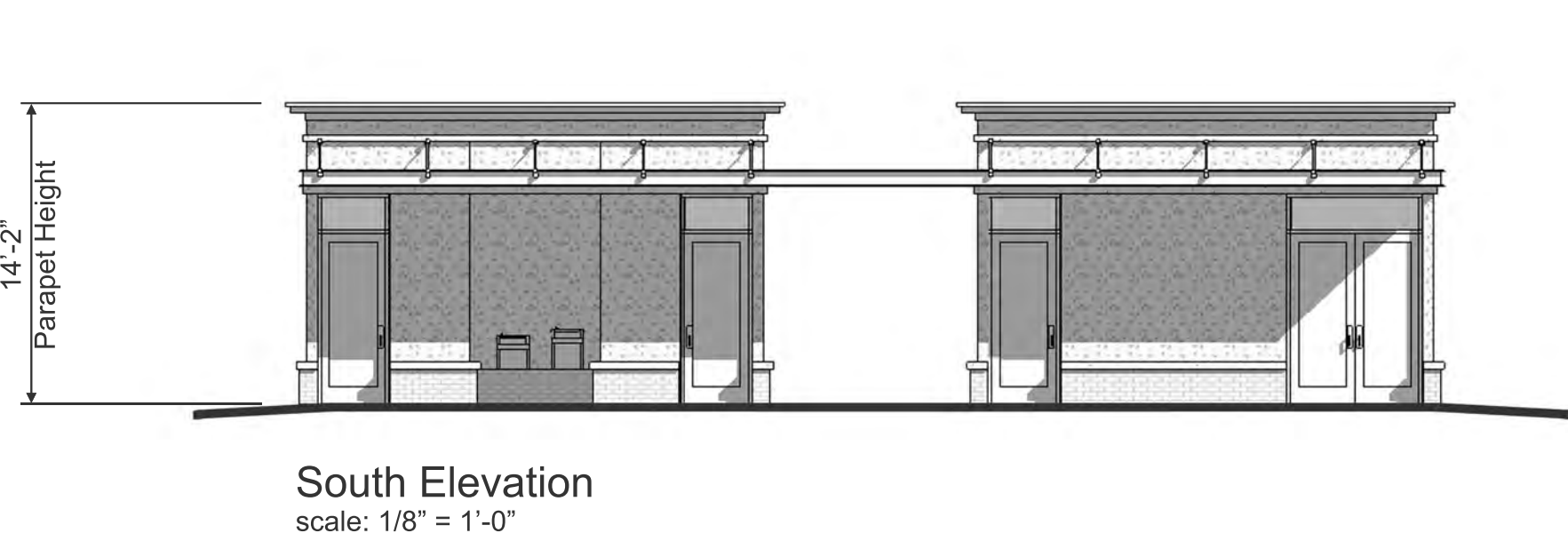
Elevation Materials Key

- Brick
- Fiber Cement Panel 1
- Fiber Cement Panel 2
- Fiber Cement Panel 3

Club Building

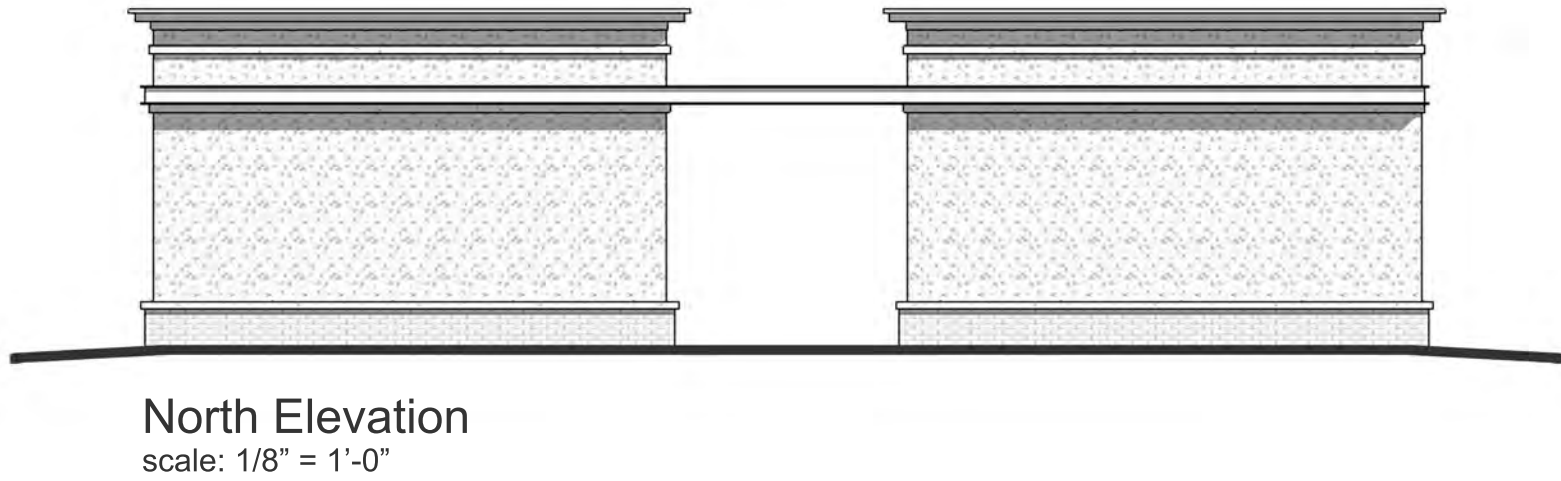
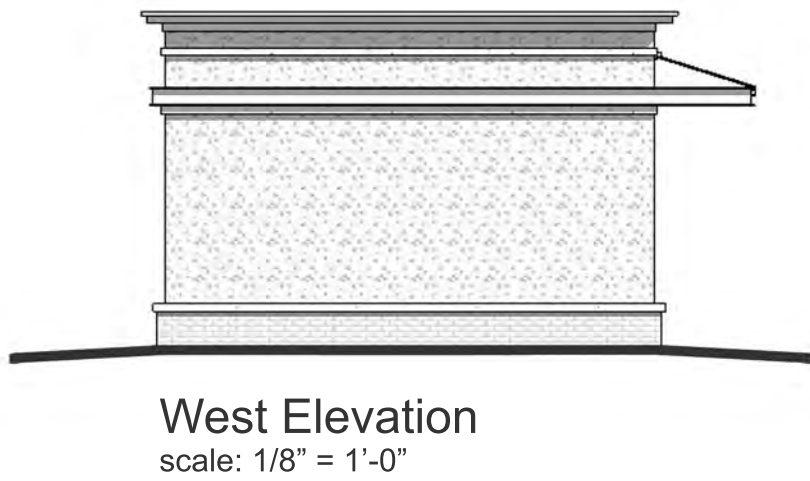


Pool Building



Elevation Materials Key

- Brick
- Fiber Cement Panel 1
- Fiber Cement Panel 2
- Fiber Cement Panel 3





FIBER CEMENT PANEL 1
COBBLESTONE



FIBER CEMENT PANEL 2
MONTEREY TAUPE



FIBER CEMENT PANEL 3
CUSTOM COLOR



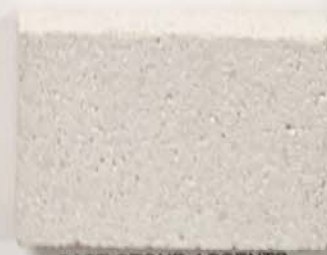
VINYL WINDOWS
DARK BRONZE



METALS AND CLADDING
DARK BRONZE



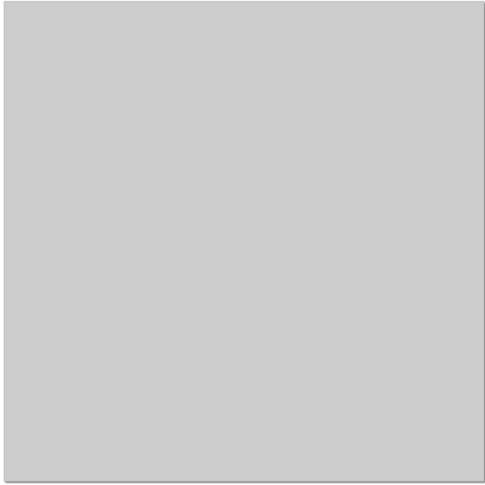
LOW E GLAZING



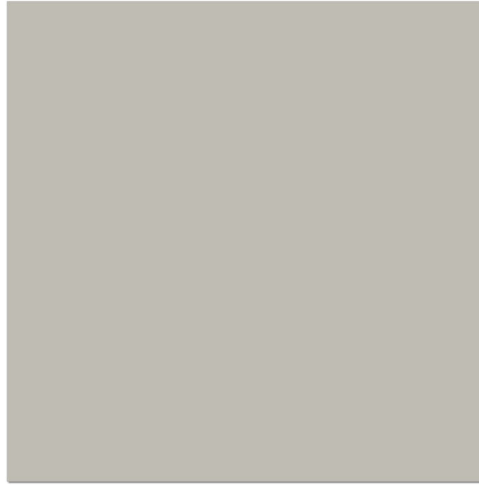
CAST STONE ACCENTS



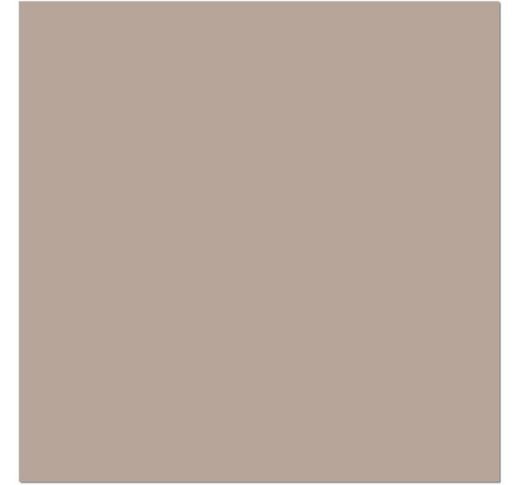
BRICK
COLONY BAY OR SIMILAR



Fiber Cement Panel 1
Cobblestone



Fiber Cement Panel 2
Monterey Taupe



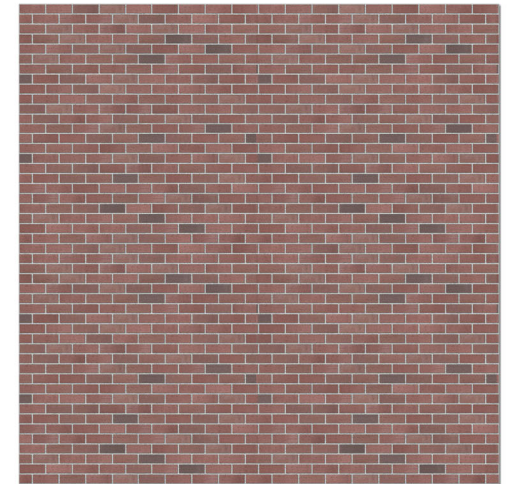
Fiber Cement Panel 3
Custom Color



Glazing
Light Smoke Gray



Metals & Cladding
Dark Bronze



Brick
Meridian Colony Bay

Commercial Project Application and Procedures Village of Arlington Heights

33 S. Arlington Heights Road Arlington Heights, IL 60005

MATERIAL LIST*

1. Petitioner Name: Jim Wells – Urban Street Group
2. Date: April 4, 2019
3. Project: The Boulevard of Arlington Heights
4. Location: Seegers Road

Commercial/Retail/Condominium Building: Multifamily Building

Brick: “Colony Bay” Utility from Meridian Brick

Fiber Cement Panel and Trim: Cobblestone, Monterey Taupe and Custom Colors from J. Hardie

Cast Stone Accents: White from Accucast

Storefront: “Dark Bronze” aluminum from Alcoa or equivalent

Windows: Dark Bronze – MFR TBD

Glazing: Light Smoke Gray

Metal Accents: Dark Bronze – MFR TBD

*List of primary colors, textures and materials to be used.

Arlington Executive Court
2015 to 2025 S. Arlington Heights Road
2035 to 2045 S. Arlington Heights Road











**Properties East of
Arlington Executive Court
2015 to 2025 S. Arlington Heights Road
2035 to 2045 S. Arlington Heights Road**







**Properties North of
Arlington Executive Court
2015 to 2025 S. Arlington Heights Road
2035 to 2045 S. Arlington Heights Road**







**Properties South of
Arlington Executive Court
2015 to 2025 S. Arlington Heights Road
2035 to 2045 S. Arlington Heights Road**





**Properties West of
Arlington Executive Court
2015 to 2025 S. Arlington Heights Road
2035 to 2045 S. Arlington Heights Road**





APPROVED

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

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Kirsten Kingsley

Members Absent: Ted Eckhardt
Jonathan Kubow

Also Present: Jennifer Thorstenson, MRV Architects for *Dunkin'/Baskin Robbins*
Kevin Sherwin, Sherwin Construction for *Yamada America*
Marc McLaughlin and Scott Barenbrugge for *Taylor Morrison*
Mark Hopkins, HKM Architects for *Taylor Morrison*
Doug Wirth, BSB Design for *Urban Street*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 12, 2019

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

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

ITEM 4. MIXED-USE - PRELIMINARY REVIEW

Urban Street – Seegers & Arlington Heights Rd.

Mr. Doug Wirth, representing *BSB Design*, was present on behalf of the project.

Mr. Hautzinger stated that tonight's review is for the design portion of the project, focusing on architecture and aesthetics. No vote will be taken tonight. There will also be a preliminary Plan Commission review of the project tomorrow night in this same room at 6:30 p.m. for any residents who are interested in the zoning portion of the project. With regards to Staff comments, Staff feels the overall direction of the proposal looks very nice, and Staff welcomes input from the Design Commissioners. The only detailed comment at this time is regarding the design of the first-floor of the apartment buildings. **Mr. Hautzinger** acknowledged the first floor enclosed parking, and the challenge of making those exterior walls look nice. He stated that based on the renderings, the first floor looks good, but he asked what the dark colored material is in the brick recesses.

Mr. Wirth responded to Staff's question about the material on the first-floor, he explained that the panels at the first-floor walls have not yet been determined. If the garage is naturally ventilated, then the material will be louvers, and if the garage is heated, then the material will probably be solid metal panels or spandrel glass; however, they are open to suggestions at this point in time.

Mr. Wirth stated that the proposed development will consist of 2 separate components; a retail component and a larger residential component. Tonight he will present the residential component that will consist of four identical 5-story buildings, with 4-stories of residential above one-story of parking. The 55-foot building height will be in keeping with the Arlington Heights Road corridor plan. Each building will have 60 residential units; a mix of studio, 1-bedroom, and 2-bedroom apartments. There will be internal parking at the first level of each building, with surface parking as well. The fifth building will be a Club building to serve the function of leasing and management, club and social functions, a possible fitness facility and facility maintenance. There will also be a large retention area at the north side of the site.

Mr. Wirth presented the elevations, calling the architecture a Transitional Modern style with clean modern forms, with traditional materials. The 4 residential buildings will have almost exclusively brick at the first 2 levels, a combination of fiber cement panels, architectural metals, architectural aluminum balconies, aluminum cornice and coping details, and as much glass as possible will be provided. The club building is a one-story building of almost all brick with a little bit of panel accents, metal accents, and some cast stone details, for a clean, modern, transitional architecture.

Mr. Wirth concluded his comments and was open to any questions and comments from the commissioners.

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

Commissioner Seyer felt the club building looked nice and his only comment was that the giant columns coming down at the main entry should be somehow grounded with something other than brick, which would provide more of a focal point at the entry. He felt there was a lot to take in with the architecture of the overall proposal. He stated that the final material decision for the first floor panels was very important, whether it be a very large metal panel or an actual louver. He was concerned that large metal panels at eye level could be unpleasant and may not remain flat because of deterioration, unless it is a really strong material. He felt the general impression of the ground floor shown in the renderings was not good, and needs more attention. He

felt that overall, the building design was broken up nicely and he was generally supportive of the materials being shown. He liked the large structure being broken down into smaller components. He had no concerns about the general size of the buildings because he did not know how it compared to what was allowed to be built on the site.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer. Her initial reaction was that the design seems really busy and chaotic, and although she appreciated that the large building is broken down, she felt that simpler was better. She found the undulating sill at the top of the second-floor unsettling to the eye, and felt the reveals of the panels and how they are broken up to try to make sense of the different heights of the windows were not as successful as they could be. She had concerns about the emphasized downspouts, and she was not in favor of the small square details next to the downspouts. She recommended that it be simplified. She understood the brise-soleil style cornice detail proposed around the corners at the top of the building, but felt it looked like a commercial building as compared to the club building which was way more traditional, and this mismatch needs to be addressed. **Commissioner Kingsley** had no further comments regarding the overall appearance of the project.

Chair Fitzgerald felt the entire project should be simplified a bit. "Busyness" was a perfect word to describe all of the ins and outs of the building. However, he wanted to see more detail on the top of the building; there appears to be a lot of detail around the building, but then it loses something near the roof. He agreed with making sure that the first floor garage levels will look good. He emphasized the importance that the end elevation of Building 4 facing Arlington Heights Road needs to be really fantastic and look as good as an entrance. **Chair Fitzgerald** also expressed the importance of keeping the same level of detail on all four sides of the buildings, especially where facing the game lawn between Buildings 1 and 2. He felt the scale of the buildings were okay, the initial materials were fine, and he preferred more simplicity to the design.

Commissioner Kingsley said that similar to her comment on the previous project, the petitioner should address sustainability and green design features when they return for a formal review.

The petitioner had no further comments and thanked the petitioner for their feedback.

Mr. Hautzinger asked for clarification from Commissioner Seyer that if his comments about adding a stone base at the entry were pertaining to the entry of the club building or the apartments, and **Commissioner Seyer** said that they were regarding the club building. **Mr. Hautzinger** added a suggestion to consider adding something to highlight the entrances of the apartment buildings as well, which are currently somewhat understated. **Chair Fitzgerald** agreed and felt it should be obvious where the front door is on such a large building like this. **Mr. Wirth** added that each building will have signage and an address that will help with this.