



Agenda  
Village of Arlington Heights  
Design Commission  
Virtual Meeting

April 13, 2021  
6:30 PM

**I. CALL TO ORDER**

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

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

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [shautzinger@vah.com](mailto:shautzinger@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on April 13, 2021.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Minutes - 3/30/21

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. DC#21-019 - 735 N. Dunton Ave. - SF/New
- B. DC#21-022(H) - 216 N. Haddow Ave. - SF/Teardown
- C. DC#21-023 - Timber Ridge School - 201 S. Evanston Ave. / School

**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](mailto:drobb@vah.com).



**Design Commission**  
**4/13/2021**

**Item:** Minutes - 3/30/21

**Department:** Planning and Community Development Department

**ATTACHMENTS:**

**Description**

Minutes - 3/30/21

**Type**

Minutes

## DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION  
VIRTUAL MEETING

MARCH 30, 2021

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

Members Present: John Fitzgerald, Chair  
Scott Seyer  
Kirsten Kingsley  
Ted Eckhardt

Members Absent: Jonathan Kubow

Also Present: Mike Firsell, Firsell & Ross for *Arlington 425*  
Rob Losselyoung & Kelli Bruckbauer, Tinaglia Architects for *Arlington 425*  
Bruce Adreani for *Arlington 425*  
Jason Bergwerff, Apex Design Build for *Hawkeye Chiropractic*  
Steve Hautzinger, Staff Liaison

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

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

### REVIEW OF MEETING MINUTES FOR MARCH 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF MARCH 9, 2021. MOTION CARRIED.



ITEM 1. CBD MIXED-USE REVIEWDC#21-017 – Arlington 425 – Sigwalt/Chestnut/Highland Ave.

Mike Firsell, representing *Firsell Ross*, Bruce Adreani, the developer, and Rob Losselyoung and Kelli Bruckbauer, representing *Tinaglia Architects* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing two new buildings and a new parking garage on the vacant northern three-fourths of Block 425 in the Downtown. This project previously received Design Commission approval on March 12, 2019, as well as zoning approval on June 3, 2019 per Ordinance 19-019. At this time, the petitioner has made changes to the project, so Design Commission re-review and zoning amendments are required.

In 2019, the project was comprised of a 4-story apartment building facing Chestnut Avenue, a 9-story mixed-use building facing Campbell Street, and a 13-story apartment building with parking garage facing Highland Avenue.

A summary of the primary design changes to the project are as follows:

- **Highland Building.** The entire residential tower above the parking garage has been omitted. The garage has been redesigned as a 4-story structure abutting the existing municipal garage. Similar to the 2019 approval, the architectural style, materials, and details have been designed to match the existing municipal garage.
- **Chestnut Building.** The Chestnut building has been changed from a four-story building to a five-story building. The exterior design and materials remain the same as approved in 2019.
- **Campbell Building.** The Campbell building has been changed from a nine-story building to a ten-story building. The exterior design and materials remain the same as approved in 2019, except for some minor changes to the window arrangement at the second floor. Also, a pedestrian bridge connection to the parking garage has been added on the back of the building at the second-floor level.

Mr. Hautzinger explained for clarification to those participating in tonight's meeting, including the public, that the purview of the Design Commission is to review the building designs and signage. The Design Commission will be looking at the appearance of the buildings in terms of aesthetics, architectural design, and style. The height of the buildings will not be reviewed by this commission tonight; however, this project is scheduled for Plan Commission review tomorrow night, and all matters regarding zoning, building heights, parking, site design, will be reviewed then. Mr. Hautzinger welcomed public attendance and comment at tonight's meeting, but encouraged that the comments should be focused on the design of the buildings.

Mr. Hautzinger continued with Staff comments. All requirements from the 2019 Design Commission approval have been addressed and incorporated in the current plans. A detailed summary titled "2019 Design Commission Conditions of Approvals" has been included in the Design Commission packet.

In regards to the architectural designs, the designs of the Chestnut and Campbell buildings have not changed since the 2019 approval, except for the addition of one additional story to the body of each building which is nicely integrated and does not create any aesthetic design concerns regarding the appearance of the buildings.

In 2019, the garage design was approved to match the existing garage. The current redesigned smaller version with stair towers at each corner is nicely done to match the detailing of the existing garage. The only comment regarding the proposed garage design is that the small green awning above the pedestrian entry into the main stair tower has a random and understated appearance. A more substantial canopy is recommended in lieu of the small fabric awning to better fit with the overall garage design.

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. The

Chestnut and Campbell buildings include perimeter parapet walls to screen the rooftop mechanical equipment. All wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it is recommended to be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens.

With regards to signage, each building has wall-mounted street addresses above the main building entrance. The parking garage also has an "ARLINGTON 425" wall sign above the vehicular entry. The proposed signs are nicely designed and appear to be code compliant. However, the petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

Staff recommends approval of the project with recommended conditions as summarized in the Staff Report.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Mike Firsel presented an additional rendering showing an optional 5-story parking garage, which will be almost perfectly symmetrical to the existing Vail Street garage, making it difficult to tell the difference between the two buildings. They fully agree with all of Staff's recommendations tonight and will work with Staff to modify the awning above the pedestrian entry into the main stair tower of the garage, as well as with the signage. The lack of change in the architecture of these 2 buildings was intentional because they love the design of the buildings previously approved and feel they fit in with the downtown and surrounding area extremely well. The glass tower building proved to be such an exorbitant cost, which caused the plan to be modified. To mitigate some of the loss of the 125 units in the Highland building, one level each was added in the other 2 buildings. He and his team were happy to answer any questions.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said that there was.

#### PUBLIC COMMENT

John Peck and Maria Venewitz, 39 S. Mitchell Avenue. Mr. Peck wanted to understand why the Design Commission is not evaluating the height of the buildings, particularly the height of the Chestnut building and how it meets the guidelines for harmony and compatibility, especially since there is now high-density residential boarding with single-family homes.

Mr. Hautzinger replied that in terms of harmony and compatibility, the Design Commission should be considering how the proposed designs relate to the context and the surroundings; however, the Municipal Code regarding Boards and Commissions are set up by purview and responsibilities, with the height and zoning being under the purview of the Plan Commission and ultimately the Village Board, and the Design Commission purview being to review how the building style and design fits in with the surrounding context.

Mr. Peck said that from previous experience, he was unsure if the Plan Commission knew this. He said that a lot has changed since developments started to gain attraction on this site, starting with the CA Ventures project a few years ago where the Design Commission evaluated height and the impact of its transition on the surrounding neighborhood. The community was satisfied with the previously approved design of the Chestnut building and its 4-story height. The guidelines appear to have changed because when these same issues come up at the Plan Commission review, they say the issues are under the purview of the Design Commission. Mr. Peck also said that Staff has said a lot tonight about being on board with the changes, yet there is no mention of the community. The only recent community event regarding this development was in December, which he felt was basically a check the box type of event that allowed the developer to say that they have met with the community, but nobody could speak freely and only allowed to put their questions in through the chat, and even then, they were not all answered, and they were often paraphrased to the advantage of the developer. Mr. Peck asked how the community can be incorporated into these decisions, again, coming back to the original design of this development which the community finally got to an agreement on what the transition should look like, specifically with the Chestnut building.

Mr. Hautzinger said that these meetings are the public's primary opportunity to participate and provide input. Written input in advance of the meetings is also welcome, and the Planning Department is always available to answer any questions. The public meetings are hosted so the Boards and Commissions can hear the community's input directly. The public has every right to give input tonight on the designs, and the Plan Commission will be meeting tomorrow to hear any comments about the height or other zoning concerns. Once the Design Commission and Plan Commission reviews are completed, the project will be scheduled for Village Board review, which allows another public meeting opportunity to provide input from the public. Mr. Peck said he will be attending the Plan Commission review tomorrow and he hoped that his comments tonight will be shared with the Plan Commission because he was probably not the only resident who had these same concerns.

Melissa Cayer, 1207 S. Ridge Avenue. She asked if there are townhomes located at the south end of this site along Sigwalt. Mr. Hautzinger replied that the aerial image being shown tonight does not include the 3 new townhome buildings that are currently under construction at the south end of the site (Sigwalt 16).

Brian Garrish, lives in the Metropolis building at 1 S. Highland Avenue, directly across from this site. He pointed out the shadows that are shown in the rendering and asked if they are an accurate depiction of where sunlight will fall on each building. He asked if a study was done regarding sun/shadows in the future. Mr. Losselyoung replied that the shadows shown on the rendering were for effect only, and a study on sun exposure/shadows has not been done. Mr. Garrish suggested super-imposing a rendering of the new townhomes at the south end of this site to help understand and visualize the traffic flow because of the already busy traffic flow on Highland. He said that both the outdoor dining in the downtown and this new development are fantastic for the Village; however, he is very interested in the circulation pattern because of the new density coming on Highland Avenue, which is already very very busy. He was also curious how this has been addressed in the overall design, which could be a question for the Plan Commission. Mr. Firsell said they are happy to address these concerns tomorrow night at Plan Commission; traffic and parking is a major component of the development of this project.

There was no further public comment.

The commissioners summarized their comments. Commissioner Eckhardt agreed with Staff's representation that the buildings have not substantially changed in major elements. He said that this commission previously spent a significant amount of time reviewing the Chestnut building, and he is okay with it as proposed tonight because it is not much different. He agreed with the resident's suggestion that a contextual rendering showing how this development relates to the new townhomes at the south end of the site be prepared for tomorrow night's Plan Commission review, because a lot of people will be interested to see the entire site. Commissioner Eckhardt said he was okay with the revised design of the buildings, and the parking garage that mimics the neighboring building. He preferred the 5-story option for the parking garage because it matches up with its neighbor, and he asked if the new bridge connection is a dark bronze color, and the petitioner confirmed that it is. Commissioner Eckhardt also said that the canopy at the parking garage entrance needs more strength and to be more substantial. He had no further comments.

Commissioner Kingsley agreed with most of the comments made by Commissioner Eckhardt. She asked to see the east facade of the Chestnut building to confirm if it mimics the other façade. The 5 stacked bays were pointed out and she asked if that was the same as previously approved, which Mr. Losselyoung confirmed. Commissioner Kingsley liked the new stair towers on the parking garage, and she asked about the type of glass being proposed. Mr. Losselyoung said the tower will be a combination of clear glass and spandrel panels because there are elevator shafts behind some of the glass in the tower. Commissioner Kingsley also asked if the metal color of the bridge is going to match the cap and the metal of the garage. Mr. Losselyoung said they envision most of the bridge base to be the bronze color to match the new buildings, and a roof cap that matches the parapet areas of the existing garage and the new parking garage. He added that the roof structure of the pedestrian bridge will be the darker color to match the towers of the parking garage, and the sides and structure of the pedestrian bridge will be the bronze color. Commissioner Kingsley asked why the bronze color was not proposed on the parking garage and Mr. Losselyoung

replied that they want to match the existing parking garage colors, which is black. Commissioner Kingsley had some hesitation with that; having the bronze and the black; however, she wanted to hear how the other commissioners felt about that. She agreed with the suggestion for some type of canopy over the door into the parking garage, and she suggested something to match the cornice material, although black might be too overbearing with the bronze connection. Lastly, Commissioner Kingsley felt the previous comments about sun exposure and context elevations are good points, and she felt that a context elevation in all four directions of the surrounding area would really help people understand the density of this development, as well as a section through it. It might even help residents to embrace some of the green space and things that this development might be offering. Commissioner Kingsley had no further comments.

Commissioner Seyer agreed with the comments made by the other commissioners. When it came to any exposed metal on the bridge, he preferred a darker color. He was very much in favor of the new design and did not see any noticeable difference with respect to the increased height, and the removal of the third building is a great improvement on the overall massing of this development. So far, he is in favor of the revised design from an aesthetic point of view, which is really the goal of this commission; to look at it from a design perspective and how it is a positive architectural impact to the neighborhood. He is in favor of the revisions being presented tonight.

Chair Fitzgerald agreed with the comments made so far. His comments are specific to the parking garage. He asked if the new parking garage will be used by the public or strictly for residents, and Mr. Firsel replied that the parking garage is for residential use only; for the residents' guests and customers of Arlington 425. Chair Fitzgerald was in favor of something nicer above the entrance door to the parking garage, something matching the top of the stair tower would be appropriate, and he was okay if it coordinates with the bridge that connects the two buildings together. Something metal to mimic the cornice at the top would be nice. If the covering remains canvas as shown, he preferred a dark color and felt the covering should be larger to cover both the entrance door and the two windows on each side. Chair Fitzgerald was also in agreement that all utilities on the outside of the building would be somehow hidden. He had no further comments.

Commissioner Seyer commented on the aerial rendering that shows a grey color tone on top of the garage that is a bit confusing with regards to what is proposed and what is existing. The grey color looks like a portion of the existing garage, and he encouraged more realism with regards to what is actually on top of the garage roof, so it does not unnecessarily bog down questions and negative weight to the project. Mr. Firsel understood the point made and suggested revising the aerial rendering to show the striping of the parking spaces on top of the parking garage.

Mr. Hautzinger commented that there are hands raised from the public at this time.

#### PUBLIC COMMENT

Brian Garrish asked if any changes were made on the ground floor of the buildings facing Campbell Street. Mr. Firsel said that east of the Porte cochiere will be approximately 7,900 sf of retail, hopefully a restaurant with outdoor seating on the corner, and further west between the Porte cochiere and the corner will be general retail. The retail component from the west portion of the Porte cochiere has been removed due to lack of interest as well as the close proximity to residential. This portion of the ground-floor is now intended for building amenities, rather than retail use. They did not want to alter the overall appearance of the building, so it will be finished as shown tonight. Mr. Garrish asked if this area will ever become retail and Mr. Firsel replied never say never; if a tenant is interested and the necessary parking can be accommodated, they would consider it. Mr. Garrish asked if the top floor of the building is an amenity to the residents of the building, or part of a future restaurant, and Mr. Firsel said it is strictly amenities for residents of Arlington 425; as of today, it is not a public space. Mr. Garrish asked if Highland Avenue will remain a two-way street and Mr. Firsel said that it will. Mr. Garrish pointed out that the additional parking for residents only, with increased traffic in this area, needs to be taken into consideration. Mr. Firsel said that they will be expanding on that discussion at the Plan Commission review tomorrow night. Mr. Garrish said that it is a very good-looking project.

Tom Smatta, lives in the 200 W. Campbell building. He said that the height of the 4-story parking garage looks short and squat, and he suggested carrying the walls up higher, so it matches the existing garage. There does not need to be a 5-story garage, just 5-stories of wall.

Deborah Steven, 421 W. Campbell Street. She missed a lot of the meeting so far, but she asked how many units will be in each of the new buildings on Campbell and Chestnut, and whether the units will be condos or rentals. Mr. Firsel said the Campbell building will have 234 units, and right now the Chestnut building will have 85 units; however, that is the maximum number allowed and the market demand will determine the size of those units and whether they are rentals or condos. The Campbell building will be all apartments, with 12 of the units being affordable units.

John Peck, 39 S. Mitchell Avenue. He asked for clarification on the amount of retail space on the ground-floor of the Campbell building because he was excited when the project was originally presented with a lot more than what is shown tonight. Although the petitioner indicated tonight that things could change prior to construction with regards to the amount of retail, he asked if that was possible once the building is built and handed over to a building management company. He felt that retail space was important to the vitality of the neighborhood and the downtown area. Mr. Firsel replied that there is a very strong likelihood that the space will remain as amenities as shown tonight. He added that the entire project originally contained 36,000 sf of retail and office space, which was changed to 7,500 sf of retail space and no office space.

Kerry Dwyer, 30 S. Chestnut Avenue, lives directly across from the building that will be developed on Chestnut. She referred to the Chestnut building rendering and asked if there is a plan to widen the street, because with construction of the new townhomes at the south end of this site, that side of Chestnut is being widened to create niches for parking cars, but the street is not being widened. At present, parking is not allowed on Chestnut because of the construction. She asked what the intended purpose is for traffic flow, and how will residents living across the street from this development to be able to easily get in and out of their driveway. Mr. Firsel replied that there will be parking along Chestnut as well as pull-off-to-the-side parking, although not the entire length of the street. There will also be accommodations for several vehicles to park along Chestnut pulling off the main roadway so it will still be a 2-way street. Ms. Dwyer asked if there will be parking restrictions for those spaces or will residents of the new Chestnut building be allowed to park in these spaces overnight; what is the plan to monitor street parking once those bump-outs are available again. Mr. Firsel said the Village would make this decision and they would agree with that decision. Mr. Hautzinger reiterated his comments from the beginning of this meeting regarding the purview of the Design Commission versus the Plan Commission. Matters being raised about parking are under the purview of the Plan Commission and he encouraged the resident to attend both the Plan Commission and Village Board meeting to provide her input. Ms. Dwyer also asked if the height and density of the Chestnut building is under this commission's purview and Mr. Hautzinger said that height, density, and number of units will all be discussed tomorrow night at the Plan Commission review.

Ed Morris, 1 N. Chestnut Avenue, with his unit on Campbell street. He asked about the new building being increased to 10-stories and whether there will still be a restaurant on the top floor. Mr. Firsel said there will no longer be a restaurant on top of the building.

There was no further public comment.

Chair Fitzgerald asked if there was any other comments or discussion from the commissioners, and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS FOR THE TWO PREVIOUSLY APPROVED NEW MULTI-STORY BUILDINGS AND THE NEW PARKING DESIGN FOR ARLINGTON 425. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/26/21, REVISED DRAWINGS CA.3 & CA.4 RECEIVED 3/19/21, MATERIAL BOARDS AND MATERIAL LISTS RECEIVED 3/1/21, REVISED MATERIAL LIST FOR 225 W. CAMPBELL RECEIVED 3/19/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT FOR A LARGER ENTRANCE CANOPY AT THE GARAGE ENTRANCE, TO BE A MINIMUM OF THE ENTRANCE DOOR PLUS THE 2 SIDELIGHTS, AND BE A NOBLE MATERIAL.
2. A REQUIREMENT THAT ALL EXTERIOR UTILITY METERS BE SCREENED APPROPRIATELY AND BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT ANY CHANGES TO THE CHESTNUT BUILDING; DETAILS, ELEVATIONS, OR CONFIGURATIONS, THAT OCCUR BETWEEN NOW AND PRIOR TO THE FINAL PLAN, MUST RETURN TO THE DESIGN COMMISSION FOR A RE-REVIEW.
4. A REQUIREMENT THAT THE BRIDGE DESIGN TO THE PARKING GARAGE HAVE DARKER METAL TONES AND THE ROOF OF THE BRIDGE BE FURTHER EXPLORED BY THE ARCHITECT TO CREATE A DECORATIVE PATTERN, BECAUSE OF ITS VISIBILITY FROM THE RESIDENTS FROM ABOVE.
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 on Condition #3. Commissioner Eckhardt said the Chestnut building will be the last building to be constructed, which could be 2 years from now, and right now the petitioner is undecided if the building will be condos or rentals; however, since that decision is not under the purview of the Design Commission, he wanted the approval of the Chestnut building tonight to include a requirement that once the petitioner finalizes the use of this building, any changes to the exterior of the building, no matter how minor, must return to the Design Commission.

Mr. Hautzinger also said that Staff included a condition that all applicable conditions of approval from the previous March 12, 2019 approval still pertain. Commissioner Eckhardt said he would amend the motion to include this condition.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

6. ALL APPLICABLE CONDITIONS OF APPROVAL FROM MARCH 12, 2019 AS SUMMARIZED IN THE '2019 DESIGN COMMISSION CONDITIONS OF APPROVALS' SHOULD APPLY.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE.  
(THERE WAS NO AUDIO RESPONSE FROM COMMISSIONER ECKHARDT, POSSIBLE TECHNICAL ISSUE)  
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Firsel thanked everyone for their time and the questions from the public. He said that tomorrow night will be a much more expansive meeting, covering many of the other issues raised tonight.

## ITEM 2. COMMERCIAL REVIEW

### DC#21-018 – Hawkeye Chiropractic – 1650 S. Arlington Heights Rd.

Jason Bergwerff, representing *Apex Design Build*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for rezoning from the R-1, One-Family Dwelling District to the O-T, Office Transitional District, and Planned Unit Development (PUD) approval to allow a medical office building. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to build a new single-story medical office building on an existing vacant lot. Hawkeye Chiropractic will occupy approximately 3,142 sf of the 5,142-sf building, and the remaining 2,000 sf will be for a future medical office tenant. Overall, the proposed design concept has a fresh modern appearance that will work well in this location. The single-story massing and pitched roof design complements the neighboring Zion Church building and the Memory Care facility across the street. The white brick façade fits well with the surrounding masonry buildings, and the accent of charcoal gray vertical siding adds interest to the design. However, to further enhance the design, the following items should be evaluated:

1. **Entrance Designs.** The petitioner's main entrance is nicely highlighted with gable bump out and decorative metal canopy. However, the second tenant's entry door appears as a secondary entrance or back door instead of another main entrance. The Design Commission should evaluate if additional design development of the second entrance is necessary.

2. **Punched Windows.** The width and spacing of the punched windows vary across the front elevation creating a somewhat unbalanced appearance. Consider revising the windows to be one size with a regular spacing to provide a nicer rhythm to the front facade. If possible, consider increasing the height of the windows to align with the top of the entry door storefronts. Additionally, the decorative window grilles (grids) appear out of context with the style of the design. Consider omitting the decorative grilles.

3. **Additional Detailing.** Additional detailing is encouraged, such as a soldier brick course above the windows and doors, and decorative trim around the windows within the areas of wall siding.

Signage has not been submitted at this time, but it should be noted that this property is intended to be rezoned as O-T, Office Transitional District where only one freestanding monument ground sign (24 sf maximum) is allowed per Planned Unit Development, and wall signs are not allowed. One nameplate per occupant (one sf maximum), as well as window signage (40% maximum coverage) is allowed to identify each tenant's entrance.

The only exterior mechanical equipment are small air conditioning condensers which will be located behind the building. There is no rooftop equipment. The petitioner is proposing one trash dumpster enclosure at the south end of the parking lot which is nicely designed using the same brick as the main building.

Overall, Staff recommends approval of the proposed design, with recommendations to enhance the design as summarized in the Staff Report.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Mr. Bergwerff said that an updated rendering was submitted to Staff that tried to make the charcoal siding appear a bit more charcoal rather than blue, and a canopy was added above the tenant entrance; however, ultimately, they want the primary entrance to be highlighted more than the tenant entrance. In response to the comments about the windows, he said that some of that is dictated by what the space plan is within the chiropractic suite, and the decorative window



grilles are part of the aesthetic preference of the client. Signage is not included in this application.

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

#### PUBLIC COMMENT

Kasha (no last name or address given) said that the Park Place Condo association is located directly south of this site, and she asked about the proximity of the new building to that association. The petitioner referred to the site plan and pointed out the 20' setback line between the property line and the building, as well as a tree line with landscaping along the south property line, and a retaining wall at the eastern side. Kasha also asked about a construction timeline and Mr. Bergwerff said the timeline is based on approvals from the Village and that permit review time can vary, but they hope to begin construction within the summer months. Kasha asked about noise and dust mitigation during construction onto the surrounding properties, and Mr. Bergwerff said that since there is no demolition taking place, so the amount of dust generated should be limited, and noise impacts would be limited to general construction noise. Kasha asked about hours of construction and Mr. Hautzinger replied that the petitioner would need to comply with Village standards for construction hours, which he believed to be Monday through Friday from 7 am to 7 pm, and Saturday & Sunday from 8 am to 6 pm; however, these are managed by the Building Department. Kasha also pointed out the existing sidewalk leading from the condo building into the surrounding communities, the park, and the school; she asked if the sidewalk would remain open during construction of the new building. Mr. Bergwerff said the existing curb cut to the south will be removed and a construction entrance added during construction. A new curb cut will be added, and the existing sidewalk modified, which will be accessible to the public, with the exception of when construction traffic is leaving/entering the site. Kasha also asked who residents can contact any concerns during construction, and Mr. Bergwerff said they are required to send notification to residents within a 250' radius of the site, which will include details of the project and contact information.

There was no further public comment.

The commissioners summarized their comments. Commissioner Kingsley said it was a great project; she liked the color palette and how different the design is, as well as the noble materials being proposed such as brick. She agreed with the comments made by Staff and she appreciated the canopy over the second entrance. She asked what is being used for the transition between the brick and the siding in the back and on the side, on top of the wainscot. Mr. Bergwerff said there will be a sill style brick along the top of the wainscot, and manufacturer recommended trim pieces where the siding terminates. Commissioner Kingsley suggested the petitioner look at a different pattern for the window muntins; carrying just the horizontal lines across it might look more contemporary. Although she liked the pattern used on the charcoal gable fronted entry, she felt that it did not really go with the traditional punched openings to the south. She suggested a black color for the vent in the gable end, since black is being proposed for the gutters, fascia, etc. Commissioner Kingsley also commented that landscaping at the base of the building will help soften the façade.

Commissioner Seyer liked that something is being built on this site and felt that overall, the design is nice; however, he did have some concerns. He agreed with Staff's recommendation with respect to the windows; when all the windows are the same size and proportion, it feels more commercial than residential. He understood the relationship of re-using the residential zoning here but felt that it almost feels like the building is designed as a converted home. He preferred the windows to all be the same size or proportion. Commissioner Seyer was confused about the wrapping of the metal on the right side of the image being shown; the metal siding wraps around one side, but it does not on the other. There is a lot of detail happening on the right side of the front elevation, but nothing happening on the left side, and the elevation shows this more clearly. He was unsure if he had a proper suggestion for this; either remove the siding on the right side or add it on the left side, but something just feels tremendously unbalanced there. Commissioner Seyer also said the renderings are confusing to him; the rendering looks like a hip roof, but the drawings and roof plan show it to be a gable roof end. The two ends on the north and south almost look like they are coming in on the rendering, which would make it very difficult to enhance the second entry. However, it is actually a gable roof, so something more could be done with the second entry that is getting no attention right now, which concerned him. Even though the

second entry is not a dominant entry, he felt that something could be done there to help solve the problem of the material change on the right but not on the left. Commissioner Seyer also suggested moving the vent at the top of the gable on the front elevation, possibly to the gable on the back of the building, if the vent is even necessary at all. Although he had a few concerns, Commissioner Seyer liked the overall appearance of the building, but felt it could be greatly enhanced. He was interested in hearing the opinion of the other commissioners.

Commissioner Eckhardt agreed with both Commissioner Seyer and Kingsley's comments about the building. He felt the building was sort of lopsided, although it has the type of aesthetic that he likes, which is busy on one side, simple and flat on the other. To him, the building looks like the petitioner might expand into the future tenant space, which could be the reason why the secondary entrance is being downplayed. Having said that, he did not feel the building elevation would be greatly harmed by adding a gable end at that entrance on the left, to give it a front door appearance. He felt the canopy over the entrance appears lost, and by adding a canopy, the signable area will be difficult to work with. That is a visual problem with the building. Commissioner Eckhardt also agreed with the previous comment about the small piece of siding on the right side of the building, which he had some concerns with.

Commissioner Eckhardt said that the rendering is giving him the visual impression that the size of the fascia at the gable ends is wider and very thick, yet the eave ends appear very thin. He felt the eave ends should have more depth to them and pick up a similar detail of the gable ends. This is concerning to him. He agreed with Commissioner Kingsley's comment about the window muntins; all the windows should have ladder-type mullions to tie the aesthetic together. He felt the two ends of the rear elevation look like a pole barn building; the strong, modern aesthetic of the front elevation disappears on the other elevations. He suggested the metal on the rear elevation be segmented; the metal could go to the ground, or it could be broken up because the end elevations will be quite visible from Arlington Heights Road as well as the adjacent condominium building. Commissioner Eckhardt said that he liked the color palette and he agreed with the previous comments about the vent in the front gable. He had no further comments at this time.

Chair Fitzgerald liked a lot of the building design and he was okay that the south end is proposed the way it is, and the entrance is not pronounced. He also liked the canopy, and that there is none of the dark grey color on the south end of the building because it almost looks like the building could have been expanded, which he felt was interesting. He felt the window mullions should all be the same, and he was okay with the window sizes as proposed. He wanted the motion to include that the trash enclosure will be brick. He had no further comments.

Commissioner Kingsley asked the petitioner for clarification with regards to the appearance of the roof because the drawing and rendering do not match. Mr. Bergwerff said the elevations correctly show a gable roof, and the eaves should match all the way around the building. Commissioner Kingsley asked if there is a function for the gable in the back, and Mr. Bergwerff replied that the interior space will have a vaulted ceiling. Commissioner Kingsley felt the transition of where the brick turns the corner at the southeast corner should be closely looked at. Mr. Bergwerff said the siding material will probably be brought up to the front face of the brick, so it does not have an odd appearance of being unfinished. Commissioner Kingsley also reiterated her previous comments that some of the other elevations could be enhanced.

Mr. Hautzinger said there was a raised hand for public comment at this time.

#### PUBLIC COMMENT

Melissa Cayer, 1207 S. Ridge Avenue. She commented about the entrance on the south side of the building; it might be meant for a complimentary small business and it does not want to take away from the main function of the building.

Mr. Bergwerff responded to the comments made tonight:

- With regards to the window grilles, his client is open to a more modern design for the horizontal muntins.
- They will meet code with regards to the landscaping and they expect the landscaping to grow in nicely to help soften the transition between the landscaping and the building.

- It is important that the window sizes are functional to the interior layout, and his client is open to modifying window sizes to make the overall appearance more pleasing.
- The vent located in the front gable can be moved and/or color changed.
- The asymmetry between the materials, the massing, the bump-out, and the entrances is intentional and a design preference.
- The secondary entrance is meant to be a secondary entrance, and while there are current plans for trying to bring a tenant into the space, the long-term plan is for whichever comes first, a tenant, or his client to grow into that secondary space.

With respect to the varying window sizes, Commissioner Seyer suggested changing the two 3' wide windows at the far-right side of the west elevation to one 6'10" window, to be consistent with the window on the other side of the entrance, and the window should be centered for a clean look. He asked the other commissioners for their comments on this. Mr. Bergwerff said he was not opposed to having a more reasonable window size and layout. Chair Fitzgerald was in support of the window change suggested by Commissioner Seyer, as was Commissioner Kingsley and Commissioner Eckhardt. Commissioner Kingsley reiterated her concerns about the brick return at the corner on the south elevation; whether the brick continues down the south wall or it stops somewhere around the door for the secondary tenant. She did not like how the brick just stops on the corner, or having the siding come to the front elevation.

Commissioner Seyer clarified that the brick continues all the way around the building; it is the siding that stops at the corner. Commissioner Kingsley said the brick continues to the south corner, but as soon as it turns the corner it stops, so there is just 1-wide brick. She disagreed with the petitioner's previous solution to bring a small portion of siding to the front elevation, and terminate the siding on the east elevation, because just a partial sliver will be seen. If approved as proposed, then 1-wide brick is exposed on the south elevation, and the siding does not continue to the east elevation. Mr. Bergwerff said he could come up with some detail options for that corner of the building and asked how they would be shared with the commissioners. Chair Fitzgerald said this detail could be approved by Staff, but he was okay with one brick on the south elevation as proposed. Commissioner Eckhardt said this commission typically requires that brick returns at least 1 full 8-inch brick around a corner, with different material meeting it; therefore, he was in support of a minimum 8-inch brick return. Mr. Bergwerff said they were okay with an 8-inch brick return.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR HAWKEYE CHIROPRACTOR LOCATED AT 1650 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/1/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO REPLACE THE TWO, 3-FOOT WIDE WINDOWS AT THE NORTH END OF THE WEST ELEVATION WITH A SINGLE 6'-10" WIDE WINDOW TO MATCH THE WINDOW TO THE LEFT OF THE MAIN ENTRY.
2. A REQUIREMENT TO ADD A CANOPY ABOVE THE SECOND ENTRY AS ILLUSTRATED IN THE REVISED RENDERING PRESENTED TONIGHT.
3. A REQUIREMENT THAT THE SOUTHEAST CORNER OF THE BUILDING HAVE AN 8-INCH BRICK RETURN TO THE METAL PANEL ON THE SOUTH ELEVATION.
4. A REQUIREMENT THAT ALL WINDOW GRILLES BE THE SAME TYPE, AS OPPOSED TO HORIZONTAL ONLY.
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.

Commissioner Eckhardt said there were previous comments made by the commissioners about potentially relocating the vent, as well as changing the color of it. His preference is to have a vent on both the front and back of the building, as well as changing the color to black. Chair Fitzgerald preferred black for the vent as well, and he also asked that the motion include confirmation that the ends of the building will be gable not hip, and the trash enclosure will be brick. Commissioner Kingsley said the petitioner previously stated they would go with horizontal muntins to match the grey tower in the front and eliminate the verticals, which she was more in favor of because of the more modern appearance. Commissioner Eckhardt agreed.

A MOTION WAS MADE BY COMMISSIONER SEYER TO REVISE THE MOTION AS FOLLOWS:

1. A REQUIREMENT TO REPLACE THE TWO, 3-FOOT WIDE WINDOWS AT THE NORTH END OF THE WEST ELEVATION WITH A SINGLE 6'-10" WIDE WINDOW TO MATCH THE WINDOW TO THE LEFT OF THE MAIN ENTRY.
2. A REQUIREMENT TO ADD A CANOPY ABOVE THE SECOND ENTRY AS ILLUSTRATED IN THE REVISED RENDERING PRESENTED TONIGHT.
3. A REQUIREMENT THAT THE SOUTHEAST CORNER OF THE BUILDING HAVE AN 8-INCH BRICK RETURN AS A TRANSITION TO THE VERTICAL METAL PANEL ON THE SOUTH ELEVATION.
4. A REQUIREMENT THAT ALL WINDOWS HAVE HORIZONTAL ONLY MUNTINS, AND NO VERTICALS, ON ALL SIDES OF THE BUILDING.
5. A REQUIREMENT THAT THE VENT ABOVE THE MAIN ENTRY BE CHANGED FROM WHITE TO BLACK.
6. A CONFIRMATION THAT THE ENDS OF THE ROOF ARE GABLES AS SHOWN ON THE ELEVATIONS, AND NOT A HIP ROOF AS SHOWN IN THE RENDERINGS, WITH GABLE BEING PREFERRED BY THE COMMISSION.
7. A REQUIREMENT THAT THE TRASH ENCLOSURE BE BRICK, AS INDICATED ON THE DRAWINGS, TO MATCH THE BRICK ON THE BUILDING.
8. 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.

COMMISSIONER ECKHARDT SECONDED THE REVISED MOTION.

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

ITEM 3. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO  
ADJOURN THE MEETING AT 8:35 P.M.

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



## **Design Commission 4/13/2021**

**Item:** DC#21-019 - 735 N. Dunton Ave. - SF/New

**Department:** Planning and Community Development

### **Requested Action**

Approval of the proposed architectural design for a new single-family residence.

### **Recommendation**

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 735 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 3/3/21, and the following:

1. A recommendation to eliminate the gutter return at the low eave under the entry portico.
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 the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

### **ATTACHMENTS:**

#### **Description**

Staff Report  
Drawings & Documents

#### **Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** LaPorta Residence  
**Project Address:** 735 N. Dunton Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** April 5, 2021

### PETITION INFORMATION

**DC Number:** 21-019  
**Petitioner Name:** John Anstadt  
**Petitioner Address:** JMB Architects, Ltd.  
180 W. Park, Suite 110  
Elmhurst, IL 60126  
**Meeting Date:** April 13, 2021

**Requested Action(s):** Approval of the proposed architectural design for a new 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 to build a new two-story residence with a two-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,500 square feet and the proposed residence will have approximately 3,545 square feet. The project does comply with all R-3 zoning requirements as summarized below.

|                                   | ALLOWED                                                             | PROPOSED                                                              |
|-----------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------|
| Setbacks                          | Front: 26.4 feet<br>Side: 10 feet<br>Side: 10 feet<br>Rear: 30 feet | Front: 26.4 feet<br>Side: 10 feet<br>Side: 27 feet<br>Rear: 46.8 feet |
| Building Height                   | 25 feet to the midpoint                                             | 24.8 feet to the midpoint                                             |
| FAR                               | 5,438 SF                                                            | 3,545 SF                                                              |
| Building Lot Coverage             | 4,375 SF                                                            | 2,432 SF                                                              |
| Impervious Surface Coverage Total | 6,250 SF                                                            | 4,338 SF                                                              |

An existing house and detached garage on this property were approved for demolition in association with a Design Commission approval in 2020. However, that project did not move forward, and the vacant lot was sold to new owners.

The proposed new house is very nicely designed with a traditional style and a nice level of detail on all sides of the house that will fit in well with the historic character of this neighborhood. The majority of the houses in this area have detached garages, so the petitioner is proposing a side load garage, which is a nice solution to maintain the modern convenience of an attached garage while keeping the garage doors oriented away from the front of the house. The proposed materials and colors will work well in this location. The only comment on the design is a recommendation to eliminate the gutter return at the low eave under the entry portico which may have a poor appearance at eye level.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 735 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 3/3/21, and the following:

1. A recommendation to eliminate the gutter return at the low eave under the entry portico.
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 the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

A handwritten signature in black ink, appearing to read "Steve Hautzinger", written over a horizontal line.

April 5, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-019



PIN 03-29-106-040  
03-29-106-041  
03-29-109-042

# Lot Development Plan - Existing Condtions & Erosion Control

Lots 42, 43, 44 and 45 in Block 7 in William H. and J. Dunton and Others Subdivision of Lots 4, 5 and 6 of the Northwest Quarter of the Northwest Quarter and Lots 1, 2, 8 and 9 in Subdivision of the Southwest Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, i Cook County, Illinois.

| Block Setbacks |         |
|----------------|---------|
| Address        | Setback |
| 6              | 32.0    |
| 711            | 20.7    |
| 717            | 26.2    |
| 723            | 23.4    |
| 727            | 21.2    |
| 735            | 18.5    |
| 803            | 19.7    |
| 805            | 19.5    |
| 811            | 27.0    |
| 815            | 29.5    |
| 823            | 26.3    |
| 827            | 29.5    |
| 829            | 29.7    |
| 835            | 28.9    |
| 901            | 29.2    |
| 903            | 33.6    |
| 911            | 36.0    |
| 915            | 30.0    |
| 919            | 41.8    |
| 921            | 22.9    |
| 923            | 22.0    |
| 925            | 16.5    |
| 929            | 30.2    |
| 941            | 18.9    |
| Average        | 26.4    |

**Legend**  
TF = Top of Foundation  
GF = Garage Floor  
LO = Look Out  
WO = Walk Out  
T/C = Top of Curb  
P.U.E. = Public Utility Easement  
D.E. = Drainage Easement  
CL = Center Line  
x 100.00 = Proposed Elevation  
x 100.00 = Existing Elevation  
= Final Contour  
= Proposed Contour  
= B-box  
= Storm Manhole  
= San Manhole  
= Valve Vault  
= Fire Hydrant  
= Down spout  
= Drainage Flow  
= Watermain  
= Storm Sewer  
= Sanitary Sewer  
= Exst. Tree  
= Remove Tree  
= Proposed Evergreens

## Utility Note

The location of the existing sanitary and watermain lines are approximate only and shown to illustrate actions to be taken to abandon said lines. The contractor shall confirm the location with the Village's Public Works Department.

All dimensions are in Feet and Decimals thereof.

Taurus Engineering, L.L.C.

5N557 Route 59  
Bartlett, IL 60103  
630-549-5506  
tauruseng@sbcglobal.net

Prepared For: Smart Construction Group, Ltd.  
11 West College Drive, Unit J  
Arlington Heights, IL 60004  
312-504-1835

Property Address: 735 N Dunton Avenue  
Arlington Heights, IL

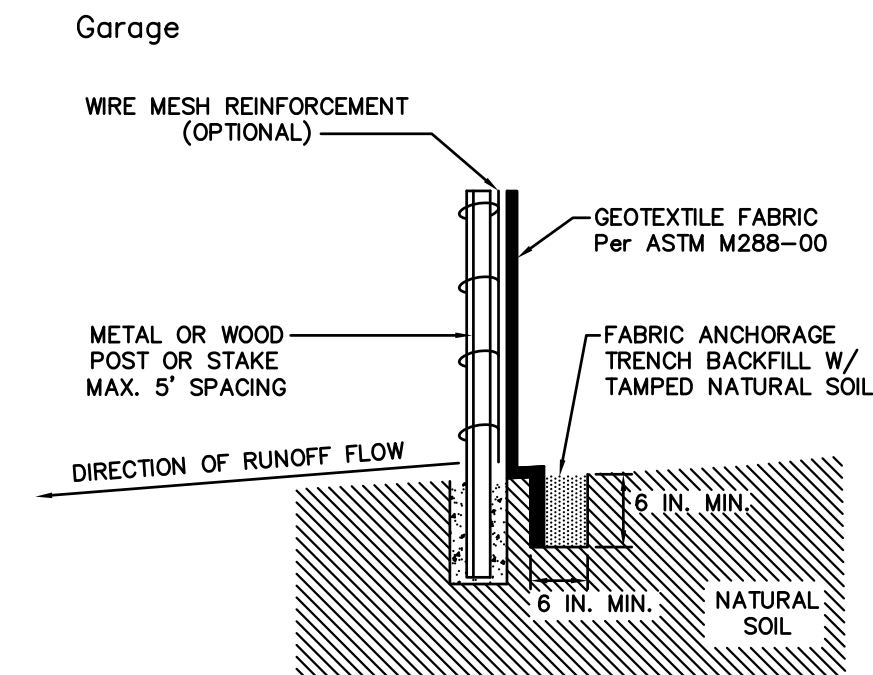
Scale: 1"=10'  
Revision: Date

## Typical Construction Sequencing

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary SE/SC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every ½" or greater rainfall event.

## Survey Data

Building location, building ties and measured property dimensions are based on plat of survey prepared by Preferred Survey, Inc. dated November 14, 2019.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR  
SILT FENCE CONSTRUCTION

## Construction Notes

### GENERAL

1. All work shall be performed in accordance with the Village of Arlington Heights Specifications.
2. The contractor shall contact J.U.L.I.E. and the Village of Arlington Heights a minimum of 48 hours prior to any excavation work.
3. The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
4. Any areas disturbed by construction outside the limits of the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

### EROSION CONTROL

1. All sediment and erosion control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
2. The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion. If a stockpile is to remain in place for more than 3 days, then sediment and erosion control devices shall be provided for said stockpile.
3. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
4. Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day.
5. Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins above the top of foundation.

### TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
2. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent wounds to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zone-Keep Out".
3. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
4. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
5. Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
6. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
7. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).



## CERTIFICATION

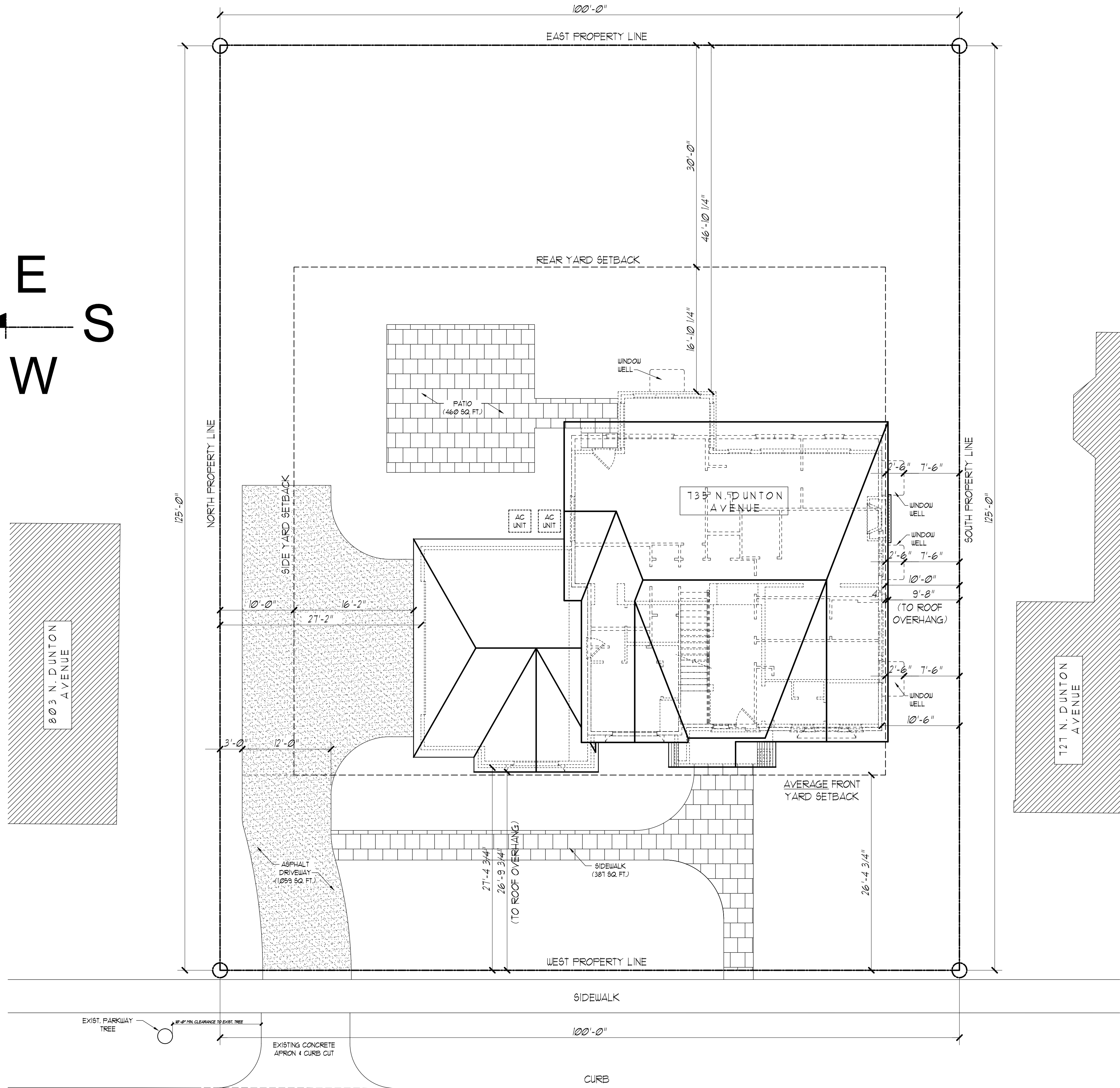
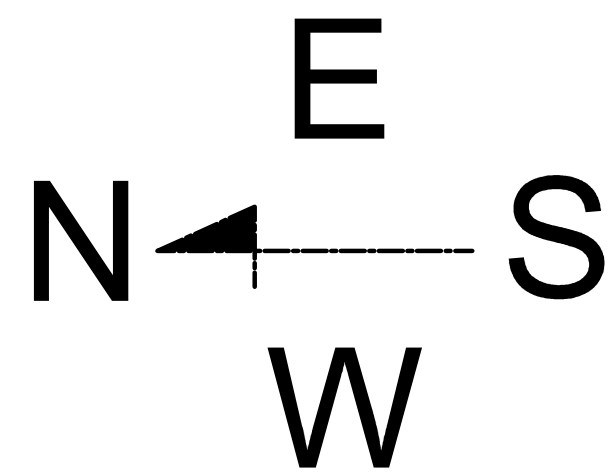
I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rate of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown herein.

Dated at Bartlett, Illinois,

This 2nd day of December, 2019.

Raymond G. Urelich  
Raymond G. Urelich, IL Licensed Professional Engineer No. 062-040213, Expires 11/30/2021





**SITE PLAN**  
SCALE: 1/8"=1'-0"  
JMB ARCHITECTS LTD.

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John Michael Belcher A.L.A. N.C.A.R.B.  
180 West Park Ave Suite 10  
Elmhurst, Illinois 60126  
**JMB ARCHITECTS LTD.**  
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

NEW RESIDENCE for:  
**MR. & MRS. LAPORTA**  
135 N. DUNTON AVE.  
ARLINGTON HEIGHTS, IL 60005

DATE: 02/22/2021  
DRAWN BY: JA  
CHECKED BY: JMB  
PERMIT:  
REVISION:  
REVISION:  
PROJECT NO.:  
SEAL DATE:  
EXPIRES DATE: 1/30/2020

COPYRIGHT, 2021 BY  
JMB ARCHITECTS LTD.  
**A-1**  
SHEET:



HOUSE HAS BEEN  
DEMOLISHED



Property to Left 3

811 North Dunton Ave.



Property to Left 2

805 North Dunton Ave.



Property to Left 1

803 North Dunton Ave.



Subject Property

735 North Dunton Ave.



Property to Right 1

727 North Dunton Ave.



Property to Right 2

725 North Dunton Ave.



Property to Right 3

717 North Dunton Ave.

NORTH DUNTON AVENUE

VINE STREET



Property Across 1

802 North Dunton Ave.



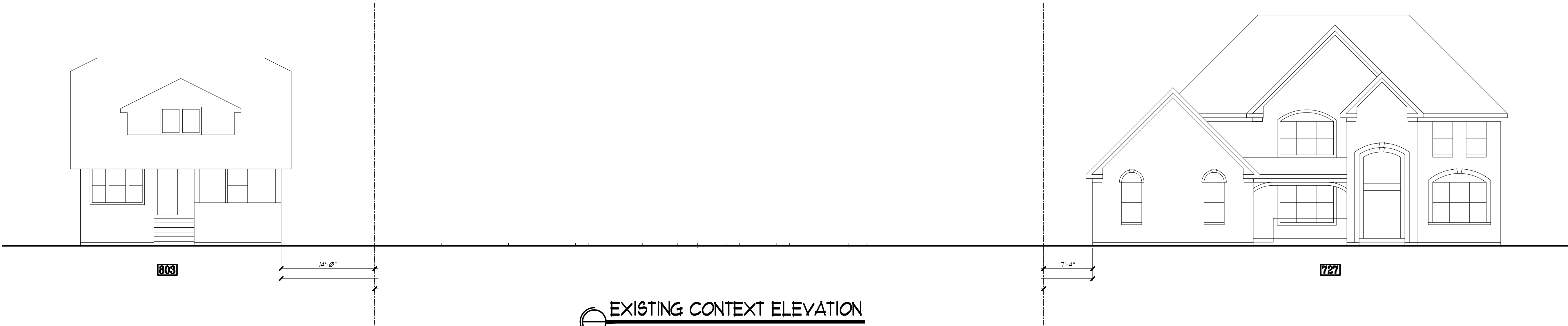
Property Across 2

728 North Dunton Ave.



Property Across 3

726 North Dunton Ave.



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John Michael Belcher A.L.A. N.C.A.R.B.  
180 West Park Ave Suite 10  
Elmhurst, Illinois 60126  
JMB ARCHITECTS LTD.  
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

NEW RESIDENCE for:  
MR. & MRS. LAPORTA  
735 N. DUNTON AVE.  
ARLINGTON HEIGHTS, IL 60005

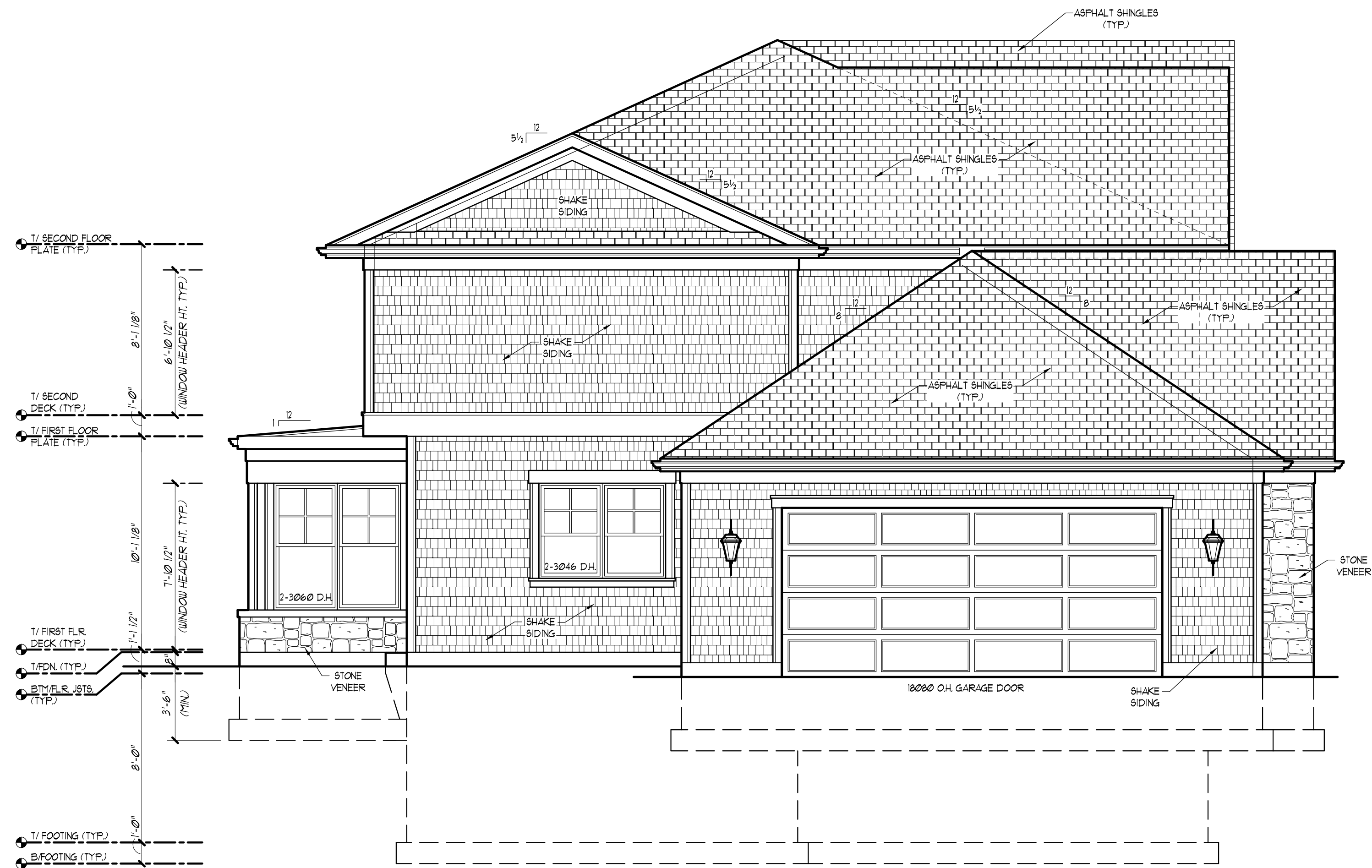
DATE: 02/22/2021  
DRAWN BY: JA  
CHECKED BY: JB  
PERMIT:  
REVISION:  
REVISION:  
PROJECT NO.:  
SEAL DATE:  
EXPIRES DATE: 11/30/2020

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G-1

SHEET:





LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.



FRONT ELEVATION  
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.

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C-1  
SHEET:





RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0" JMB ARCHITECTS LTD.



REAR ELEVATION  
SCALE: 1/4"=1'-0" JMB ARCHITECTS LTD.

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E-Mail: JMBArch@JMBArchitect.com

Phone: 630.279.8228

NEW RESIDENCE for:

MR. & MRS. LAPORTA

735 N. DUNTON AVE.

ARLINGTON HEIGHTS, IL 60005

DATE:

02/22/2021

DRAWN BY:

JA

CHECKED BY:

JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE:

11/30/2020

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C-2

SHEET:

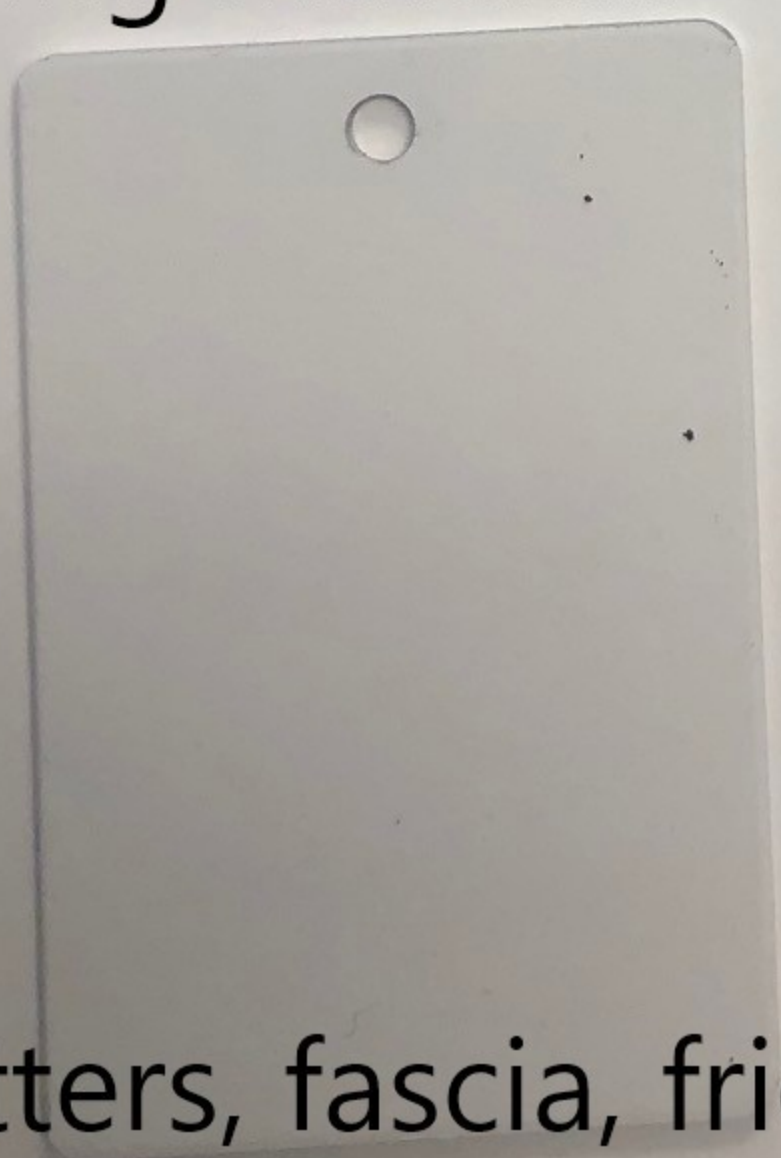




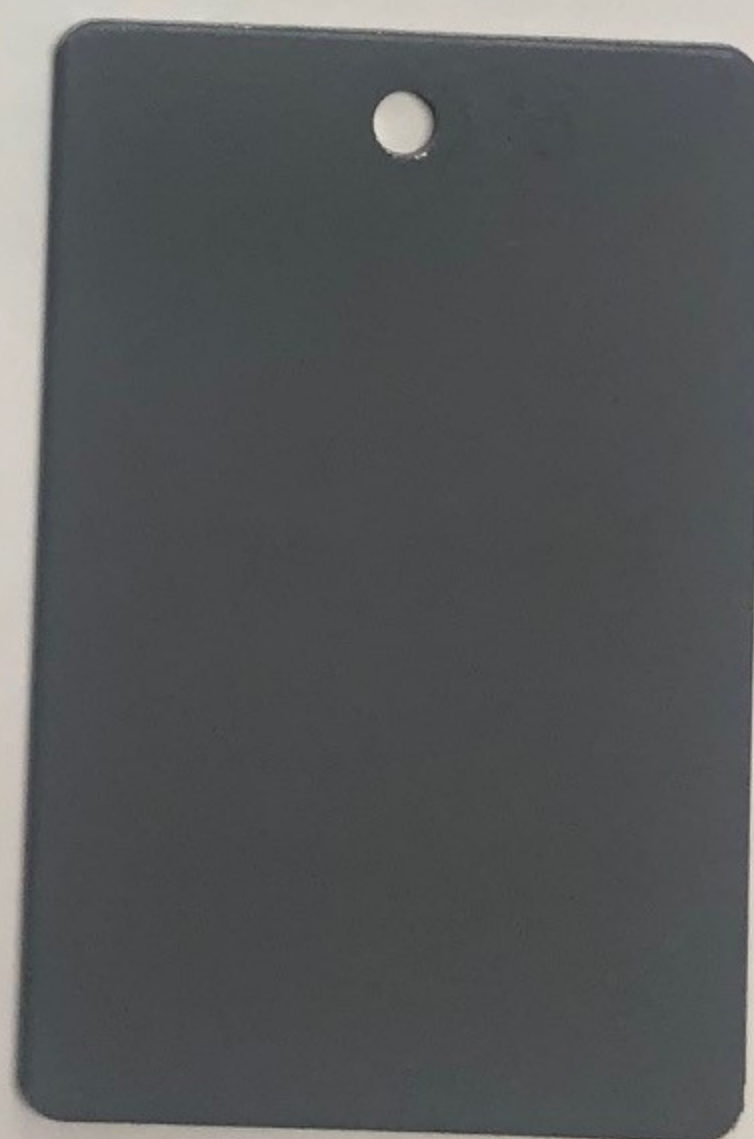
Weathered Wood  
Roofing Material



Fondulac Kensington  
Blend Stone Veneer



Gutters, fascia, frieze  
board, & windows



Siding Material (will be  
in wood not metal)



|     | SMARTGROUP CONSTRUCTION / LAPORTA RESIDENCE / 735 DUNTON RESIDENCE |                 |               |                     |                        |
|-----|--------------------------------------------------------------------|-----------------|---------------|---------------------|------------------------|
|     | MATERIAL SCHEDULE                                                  |                 |               |                     |                        |
|     | ITEM                                                               | MATERIAL        | MANUFACTURER  | COLOR               | MISC.                  |
| 1   | ROOF                                                               | ASPHALT         | G.A.F.        | WEATHERED WOOD      |                        |
| 2   | STONE                                                              | STONE VENEER    | FONDULAC      | KENSINGTON BLEND    |                        |
| 3.1 | SIDING / LAP SIDING                                                | ENGINEERED      | LP SMARTSIDE  | GREY                |                        |
| 4   | GUTTERS                                                            | ALUMINUM        | ALCOA         | WHITE               |                        |
| 5   | ROOF TRIM, FASCIA, FRIEZE                                          | ENGINEERED      | LP SMARTSIDE  | WHITE               |                        |
| 6   | WINDOWS                                                            | ALUMINUM CLAD   | KOLBE & KOLBE | WHITE               | DOUBLE HUNG            |
| 7   | GARAGE DOORS                                                       | STEEL INSULATED | CLOPLAY       | TO MATCH TRIM COLOR | COACHMAN<br>COLLECTION |





**Design Commission  
4/13/2021**

**Item:** DC#21-022(H) - 216 N. Haddow Ave - SF/Teardown

**Department:** Planning and Community Development Department

**REQUEST**

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

**Recommendation**

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 216 N. Haddow Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/21 received 3/12/21, garage plans dated 3/30/21, received 3/31/21, site plan dated and received 4/5/21, and the following:

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

**ATTACHMENTS:**

**Description**

Staff Report  
Drawings & Documents

**Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Van Huis Residence  
**Project Address:** 216 N. Haddow Ave.  
**Prepared By:** Steve Hautzinger

**Date Prepared:** April 5, 2021

### PETITION INFORMATION:

**DC Number:** 21-022(H)  
**Petitioner Name:** Keith Ginnodo  
**Petitioner Address:** Kingsley-Ginnodo Architects  
216 N. Haddow Ave.  
Arlington Heights, IL 60005  
**Meeting Date:** April 13, 2021

**Requested Action(s):** Approval of the proposed architectural design for a new (teardown) 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 to demolish an existing one-and-a-half story residence and detached garage to allow construction of a new two-story residence with a new detached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,843 square feet and the proposed residence will have approximately 3,372 square feet. The project does comply with all R-3 zoning requirements as summarized below.

|                                   | ALLOWED                                                                        | PROPOSED                                                                         |
|-----------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Setbacks                          | Front: 22 feet<br>Side: 6.7 feet<br>Exterior Side: 12.25 feet<br>Rear: 30 feet | Front: 22 feet<br>Side: 14.75 feet<br>Exterior Side: 12.25 feet<br>Rear: 51 feet |
| Building Height                   | 25 feet to the midpoint                                                        | 24.8 feet to the midpoint                                                        |
| FAR                               | 3,975 SF                                                                       | 3,372 SF                                                                         |
| Building Lot Coverage             | 3,095 SF                                                                       | 2,909 SF                                                                         |
| Impervious Surface Coverage Total | 4,422 SF                                                                       | 3,517 SF                                                                         |

The existing home (proposed to be demolished) is 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".

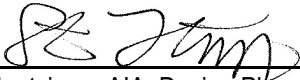
The proposed new house and detached garage are very nicely designed to fit with the context of this existing historic neighborhood. The two-story scale, traditional style and massing, and detached garage fit very well with the surrounding context. The design includes the same level of detail and design interest on all sides of the house, which is always encouraged and commended.

### RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 216 N. Haddow Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/21 received 3/12/21, garage plans dated 3/30/21 received 3/31/21, site plan dated and received 4/5/21, and the following:

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

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



April 5, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-022(H)

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.









PROPERTY TO SOUTH 3  
204 N. Haddow Ave.



PROPERTY TO SOUTH 2  
208 N. Haddow Ave.



PROPERTY TO SOUTH 1  
212 N. Haddow Ave.



SUBJECT PROPERTY  
216 N. Haddow Ave.

# N. Haddow Ave.

PROPERTY ACROSS SOUTH 1  
211 N. Haddow Ave.



PROPERTY ACROSS  
215 N. Haddow Ave.



# E. Eastman St.



PROPERTY TO NORTH 1  
304 N. Haddow Ave.



PROPERTY TO NORTH 2  
308 N. Haddow Ave.



PROPERTY TO NORTH 3  
312 N. Haddow Ave.

PROPERTY ACROSS NORTH 1  
303 N. Haddow Ave.















NO  
PARKING





204 N. HADDOW AVE.



208 N. HADDOW AVE.



212 N. HADDOW AVE.



216 N. HADDOW AVE.



304 N. HADDOW AVE.

E. EASTMAN ST.

2 EXISTING CONTEXT ELEVATIONS  
1" = 30'-0"



204 N. HADDOW AVE.



208 N. HADDOW AVE.



212 N. HADDOW AVE.



216 N. HADDOW AVE.



304 N. HADDOW AVE.

E. EASTMAN ST.

1 PROPOSED CONTEXT ELEVATIONS  
1" = 30'-0"



KINGSLEY + GINNODO ARCHITECTS  
33 N HICKORY AV. ARLINGTON HTS. IL 60004

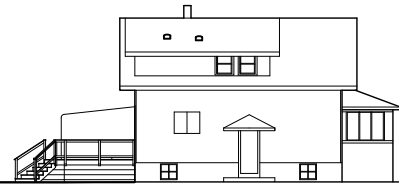
DC2

3.11.21

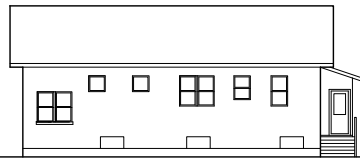
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VAN HUIS RESIDENCE  
216 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, IL 60004

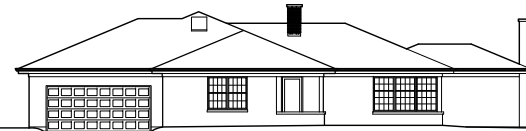
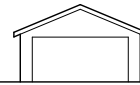




215 N. HADDOW AVE.

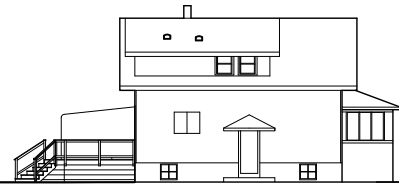


216 N. HADDOW AVE.



403 E. EASTMAN ST.

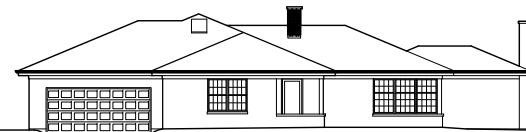
2 EXISTING CONTEXT ELEVATIONS  
1" = 30'-0"



215 N. HADDOW AVE.



216 N. HADDOW AVE.



403 E. EASTMAN ST.

1 PROPOSED CONTEXT ELEVATIONS  
1" = 30'-0"





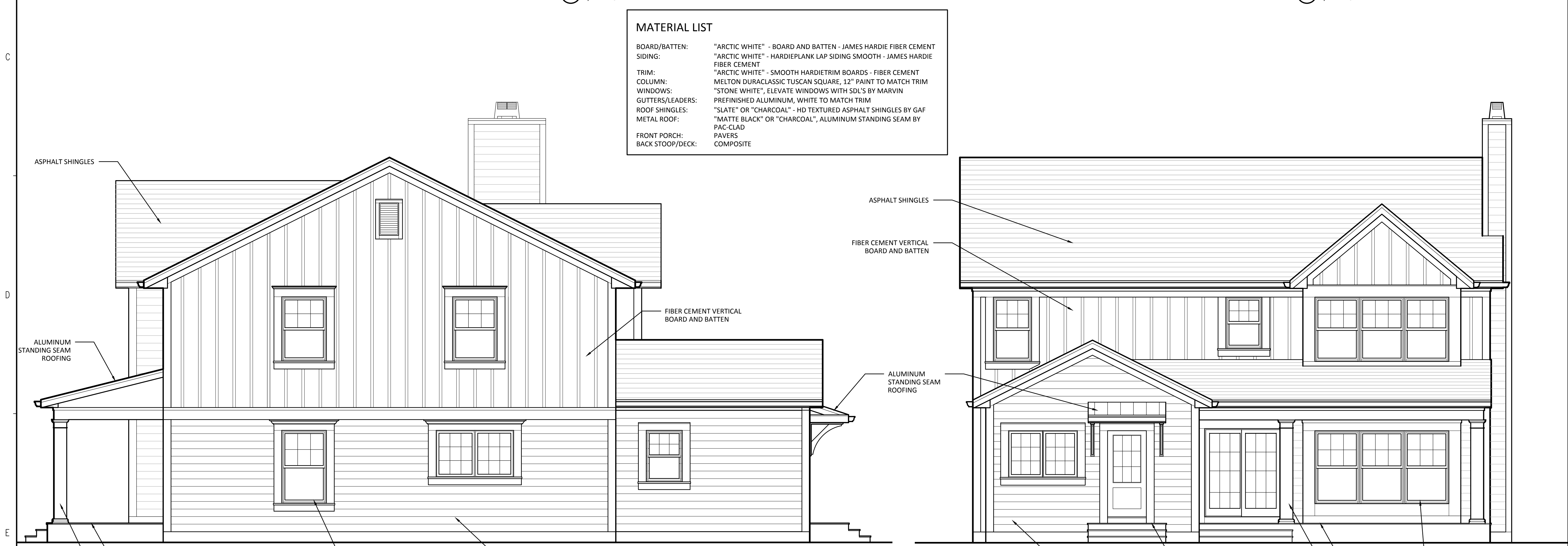


**4 SOUTH ELEVATION**  
1/4" = 1'-0"

**3 EAST ELEVATION**  
1/4" = 1'-0"

#### MATERIAL LIST

BOARD/BATTEN: "ARCTIC WHITE" - BOARD AND BATTEN - JAMES HARDIE FIBER CEMENT  
SIDING: "ARCTIC WHITE" - HARDIEPLANK LAP SIDING SMOOTH - JAMES HARDIE FIBER CEMENT  
TRIM: "ARCTIC WHITE" - SMOOTH HARDIETRIM BOARDS - FIBER CEMENT  
COLUMN: MELTON DURACCLASSIC TUSCAN SQUARE, 12" PAINT TO MATCH TRIM  
WINDOWS: "STONE WHITE", ELEVATE WINDOWS WITH SDL'S BY MARVIN  
GUTTERS/LEADERS: PREFINISHED ALUMINUM, WHITE TO MATCH TRIM  
ROOF SHINGLES: "SLATE" OR "CHARCOAL" - HD TEXTURED ASPHALT SHINGLES BY GAF  
METAL ROOF: "MATTIE BLACK" OR "CHARCOAL", ALUMINUM STANDING SEAM BY PAC-CLAD  
FRONT PORCH: PAVERS  
BACK STOOP/DECK: COMPOSITE



**2 NORTH ELEVATION**  
1/4" = 1'-0"

**1 WEST ELEVATION**  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

## VAN HUIS RESIDENCE

216 N HADDOW AVE  
ARLINGTON HTS, IL 60004

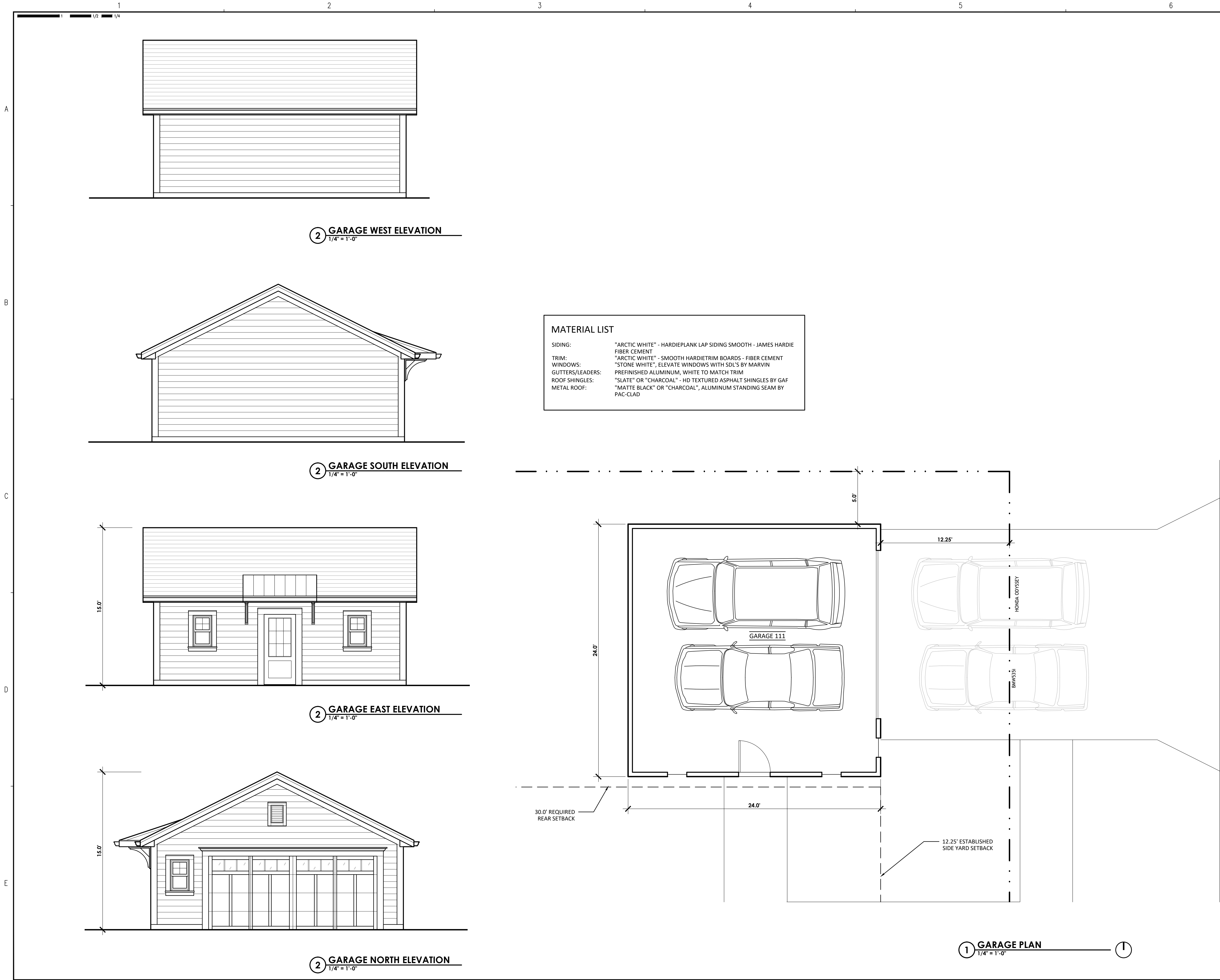
## VAN HUIS RESIDENCE

| no.                         | revision | init. | date    |
|-----------------------------|----------|-------|---------|
| DESIGN COMMISSION SUBMITTAL |          |       | 3/11/21 |

## SECOND FLOOR PLAN

| date | drawn by | checked by |
|------|----------|------------|
|------|----------|------------|





KINGSLEY + GINNODO ARCHITECTS  
33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com  
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NOT FOR CONSTRUCTION

**VAN HUIS RESIDENCE**  
216 N HADDOW AVE  
ARLINGTON HTS, IL 60004

**VAN HUIS RESIDENCE**

| no. | revision                    | init. | date    |
|-----|-----------------------------|-------|---------|
|     | DESIGN COMMISSION SUBMITTAL |       | 3/11/21 |
|     | DESIGN COMMISSION SUBMITTAL |       | 3/30/21 |
|     |                             |       |         |
|     |                             |       |         |
|     |                             |       |         |
|     |                             |       |         |
|     |                             |       |         |

**BASEMENT PLAN  
FIRST FLOOR PLAN**

date drawn by checked by

Job No. **VAN HUIS**

Sheet No. **A102**



**Van Huis Residence: 216 N Haddow Ave**

**MATERIAL LIST**

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: March 11, 2021
3. Project: Van Huis Residence
4. Location: 1208 E Miner Street

**New Home:**

**Siding:** "Arctic White" - Fiber cement siding by James Hardie, smooth 7" exposure

**Board and Batten:** "Arctic White" – Fiber cement Smooth, vertical board and batten by James Hardie

**Trim:** "Arctic White" smooth fiber cement trim by James Hardie

**Windows:** "Stone White" Elevate Windows with SDL's by Marvin

**Columns:** White, painted square composite columns, Tuscan capital and base, Duraclassic by Melton

**Gutters/Leaders:** White, Prefinished aluminum

**Metal Roof:** "Matte Black" or "Charcoal", aluminum standing seam by Pac-Clad

**Roof shingles:** "Slate" or "Charcoal", textured asphalt, Timberline HD by GAF



Arctic White smooth lap siding



Arctic White Smooth vertical board and batten



Black or Charcoal Metal roofing



Slate - textured asphalt shingles







## **Design Commission 4/13/2021**

**Item:** DC#21-023 - Timber Ridge School - 201 S. Evanston Ave. / School

**Department:** Planning and Community Development

### **Requested Action**

Approval of the proposed architectural design for a gymnasium and classroom addition to an existing school.

### **Recommendation**

It is recommended that the Design Commission require further design development of the architectural design for the addition to Timber Ridge School at 201 S. Evanston Avenue. This recommendation is based on the architectural plans received 3/12/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development of the precast concrete gymnasium exterior is recommended. Additional horizontal reveals are recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes.
2. For additional interest and refinement, consider adding horizontal reveals in the brick walls to align with horizontal reveals in the precast concrete and window openings/mullions.
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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



4. All signage must meet code, Chapter 30, or approved variations.

**ATTACHMENTS:**

**Description**

Staff Report  
Drawings & Documents

**Type**

Board or Commission Report  
Exhibits



## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Timber Ridge School  
**Project Address:** 201 S Evanston Avenue  
**Prepared By:** Steve Hautzinger

**Date Prepared:** April 2, 2021

### PETITIONER INFORMATION:

**DC Number:** 21-023  
**Petitioner Name:** Julie Jilek  
**Petitioner Address:** NSSEO  
799 W Kensington Rd  
Arlington Heights, IL 60004  
**Meeting Date:** April 13, 2021

### Requested Action(s):

Approval of the proposed architectural design for a gymnasium and classroom addition to an existing school.

### Design Commission Responsibility for Projects Reviewed by the 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 Special Use approval to allow an existing elementary school with the proposed addition within the R-3, One-Family Dwelling District. Variations are also required for parking and to allow a 30.5 foot tall building where 25 feet is the maximum allowed. 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 new gymnasium and classroom addition to the existing Timber Ridge School. Timber Ridge School is a therapeutic day school serving kindergarten through eighth grade students with special needs or disabilities. The school is owned and operated by the Northwest Suburban Special Education Organization (NSSEO), which is a non-profit entity funded by local school districts to provide special education services to their students. The proposed two-story addition includes a new gymnasium, elevator, stairway, toilets, fitness room, two classrooms, three offices, a positive sensory lounge, and additional support spaces.

### Architectural Design:

Overall, the proposed design is nicely done with materials, colors, and massing to match or complement the existing building. The red brick, cast window sills, and clear anodized aluminum windows have been selected to match the existing building, and the punched window openings align horizontally with the existing classroom windows. The gymnasium is proposed to be constructed with vertical precast concrete panels painted to match the existing limestone wall panels, with a horizontal blue accent stripe, which is the school's theme color.

The precast concrete gymnasium will be a prominent feature of the new addition since it will be highly visible from Kensington Road. The blue accent stripe is a nice idea to emphasize the school's theme color. However, the blue stripe is quite large and bold and it intersects the single-story brick portion on the west elevation in an awkward way that obstructs the view of the stripe at the front (west elevation) of the building. Additionally, the remaining "tan" portion of the precast walls are lacking detail.

Further design development of the precast concrete gymnasium exterior is recommended. Additional horizontal reveals are recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes. For additional interest and refinement, consider



adding horizontal reveals in the brick walls to align with horizontal reveals in the precast concrete and window openings/mullions.

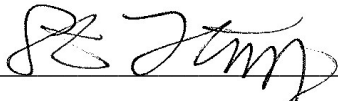
**Mechanical Equipment Screening:**

There will be one new rooftop mechanical unit on the new addition which will be partially screened by the building's parapet walls. The remaining portion above the parapet will be screened with a separate screen attached to the unit.

**RECOMMENDATION:**

It is recommended that the Design Commission **require further design development** of the architectural design for the addition to Timber Ridge School at 201 S. Evanston Avenue. This recommendation is based on the architectural plans received 3/12/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development of the precast concrete gymnasium exterior is recommended. Additional horizontal reveals are recommended to be added to break up the large tan walls and create a panelized look. Additionally, alternative layouts for the blue accent stripe should be studied. Consider a smaller accent stripe or stripes.
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4. All signage must meet code, Chapter 30, or approved variations.

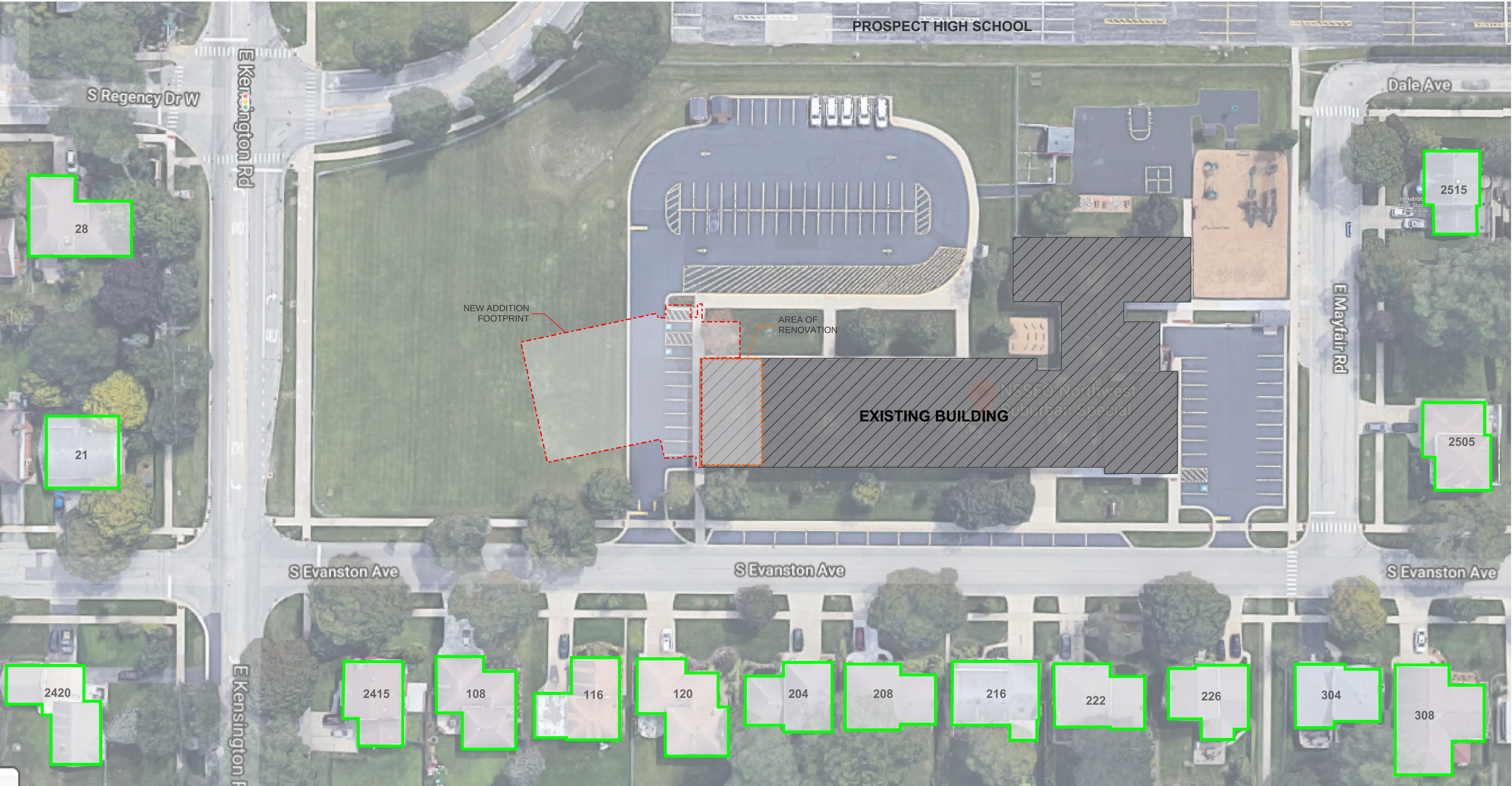


April 2, 2021

Steve Hautzinger AIA, Design Planner

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 21-023

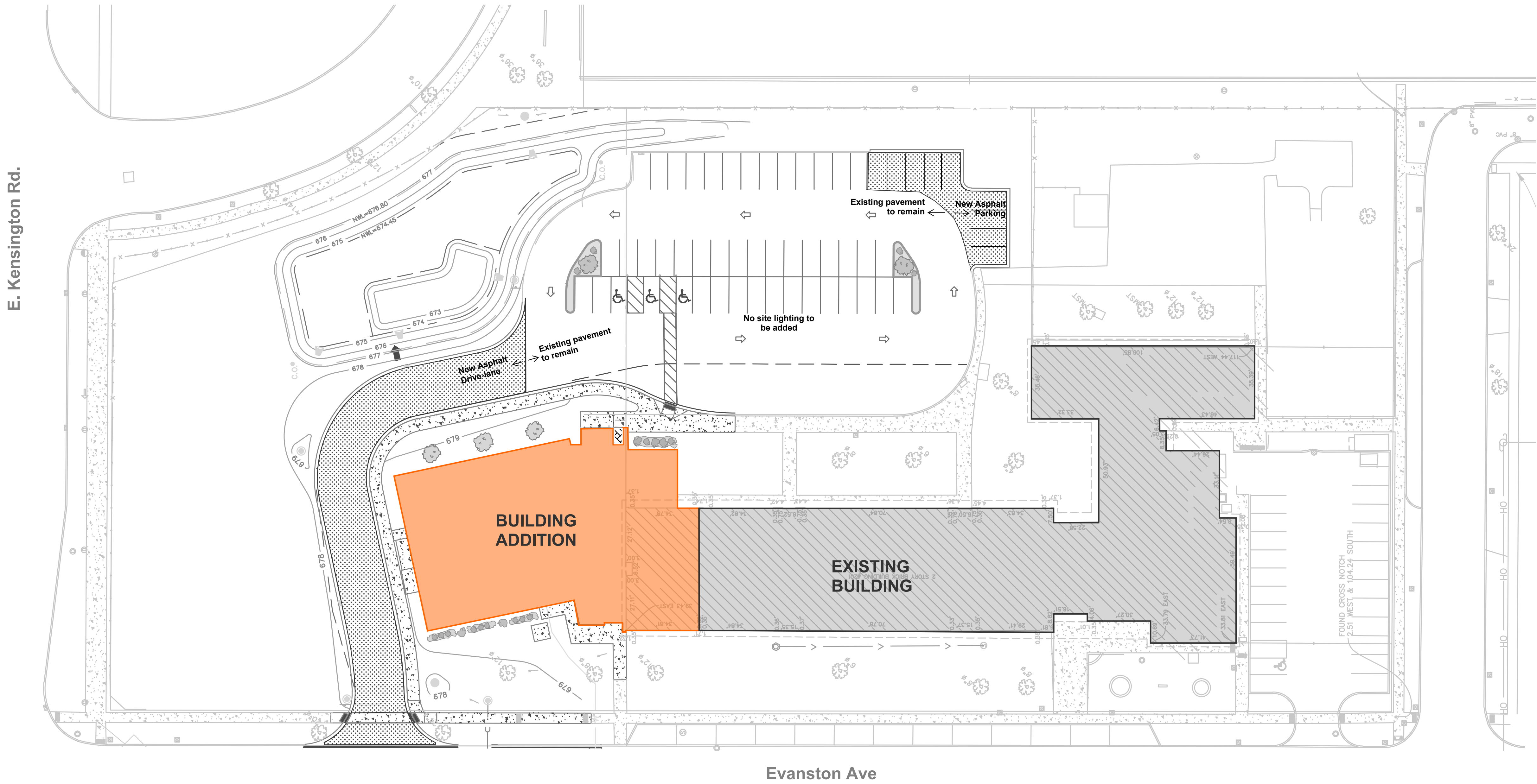




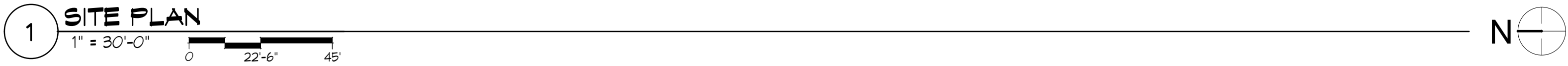
1 SITE PLAN  
1" = 30'-0"







| Site Data                            |             |
|--------------------------------------|-------------|
| <b>Floor Area:</b>                   |             |
| Existing                             | - 22,399 SF |
| Addition                             | - 12,332 SF |
| <b>Total : 46,899 SF</b>             |             |
| <b>Building Area (Footprint):</b>    |             |
| Existing                             | - 33,567 SF |
| Addition                             | - 10,955 SF |
| <b>Total : 33,354 SF</b>             |             |
| <b>Site Area (Gross): 3.38 Acres</b> |             |
| <b>FAR (Floor Area Ratio):</b>       |             |
| 46,899/147,233 (FA/SA) = .32         |             |
| <b>Parking Space Counts:</b>         |             |
| Re-configured East lot: 52 + 3 ADA   |             |
| Existing South lot: 21 + 1 ADA       |             |





GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation  
LICENSE NO. 184-005322  
PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5002 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

A Tract of Land described as follows: Commencing at a point on the East line of the West Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, Fifty (50) feet South of the North line of the Northeast Quarter (1/4) of said Section 33, measured along the said East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Westerly on a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.94 feet; thence Southerly in a straight line a distance of 528.07 feet to a point 296.97 feet West of the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Easterly along a line parallel to the North line of the Northeast Quarter (1/4) of said Section 33, a distance of 296.97 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33; thence Northerly along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 33 to the Point of Beginning, being the Land described as "Public School Land" in Stoltzners Greenview Estates, Fourth Addition, being a Subdivision of the East Half (1/2) of the East Three Quarters (3/4) of the Northwest Quarter (1/4) of the North East Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, Except therefrom the following described property: That part of the West 1/2 of the Northeast 1/4 of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, described as follows: Beginning at a point on the east line of the West 1/2 of the Northeast 1/4 of Section 33, 50.00 feet south of the north line of the Northeast 1/4 of said Section 33 (measured along said east line of the West 1/2 of the Northeast 1/4 of Section 33); thence on an assumed bearing of South 0 degrees 16 minutes 19 seconds East along said east line of the West 1/2 of the Northeast 1/4, 178.69 feet to a point on a 190.00 foot radius curve, the center of circle of said curve bears North 41 degrees 00 minutes 28 seconds East from said point; thence northwesterly along said curve, having a central angle of 30 degrees 30 minutes 13 seconds, 101.15 feet; thence North 18 degrees 29 minutes 19 seconds West, 100.68 feet to a line that is 50.00 feet south of and parallel to the north line of the Northeast 1/4 of said Section 33; thence North 89 degrees 36 minutes 56 seconds East, on said line parallel to the north line of the Northeast 1/4 of said Section 33, 86.60 feet to the point of beginning, in Cook County, Illinois.

AREA OF PROPERTY = 147,288 SQ. FT. OR 3.38 ACRES MORE OR LESS

SURVEY NOTES:

BENCHMARK:  
STATION: GIBBONS  
ILLINOIS STATE PLANE COORDINATES  
1973587.59 N  
1085349.66 E  
ELEVATION: 671.29  
DESCRIPTION: MONUMENT IS A 3" DIA. BRONZE DISK, PLACED IN CONCRETE  
STAMPED "+"  
LOCATED AT THE SOUTHEAST CORNER OF GIBBONS AVENUE AND MINER AVENUE  
UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.  
Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SOIL BORING LOCATIONS AND NUMBERS SHOWN HEREON ARE SHOWN AS PER SITE PLAN FROM WOLD RUCK RATE COMM: 173230 DATED JULY 11, 2017.

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS R-3 AS DELINEATED ON THE VILLAGE OF ARLINGTON HEIGHTS, DEPARTMENT OF ZONING WEBSITE.

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE VILLAGE OF ARLINGTON HEIGHTS.

State of Illinois  
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat herein drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on September 12, 2017.

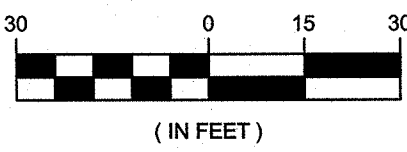
Signed on Sept. 26, 2017.

By: *Robert G. Biedermann*

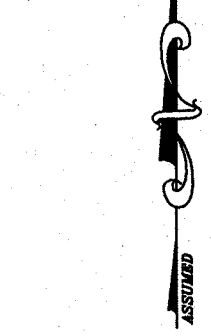
Professional Illinois Land Surveyor No. 27502  
My license expires November 30, 2018  
This professional service conforms to the current Illinois minimum standards for a boundary survey.



GRAPHIC SCALE



(IN FEET)  
1" = 30'



LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Gas Buffalo Box
- Tree - Deciduous
- Tree - Evergreen
- Parking Pay Box
- Sign Post
- Mail Box
- Bumper Post
- Unclassified Manhole
- Auto Sprinkler
- Cut Cross
- Bike Rack
- Flag Pole
- Soil Boring

A=ASPHALT ELEVATION  
GR=GRAVEL ELEVATION  
FFE=FINISHED FLOOR ELEVATION  
W=WALK ELEVATION  
X=CONCRETE ELEVATION  
TOE=TOP OF SLOPE ELEVATION  
TOB=TOP OF BANK ELEVATION  
C=CURB ELEVATION  
G=GUTTER ELEVATION  
EL=ELEVATION  
D.S.=DOOR SILL

ADDITIONAL WORK ADDED SEPTEMBER 26, 2017 [RL]

|                                                                                                                                                                                                                                        |                          |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------|
| ORDERED BY: NORTHWEST SUBURBAN SPECIAL EDUCATION ORGANIZATION (CHECKED) DRAWING: BB/RL                                                                                                                                                 | DATE: SEPTEMBER 12, 2017 | PAGE NO.: 1 OF 1 |
| ADDRESS: GREMLEY & BIEDERMANN<br>PLCS CORPORATION<br>LICENSE NO. 184-005322<br>PROFESSIONAL LAND SURVEYORS<br>4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630<br>TELEPHONE: (773) 685-5002 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM | SCALE: 1" = 30 FEET      |                  |
| ORDER NO.: 2017-24359-001                                                                                                                                                                                                              |                          |                  |

SURVEY NOTES:

Note R & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

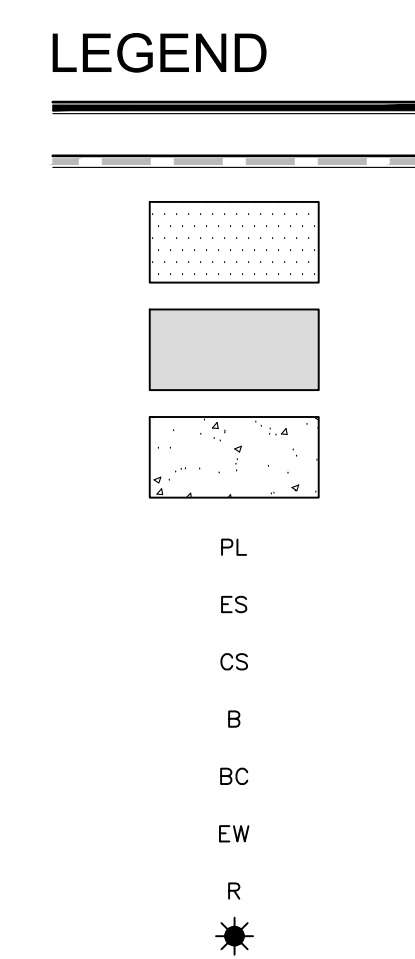
NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SITE BENCHMARK:  
CROSS NOTCH  
EL. 678.53





1.5" HMA SURFACE COURSE, IL-9.5

2.25" HMA BINDER COURSE, IL-19

"STRUCTURAL # = 2.6

MC-30 PRIME COAT @ 0.35 GAL/S.Y.

9" CA-6 COMPACTED CRUSHED LIMESTONE BASE TYPE B

COMPACTED SUB-BASE

STANDARD DUTY ASPHALT PAVEMENT SECTION

2" HMA SURFACE COURSE, IL-9.5

2.25" HMA BINDER COURSE, IL-19

"STRUCTURAL # = 3.2

MC-30 PRIME COAT @ 0.35 GAL/S.Y.

5" HMA BINDER COURSE, IL-19 (N50)

4" CA-6 COMPACTED CRUSHED LIMESTONE BASE TYPE B

COMPACTED SUB-BASE

HEAVY DUTY ASPHALT PAVEMENT SECTION

# ASPHALT PAVEMENT SECTIONS

|                   |
|-------------------|
| MC - SITES        |
| REVISED: 10/20/16 |

| <h1 style="margin: 0;">SITE DATA TABLE</h1> |                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| DEVELOPER/OWNER                             | NORTHWEST SUBURBAN SPECIAL EDUCATION ORGANIZATION<br>799 W. KENSINGTON ROAD<br>MOUNT PROSPECT, ILLINOIS 60056 |
| SITE PLAN DESIGNER/<br>CIVIL ENGINEER       | MERITCORP GROUP, LLC.<br>3697 DARLENE COURT<br>AURORA, IL 60504                                               |
| ADDRESS                                     | 201 S. EVANSTON AVENUE<br>MOUNT PROSPECT, ILLINOIS 60004                                                      |
| CURRENT/PROPOSED ZONING                     | R-3 - ONE FAMILY DWELLING DISTRICT                                                                            |
| PROPOSED BUILDINGS                          | BUILDING ADDITION - 10,955 SQUARE FEET                                                                        |
| PROPOSED BUILDING HEIGHT                    | 20 FEET (EXCLUDING PARAPETS & MECHANICAL)                                                                     |
| PARKING SPACES REQUIRED                     | 1 SPACE PER EMPLOYEE PLUS 1 SPACE FOR EACH 10 LICENSED CAPACITY SLOTS (INCLUDES 3 ACCESSIBLE SPACES)          |
| PARKING PROVIDED                            | 53 SPACES (INCLUDES 3 ACCESSIBLE SPACES)                                                                      |

|                                                                                                                                                                                                                                       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>TIMBER RIDGE SCHOOL ADDITION<br/>&amp; RENOVATION</b></p> <p><b>NSSEO</b></p> <p><b>201 S. EVANSTON AVENUE</b></p> <p><b>ARLINGTON HEIGHTS, ILLINOIS</b></p> <p><b>FINAL ENGINEERING PLANS</b></p> <p><b>GEOMETRIC PLAN</b></p> |  |
| PROJECT NO. M17096                                                                                                                                                                                                                    |  |
| DRAWN BY: CS                                                                                                                                                                                                                          |  |
| CHECKED BY: CS                                                                                                                                                                                                                        |  |
| SHEET NO. C5.000                                                                                                                                                                                                                      |  |





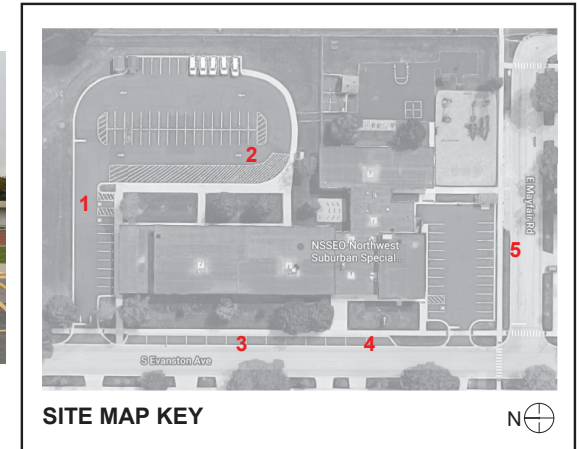
**NSSEO**  
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



**1. NORTH ELEVATION**



**2. EAST ELEVATION**



**3. WEST ELEVATION - A**



**4. WEST ELEVATION - B**



**5. SOUTH ELEVATION**





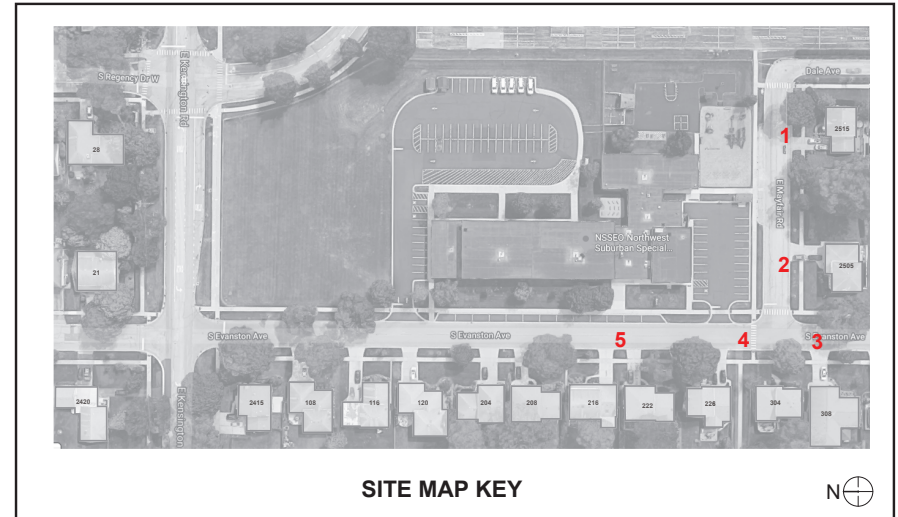
**NSSEO**  
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



1. 2515 E Mayfair Rd



2. 2505 E Mayfair Rd



3. 308 S. Evanston Ave



4. 304 and 226 S. Evanston Ave



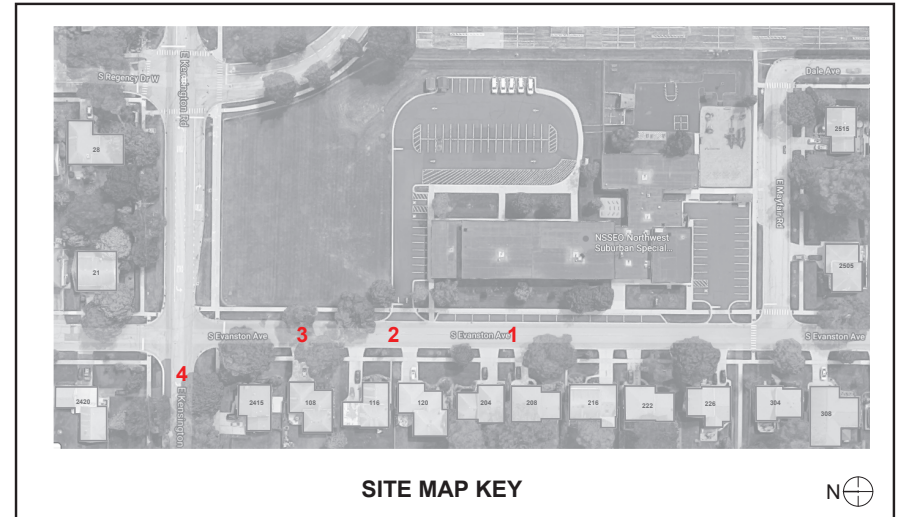
5. 222 and 216 S. Evanston Ave

**PROPERTY SURVEY**  
NEIGHBORING PROPERTIES - MAYFAIR AND EVANSTON





1. 208 and 204 E Mayfair Rd



2. 120 and 116 S. Evanston Ave



3. 108 S. Evanston Ave



4. 2415 E Kensington Rd





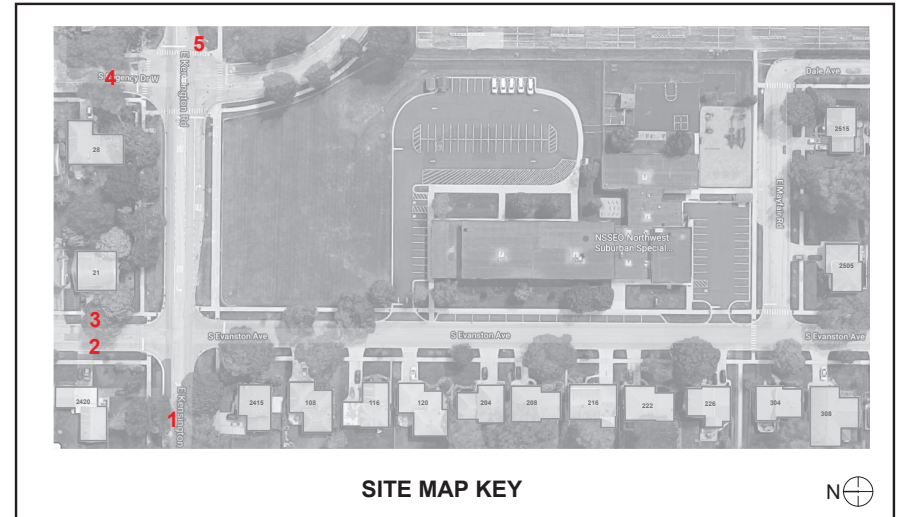
**NSSEO**  
TIMBER RIDGE SCHOOL GYMNASIUM ADDITION



1. 2420 E Kensington Rd - S Elev.



2. 2420 E Kensington Rd - E Elev.



3. 21 S. Evanston Ave



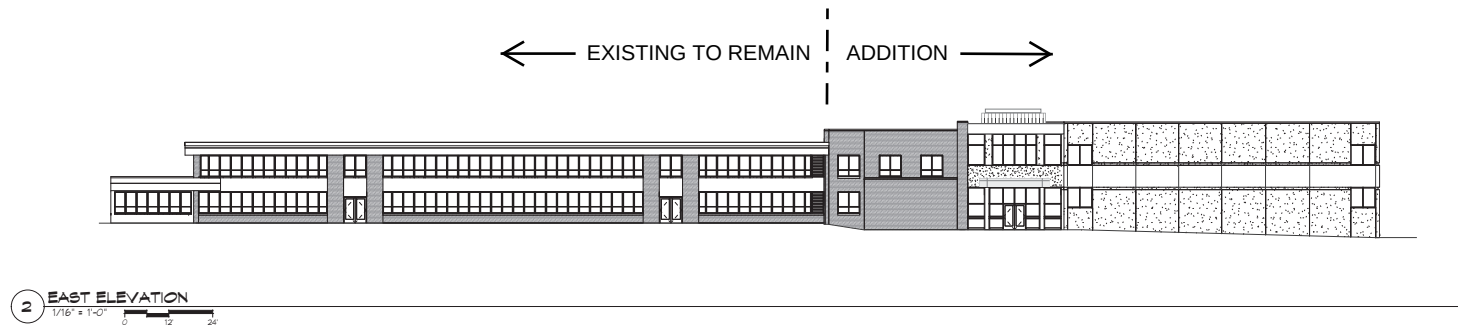
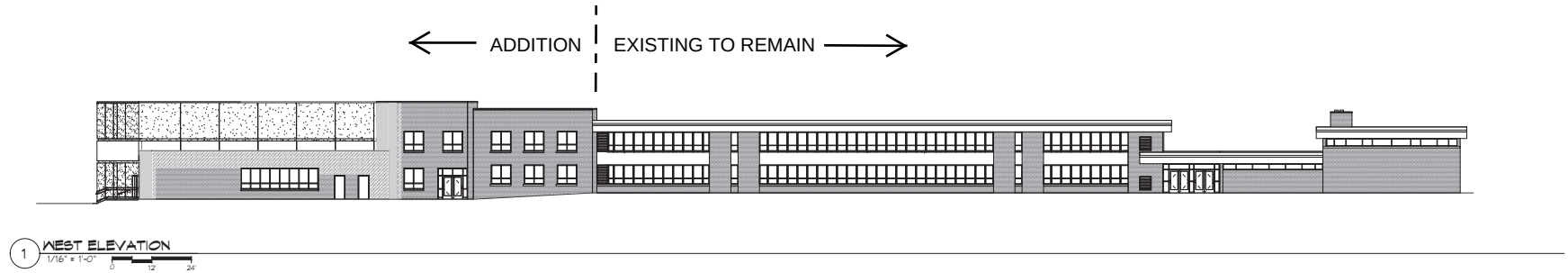
4. 28 S Regency Dr



5. Prospect High School - 801 W Kensington Rd

**PROPERTY SURVEY**  
NEIGHBORING PROPERTIES - EVANSTON & KENSINGTON







**NSSEO**

| MATERIALS KEY |          |
|---------------|----------|
| KEY           | MATERIAL |

## EXTERIOR ELEVATIONS

### ENLARGED ADDITION ELEV





1

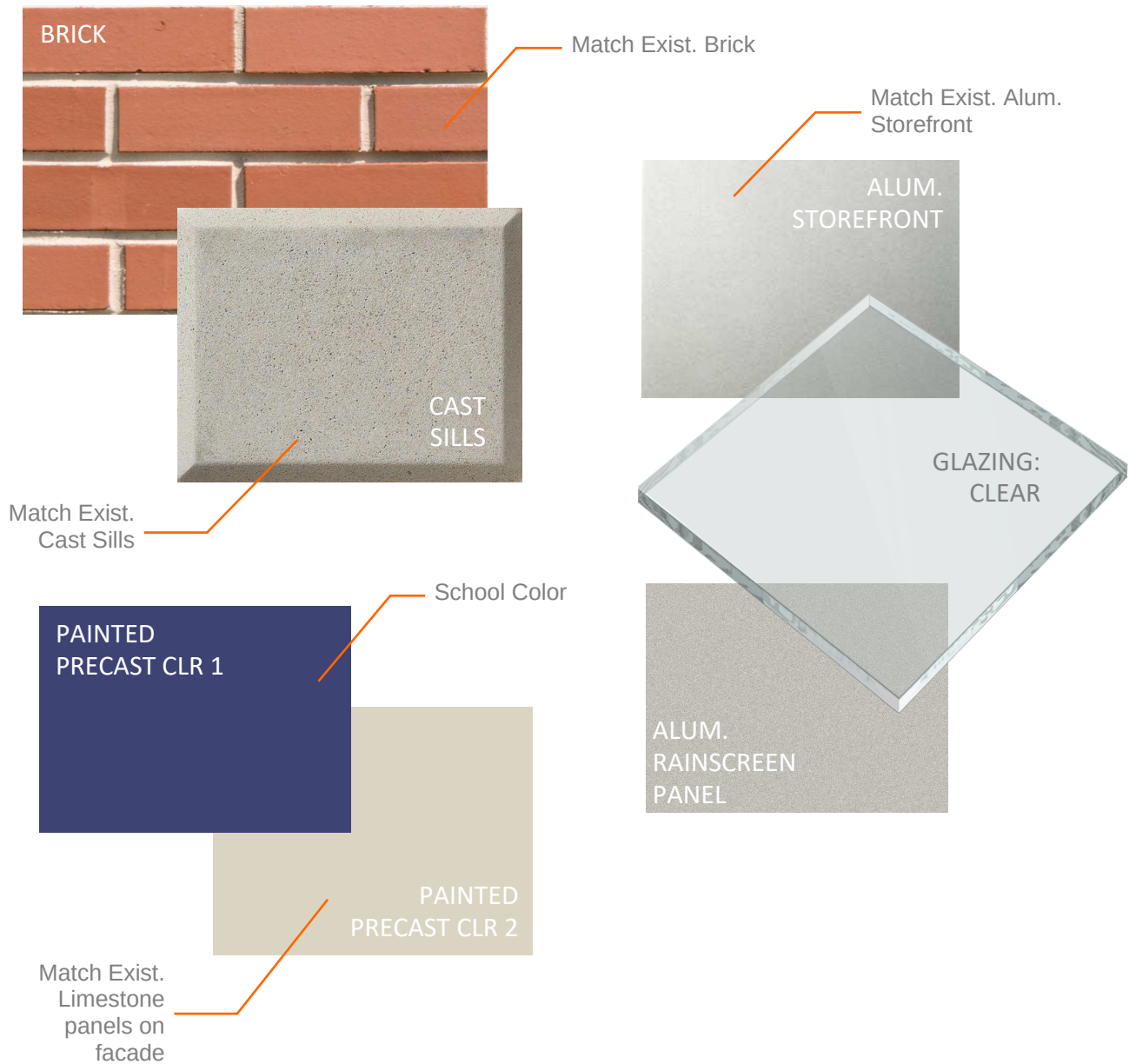
WEST ELEVATION

NOT TO SCALE





## Exterior Building Materials







# Design Commission

## Materials List

Petitioner Name: Jonathan Kuzynowski, Wold Architects & Engineers on behalf of NSSEO

Date: March 8, 2021

Project: Timber Ridge School Gymnasium Addition – NSSEO

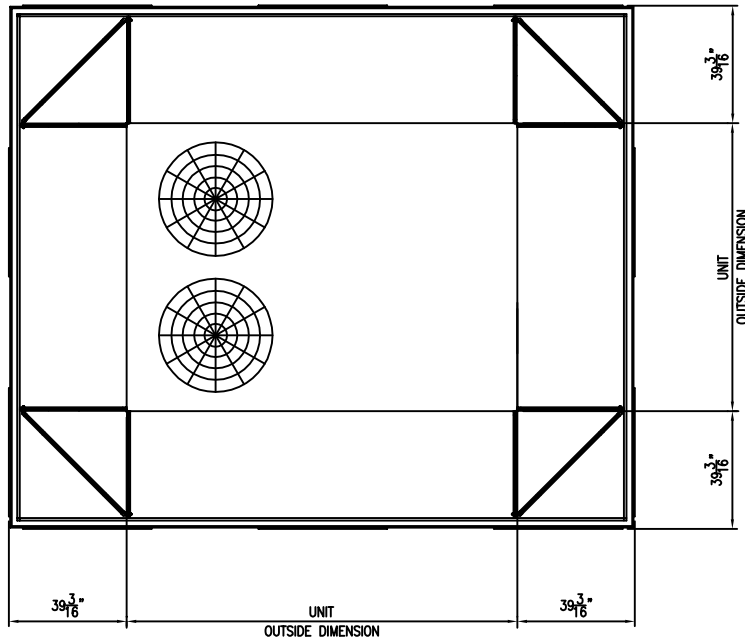
Location: 201 S. Evanston Ave, Arlington Heights, IL 60004

### School Building Addition:

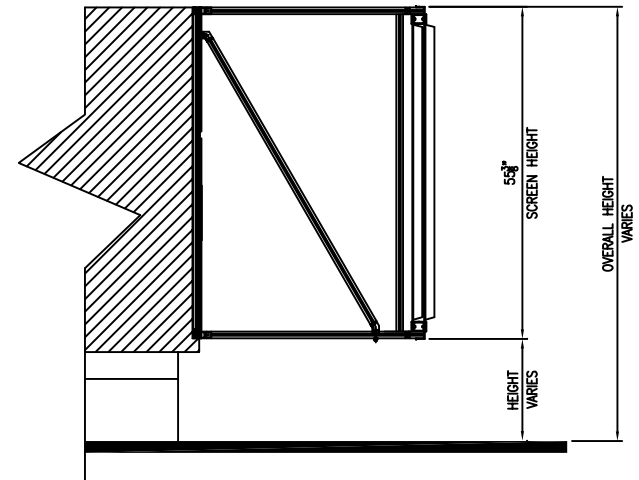
|                                           |                                                                                           |
|-------------------------------------------|-------------------------------------------------------------------------------------------|
| Brick:                                    | Triangle Brick Company – “Red Common” – Modular                                           |
| Alum. Storefront/Door/Window Systems:     | EFCO 403X (or Approved Equal) – “Clear Anodized”                                          |
| Exterior Glazing:                         | Old Castle Building Products (or Approved Equal) -<br>¼” SNR, 12.7MM TFLG/Argon, ¼” Clear |
| Precast Structural Concrete:              | Spancrete (or Approved Equal) - Dyed and Painted<br>Cement Wall Panels                    |
| Rainscreen Aluminum Composite Wall Panel: | ReynoBond: Alcoa Arch Products (USA) - Colorweld<br>Paint System “Titanium”               |
| Steel Doors and Frames:                   | Painted to Match Existing- Light Gray                                                     |
| Architectural Precast Window Sills:       | Custom Stone Works, Inc. – “Limestone”                                                    |



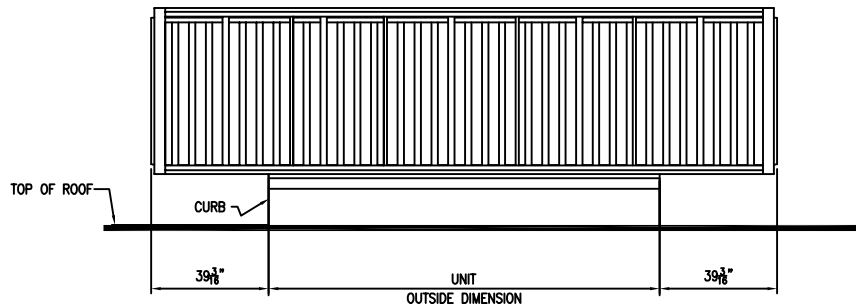
52" VERTICAL STYLE ENVISOR  
FOOTPRINT



52" VERTICAL STYLE ENVISOR  
SECTION



52" VERTICAL STYLE ENVISOR  
ELEVATION



NOTE: The Screen System shown corresponds to a typical construction of the Envisor 52 Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

**cityscapes**  
architectural innovations

4200 LYMAN COURT  
HILLIARD, OH (614) 850-2549

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|                                                   |                |              |                         |  |  |                               |  |
|---------------------------------------------------|----------------|--------------|-------------------------|--|--|-------------------------------|--|
| PROJECT DESCRIPTION<br>ENVISOR 52" VERTICAL STYLE |                |              | REVISION REF.# AND DATE |  |  | SCALE<br>3/16" = 1'           |  |
| PROJECT DESCRIPTION<br>GENERAL SPECIFICATIONS     |                |              | PAS<br>02/05/04         |  |  | SHEET 1 OF 1                  |  |
| CLIENT                                            | CONTACT PERSON | WORK ORDER # |                         |  |  | DRAWN BY PAS CHECKED BY       |  |
| ADDRESS                                           | CITY           | STATE ZIP    |                         |  |  | DATE FILE CREATED<br>02/05/04 |  |
| JOBSITE LOCATION                                  |                |              |                         |  |  | DWG FILE #<br>100039          |  |
| ADDRESS                                           | CITY           | STATE ZIP    |                         |  |  |                               |  |